

**PETITION FOR SPECIAL EXCEPTION 83-146-XSPH**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an office of a professional person, in said professional's primary residence pursuant to Section 1B01.1C.9B.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_ City and State \_\_\_\_\_

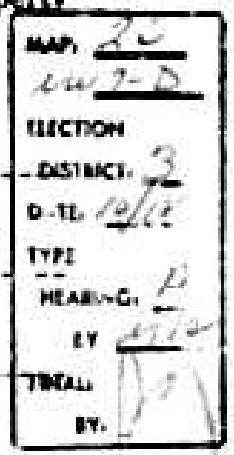
Legal Owner(s): Sarah Lazarus, L.P.T. (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Martin Lazarus (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_

Address: 2410 Willowglen Drive 653-2818 Baltimore, Maryland 21209

City and State: Baltimore, Maryland 21209

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_

Attorney for Petitioner: Mark D. Dopkin (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address: 10th Floor, Sun Life Bldg. Baltimore, Maryland 21201 City and State: Baltimore, Maryland 21201 Attorney's Telephone No.: 539-6967



ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of January, 1983, at 10:15 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County

ECO-No. 1 (over)

ORDER RECEIVED FOR FILING DATE April 19 1983

**PETITION FOR SPECIAL HEARING 83-146-XSPH**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a licensed physical therapist within the term "other professional person" as used in Section 1B01.1C.9B.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_ City and State \_\_\_\_\_

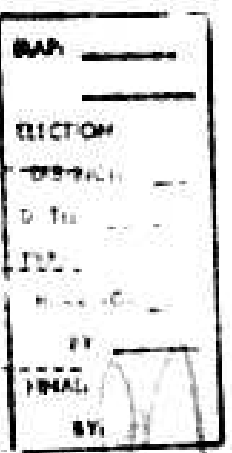
Legal Owner(s): Sarah Lazarus, L.P.T. (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Martin Lazarus (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_

Address: 2410 Willowglen Drive 653-2818 Baltimore, Maryland 21209

City and State: Baltimore, Maryland 21209

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_

Attorney for Petitioner: Mark D. Dopkin (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address: 10th Floor, Sun Life Bldg. Baltimore, Maryland 21202 City and State: Baltimore, Maryland 21202 Attorney's Telephone No.: 539-6967



ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of January, 1983, at 10:15 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County

ECO-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING OF BALTIMORE COUNTY  
N/S Willowglen Dr. 335' E of the Centerline of Shelrick Pl., 3rd District  
SARAH, LAZARUS, L.P.T., et al., Case No. 83-146-XSPH  
Petitioners

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]* Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]* John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of December, 1982, a copy of the foregoing Order was mailed to Mark D. Dopkin, Esquire, 10th Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioners.

*[Signature]*  
John W. Hession, III

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

December 17, 1982

Mark D. Dopkin, Esquire  
10th Floor, Sun Life Building  
Baltimore, Maryland 21202

RE: Item No. 70 - Case No. 83-146-XSPH  
Petitioner - Martin Lazarus, et al  
Petitions - Special Hearing and  
Special Exception

Dear Mr. Dopkin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

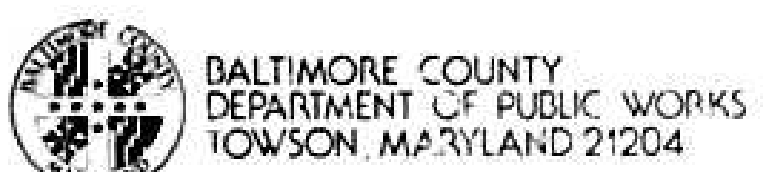
This combination hearing is required as a result of your clients' proposal to locate an office, occupying less than 25% of the total floor area of the building, within their residence. In view of the fact that a physical therapist is not one of the occupations listed in Section 1B01.1C.9B, the special hearing is also included in order to determine whether this occupation should be considered as an "other professional person".

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman,  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures



HARRY J. PISTEL P.E.  
DIRECTOR

November 10, 1982

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #70 (1982-1983)  
Property Owner: Sarah & Martin Lazarus  
N/S Willowglen Drive 335' E. from centerline  
of Shelrick Place  
Parcel: 0.190 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item:

**GENERAL:**

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 70 (1982-1983).

Very truly yours,

*[Signature]*  
Robert A. Norton, P.E., Chief  
Bureau of Public Services

RAM: EAM: FWR: pas

cc: Jack Wimbley  
0-5W Key Sheet  
23 NW 12 Pos. Shoot  
NW 7 D Topo  
79 Tax Map



NORMAN E. GERBER  
DIRECTOR

December 15, 1982

Mr. William E. Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 70, Zoning Advisory Committee Meeting, October 19, 1982, are as follows:

Property Owner: Sarah & Martin Lazarus, L.P.T.  
Location: N/S Willowglen Drive 335' E from centerline of Shelrick Place  
Acres: 0.190  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: October 26, 1982  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #22 - Simon B. & Esther P. Weiner
- Item #42 - James R. & Carole Myrick
- Item #44 - Joseph E. Seipp, D.D.S.
- Item #48 - Herbert S.W. & Mary V. Basler
- Item #49 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodner
- Item #59 - Dorothy Haines
- Item #60 - Margaret Bnala, et al
- Item #61 - Primo & Klisa A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Rippel
- Item #68 - D. C. & Elisabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandevander
- Item #72 - Jenn G. Young, et al
- Item #73 - Helmut G. & Theresa T. Rad

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

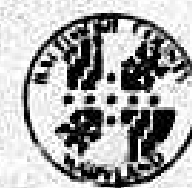
IJF/rlh

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Handwritten notes and stamps on the left side of the page.



BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. RENCKE CHIEF

December 20, 1982

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Comodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Sarah and Martin Lazarus, L.P.T.

Location: N/S Willowglen Drive 335' E. from centerline of Shelrick Place

Item No.: 70 Zoning Agenda: Meeting of October 19, 1982

Gentlemen:

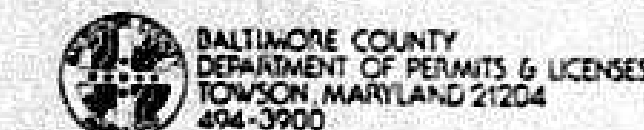
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Planning Group Special Inspection Division

APPROVED BY: [Signature] Fire Prevention Bureau

JK/mb/cm



TED FAHSEK JR. DIRECTOR

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item # 70 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sarah & Martin Lazarus, L.P.T. Location: N/S Willowglen Drive 335' E. from centerline of Shelrick Place D.R. 5.3. Proposed Zoning: See attached page

Acres: 0.190 District: 3rd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Enclosed and Applicable and other applicable Codes.
X B. A building/and other miscellaneous permits shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, an opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, See Table 101, Line 2, Section 1107 and Table 1102.
F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
E. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
X I. Comments: Show access for Handicapped, See Code for other requirements. Comply with Section 1105.6.3 of the Building Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204

Very truly yours,

[Signature] Charles E. Burman, Chief Plans Review

MSF:cm

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Proposed Zoning: Special Exception for an office of a professional person, in said professionals primary residence. Special Hearing to approve a licensed physical therapist within the term "other professional person".

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 20, 1982

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature] Nick Petrovich, Assistant Department of Planning

WNP/bp

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9080

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204 PHONE: 828-9060

BEI AIR OFFICE L. GERALD WOLFF Landscape Architect PHONE 838-0888

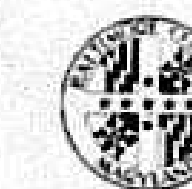
October 4, 1982

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION:

Beginning for the same at a point on the north side of Willowglen Drive (42 feet wide) said point being distant Due East 335 feet from the point formed by the intersection of the north side of said Willowglen Drive with the centerline of Shelrick Place (50 feet wide) thence being all of lot 5, Block A as shown on the plat entitled "Plat C, Section 3 of Meadowood" recorded in Plat Book 24 folio 108.

Containing 0.190 Acres of land more or less.

[Signature] and [Seal of State of Maryland Registered Land Surveyor]



BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

December 29, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: -ZAC- Meeting of October 19, 1982 Item Nos. 64, 65, 67, 68, 69, 70, 72, and 73.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 64, 65, 67, 68, 69, 70, 72, and 73.

Very truly yours,

[Signature]

Michael S. Flanigan Traffic Engineering Assoc. II

MSF/cem

64-83-132-A 12/4 65-83-140-A 12/6 67-83-129-A 12/7 68-83-134-A 12/4 69-83-157-XSPH 11/3

70-83-146-XSPH 11/4 72-Williamson 73-

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING : BEFORE THE  
 AND SPECIAL HEARING : ZONING COMMISSIONER  
 N/S of Willowglen Drive, 335' E of the :  
 centerline of Shelrick Place - 3rd Election :  
 District : OF  
 Martin Lazarus, et ux - Petitioners :  
 NO. 83-146-XSPH (Item No. 70) : BALTIMORE COUNTY

The petitioners herein, in their effort to secure a special exception for an office of a professional person in the professional's primary residence, seek an interpretation that a licensed physical therapist falls within the term "other professional persons", as used in Section 1B01.1C.9B, of the Baltimore County Zoning Regulations which reads as follows:

"Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians, or other professional persons, provided..."

The above language was established with the adoption of the D.R. (Density, Residential) Zones under Bill No. 100, 1979 and read the same until physicians and dentists were removed by Bill No. 13-80 and later reinserted by Bill No. 105-82; however, at no time did the language "or other professional persons" change as to its form or location in the above-quoted section. Therefore, it would appear that the County Council's legislative intent was to provide flexibility for the determining body to find others to be professional persons in spite of the lack of educational criteria as established for physicians, dentists, lawyers, etc. This would appear to be the past and, possibly, present and future feelings of the County Board of Appeals since it has ruled several times that an insurance agent is included under "other professional persons".

In the instant matter, the physical therapist, Sarah Lazarus, testified that her field is limited to pediatrics and geriatrics and that her patients are referred to her by their physicians. She proposes to treat no more than four or five patients a day between the hours of 10:00 a.m. and 3:00 p.m. The treatments consist of teaching self-help skills, posture, and balance through special weight equipment used in exercise programs. She stated that the programs and patients dictate that the treatment must be administered on a one to one basis and, therefore, would not involve group participation. Her testimony further indicated that she has been living at 2410 Willowglen Drive for the past 4 1/2 years, that the proposed office would consist of 3.4 square feet or 12.8% of the total floor area, and that she would be the only person employed at that location.

Area residents in opposition testified that the proposed use would create traffic and parking problems, would have a depreciating effect upon their homes, and would cause strangers to infringe upon their privacy. Although they recognize that other professionals live in the area, those professionals do not have offices there.

Having been found to be within the spirit and intent of Section 1B01.1C.9B, of the aforementioned regulations, having met the requirements of Section 302.1, and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1983, that the Petition for Special Exception for an office of a professional person, herein determined to include a licensed physical therapist, in the professional's primary residence, in accordance with the site plan prepared by Malcolm E. Hudkins, dated October 9, 1982, and marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The special exception shall be used only by the petitioner and only as an office of a physical therapist and shall be in the manner and to the extent indicated on Petitioners' Exhibit 1. At such time the subject property is no longer the primary residence of this petitioner, the special exception shall terminate.
2. The hours of operation shall be no earlier than 10:00 a.m. and no later than 2:00 p.m., Monday through Friday. No more than four patients per day shall be treated by the petitioner.
3. The exterior of the improvement shall remain residential in appearance and there shall be no sign to indicate the existence of an office.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*William E. Hammond*  
 Zoning Commissioner of  
 Baltimore County

ORDER RECEIVED FOR FILING

BY *John P. Gerber*  
 ADMINISTRATIVE ASSISTANT

- 2 -

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
 3rd Election District

ZONING: Petition for Special Exception and Special Hearing  
 LOCATION: North side of Willowglen Drive, 335' ft. East of the centerline of Shelrick Place  
 DATE & TIME: Tuesday, January 4, 1983 at 10:15 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an office of a professional person, in said professional's primary residence pursuant to Section 1B01.1C.9B and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a licensed physical therapist within the term "other professional person" as used in Section 1B01.1C.9B

All that parcel of land in the Third District of Baltimore County

Being the property of Martin Lazarus, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 4, 1983 at 10:15 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

APZ/ws  
 cc: Mark Dopkin

LAW OFFICES  
 ZUKERBERG & KAHN  
 253 SAINT PAUL PLACE  
 5TH FLOOR  
 BALTIMORE, MARYLAND 21202  
 (301) 539-5333



January 24, 1983

William E. Hammond  
 Zoning Commissioner of Baltimore County  
 Room 109  
 County Office Building  
 Towson, Maryland 21204

Re: 2410 Willow Glen  
 Case: H83146SPH  
 Special Exception Request - Lazarus, et ux

Dear Mr. Hammond:

I am a resident of the Willow Glen Subdivision which is bordered by Willow Glen Drive.

Although I was unable to attend the special exception hearing regarding the above-captioned matter, I did submit a letter of protest, via David Allen, a neighbor.

It is my contention that these special exceptions should not be granted regarding the above matter. I can foresee a situation where the granting of a special exception for a physical therapist would be opening the doors for allowing special exceptions for other similar type vocations which do not follow along the lines of the traditional "professions".

A view of the subdivision will show you the houses are relatively close together for their size. I don't think a physical therapist sign as well as a practice would be conducive to keeping the residential character of the neighborhood.

I understand from Mr. Allen that the Petitioner testified that the office in the home would be for "occasional use". Of course, as you know, it would be impossible for the neighbors to monitor what "occasional use" is.

While there are many reasons why I oppose the granting of this special exception, I would only point out at this time, the fact that I believe there are underlying restrictions of record which prohibit an office in the homes of this nature in this subdivision. I have pointed this out to Mr. Dopkin, counsel for the Petitioners and I am uncertain as to whether he has checked to verify this.

Very truly yours,

*Alan P. Zukerberg*  
 Alan P. Zukerberg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
 TO: Zoning Commissioner  
 Norman E. Gerber, Director  
 Office of Planning and Zoning  
 FROM: \_\_\_\_\_  
 SUBJECT: Zoning Petition No. 83-146-XSPH  
 Martin Lazarus, et ux

Date: December 17, 1982

It would not be appropriate for this office to offer a comment on the subject matter of the special hearing; however, if a special exception is to be considered, it is suggested that careful consideration be given to potential parking needs. The magnitude of such needs, in our opinion, is a critical issue in determining whether or not the use proposed by the petitioner would be appropriate here.

NEG:JGH:slc

cc: Arlene January  
 Shirley Hess

*Norman E. Gerber*  
 Norman E. Gerber,  
 Director of Planning and Zoning

LAW OFFICES  
 KAPLAN, HEYMAN, GREENBERG, ENOBLMAN & BELORAD, P.A.

TENTH FLOOR - SUN LIFE BUILDING  
 CHARLES AND REDWOOD STREETS  
 BALTIMORE, MARYLAND 21201

TELEPHONE 539-8887  
 AREA CODE 301

October 6, 1982

HAND DELIVERED

The Honorable William E. Hammond  
 Zoning Commissioner of Baltimore County  
 County Office Building  
 Towson, Maryland 21204

Re: 2410 Willowglen Drive

Dear Mr. Hammond:

I am enclosing in triplicate a Petition for Special Hearing and a Petition for special Exception for the above referenced property together with ten copies of the surveyor's plat and seven copies of a surveyor's description. Also enclosed is a check in the amount of \$200.00 to cover the filing fees.

Please advise me when the hearing date is set so that I can note my calendar.

Cordially,

*Mark D. Dopkin*  
 Mark D. Dopkin

MDD/klp

Enc.

cc: Mr. and Mrs. Martin Lazarus

LAW OFFICES  
 KAPLAN, HEYMAN, GREENBERG, ENOBLMAN & BELORAD, P.A.

TENTH FLOOR - SUN LIFE BUILDING  
 CHARLES AND REDWOOD STREETS  
 BALTIMORE, MARYLAND 21201

TELEPHONE 539-8887  
 AREA CODE 301

January 26, 1983

Mr. William E. Hammond  
 Zoning Commissioner of  
 Baltimore County  
 Room 109  
 County Office Building  
 Towson, Maryland 21204

Re: 2410 Willow Glen Drive  
 Case No. H 83146 SPH

Dear Mr. Hammond:

I am in receipt of a copy of a letter from Alan P. Zukerberg to you dated January 24, 1983 with reference to the above captioned matter. Although I certainly do not want to continue the evidentiary hearing by way of a constant exchange of letters, I feel that it is necessary and appropriate to respond to certain points raised by Mr. Zukerberg.

With reference to the underlying restrictions of record, there are, in fact, use restrictions. On January 22, 1983, Mr. Zukerberg and I happened to meet and I told him at that time that I had reviewed the restrictions and believed that they allowed the use requested by our client.

With reference to the issue of signage, the same restrictions state that "no sign of any kind shall be displayed to the public view on said lot except one professional sign of not more than one square foot." I believe that this would be more than adequate protection for the maintenance of the residential character of the neighborhood.

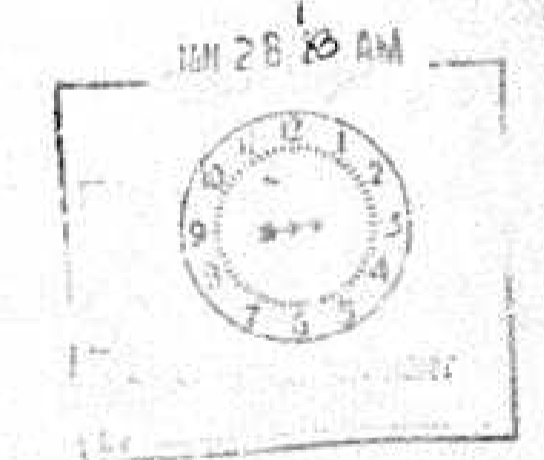
Finally, Mr. Zukerberg raises issues of the amount of use and the definition of "profession". Since these matters were fully addressed at the hearing, I will not comment further.

Very truly yours,

*Mark D. Dopkin*  
 Mark D. Dopkin

MDD/klp

cc: Mrs. Martin Lazarus, et ux  
 Alan P. Zukerberg, Esquire



December 30, 1982

TO WHOM IT MAY CONCERN:

The undersigned resident of the Meadowood Subdivision, living at 504 SHELICK PL., opposes the granting of a special exception for use of the premises at 2410 Willow Glen Drive, for a physical therapist office.

WITNESS:

David Allen

Alan P. Zuberberg  
ALAN P. ZUBERBERG

December 30, 1982

TO WHOM IT MAY CONCERN:

The undersigned resident of the Meadowood Subdivision, living at 6502 SHELICK PLACE, opposes the granting of a special exception for use of the premises at 2410 Willow Glen Drive, for a physical therapist office.

WITNESS:

David Allen

Elaine Allen

December 30, 1982

TO WHOM IT MAY CONCERN:

The undersigned resident of the Meadowood Subdivision, living at 2506 Willow Glen Drive, opposes the granting of a special exception for use of the premises at 2410 Willow Glen Drive, for a physical therapist office.

WITNESS:

David Allen

Mark Levi

December 30, 1982

TO WHOM IT MAY CONCERN:

The undersigned resident of the Meadowood Subdivision, living at 4512 HAL CIRCLE, opposes the granting of a special exception for use of the premises at 2410 Willow Glen Drive, for a physical therapist office.

WITNESS:

David Allen

Claire F. Bussinger

PROTESTANT'S  
EXHIBIT 1A

PROTESTANT'S  
EXHIBIT 1B

PROTESTANT'S  
EXHIBIT 1C

PROTESTANT'S  
EXHIBIT 1D

December 30, 1982

TO WHOM IT MAY CONCERN:

The undersigned resident of the Meadowood Subdivision, living at 6502 SHELICK PL., opposes the granting of a special exception for use of the premises at 2410 Willow Glen Drive, for a physical therapist office.

WITNESS:

David Allen

THE UNION  
MEMORIAL  
HOSPITAL

A. Allan Genut, M.D.  
Division of Neurology  
235-2667

January 3, 1983

The Honorable William Hammond  
Zoning Commissioner  
Baltimore County  
111 W. Chesapeake Avenue  
Baltimore, Maryland 21204

Dear Mr. Hammond:

I am a licensed physician and Board certified neurologist who has been practicing in Maryland since 1972. I frequently refer patients needing rehabilitation to physical therapists who are health care professionals specializing in preventing disability and restoring and/or maintaining maximum performance within the patient's capabilities. I have full confidence in the physical therapists' professional judgement and capability and consider them an asset to any health care team.

I was pleased to learn of Mrs. Lazarus' plans to open a physical therapy office in the Meadowood area. I would refer patients to her in the course of my practice who would find it convenient and helpful to see her at that location.

Sincerely,

A. Allan Genut, M.D.

AAG:m:m

PROTESTANT'S  
EXHIBIT 1E

PETITIONER'S  
EXHIBIT 2B

MARK A. REISCHER, M.D., P.A.  
REHABILITATION MEDICINE  
ELECTROMYOGRAPHY

January 3, 1982

Honorable William Hammond  
Zoning Commissioner  
Baltimore County

Re: Sarah Lazarus, LPT

Dear Sir:

I am a resident of the Meadowood Subdivision and a licensed physician specializing in Physical Medicine and Rehabilitation. I feel there is a real need for a practicing physical therapist in this area. I frequently am asked to evaluate patients from the neighborhood for various problems that I ultimately refer to a physical therapist for treatment. Unfortunately, the patients are often unable to comply with treatment because of conflicting schedules and inconvenient locations. The establishment of a physical therapy office in the home of Sarah Lazarus, LPT would, I feel, significantly enhance my ability to render service and care to this community.

Thank you for your kind attention.

Sincerely yours,

Mark A. Reischer, M.D., P.A.

MAR:131

PETITIONER'S  
EXHIBIT 2A

FRANKLIN SQUARE MEDICAL ARTS BUILDING  
6101 FRANKLIN SQUARE DRIVE, SUITE 320  
BALTIMORE, MARYLAND 21237  
687-4408

618 HAMMOND'S LANE  
BALTIMORE, MARYLAND 21225  
788-4700

3900 NORTH CHARLES STREET APTS  
3900 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21218  
238-8779



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
474-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 17, 1982

Mark D. Dopkin, Esquire  
10th Floor, Sun Life Building  
Baltimore, Maryland 21201

Re: Petition for Special Exception & Special Hearing  
N/S of Willow Glen Dr., 335 ft. E of th. c/l  
of Shelrick Place  
Martin Lazarus, et ux - Petitioners  
Case #83-146-XSPH

Dear Mr. Dopkin:

This is to advise you that \$64.75 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 113044

DATE Jan. 5, 1983 ACCOUNT R-01-615-000

AMOUNT \$64.75

RECEIVED FROM Sarah Lazarus  
FOR Advertising & Posting Case #83-146-XSPH

0 083\*\*\*\*\*647510 5085A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

40136

Pikesville, Md., Dec. 15 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 4th day of Jan. 19 82

the first publication appearing on the 15th day of Dec. 19 82

the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Phyllis Keshberg
Manager

Cost of Advertisement \$32.00

PERMISSION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
Petition for Special Exception and Special Hearing
LOCATION: 2410 Willow Glen Drive, Towson, Md. E. End of the subdivision of Parcel 100.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 16, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 4th day of January, 1983, the publication appearing on the 16th day of December 19 82

THE JEFFERSONIAN
L. Frank Struth
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-146-XSPH

District 3rd Date of Posting 12-17-82

Posted for: Special Exception & Special Hearing

Petitioner: Martin Lazarus, et ux

Location of property: N/S of Willow Glen Drive 335' E of the

Centerline of Shalrick Place

Location of Sign: Corner front of 2410 Willow Glen Drive

Remarks:

Posted by: S.J. [Signature] Date of return: 12-24-82

Number of Signs: 2

December 8, 1982

Mark D. Dopkin, Esquire
10th Floor, Sun Life Bldg.
Baltimore, Maryland 21201

NOTICE OF HEARING
Re: Petition for Special Exception and Special Hearing
N/S of Willow Glen Dr., 335' E of the c/l
of Shalrick Place
Martin Lazarus, et ux Petitioners
Case #83-146-XSPH

TIME: 10:15 A.M.

DATE: Tuesday, January 4, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

Mark D. Dopkin, Esquire
10th Floor, Sun Life Bldg.
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

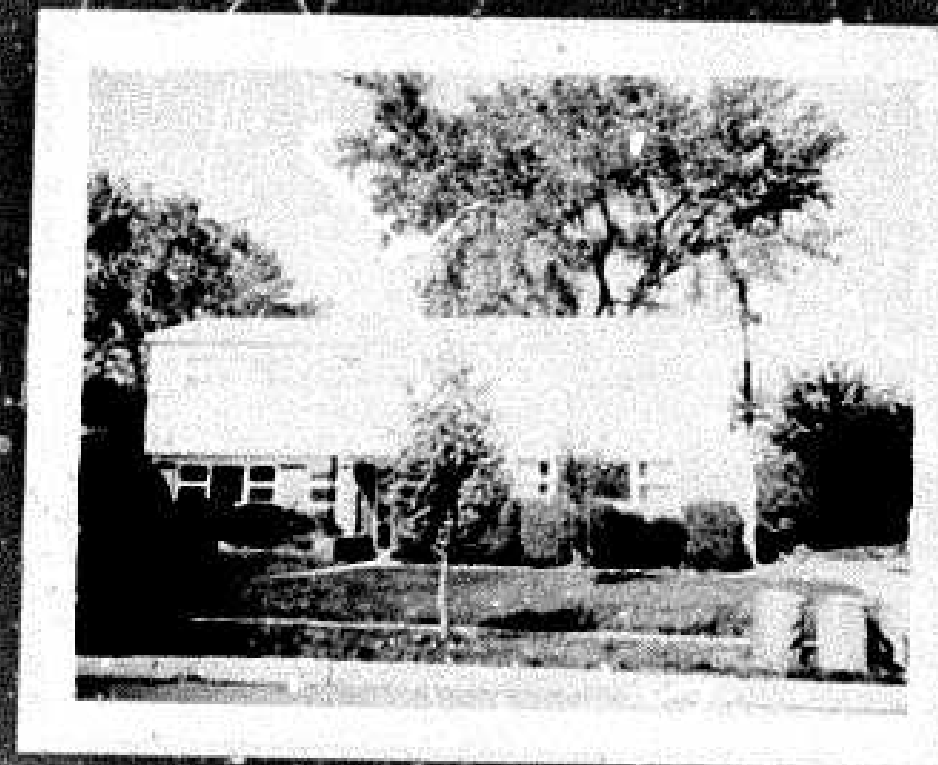
Your Petition has been received and accepted for filing this 19th day of November 1982

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Martin Lazarus, et ux

Petitioner's Attorney Mark D. Dopkin, Esq. Reviewed by: [Signature]

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 111227

DATE 10.6.82 ACCOUNT R-1-611-000

AMOUNT 200.00

RECEIVED FROM FOR [Signature]

FOR [Signature]

011\*\*\*\*\*200016 #062A

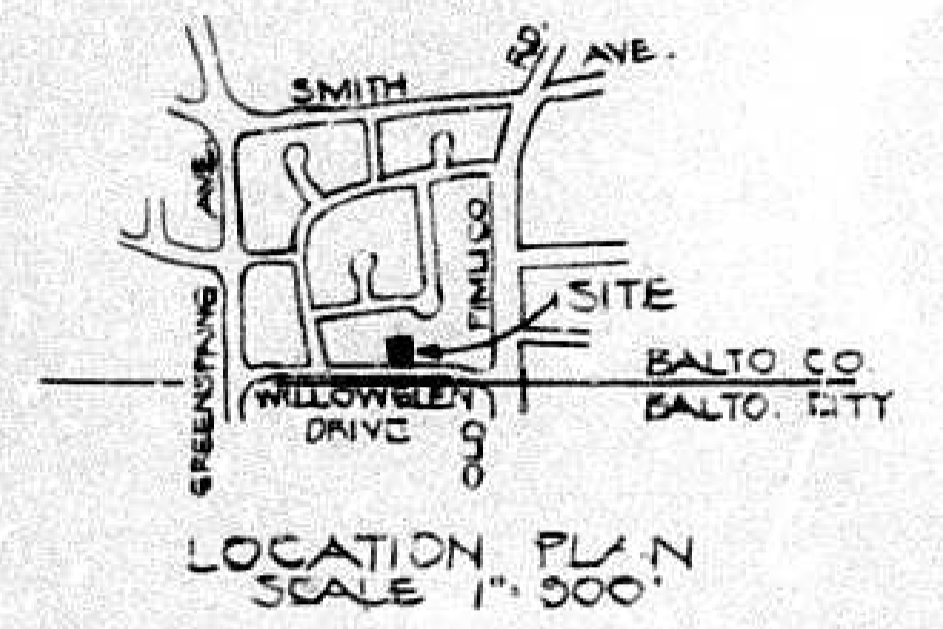
VALIDATION OR SIGNATURE OF CARRIER

[Signature]
ZONING COMMISSIONER OF
IMORE COUNTY

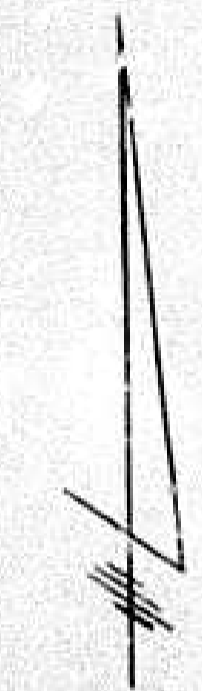
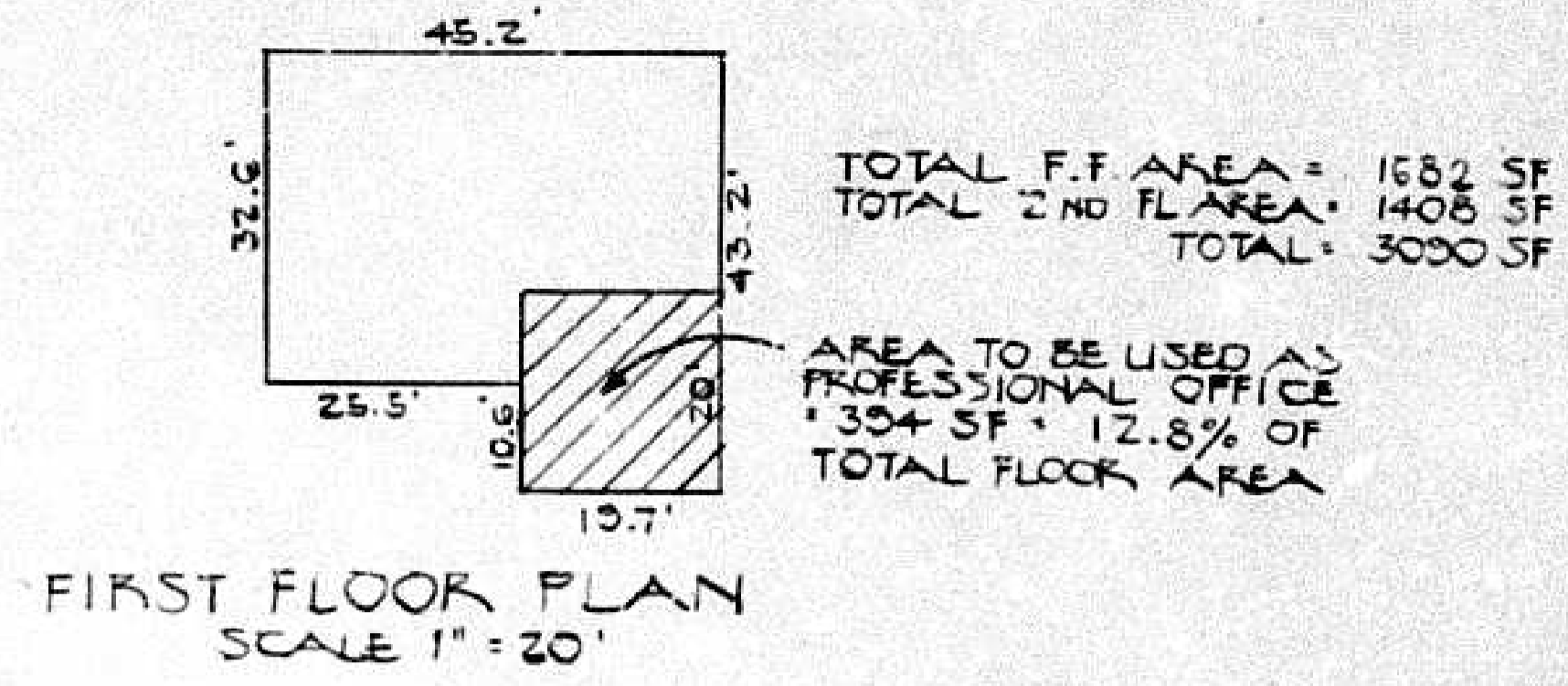
PERMISSION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
Petition for Special Exception and Special Hearing
LOCATION: 2410 Willow Glen Drive, Towson, Md. E. End of the subdivision of Parcel 100.

PLAN TO ACCOMPANY APPLICATION  
 FOR SPECIAL EXCEPTION  
 2410 WILLOWGLEN DRIVE  
 ELECT. DIST. 3 BALTO. CO. MD.  
 SCALE 1" = 30' OCT. 4, 1932

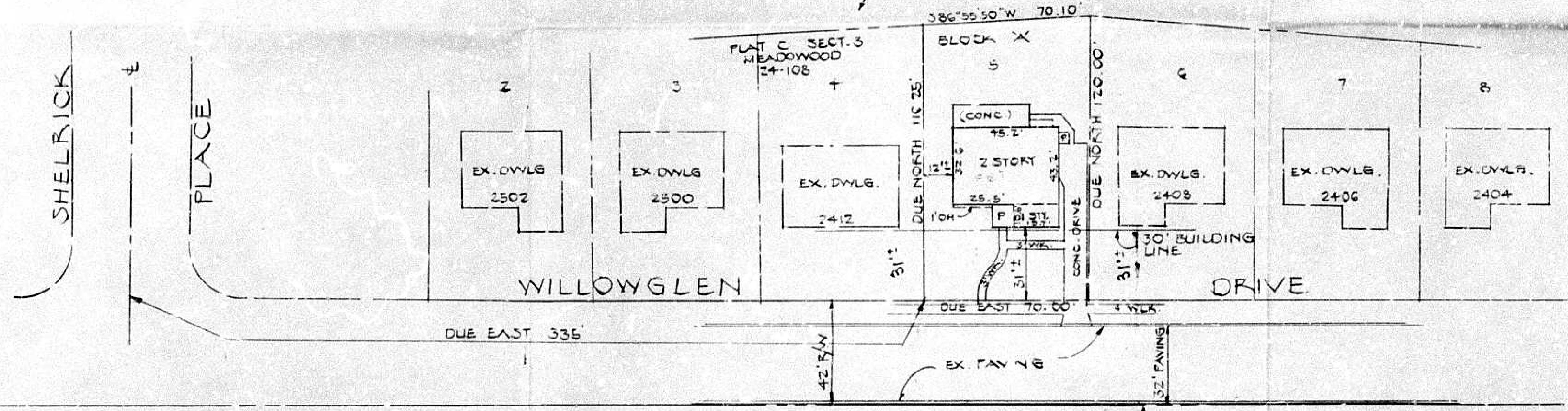
OWNER  
 MARTIN & SARAH LAZARUS  
 2410 WILLOWGLEN DRIVE  
 BALTO., MD.



ZONING: DR 5.5  
 AREA: 0.190 AC.±



SECT. 3 PLAT B  
 MEADOWWOOD  
 ZONED DR 5.5  
 SINGLE FAMILY DWLG'S



**PETITIONER'S  
 EXHIBIT 1**

MAP	26
SECTION	11, 20
DISTRICT	3
D. TO	417
TYPE	
PLANNED	19
BY	1932
DATE	
BY	

*Willow Glen Drive*

Item #70

