

PETITION FOR SPECIAL EXCEPTION 84-23-X

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 Dental Office(s) in owner's primary residence.

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

Contract Purchaser: _____
N/A _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
Robert W. Cannon _____
(Type or Print Name)
Signature _____
106 South Charles Street _____
Baltimore, Maryland 21201 _____
Name and telephone number of legal owner, contract purchaser or representative to be contacted _____
Venice Karen Paterakis _____
Name _____
Telephone No. _____
628-1402 _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 1983, 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 13th day of July, 1983, at 11:00 o'clock A.M.
RESCHEDULED:
Wednesday, September 7, 1983
at 11:00 A.M.
Zoning Commissioner of Baltimore County.

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

STEPHEN E. COLLINS
DIRECTOR

June 22, 1983

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

Item No. 228, 230, 231, 232, and 233 -ZAC- Meeting of May 10, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 228, 230, 231, 232, and 233.

MSF/ccm

Michael S. Flanagan
Traffic Engineer Assoc. II

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 21, 1983
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 # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Solay
- Item # 181 - Robert H. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Cohn Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McKeel
- Item # 204 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Ervin J. & Joan W. Gerveny
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Hattie Kirson
- Item # 228 - Christopher R. & Pamela L. Burrow
- Item # 230 - Richard L. & Lelia M. Hilbert
- Item # 231 - James E. & Mary E. O'Meara, Jr.
- Item # 232 - Venice K. Paterakis
- Item # 233 - Morritt Blvd. Limited Partnership
- Item # 234 - Burton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maureen S. Diegel
- Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia H. Grymes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Brager
- Item # 246 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feehley, Jr., et ux

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/fth

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Connodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Boards of Education
Zoning Administration
Industrial Development

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 232 - Case No. 84-23-X
Petitioner - Venice K. Paterakis
Special Exception Petition

Dear Mr. Cannon:

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.

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,

NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Development Design Group, Ltd.
1107 Kenilworth Drive
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALEM JR.
DIRECTOR

May 17, 1983

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

Dear Mr. Hammond:

Comments on Item # 232 Zoning Advisory Committee Meeting May 10, 1983 are as follows:

Property Owner: Venice K. Paterakis
Location: NE/Cor. Dulaney Gate Circle and Dulaney Woods Road
Existing Zoning: D-1
Proposed Zoning: Special Exception for dental office in owners residence.

Acres: 0.459

District: 8th

The items checked below are applicable:

- ☒ All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Appliance and other applicable Codes.
- ☒ A building and other miscellaneous permits shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 1'0" of lot lines. A fire wall is required if construction is on the lot line, See Table 601, line 2, Section 607 and Table 602.
- ☒ Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- ☒ 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.
- ☒ 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 complies with the height/area requirements of Table 505 and the required construction classification of Table 601.
- ☒ Comments: The occupancy shall be classified as mixed uses Section 312.0 and shall be Use Group "B" Business and E-3 Residential Dwelling. The structure shall comply with Sect. 4105.6.3 in regards to exits and fire separation. Other sections of code will be found in Table 303.2. A building occupied without a change of occupancy permit & not complying with the proper code requirements these comments reflect the information provided by the structure owner would be in submitted to the office of Planning and Zoning and are not intended to violation of the If desired, additional information may be obtained by visiting Room #122 Building Code, in all (Please Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CBS:rrj

PAGE 01-02

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

June 16, 1983

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

Re: Item #232 (1982-1983)
Property Owner: Venice K. Paterakis
N/E cor. Dulaney Gate Cir. & Dulaney Woods Rd.
Acres: 0.459 District: 8th

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 are not directly involved and are as secured by Public Works Agreement 87801, executed in conjunction with the development of Dulaney Gate, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 232 (1982-1983).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ss

U-SM Key Sheet
63 & 64 NE 4 Pos. Sheets
NE 16 A Topo
52 Tax Map

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 9, 1983

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

Z.A.C. Meeting of: May 10, 1983

RE: Item No: 227, 228, 229, 230, 231, 232, 233
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,

Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

August 22, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
NE/corner Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

This is to advise you that \$47.77 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 121510

DATE 9/7/83 ACCOUNT R-01-615-000

AMOUNT \$47.77

RECEIVED Robert W. Cannon, Esquire
FROM Advertising & Posting Case #84-23-X
FOR (Venice Karen Paterakis)

0 043*****4777 to 8072A

VALIDATION OR SIGNATURE OF CASHIER

September 8, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
NE/corner Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

This is to notify you that the continued hearing for the above captioned matter will be Thursday, October 6, 1983 at 1:30 P.M. If there are any questions, please advise.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJaj

cc: David J. Preller, Jr., Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201

July 13, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
NE/cor. Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

This is to advise you that \$47.29 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
W. E. HAMMOND
Commissioner

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

No. 119426

DATE 7/21/83 ACCOUNT R-01-615-000

AMOUNT \$47.29

RECEIVED Robert W. Cannon, Esquire
FROM Advertising and Posting Case #84-23-X
FOR (Venice Karen Paterakis)

0 043*****4729 to 8212A

VALIDATION OR SIGNATURE OF CASHIER

August 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RESCHEDULED
NOTICE OF HEARING
Petition for Special Exception
NE/corner Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

TIME: 11:00 A.M.

DATE: Wednesday, September 7, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

November 17, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
NE/corner of Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

Please be advised that an appeal has been filed by David J. Preller, Jr., attorney for Dulaney Gate Community Association and other protestants, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJaj

cc: John W. Hessian, III, Esquire
People's Counsel

June 22, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING
Re: Petition for Special Exception
NE/corner of Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

TIME: 11:00 A.M.

DATE: Tuesday, July 19, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

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

No. 114774

DATE 7/19/83 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED Weinberg + Green
FROM City of Baltimore
FOR City of Baltimore
PATERAKIS

0 044*****10000 to 8295A

VALIDATION OR SIGNATURE OF CASHIER

7-15-83
Weinberg and Green
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201

FIRM TELEPHONES
BALTIMORE: (301) 332-8800
WASHINGTON AREA: (301) 332-8800
TELESCOPE: (301) 332-8800

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

July 11, 1983

Honorable William E. Hammond
Zoning Commissioner of Baltimore County
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 84-23-X
Venice Karen Paterakis - Petitioner
Our File No. 21863.1

Dear Zoning Commissioner Hammond:

The above matter is scheduled for hearing at 11:00 a.m. on Tuesday, July 19, 1983. Earlier today I contacted your office in order to request a postponement of the scheduled hearing and I spoke to Deputy Commissioner Jean Jung's secretary. An emergency has arisen with respect to my schedule which will require my being out of town on that date. In addition, one of my principal expert witnesses was to testify in a condemnation case which was scheduled to start in the Baltimore County Circuit Court on Tuesday, July 12, 1983. Because of the illness of one of the parties in that case, Judge Frank Ciccone has rescheduled that case for Tuesday, July 19, 1983. My witness is compelled to be present before the Circuit Court at that time.

In order to minimize the hardship and inconvenience to the Court, your office, the parties and witnesses in both proceedings, I respectfully request that the scheduled hearing date in this matter be postponed.

Sincerely yours,

Robert W. Cannon
Robert W. Cannon
cc: John W. Hessian III, Esquire

October 12, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

In RE: Petition Special Exception
NE/corner of Dulaney Gate Circle
and Dulaney Woods Road - 8th
Election District
Venice Karen Paterakis, Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

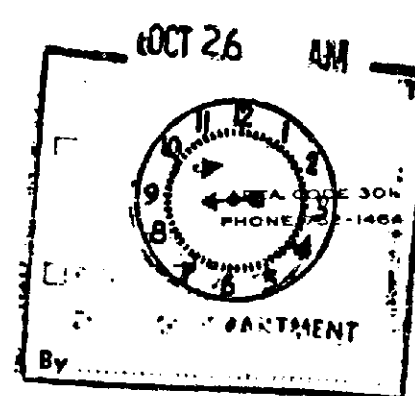
Attachments

cc: David J. Preller, Jr., Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201

John W. Hessian, III, Esquire
People's Counsel

LAW OFFICES
PRELLER AND PRELLER
SUITE 200
15 CHARLES PLAZA
BALTIMORE, MARYLAND 21204

October 25, 1983



Baltimore County
Office of Planning & Zoning
Court House
Towson, Maryland 21204

RE: Petition Special Exception
NE/corner of Dulaney Gate Circle
and Dulaney Woods Road
8th Election District
Case #: 84-23-X

Gentlemen:

Please note an appeal in the above captioned case.

My check in the amount of \$105.00 is enclosed to cover costs.

Very truly yours,

David J. Preller, Jr.

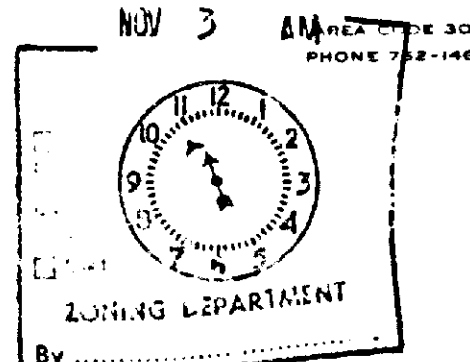
DJP/dk

Enclosures

This appeal is being taken on behalf of the Dulaney Gate Community Assn.
Henry Meyers, Pres.

LAW OFFICES
PRELLER AND PRELLER
SUITE 200
15 CHARLES PLAZA
BALTIMORE, MARYLAND 21204

November 1, 1983



Baltimore County
Office of Planning & Zoning
Court House
Towson, Maryland 21204

RE: Petition Special Exception
NE/corner of Dulaney Gate Circle
and Dulaney Woods Road
8th Election District
Case #: 84-23-X

Gentlemen:

Please note that on October 25, 1983, this office noted an appeal in the above captioned case on behalf of the Dulaney Gate Community Association, Henry Meyers, President.

Please be advised that the other protestants would request that they be included in the said request for appeal.

Very truly yours,

David J. Preller, Jr.

DJP/dk

cc: Robert W. Cannon, Esquire

RECEIVED
NOV 2 1983
OFFICE OF
PLANNING & ZONING

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
December 16, 1983
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 84-23-X

VENICE KAREN PATERAKIS

NE/corner Dulaney Gate Circle and
Dulaney Woods Road

8th District

SE - Dental office in residence

10/12/83 - Z.C.'s Order, GRANTED
with restrictions

ASSIGNED FOR:

WEDNESDAY, FEBRUARY 29, 1984, at 10 a.m.

cc: Robt. W. Cannon, Esq.

Atty. for Petitioner

Venice Karen Paterakis

Petitioner

David Preller, Jr., Esq.

Atty. for Protestants

J. W. Hession, Esq.

People's Counsel

N. E. Gerber

J. Howell

A. Jablon

J. Jung

J. E. Dyer

June Holman, Secretary

12/16/83 - Notified the following of hearing set for Wed. Feb. 29, 1984, at 10 a.m.:

Robt. Cannon
Venice Paterakis
David Preller, Jr.
N. Gerber
J. Howell
A. Jablon
Jean Jung
J. E. Dyer



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

May 23, 1984

David J. Preller, Jr., Esq.
Suite 200, 15 Charles Plaza
Baltimore, Md. 21201

Dear Mr. Preller:

Re: Case No. 84-23-X
Venice Karen Paterakis

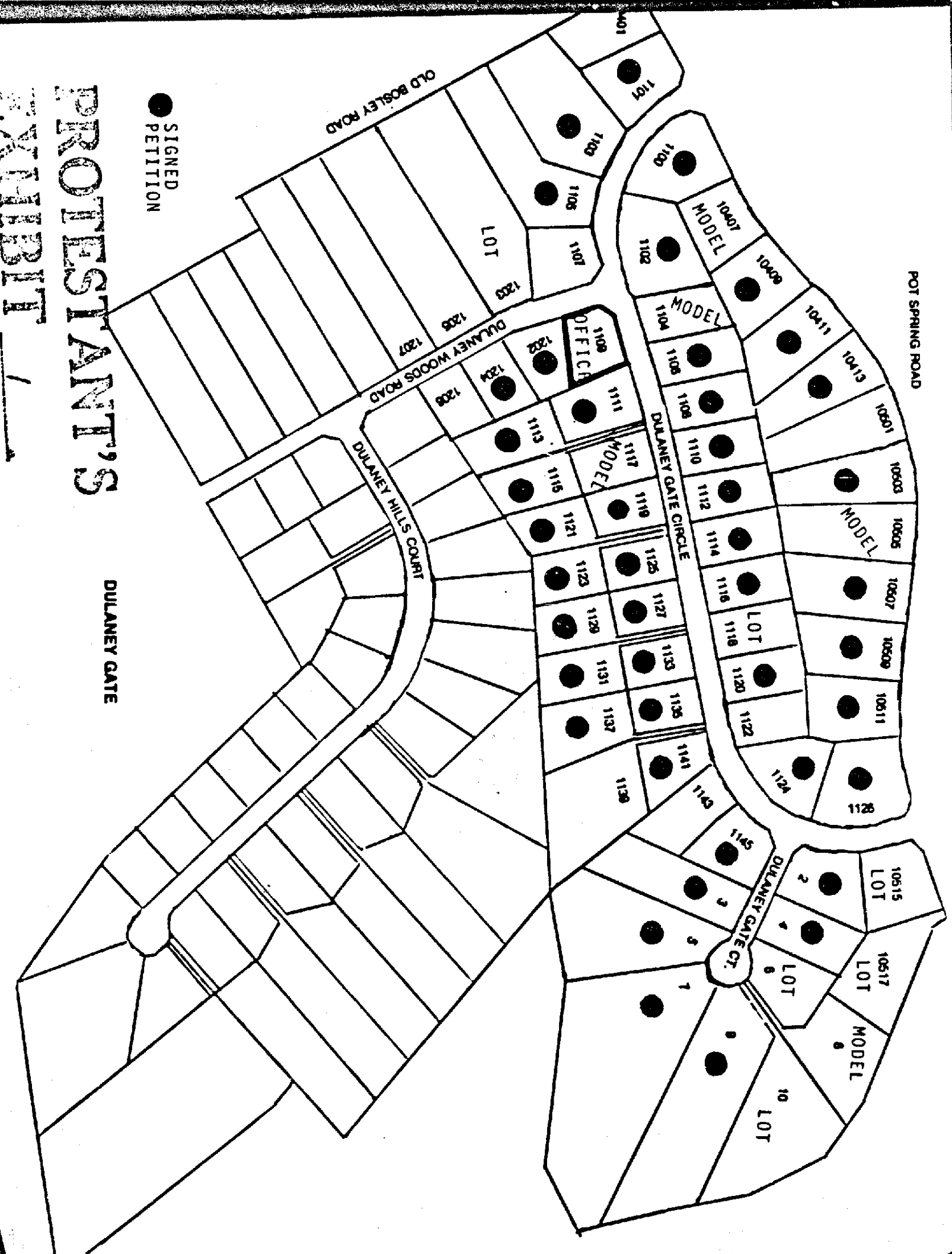
Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holman, Secretary

Encl.
cc: Robert Cannon
Venice K. Paterakis
People's Counsel
N. Gerber
J. Howell
A. Jablon
J. Jung
J. Dyer

PROTESTANT'S
EXHIBIT



WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Hung Sun Yi ZIP 21030
ADDRESS 1124 Dulaney Gate Cir
PHONE 620-0713 Registered Voter? Yes ☒ No ☐

SIGNATURE Hung Sun Yi

NAME Bob Rae Yi ZIP 21030
ADDRESS 1124 Dulaney Gate Cir
PHONE 620-0713 Registered Voter? Yes ☒ No ☐

SIGNATURE Bob Rae Yi

NAME Won Ju Yi ZIP 21030
ADDRESS 1124 Dulaney Gate Cir
PHONE 620-0713 Registered Voter? Yes ☒ No ☐

SIGNATURE Won Ju Yi

NAME CARLOS DEL SORDO ZIP 21030
ADDRESS 66 LOT DULANEY CIRCLE
PHONE 666-7899 Registered Voter? Yes ☒ No ☐

SIGNATURE Carlos Del Sordo

PROTESTANT'S
EXHIBIT

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

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NAME Charles B. Fox ZIP 21030
ADDRESS 10503 Pet Spray Rd
PHONE 625-0277 Registered Voter? Yes ☒ No ☐

SIGNATURE Charles B. Fox

NAME Eugene Azzam ZIP 21030
ADDRESS 1126 Dulaney Gate Circle
PHONE 667-4449 Registered Voter? Yes ☒ No ☐

SIGNATURE Eugene Azzam

NAME _____ ZIP _____
ADDRESS _____
PHONE _____ Registered Voter? Yes ☐ No ☐

SIGNATURE _____

NAME _____ ZIP _____
ADDRESS _____
PHONE _____ Registered Voter? Yes ☐ No ☐

SIGNATURE _____

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME VINCENT J. CROGHAN
ADDRESS 1106 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-7464 Registered Voter? Yes ☒ No ☐

SIGNATURE Vincent J. Croghan

NAME KATHERINE M. CROGHAN
ADDRESS 1106 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-7464 Registered Voter? Yes ☐ No ☒

SIGNATURE Katherine Croghan

NAME PHILIP J. JOSEA
ADDRESS 1119 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-3876 Registered Voter? Yes ☐ No ☒

SIGNATURE Philip Josea

NAME Georgia Josea
ADDRESS 1117 DulaneY Gate Circle ZIP 21030
PHONE 666-3876 Registered Voter? Yes ☐ No ☒

SIGNATURE Georgia Josea

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Chun-Chu T. Liang
ADDRESS 10507 Pot Spring Rd ZIP 21030
PHONE 666-7980 Registered Voter? Yes ☒ No ☐

SIGNATURE Chun-Chu T. Liang

NAME Linda M. E. Liang
ADDRESS 10507 Pot Spring Rd ZIP 21030
PHONE 666-7980 Registered Voter? Yes ☒ No ☐

SIGNATURE Linda M. E. Liang

NAME SALVATORE A. SERIO
ADDRESS 10413 Pot Spring Road ZIP 21030
PHONE 667-1355 Registered Voter? Yes ☒ No ☐

SIGNATURE Salvatore A. Serio

NAME Joyce A. Serio
ADDRESS 10413 Pot Spring Rd ZIP 21030
PHONE 667-1355 Registered Voter? Yes ☒ No ☐

SIGNATURE Joyce A. Serio

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME PETER S. LEE
ADDRESS 1147 Dulany Gate Cir ZIP 21030
PHONE 667-2810 Registered Voter? Yes ☐ No ☒

SIGNATURE Peter S. Lee

NAME Joan M. Stone
ADDRESS 1131 DulaneY Gate Circle ZIP 21030
PHONE 667-5917 Registered Voter? Yes ☒ No ☐

SIGNATURE Joan M. Stone

NAME WILLIAM D. SAULITSKY
ADDRESS 4 DULANEY GATE CT ZIP 21030
PHONE 667-1287 Registered Voter? Yes ☒ No ☐

SIGNATURE William D. Saulitsky

NAME Jacqueline Azzam
ADDRESS 1126 DulaneY Gate Cir. ZIP 21030
PHONE 667-4449 Registered Voter? Yes ☒ No ☐

SIGNATURE Jacqueline Azzam

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Lena M. Truitt
ADDRESS 1141 DulaneY Gate Circle ZIP 21030
PHONE 667-7433 Registered Voter? Yes ☒ No ☐

SIGNATURE Lena M. Truitt

NAME Eugene M. Truitt
ADDRESS 1141 DulaneY Gate Circle ZIP 21030
PHONE 667-7433 Registered Voter? Yes ☒ No ☐

SIGNATURE Eugene M. Truitt

NAME Debbie Clark
ADDRESS 10511 Pot Spring Rd ZIP 21030
PHONE 667-1355 Registered Voter? Yes ☒ No ☐

SIGNATURE Debbie Clark

NAME Debbie Clark
ADDRESS 10511 Pot Spring Rd ZIP 21030
PHONE 667-1355 Registered Voter? Yes ☒ No ☐

SIGNATURE Debbie Clark

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME HANK THIEL
ADDRESS 1114 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-3762 Registered Voter? Yes ☒ No ☐

SIGNATURE Hank Thiel

NAME PATRICIA GARDNER
ADDRESS 1121 DULANEY GATE CIR ZIP 21030
PHONE 667-0491 Registered Voter? Yes ☒ No ☐

SIGNATURE Patricia Gardner

NAME CAROL M. MABRY
ADDRESS 1137 DULANEY GATE CIR ZIP 21030
PHONE 666-3636 Registered Voter? Yes ☒ No ☐

SIGNATURE Carol Mabry

NAME JANICE W. MABRY
ADDRESS 1137 DULANEY GATE CIR. ZIP 21030
PHONE 666-3636 Registered Voter? Yes ☒ No ☐

SIGNATURE Janice W. Mabry

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

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NAME JOAN C. SNYDER
ADDRESS 9 CHESHAM COURT ZIP 21030
PHONE 666-7384 Registered Voter? Yes ☒ No ☐

SIGNATURE Joan C. Snyder

NAME PAUL W. SAGE
ADDRESS 1110 DULANEY GATE ZIP 21030
PHONE 667-0827 Registered Voter? Yes ☒ No ☐

SIGNATURE Paul W. Sage

NAME PAUL W. SAGE
ADDRESS 1110 DULANEY GATE ZIP 21030
PHONE 667-0827 Registered Voter? Yes ☒ No ☐

SIGNATURE Paul W. Sage

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Jane Seeth Kim
ADDRESS 1204 DulaneY Woods Road ZIP 21030
PHONE 667-6552 Registered Voter? Yes ☒ No ☐

SIGNATURE Jane Seeth Kim

NAME Richard Hood Kim
ADDRESS 1204 DulaneY Woods Road ZIP 21030
PHONE 667-6552 Registered Voter? Yes ☒ No ☐

SIGNATURE Richard Hood Kim

NAME Michael & SARA FOSTER
ADDRESS 1111 DULANEY GATE CIRCLE, CROFTSVILLE, MD ZIP 21030
PHONE 667-0447 Registered Voter? Yes ☒ No ☐

SIGNATURE Michael & SARA FOSTER

NAME Michael & SARA FOSTER
ADDRESS 1111 DULANEY GATE CIRCLE, CROFTSVILLE, MD ZIP 21030
PHONE 667-0447 Registered Voter? Yes ☒ No ☐

SIGNATURE Michael & SARA FOSTER

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Wm J. Davidson
ADDRESS 1202 DulaneY Woods Rd ZIP 21030
PHONE 667-2044 Registered Voter? Yes ☒ No ☐

SIGNATURE Wm J. Davidson

NAME LINDA L. CARTER
ADDRESS 1102 DULANEY GATE CIRCLE ZIP 21030
PHONE 667-7532 Registered Voter? Yes ☒ No ☐

SIGNATURE Linda L. Carter

NAME Janet Davidson
ADDRESS 1202 DulaneY Woods Rd ZIP 21030
PHONE 667-2044 Registered Voter? Yes ☒ No ☐

SIGNATURE Janet Davidson

NAME Janet Davidson
ADDRESS 1202 DulaneY Woods Rd ZIP 21030
PHONE 667-2044 Registered Voter? Yes ☒ No ☐

SIGNATURE Janet Davidson

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Rae L Smith
ADDRESS 1103 Dulaney Gate Cir ZIP 21030
PHONE 628-1354 Registered Voter? Yes X No
SIGNATURE Rae L Smith

NAME Genny Smith
ADDRESS 1103 Dulaney Gate Circle ZIP 21030
PHONE 628-1354 Registered Voter? Yes ✓ No
SIGNATURE Genny Smith

NAME ALVA A. BLANKFORD
ADDRESS 10509 Pot Spring Road ZIP 21030
PHONE 667-0996 Registered Voter? Yes X No
SIGNATURE Alva A. Blankford

NAME CHARLES J. BLANKFORD
ADDRESS 10509 POT SPRING RD. ZIP 21030
PHONE 667-0996 Registered Voter? Yes ✓ No
SIGNATURE Charles J. Blankford

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Bobby J. Kim
ADDRESS 10411 Pot Spring Rd. ZIP 21030
PHONE 666-7890 Registered Voter? Yes ✓ No
SIGNATURE Bobby J. Kim

NAME Hyun S. Kim
ADDRESS Same as above ZIP 21030
PHONE 666-7890 Registered Voter? Yes ✓ No
SIGNATURE Hyun S. Kim

NAME Landon H. Harris
ADDRESS 10409 Pot Spring Rd. ZIP 21030
PHONE 667-0895 Registered Voter? Yes ✓ No
SIGNATURE Landon H. Harris

NAME Emma Jean Harris
ADDRESS 10409 Pot Spring Rd. ZIP 21030
PHONE 667-0895 Registered Voter? Yes ✓ No
SIGNATURE Emma Jean Harris

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME WON T. CHA
ADDRESS 1135 Dulaney Gate Cir Cockeysville ZIP 21030
PHONE 628-1311 Registered Voter? Yes X No
SIGNATURE Wong T. Cha

NAME Jung C. Cha
ADDRESS 1135 Dulaney Gate Cir ZIP 21030
PHONE 628-1311 Registered Voter? Yes X No
SIGNATURE Jung C. Cha

NAME San Hie Lee
ADDRESS 1116 Dulaney Gate Cir ZIP 21030
PHONE 628-1284 Registered Voter? Yes X No
SIGNATURE San Hie Lee

NAME Kwang H. Lee
ADDRESS 1116 Dulaney Gate Circle ZIP 21030
PHONE 628-1284 Registered Voter? Yes No X
SIGNATURE Kwang H. Lee

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Patricia K. Fleming
ADDRESS 2 Dulaney Gate Court ZIP 21030
PHONE 666-7251 Registered Voter? Yes ✓ No
SIGNATURE Patricia K. Fleming

NAME Ryan R. Fleming
ADDRESS 2 Dulaney Gate Court ZIP 21030
PHONE 666-7251 Registered Voter? Yes ✓ No
SIGNATURE Ryan R. Fleming

NAME Pio G. Valle Jr
ADDRESS 1120 Dulaney Gate Circle ZIP 21030
PHONE 628-0525 Registered Voter? Yes No X
SIGNATURE Pio G. Valle Jr

NAME URSULA T. VALLE
ADDRESS 1120 DULANEY GATE CIRCLE ZIP 21030
PHONE 628-0525 Registered Voter? Yes No ✓
SIGNATURE Ursula T. Valle

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME SON H. CHA
ADDRESS 1112 Dulaney Gate Cir ZIP 21030
PHONE 628-2579 Registered Voter? Yes X No
SIGNATURE Son H. Cha

NAME HAN W. CHA
ADDRESS 1112 Dulaney Gate Cir ZIP 21030
PHONE 628-2579 Registered Voter? Yes X No
SIGNATURE Han W. Cha

NAME YUNG C. Cha
ADDRESS 1112 Dulaney Gate Cir ZIP 21030
PHONE 628-2579 Registered Voter? Yes X No
SIGNATURE Yung C. Cha

NAME Haeja Cha
ADDRESS 1112 Dulaney Gate Cir ZIP 21030
PHONE 628-2579 Registered Voter? Yes No X
SIGNATURE Haeja Cha

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME CIRO PISTORIO
ADDRESS 1135 DULANEY GATE CT. 1 ZIP 21030
PHONE 666-1939 Registered Voter? Yes No 1
SIGNATURE Ciro Pistorio

NAME Robert Donald Awalt
ADDRESS 1133 Dulaney Gate Circle ZIP 21030
PHONE 628-1063 Registered Voter? Yes X No
SIGNATURE Robert Donald Awalt

NAME KATHERINE J. AWALT
ADDRESS 1133 DULANEY GATE CIR ZIP 21030
PHONE 628-1063 Registered Voter? Yes ✓ No
SIGNATURE Katherine J. Awalt

NAME CATHERINE PELLER
ADDRESS 3 Dulaney Gate Court ZIP 21030
PHONE 628-1661 Registered Voter? Yes X No
SIGNATURE Catherine Peller

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME DAVID J. PELLER
ADDRESS 3 DULANEY GATE CT. ZIP 21030
PHONE 628-1661 Registered Voter? Yes ✓ No
SIGNATURE David J. Peller

NAME JORGETH TOLSON
ADDRESS 5 DULANEY GATE COURT ZIP 21030
PHONE 628-0512 Registered Voter? Yes No ✓
SIGNATURE Jorgeth Tolson

NAME Catherine M. Riley
ADDRESS 7 Dulaney Gate Ct. ZIP 21030
PHONE 666-5782 Registered Voter? Yes ✓ No
SIGNATURE Catherine M. Riley

NAME George M. Riley
ADDRESS 7 DULANEY GATE CT ZIP 21030
PHONE 666-5782 Registered Voter? Yes ✓ No
SIGNATURE George M. Riley

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Honey J. Miles
ADDRESS 1105 Dulaney Gate Circle ZIP 21030
PHONE 628-1456 Registered Voter? Yes ✓ No
SIGNATURE Honey J. Miles

NAME WOODFIN D. ROWE
ADDRESS 1125 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-1617 Registered Voter? Yes ✓ No
SIGNATURE Woodfin D. Rowe

NAME Anne M. Rowe
ADDRESS 1125 Dulaney Gate Circle ZIP 21030
PHONE 666-1617 Registered Voter? Yes ✓ No
SIGNATURE Anne M. Rowe

NAME DENISE L. ROWE
ADDRESS 1125 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-1617 Registered Voter? Yes ✓ No
SIGNATURE Denise L. Rowe

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

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NAME C.F. PETTY
ADDRESS 1108 DULANEY GATE CIR. ZIP 21030
PHONE 668-2791 Registered Voter? Yes ☒ No ☐
SIGNATURE Charles F. Petty

NAME ELEANOR PETTY
ADDRESS 1109 DULANEY GATE CIR. ZIP 21030
PHONE 668-2791 Registered Voter? Yes ☒ No ☐
SIGNATURE Eleanor Petty

NAME GORDON L. WESTKAMP
ADDRESS 1100 DULANEY GATE RD ZIP 21030
PHONE 666-0009 Registered Voter? Yes ☒ No ☐
SIGNATURE Gordon L. Westkamp

NAME DENNIS G. CARTER
ADDRESS 1102 DULANEY GATE CIRCLE ZIP 21030
PHONE 668-7532 Registered Voter? Yes ☒ No ☐
SIGNATURE Dennis G. Carter

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME RUTH WESTKAMP
ADDRESS 1100 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-0009 Registered Voter? Yes ☒ No ☐
SIGNATURE Ruth Westkamp

NAME ROBERT T. NORTH
ADDRESS 1101 DULANEY GATE CIR. ZIP 21030
PHONE 668-2335 Registered Voter? Yes ☒ No ☐
SIGNATURE Robert T. North

NAME Barbara North
ADDRESS 1101 DULANEY GATE CIRCLE ZIP 21030
PHONE 668-2335 Registered Voter? Yes ☒ No ☐
SIGNATURE Barbara North

NAME DORIS N. MYERS
ADDRESS 1105 DULANEY GATE CIRCLE ZIP 21030
PHONE 668-1484 Registered Voter? Yes ☒ No ☐
SIGNATURE Doris N. Myers

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

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NAME Ann L. Burns
ADDRESS 1129 DulaneY Gate Cir ZIP 21030
PHONE 666-7813 Registered Voter? Yes ☒ No ☐
SIGNATURE Ann L. Burns

NAME Susan G. Park
ADDRESS 1123 DulaneY Gate Cir ZIP 21030
PHONE 666-2512 Registered Voter? Yes ☒ No ☐
SIGNATURE Susan G. Park

NAME Ronald K. Park
ADDRESS 1123 DulaneY Gate Cir ZIP 21030
PHONE 666-2512 Registered Voter? Yes ☒ No ☐
SIGNATURE Ronald K. Park

NAME KATHLEEN M. THIEL
ADDRESS 1114 DULANEY GATE CIRCLE ZIP 21030
PHONE 666-3762 Registered Voter? Yes ☒ No ☐
SIGNATURE Kathleen M. Thiel

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME CHARLES GLOWACK
ADDRESS 1115 DULANEY GATE CIRCLE ZIP 21030
PHONE 668-7962 Registered Voter? Yes ☒ No ☐
SIGNATURE Charles Glowack

NAME EDWARD C. LAWANAN
ADDRESS 1121 DULANEY GATE CIRCLE ZIP 21030
PHONE 667-0491 Registered Voter? Yes ☒ No ☐
SIGNATURE Edward C. Lawanan

NAME Barbara W. Lawan
ADDRESS 1121 DULANEY GATE CIRCLE ZIP 21030
PHONE 667-0491 Registered Voter? Yes ☐ No ☒
SIGNATURE Barbara W. Lawan

NAME JOANN GLOWACK
ADDRESS 1115 DULANEY GATE CIRCLE ZIP 21030
PHONE 668-7962 Registered Voter? Yes ☐ No ☒
SIGNATURE Joann Glowack

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Phil Bucklin
ADDRESS 14 Pickburn Court, Ashburn ZIP 21030
PHONE 667-0779 Registered Voter? Yes ☒ No ☐
SIGNATURE Phil Bucklin

NAME Ann Shirley H. Barton
ADDRESS 30 Lonsdale Court ZIP 21030
PHONE 666-0552 Registered Voter? Yes ☒ No ☐
SIGNATURE Ann Shirley H. Barton

NAME Mr. Howard Reese
ADDRESS 8 Pickburn Ct. ZIP 21030
PHONE 667-6729 Registered Voter? Yes ☒ No ☐
SIGNATURE H. Marie Reese

NAME Reese Russ
ADDRESS 8 Pickburn Ct. ZIP 21030
PHONE 667-6729 Registered Voter? Yes ☐ No ☒
SIGNATURE _____

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Mr. Mrs. Wm. K. Lee III
ADDRESS 36 Lonsdale Ct. ZIP 21030
PHONE 667-0534 Registered Voter? Yes ☒ No ☐
SIGNATURE Wm. K. Lee III

NAME Maryland Kelle
ADDRESS 15 Pickburn Ct. ZIP 21030
PHONE unlisted Registered Voter? Yes ☒ No ☐
SIGNATURE Maryland Kelle

NAME Bruce Kelle
ADDRESS 15 Pickburn Ct. ZIP 21030
PHONE unlisted Registered Voter? Yes ☒ No ☐
SIGNATURE Bruce Kelle

NAME Mr. Mrs. Richard E. Meyer
ADDRESS 37 Pickburn Ct. ZIP 21030
PHONE unlisted Registered Voter? Yes ☒ No ☐
SIGNATURE _____

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Harold Homan
ADDRESS 24 Pickburn Ct. ZIP 21030
PHONE 666-1834 Registered Voter? Yes ☒ No ☐
SIGNATURE _____

NAME Eudell Matthews
ADDRESS 12 Chesham Ct. ZIP 21030
PHONE 667-0674 Registered Voter? Yes ☒ No ☐
SIGNATURE Eudell Matthews

NAME L. RICHARD MATTHEWS JR.
ADDRESS 17 CHESHAM CT. ZIP 21030
PHONE 667-0674 Registered Voter? Yes ☒ No ☐
SIGNATURE L. Richard Matthews Jr.

NAME Evan J. Llewellyn
ADDRESS 7 Chesham Ct. ZIP 21030
PHONE 666-3198 Registered Voter? Yes ☒ No ☐
SIGNATURE Evan J. Llewellyn

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME DOROTHY DOEMAN
ADDRESS 12 Pickburn Court ZIP 21030
PHONE 666-0634 Registered Voter? Yes ☒ No ☐
SIGNATURE Dorothy Doeman

NAME Jane Starshon
ADDRESS 4 Chesham Ct. ZIP 21030
PHONE 828-0300 Registered Voter? Yes ☒ No ☐
SIGNATURE Jane Starshon

NAME Gayle Schmitt
ADDRESS 205 Stillwell ZIP 21030
PHONE 666-1729 Registered Voter? Yes ☒ No ☐
SIGNATURE Gayle Schmitt

NAME MARY METZGER
ADDRESS 4 PICKBURN CT. ZIP 21030
PHONE 667-6735 Registered Voter? Yes ☒ No ☐
SIGNATURE Mary Metzger

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME Sydney Buckler
ADDRESS 14 Pickburn Ct ZIP 21030
PHONE 667-0789 Registered Voter? Yes X
No
SIGNATURE Sydney H. Buckler

NAME John M. Mealy
ADDRESS 23 Pickburn Ct ZIP 21030
PHONE 628-1098 Registered Voter? Yes X
No
SIGNATURE John M. Mealy

NAME GUY G. MEALY
ADDRESS 23 Pickburn Ct ZIP 21030
PHONE 628-1098 Registered Voter? Yes X
No
SIGNATURE G. Mealy

NAME Betty R. Power
ADDRESS 6 Pickburn Ct ZIP 21030
PHONE 666-7183 Registered Voter? Yes X
No
SIGNATURE Betty R. Power

WE, the undersigned are opposed to the granting of a special exception zoning, Case #84-23-X, since it will cause an increase in traffic in a residential community resulting in traffic jams, parking problems, and a danger to community residents and children.

THE property affected by this special exception zoning request is located at the busiest intersection in the community. When coupled with the future planned development for the community, there will tend to be an overcrowded and undue concentration of population in this area.

NAME HUNG SUN VI AND BOK RAL YI
ADDRESS 1104 DULANEY GATE CIRCLE ZIP
PHONE 628-0713 Registered Voter? Yes
No
SIGNATURE Hung Sun Yi

NAME SUBAYL NUBA RAL YI
ADDRESS 1104 DULANEY GATE CIRCLE ZIP
PHONE 628-7977 Registered Voter? Yes
No
SIGNATURE S. Nuba Ral Yi

NAME Subayl Kalash
ADDRESS 1113 Dulane Gate Circle ZIP
PHONE 628-7977 Registered Voter? Yes
No
SIGNATURE Subayl Kalash

NAME
ADDRESS ZIP
PHONE Registered Voter? Yes
No
SIGNATURE

MACKS AND MACKS, INC.
6615 Reisterstown Road
Baltimore, Maryland 21215

Venice Karen Paterakis, D.D.S.
1109 Dulane Gate Circle
Cockeysville, Maryland 21030

Dear Dr. Paterakis:

We are the party to a Declaration dated March 16, 1979, creating covenants, agreements, easements, reservations and restrictions affecting the property located in a development known as Dulane Gate, located in Baltimore County and more particularly described in said Declaration.

We have been advised that you desire to use a portion of your home located at the above address for your dental office. We hereby give our consent and approval to such use in accordance with the terms of the Declaration.

Very truly yours,

Macks and Macks, Inc.

[Signature]

PETITIONER'S EXHIBIT 5

Robert W. Cannon, Esquire
108 South Charles Street
Baltimore, Maryland 21201

Development Design Group, Ltd.
1107 Kentworth Drive
Towson, Md. 21204

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 16th day of May, 1983

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Venice K. Paterakis
Petitioner's Attorney Robert W. Cannon, Esq. Reviewed by Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 5/16/83
Posted for: Notice for Special Exception
Petitioner: Venice Karen Paterakis
Location of property: NE 1/4, Dulane Gate Circle, Cockeysville, Md.
Location of Signs: at intersection of Dulane Gate Circle and Dulane Gate Circle
Remarks:
Posted by: [Signature] Date of return: 5/26/83
Number of Signs: 1

153907 p 46

CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/18 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 17th day of Aug 1983.

THE TOWSON TIMES
M. H. Angelillo

Cost of Advertisement, \$ 23.52

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: Northeast corner of Dulane Gate Circle and Dulane Gate Circle, Cockeysville, Maryland
DATE & TIME: Wednesday, September 7, 1983 at 11:00 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 Board of Commissioners, do hereby certify that the above described property is located within the boundaries of the 8th District of Baltimore County, Maryland. The Board of Commissioners, by resolution, has approved the granting of a Special Exception to the property of Venice Karen Paterakis, as shown on plat filed in the Zoning Department of Baltimore County, and has ordered that the same be published in the Towson Times, a weekly newspaper distributed in Towson, Baltimore County, Maryland, once a week for one week, the first publication appearing on the 17th day of August, 1983.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 18, 1983.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 27th day of September, 1983, the first publication appearing on the 18th day of August, 1983.

THE JEFFERSONIAN
L. Frank Strickland
Manager.

Cost of Advertisement, \$ 19.25

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: Northeast corner of Dulane Gate Circle and Dulane Gate Circle, Cockeysville, Maryland
DATE & TIME: Wednesday, September 7, 1983 at 11:00 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 Board of Commissioners, do hereby certify that the above described property is located within the boundaries of the 8th District of Baltimore County, Maryland. The Board of Commissioners, by resolution, has approved the granting of a Special Exception to the property of Venice Karen Paterakis, as shown on plat filed in the Zoning Department of Baltimore County, and has ordered that the same be published in the Towson Times, a weekly newspaper distributed in Towson, Baltimore County, Maryland, once a week for one week, the first publication appearing on the 17th day of August, 1983.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 20, 1983.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time successive weeks before the 19th day of July, 1983, the first publication appearing on the 30th day of June, 1983.

THE JEFFERSONIAN
L. Frank Strickland
Manager.

Cost of Advertisement, \$ 19.25

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: Northeast corner of Dulane Gate Circle and Dulane Gate Circle, Cockeysville, Maryland
DATE & TIME: Tuesday, July 18, 1983 at 11:00 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 Board of Commissioners, do hereby certify that the above described property is located within the boundaries of the 8th District of Baltimore County, Maryland. The Board of Commissioners, by resolution, has approved the granting of a Special Exception to the property of Venice Karen Paterakis, as shown on plat filed in the Zoning Department of Baltimore County, and has ordered that the same be published in the Towson Times, a weekly newspaper distributed in Towson, Baltimore County, Maryland, once a week for one week, the first publication appearing on the 17th day of August, 1983.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 7/3/83
Posted for: Notice for Special Exception
Petitioner: Venice Karen Paterakis
Location of property: NE 1/4, Dulane Gate Circle, Cockeysville, Md.
Location of Signs: at intersection of Dulane Gate Circle and Dulane Gate Circle
Remarks:
Posted by: [Signature] Date of return: 7/9/83
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 7/27/83
Posted for: Notice for Special Exception
Petitioner: Venice Karen Paterakis
Location of property: NE 1/4, Dulane Gate Circle, Cockeysville, Md.
Location of Signs: at intersection of Dulane Gate Circle and Dulane Gate Circle
Remarks:
Posted by: [Signature] Date of return: 12/2/83
Number of Signs: 1

44807 p B18

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 1 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 29th day of June 1983.

THE TOWSON TIMES
M. Angelillo

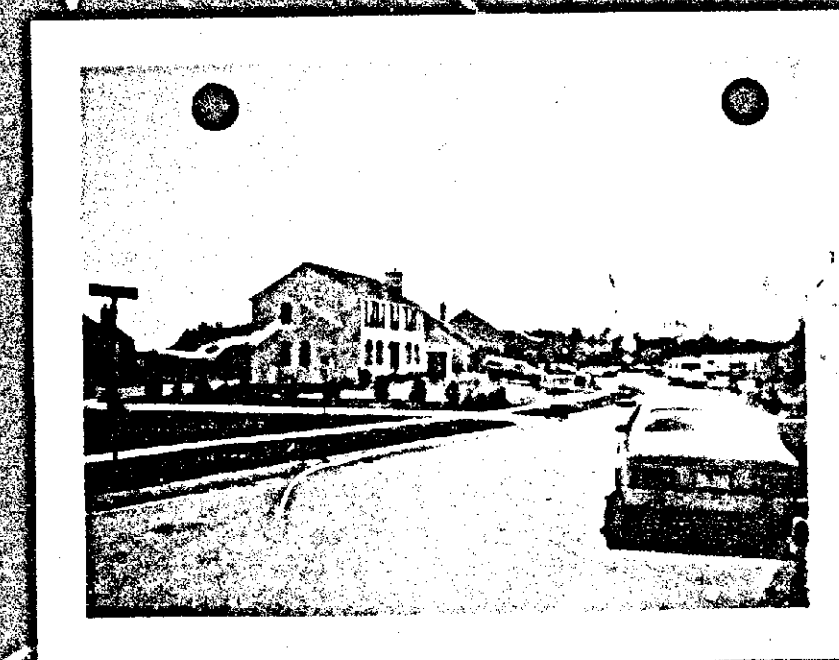
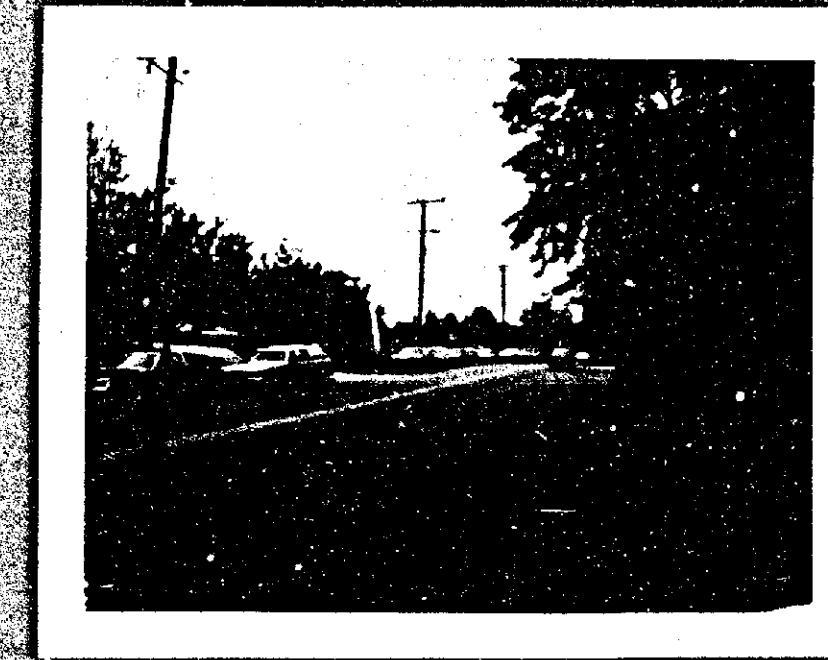
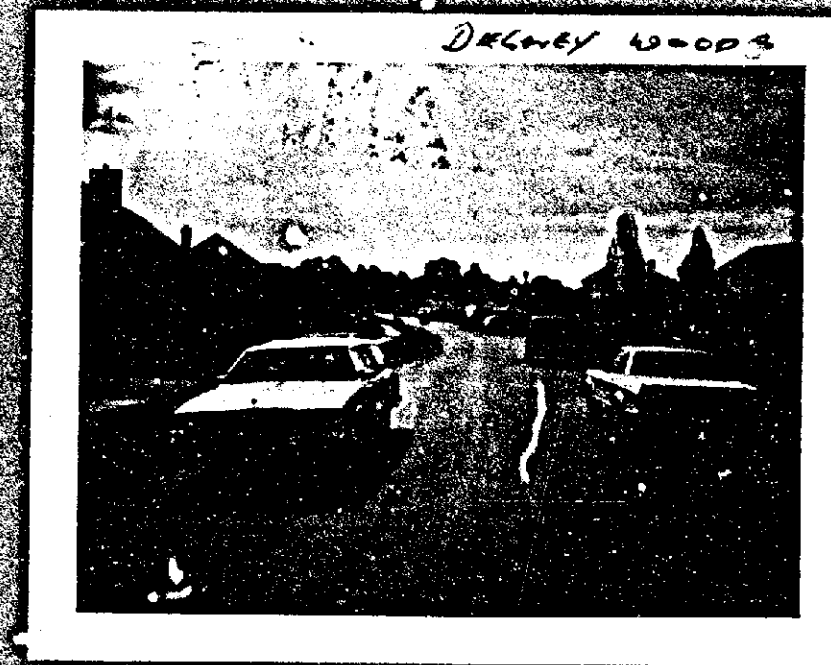
Cost of Advertisement, \$ 23.04

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception
LOCATION: Northeast corner of Dulane Gate Circle and Dulane Gate Circle, Cockeysville, Maryland
DATE & TIME: Tuesday, July 18, 1983 at 11:00 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 Board of Commissioners, do hereby certify that the above described property is located within the boundaries of the 8th District of Baltimore County, Maryland. The Board of Commissioners, by resolution, has approved the granting of a Special Exception to the property of Venice Karen Paterakis, as shown on plat filed in the Zoning Department of Baltimore County, and has ordered that the same be published in the Towson Times, a weekly newspaper distributed in Towson, Baltimore County, Maryland, once a week for one week, the first publication appearing on the 17th day of August, 1983.

Petitioner's Exhibits
2, 3, 6 thru 11

Protestant's Exhibits
3 thru 8

Case 84-23 X



November 17, 1983

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Special Exception
NE/corner of Dulaney Gate Circle and
Dulaney Woods Road
Venice Karen Paterakis - Petitioner
Case No. 84-23-X

Dear Mr. Cannon:

Please be advised that an appeal has been filed by David J. Preller, Jr., attorney for Dulaney Gate Community Association and other protestants, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Arnold Jabon
Arnold Jabon
Zoning Commissioner

AJ:aj

cc: John W. Hessian, III, Esquire
People's Counsel

PAUL H. REINCKE
CHIEF

September 14, 1983

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Venice K. Paterakis

Location: NE/Cor. Dulaney Gate Circle and Dulaney Woods Road

Item No.: 232 Zoning Agenda: Meeting of May 10, 1983

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 plan 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.

(X) 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.

REVIEWER: *Robert W. Cannon* and *George M. Kaganoff*
Planning & Zoning Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

9/14/83 84-23-X

for legitimate emergencies, that require immediate attention.
Such emergencies may be accepted at any time, regardless of the hours stated above.

ACCEPTED AS TO FORM

David J. Preller, Jr.
DAVID J. PRELLER, JR.
Robert W. Cannon
ROBERT W. CANNON

William T. Hackett
William T. Hackett, Chairman
William R. Evans
William R. Evans

Patricia Phipps
Patricia Phipps

RECEIVED
COUNTY BOARD OF APPEALS
SEP 24 P 2:51

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE Corner Dulaney Gate Circle &
Dulaney Woods Rd., 8th District : OF BALTIMORE COUNTY
VENICE KAREN PATERAKIS, : Case No. 84-23-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1983, a copy of the foregoing

Order was mailed to Robert W. Cannon, Esquire, 100 S. Charles Street, Baltimore, MD

21201, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III

84-23-X
Robert W. Cannon
919 Dulaney Gate Circle
Cockeysville, Md. 21030

Venice Karen Paterakis
1109 Dulany Gate Circle
Cockeysville, Md. 21030

Dr. Worthington Jewell
7313 Rutledge Road
Baltimore, Md. 21207

Richard William
Development Design Group Ltd
1107 Semelworth Drive
Towson, Md. 21204

Shed O'Leary
31 Allegheny Avenue
Towson, Md. 21204

Maria Kessler
1107 Dulany Gate Circle
Cockeysville, Md. 21030

IN RE: : BEFORE THE
Petition Special Exception : ZONING COMMISSIONER
N.E. corner of Dulaney Gate Circle :
and Dulaney Woods Road : COUNTY BOARD
8th Election District : OF APPEALS
VENICE KAREN PATERAKIS : Case #: 84-23-X

ORDER

Upon agreement of all parties and stipulation and adoption of the Findings of Fact and Conclusions of Law of the Zoning Commissioner of Baltimore County as the Findings of Fact and Conclusions of Law of this Board, IT IS ORDERED this 23rd day of May, 1984, the Petition for Special Exception for Professional Office, in accordance with the site plan, as introduced and accepted into evidence before the Zoning Commissioner, as Petitioner's Exhibit 1, BE AND IS HEREBY GRANTED, from and after the date of this ORDER, subject, however, to the following restrictions:

1. That the Petitioner apply for her building permit, and be granted the same, upon receipt of this Order.
2. That, the Petitioner shall meet all conditions and requirements as delineated by the comments submitted by the Baltimore County Zoning Plan's Advisory Committee, whose report is adopted in its entirety by this Order.
3. That, a detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division, Office of Planning and Zoning, with such plan insuring that the residence bordering the Petitioner's property be appropriately screened from the proposed parking area, on the site, as described in Petitioner's Exhibit 1.

PROTESTANT'S
EXHIBIT 2

Peter S. Lee
1107 Dulany Gate Circle
Cockeysville, Md. 21030

Donald Awalt
1133 DULANEY GATE CIRCLE
COCKEYSVILLE, MD 21030

Woodfin D. Rowe
1125 Dulaney Gate Circle
Cockeysville Md 21030

Henry J. Myers
1105 DULANEY GATE CIRCLE
COCKEYSVILLE MD 21030

Catherine M. Riley
7 Dulaney Gate Circle
Cockeysville Md 21030

Jung C. Cha
1135 Dulaney Gate Circle
Cockeysville MD 21030

Sam M. Clay
7 Dulaney Gate Circle
Cockeysville Md 21030

Linda A. Carter
1102 Dulaney Gate Circle
Cockeysville, Md. 21030

PROTESTANT'S EXHIBIT 3

Donna D. Myers
1105 Dulany Gate Circle
Cockeysville, Md. 21030

Jacqueline H. Aggum
1126 Dulany Gate Circle
Cockeysville, Md. 21030

One M. Rowe
1125 Dulany Gate Circle
Cockeysville, Md. 21030

William J. Douthett
1125 Dulany Gate Circle
Cockeysville, Md. 21030

John J. Whitham
1100 Dulany Gate Circle
Cockeysville, Md. 21030

TRANSFER TAX NOT REQUIRED
William F. Landman
Acting Director of Finance
Per: [Signature]
2-17-79 Authorized Signature 12-19-80

THIS DECLARATION, Made this 16th day of March, 1979, by MACKS AND MACKS, INC., a body corporate of the State of Maryland.

WHEREAS, Macks and Macks, Inc. is the Owner of all that land in the Eleventh Election District of Baltimore County which is shown on three Plats entitled, "First Amended Plat I Dulany Gate, ERK, Jr. 43, Folio 42, 7/25/78 and "First Amended Plat II Dulany Gate, ERK, Jr. 43, Folio 43, 7/25/78.

WHEREAS, Macks and Macks, Inc., for the purpose of creating and maintaining a general scheme of development, desires that the land shown on the above mentioned Plats shall be subject to the covenants, agreements, easements, reservations and restrictions hereinafter set forth; and

WHEREAS, Old Court Savings & Loan, Inc. is the holder of a Mortgage from Macks and Macks, Inc., dated February 14, 1978 and recorded among the Land Records of Baltimore County in Liber ERK, Jr. No. 5855, Folio 704, and joins herein for the purpose of subjecting the lien of said Mortgage to this Declaration.

NOW, THEREFORE, THIS DECLARATION WITNESSETH, That Macks and Macks, Inc. and Old Court Savings & Loan, Inc., for themselves, and their respective successors and assigns, in consideration of the mutual benefits to be derived by them, hereby impose on the land shown on the aforesaid Plats of Dulany Gate which are recorded among the Baltimore County Land Records in ERK, Jr. 43, Folio 42 and ERK, Jr. 43, Folio 43 and each and every lot shown thereon, the following covenants, agreements, easements, reservations and restrictions:

1. All of the aforesaid lots of ground and any buildings or structures of any kind whatsoever, now or hereafter erected thereon, shall be used, occupied and maintained for residential purposes only, except and provided as follows:

(a) Real estate sales, management and construction offices and signs may be erected, maintained and operated thereon and in any building or structure now or hereafter erected thereon, provided such offices and signs are used and operated in connection with the development of said lots or the management, rental, or sale of any part of the premises, or any improvements which may be now or hereafter erected on said lots of ground.

PETITIONER'S EXHIBIT 4

10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty-five (35) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the Owner of the lots has been recorded agreeing to change said covenants in whole or in part.

11. In the event of a violation or an attempt to violate any of the covenants, conditions and restrictions herein, it shall be lawful for any person, persons or entity owning any of the lots or parcels of ground described herein and subject to these restrictions, to prosecute any proceedings at law or in equity against such person, persons or entities violating or attempting to violate such covenants for the purposes of restraining such violation or attempted violation and/or requiring the restoration of said property to conform with these covenants and restrictions.

12. Invalidation of any one of these covenants by Judgment or Court Order shall, in no way, affect any of the other provisions which shall remain in full force and effect.

IT IS FURTHER AGREED, by and between the parties hereto, for themselves, and their respective personal representatives, heirs, successors and assigns, as follows:

A. It is hereby expressly stated and provided that nothing herein contained shall constitute a dedication of any street or road shown on the Plats herein referred to the title to all such streets and roads being hereby expressly reserved to MACKS AND MACKS, INC., nor shall any deed from MACKS AND MACKS, INC., hereafter made, conveying any part of the land included in said tract, be held to convey the title to or to dedicate the bed of any street or road, except where expressly so conveyed or dedicated in the deed.

MACKS AND MACKS, INC., gives and grants to each owner hereafter acquiring title to any of the land included in the said tract the right to such use of streets and roads shown on said Plats or hereafter laid out in said tract as may be necessary for reasonable and convenient ingress and egress to and from the land belonging to such owner, but, subject to such use by said owners, MACKS AND MACKS, INC., expressly reserves to itself, its successors and assigns, the title in fee to both the surface and beds of all streets and roads and the right to use and occupy the same and allow others to do so in any manner that does not materially interfere with said user of ingress and egress; and MACKS AND MACKS, INC., further expressly reserves the right to grade, change the grade of, regrade, modify, change the location of, close or partly close any street or road shown on said Plats or hereafter laid out in said tract; but no change of location or closing shall be made that will prevent reasonable and convenient ingress or egress to and from, or taking any portion of any lot sold or conveyed by MACKS AND MACKS, INC., its successors and assigns prior to such change of location or closing. In addition, MACKS AND MACKS, INC., expressly reserves unto itself, its successors and assigns, the right, at or after the time of grading of any street or any part thereof, to enter upon any abutting lot and grade the portion of such lot adjacent to such street; but shall not be under any obligation or duty to do such grading or to maintain any slope.

Notwithstanding anything herein to the contrary, MACKS AND MACKS, INC., reserves, however, the right to dedicate to public use and the right to convey to any public authorities or to any corporation having power to acquire the same, all its right, title and interest in and to any street or road, shown on said Plats or hereafter laid out in said tract; subject to the rights of property owners as hereinbefore set out.

B. Any or all of the rights and powers (including discretionary powers and rights) herein reserved by or conferred upon said company herein may be assigned or transferred by MACKS AND MACKS, INC., its successors and assigns, to any one or more corporations or associations agreeing to accept and exercise the same, provided such assignment or transfer shall be evidenced by an appropriate instrument recorded among the Land Records of Baltimore County and upon recordation thereof, the Grantee of such rights and powers shall thereupon and thereafter have the right to exercise and perform all the rights and powers reserved by or conferred upon MACKS AND MACKS, INC., by this Deed and Agreement.

WITNESS, the signatures of said bodies corporate, by their duly authorized officers.

ATTEST:
Nancy B. Reisinger
John J. Whitham
MACKS AND MACKS, INC.
Old Court Savings and Loan, Inc.
STATE OF MARYLAND, BALTIMORE COUNTY/CITY, to wit:

I HEREBY CERTIFY, That on this 16th day of March, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Merton J. Macks, who acknowledged himself to be the President of Macks and Macks, Inc., a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing in my presence, the name of the said Corporation by himself as such President.

AS WITNESS, my hand and Notarial Seal.
My commission expires: 7/1/82
STATE OF MARYLAND, BALTIMORE COUNTY/CITY, to wit:

I HEREBY CERTIFY, That on this 16th day of March, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Billy P. Cuzzart, who acknowledged himself to be the President of Old Court Savings & Loan, Inc., and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the said Corporation by himself as such President.

AS WITNESS, my hand and Notarial Seal.
My commission expires: 7/1/82

Rec'd for record MAR 30 1979 at 11 A.M.
Per Elmer A. Kahline, Jr., Clerk
Mail to [Address]
Receipt No. 17102

IN RE:
Petition Special Exception
N.E. corner of Dulany Gate Circle
and Dulany Woods Road
8th Election District
VENICE KAREN PATRANKS
: BEFORE THE
: ZONING COMMISSIONER
: COUNTY BOARD
: OF APPEALS
: Case #: 84-23-X

ORDER

Upon agreement of all parties and stipulation and adoption of the Findings of Fact and Conclusions of Law of the Zoning Commissioner of Baltimore County as the Findings of Fact and Conclusions of Law of this Board, IT IS ORDERED this _____ day of April, 1984, the Petition for Special Exception for Professional Office, in accordance with the site plan, as introduced and accepted into evidence before the Zoning Commissioner, as Petitioner's Exhibit 1, BE AID IS HEREBY GRANTED, from and after the date of this ORDER, subject, however, to the following restrictions:

1. That the Petitioner apply for her building permit, and be granted the same, upon receipt of this Order.
2. That, the Petitioner shall meet all conditions and requirements as delineated by the comments submitted by the Baltimore County Zoning Plan's Advisory Committee, whose report is adopted in its entirety by this Order.
3. That, a detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division, Office of Planning and Zoning, with such plan insuring that the residence bordering the Petitioner's property be appropriately screened from the proposed parking area, on the site, as described in Petitioner's Exhibit 1.

temporarily or permanently, nor shall any building of a temporary character be permitted to be used for a place of abode.

6. No building, fence, wall, sign, tank or structure of any kind shall be constructed, erected or maintained on any of said lots nor shall any addition to (including awnings and screenings) or change or alteration therein (including any retreatment of painting or otherwise of any exterior part thereof) be made until plans and specifications in duplicate, showing the nature, kind, shape, height, color, materials, locations and approximate cost of such building, fence, wall, sign, tank, structure, addition, change or alteration shall have been submitted to and approved in writing by Macks and Macks, Inc., its successors and assigns, who shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesirable, whether based on aesthetic or other reasons. In so passing upon such plans and specifications, it shall have the right to take into consideration the use and suitability of all the proposed building, fence, wall, sign, tank, structure, addition, change or alteration, the location thereof, the materials of which it is to be built or made, and the color and design thereof, with relation to the site upon which it is proposed to erect or keep the same, harmony with its surroundings and the effect on the outlook from adjacent or neighboring property.

7. SETBACK AREAS:

(a) No portion of any building, except open porches, bay windows and steps attached to a dwelling, shall be erected or permitted within the front and/or side street setback areas provided for on the plats herein referred to, or any amendment to or re-subdivision thereof.

(b) An encroachment into the aforesaid setback areas of not more than twelve (12) inches shall not constitute a violation of this restriction.

8. No dwelling shall be permitted on any lot, the construction cost of which is less than twenty-five thousand dollars (\$25,000.00), based upon cost levels prevailing on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than six hundred (600) square feet for the two-story or Cape Cod-type dwellings, nor less than seven hundred (700) square feet for a one-story or ranch type dwelling. For a split level dwelling, the ground cover area shall be not less than six hundred (600) square feet, and for split level dwellings containing an integral garage, the ground cover area shall not be less than seven hundred (700) square feet, exclusive of the area covered by the garage.

9. Macks and Macks, Inc., its successors and assigns, hereby expressly reserves unto itself, its successors and assigns, easements along the rear and side lot lines of all of said lots, as said lot lines are shown on said plats heretofore referred to, or on any amendment to or re-subdivision thereof, for the purpose of proper surface water drainage, and for the installation and maintenance of sanitary and storm water sewers, poles for electric power and telephone lines, lines for water and for other utilities, and for such alterations of the contour of the land as may be necessary or desirable to effect surface drainage, and to grant said easements to any person, firm or corporation, private or municipal, to erect and maintain public utilities in or upon said strips.

4. That, the Petitioner shall be permitted one sign, not to exceed eight (8) inches by eighteen (18) inches, that can be lighted during office hours only and shall be attached to the light post near the entrance to the office.

5. That, the approved use shall accrue solely to the benefit of the Petitioner and to no other person; no other dentist may be part of or included in the use approved herein, and this prohibition shall include the Petitioner's husband, who shall be excluded from joining the Petitioner in the approved use. The Petitioner may employ one professional associate, who may be another dentist, and no more than two other non-resident employees. In the event that the Petitioner elects to sell the property to another person, the only business use that can be continued on this premises is a dental office, and the new party shall be required to file for special exception, as did the Petitioner.

6. That, the approved use shall be limited to Monday, Tuesday and Friday, from 9:00 A.M. through 5:00 P.M.; Thursday from 1:00 P.M. through 9:00 P.M.; Saturday 9:00 A.M. through 12:00 P.M.; and on Wednesday, for one year, beginning on October 1, 1984 until September 30, 1985, from 9:00 A.M. through 12:00 P.M. and thereafter from 9:00 A.M. through 5:00 P.M. The Petitioner may utilize these hours permitted as she deems appropriate; she may contract these hours, but she can not expand them at any time.

7. That, the Petitioner shall be limited to the above office hours and accept patients by appointment only, except

for legitimate emergencies, that require immediate attention. Such emergencies may be accepted at any time, regardless of the hours stated above.

ACCEPTED AS TO FORM

DAVID J. FRIEDLER, JR.
ROBERT W. CANNON

IN RE: : BEFORE THE
Petition Special Exception : ZONING COMMISSIONER
N.E. corner of Dulany Gate Circle :
and Dulany Woods Road : COUNTY BOARD
8th Election District : OF APPEALS
: Case #: 84-23-X

ORDER

Upon agreement of all parties and stipulation and adoption of the Findings of Fact and Conclusions of Law of the Zoning Commissioner of Baltimore County as the Findings of Fact and Conclusions of Law of this Board, IT IS ORDERED this _____ day of April, 1984, the Petition for Special Exception for Professional Office, in accordance with the site plan, as introduced and accepted into evidence before the Zoning Commissioner, as Petitioner's Exhibit 1, BE AND IS HEREBY GRANTED, from and after the date of this ORDER, subject, however, to the following restrictions:

1. That the Petitioner apply for her building permit, and be granted the same, upon receipt of this Order.
2. That, the Petitioner shall meet all conditions and requirements as delineated by the comments submitted by the Baltimore County Zoning Plan's Advisory Committee, whose report is adopted in its entirety by this Order.
3. That, a detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division, Office of Planning and Zoning, with such plan insuring that the residence bordering the Petitioner's property be appropriately screened from the proposed parking area, on the site, as described in Petitioner's Exhibit 1.

4. That, the Petitioner shall be permitted one sign, not to exceed eight (8) inches by eighteen (18) inches, that can be lighted during office hours only and shall be attached to the light post near the entrance to the office.

5. That, the approved use shall accrue solely to the benefit of the Petitioner and to no other person; no other dentist may be part of or included in the use approved herein, and this prohibition shall include the Petitioner's husband, who shall be excluded from joining the Petitioner in the approved use. The Petitioner may employ one professional associate, who may be another dentist, and no more than two other non-resident employees. In the event that the Petitioner elects to sell the property to another person, the only business use that can be continued on this premises is a dental office, and the new party shall be required to file for special exception, as did the Petitioner.

6. That, the approved use shall be limited to Monday, Tuesday and Friday, from 9:00 A.M. through 5:00 P.M.; Thursday from 1:00 P.M. through 9:00 P.M.; Saturday 9:00 A.M. through 12:00 P.M.; and on Wednesday, for one year, beginning on October 1, 1984 until September 30, 1985, from 9:00 A.M. through 12:00 P.M. and thereafter from 9:00 A.M. through 5:00 P.M. The Petitioner may utilize these hours permitted as she deems appropriate; she may contract these hours, but she can not expand them at any time.

7. That, the Petitioner shall be limited to the above office hours and accept patients by appointment only, except

for legitimate emergencies, that require immediate attention. Such emergencies may be accepted at any time, regardless of the hours stated above.

ACCEPTED AS TO FORM

DAVID J. FRIEDLER, JR.
ROBERT W. CANNON

COUNTY BOARD OF APPEALS
MAY 24 1984

IN RE: PETITION SPECIAL EXCEPTION : BEFORE THE
NE/corner of Dulany Gate Circle : ZONING COMMISSIONER
and Dulany Woods Road : OF BALTIMORE COUNTY
8th Election District :
Venice Karen Paterakis, : Case No. 84-23-X
Petitioner :

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to have a dental office in her residence which is located in a D.R.1 Zone, as is more particularly described in her site plan marked Petitioner's Exhibit 1.

The Petitioner appeared and testified, and was represented by counsel. Also testifying for the Petitioner were Dr. Worthington Ewell, Richard Williams, and Frederick Klaus. Approximately 14 Protestants appeared, two testified. The Protestants were represented by counsel, who was also a Protestant. The Protestants also introduced into evidence petitions, signed by neighbors and residents of the community, against the proposed special exception, Protestants' Exhibit 2. The hearing was held on September 6, 1983 and was continued on October 6, 1983.

The Petitioner testified that she and her husband, both dentists, have lived in their home approximately two years and have made it their primary residence. The Petitioner graduated from dental school in 1981, and since being admitted to practice has worked at a dental clinic in Baltimore City and assisted another dentist who required help in his practice. The Petitioner purchased her home with the stated idea of being able to convert a part of her home into professional offices enabling her to begin a private practice of family dentistry. The home she and her husband purchased, and the subject of her special exception here, was the size and type she needed to allow for partial conversion while remaining as their principal residence. She wants to utilize the former garage space which she

had converted for her dental office. The Petitioner's husband has his dental office elsewhere and is not joining with the Petitioner in the practice of dentistry. Indeed, the Petitioner has testified that her husband, a specialist, could not join with her, a family practitioner, in the practice of dentistry. It would, she testified, be incompatible. At the time the Petitioner and her husband purchased the home, it was not necessary to have a special exception to have an office in a home but was a matter of right, and the home was designed with the conversion from garage to office space. The Petitioner also purchased dental equipment to install in the converted space. After purchasing the home, the zoning regulations were changed and a special exception is now necessary to do what the Petitioner proposes.

The Petitioner testified that she would initially, if the special exception was to be granted, have office hours Monday, Wednesday, and Friday, 9:00 a.m. to 5:00 p.m.; Tuesday and Thursday evenings, 6:00 p.m. to 9:00 p.m.; and Saturday, 9:00 a.m. to 1:00 p.m. If the practice develops successfully, the Petitioner would expand upon those hours to Monday, Tuesday, Wednesday, and Friday, 9:00 a.m. to 5:00 p.m.; Thursday, 1:00 p.m. to 9:00 p.m.; and Saturday, 9:00 a.m. to 1:00 p.m. At first, she plans to employ one person who would serve as a dental assistant and receptionist. If successful, she would employ one hygienist, one receptionist, and one dental assistant. Of course, if granted, the special exception would be limited to a maximum of three persons.

The Petitioner acknowledged that there would be parking for four automobiles on the property. She also acknowledged that she plans one chair at the beginning, with expansion to three chairs within five to seven years. The Petitioner also testified that other modifications were made to the house to allow for the expected office.

Testifying for the Petitioner was Dr. Ewell, a structural engineer, and an expert in traffic engineering, who stated that he conducted a traffic study of the

area and concluded that the proposed dental office would neither create congestion in the roads, streets, or alleys of the neighborhood, nor interfere with transportation or other public requirements. He testified that the streets will never be heavily travelled, even when the approximately 50 homes not finished are sold and occupied. His conclusion was based on the Petitioner's testimony that she would have one patient scheduled every 30 to 45 minutes and a traffic count he supervised, as well as traffic projections for the area. Dr. Ewell testified that based on his professional experience, it would be his opinion that the proposed office would have no negative impact on the neighborhood, traffic, or otherwise.

Also testifying for the Petitioner was Mr. Williams, who is a design and planning consultant, who prepared the site plan marked as Petitioner's Exhibit 1. Mr. Williams had prepared the plans for the development of which the Petitioner's home is a part. Mr. Williams testified that if approved, the proposed office would meet all requirements dictated by the zoning regulations. It was his opinion that the proposed office would not have any adverse impact on the neighborhood. He testified that, based on his experience, and his intimate familiarity with the development and neighborhood, the office would not impact negatively.

In addition, Mr. Klaus, a real estate appraiser and consultant, testified for the Petitioner. Mr. Klaus, an expert, testified that in his opinion, after inspecting the neighborhood and the Petitioner's property to refresh his memory, and based on his knowledge of the area, the values of the properties in the area of the Petitioner's property would not be adversely impacted if a dental office was allowed. Therefore, he testified, be no detrimental effect and property values would not deteriorate. Further, he testified that if all economic factors to be considered were stable, he would expect property values to increase at the rate of 8% per year until the "saturation level" was reached, and this would be true with or without a dental office in the Petitioner's home. Indeed, he opined, the Petitioner might be

the only property owner to suffer if, when ready to sell, she could not find a potential buyer who wanted the modifications made in her home. This would not impact on values elsewhere.

Two of the Protestants testified in opposition. Henry Myers, president of the community association, testified that 80% to 90% of the neighborhood was in opposition to the proposed special exception, and submitted Protestants' Exhibit 2, petitions signed by those in opposition. He disagreed with Dr. Ewell's conclusions and stated there most definitely would be traffic congestion and resultant safety problems for children in the neighborhood if the special exception was allowed. For support of his contentions, and the contentions of the association he represents, Mr. Myers introduced various photographs of automobiles parked in the neighborhood which he contends prove the congestion now and which portend the traffic problems of the future when the remainder of the development is finished and homes occupied. His photographs also illustrate the numbers of children which live there and concludes that with the increased traffic, the safety of the children will be adversely effected. Whether this cause and effect will result from a dental office in their midst or the normal completion of development and resulting occupied homes was not explained. Mr. Myers did not do a traffic count. Mr. Myers admitted that during the week, at any time during the day, there would be two or three automobiles parked on the streets in the vicinity of the Petitioner's home. Traffic flow would increase on weekends as compared with weekday traffic.

Also testifying for the Protestants was William Savitsky, a resident of the community and a member of the association, who has lived there for four years and labored himself as an "expert" as a result of his tenure. He agrees with Mr. Myers and contends that the traffic generated by the dental office will impede the present traffic flow, and with the expected increase resulting from the completion of the development will cause increased danger to children in the neighborhood.

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The Petitioner seeks approval pursuant to Sections 1801.1C.9B. and 502.1 of the Baltimore County Zoning Regulations (BCZR) for her office.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioner should be granted, with certain restrictions as set forth below.

Special Exceptions are conditionally permitted uses which are legislatively determined to be consistent with the public interest if certain standards are met. Such uses are permitted absent any fact or circumstance negating the presumption that the proposed use is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 432 A.2d 1319 (1981). It is clear that the zoning regulations permit a dentist's office within a primary residence of that professional person as a use permitted by special exception. It is equally clear that the proposed use would not be detrimental to the primary residential uses in the vicinity of the proposed office.

There is a strong presumption of the correctness of original zoning and of comprehensive zoning. See Howard County v. Dorsey, 438 A.2d 1339 (1982). There is the presumption of validity that must be accepted. See Johnson and Wales College v. DiPietro, 448 A.2d 1271 (R.I., 1982). The County Council has pursuant to its legislative duties enacted regulations that delineate permitted uses in various zones, either as a matter of right or by special exception. One of those permitted by special exception is that which is the subject herein. Interpretation of the zoning regulations requires that the restrictive language contained therein be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingman Township, 440 A.2d 128 (Pa. Cmwlth., 1982). When language of an ordinance is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Monroney v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

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An applicant for a special exception has both the duty of presenting evidence and the burden of persuading the Zoning Commissioner that the proposal is in compliance with all of the objective requirements of the regulations, specifically Section 502.1. If the objective requirements are met, it then becomes the protestants' duty to present evidence and persuade the Zoning Commissioner that the proposed use will either conflict with the general policy standards of the regulations or will have a detrimental impact on the public health, safety, and welfare. Schultz, supra. The applicant here has presented testimony that clearly demonstrates that her use will meet the standards delineated in Section 502.1. The Protestants have conversely failed to show that the use would be conducted with real detriment to the neighborhood and would actually adversely affect the public interest.

The Court of Appeals in Schultz, supra, has declared that the standard of review to be used when determining an adverse effect is whether the proposed use would "have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone". The facts and circumstances of this petition do not show that the office at the particular location proposed for its use by the Petitioner would have any adverse effect above and beyond those inherently associated with such a special exception use irrespective of its location within a D.R.1 Zone. What the Zoning Commissioner must consider is whether the use contemplated by this petition would have any adverse effects other than those adverse effects that would be caused by the existence of a dental office in the primary residence of the professional person proposing the use meeting the applicable standards in any other part of the D.R.1 Zone. The answer is that there is none.

Testimony was uncontroverted that property values will not deteriorate or growth potential stunted by a professional office in a primary residence in this

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development; testimony was to the contrary, and summarized above. Testimony which was contested involved potential traffic congestion. Expert testimony was presented by the Petitioner and none by the Protestants. Although the experience of the Protestants living in the community with current traffic trends, and their expectations of future traffic growth with the completion of the development, is important when considering the potential impact of the dental practice on traffic congestion, the qualifications of Dr. Ewell clearly indicate how and why he concluded that there would be little or no impact. The opinions and/or conclusions of witnesses must be measured by the soundness of their underlying reasons or facts. Surkovich v. Doh, 265 A.2d 447 (1970). Dr. Ewell's opinion, based on his qualifications and the pertinent special exception criteria as testified to, is both substantial and strong. Coppolino v. County Bd. of Appeals of Baltimore County, 328 A.2d 55 (1974). His testimony has probative force constituting more than a mere "scintilla" of evidence, his conclusion sound based on the reasons and facts presented. Dundalk Holding Co. v. Horn, 266 Md. 280 (1972).

The Protestants disagreed with the conclusions given by Dr. Ewell, and argue that traffic will increase. Yes, traffic will increase, but it would seem obvious from all of the evidence and testimony that the increase to the extent feared will result from the completion of the development rather than from the proposed use. Certainly, however, no matter how much one empathizes with the Protestants' fear, the fact remains that no testimony was adduced by them to prove that the proposed use would cause any greater traffic problem in their neighborhood than is presently caused by those similar uses found elsewhere within a D.R.1 Zone. This is a most difficult burden and the Protestants have not met it.

Pursuant to the advertisement, posting of the property, and public hearing held and it appearing that by reason of the requirements of Section 502.1 of the zoning regulations having been met and the health, safety, and general welfare of

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the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of October, 1983, that the Petition for Special Exception for a professional office in accordance with the site plan as introduced and accepted into evidence as Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for her building permit, and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that her proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall meet all conditions and requirements as delineated by the comments submitted by the Baltimore County Zoning Plans Advisory Committee, whose report is adopted in its entirety by this Order.
3. A detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division, Office of Planning and Zoning, with such plan insuring that the residences bordering the Petitioner's property be appropriately screened from the proposed parking area on the site, as described on Petitioner's Exhibit 1.
4. The Petitioner will be permitted one sign, not to exceed one square foot in area, for professional purposes attached to the home or office area, but not to be freestanding, on said property.
5. The approved use shall accrue solely to the benefit of the Petitioner and to no other person; no other dentist may be part of or included in the use approved herein, and this prohibition shall include the Petitioner's husband who shall be excluded from joining the Petitioner in the approved use. The Petitioner may employ one professional associate and no more than two other non-resident employees.
6. The approved use shall be limited to Monday, Tuesday, Wednesday, and Friday, 9:00 a.m. to 5:00 p.m.; Thursday, 1:00 p.m. to 3:00 p.m.; and Saturday, 9:00 a.m. to 1:00 p.m. No other hours shall be permitted. The Petitioner may utilize these hours permitted as she deems appropriate; she may contract these hours but she cannot expand them at any time.

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7. The Petitioner shall be limited to the above office hours and shall accept patients by appointment only, except for legitimate emergencies that require immediate attention. Such emergencies may be accepted at any time regardless of the hours permitted above.

Arnold Jablon
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-73-X
SUBJECT: Venice Karen Paterakis

Date: July 1, 1983

If granted, it is requested that the order be conditioned to require a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development.

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

NEG:JGH:slc

cc: Shirley Hess
Arlene January

Development Design Group, Ltd.
Rising E. Inc.
Suite 100
1107 Kettering Drive
Towson, Maryland 21204

Richard E. W. President
Walter E. Vice President
L. J. Secretary

361 428-6727

February 12, 1983

DESCRIPTION OF THE PARCEL ADDRESSED
ON THE "PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR A DENTAL OFFICE
IN A HOME"

Being all that parcel of ground situated and lying in Baltimore County, State of Maryland designated as Lot 11 Block 0 on the subdivision plat entitled "First Amended Plat One, Dulaney Gate" recorded among the Land Records of Baltimore County in Plat Book F.W.M., Jr. 42 Page 40. Said lot being located at the N.E. corner of Dulaney Gate Circle and Dulaney Woods Road as shown on the aforementioned plat.



PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Dulaney Gate Circle and Dulaney Woods Road
DATE & TIME: Wednesday, September 7, 1983 at 11:00 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 dental office(s) in owner's primary residence

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

Being the property of Venice Karen Paterakis, as shown on plat plan filed in the Zoning Department.

Hearing Date: Wednesday, September 7, 1983 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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BY John P. Langley

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