

We oppose any change from present zoning.

Definition of office: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME Carl Jun
ADDRESS 3427 Terrapin Rd

LEON AWWER.

We oppose any change from present zoning.

Definition of office: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

S.A.
NAME Shirley Awner
ADDRESS 3429 Terrapin Rd

SHIPLEE AOWNER

We oppose any change from present zoning.

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NAME Miss Charlotte Kender
ADDRESS 3429 Terrapin Rd.

We oppose any change from present zoning.

Definition of office: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood. *EX*

NAME David J. Barker
ADDRESS 3429 TERRAPIN RD. 21208

DAVID J. KESSLER

We oppose any change from present zoning.

NAME Hunter J Kender
ADDRESS 3419 Corrajo Rd

We oppose any change from present zoning.

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NAME Isabel Pondfield
ADDRESS 7913 STEVENSON RD

We oppose any change from present zoning.

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NAME Carol Pinkfield
ADDRESS 7913 Stevenson Rd

We oppose any change from present zoning.

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NAME E. J. [Signature] - P. 128 N
ADDRESS 7914 Stevens St.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

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NAME Alvin B. Ruen
ADDRESS 7714 Stevenson Rd.

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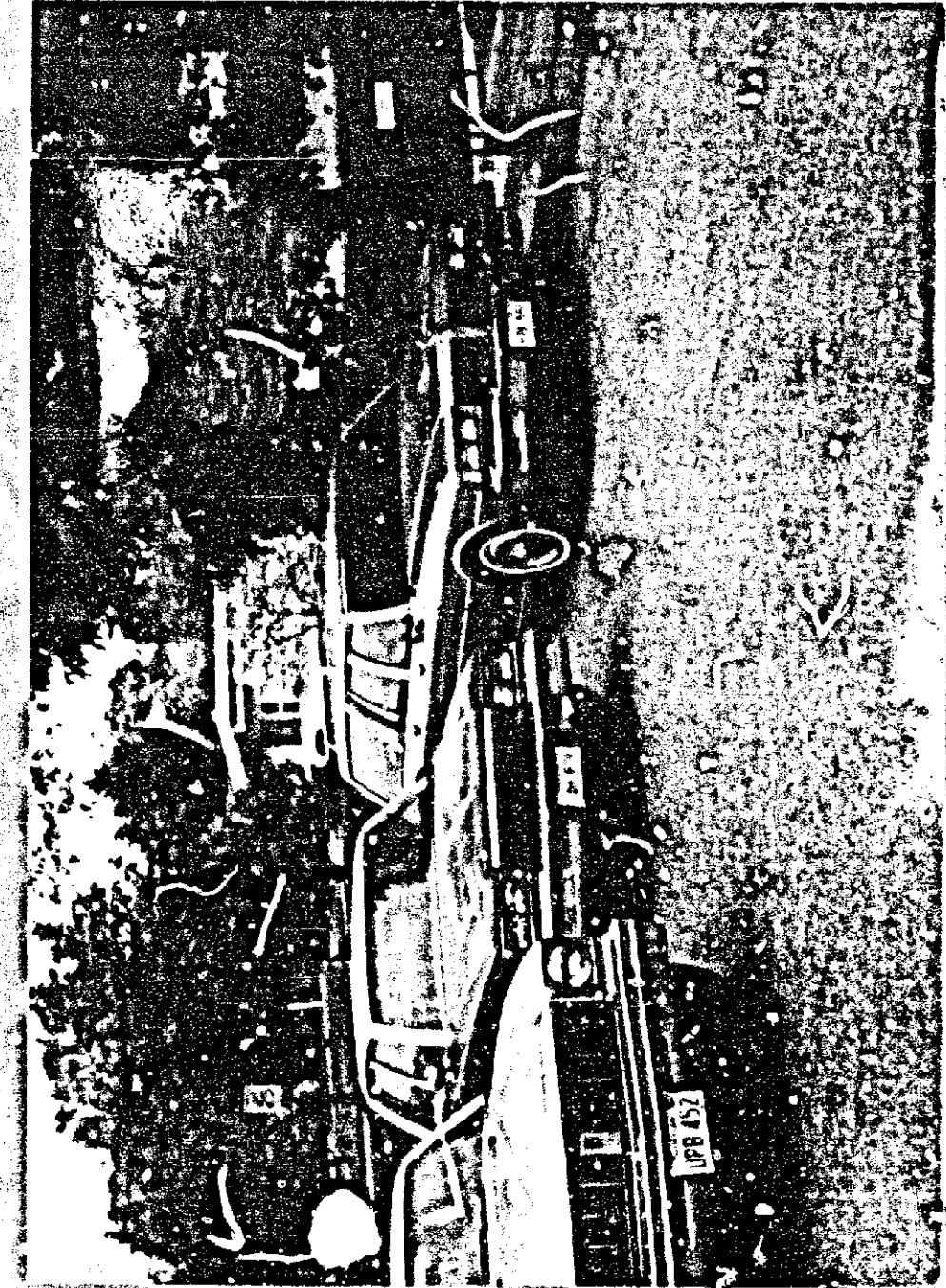
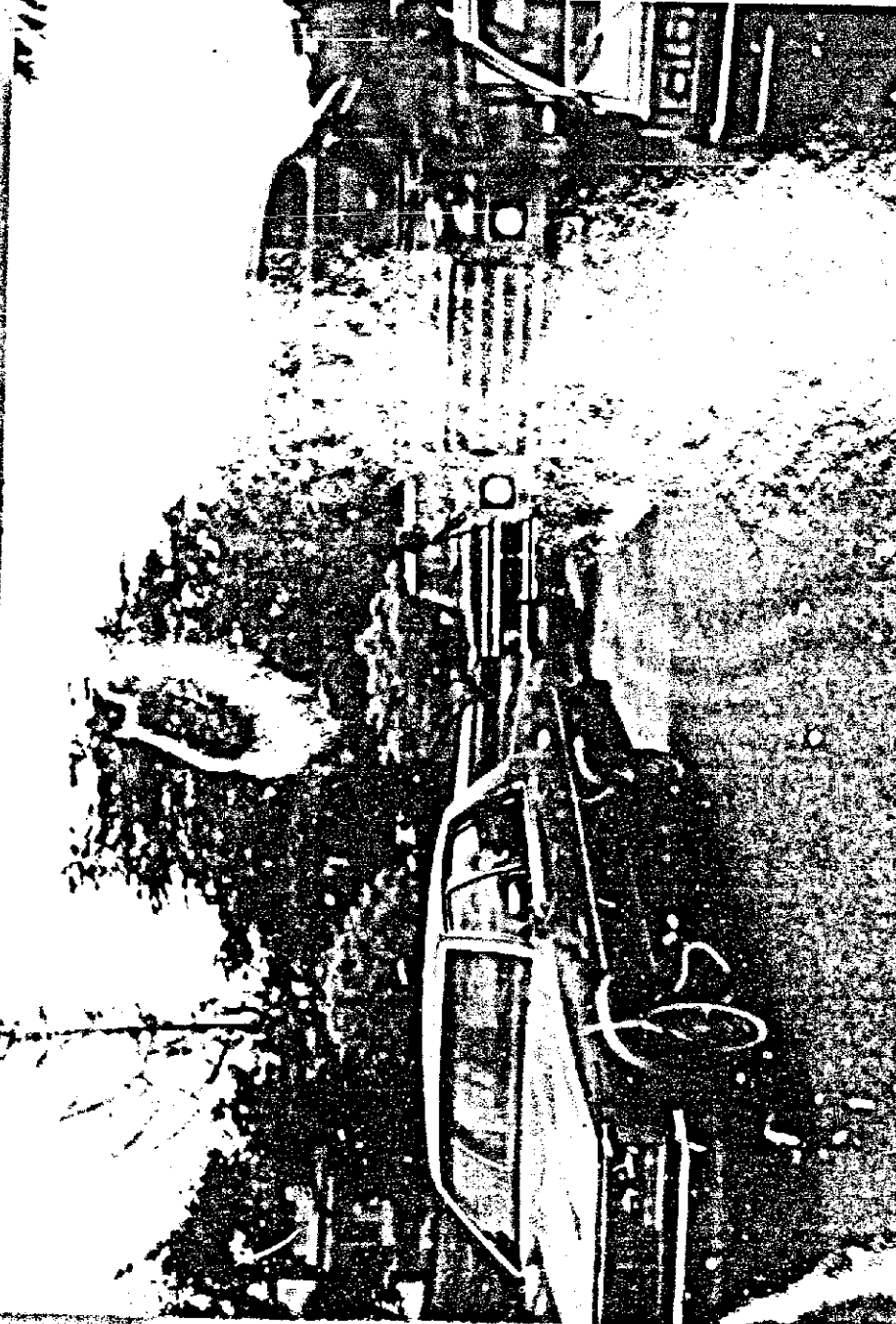
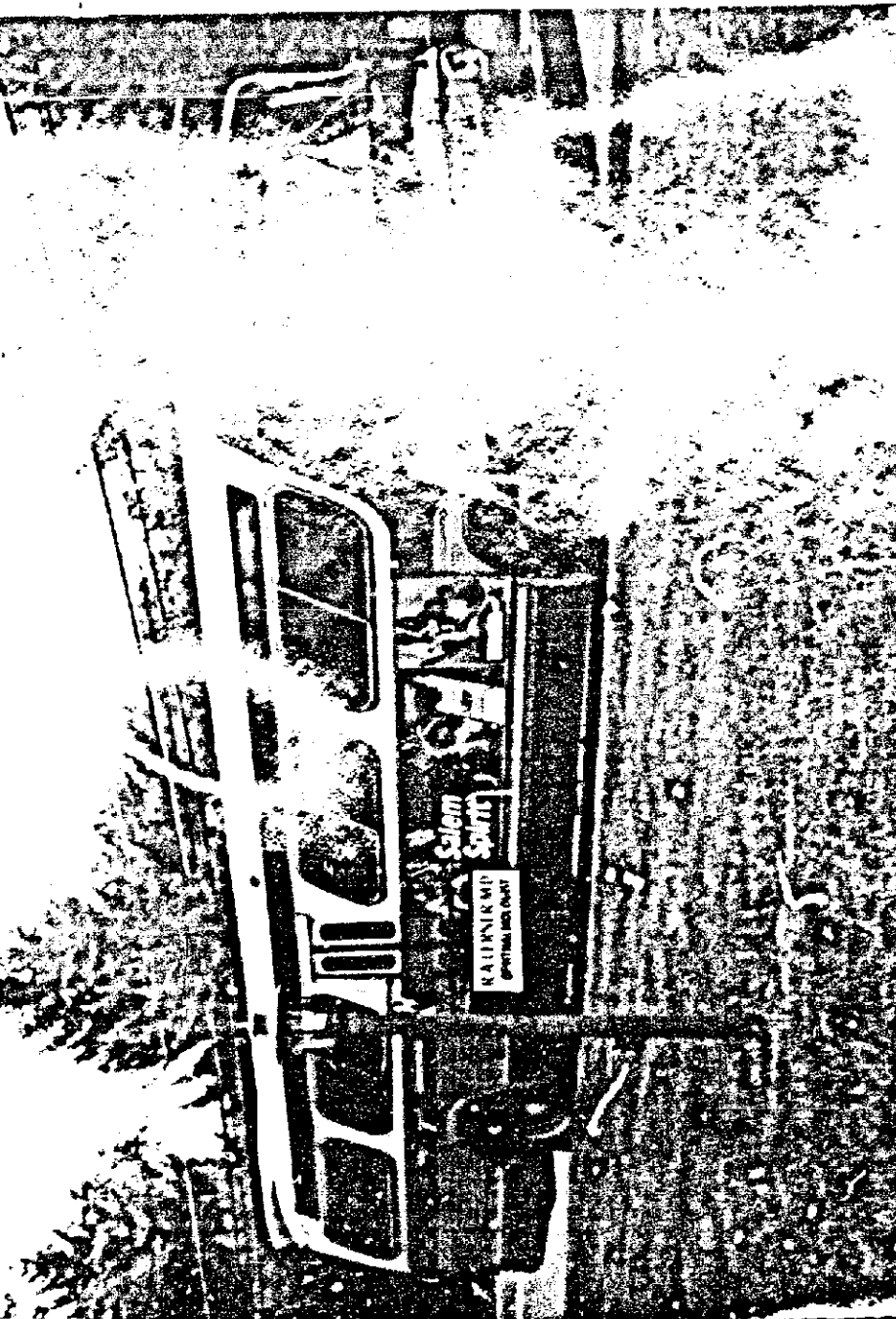
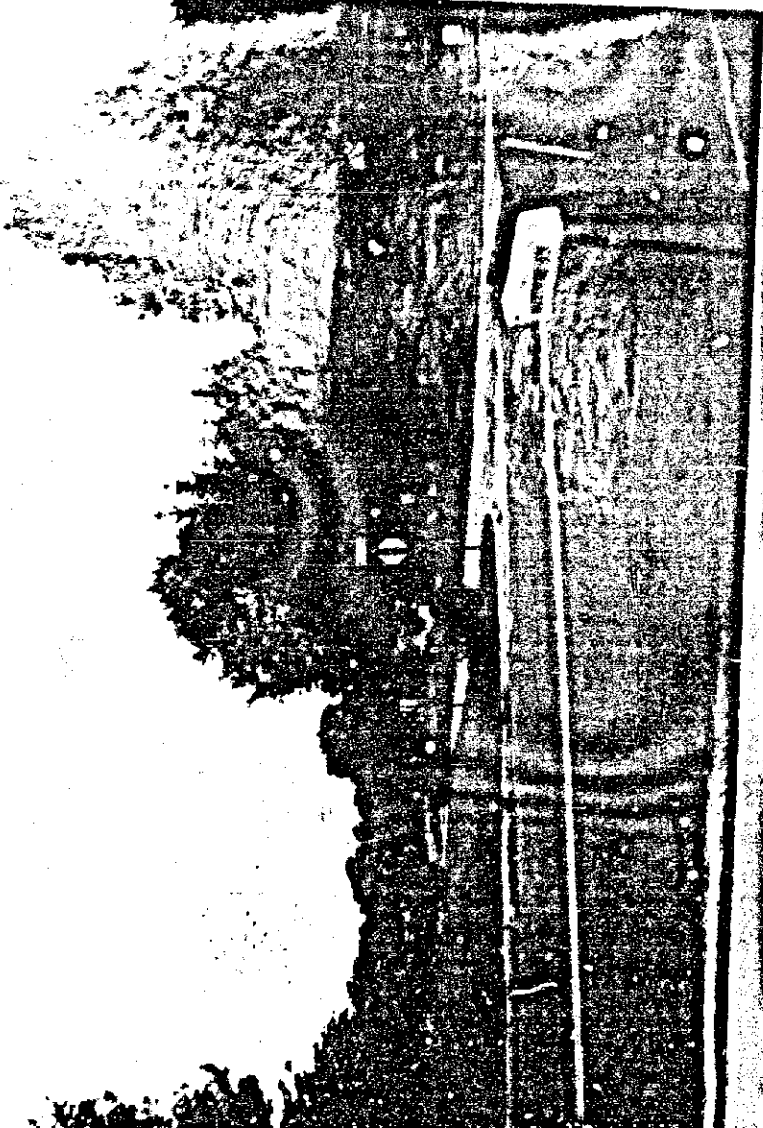
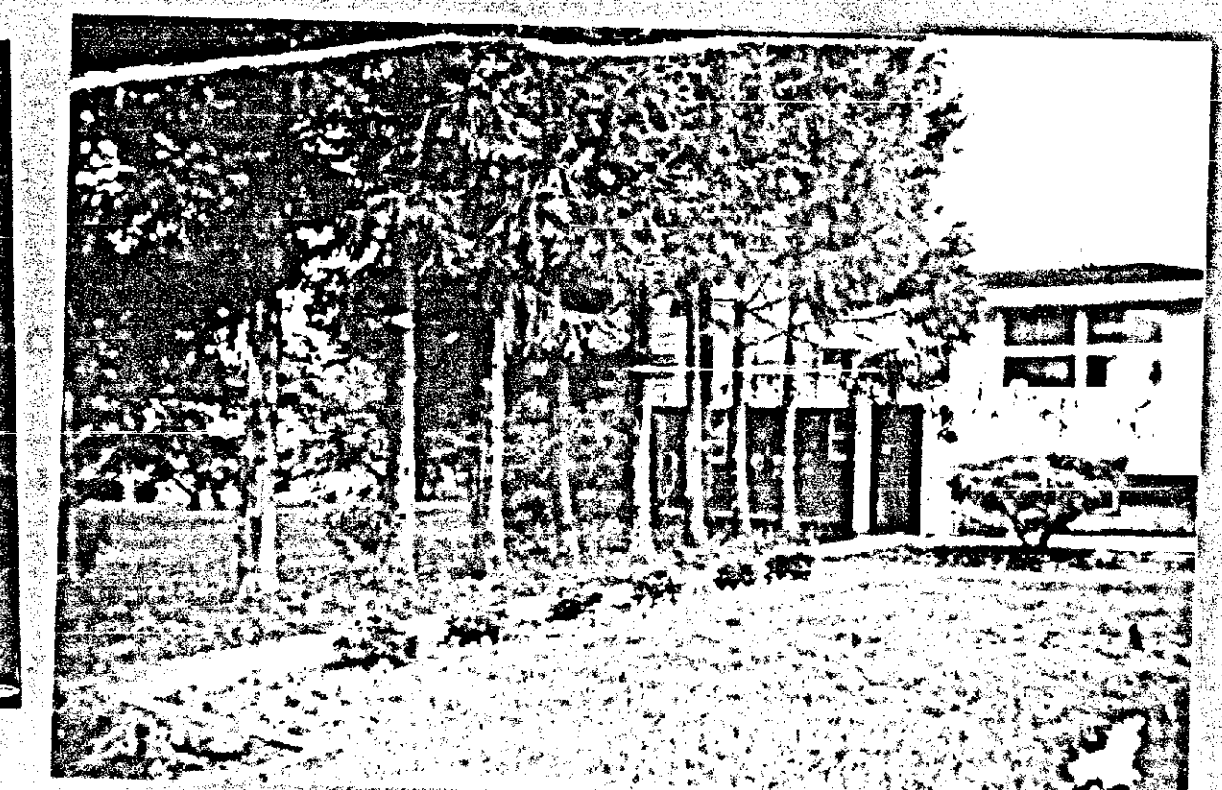
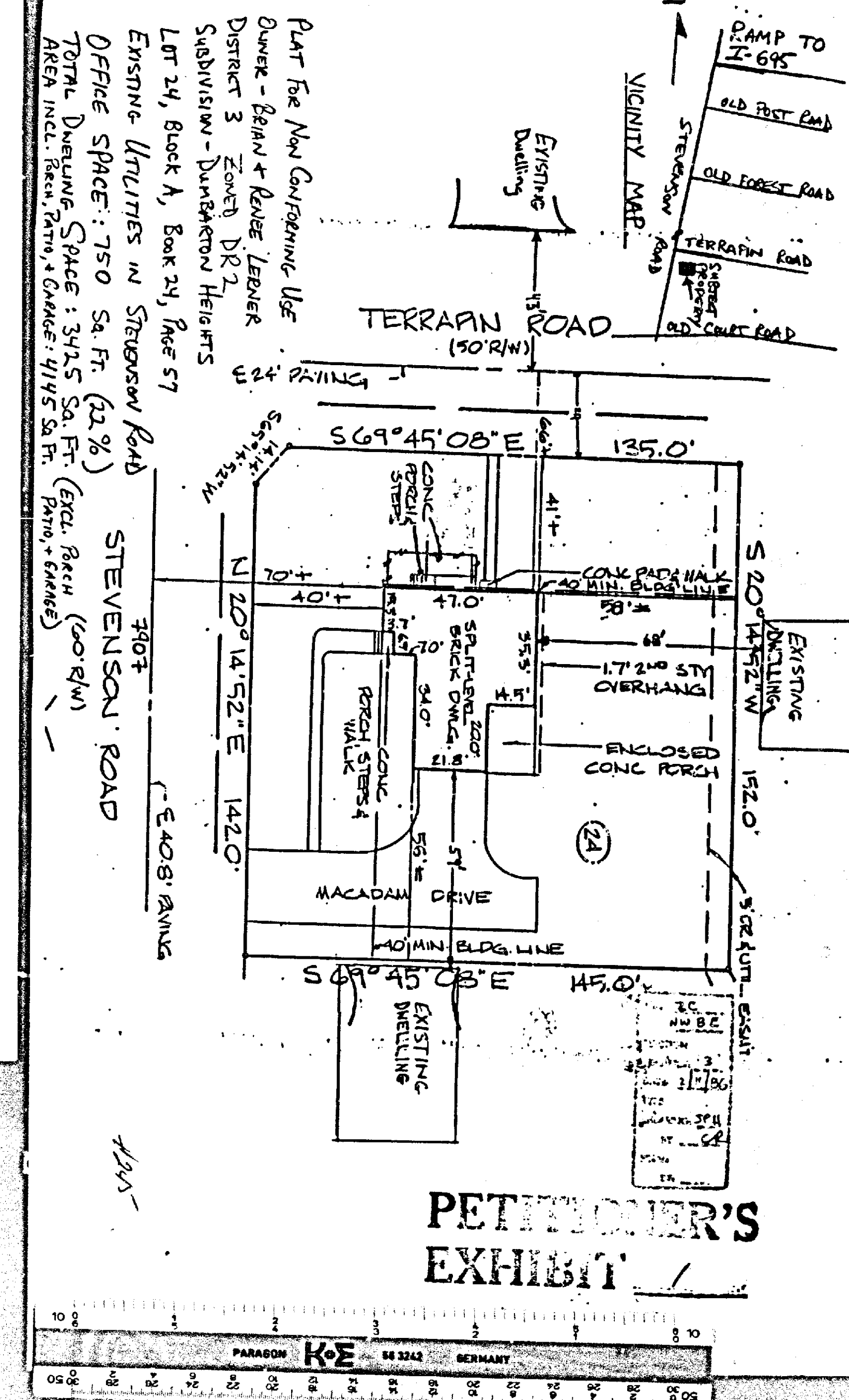
NAME Grace Louise Thelen
ADDRESS 7905 Stevenson Rd.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

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NAME Stephen Thaler
ADDRESS 7905 Midway Road 21208



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

1. The subject site is an active zoning violation case. When Item No. 245 is scheduled for a hearing please notify:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arlene January Date: February 12, 1985
FROM: James Thompson
Case No. C-85-598
SUBJECT: 7907 Stevenson Road
Item No. 245

At present, the subject site is an active zoning violation case. When Item No. 245 is scheduled for a hearing please notify:

Greg Lardieri
401 Washington Avenue, Suite 502
Towson, Maryland 21204

Our office will withhold taking further action pending the results of the special hearing.

JHT:ech

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director
TO: Office of Planning and Zoning Date: May 1, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-307-SpH

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director
TO: Office of Planning and Zoning Date: May 1, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-307-SpH

In view of the subject of this petition, this office offers no comment.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

Case No. 85-307-SpH

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 day of April, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Brian C. Lerner, M.D., et ux
Attorney: Robert H. Wolf, Esquire
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1985

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

000
Nicholas B. Commodari
Chairman

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

Robert H. Wolf, Esquire
Alperstein & Diener, P.A.
605-610 Court Square Building
Baltimore, Maryland 21202

RE: Item No. 245 - Case No. 85-307-SpH
Petitioner - Brian Craig Lerner, M.D. et ux
Special Hearing Petition

Dear Mr. Wolf:

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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

March 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #245 (1984-1985)
Property Owner: Brian C. Lerner, et ux
S/E cor. Stevenson Rd. & Terrapin Rd.
Acres: 149/152 x 142/145
District: 3rd

Dear Mr. Jablon:

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 Comments:

Since no public improvements are affected, this office has no comment.

Very truly yours,

James A. Boser
Chief
Bureau of Public Services

JAM:EAM:PMO:iss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 19, 1985

Re: Zoning Advisory Meeting of FEB 24, 1985
Item # 245
Property Owner: BRIAN C. LERNER, ET UX
Location: S/E COR. STEVENSON RD. & TERRAPIN RD.

Dear Mr. Jablon:

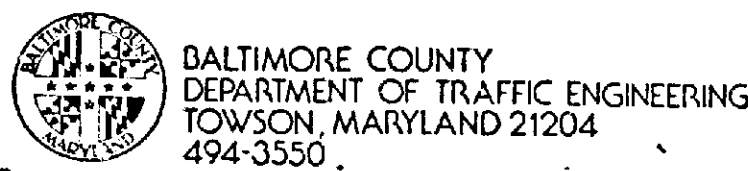
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/15/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 1/8-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 1/8-79, and its condition. Traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

C: James Howell

Eugene A. Boser
Chief, Current Planning and Development

APR 9 1985



STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 238,240,241,242,243,244,245,246,247 ZAC-Meeting of February 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

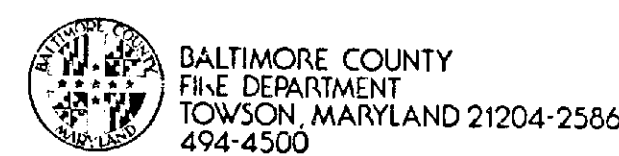
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 238, 240, 241, 242, 243, 244, 245, 246, and 247.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem



PAUL H. REINCKE
CHIEF

March 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Brian C. Lerner, et ux

Location: SE/Cor. Stevenson Rd. and Terrapin Rd.

Item No.: 245 Zoning Agenda: Meeting of 2/26/85

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

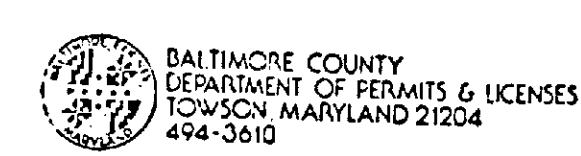
(X) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



VED ZATSKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 14, 1985

Dear Mr. Jablon:

Comments on Item #245 Zoning Advisory Committee Meeting are as follows:
Property Owner: Brian C. Lerner, et ux
Location: SE/Cor. Stevenson Road and Terrapin Road
Existing Zoning: D.R. 2
Proposed Zoning: Special hearing to approve a legal existing non-conforming use as a physician's office.

Address: 149/152 x 142/145
District: 3rd.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code; and other applicable Codes.

(X) A building/ & other/ permit 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. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) 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" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 402, Line 2, Section 1407 and Table 1402, also Section 503.2.

() Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

(X) 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. Change from R-3 (Residential) to mixed uses, "R-3 and B-Business".

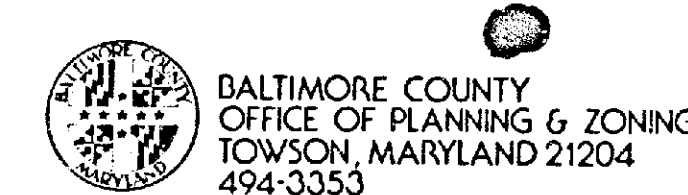
() Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer certify to can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

() Comments - alterations required to comply. See Section 1405.6.3 of the 1981 Edition of B.O.C.A. The Baltimore County Building Code.

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

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review



ARNOLD JABLON
ZONING COMMISSIONER

June 21, 1984

A. Jerome Diener, Esquire
Alperstein & Diener, P.A.
Suite 607-610
Court Square Building
Calvert & Lexington Streets
Baltimore, Maryland 21202

RE: Doctor's Office in Residence
7907 Stevenson Road -
3rd Election District

Dear Mr. Diener:

Reference is made to your letter of May 30, 1984 requesting information as to the continued use of a portion of a dwelling for a doctor's office at the subject location.

Notwithstanding the fact that the Baltimore County Zoning Regulations pertaining to offices in residences presently requires a special exception (public hearing), this office will accept your letter as prima facie evidence of a nonconforming use. In the event the use is challenged at any time in the future, it will be the responsibility of the owner of the property to provide proof of the nonconforming use as well as factual information indicating that said use has not changed or ceased for a period of more than one (1) year.

I am returning the Affidavits received along with your letter which could be of value to you at some future date.

Very truly yours,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:JED:mr

cc: Mr. James E. Dyer
Zoning Supervisor

PETITIONER'S
EXHIBIT 2

Located on the S/E Corner of Stevenson Road and Terrapin Road. BEING known and designated as Lot No. 24, Block A; as shown on the Plat of Section 1 of Dumbarton Heights, which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 21, folio 57. The improvements thereon being known as No. 7907 Stevenson Road. The lot is subject to an easement as shown on the above-mentioned Plat.

IN RE: PETITION SPECIAL HEARING * BEFORE THE
SE/corner of Stevenson and * ZONING COMMISSIONER
Terrapin Road (7907 Stevenson * OF BALTIMORE COUNTY
Road) - 3rd Election District *
Brian C. Lerner, M.D., et ux, * Case No. 85-307-SPH
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request the Zoning Commissioner to confirm the existence of a nonconforming use as a doctor's office in their residence, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. Dr. Stephen Rosenbaum also appeared on behalf of the Petitioners. Irene Goldberg, Susan Wilkins, Annette Shermak, and Theodore Millman appeared and testified as Protestants and were represented by Counsel. Renee Shilling appeared but did not testify as a Protestant, and Lee Gordon testified but not as a Protestant.

Testimony indicated that the subject property, zoned D.R.2 and located on the corner of Stevenson and Terrapin Roads, is improved with a four-level home comprising approximately 3,425 square feet. The Petitioners, both physicians, purchased the property in 1984 from Dr. Rosenbaum, also a physician. Dr. Rosenbaum testified that when he purchased the home in 1979, an office comprising approximately 750 square feet existed on the lower level, which consisted of one room and a separate bathroom. He further testified that the office has a separate entrance and walkway off of Terrapin Road while the entrance to the home is on Stevenson Road. Although he did not purchase the property from a physician, he knew that the original owner had been a physician who had an office in the home. Upon purchase of the property, Dr. Rosenbaum began utilizing the dwelling

as his home and seeing patients either in the living quarters of the home or in the office. At most, he would see ten patients a week, although some weeks he would see none. Appointments were made by his staff at his main office located downtown. He had no staff at his home office. Dr. Rosenbaum testified that he utilized the office in the home from the time he moved to the site until he sold it to the Petitioners.

After the purchase of the property in 1984, Dr. Renee Lerner, an ophthalmologist, began seeing patients in the office on Thursdays only between 9:00 a.m. and 12:00 p.m. by appointment. At most, she sees six patients per week. Additionally, she also sees patients in emergency situations, which averages about one or two per week. Dr. Lerner employs her mother-in-law as secretary/bookkeeper, four days a week, 32 hours per week. She is associated with other medical practices and her bookkeeper keeps tabs on all of the patients seen at home or elsewhere. There are two small signs identifying the doctor's office on the property. The original single room was divided into a treatment room and secretarial space by installing a partition, but there has been no physical expansion. Exterior improvements, primarily landscaping, have been made to the property. Dr. Brian Lerner, a Fellow at Johns Hopkins Hospital, cannot see patients outside of Hopkins as a condition of his fellowship.

The Protestants all agreed on three contentions, i.e., they never saw patients entering or leaving Dr. Rosenbaum's home; none even knew Dr. Rosenbaum was physician because there were no signs to indicate such (Dr. Rosenbaum agreed that there were none); and the traffic created by Dr. Lerner's patients has created a traffic hazard on Terrapin Road. To buttress their arguments, the Protestants all stated that none of them even knew a separate entrance or walkway existed until the Petitioners had the overgrown trees and shrubbery trimmed. Therefore, they questioned how patients could have been seen by Dr. Rosenbaum

since the office entrance was effectively blocked from use. They also quoted various white and yellow page telephone books that failed to list Dr. Rosenbaum's home as an office, although they listed his downtown office.

The Petitioners countered these arguments by pointing out that patients could have visited Dr. Rosenbaum during the day or at hours not observed by the Protestants and that they could have entered the home via the main entrance. Dr. Rosenbaum testified, however, that patients did use the side entrance which was not too overgrown to prevent access.

The Petitioners seek relief pursuant to Section 104.1, Baltimore County Zoning Regulations (BCZR).

A nonconforming use is an exception to generally applicable zoning requirements for a previously lawful, existing use. See, generally, 1 Anderson, American Law of Zoning, 2nd Edition, Section 6.01 to 6.73; 3 Rathkopf, The Law of Zoning and Planning, Section 58-1 to 52-18. The government recognizes a nonconforming use in derogation of the general zoning scheme in order to protect the interests of property owners. 1 Anderson, supra, Section 6.02 to 6.07; 3 Rathkopf, supra, Sections 58-1 to 58-3, 61-1. Nevertheless, the ultimate purpose of zoning was and is to reduce nonconformance to conformance as speedily as possible with due respect to the legitimate interests of all concerned. A permissible aim of the zoning regulations is to limit and forbid expansion of a nonconforming use and to forfeit the right to it upon abandonment of the use or destruction of the improvements housing the use. Grant v. Mayor and City Council of Balto., 129 A.2d 353 (1957). Whether a nonconforming use can be changed, extended, enlarged, altered, repaired, restored, or recommenced after abandonment ordinarily is governed by the provisions of the applicable ordinance and regulations. Feldstein v. LaNale Zoning Board, 227 A.2d 731 (1957). These regulations and ordinances must be strictly construed in order to

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effectuate the purpose of eliminating nonconforming uses. Mayor of Balto. v. Byrd, 62 A.2d 588 (1948).

In deciding whether a current activity is within the scope of a nonconforming use, the following factors should be considered:

1. to what extent the current use of the property reflects the nature and purpose of the original nonconforming use;
2. is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature, and kind;
3. does the current use have a substantially different effect upon the neighborhood; and
4. is the current use a drastic enlargement or extension of the original nonconforming use.

McKemy v. Balto. County, 39 Md. App. 257 (1948).

There is a strong presumption of the correctness of original zones and of comprehensive zoning. Howard County v. Dorsey, 438 A.2d 1339 (1982). There is a presumption of validity that must be accepted. Johnson & Wales College v. DiPietre, 448 A.2d 1271 (R.I., 1982). When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwlth., 1932). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

Under the BCCR in effect at the time Dr. Rosenbaum purchased the property in 1979, a physician's office was permitted as a matter of right in a D.R. zone. The law was changed in 1982 to require a special exception for such an office in a home zone. The issue here is simple. Did Dr. Rosenbaum have an office in his home from 1979 to 1984?

- 4 -

The concerns raised by the Protestants are legitimate, important, and should be considered carefully. These are significant issues that face this residential community located adjacent to the Petitioners' property, and they cannot be ignored. However, if Dr. Rosenbaum had an office, then Dr. Lerner is entitled to hers. In any event, it is obvious that Dr. Lerner has intensified the use if Dr. Rosenbaum's testimony is to be believed. Whether such intensification has altered the existence of the original use must be determined.

In Green v. Garrett, 192 Md. 52 (1948), the Court of Appeals stated that the more frequent use of a property for a purpose which does not conform to the ordinary restriction of the neighborhood is an extension of an infrequent use of the same building for a similar purpose, but that if the use remains the same, it retains its nonconformancy. In Green, there was a suit to enjoin Baltimore City and a professional baseball club from entering into an agreement for the use of the Baltimore stadium for the playing of baseball at night. The stadium had been constructed in 1931, before zoning had been instituted on the site, and had been used for professional football and at least one baseball game. The Court found that a nonconforming use existed even though there was no doubt that the games played as a result of the new agreement at the stadium had produced a use greatly in excess of the former use. See also Calhoun v. Baltimore County Bd. of Appeals, 252 Md. 265 (1971); County Counsel of Prince George v. Gardner, 443 A.2d 114 (1982); Johnson v. Staley, 245 Md. 130 (1967), wherein the Court stated the following on page 281:

However, an intensification of a nonconforming use is permissible so long as the nature and character of the use is unchanged and substantially the same facilities are used. Although the Protestants do not believe Dr. Rosenbaum operated an office at his home, there is no cause to doubt Dr. Rosenbaum's veracity. By all accounts, it can only be concluded that the office operated by him was limited in scope.

- 5 -

scope. Although intensification is not sufficient cause to terminate a nonconforming use under County law, the original use will cease being nonconforming if the intensification changes the use.

Dr. Renee Lerner's description of her practice does not reach the level of changing the use. Although it intensifies the use, it does not alter it. The Protestants' testimony is believable. Clearly, Dr. Rosenbaum did not use his office on any regular basis as Dr. Lerner has done. It is also clear that Dr. Rosenbaum's practice caused no consternation in the neighborhood while Dr. Lerner's has.

After reviewing all of the testimony and evidence presented, it is determined that a nonconforming use exists for a doctor's office in Dr. Lerner's home. However, it is also necessary to define when intensification oversteps its permissible role and changes the use, thereby terminating the nonconforming use. Dr. Lerner's current use is acceptable as long as she sees no more than eight patients per week, including emergency patients; regular appointments are scheduled for only one morning per week; no more than one non-professional employee is employed; and no other professional associates, including Dr. Brian Lerner, join her in the use of the home office. There shall be no more than one advertising sign, one square foot in size attached to the home, and two directional signs indicating "parking permitted only in driveway", or equivalent language, will be allowed.

If Dr. Lerner exceeds the intensification described above, the nonconforming use found to exist here shall be lost and the use terminated immediately. The Protestants' major complaint is that parking on both sides of Terrapin Road has created a traffic hazard, notwithstanding the imposition of "no parking" signs. By copy of this Order, I am requesting the County Police Department to patrol Terrapin Road on Thursday mornings between 9:00 a.m. and 12:00 p.m. and ticket those cars parked illegally.

- 6 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1985, that a nonconforming use for a doctor's office in a residence be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Intensification of the nonconforming use may not exceed that which is described herein.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Arthur Alperstein, Esquire
Robert H. Wolf, Esquire
Herbert H. Miller, Esquire
People's Counsel

ORDERED FOR FILING
DATE September 10, 1985
BY *[Signature]*

- 7 -

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)

DATE AND TIME: Tuesday, May 7, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the legal existing nonconforming use of the property at 7907 Stevenson Road as a physician's office.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)

DATE AND TIME: Friday, June 21, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the legal existing nonconforming use of the property at 7907 Stevenson Road as a physician's office.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)

DATE AND TIME: Tuesday, May 7, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

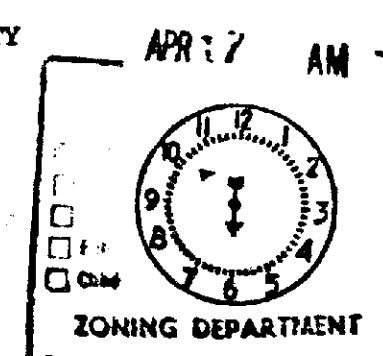
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the legal existing nonconforming use of the property at 7907 Stevenson Road as a physician's office.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE Corner Stevenson & Terrapin : OF BALTIMORE COUNTY
Roads (7907 Stevenson Road), :
3rd District :
BRIAN C. LERNER, M.D., et ux : Case No. 85-307-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE



Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

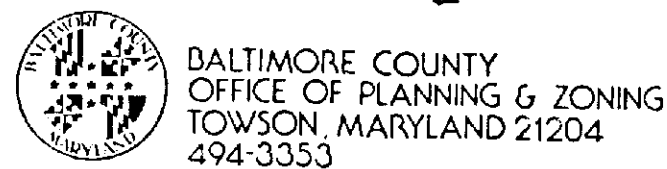
[Signature]
Phyllis Colo Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Robert H. Wolf, Esquire, Alperstein & Diener, P. A., 605-610 Court Square Building, Baltimore, MD 21202, Counsel for Petitioners.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

APR 9 1985



ARNOLD JABLON
ZONING COMMISSIONER

June 25, 1985

Robert H. Wolf, Esquire
Alperstein & Diener
605-610 Court Square Building
Baltimore, Maryland 21202

RE: SE/corner of Stevenson & Terrapin Roads
(7907 Stevenson Road)
Petition for Special Hearing
Brian Craig Lerner, M.D., et ux - Petitioner
Case No. 85-307-SPH

Dear Mr. Wolf:

This is to advise you that \$51.75 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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.

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

No. 012302

DATE 9-10-85 ACCOUNT R-01-615-080

AMOUNT \$ 51.75

RECEIVED FROM Renee A. Lerner, M. D.

FOR Advertising and Posting Case 85-307-SPH

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)
DATE AND TIME: Friday, June 21, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and the Zoning Regulations, will hold a public hearing on the petition for special hearing filed by the petitioner on or before the date of the hearing.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be decided by the Zoning Commissioner.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 21

85-307-SPH CERTIFICATE OF PUBLICATION

TOWSON, MD., May 23, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 23, 1985

THE JEFFERSONIAN,

B. Kenstark
Publisher

Cost of Advertising
24.75

LEGAL NOTICE
PETITION FOR SPECIAL HEARING
3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)
DATE AND TIME: Friday, June 21, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and the Zoning Regulations, will hold a public hearing on the petition for special hearing filed by the petitioner on or before the date of the hearing.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be decided by the Zoning Commissioner.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 21

CERTIFICATE OF PUBLICATION

65782

Fikesville, Md., May 22, 1985

IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 21st day of June 1985

first publication appearing on the 22nd day of May, 1985

second publication appearing on the _____ day of _____, 1985

the third publication appearing on the _____ day of _____, 1985

THE NORTHWEST STAR

Phyllis H. H. H.
Manager

Cost of Advertisement \$22.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-307-SPH

District 3rd

Date of Posting: May 21-85

Posted for: Special Hearing

Petitioner: Brian C. Lerner, M.D., et ux

Location of property: SE/corner of Stevenson & Terrapin Roads

Location of Sign: SE/corner of Stevenson & Terrapin Roads

Remarks:

Posted by: *S. J. Lerner*

Date of return: May 21-85

Number of Signs: 1

85-307-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd

Date of Posting: 4-19-85

Posted for: Special Hearing

Petitioner: Brian C. Lerner, M.D.

Location of property: SE/corner of Stevenson & Terrapin Roads

(7907 Stevenson Road)

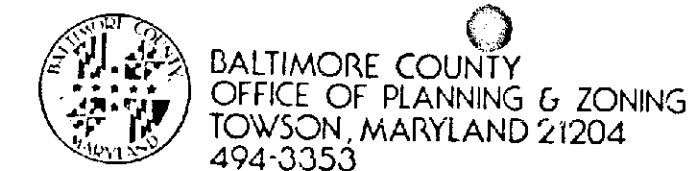
Location of Sign: 1 Sign: SE/corner of Stevenson & Terrapin Roads

Remarks:

Posted by: *S. J. Lerner*

Date of return: 4-24-85

Number of Signs: 1



ARNOLD JABLON
ZONING COMMISSIONER

May 15, 1985

Robert H. Wolf, Esquire
605-610 Court Square Building
Baltimore, Maryland 21202

RESCHEDULED NOTICE OF HEARING

RE: Petition for Special Hearing
SE/corner of Stevenson & Terrapin Roads
(7907 Stevenson Road)
Brian C. Lerner, M.D., et ux - Petitioners
Case No. 85-307-SPH

TIME: 1:30 p.m.

DATE: Friday, June 21, 1985

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

cc: Greg Lardieri, Esquire
401 Washington Avenue
Suite 402
Towson, Maryland 21204

B. Kenstark
Zoning Commissioner
of Baltimore County

Robert H. Wolf, Esquire
605-610 Court Square Building
Baltimore, Maryland 21202

RE: Petition for Special Hearing
SE/corner Stevenson & Terrapin Rd.
(7907 Stevenson Road)
Brian C. Lerner, M.D., et ux - Petitioners
Case No. 85-307-SPH

Dear Mr. Wolf:

Please be advised that your request for a postponement of the subject case has been granted. You are responsible for the advertising and posting costs, in the amount of \$51.00, which is due upon receipt of this letter. 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. Upon the rescheduling of the hearing, subsequent bill will be issued for the second advertisement.

No. 007229

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

DATE 5/13/85 ACCOUNT R-01-615-080

AMOUNT \$ 51.00

RECEIVED FROM Renee A. Lerner, M.D. c/o Robt. H. Wolf, Esq.

FOR Late time advertising and posting Case 85-307-SPH

VALIDATION OR SIGNATURE OF CASHIER

previous court assignment, this office for our file. scheduled hearing date.

Sincerely yours,

B. Kenstark
JABLON
Commissioner

PETITION FOR SPECIAL HEARING
3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)
DATE AND TIME: Tuesday, May 14, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and the Zoning Regulations, will hold a public hearing on the petition for special hearing filed by the petitioner on or before the date of the hearing.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be decided by the Zoning Commissioner.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
April 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 18, 1985

THE JEFFERSONIAN,

B. Kenstark
Publisher

Cost of Advertising
22.00

LEGAL NOTICE
PETITION FOR SPECIAL HEARING
3rd Election District

LOCATION: Southeast corner of Stevenson and Terrapin Roads (7907 Stevenson Road)
DATE AND TIME: Tuesday, May 7, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and the Zoning Regulations, will hold a public hearing on the petition for special hearing filed by the petitioner on or before the date of the hearing.

Being the property of Brian C. Lerner, M.D., et ux as shown on the plat filed with the Zoning Office, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be decided by the Zoning Commissioner.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
April 8

CERTIFICATE OF PUBLICATION

63944

Fikesville, Md., April 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 7th day of April 1985

first publication appearing on the _____ day of April, 1985

second publication appearing on the _____ day of _____, 1985

the third publication appearing on the _____ day of _____, 1985

THE NORTHWEST STAR

Phyllis H. H. H.
Manager

Cost of Advertisement \$24.00

April 9, 1985

Robert H. Wolf, Esquire
Alperstein & Diener
605-410 Court Square Building
Baltimore, Maryland 21202

NOTICE OF HEARING

RE: SE/corner of Stevenson & Terrapin Roads
(7907 Stevenson Road)
Petition for Special Hearing
Brian Craig Lerner, M.D., et ux - Petitioners
Case No. 85-307-SPH

TIME: 11:00 a.m.

DATE: Tuesday, May 7, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND FINANCE - REVENUE DIVISION ANNUAL CASH RECEIPT	
No. 004988	
DATE: 4/15/85	ACCOUNT: 800-615-000
AMOUNT: \$ 100.00	
PAID BY: [Signature]	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Esther Friedman
ADDRESS: 7906 Terrapin Ct

Theodore Milman 3417 Terrapin Rd.
Annette Spelman 3450 Terrapin Rd.
Susan Wilkins 3412 Terrapin Rd.
Eliene Goldberg 7901 Winterset Ave.
Renée Shilling 7906 Winterset Ave.

**PROTESTANT'S
EXHIBIT 1**

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Max Faulkner
ADDRESS: 7903 Terrapin Ct. Balto. Md. 21208

**PROTESTANT'S
EXHIBIT 5**

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

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DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Jacqueline Spelman
ADDRESS: 7903 Terrapin Court

To Whom It May Concern -
Having lived in this neighborhood since October, 1963, I feel I am an "insider". Regarding the growth pattern of this neighborhood, I have seen Stevenson Road triple in traffic to the point that a cut through to a light became necessary at Old Mount Pleasant, Park Heights and Parkland Lane Estates and Old Mount Pleasant. Many people do not remember the area as being wooded especially near the Parkland Lane Estate. I did not think National Park, Dixie, the Square, etc. did not think traffic in this area has become horrendous - so much so that I gave up driving into Baltimore 7 yrs. ago. As a result of all the traffic, there has

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Len B. Eakin
ADDRESS: 7903 Terrapin Ct.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: MARION FRIEDMAN
ADDRESS: 7906 TERRAPIN CT

Our opposition is:

- 1- adequate street width for heavy
- 2- that adequate provision be made for proper flow of traffic on Terrapin Rd and for adequate provision for safety of movement of vehicles coming out of Terrapin Rd into Stevenson Rd.

Signature

[Signature]
Esther Friedman
7906 Terrapin Ct
Ann Steinberg
7906 Terrapin Ct.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Robert Adrian Winkler
ADDRESS: 7904 Terrapin Court

to be a trouble down effect. There has been a lot of traffic side streets leading into Stevenson Road, especially those streets within the circle of the highway. Hence, the traffic there appears to be an increasing commercialization of Stevenson Road by doctors, lawyers & dentists. Practicing at these places from the time as large quantities of cars as a neighborhood, have yielded within the distance of these offices has led to even further traffic this street.

While I don't argue Dr. Lerner's right to live a living, I submit that he has not taken his neighbors into consideration. There is already one doctor directly across the street. That is itself, creates a traffic problem on occasion. Another office would make this even worse. Terrapin Rd. Stevenson is a residential area, indeed, I suspect that had Dr. Lerner had a talk with his neighbors, that of this trouble would have been well eliminated. Because of this trouble would have been well eliminated. But the fact about the neighbors are not fully aware, but the fact not been fit to put names to it.

As we want more traffic. Though I think a street down from the intersection is desirable, it is my only way of ingress & egress. By going into Stevenson between 7:30-9:30 a.m. and 5:30-6:30 p.m. it is horrendous. We do not need more traffic. Please take this neighborhood into consideration and help keep the traffic to a minimum. The composition of the neighborhood has changed and there are many young children whose safety depends on controlled traffic.

Thank you.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

Rene Shilling 7906 Winterset Ave. 653-1646
Barbara Peltow 7913 Winterset Ave. 484-6410
Alice Peltow 7903 Winterset Ave. 444-0960

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Sidney Ziering
ADDRESS: 7905 Terrapin Road

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Alan Goldberg
ADDRESS: 7901 Winterset Ave.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

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NAME: Bruce Goldberg
ADDRESS: 7901 Winterset Ave.

We are residents of Dumbarton Heights, living on Terrapin Road, Stevenson Road, and Winterset Avenue. We oppose the opening of an office on the corner of Stevenson and Terrapin Roads as this will impede the traffic flow and turn this residential neighborhood into a semi-commercial one. At the present time, with cars parked on both sides of Terrapin Road, it is difficult to turn from Stevenson Road onto Terrapin Road. It is difficult on this narrow street to have parking on both sides and for cars to go in both directions. We request that the zoning board turn down the request to establish this office for Dr. Lerner on this busy corner, which also serves as a bus stop along Stevenson Road.

We oppose any change from present zoning.

DEFINITION OF OFFICE: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME: Francis Engelmann
ADDRESS: 3418 Terrapin Rd.

FRANCIS ENGELMANN

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NAME: Annette Sherman
ADDRESS: 3420 Terrapin Rd.

ANNETTE SHERMAN

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We oppose any change from present zoning.

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NAME P.S. Shearman
ADDRESS 3410 Terrapin Rd

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We oppose any change from present zoning. Jm.

Definition of office: Physician's office used for the purpose of practicing medicine which would indicate the presence of a clinic and incur a heavy flow of patients who would disrupt the tranquility of the neighborhood.

NAME Thomas M. M.
ADDRESS 3410 Terrapin Rd

THEODORE MILLMAN

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NAME Shirley J. McKinnis
ADDRESS 7904 Winterset Ave

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NAME Joseph P. Lerner, M.D.
ADDRESS 7904 Winterset Ave - 21208

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NAME Arthur Schumacher
ADDRESS 3410 Terrapin Rd

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NAME Alvin Schumacher
ADDRESS 3410 Terrapin Rd

ALVIN SCHUMACHER

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NAME M. D. Skell
ADDRESS 7906 Winterset Ave

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NAME Rein Milling
ADDRESS 7906 Winterset Ave

673-1646