

PETITION FOR SPECIAL EXCEPTION

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 offices of physicians in accordance with Section 1801.1.C.9B of the Baltimore County Zoning Regulations

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 regulation, 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:

Legal Owner:

(Type or Print Name)

(Type or Print Name) Michael R. Mardiney, Jr.

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

(Type or Print Name) William E. Hammond

Address

2212 Bellona Avenue

City and State

Baltimore, Maryland 21222

107 Main Street

Name, address and phone number of legal owner, contractor purchaser or representative to be contacted

Reisterstown, Maryland 21136

Name

City and State

Address

Attorney's Telephone No. 822-1322

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IN RE: PETITION SPECIAL EXCEPTION
S/S of Bellona Avenue, 259.40'
E of the centerline of Brightside Avenue - 9th Election District
Michael R. Mardiney, Jr.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-507-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a doctor's office in his residence, as more particularly described on Petitioner's Exhibit 3.

The Petitioner appeared and testified and was represented by Counsel. Richard Rustin, a registered land surveyor, and Frederick Klaus, an expert real estate appraiser, testified on behalf of the Petitioner. Numerous Protestants appeared, including owners of adjoining properties, see Protestants' Exhibit 7, some of whom testified. Counsel appeared representing the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc., the Murray Hill Homeowners Association, and the immediate adjoining property owner Mr. and Mrs. W. Bolton Kelly.

Testimony indicated that the subject property, zoned D.R.1 and containing approximately 2.8 acres, is located on Bellona Avenue. The property is oddly shaped and was part of a larger tract which was subdivided into two lots in 1980. The subdivision required variances, Case No. 81-104-A, inasmuch as the existing dwelling in which the Petitioner resides was very close to the lot line separating the two new lots. The Petitioner purchased Lot 2, which adjoins Bellona Avenue and a right of way to its east property line. The Kellys own Lot 1 to the west. The Petitioner's dwelling is very large, comprising 12,446 square feet of living space, including the main house and a two-story garage with living space on its second floor. The Petitioner has

scaled down his original request for office use and now requests use of 130 square feet for an examination room, 190 square feet for a consultation room, and 48 square feet for a bathroom on the second floor of the garage. A research and study area containing 253 square feet and 307 square feet, respectively, with a storage area separating the two, already exists on the second floor. There are also other storage areas. The study areas are presently unfinished. The total office space requested is 809 square feet.

The Petitioner is a medical doctor specializing in allergies. He resides in the house with his wife and four children, all but one of whom are living away from home. He estimates that he will see 24 to 30 patients per day at his home office, two days per week, between the hours of 10:00 a.m. and 4:00 p.m. Each patient will require approximately 15 minutes each, except new patients would require approximately one hour. There would be two support personnel, both registered nurses. The nurses would not conduct any examinations, but would do skin testing and give injections. There would be no lab evaluations on the premises.

Dr. Mardiney's purpose in having a home office is to permit him to see patients more conveniently and to provide an easier location for patients needing him in emergency situations. He presently has permanent offices at other locations.

Mr. Klaus testified that there would be no adverse impact to the values of adjacent properties or properties in the vicinity.

The Protestants all agreed that the proposed use would have an adverse impact on the traffic problem already existing on Bellona Avenue and that it would create a danger to the health, safety, and general welfare of the community. They unanimously argued that the existing Bellona Avenue could not accommodate an additional 40 to 60 trips inasmuch as it is winding and hilly.

There have been many accidents on this stretch of roadway near the Petitioner's home, and they feel that the proposed use would increase the likelihood of more accidents. They also argued that the proposed use would open up this beautiful area to commercialization if granted.

Gail O'Donovan, Ruxton-Riderwood-Lake Roland Improvement Association, Inc., testified that there is no need for Dr. Mardiney to have an office in his home if the only reason for doing so is, as he testified, his convenience. She stated that there are 16 professional office buildings within the Association's boundary lines and 14 just outside, all within one to 15 minutes from Dr. Mardiney's home.

The Petitioner seeks relief from Section 1801.1.C.9.b, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner in a D.R.1 Zone by special exception. It is equally clear that the proposed use would be detrimental to the primary uses in the vicinity. It must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should not be granted.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has not shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances show that the proposed use at the particular location described by Petitioner's Exhibit 3 would have an adverse impact above and beyond that inherently associated with such a special exception use,

- 2 -

- 3 -

irrespective of its location within the zone. Schultz v. Pitts, 432 A.2d 1319 (1981).

The proposed use will be detrimental to the health, safety, or general welfare of the locality and will tend to create congestion in roads, streets, or alleys therein. It will be inconsistent with the purposes of the property's zoning classification and inconsistent with the spirit and intent of the BCZR.

The Protestants, to counter the Petitioner's request for this special exception, raised the issue of the potential danger created by the impact of increased traffic on Bellona Avenue.

The test, as defined by the Court of Appeals, is Schultz, supra. To deny a request for special exception is to determine whether the proposed use would create more of a problem in the particular location requested than anywhere else in that zone classification where the use is otherwise permitted by special exception. The answer, in this Commissioner's opinion, is that it would be here.

Bellona Avenue, as it exists in the area of Dr. Mardiney's property, is already dangerous with the traffic it now has. It is winding with many grades, and the additional traffic to Dr. Mardiney's home would cause more of an adverse impact than if a same and similar use would be placed elsewhere in a D.R.1 Zone. This stretch of Bellona Avenue is not of the usual quality for dedicated roadways in D.R.1 Zones.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 not having been met and the health, safety, and general welfare of the community being adversely affected, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1986, that the Petition for Special Exception for a doctor's office in his residence be and is hereby DENIED.

Attest:

cc: William E. Hammond, Esquire
Kenneth F. Davies, Esquire
Guy W. Warfield, Esquire
Elizabeth M. Dunn, Esquire
People's Counsel

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

Beginning on the South side of Bellona Ave. 50 ft. wide, 259.40 ft. East of the Centerline of Brightside Road. Being lot # 2 in the Resubdivision of Part of the Estate of Rose Hopkins Harvey, recorded in the land records of Baltimore County in Liber E.H.K. Jr. 47, Folio 35, in the ninth election district. Containing 2.859 ac.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Bellona Ave., 259.40' E : OF BALTIMORE COUNTY
of the C/L of Brightside Ave. :
9th District :
MICHAEL R. MARDINEY, JR., : Case No. 86-507-X
Petitioner :
: : : : :
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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to William E. Hammond, Esquire, 107 Main St., Reisterstown, MD 21136, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

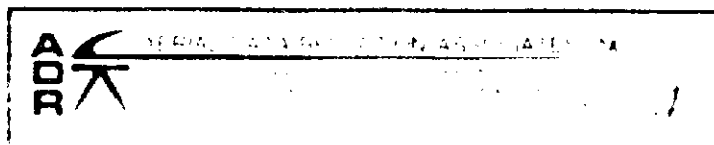
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- 5 -

6/4/87

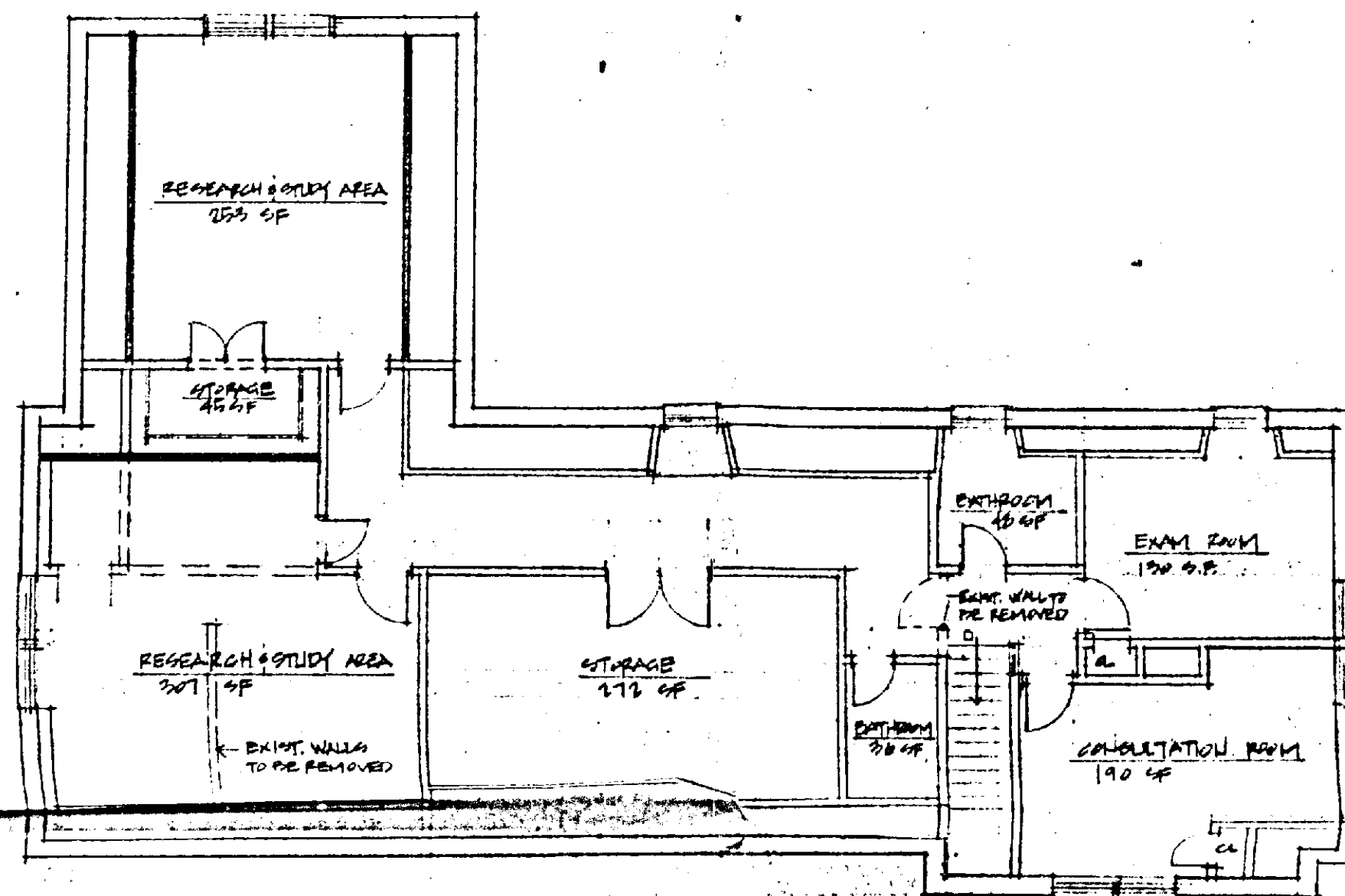


7
LIMBET
S. ANTONIO



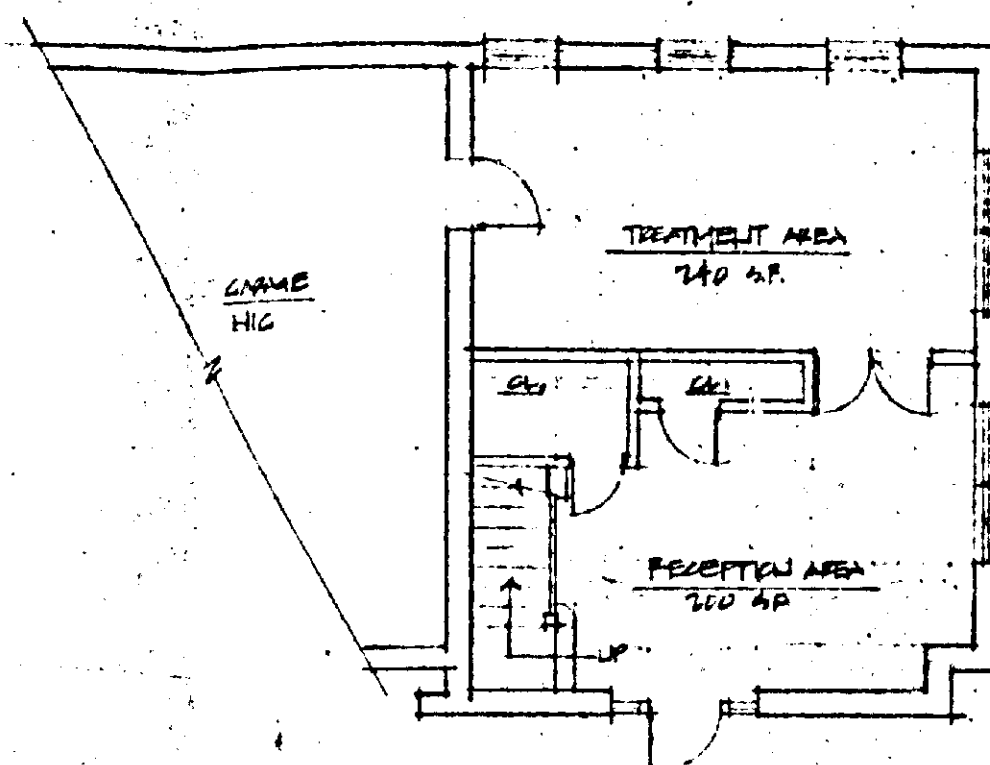
PET. EX

3



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW 2x4 STUD WALL

PROPERTY OF:
MICHAEL R. MARDINEY, JR., MD.
1012 BELLEHUA AVENUE
BALTIMORE, MARYLAND 21206

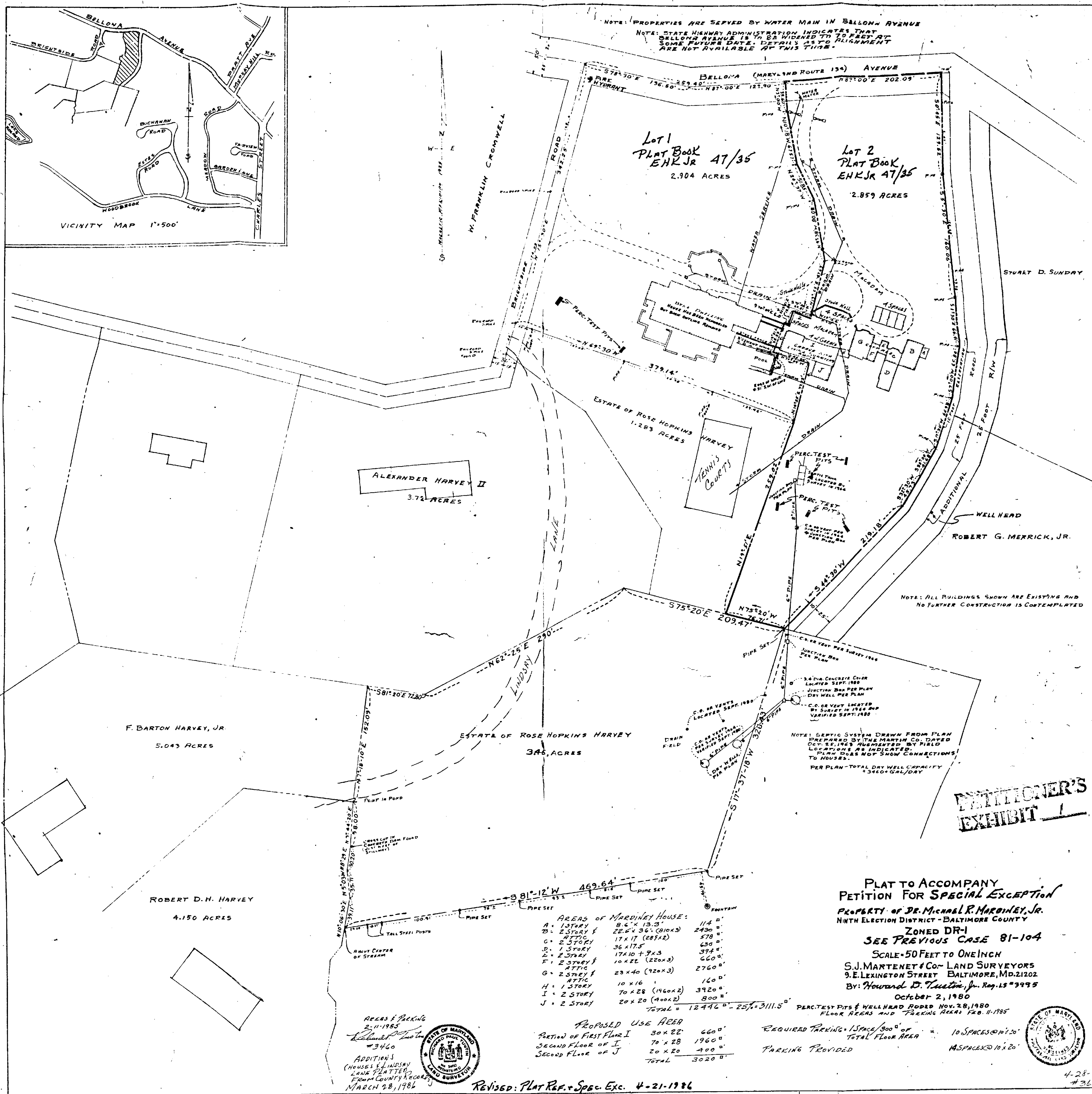
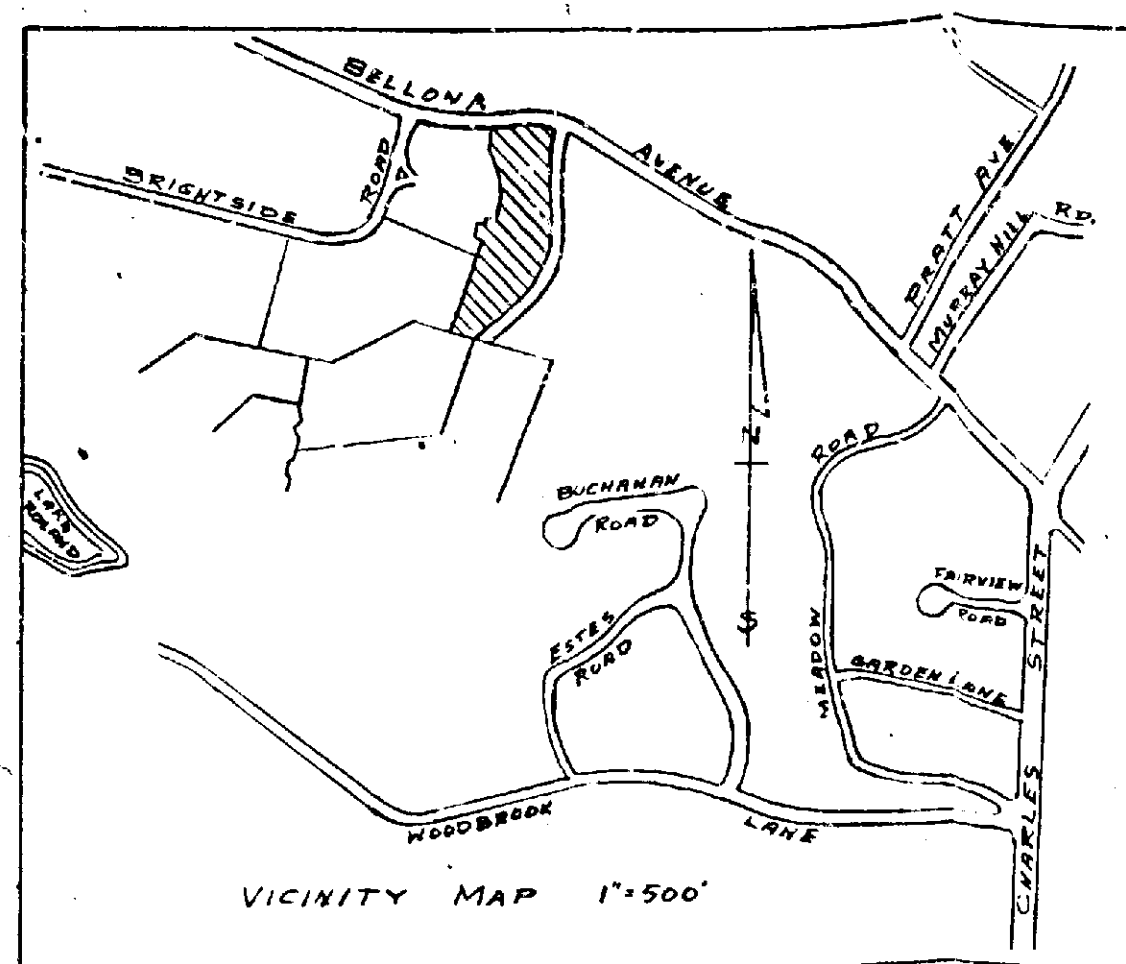
SCHEMATIC
PLANS

DATE/REVISION
01/12/20

SHEET NO.

1 OF 1

David M. Miles & Associates
Architects/Engineers
5705 Edmondson Avenue Baltimore, MD 21228 301-788-7744



**PETITIONER'S
EXHIBIT 1**

PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
PROPERTY OF DR. MICHAEL R. MARBINEY, JR.
NINTH ELECTION DISTRICT - BALTIMORE COUNTY
ZONED DR-1
SEE PREVIOUS CASE 81-104
SCALE=50 FEET TO ONE INCH
S.J. MARTENET & CO- LAND SURVEYORS
9 E. LEXINGTON STREET BALTIMORE, MD. 21202
BY: Howard D. Tustin, Jr., Reg. LS #3995
October 2, 1980

PIPE SET

FOOTING

AREAS OF NARDINEY HOUSE:

A. 1 STORY	13 x 13	114 "
B. 2 STORY	22' x 36' (8100 x 2)	2430 "
C. ATTIC	17 x 17 (289 x 2)	578 "
D. 2 STORY	36 x 17.5	630 "
E. 2 STORY	17' x 10' x 9' x 3	394 "
F. 2 STORY	10 x 22 (220 x 3)	660 "
G. 2 STORY	23 x 40 (920 x 3)	2760 "
H. ATTIC		
I. 1 STORY	10 x 16	160 "
J. 2 STORY	70 x 28 (1960 x 2)	3920 "
J. 2 STORY	20 x 20 (400 x 2)	800 "
TOTAL =		12446 "

PROPOSED USE AREA

PARTION OF FIRST FLOOR I	30 x 22'	660 "
SECOND FLOOR OF I	70 x 28	1960 "
SECOND FLOOR OF J	20 x 20	400 "
TOTAL		3020 "

AREAS & PARKING
2-11-1985
Richard Paul Linton
#3460

ADDITIONS
(HOUSES & LINDSAY
FARM PLATTE)
FROM COUNTY RECORDS
BIRMINGHAM 1986



STATE OF MARYLAND
RICHARD PAUL LINTON
LAND SURVEYOR
NO. 3460
NOT REQUIRED TO RENEW

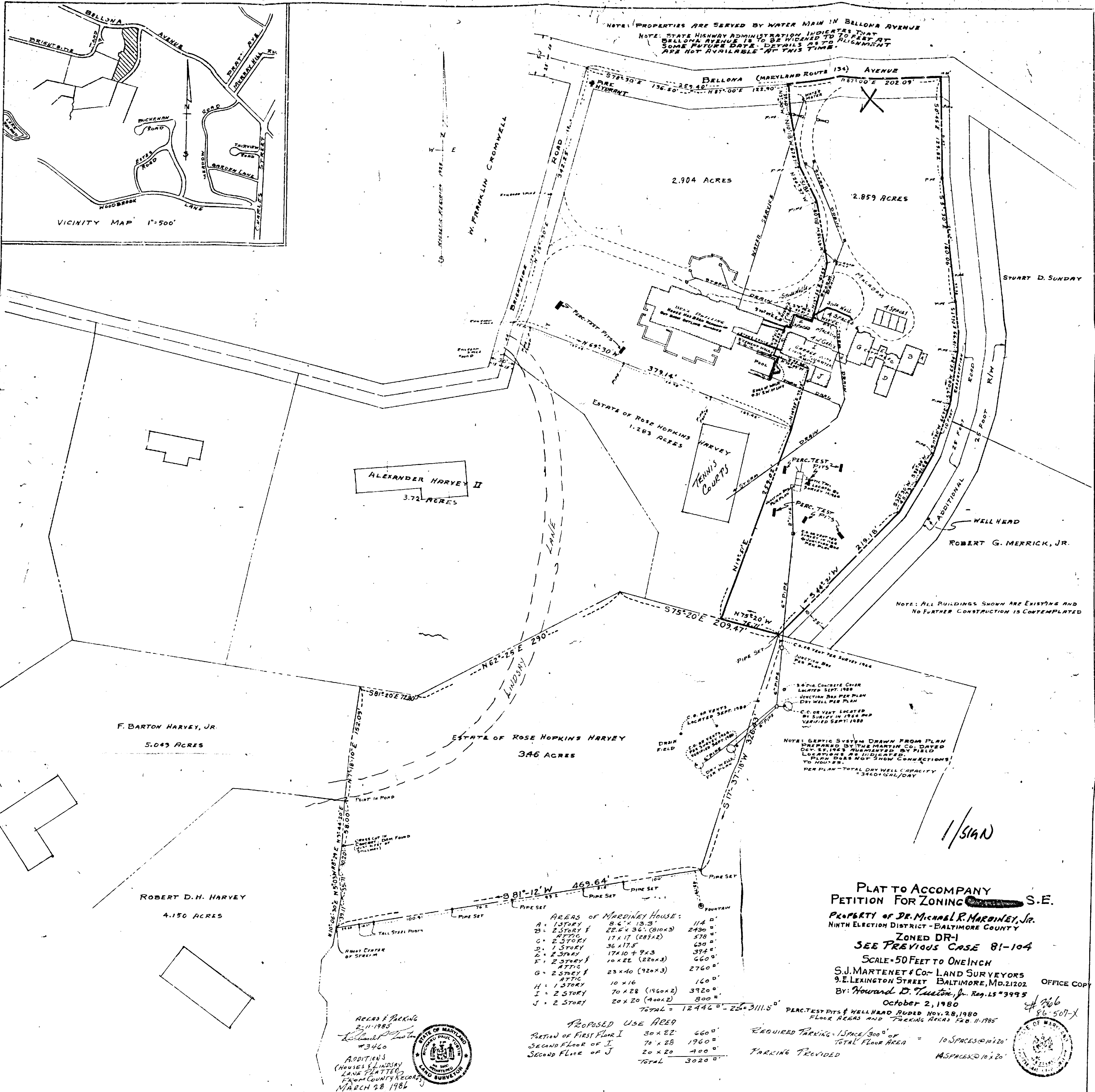
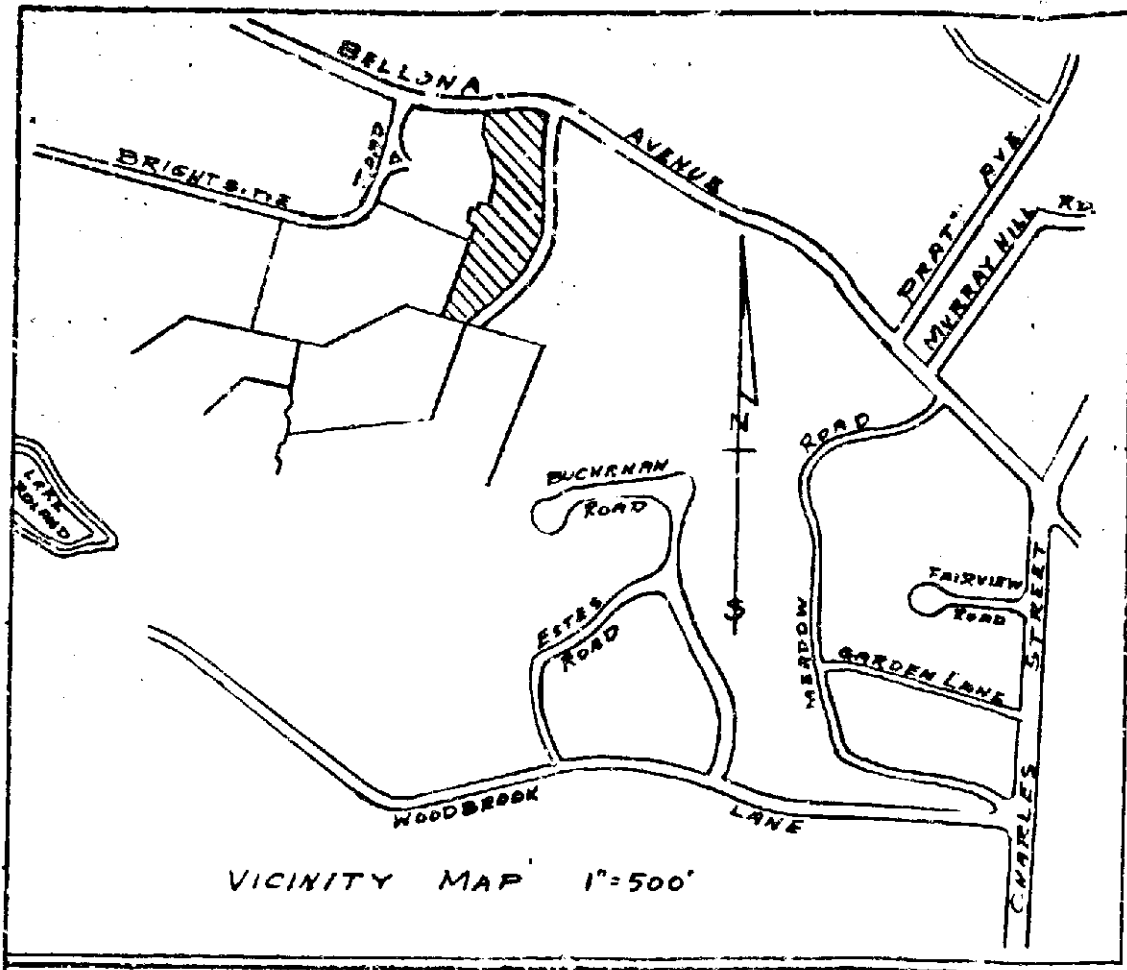
REVISED: PLAT REF. & SPEC. EXC. 4-21-198.

REQUIRED PARKING: 1 SPACE/300'² OF TOTAL FLOOR AREA = 10 SPACES @ 10' x 20'

PARKING PROVIDED 10 SPACES @ 10' x 20'



REVISÉ PLANS



PLAT TO ACCOMPANY PETITION FOR ZONING S.E.

PROPERTY OF DR. MICHAEL R. MARONEY, JR.
NINTH ELECTION DISTRICT - BALTIMORE COUNTY

ZONED DR-I
SEE PREVIOUS CASE 81-104

SCALE=50 FEET TO ONE INCH

S.J. MARTENET & CO. LAND SURVEYORS
9.E. LEXINGTON STREET - BALTIMORE, MD. 21202

BY: Howard D. Tustin, Jr. Reg. LS 3995

October 2, 1980

PERC. TEST PITS & WELL HEAD BORED NOV. 28, 1980
FLOOR AREAS AND PARKING AREAS FEB. 11, 1985

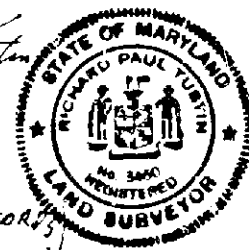
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#266
86-507-X

AREAS OF MARONEY HOUSE:		
A - 1 STORY	8.6' x 13.3'	114.0'
B - 2 STORY	22.6' x 36' (810x3)	2430.0'
C - 2 STORY	17' x 17' (287x2)	578.0'
D - 1 STORY	36' x 17.5'	630.0'
E - 2 STORY	17' x 10' + 9' x 3'	374.0'
F - 2 STORY	10' x 22' (220x3)	660.0'
G - 2 STORY	23' x 40' (920x3)	2760.0'
H - 1 STORY	10' x 16'	160.0'
I - 2 STORY	70' x 28' (1960x2)	3920.0'
J - 2 STORY	20' x 20' (400x2)	800.0'
TOTAL =		12446.0' - 25' 3111.5'
PROPOSED USE AREA		
PORTION OF FIRST FLOOR I	30' x 22'	660.0'
SECOND FLOOR OF I	70' x 28'	1960.0'
SECOND FLOOR OF J	20' x 20'	400.0'
TOTAL		3020.0'

REQUIRED PARKING - 1 SPACE/300.0' OF
TOTAL FLOOR AREA = 10 SPACES @ 10' x 20'
PARKING PROVIDED 14 SPACES @ 10' x 20'

AREAS & PARKING
2-11-1985
Richard P. Tustin
#3460
ADDITIONS
(HOUSE) LINDSAY
LANE PLATTED
FROM COUNTY RECORDS
MARCH 28 1986



96-2375
JAMES C.A. FUCHS
Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland
Dear Sir:
We are opposed to Dr. Michael R. Mardiney, Jr.'s request for up to 25% of his home for medical offices because it would set a precedent for commercial use of buildings in a residential area.
Sincerely yours,
James C.A. Fuchs (Mrs. James C.A. Fuchs)

Thursday, 6/18
Julia Menzies
7340 Brightside Road, Baltimore, Maryland 21223
Re: Case #86-507-X
Dear Mr. Jablon,
I wish to express my extreme opposition to the zoning exception of a doctor's office and parking spaces in our neighborhood. It would establish a traffic hazard that could cause numerous accidents and it goes completely against the residential nature of our area. Thank you for your attention to this matter. Yours sincerely, Julia Menzies

96-2375
Mr. Leo J. Volmer
6405 Murray Hill Road, Baltimore, Maryland 21226
June 5, 1986
Arnold Jablon, Zoning Comm.
Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204
Dear Mr. Jablon:
As a resident of the Murray Hill neighborhood for over thirty years, I am deeply concerned about the proposed change in zoning on Bellona Avenue near Brightside Avenue.
The case is #86-507-X and I would ask you to please do all you can to see that this request is not granted.
Bellona is a busy street, but the character along the area in question is lovely and I believe most people who live in the area or travel Bellona will support this view.
Thank you.
Sincerely,
Pauline E. Vollmer

96-2375
MR. ARNOLD JABLON
ZONING COMMISSIONER
111 W. CHESAPEAKE
TOWSON, MD 21204
RE: CASE #86-507-X
7212 BELLONA AVE
I WOULD LIKE TO EXPRESS OPPOSITION TO THE ZONING CHART LISTED ABOVE. NOT ONLY DO I FEEL THAT THE REQUEST IS INAPPROPRIATE FOR THIS RESIDENTIAL NEIGHBORHOOD BUT IT COULD PRESENT A DANGER TO THE MOTORIST ALONG BELLONA. THE DRIVEWAY AT 7212 BELLONA IS LOCATED BETWEEN TWO BLUE CURVES, JUST YARDS APART. A CHANGE OF A BAD ACCIDENT. I HAVE WITNESSED MANY NEAR MISSES ALONG THIS PARTICULAR STRETCH OF BELLONA THROUGH THE YEARS.
Sincerely,
Dana H. Stinson
Mrs. John T. Stinson
7350 Brightside
Baltimore 212

96-2375
Murray Hill Circle
Baltimore, MD 21212
May 31, 1986
Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204
Dear Mr. Jablon,
We are opposed to the special exception for Case #86-507-X for Dr. Michael Mardiney at 7212 Bellona Avenue. Only residential zoning is currently in the area, and a precedent for establishing otherwise is unsatisfactory for property values in the community.
Sincerely yours,
Annette J. Hesler
641 2886

96-2375
ARRY WANNY Holder
7313 Bellona Ave
Baltimore MD 21212
6/18/86
RE CASE #86-507-X
MICHAEL R. MARDINEY, JR.
Dear Mr. Jablon:
Residential areas must be preserved as residential areas.
Please deny any exception for an office building in the middle of our residential neighborhood.
Physicians office building space is readily available throughout the county - in close proximity to us.
Sincerely,
Jann Holder

96-2375
Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204
Dear Mr. Jablon,
This letter is written to inform you of our opposition to the above case because of the heavy traffic load already existing on Bellona Ave. This zoning change would increase that load and also present an accident hazard.
Sincerely yours,
Joseph J. Burnett
Patricia J. Burnett
Jill J. Burnett

96-2375
Henry Homes III
7309 Bellona Avenue
Baltimore, Md. 21212
Re: #86-507-X
Dear Mr. Jablon,
There is no shortage of medical office space in the area. There is a vacancy at Charles Town and I see no need to grant a special exception for this property. This neighborhood is totally residential and thus a special exception would set a most undesirable precedent. Let the Doctor's practice be in one of the many medical buildings in the area. Please reject this petition, there is no shortage of space or need, and help us preserve our neighborhood.
Sincerely yours,
Henry Homes III

96-2375
MRS. WILLIAM P. HORTON
6515 MONTROSE AVENUE
BALTIMORE, MARYLAND 21212
June 2, 1986
Reference Case # 86-507-X
MICHAEL R. MARDINEY, JR.
Dear Mr. Jablon,
We live at the above address in the Woodbrook-Murray Hill residential area of Baltimore County. It is one of Baltimore County's most beautiful homes areas. Our property taxes are in excess of \$5000. a year.
I am writing to you to protest the granting of a Special Exception to Dr. Michael R. Mardiney, Jr. to practice medicine in his home & add 14 parking spaces to his property.
Please feel free to use our names as not wanting this exception to be passed by the zoning board.
Thank you sincerely for your attention to this matter.
Yours very truly,
Dr. and Mrs. William P. Horton

96-2375
Dear Mr. Jablon,
I am writing in reference to case #86-507-X. Our home is on Meadow Rd. and I believe the Bellona Ave. area very well. This is a strictly residential area and it would be completely wrong to grant a special exception to Dr. Michael R. Mardiney, Jr. I hope this will not happen.
Sincerely,
Betty Schmick
June 6, 1986
Dear Mr. Jablon,
I wish to express my strong opposition to case #86-507-X which is for the proposed doctor's office south of Bellona Ave. and east of Brightside Rd. This neighborhood has always

96-2375
MRS. J. RAYMOND MOORE, JR.
104 APPLEWOOD LANE
BALTIMORE, MARYLAND 21212
June 9
Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Ave.
Baltimore, MD 21204
Dear Sir -
We are bitterly opposed to the petition of Dr. Michael Wardiney (Case #86-507-X) for a special zoning exception. Physicians' offices and a parking lot are not compatible with the rest of the neighborhood which consists entirely of private residential homes. Traffic would also be

96-2375
Mrs. John Jay Jackson
111 Montrose Avenue
Baltimore, Maryland 21212
Friday 6 June
Dear Mr. Jablon,
It is to voice our opposition to the granting of special exception in the Zoning Case #86-507-X
We are proud of our private, residential section. There are many other nearby locations suitable for doctors offices, so this case request cannot even cite hardship. Their convenience would hardly be ours.
Sincerely,
Patricia Jackson

96-2375
Dear Sir,
As a result of long standing plans, we will be out of the country at the time of the hearing. Because of the impact and proximity of this potential clinic on us, we are retaining an attorney to represent us: Guy W. Worfield. The issue of siting is so important that we have prepared a 2 minute tape prepared and narrated by members of the Rockwood Improvement Association. We respectfully request that you allow the tape to be viewed so that the unusual nature of the proximity can be illustrated. Thanking you, we are sincerely,
Edith H. Kelly
Michael Kelly

96-2375
MR. ALFRED F. KING, JR.
710 BELLONA AVENUE
BALTIMORE, MARYLAND 21212
6-11-86
Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Ave.
Towson MD 21204
Dear Mr. Jablon,
I wish to strongly oppose the petition for special exception by Dr. Michael R. Mardiney, Jr. for physicians' offices. This has long been a stable residential area producing substantial real estate tax revenue. Any change would necessarily lower grade & devalue property here. 7212 Bellona is situated on a steep, dangerous hill

96-2375
MR. ARNOLD JABLON
ZONING COMMISSIONER
TOWSON, MD.
AS AN OWNER OF PROPERTY ON THE SOUTH SIDE OF BRIGHTSIDE AVENUE IN BALTIMORE COUNTY I ASK YOU NOT TO CHANGE THE ZONING REQUIREMENTS FOR THAT AREA.
TO ALLOW A CLINIC, WITH PARKING FACILITIES, PLACED IN OUR NEIGHBORHOOD WOULD CHANGE OUR CHARMING SUBURBAN COMMUNITY INTO A VERY DIFFERENT ONE.

96-2375
Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204
I am writing to you concerning Case #86-507-X in regard to a petition for special exception for Physicians' offices.
The area in which we live is totally residential. Traffic on Bellona Avenue would increase greatly if Dr. Mardiney were given permission to use part of his home for medical offices.
Bellona Avenue is rather steep and curving. Turning off of Bellona Avenue into his driveway can be hazardous. I do not support Dr. Mardiney's request to use 25% of his home for medical offices.
Sincerely,
Margaret M. Williams
Mrs. M. Gibbs McKimney
June 11, 1986
Dear Mr. Jablon,
I strongly oppose the granting of Physicians' offices at 7212 Bellona Ave. Please deny the petition for Special exception Case #86-507-X. Increased traffic on Bellona would be exceedingly dangerous. Also as a resident of the

96-2375
MR. ALFRED F. KING, JR.
710 BELLONA AVENUE
BALTIMORE, MARYLAND 21212
ARNOLD JABLON
ZONING COMMISSIONER
BALTIMORE CITY
111 W. CHESAPEAKE AVE
TOWSON MD 21204
Dear Sir
Re Case #86-507-X
I wish to object very strongly to the above Petition. This particular area of Bellona Ave. is one of the last fine residential areas so let's not kill it with office space and completely change the neighborhood. I vote against Dr. Mardiney Jr's Case. Very truly yours,
Alfred F. King, Jr.

96-2375
JRG
Dear Mr. Jablon,
I am writing this for my husband and to let you know that we are against Case #86-507-X which you will hear Monday.
We are to live off Southview Lane (21208) and when we what happened to that country street I know that Dr. Mardiney's house if granted the exception will open a can of worms.

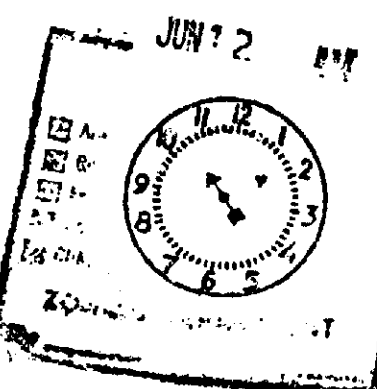
96-2375
WILLIAM B. VANDEGRIFT, M.D.
7320 W. BELLONA AVENUE
BALTIMORE, MARYLAND 21212
June 12, 1986
Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, M.D. 21204
Dear Commissioner Jablon:
In regard to zoning petition #86-507-X, by Robert and Rose Michael Mardiney, Jr. at 7212 Bellona Avenue, 21212. The petition for the establishment of a medical clinic and 20 additional parking spaces is at 7212 Bellona Avenue, 21212. It is opposed because (1) the petition is not in strict accordance with the residential nature of the neighborhood, and (2) the increase in traffic from the proposed area of Bellona Ave. would add considerably to the existing dangerous and interfering the driveway as well as Brightside Road. Our driveway entrance is 7320 Bellona Avenue, which is a beautiful curve and for the last twenty years has been an average of three cars per hour. We would like to see the end of our property.

and any additional traffic
can only be used as a buffer.

I feel this arbitrary
special exception for a private
office in this area is dangerous
to us all and not needed
since there are office buildings
just around the corner on Charles
Street.

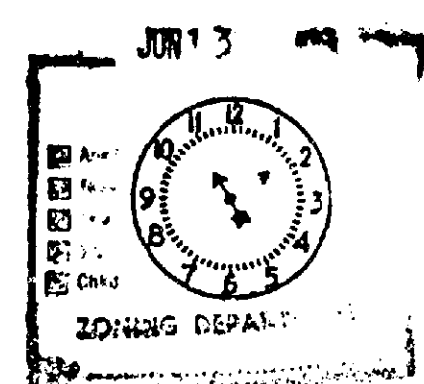
I urge you not to support
this petition thus to protect
and maintain this long
established and exceptional
neighborhood.

Most sincerely,
Francis Jones King



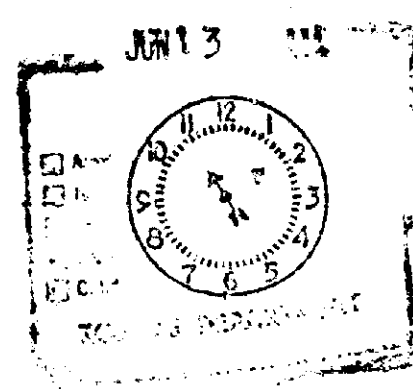
Thank you for reading
our letter against this
petition.

Sincerely,
Janet Lee
Greenwald
6417 Murray Hill Rd



I am greatly concerned because
a death may occur at our children as
Mrs. Vardell and I strongly
oppose the approval of Zoning Petition
86-507-X.

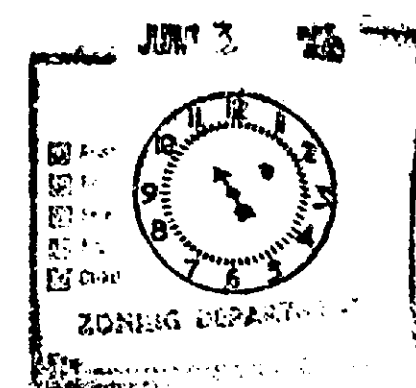
Yours truly,
William B. Vardell



neighborhood, I would like to see
all properties remain residential.

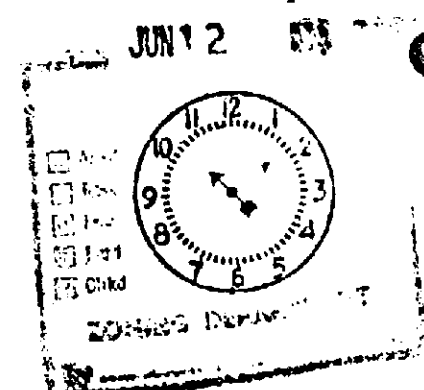
Thank you for your serious
consideration of my viewpoint.

Sincerely,
Margaret M. McLean



a petition on this part of
Bellona Avenue.

Sincerely,
Allen W. Moore
Raymond Moore Jr



7207 Bellona Avenue
Baltimore, Md. 21212
June 6, 1986

Dear Mr. Jablon:

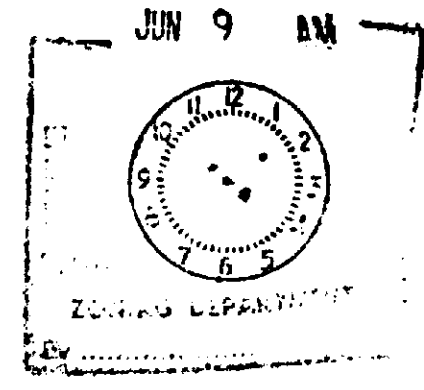
As residents and owners of 7207 Bellona Avenue, we wish to protest
Dr. Michael R. Hardin, Jr.'s Petition for Special Exception, Case
#86-507-X.

We have lived in this house for 62 years and feel strongly that
the neighborhood must be kept strictly residential.

Dr. Hardin would be setting a very serious precedent in a long
established area.

Yours truly,
Ruth A. Nicholson
Jane M. Nicholson

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204



been one of very substantial
properties of only residences.
There is no need for
any form of commercial or
professional incursion in such
a valuable residential area.
This would be a very tragic
"foot in the door" and the
ultimate deterioration of property
values.

- (5) the grading proposed;
- (6) existing vegetation and vegetation proposed to be removed;
- (7) the proposed parking layout;
- (8) the impact of proposed parking layout on the street layout with
a particular view as to the safety of the Neighborhood traffic;
and
- (9) the estimated average daily trips based upon proposed
development.

I respectfully request that Baltimore County deny the special
exemption sought in this case. In the event that the special exemption is
granted, I respectfully request that Baltimore County only do so if it
believes that the proposed usage can be clearly shown to present no threat
to the character of the existing Neighborhood. I further request that
Baltimore County place the burden of making such a showing on the
developer of the site.

Unfortunately, I will be unable to attend the hearing on Monday, June
16th, 1986 at 9:00 AM in your offices. However, I would be happy to answer
any questions you may have. My home phone number is 377-6312. My
office phone number is (703) 683-3422.

Respectfully yours,

Michael J. Cromwell, III
Michael J. Cromwell, III

5 June 1986

Mr. Arnold Jablon
Zoning Commission
Baltimore County
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Case #86-507-X

Dear Mr. Jablon:

As I am sure you are aware, the neighborhood immediately
surrounding the location involved in case #86-507-X (hereinafter the
"Neighborhood") has been and continues to be a purely residential
neighborhood that has a long tradition of being the home of many of the
leaders of the Baltimore community and more importantly an environment
suitable to raising the potential future leaders of our community. My
family and I are deeply concerned that a decision by Baltimore County to
allow commercial usage of property in the Neighborhood will break this
long tradition. My great-grandparents moved to this Neighborhood in the
1890s and my wife and I hope that our 9 month old son will be able to carry
on this tradition well into the 21st century.

As a member of the Maryland State Bar Association, I am concerned
that a decision by Baltimore County to allow commercial usage in the
Neighborhood will be a dangerous precedent. To the best of my personal
knowledge, I am not aware of any property in the Neighborhood that has
even begun to transition to commercial usage. I believe that this will be
graphically illustrated by an examination of the usages of the existing
buildings adjacent to the site.

I believe that in making its decision in this case, Baltimore County
needs to carefully analyze the following:

- (1) the current usages of the property adjacent to the site;
- (2) the existing topography of the site;
- (3) the ecological impact of the proposed usage on the Lake Roland
ecosystem;

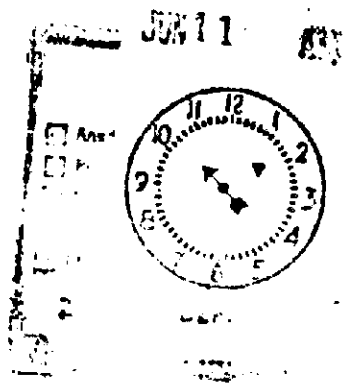
86-266
Dear Mr. Jablon;
As a property owner of a house and
4.72 acres at 7321 Brightside Road (Avenue)
I am greatly concerned over the
possibility of a change in the zoning
requirements to allow a medical
clinic with parking facilities for
many cars.

Surely this would change our
peaceful, suburban neighborhood, where
I came as a bride in 1923, and
where old and young have felt it
safe to walk on the quiet road.
I ask you to protect our homes
by retaining the present zoning.

Very truly yours
Margaret O. Cromwell
7321 Brightside Road
Baltimore
MD 21212

86-266
This letter is to protest the
proposed office building near
Brightside & Bellona Ave. I feel
this would be a real detri-
ment to this residential neighbor-
hood. I am unable to attend
the hearing at 9:00 AM on June
16th, and wanted to make my
feelings known. I refer to
Case # 86-507-X.

Most sincerely,
Lillian M. Montell
(Mrs. Wm. F.)
17 Buckner Rd.
Baltimore
21212



9-2374
6/16/86
8
ROBERT H. KESMODEL
4400 BELLENA AVENUE
BALTIMORE, MARYLAND 21212
703 BELLENA AVE.

JUN 16 1986
JUN 15, 1986

Ref: Case 86-507-X
Petition for Special Exception for
Physicians' Office 7212 Bellona
Dr. Michael R. Mardiney

Dear Mr. Jablon:

We wish to add our very strong objection
to the long list of people in our area who
oppose this requested zoning. Our home is on
Bellona Avenue only two blocks from the
property in question. We are already concerned
about the high volume of traffic on Bellona
and do not wish to have it added to.

This area is a pure residential area to
which all of us moved with the intent of
maintaining a strong residential community bond.
None of us who reside in this area want
any non-residential zoning approved.

Sincerely Yours,
Robert H. Kesmodel

Arnold Jablon
Zoning Commissioner,
Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204

TO: Arnold Jablon
Zoning Commissioner,
Baltimore County

REGARDING: Case # 86-507-X
Petition for Special Exception for Physicians' Offices
Dr. Michael R. Mardiney, Jr.,
7212 Bellona Avenue

Dear Mr. Jablon,

I am writing to express my strong opposition to the petition for
special exception by Dr. Michael Mardiney. Dr. Mardiney wishes to bring
physicians' offices, parking lots and all of the traffic problems associated
with them into a strictly residential area. The many fine neighborhoods
in this area have worked time and time again to ward off commercial develop-
ment and maintain the high quality of our community. Granting this petition
would not only lessen the quality of our neighborhoods, but also set a
precedent for future development in this area. Please do not allow this
type of development to take place.

Thank you for your time and consideration of this matter.

Sincerely,

Thomas & Carol Sutton
Mr. & Mrs. Thomas W. Sutton

6/16/86
8

9-2377
6/16/86
8
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

As a resident of Murray Hill, I wish to express
my opposition to case number: 86-507-X, Petition for
Special Exception for Physicians' Office, Dr. Michael R. Mardiney, Jr.
7212 Bellona Avenue.

If this petition were granted, it could set a precedent for other
professionals to pursue and receive similar authorization.
As you are probably aware, Bellona Avenue is a single lane
road and the granting of the aforementioned petition could only
add to more traffic congestion.

Naturally I would tend to oppose the granting of any
petition that would tend to have a detrimental effect on the
residential quality of the neighborhood. Thank you for your
consideration.

Sincerely yours
William M. Soterich

9-2379
6/16/86
8
Corbyn Associates, Inc.

INVESTMENT RESEARCH
AND MANAGEMENT
(301) 532-8300

JUN 16 1986
June 12, 1986

Arnold E. Jablon, Esq.
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case # 86-507-X

Dear Mr. Jablon:

I have previously signed a petition against allowing for the
special exception cited by the above-referenced case. I further
wish to comment, as a recent purchaser of a home in the Murray
Hill section, that such exceptions as petitioned by Dr. Michael
Mardiney to allow for physicians' offices on a Bellona Avenue
residential property serve only to eventually destroy some of the
most lovely residential neighborhoods in Baltimore County.

Bellona Avenue is an area frequently traveled by neighbor-
hood walkers, joggers and bicyclists. To increase an already
hectic traffic pattern on a very dangerous area (very steep
hill with a sharp bend) of this road can certainly not be bene-
ficial to anyone. As a former long-time (38 years) resident of
Roland Park and later Mt. Washington, both city residential
areas of historic and civic note, I can candidly inform you that
similar areas in Baltimore County should be fiercely protected by
their residents.

I have always coveted that degree of special charm and
privateness that so exemplifies the Baltimore County residential
areas. These must be preserved at all costs. Please assist us
residents in the protection of these attributes that made us
desire to live in Baltimore County.

Thank you for your consideration for the neighbors in this
area.

Sincerely,

Richard Hynson, Jr.
Vice President

Rh/js

9-2376
6/16/86
8
June 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case #86-507-X

Dear Mr. Jablon:

I learned with grave misgivings that Dr. Michael R. Mardiney was planning to use
part of his home as a permanent office. This is a dangerous precedent for the
Buxton-Riderwood area to allow anyone to convert their home for commercial
purposes. The area would become unattractive for a residential dwelling. I
think it would be wrong to allow a waiver on this particular case.

Sincerely yours,

Miriam L. Cohen, M.D.
encl. - Copy of zoning alert
cc: Mrs. G. O'Donovan

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

ZONING ALERT

TO: RESIDENTS OF BELLONA
BRIGHTSIDE
LINDSAY LANE
BETTY BUSH LANE
BUCHANAN ROAD
ESTES ROAD
WOODBROOK
MEADOW
APPLEWOOD
MURRAY HILL
MONTROSE
PRATT
FARVIEW

FROM: RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT
ASSOCIATION, INC. ... AREA 3 REPRESENTATIVE
PAULA NOELL
377-4153

NOTICE OF PETITION FOR SPECIAL EXCEPTION
Case #86-507-X
FOR PHYSICIANS' OFFICES

DR. MICHAEL R. MARDINEY, JR.
7212 BELLENA AVENUE

Location: South side of Bellona Avenue, 259.40 feet East of
the centerline of Brightside Avenue.

Date of Hearing: Monday, June 16, 1986 at 9:00 am
County Office Building
111 W. Chesapeake Avenue
Room 106
Towson

Dr. Mardiney is requesting up to 25% of his home be
converted into medical offices.....

Proposed Use Area 3020 sq. ft.
Parking provided 14 spaces

If the special exception is granted, 2 doctors as well as 2
assistants would be permitted.

LETTERS SHOULD BE ADDRESSED TO: ARNOLD JABLON
ZONING COMMISSIONER
BALTIMORE COUNTY
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

When writing to the Commissioner, please indicate the Case
#, which is Case #86-507-X.

9-2378
6/16/86
8
Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Notice of Petition
Case # 86-507-X

Dear Mr. Jablon:

As a close neighbor of Dr. Mardiney, I would like to
register a strong protest against his petition for a special
exemption on his house located on Bellona and Brightside Avenues.
In the first place, this is a fine old residential section and
the homes should not be converted to commercial usage. As a matter
of fact, there are a number of doctors in close proximity to
Dr. Mardiney's home and if each of them were granted the same
special exemption, the residents would find themselves in a
medical park rather than a residential area. Secondly, the access
to Dr. Mardiney's home off Bellona Avenue creates a tremendous
traffic problem. This is an absolutely blind entrance and exit,
creating the possibility of numerous accidents with the 24 - 30
patients which he expects to treat on a daily basis.

When this house was sold to Dr. Mardiney, he maintained
that he would protect the residential values and characteristics
of the neighborhood which of course he is now violating. The
industrial application which he hopes to obtain would also cause
the values of the residential properties to drop considerably.
Dr. Mardiney has several other medical facilities, one of which
is close by so that he can continue to treat his patients from
these places and the sole reason for locating them, with no regard
for his neighbors, at his home is for his own personal advantage
and convenience. Dr. Mardiney refers to a special exemption made
years ago to R.I.A.S., a think tank extension of Martin Marietta.
This is an entirely different application and in my opinion should
not have been originally granted. The point is that by his reference
to this, he creates an extension of the error previously made
and would permit others to point to his exception for additional
violations to the neighborhood.

Mr. Arnold Jablon
Page 2

Dr. Mardiney never had the courtesy to talk over his
plans with his next door neighbor, Mr. Bolton Kelly, but I must
say that his actions have provoked the entire community as
witnessed by the large turn out on Monday, June 16th. All of
of residents believe it would be a tremendous mistake and a
serious adverse precedent to grant this special exemption!

Sincerely,

F. Barton Harvey, Jr.
F. Barton Harvey, Jr.

FBIH/kae

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

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Christopher R. West
Edwin K. Guntrom
Gordon Emms

June 16, 1986

Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Board of Governors of the Ruxton-Riderwood Lake Roland Area Improvement Association, Inc. are in opposition to the proposed use, Case # 86-507-X, and have retained the legal firm of Wright, Parks, Constable and Sker. Our attorneys are James W. Constable and Kenneth P. Davies.

Sincerely,

Robert W. Locke
Robert W. Locke
President

Stephen M. Busky, M.D.
Earl P. Galleher, Jr., M.D.
Harry S. Stevens, M.D.

June 12, 1986

Mr. Arnold Jablon
Zoning Commissioner/Baltimore County
111 W. Chesapeake Avenue
Towson, Md. 21204

RE: Dr. Michael Mardiney
Case #86-507-X

Dear Mr. Jablon:

It is my understanding that Dr. Mardiney whose residence is 7212 Bellona Avenue has requested rezoning to permit him to utilize his home as an office for his practice of medicine. It is my further understanding that a considerable number of parking spaces will be added in the area for the convenience of his patients.

I have lived in this area for 46 years. My father built one of the first homes on Murray Hill Road in 1940 where I grew up. For the past 23 years my wife and I have lived at 17 Meadow Road along with our family.

I have known the prior owners of Dr. Mardiney's home for three generations including Mrs. Robert Hopkins, Mr. & Mrs. D. Luke Hopkins, Mr. & Mrs. Porter Hopkins, and lastly Mr. & Mrs. F. Barton Harvey. Mrs. Harvey's daughter, Mrs. Boulton Kelly and her husband live immediately next to Dr. Mardiney, and the home is within the immediate environment of the Harvey and Hopkins compound.

I feel strongly that this old and outstanding residential neighborhood was never intended for the kind of use which Dr. Mardiney is requesting, and I feel that using this fine home as a Doctor's office would be a detriment to our environment and it would be a poor precedent to initiate. Being a physician myself, I feel very strongly that any physician living in this neighborhood should be able to well afford appropriate offices outside of our outstanding residential area.

Aside from this, the development of the Oak Hill property immediately across Bellona Avenue will add increased residences and increased congestion from traffic patterns in this area. Additional traffic patterns through utilization for commercial purposes would very definitely be a further detriment to our residential area.

I regret that I will be unable to attend the hearing which I understand is scheduled for Monday, June 16, 1986 in Towson. Unfortunately I have prior patient commitments in surgery, and these commitments cannot be rescheduled. However, I am in great hopes that you will feel it appropriate to deny this rezoning request in the very best interest of our very outstanding residential section.

Page 2

With great appreciation of your consideration, I remain,

Sincerely,

Earl P. Galleher, Jr.
Earl P. Galleher, Jr., M.D.

EPG:em

Mrs. W. Boulton Kelly
7212 Bellona Avenue

Mr. Arnold Jablon
Zoning Commissioner, Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Zoning Case No. 86-507-X
9:00 A.M., June 16, 1986
property owned by Dr. and Mrs. Michael Mardiney, Jr.
7212 Bellona Ave.
Special Exception for physicians' offices

Dear Sir,

We, Ellen Harvey and W. Boulton Kelly, Jr. are the immediate neighbors of Dr. and Mrs. Michael Mardiney, Jr. and reside at 7214 Bellona Ave. We have been in our residence since 1969, having bought the property 4 years before that. In fact, I, Ellen Harvey Kelly, grew up on these properties, which have been subdivided in such a way that there is an extremely intimate relationship between the garage and our pool, patio, kitchen, dining room area. In fact, the garage where Dr. Mardiney proposes to put his Clinic/doctors offices overlooks our pool. He owns only 6 feet on one side of it which was allowed in order to provide maintenance access. This unique division of properties creates an extraordinary closeness and was established before there were the ordinary zoning requirements for set backs, etc. Therefore the creation of a special exception for a clinic/offices would create undue hardship for us.

We are unalterably opposed to the permitting of this special exception which would allow Dr. Mardiney to establish a Clinic and doctors offices for the benefit of his immunology/allergy practice.

1. It will negatively impact on our property by destroying our privacy.
2. It could pose a health hazard on our property and for the watershed. We share a septic system and the drainage of our mutual sewage is on our property. An existing brick chimney incinerator, 15' high opposite his garage is 18" from our property and not far from the pool, patio etc. area. Smoke from this incinerator impacts air quality.
3. Offices and clinic deprecates the value of our property and nearby residences.
4. This use will add substantial traffic hazards to Bellona Ave., where safety and volume of traffic are already a major concern.
5. It will set a dangerous precedent for the entire residential community.

Mr. and Mrs. W. Boulton Kelly
7212 Bellona Avenue

This whole area for over 25 years has been residential, from Bellona Avenue west of Charles St., along Brightside Rd., down to Malvern Ave., and south to Woodbrook Lane. There is no need to break the character of a very fine residential district to establish an unneeded Clinic and offices. There are appropriate areas for doctors offices, clinics stores, etc. less than a mile in either direction. These are appropriately clustered together, while establishing a clinic and offices in this residential area is inconsistent with the land use. Land use recommendations for regional development stress the need to prevent scattered development and to preserve open spaces. There is no need to jeopardize an area that already possesses open space by installing a Clinic which represents scattered development.

To allow Dr. Mardiney 1 1/2 parking spaces and 3000 sq. ft. of office space and patient treatment rooms would also mean there could be 200 trips a day in and out of a driveway which abuts our property and barely allows two cars to pass. This volume of traffic presents a real threat to safety. Already, trucks and people looking for the Mardineys cut through our driveway which is directly in front of our house. The increased volume will create unsafe conditions and general harassment for us, as trucks delivering supplies and others travel these driveways. Not just our safety will be affected, but the additional traffic on Bellona Avenue where the turning and exiting occur at a curve would cause extremely unsafe conditions where already in our 20 year residency, there have been 3 very drastic accidents and several minor ones.

The proposed offices and patients rooms are to be established on the second floor of the garage and on one portion of its ground floor. As stated, this garage served both houses at one time and is contiguous to our house. Examining rooms would not only hang over our pool/patio area, but would also be about 20 feet from two bedrooms and a family room. Lights and traffic would be an extreme nuisance. It would sooty invade our privacy, sleeping conditions, etc., and would not affect Dr. Mardiney's privacy at all since his living areas are not near. The siting of this proposed Clinic is in an entirely unsuitable place.

We share the existing septic system with the Mardineys. Without giving us any notice, Dr. Mardiney is requesting a zoning exception that would impose an exceptional strain on this system. Since we pay half the bills to clean this system, (the bills are sent to us) we find it extraordinary that a neighbor who shares a facility would impose a huge new use on the system without any suggestion of how adjustments might be made. It's somewhat like sharing a garage and one party takes over 90% of it with vehicles and tools. Our Cesspool Contracting Co.

suggests the system will need 5 times the amount of cleaning if additional usage from offices, etc. occurs. This sewer system had been improved to facilitate a research scientific institute which rented both properties after World War II. A special exception was granted to allow the Institute on these 6 acres with which contained an adequate buffer. (Please note that Dr. Mardiney has a little over 2 acres and absolutely no buffer, nor any way of achieving it). After a period of years, this exception was revoked by the County, the neighbors having petitioned. Later several members of the same family occupied the two houses separately and operated on the same sewer system. When Dr. Mardiney moved into the property 4 1/2 years ago, we had hoped this arrangement could be continued. Now Dr. Mardiney proposes to extend the use of the septic system for his Offices and Clinic, potential health hazards exist. We sincerely hope Baltimore County will deny the creation of this extended use of our mutual system. The septic tank while large is on his property, but the drainage pits are on our property which is co owned by 3 other owners. On inquiry, it has been determined that two of the seepage pits are filled to capacity. The system is over 30 years old and any extra impact could create a health hazard. We feel that the Mardineys have taken advantage of our agreement to share a septic system and will create a strain on the drainage pits which exist on the land of 4 other owners, not including the Mardineys. Health hazards from the strain of increased use of people, of diseased patients, and of substances used to cure diseased patients could exist.

Though most neighbors have understood how to value residential area, this special exception might open up the prospect of other commercial ventures in the health or any other field which would be as inappropriately sited as this one. Although this residential area in Baltimore County has the added attraction of being close to both Baltimore City and to Towson, it defines one of the most unique environmental park-like settings of open, natural areas. Many unusual species of animal, bird, and plant are attracted here by the contiguous open areas. One of our adjoining properties is the most noted Natural Garden in the state and is on the National Register.

The Properties along Bellona Avenue drain into the Jones Falls Watershed; there is an increasing need to be sensitive to watching the purity of watersheds throughout the County. A clinic at this particular site impacting on a doubly used drainage system could detrimentally affect the

watershed, particularly if it is followed by other exceptions.

For many reasons this area is one of the most desired residential areas in the County. Recognizing its suitable value for residences, developers at this time are planning for a sensitive, well-sited group of parcels of land for an appropriate number of residences directly across the street from the proposed Clinic. This development and another several years older have seen a great spirit of cooperation between the Neighborhood Association, neighbors, and developers.

Land values can be sustained by thought-out, cooperative efforts to increase housing without being detrimental to the environment. On the other hand doctors' offices and a clinic located in a garage destroys land values and sets dangerous precedent.

For personal privacy, ill siting, health safety, and protection of land values, we implore you to deny this special exception.

Thanking you for your consideration, we are sincerely,

*Ellen Harvey Kelly
W. Boulton Kelly Jr.*

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 86-507-X
Dr. Michael Mardiney, Jr.
7212 Bellona Avenue
Towson, MD 21204

Dear Mr. Jablon:

At a meeting held during the week of June 2, 1986, the Board of Directors of the Murray Hill Homeowners' Association unanimously voted to oppose Dr. Mardiney's petition for a special exception relating to his property at 7212 Bellona Avenue to permit him to convert up to 25% of his home into medical offices. The Board of Directors asked that I, as a member of the Board, attend the hearing on June 16th to represent the Association.

I trust that this letter gives the information which you requested at the hearing on June 16th. If it does not do so, please do not hesitate to contact me at 727-6464.

Sincerely yours,

Elizabeth M. Dunn
Elizabeth M. Dunn

EMD:tcg

June 9, 1986

Mr. Arnold Jablon
Zoning Commissioner
of Baltimore County
Baltimore, Maryland
21204

Re: #86-507-X

Dear Mr. Jablon:

My husband and I have been residents of Woodbrook for ten years. This is a residential neighborhood of concerned and caring people. We take pride in our homes and our land.

We very much object to having any commercial building - as proposed on Bologna Avenue east of Brightside. We will be on vacation on June 16th and cannot attend the meeting to express our feelings. Therefore, we are sending this letter to say we are in opposition of #86-507-X.

Thank you for your attention to this matter.

Sincerely,
D. Patricia Elenic
(Mrs.) D. Patricia Elenic

Mr. & Mrs. Henry R. Elenic
21 Buchanan Road
Baltimore, Maryland 21204
377-2499

ALEX. BROWN & SONS, INC.

ESTABLISHED 1800 • AMERICA'S OLDEST NAME IN INVESTMENT BANKING
MEMBERS NEW YORK STOCK EXCHANGE INC. AND OTHER FINANCIAL INSTITUTIONS

June 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Jablon:

Regarding the Notice of Petition for special exception for physician's offices (case #86-507-X) I simply wanted to voice my strong objection to the request.

For 22 years I have lived at 7210 Bellona Ave. which abuts Dr. Mardiney's residence. I feel that the privacy and security of my home will be in jeopardy. I further am concerned on a matter of principal as it could lead to other offices in what has been a very stable community in Baltimore County. I have further concern about the increased traffic in front of my driveway, which already requires undivided attention to ensure safety.

In summary, I truly believe it not only would depreciate my property but would likewise increase the possibility of recurrences in other nearby neighborhoods. I hope that I am not being selfish in objecting to my friend Dr. Mardiney's application, but I have told him of these feelings and my conscience is clear on this matter.

Most sincerely yours,

Robert G. Merrick, Jr.
Robert G. Merrick, Jr.

RCM, JR:dap

ONE THIRTY-FIVE EAST BALTIMORE STREET, BALTIMORE, MARYLAND 21202 • TELEPHONE 301 727-1700
TELEX: 4792 • CABLE ADDRESS: "BROWN" BALTIMORE

OBER, KALER, GRIMES & SHRIVER

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

1600 MARYLAND NATIONAL BANK BUILDING
10 LIGHT STREET
BALTIMORE, MARYLAND 21202
1200 686-1120
TELEPHONE 301 347-0288
CABLE "OBER"
TELEX 47794

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 86-507-X

Dear Commissioner:

As a resident of Murray Hill Circle and an officer of the Murray Hill Improvement Association, this letter is to bring to your attention my strong opposition to the Petition for Special Exception filed in Case No. 86-507-X. The Petition is diametrically opposed to the longstanding residential character of the neighborhood and if granted, would create a dangerous traffic problem as well as be likely to lead to increased commercial development efforts.

Although I cannot be present at the June 16 hearing, a representative of our neighborhood association will speak in opposition to the Petition. Nevertheless, I wanted to bring my strong opposition to the Petition to your attention.

I appreciate your consideration of this letter.

Very truly yours,

Guy W. Warfield
Guy W. Warfield
27 MURRAY HILL CIRCLE

GWM/mla

Stump, Harvey & Cook
INCORPORATED
INSURANCE BROKERS

June 9, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 86-507-X

Dear Mr. Jablon,

I wish to protest the recent Petition for Special Exception for Physicians' Offices as requested by Dr. Michael R. Mardiney, Jr. at his residence, 7212 Bellona Avenue. To begin with, his current home is located in a residential area, and I feel we would be setting a precedent for further development of this nature. One of the beauties of living in this area is the fact that all mercantile and professional offices are contained in a small section of Charles Street between Bellona and Stevenson Lane. The operation of a medical office would further burden the existing roadways, which are currently heavily traveled. More than likely we would have to begin considering widening roads and putting in additional traffic signals, which would only increase the cost to the Baltimore County taxpayer.

I feel that the need for this office is totally unnecessary since there are numerous medical facilities within a two or three mile radius. For your information, we are less than two miles away from the Greater Baltimore Medical Center, St. Josephs Hospital, as well as a radiologist office which is located at 5820 York Road, south of Northern Parkway. Another radiology group is located at 1205 York Road, north of the Beltway in Lutherville.

I am going to make every attempt to appear at the hearing next Monday morning, but in the event of my absence, I hope you make it clear to Dr. Mardiney that I, as do most of our neighbors, strongly object to having such an exception made

5 NORTH PARK DRIVE, HUNT VALLEY, MARYLAND 21030 • 301 666 5200

Stump, Harvey & Cook
INCORPORATED

Mr. Arnold Jablon
Zoning Commissioner, Baltimore County
June 9, 1986
Page 2

for Dr. Mardiney's convenience and person's gain at the expense of our neighborhood.

With kind regards,

Sincerely yours,

William B. Chambers
William B. Chambers, CPCU
Vice President

WBC/rjf

JOHN J. NEUBAUER, JR.
114 E. LEXINGTON ST. 3RD FLOOR
BALTIMORE, MARYLAND 21202

June 9, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 86-507-X
Location: South side of Bellona Avenue
259.40 Feet East of Brightside Avenue

Dear Mr. Jablon:

I am writing to you in connection with the above captioned case to register my strong objection to the granting of the requested zoning in the above captioned case. My residence is located at 7201 W. Bellona Avenue which is located a short distance from the property which is the subject matter of the above captioned case.

The reasons for my objection to any change in zoning to a commercial use are as follows:

1. The requested zoning change for the property which is the subject matter of this case will increase traffic at a point on Bellona Avenue which is extremely dangerous already at the present time. Because of the topography (steep slopes and curves on Bellona Avenue at the site of the subject property) it will be extremely difficult for entry and exit into the subject property without creating life threatening situations. I am advised that zoning has recently been granted for residential development of the property on the opposite side of Bellona Avenue from the subject property and that a road directly opposite Brightside Avenue will be constructed for ingress and egress to said newly zoned property. The traffic congestion that presently exists at the subject property can only become more life threatening if the requested rezoning is granted.

2. There does not appear to be any necessity for the creation of office space in this highly exclusive residential area when, in fact, there exists within two miles of the subject site existing commercial office space available to serve this community and the petitioner. The commercial office space that I am referring to exists on Charles Street just south of Bellona Avenue and on Bellona Avenue where it intersects with Ruxton Road. There is absolutely no need for this rezoning use as the area is already more than adequately serviced.

JOHN J. NEUBAUER, JR.
114 E. LEXINGTON ST. 3RD FLOOR
BALTIMORE, MARYLAND 21202

Page Two
Mr. Arnold Jablon
June 9, 1986

3. Any commercial use permitted in the area of the property which is the subject matter of this case would totally destroy the valuable estate homes surrounding the subject property. Baltimore County has been very fortunate in having the area surrounding the subject property develop into one of its most prestigious residential communities. It would not appear to me to make sense to have any action taken by the County to destroy such a prestigious residential area as this community by taking any action changing the residential aspect of the community into a commercial area.

In conclusion, I want you to know that I proffer this letter as a concerned citizen and resident of the community in order that you may have the benefit of the thinking of a resident who lives in the immediate area and feels very strongly that the requested rezoning would result in a great detriment not only to the residents living in the area, but also any other person using Bellona Avenue, a public highway, in or about the location of the property which is the subject matter of the above captioned case.

Very truly yours,

John J. Neubaer, Jr.
John J. Neubaer, Jr.

JJNJR:hmk

cc: The Ruxton-Riderwood-Lake Roland Area
Improvement Associations, Inc.
W. Bouton Kelly
Donald Hutchinson - County Executive
B. Melvin Cole - County Administrative Officer
Barbara F. Bachur - County Council

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
6TH FLOOR, 29 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(301) 828-1050

June 9, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case #86-507-X
Petition for Special Exception

Dear Mr. Jablon:

Please be advised that I am not sending this letter to you as a lawyer -- but as a personal strong opponent of the request made in the above-mentioned "Petition for Special Exception" -- because the area involved would be most adversely effected if the petition were granted. My home is on Bellona Avenue -- fairly near the property involved.

I am strongly opposed to the request made in the petition which would adversely effect the beautiful area nearby.

I do not know of anyone (except presumably the petitioner) who is not strongly opposed to the said request; all of my neighbors are in agreement.

I am most hopeful that your decision will be what all of us who live in the area involved are hoping for.

Most sincerely and respectfully,

Morton E. Rome
MORTON E. ROME

MER/ma

DAVID R. COOK
6514 Pratt Avenue
Baltimore, Maryland 21212

June 11, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: Case # 86-507-X

Dear Commissioner:

We wish to take this means to join with other home-owners in the area to protest this Special Exception, which if granted would allow a commercial activity in a strictly residential area.

Traffic on Bellona Avenue has become very heavy and this particular, proposed use area of 3,020 sq. ft., providing parking for 14 vehicles - could only increase the traffic - add to pollution. Children standing on the edge of Bellona Avenue, waiting for their school buses would then have this additional hazard.

We hope you will deny this Special Exception.

Yours very truly,
David R. Cook
David R. Cook

THE JOHNS HOPKINS UNIVERSITY
SCHOOL OF MEDICINE

THOMAS M. ZIZIC, M.D.
Associate Professor of Medicine

June 12, 1986

Zoning Commissioner
Baltimore County

Dear Sir:

I am writing to protest case number 86-507-X the establishment of a physician's office next door to my residence. I am a physician myself but do not think an office in this neighborhood is appropriate. This will change the traffic pattern which will make it treacherous for our children. We are already having people come into our driveway to ask about locations of addresses on Bellona Avenue. It is also dangerous as one is pulling out of driveways onto Bellona because of the magnitude of traffic that is already on this street. It will also diminish the value of my property for which I paid \$460,000 less than a year ago.

I am against granting any exception to the proposal by Dr. Mardiney to get a variance or exception for the zoning for the property located at 7212 Bellona Avenue. Please let me know if there is anything else that I need to do to follow through with this matter.

Sincerely,

Thomas M. Zizic, M.D.
Thomas M. Zizic, M.D.
Associate Professor of Medicine

TMZ/bc

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

ZONING ALERT

TO: RESIDENTS OF BELLONA
BRIGHTSIDE
LINDSAY LANE
BETTY BUSH LANE
BUCHANAN ROAD
ESTES ROAD
WOODBROOK
MEADOW
APPLEWOOD
MURRAY HILL
MONTROSE
PRATT
FARVIEW

FROM: RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC. ... AREA 3 REPRESENTATIVE

NOTICE OF PETITION FOR SPECIAL EXCEPTION
Case #86-507-X

Location: South side of Bellona Avenue, 259.40 feet East of the centerline of Brightside Avenue.

Date of Hearing: Monday, June 16, 1986 at 9:00 am
County Office Building
111 W. Chesapeake Avenue
Room 106
Towson

Proposed Use Area 3020 sq. ft.
Parking provided 14 spaces

If the special exception is granted, 2 doctors as well as 2 assistants would be permitted.

LETTERS SHOULD BE ADDRESSED TO: ARNOLD JABLON
ZONING COMMISSIONER
BALTIMORE COUNTY
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

When writing to the Commissioner, please indicate the Case #, which is Case #86-507-X.

THOMAS SCHWEIZER
BETTY BUSH LANE
BALTIMORE, MARYLAND 21211

June 11, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case #86-507-X

Dear Sir,

I understand that Dr. Michael R. Mardiney, Jr. is requesting that slightly over 3000 sq. ft. of his home at 7212 Bellona Avenue be converted to office space.

I want to go on record as strongly opposing this request. I cannot begin to tell you how extremely unfair and unreasonable it would be to allow Dr. Mardiney to carry out his plans.

I am sure you are aware that this is an old and well established residential neighborhood with some of the finest homes in the County. It would be completely out of character to permit any type of office facility.

Dr. Mardiney already has at least three other offices. Also I can't even count the possibilities for excellent Medical space and easy access parking in many, many locations within a ten to fifteen minute drive from the doctor's house.

I do not feel that I am being at all dramatic when I predict at least one traffic fatality within a year after this proposed office space would be allowed to open. The Bellona Avenue hill, the curves, the excessive speed, check the record. We have at least one accident about every 90 days just as things are now! I know this to be true because I jog up the hill once or twice a week!

This is not a poor, struggling doctor who cannot afford office space outside his home. Please check into this matter carefully and please do not grant the request.

Thanks very much for listening.

Respectfully and sincerely
submitted,
Thomas Schweizer
Thomas Schweizer
6 Betty Bush Lane
Baltimore, MD 21212

TS/rr

June 11, 1986

1513 Gordon Cove Dr.
Annapolis, Md 21403
June 11, 1986

Dear Mr. Jablon:

I write to oppose the requested zoning change in Case No. 86-507-X.

I was born on Brightside Rd., grew up there, and very much hope to retire there on land which I jointly own at 7320 Brightside Rd.

To permit a clinic to operate in this exclusively residential neighborhood would add to traffic congestion, thereby endangering the many small children in the area, create waste disposal problems, while bringing no benefit to the neighborhood.

Respectfully yours,

W. Kennedy Cromwell
W. Kennedy Cromwell

Mr. Arnold Jablon
Zoning Commissioner
111 Chesapeake Ave.,
Towson, Md. 21204

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: 7212 Bellona Avenue
Case # 86-507-X

Dear Mr. Jablon,

Dr. Michael Mardiney's request for a special exception for his home, located at 7212 Bellona Avenue, is inappropriate. His residence is not the size of a normal home dwelling, but rather is more the size of an office building. To grant him usage of 25% of his house plus fourteen (14) parking spaces is completely out of character with the lovely residential community in which he lives.

The traffic this change would generate would amount to two hundred (200) trips a day in addition to the 10 - 12 trips his home normally generates. Bellona Avenue is a narrow, curving, hilly road and could not tolerate this kind of increase in traffic without considerable hazards to local residents. I have had years of experience driving in and out of the numerous driveways and roads along Bellona Avenue. Under normal circumstances, it is difficult enough, but with this projected increase in traffic, driving Bellona Avenue would become even more of a problem.

There has been no change in the character of Dr. Mardiney's neighborhood nor has there been any error made in the comprehensive zoning maps. Therefore, there is no justifiable reason for granting this request. If granted, you will be changing the character and safety of the community in which the residence lies and furthermore, you will be opening the door to additional conversions of our larger homes to commercial use.

The planning committee of our board is totally against this

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

type of usage of our larger homes. We have a need for apartments and condominiums for our children who are just starting out and desire to stay in our area. We have a similar need for our parents who are giving up their larger homes but wish to stay in our community near their children. If these larger homes can no longer be used as single residences, they should be utilized to fill these needs rather than commercial ones.

Finally, the commercial use of land in our community is centralized at Bellona Avenue and Ruxton Road and at Charles Street extended and Konnildworth Avenue. Given the availability of office space (both current and under construction) in these areas, there is no compelling reason to grant such spot zoning for additional office space in a long standing residential area. A physicians office of this size belongs in one of our medical centers, town centers, or in one of the existing strip zoning areas which the county has permitted to crop up over the past years.

Sincerely yours,

John B. O'Donovan
John B. O'Donovan
Board Member
Zoning Committee
Planning Committee

Personal Address -
600 Greenwood Rd.
Ruxton, Md. 21204

WALTER GRANRUTH, JR., D.D.S., P.A.
7600 OSLER DRIVE
BALTIMORE, MARYLAND 21204
TELEPHONE 823-8950

June 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Ave.
Towson, Md. 21204

Re: Case 86-507-X
Proposed Office Building

Dear Mr. Jablon,

This is a request for your office to refuse a change in the zoning which would allow a medical office to be established in a totally private, single family home residential area.

It is beyond comprehension that a variance or change in zoning could be allowed in what is one of the prime, residential areas in Baltimore County. This could be looked upon as the "foot in the door". It certainly can serve no purpose for the surrounding community and can only be a detriment for the area.

I trust that you and your board will find that this change in zoning should not be allowed.

Sincerely,
Walter Granruth, Jr., D.D.S.
Walter Granruth, Jr., D.D.S.

MR. AND MRS. W. BOULTON KELLY
7214 BELLONA AVENUE

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This whole area for over 25 years has been residential, from Bellona Avenue west of Charles St., along Brightside Rd., down to Malvern Ave., and south to Woodbrook Lane. There is no need to break the character of a very fine residential district to establish an unneeded Clinic and offices. There are appropriate areas for doctors offices, clinics stores, etc. less than a mile in either direction. These are appropriately clustered together, while establishing a clinic and offices in this residential area is inconsistent with the land use. Land use recommendations for regional development stress the need to prevent scattered development and to preserve open spaces. There is no need to jeopardize an area that already possesses open space by installing a Clinic which represents scattered development.

To allow Dr. Mardiney 14 parking spaces and 3000 sq. ft. of office space and patient treatment rooms would also mean there could be 200 trips a day in and out of a driveway which abuts our property and barely allows two cars to pass. This volume of traffic presents a real threat to safety. Already, trucks and people looking for the Mardineys cut through our driveway which is directly in front of our house. The increased volume will create unsafe conditions and general harassment for us, as trucks delivering supplies and others travel these driveways. Not just our safety will be affected, but the additional traffic on Bellona Avenue where the turning and exiting occur at a curve would cause extremely unsafe conditions where already in our 20 year residency, there have been 3 very drastic accidents and several minor ones.

The proposed offices and patients rooms are to be established on the second floor of the garage and in one portion of its ground floor. As stated, this garage served both houses at one time and is contiguous to our house. Examining rooms would not only hang over our pool/patio area, but would also be about 20 feet from two bedrooms and a family room. Lights and traffic would be an extreme nuisance. It would sojly invade our privacy, sleeping conditions, etc., and would not affect Dr. Mardiney's privacy at all since his living areas are not near. The siting of this proposed Clinic is in an entirely unsuitable place.

We share the existing septic system with the Mardineys. Without giving us any notice, Dr. Mardiney is requesting a zoning exception that would impose an exceptional strain on this system. Since we pay half the bills to clean this system, (the bills are sent to us) we find it extraordinary that a neighbor who shares a facility would impose a huge new use on the system without any suggestion of how adjustments might be made. It's somewhat like sharing a garage and one party takes over 90% of it with vehicles and tools. Our Cesspool Contracting Co.

MR. AND MRS. W. BOULTON KELLY
7214 BELLONA AVENUE

3

suggests the system will need 5 times the amount of cleaning if additional usage from offices, etc. occurs. This sewer system had been improved to facilitate a research scientific Institute which rented both properties after World War II. A special exception was granted to allow the Institute on these 6 acres which contained an adequate buffer. (Please note that Dr. Mardiney has over 2 acres and absolutely no buffer, nor any way of achieving it). After a period of years, this exception was revoked by the County, the neighbors having petitioned. Later several members of the same family occupied the two houses separately and operated on the same sewer system. When Dr. Mardiney moved into the property 4 1/2 years ago, we had hoped this arrangement could be continued. Now Dr. Mardiney proposes to extend the use of the septic system for his Offices and Clinic, potential health hazards exist. We sincerely hope Baltimore County will deny the creation of this extended use of our mutual system. The septic tank while large is on his property, but the drainage pits are on our property which is co owned by 3 other owners. On inquiry, it has been determined that two of the seepage pits are filled to capacity. The system is over 30 years old and any extra impact could create a health hazard. We feel that the Mardineys have taken advantage of our agreement to share a septic system and will create a strain on the drainage pits which exist on the land of 4 other owners, not including the Mardineys. Health hazards from the strain of increased use of people, of diseased patients, and of substances used to cure diseased patients could exist.

Though most neighbors have understood how to value residential area, this special exception might open up the prospect of other commercial ventures in the health or any other field which would be as inappropriately sited as this one. Although this residential area in Baltimore County has the added attraction of being close to both Baltimore City and to Towson, it defines one of the most unique environmental park-like settings of open, natural areas. Many unusual species of animal, bird, and plant are attracted here by the contiguous open areas. One of our adjoining properties is the most noted Natural Garden in the state and is on the National Register.

The Properties along Bellona Avenue drain into the Jones Falls Watershed; there is an increasing need to be sensitive to watching the purity of watersheds throughout the county. A clinic at this particular site impacting on a doubly used drainage system could detrimentally affect the

MR. AND MRS. W. BOULTON KELLY
7214 BELLONA AVENUE

4

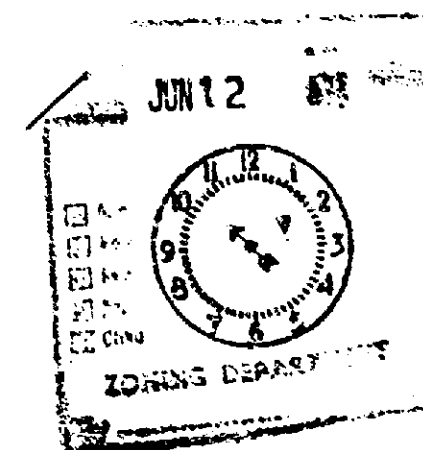
watershed, particularly if it is followed by other exceptions.

For many reasons this area is one of the most desired residential areas in the County. Recognizing its suitable value for residences, developers at this time are planning for a sensitive, well-sited group of parcels of land for an appropriate number of residences directly across the street from the proposed Clinic. This development and another several years older have seen a great spirit of cooperation between the Neighborhood Associations, neighbors, and developers. Land values can be sustained by thought-out, cooperative efforts to increase housing without being detrimental to the environment. On the other hand doctors' offices and a clinic can only be a detriment to new residences and old.

For personal privacy, ill siting, health safety, and protection of land values, we implore you to deny this special exception.

Thanking you for your consideration, we are sincerely,

Ellen Harvey Kelly
W. Boulton Kelly Jr.



One Murray Hill Circle
Baltimore, Maryland
21212
June 11, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 N. Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 86-507-X
Dr. Michael Mardiney

Dear Mr. Jablon:
As a resident of Murray Hill Circle I am writing to urge you to deny Dr. Michael Mardiney's request for a special exception for 7214 Bellona Avenue. Permitting a doctor's office in this area would change the character of a totally residential neighborhood. In addition, the driveway of the property intersects Bellona Avenue at a curve and increased traffic at that location would be hazardous.

page 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1986

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

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

William E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL EXCEPTION
Item No. 366
Case No. 86-507-X, Petitioner: Michael R. Mardiney, Jr.

Dear Mr. Hammond:

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.

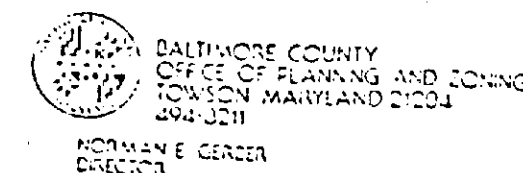
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

cc: Mr. Howard D. Tustin, Jr.
S. J. Martenet & Co.



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

MAY 21, 1986

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:

- () There are no site planning factors requiring comment.
- (X) A County Review Group meeting is required.
- () A 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.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This 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 25-23 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 [blank].
- (X) The property is located in a traffic area controlled by a "T" level intersection as defined by 2111.175-2111.175, and its operations change the traffic capacity may become more limited. The basic Services Areas are reevaluated annually by the County Council.
- (X) Additional comments:

CONTACT JIM ORLE AT 494-3335, EX. CRG PROCESS

cc: James Hammond

James A. Dyer
Chairman, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

Item No. 366 -ZAC- Meeting of April 22, 1986
Property Owner: Michael R. Mardiney, Jr.
Location: 5/S Bellona Avenue, 259.40 feet E of centerline of Brightside Avenue
Existing Zoning: D.R. 1
Proposed Zoning: Special Exception for offices of physicians
Acres: 2.859 acres
District: 9th

Dear Mr. Jablon:

The entrance and driveway should be widened to meet county standards. The bushes along the frontage of the site restrict sight distance and should be cut back.

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

6/4/87

A. V. WILLIAMS, PRES. & TREAS.
W. C. HARTMAN, EXEC. VICE PRES.
A. J. DRESCHER, VICE PRES.

R. D. TURNER, COMPTROLLER
W. G. ZIMMERMAN, ASST. COMPTROLLER
M. MARGARET PENNOCK, SECRETARY
C. PALOTAI, CHIEF ENGINEER

WILLIAMS CONSTRUCTION COMPANY, INC.

GENERAL CONTRACTORS
8800 PULASKI HIGHWAY
BALTIMORE, MD. 21207
PHONE 688-1000

June 9, 1986

Mr. Arnold Jablon
Zoning Commissioner Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case # 86-507-X

Dear Mr. Jablon:

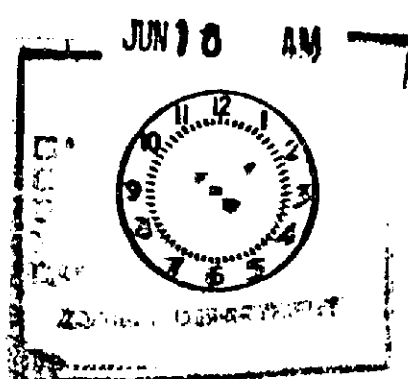
As a resident of the Woodbrook-Murray Hill area for over forty years, I wish to register strong opposition to the proposed special exception for doctors' offices in this neighborhood.

Not only would such a facility be inconsistent with the present residential atmosphere, which we enjoy, but would also set an alarming precedent for future zoning variances.

Sincerely,

A. V. Williams
A. V. Williams

AWW:JLF:mmp



Realtors • 204 VILLAGE SQUARE II • VILLAGE OF CROSSKEYS • BALTIMORE, MD. 21210
Members of Central Maryland Multiple Listing Service, Inc. • PHONE (301) 435-2000

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

June 2, 1986

Re: Case #86-507-X

Dear Mr. Jablon:

This is to express my strong opposition to the proposed special exception which would allow doctor's offices at 7212 Bellona Avenue. I believe that our neighborhood is one of the County's most attractive and stable areas, and I am seriously concerned about the precedent that such a use would set.

Sincerely,

Robert V. Fowler
Robert V. Fowler

7309 Brightside Road
Baltimore, Maryland 21212

HVF:gh

Arnold Jablon
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Md. 21204

May 31, 1986

Dear Mr. Jablon,

I am writing in reference to Case #86-507-X, in which special exception is asked, and in which a request has been made to use the heretofore residential area on the South side of Bellona Avenue for doctors' offices and for 14 parking spaces.

Our very settled neighborhood is being encroached from all sides, and it is most distressing. Since Charles Street to the south of Bellona has been allowed to become densely commercial (with all the concomitant problems), since more doctors' offices are scheduled to be built at the northeast corner of Charles and Bellona, we implore you to reject this petition. Doctors' offices and parking spaces and more traffic are neither wanted nor needed in this residential neighborhood.

Sincerely,

Ann Egerton
Ann Egerton

Mrs. Stuart Egerton, II
6506 Montrose Ave.
Baltimore,
Md. 21212

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Case #86-507-X

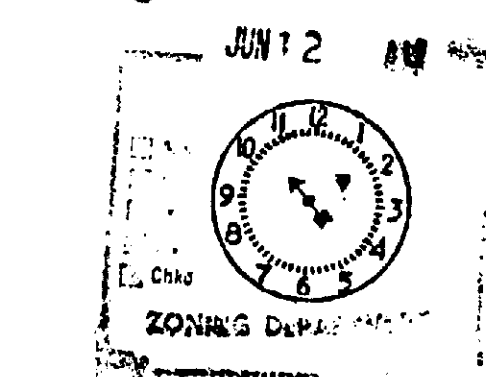
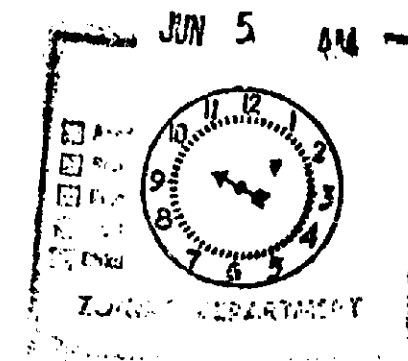
Dear Mr. Jablon:

As Chairman of the Zoning Committee of the Ruxton-Riderwood-Lake Roland Area Improvement Association, I am writing to oppose the petition for special exception filed by Dr. Michael Mardiney of Bellona Avenue.

The area in which Dr. Mardiney's home is located is a long-established and stable residential neighborhood. There is no precedence for allowing office use in homes in that part of our Association's territory, and we vigorously oppose this attempt to introduce office use. There is no doubt in the minds of the neighbors or of the Board of Governors of the Association that the approval of this special exception would be inappropriate, undesirable, unnecessary, and unconscionable.

Sincerely yours,

Nancy-Bels Hay
Nancy-Bels Hay
(Mrs. Erroll B. Hay, III)
Chairman of Zoning



1813 Ruxton Avenue
Ruxton, MD 21204
June 10, 1986

Mr. Arnold Jablon, Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Mardiney Property
Case 86-507-X

Dear Mr. Jablon:

As a resident of Ruxton, I am shocked and appalled at the effrontery of Dr. Mardiney to request an office at his residential property. This area is of high value and most sought after as a superior residential neighborhood. The request of Dr. Mardiney would make mockery of that precept.

I sincerely implore you not to grant permission for this request.

Sincerely yours,

Carl W. Schmidt
Carl W. Schmidt

CWS:js

cc Robert Locke
Dr. Mardiney

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

June 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

By this letter, please be advised that the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc. is opposed to the granting of a special exception for the above referenced property. It is the strong feeling of the association that the conversion of 3020 sq. ft. or 25% of Dr. Mardiney's personal residence to office space and 14 parking spaces clearly violates the character of this residential neighborhood. This goes well beyond the concept of a physician simply wanting to practice medicine in his own home.

I hope that we can count on your support in opposing this exception.

Sincerely,

Robert W. Locke
Robert W. Locke

President

cc James W. Constable, Esquire
Wright, Parks, Constable & Skeen

Zoning Commissioner
County Office Bldg.
111 Chesapeake Ave.
Towson, MD 21204

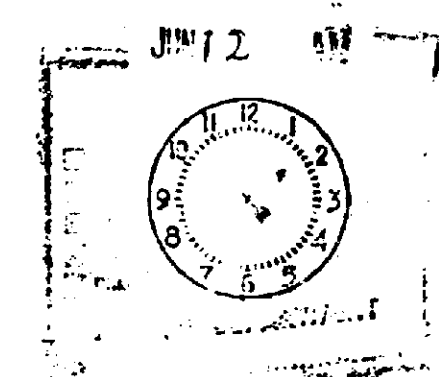
RE: Case #86-507-X

Attn: Mr. Arnold Jablon:

Dear Mr. Jablon:
I am a property owner on nearby Brightside Road. May I please register my petition opposing to the proposed change of zoning and special exceptions requested by the petitioner in the above case.

Very sincerely,

William D. Cromwell
William D. Cromwell



MR. AND MRS. W. BOUTON KELLY
7214 BELLONA AVENUE

Mr. Arnold Jablon
Zoning Commissioner, Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Zoning Case No. 86-507-X

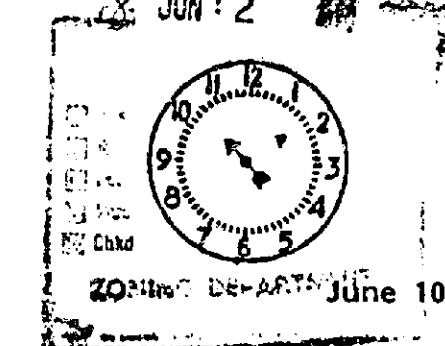
9:00 A.M., June 16, 1986
property owned by Dr. and Mrs. Michael Mardiney, Jr.
7212 Bellona Ave.
Special Exception for physicians' offices

Dear Sir,

We, Ellen Harvey and W. Boulton Kelly, Jr. are the immediate neighbors of Dr. and Mrs. Michael Mardiney, Jr., and reside at 7214 Bellona Ave. We have been in our residence since 1969, having bought the property 4 years before that. In fact, I, Ellen Harvey Kelly, grew up on these properties, which have been subdivided in such a way that there is an extremely intimate relationship between the garage and our pool, patio, kitchen, dining room area. In fact, the garage where Dr. Mardiney proposes to put his Clinic/doctors offices overlooks our pool. He owns only 6 feet on one side of it which was allowed in order to provide maintenance access. This unique division of properties creates an extraordinary closeness and was established before there were the ordinary zoning requirements for set backs, etc. Therefore the creation of a special exception for a clinic/offices would create undue hardship for us.

We are unalterably opposed to the permitting of this special exception which would allow Dr. Mardiney to establish a Clinic and doctors offices for the benefit of his immunology/allergy practice.

1. It will negatively impact on our property by destroying our privacy.
2. It could pose a health hazard on our property and for the watershed. We share a septic system and the drainage of our mutual sewage is on our property. An existing brick chimney incinerator, 15' high opposite his garage is 18" from our property and not far from the pool, patio etc. area. Smoke from this incinerator impacts air quality.
3. Offices and clinic depreciates the value of our property and nearby residences.
4. This use will add substantial traffic hazards to Bellona Ave., where safety and volume of traffic are already a major concern.
5. It will set a dangerous precedent for the entire residential community.



6/4/87

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Michael R. Mardiney, Jr.
Location: S/S Bellona Ave., 259.40 ft. E of centerline of Brightside Ave.
Item No.: 366 Zoning Agenda: Meeting of April 22, 1986

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.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Roadways shall support 50,000 lb. fire apparatus & posted with fire lane signs.
(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 comment at this time.

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

/mb

May 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 366 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael R. Mardiney, Jr.
Location: S/S Bellona Avenue, 259.40 feet E of c/l of Brightside Avenue
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.D.I., #117-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction, which is required under Item 1201 below.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Approved seals are not acceptable.

(5) All Use Groups except R-3 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-3 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) 609.2.3, 313.2 of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The number of Use Groups are from Use Group I to Use Group II, or to Mixed Use. See Section 312 of the Building Code.

Sections 310.0, 309.4 and 303.0 (S-1, Group II)

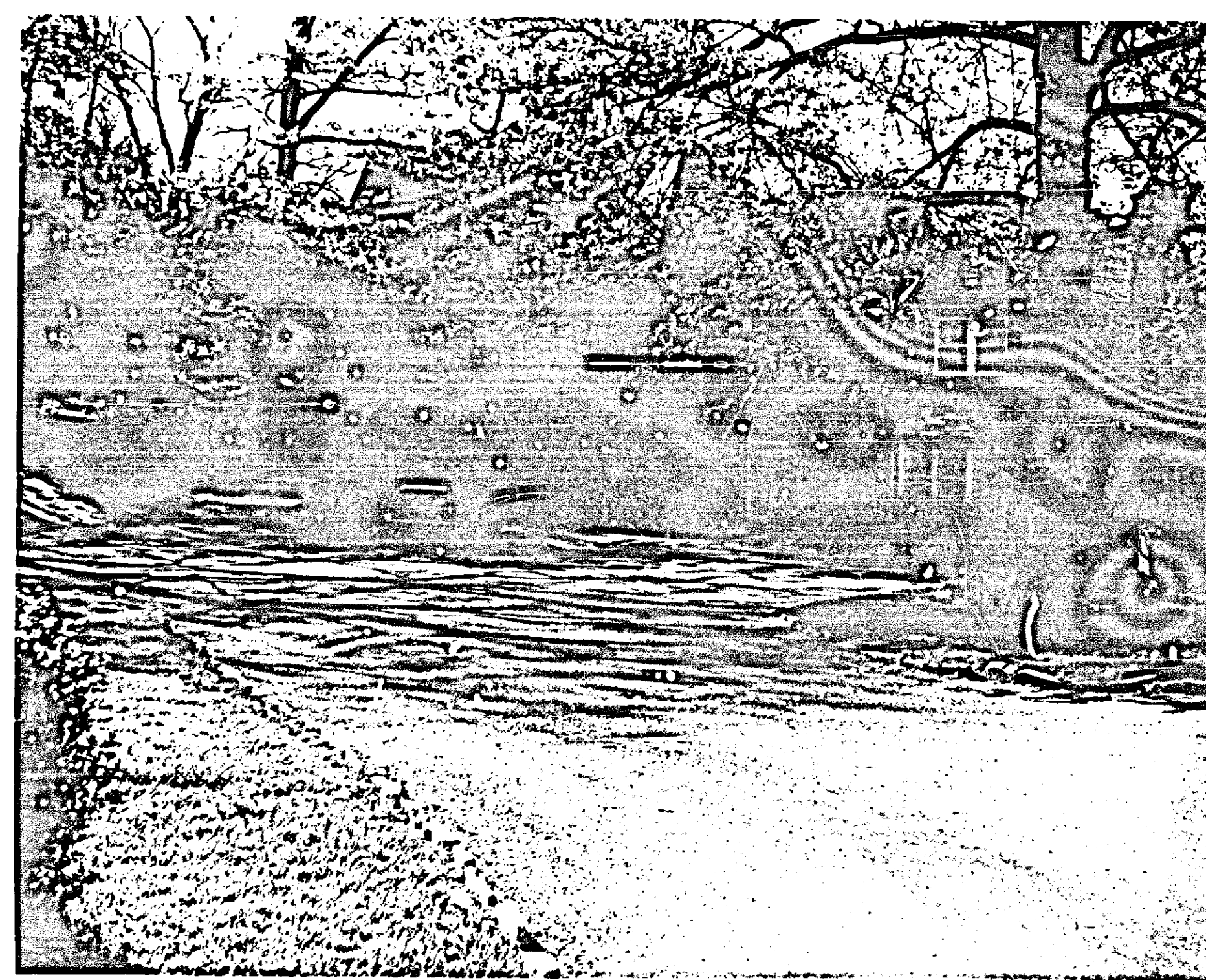
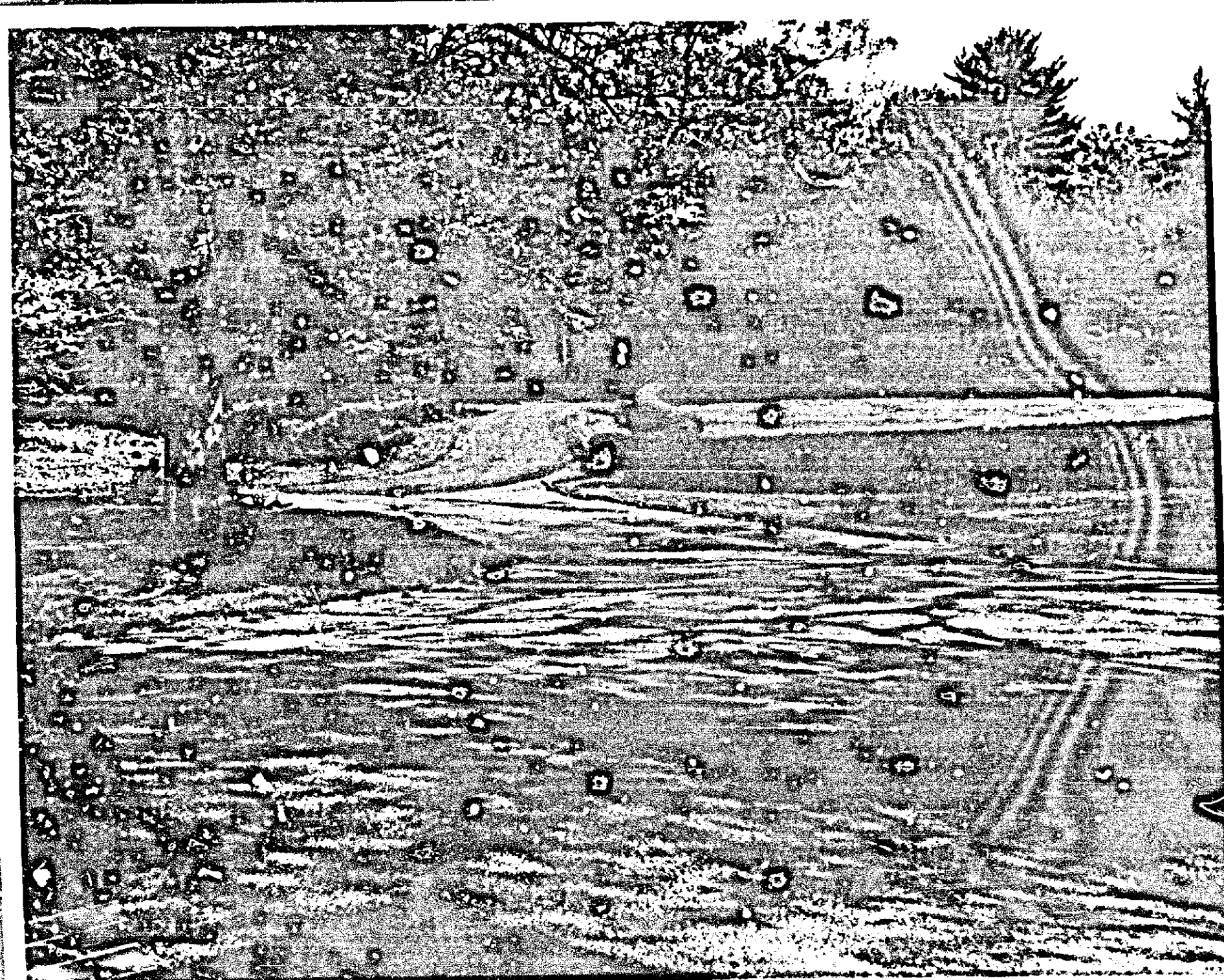
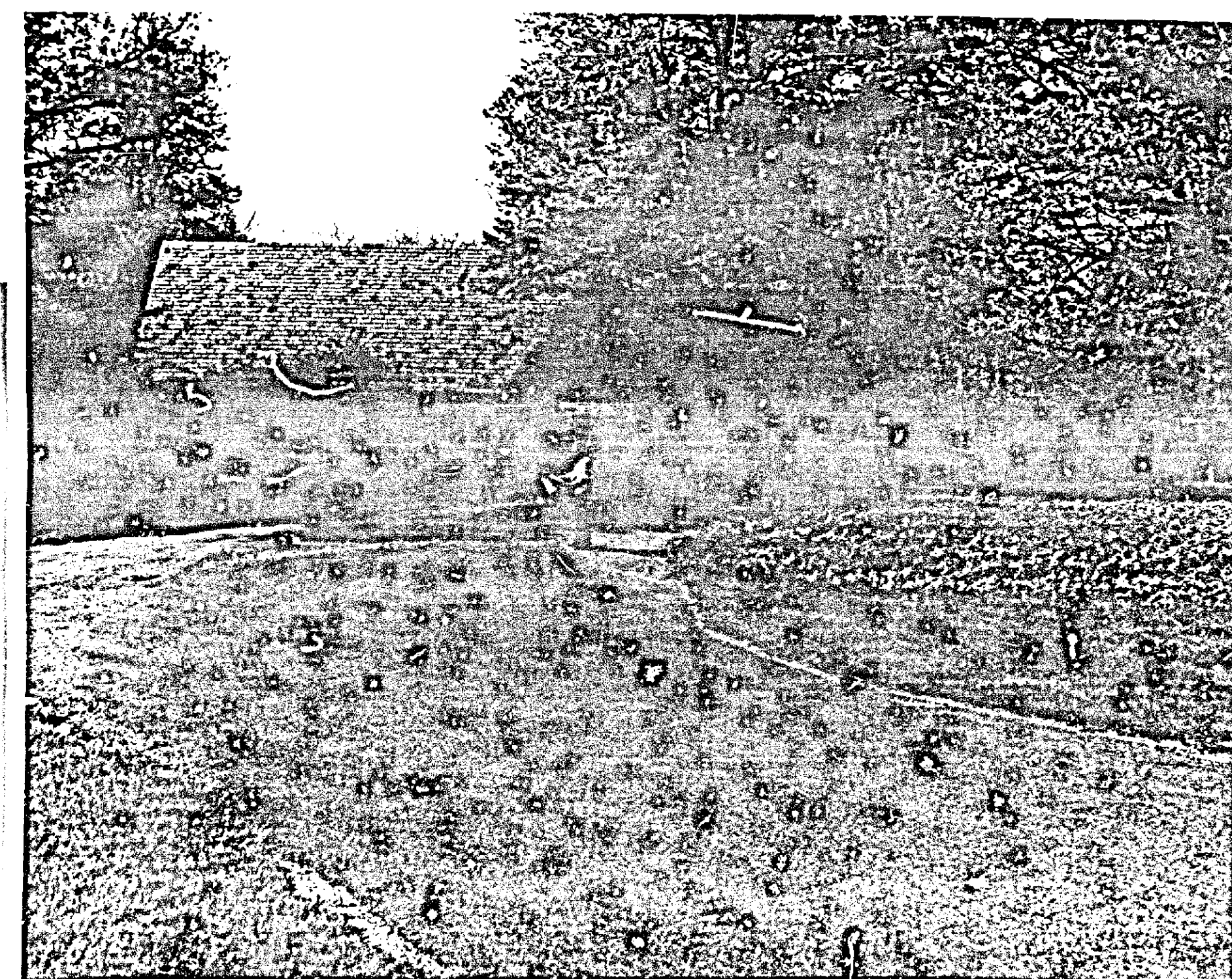
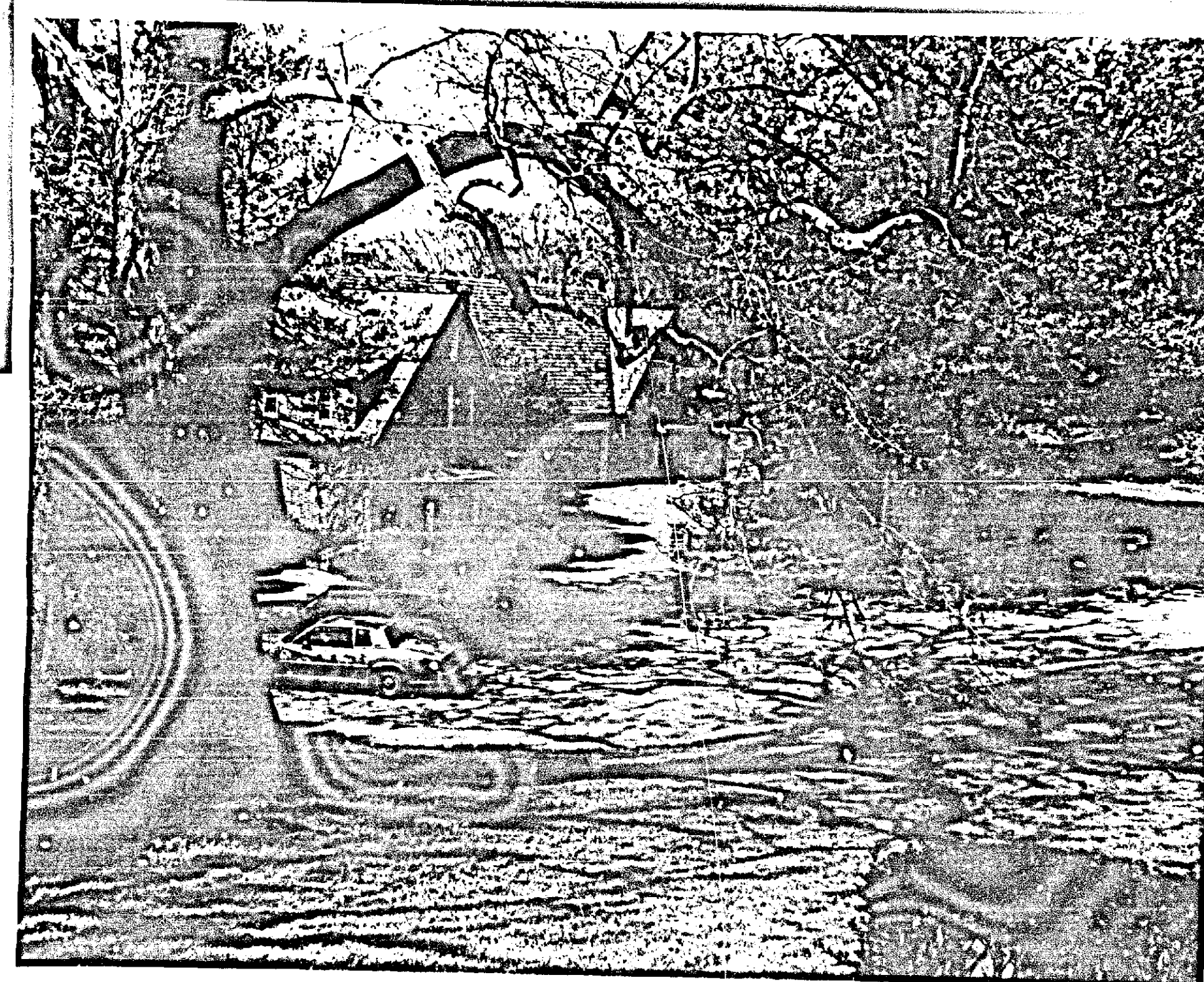
(9) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

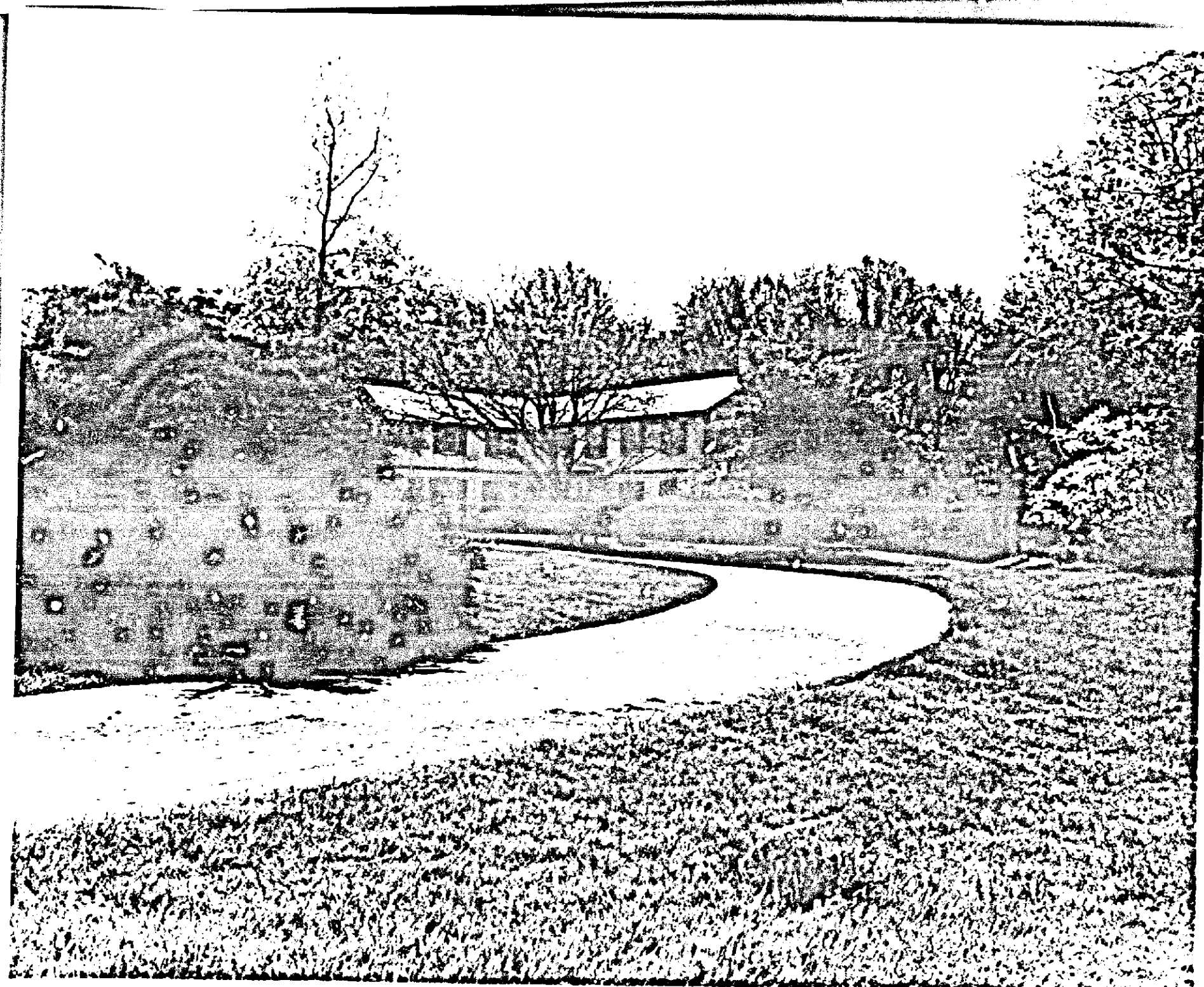
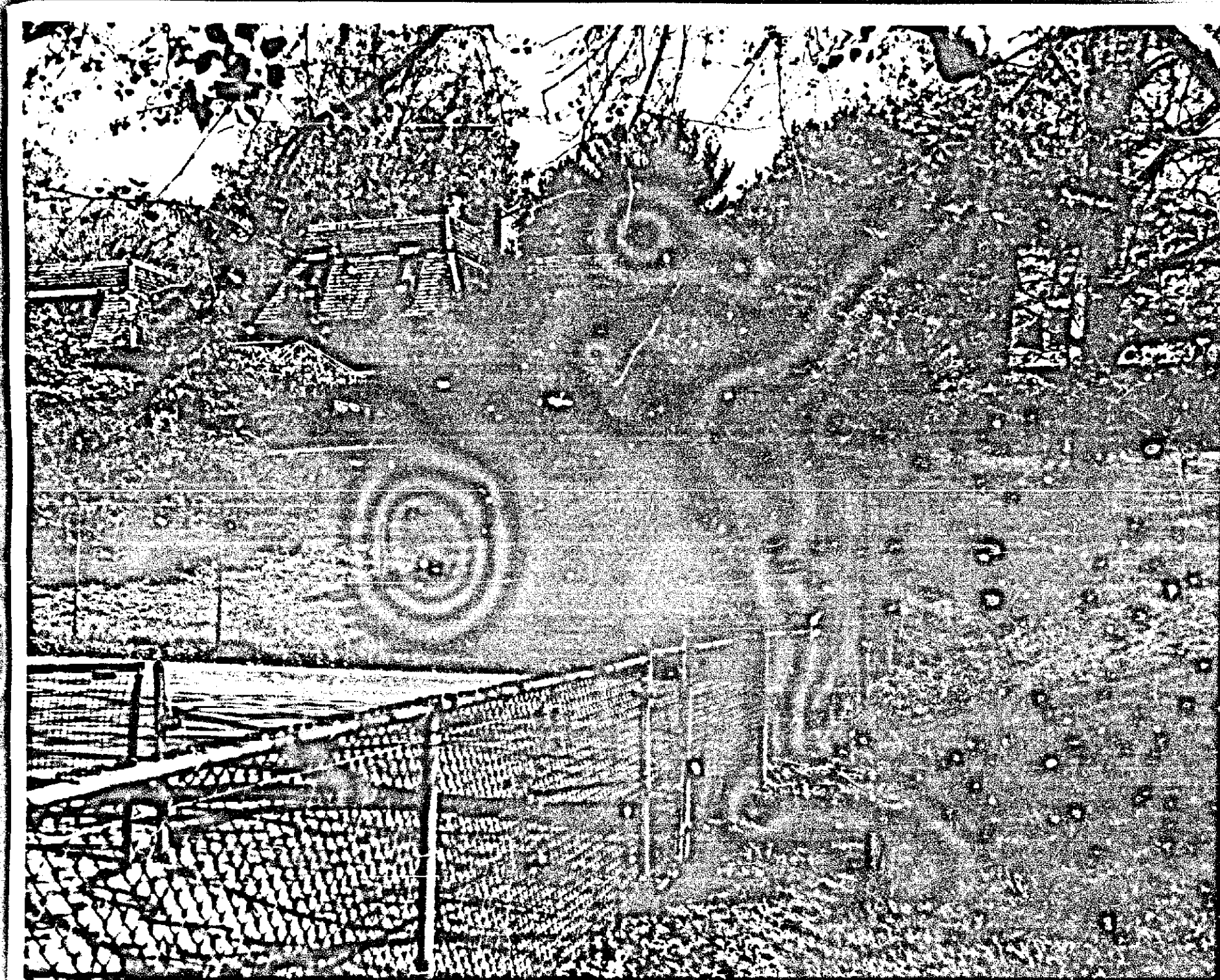
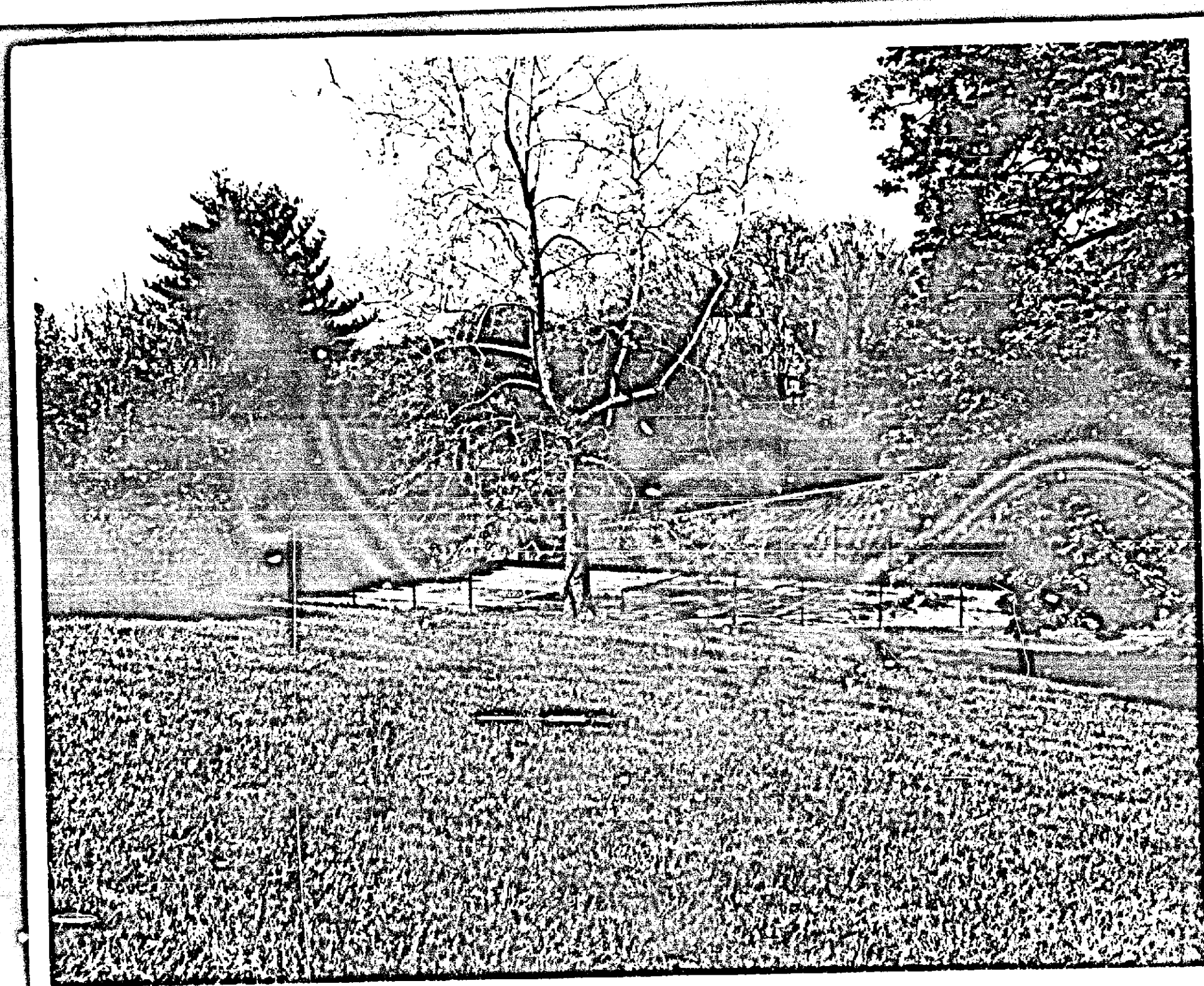
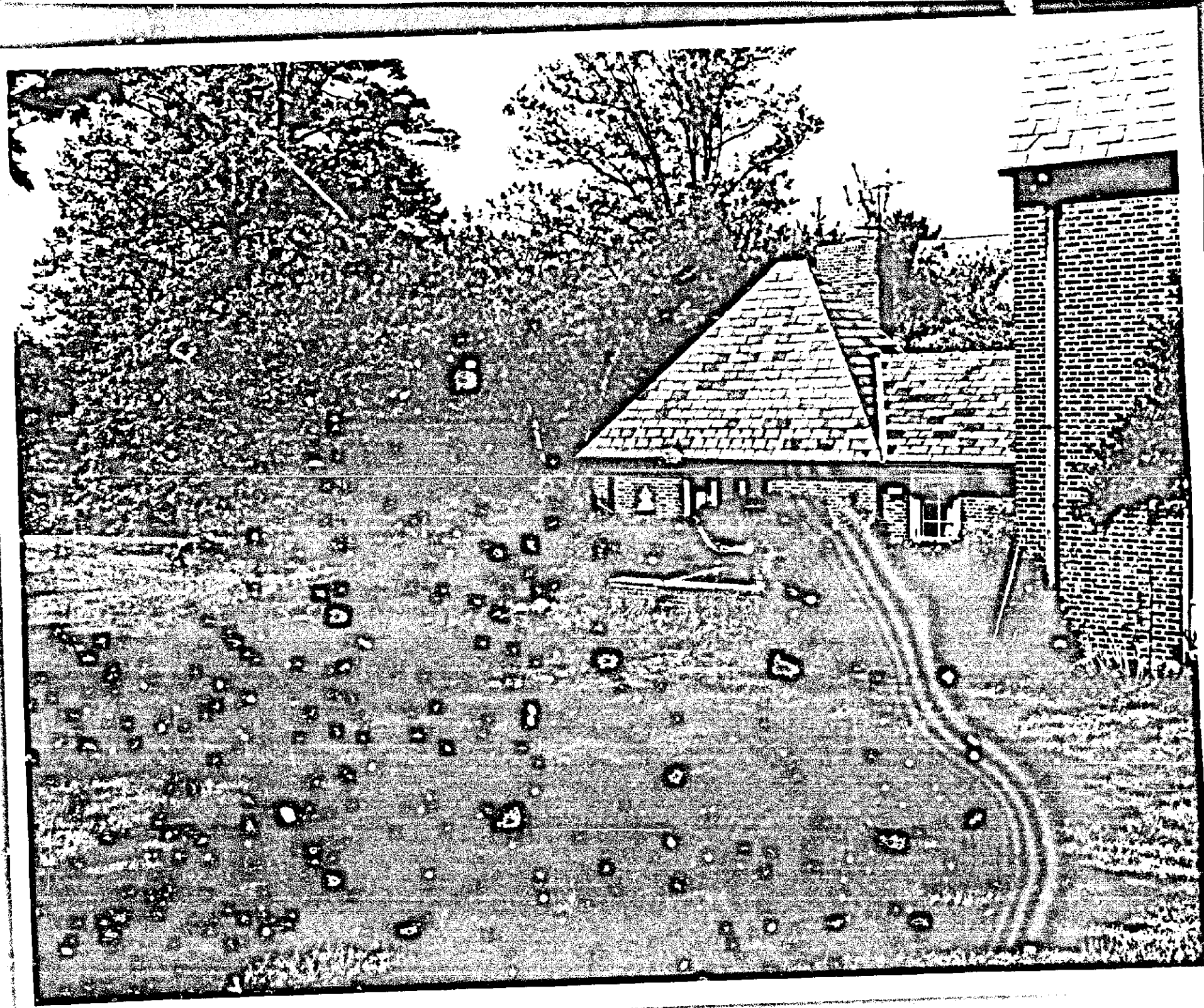
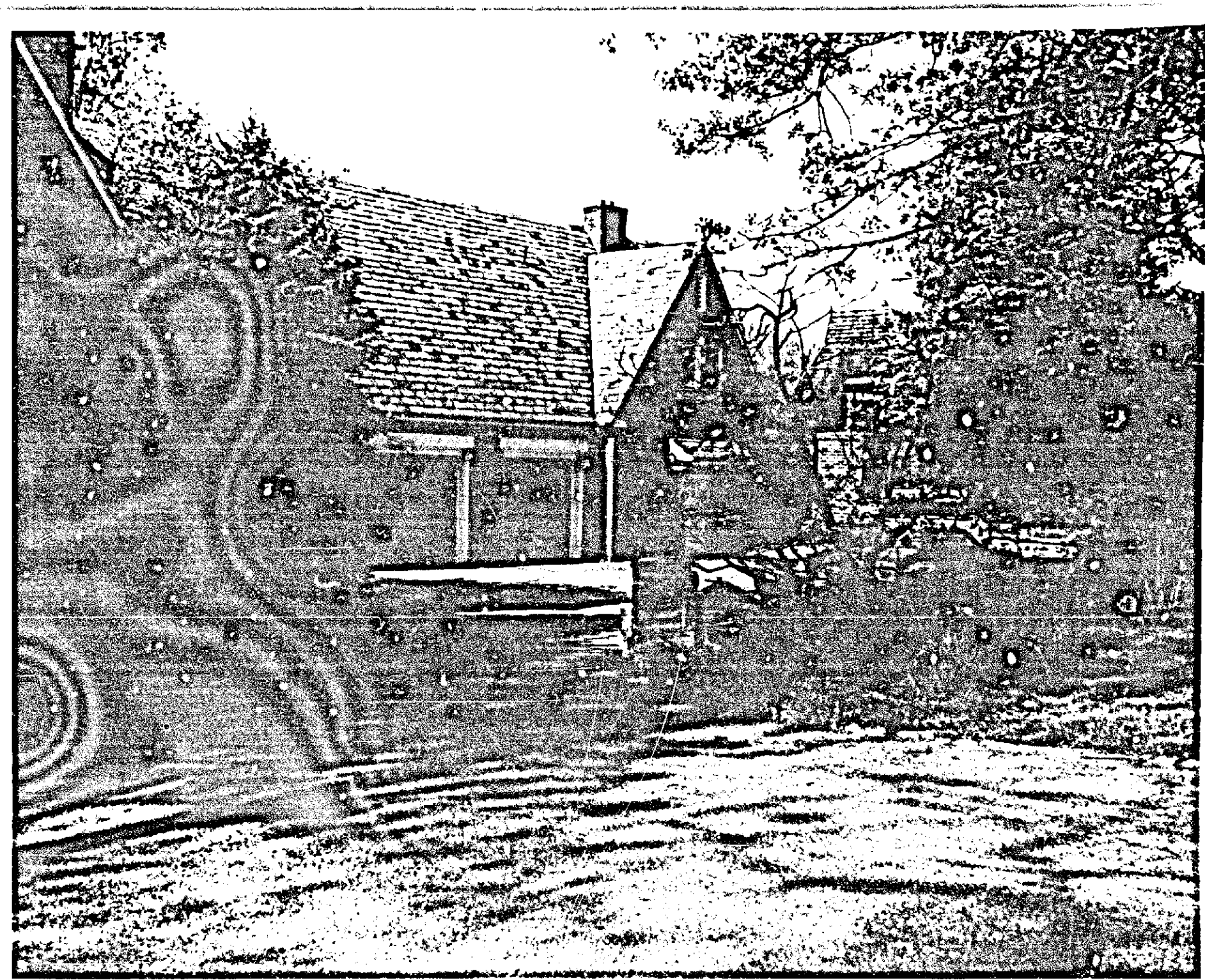
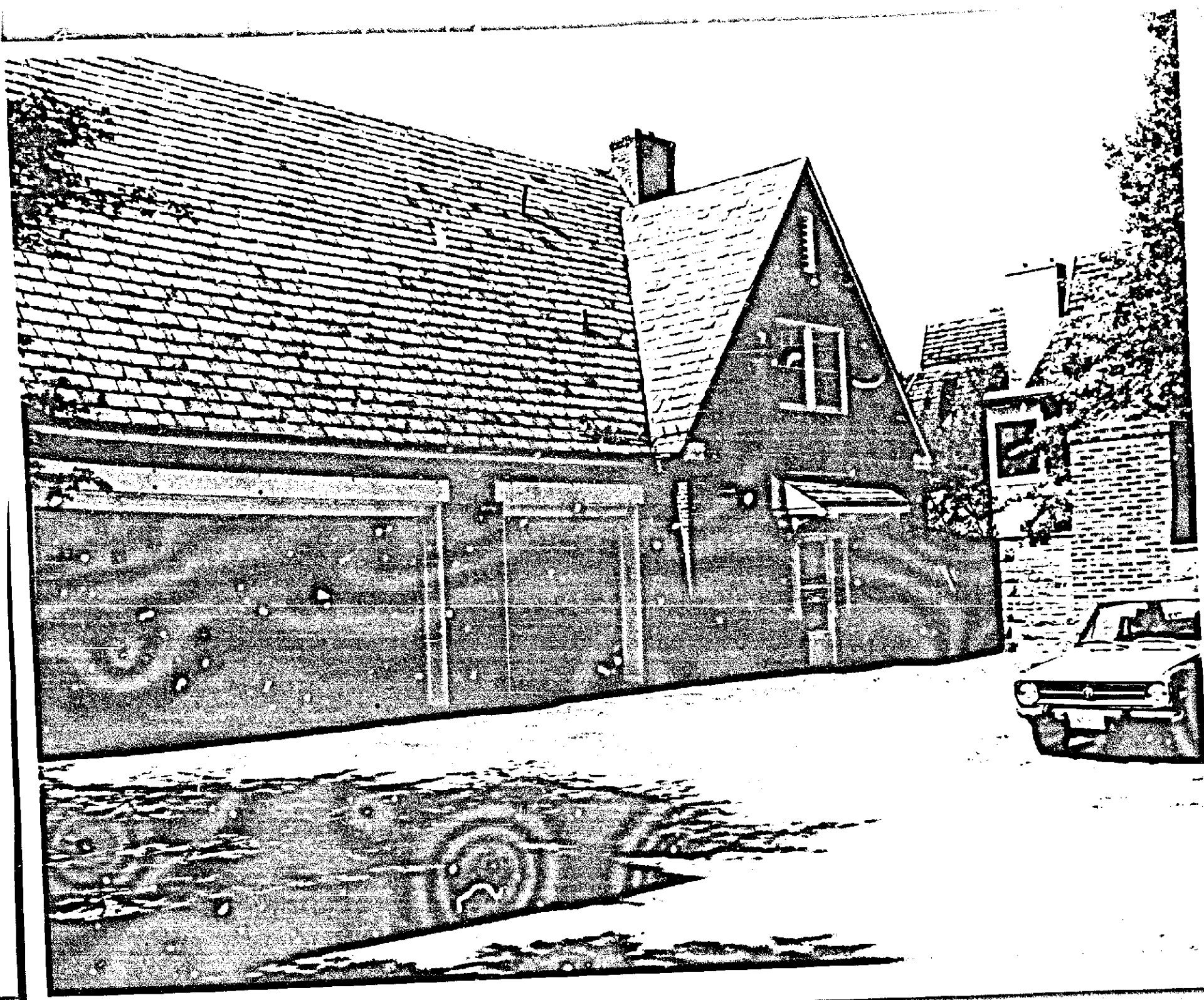
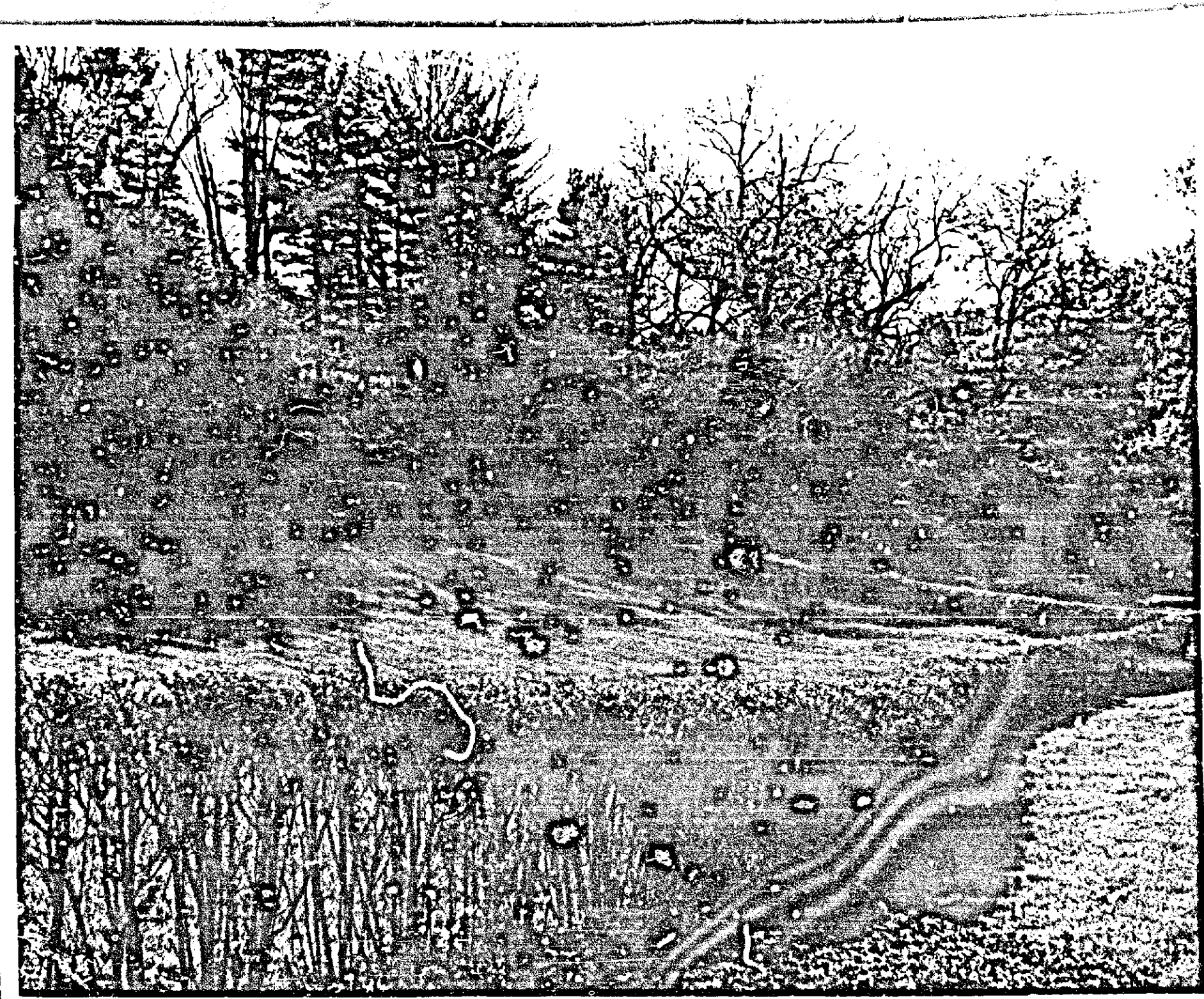
(10) Comments: It is assumed from data provided on the plan, the remaining area will remain as a residential dwelling area. Plans do not show compliance to the State Handicapped Code as required when change of uses are involved.

(11) These abbreviated 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, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burroughs, Chief
Building Plans Bureau

LJZ/MS





Box 204
Riderwood, Md. 21139

Petition was circulated to the following streets:

The enclosed petition was circulated among the Belluna residents in the immediate neighborhood of 7212 Belluna Avenue. It is a low density area of 134 homes. Not everyone was home when the petition was circulated. Of the 168 people who were home, 165 signed. Three individual's chose not to sign although they were against the granting of the exception. Two of the three are zoning lawyers and claimed conflict of interest. The third was a dentist.

PROTESTANT'S
EXHIBIT 6

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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Morton E. Rome	MORTON E. ROME	6401 MURRAY RD 6401 MURRAY RD N 111 RD.	21212
Frances Rome	FRANCES ROME		21212
Caroline Maddux	CAROLINE MADDOUX	6412 Pratt Ave	21212
Charlotte Roberts	Charlotte Roberts	6458 Pratt Ave	21212
Frank C. Roberts Jr	FRANK C. ROBERTS	6488 Pratt Ave	21212
Tuck Maddux	TUCK MADDOUX	6412 Pratt Ave	21212
Jerry L. Rosenberg	GARY L. ROSENBERG	6423 Pratt Ave	21212
Marsha B. Rosenberg	Marsha B. Rosenberg	6423 Pratt Ave	21212
William C. Williams	WILLIAM C. WILLIAMS	6502 Montrose	21212
Don Spitzer	Don Spitzer	1506 Montrose	21212
John W. Ward	JOHN W. WARD	6517 Montrose	21212
Ward Classen	WARD CLASSEN	6517 Montrose	21212
William C. Williams	WILLIAM C. WILLIAMS	1517 Montrose	21212
Sirley Gullis	SIRLEY GULLIS	6517 Montrose	21212
H. Q. Hill	H. Q. HILL	6525 Montrose	21212
W. P. Horton	W. P. HORTON	6515 Montrose	21212
Eleanor S. Keeney	ELEANOR S. KEENEY	6420 Pratt Ave	21212
Elliot Randolph	ELLIOT RANDOLPH	909 Applewood	21212
Nancy A. Kowalski	NANCY A. KOWALSKI	909 Applewood	21212
Allen W. Moore	ALLEN W. MOORE	704 Applewood	21212

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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Annice Finney	Anne R. Finney	1504 Boyce Ave Ruxton, Md.	21204
John M. T. Finney	JOHN M. T. FINNEY	1504 Boyce Ave Ruxton, Md.	21204
R. Jay M. Finney	R. JAY M. FINNEY	607 Woodbrook Ln Gaith, Md.	21212
Nancy Swindell	N. C. SWINDELL	6412 Hecory Rd 20 Davis Cr.	21212
Robert M. Swindell	R. H. SWINDELL JR	6412 Hecory Rd Gaith, Md.	21212
Peggy M. McLean	Peggy M. McLean	209 Woodbrite Ln Gaith, Md.	21212
Robert G. Merrick	Robert G. Merrick	501 Woodbrook Ln Gaith, Md.	21212
Charles S. Clark	CHARLES S. CLARK	119 Woodbrook Ln Gaith, Md.	21212
Candace Clark	Candace Clark	5 Farnview Rd	21212
Sylvia S. Birchhead	SYLVIA S. BIRCHHEAD	6 Farnview Rd	21212
Taylor A. Birchhead	Taylor A. BIRCHHEAD	6 Farnview Rd	21212
S. Grace Elinor	S. GRACE ELINOR	6311 Campbell St.	21212
Victoria L. Clack	VICTORIA L. CLACK	6304 Campbell St	21212
Joann Clark	JOANN L. Clark	6302 N. Charles	21212
Allen C. Clark	Allen C. Clark	" "	"
Delorah Clark	Delorah Clark	" "	"
Allen C. Clark	Allen C. Clark	" "	"
Robert C. Clark	Robert C. Clark	" "	"
Robert G. Merrick	Robert G. Merrick	7210 Bellona Ave Baltimore	21212
Norman Kelly	N. Norman Kelly Jr.	7214 Bellona Ave	21212
Ellen H. Kelly	Ellen Harvey Kelly	7214 Bellona Ave	21212

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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James W. Smith	Thomas W. Sutton	23 Murray Hill	21212
Mary Louise Bonner	M.L. Bonner	31 Murray Hill	21212
John E. Cheney	John Cheney	15 Murray Hill	21212
Francine Vicens	Francine Vicens	4 Murray Hill	21212
William W. Vicens	William W. Vicens		
Pauline Vicens	Pauline Vicens	645 Murray Hill	21212
Ginnie Schmidt	Ginnie Schmidt	1813 Ruxton Rd	21204
Robert Curley	Lorette Curley	6521 Montrose Ave	21212
Elizabeth Michael	Elizabeth Michael	2 Murray Hill	21212
John H. Michael	John H. Michael	" "	21212
Dorothy Owen	Dorothy Owen	6423 Murray Hill	21212
Justin C. Smith	Justin C. Smith	6419 Murray Hill	21212
Rebecca Smith	Rebecca Smith	6419 Murray Hill	21212
J. L. Frazee	J. L. Frazee	6415 Murray Hill	21212
Raymond Walker	Raymond Walker	31 Murray Hill	21212
Madeleine Baker	Madeleine T. Baker	6408 Murray Hill	21212
Joseph H. Baker	Joseph H. Baker	" "	" "
David G. Davis	D.A.G. Davis	6477 "	21212
S.L. Shea	S.L. Shea	6404 Murray Hill	21212

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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Rebecca S. Nagler	HUNTER S. NAGLER	31 Murray Hill Ct.	212-2
Sue C. McDonough	SUE C. MCDONOUGH	33 Murray Hill	212-2
Joseph J. Hefse	Mrs. Hefse	16 Murray Hill	212-12
George S. Hefse	GEORGE S. HEFSE	18 Murray Hill	212-2
Mary Hoff	Mary Hoff	20 Murray Hill	212-2
Snigwan Hoff	Snigwan Hoff	20 Murray Hill	212-2
Barbara Hochen	BARBARA HOCHEN	29 Murray Hill	212-2
Herbert Hochen	HERBERT HOCHEN	29 Murray Hill	212-2
Frances J. Smith	FRANCES J. SMITH	24 Murray Hill	212-2
Elizabeth M. Dunn	Elizabeth M. Dunn	One Murray Hill Ct.	212-12
Robert E. Sontz	ROBERT E. SONTZ	6407 Murray Hill	212-15
Edward E. Murray	EDWARD E. MURRAY	1404 Murray Hill	212-2
Arnold W. Port	ARNOLD W. PORT	3907 Murray Hill	212-2
Charles D. Port	CHARLES D. PORT	3828 Murray Hill	212-2
Guy W. Hefse	GUY W. HEFSE	22 Murray Hill	212-2
Jane C. Cooke	JANE C. COOKE	3 Murray Hill	212-12
James R. Cooke	JAMES R. COOKE	3 Murray Hill	212-2
Charles J. Brown	CHARLES J. BROWN	6455 Murray Hill	212-15
G. Richard Caspary	G. RICHARD CASPARY	144 Manhattan	212-2
David J. Dunn	David J. Dunn	1 Murray Hill	212-2

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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[illegible]

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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NAME	ADDRESS	CODE
William B. Chambers	WM. B. CHAMBERS	12 Betty Bush Ln. 21212
Kirsten Leatherman	KIRSTEN LEATHERMAN	12 BETTY BUSH LA 21212
EWAN B. CHAMBERS	E.B. CHAMBERS	7306 BELL LA 51216
LAUREN D. CHAMBERS	LAUREN D. CHAMBERS	7206 BELLMAN AVE 21212
E. Bell	ELAENE E. BELL	14 BETTY BUSH LA 21212
Thomas Schweitzer	THOMAS SCHWEIZER	6 BETTY BUSH LA 21212
FRANCES G. KING	FRANCES G. KING	7110 BELLMAN 21212
ALFRED F. KING JR.	ALFRED F. KING JR.	740 BELLMAN AVE 21212
Alvin D. Lubertson	Alvin D. Lubertson	1207 DENVER ST RD 71254
Mrs. Philip Wagley	Mrs. PHILIP WAGLEY	21 MEADOW RD 21212
Mrs. M. L. Dillen	Mrs. M. L. Dillen	7311 BELLMAN AVE. 21212
J. G. Dunn	J. G. Dunn	7315 W. BELLMAN 21212
EDWARD K. DUNN	EDWARD K. DUNN	7315 W. BELLMAN 21212
POOLE, C. DUNN	POOLE, C. DUNN	7115 W. BELLMAN 21212
Mr. Matthew Dillen	Mr. Matthew Dillen	7311 BELLMAN AVE. 21212

PETITION

SIGNATURE	NAME	ADDRESS	ZIP CODE
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Jeanne Helen	L. Helen L. Nelson	101 W. Belmont	21212
M. J. Owens	OWENS	7106 W. Belmont	21212
Louise B. Bouslog	Louise B. Bouslog	1111 W. Belmont	21212
Louise P. Bouslog	Louise P. Bouslog	7117 W. Belmont	21212
Jean H. Bouslog	Jean H. Bouslog	1117 W. Belmont	21212
Jean B. Mitchell	Jean B. Mitchell	7108 Belmont	21212
Louise P. Bouslog	Louise P. Bouslog	1307 Belmont	21204

PETITION

OPPOSED TO THE PETITION FOR A SPECIAL EXCEPTION,
CASE # 86-507-X

[illegible]

PETITION

OPPOSED TO THE PETITION, FOR A SPECIAL EXCEPTION,
CASE # B6-507-X

[illegible]

PETITION

OPPOSED TO THE PETITION FOR A SPECIAL EXCEPTION,
CASE # 86-507-X

[illegible]

PETITION

OPPOSED TO THE PETITION FOR A SPECIAL EXCEPTION,
CASE # 86-507-X

[illegible]

Box 204
Riderwood, Md. 21139

PROTESTANT'S
EXHIBIT

CASE #86-507-X
ACCIDENT STATISTICS

	1983	1984	1985
STREET & NEAREST SIDESTREET:			
BELLONA AT CHARLES (NORTH)	2	1	8
BELLONA AT FRATT	1	2	
BELLONA AT MURRAY HILL	1		
BELLONA AT BETTY BUSH LANE	1		
BELLONA AT BRIGHTSIDE	4	5	6
SUBTOTAL	19	8	14
CHARLES AT BELLONA	< 19	< 23	3
CHARLES AT BELLONA TO SHEPPARD FRATT			?
CHARLES AT FARVIEW	1	1	
CHARLES AT WOODROCK	2	2	3
SUBTOTAL	22	26	6
TOTAL	36	34	20

NOTE: MR. RICHARD MOORE, DEPUTY DIRECTOR, DEPT. OF TRAFFIC ENGINEERING, BALT. CITY, SAID THAT AS OF MID-1980 THE POLICE STOPPED FILING ACCIDENT REPORTS UNLESS THERE WAS BODILY HARM AND/OR THE AUTOMOBILE COULD NOT BE DRIVEN AWAY. THEREFORE, THESE FIGURES SHOULD BE MULTIPLIED BY BETWEEN 30-40%, CLOSER TO 40%, TO GET A MORE ACCURATE FIGURE OF THE TOTAL NUMBER OF ACCIDENTS.

PROTESTANT'S
EXHIBIT 4

CASE #86-507-X
PETITION FOR A SPECIAL EXCEPTION
PHYSICIANS' OFFICES
6/16/86

CHART #1

Professional Office Space potentially available within the boundaries of the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.

1 to 10 minutes from 7212 W. Bellona Avenue

1. Ruston Village Bldg. #1 77000 Block W. Bellona Ave.
2. Ruston Village Bldg. #2 7600 Block W. Bellona Ave.
3. Whiting-Turner Bldg. #1 6229 N. Charles St.
4. Whiting-Turner Bldg. #2 6229 N. Charles St.
5. Charles Fountain Apt. 6301 N. Charles St.
6. Greater Baltimore Medical Center
Doctor's Offices
6701 N. Charles St.
7. Greater Baltimore Medical Center
Professional Building
6701 N. Charles St.
under construction
8. Windsor Court
8320 W. Bellona Ave.
under construction
9. Ruston Towers
8415 Bellona Lane
under construction
10. Charleswood Professional Building
8422 Bellona Lane
under construction
11. Ridgewood Building
1107 Fenilworth Drive
12. The Exchange
1152 Fenilworth Drive
13. No Name Listed
1124 Fenilworth Drive
under construction
14. Lake Falls Professional Building
6115 Falls Road
15. Rockland Grist Mill
2215 Rockland Court Road
16. Lake Falls Village
6090 Falls Road

CASE #86-507-X
PETITION FOR A SPECIAL EXCEPTION
PHYSICIANS' OFFICES'
6/16/86

CHART #2

Professional Office Space potentially available within close proximity to the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.'s boundaries.

5 to 15 minutes from 7212 W. Bellona Avenue

- | | | |
|-----|---|---------------------------|
| 1. | Greenspring Station | 10749 Falls Road |
| 2. | Greenspring Annex | W. Joppa Road |
| 3. | Greenspring Village Professional Center | under construction |
| 4. | Joppa Green | 10807 Falls Road |
| 5. | Joppa Green II | 2324 W. Joppa Road |
| 6. | 21 West Building | W. Joppa Road |
| 7. | Executive Building | near completion |
| 8. | Arundel Corporate Center | 21 West Road |
| 9. | Kennilworth West | 22 West Road |
| 10. | Greenhill Properties, Inc. | 110 West Road |
| 11. | 558 Kennilworth | 3000 Sanleworth Drive |
| 12. | Oster Medical Center | 113 West Road |
| 13. | St. Joseph Professional Building | under construction |
| 14. | Lambeth House | 7600 Oster Drive |
| 15. | | 7481 Oster Drive |
| 16. | | 200 Iewestown Court |

Page I

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2

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Current Appointments:
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A Conjoint Board of the American Board of Internal Medicine and the American Board of Pediatrics
Board Eligible: American Board of Internal Medicine
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1949-1952 Brooklyn Preparatory School, Brooklyn, New York
1952-1956 A.B., Hamilton College, Clinton, New York
1956-1960 M.D., Seton Hall College of Medicine and Dentistry, Jersey City, New Jersey
1960-1961 Straight Medical Intern, State University Service, Kings County Hospital Center, Brooklyn, New York
1961-1962 Resident in Medicine, Baylor University Medical Center, Dallas Texas
1962-1965 Research Fellow, Division of Experimental Pathology, Scripps Clinic and Research Foundation, La Jolla, California
1965-1967 Clinical Associate, United States Public Health Service, Immunology Branch, National Cancer Institute, Bethesda, Maryland
1967-1977 Head, Section of Immunology and Cell Biology, Baltimore Cancer Research Center, DCT, NCI, Baltimore, Maryland
1977- Private Practice and Consultation - Clinical Immunology
Memberships in Professional Societies:
The Transplantation Society 1966
American Association of Pathologists 1971
American Association of Immunologists 1971
American Association for Cancer Research 1972
American Academy of Allergy 1973
American Society of Hematology 1973
American College of Allergists 1979

Professional Societies (continued):
Society for Analytical Cytology 1978
American Medical Association 1973
Medical and Chirurgical Faculty of Maryland 1973
Maryland Asthma and Allergy Society 1975
Consultant Appointments:
Greater Baltimore Medical Center, Baltimore, Maryland
Editorial Appointments:
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Biographical Reference Works:
American Men of Science
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