IN THE MATTER OF THE APPLICATION OF MARILYN F. & RONY WERTHAMER FOR A VARIANCE ON PROPERTY LOCATED ON THE S/S SUTHERLAND CT 425' +/- SW OF C/L MAXIME CIRCLE (7 SUTHERLAND COURT)	* * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	*	CASE NO. 01-158-A

* * * * * * * * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Rony Werthamer, Esquire, on behalf of Marilyn F. & Rony Werthamer, Petitioners, from a decision of the Zoning Commissioner dated January 3, 2001 in which the requested Petition for Variance was denied.

WHEREAS, the Board is in receipt, via fascimile, of a letter of withdrawal of appeal dated September 11, 2001 filed by Rony Werthamer, Esquire, on behalf of Marilyn F. and Rony Werthamer, Appellants /Petitioners (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellants request that the appeal taken in this matter be withdrawn and dismissed as of September 11, 2001,

IT IS ORDERED this 4th day of October, 2001 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 01-158-A be and the same is hereby **DISMISSED**.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks

Melissa Moyer Adams

Lynn Barranger

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 4, 2001

Mr. & Mrs. Rony Werthamer
7 Sutherland Court
Baltimore, MD 21286

RE: *In the Matter of: Marilyn F. & Rony Werthamer*
Case No. 01-158-A

Dear Mr. & Mrs. Werthamer:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Administrator

Enclosure

c: J. Carroll Holzer, Esquire
Ms. Sherrie Becker
Mr. and Mrs. David J. Hirsch
B. Stanley Cohen
Amy Kahn
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, CIE /PDM (Violation #00-6000)
Arnold Jablon, Director /PDM

RECEIVED
01-3420
OCT 5 2001

Printed with Soybean Ink
on Recycled Paper

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

IN THE MATTER OF:

MARILYN F. & RONY WERTHAMER

LEGAL OWNERS

CASE #: 01-158-A

RECEIVED
COUNTY BOARD OF APPEALS
01 JUN 20 PM 1:08

REQUEST FOR POSTPONEMENT

Marilyn F. and Rony Werthamer, legal owners of 7 Sutherland Court respectfully request a postponement of the hearing scheduled for July 17, 2001 and in support state as follows:

1. The Petitioners have a pre-paid pre-planned vacation of more then six (6) months duration in Hawaii and will be leaving on June 29, 2001. The first day that Rony Werthamer will be back to work will be July 16, 2001. Upon return, your Petitioner, Rony Werthamer, will have a significant backlog of work including hearings all week long.

2. On July 17, 2001, Rony Werthamer has three cases scheduled for hearing before the Worker's Compensation Commission. They are Claim Numbers B-433207, B493099 and B-492850. These cases are all scheduled for 9:30 A.M. and will continue until resolved. Copies of the notices are attached. Although the Appeal Hearing is scheduled for 1:00 P.M., your Petitioner cannot give any assurances that he will be available.

3. That your Petitioner needs sufficient time to prepare and represent his client's whose cases were scheduled prior to the instant Appeal Hearing. In addition, your Petitioner needs sufficient time to prepare and represent himself. That the combination of the pre-planned vacation and the aforementioned hearings upon return from vacation make it impossible for your Petitioner to be available on July 17, 2001.

4. That the parties of the Appeal Hearing are in the process of trying to resolve the issues and to settle this matter.

5. That the Appeal Hearing date has not been postponed before.

6. That your Petitioners notified J. Carroll Holzer, Esquire, counsel for the Protestants by letter dated June 7, 2001, which was faxed and mailed of their need for a postponement.

WHEREFORE, your Petitioners respectfully request that the hearing scheduled for July 17, 2001 be postponed and rescheduled at a convenient time for all parties.

Rony Werthamer, Esquire
MAZELIS & WERTHAMER, P.A.
200 E. Lexington Street
Suite 300
Baltimore, Maryland 21202
410-727-7751

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 2001 that a copy of the foregoing were mailed, first class, postage prepaid, J. Carroll Holzer, Esquire, The 508 Building, 508 Fairmount Avenue, Towson, Maryland 21286.

Rony Werthamer, Esquire

IN RE: PETITION FOR VARIANCE S/S Sutherland Court, 425' SW of the c/l Maxine Circle (7 Sutherland Court) 3rd Election District 2nd Council District Rony Werthamer, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 01-158-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Rony and Marilyn Werthamer. The Petitioners seek relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a mesh (deer) fence, 7 feet in height, in lieu of the maximum allowed 3.5 feet, in the front yard, approximately 2 feet from the property line. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and accepted into evidence as Petitioner's Exhibit 1, and Petitioner's Exhibit 2, a plat of the residential subdivision known as Halcyon Gate.

Appearing at the requisite public hearing in support of the request were Rony and Marilyn Werthamer, property owners. Appearing as Protestants were Stanley Cohen, David J. Hirsch, Clara Hirsch, Amy Kahn and Sherrie Becker, all of who are adjacent or nearby property owners. The Protestants were represented by J. Carroll Holzer, Esquire.

Testimony and evidence offered revealed that the subject property is an irregular (kite) shaped parcel, containing a gross area of 1.25 acres, more or less, zoned R.C.5. As noted above, the property is located within the Halcyon Gate subdivision, in the vicinity of Maxine Circle and Woodvalley Drive at the base of the cul-de-sac known as Sutherland Court. The Petitioners have owned the property since 1990. The property is improved with a one-story single family dwelling and features a stream/wetlands area along the rear and side boundary lines. The subject of the

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Date 1/3/01
By

variance request relates to a 7-foot tall mesh fence the Petitioners erected in April, 2000 to keep deer off their property. As shown in photographs submitted at the hearing, as well as the plat of the property, the fence extends along the entire perimeter of the property, except for that area across the paved driveway which allows free movement of vehicles into and out of the site.

Under the B.C.Z.R. and Baltimore County Building Code, the fence as constructed is permitted by right in the side and rear yards. However, variance relief is required to allow the fence to remain as constructed in the front yard. Under Section 427 of the B.C.Z.R., the fence cannot exceed a height of 42 inches (3.5 feet) in that area.

Mr. & Mrs. Werthamer offered extensive testimony during the hearing about the need for the fence. They indicated that the neighborhood at large, and particularly their property, is plagued by a large and growing deer population in the area. Testimony and evidence were offered regarding the damage to their property that deer have caused. Specifically, photographs were produced at the hearing which show damage to trees and plants caused by the deer herd on the Petitioners' property. In order to address this problem, the Petitioners constructed a 7-foot tall mesh fence around the perimeter of the property. The Petitioners emphasized that this was not their first proposed solution to the problem. They indicated that they have tried other options in an effort to ward off the deer without success. They believe that the subject fence is the only viable option to eliminate the damage caused by the deer to their property.

The Zoning Commissioner is authorized to grant variance relief by Section 26-127 of the Baltimore County Code. Moreover, variances can only be granted if the standards set forth in Section 307.1 of the B.C.Z.R. have been satisfied. That Section has frequently been construed and interpreted by this Zoning Commissioner, the County Board of Appeals, the Circuit Court of Maryland for Baltimore County, and Appellate Courts of this State. One of the leading cases in interpreting this Section is Cromwell v. Ward, 102 Md. App. 691 (1995). In Cromwell, the Court of Special Appeals reversed the judgment of the Circuit Court of Baltimore County, which had affirmed an Order of the Board of Appeals granting a height variance for an accessory building.

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Date 1/3/01
By

In construing Section 307, the Court of Special Appeals indicated as a first step, that there must be a finding of uniqueness or peculiarity of the subject property. Noted the Court, "However, as is clear from the language of the Baltimore County ordinance, the initial factor that must be established before the practical difficulties, if any, are addressed, is the abnormal impact the ordinance has on a specific piece of property because of the peculiarity and uniqueness of *that* piece of property, not the uniqueness or peculiarity of the practical difficulties alleged to exist." (Pg. 698-699, emphasis in original). In Cromwell, and the cases that followed, the Courts of this State have held that before a variance can be granted, the administrative body (i.e. Zoning Commissioner) must find that the subject property is somehow unique or different from other properties in the vicinity. Only upon a finding of uniqueness can the second test for variance relief be considered, i.e. whether that uniqueness results in the imposition of a practical difficulty upon the Petitioner as a result of the strict implementation of the zoning ordinance. Concluded the Court in Cromwell, "...the law in Maryland and Baltimore County under its Charter and Ordinance remains as it has always been – a property's peculiar characteristic or unusual circumstances relating only and uniquely to that property must exist in conjunction with the ordinance's more severe impact on the specific property because of the property's uniqueness before any consideration will be given to whether practical difficulty or unnecessary hardship exists." (Pg. 721).

In the instant case, there is no finding of uniqueness. Although the property is unusually shaped, that configuration does not drive the need for the variance requested. Moreover, other properties in the vicinity are similarly shaped. Likewise, the existence of the stream, wetlands, and drainage area abutting the property is not a unique factor to this property, only. Moreover, it is of particular note that the variance requested in this case relates only to the front yard of the property. Even assuming arguendo that the property's shape or the existence of the stream/wetlands to the rear/side of the property were unique factors, there is no reasonable nexus between those factors and the front yard. That is, the variance requested here is to allow a fence higher than is permitted in the front yard of the site. The nature of that relief bears no reasonable

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Date 1/3/11
By

relationship to the factors identified at the hearing by the Petitioners to support a finding of uniqueness.

Under these circumstances, the relief requested herein cannot be granted. I find that the Petitioners have not met the first step of the test enunciated in Cromwell v. Ward, supra, that a uniqueness of this property exists in conjunction with the ordinance's more severe impact on this specific site. Thus, the Petition must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 2001, that the Petition for Variance seeking relief from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a mesh (deer) fence, 7 feet in height, in lieu of the maximum allowed 3.5 feet, in the front yard, approximately 2 feet from the property line, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners have thirty (30) days from the date of this Order to file an appeal of this decision.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/31/01
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 3, 2001

Mr. & Mrs. Rony Werthamer
7 Sutherland Court
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
S/S Sutherland Court, 425' SW of the c/l Maxine Circle
(7 Sutherland Court)
3rd Election District – 2nd Council District
Rony Werthamer, et ux - Petitioners
Case No. 01-158-A

Dear Mr. & Mrs. Werthamer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286-5448
David J. Hirsch, Esquire, 600 Baltimore Avenue, Suite 301, Towson, Md. 21204
Ms. Clara Hirsch, 6 Sutherland Court, Baltimore, Md. 21208
Ms. Sherrie Becker, 2806 Grasty Woods Lane, Baltimore, Md. 21208
Mr. B. Stanley Cohen, 5 Sutherland Court, Baltimore, Md. 21208
Code Enforcement Division, DPDM; People's Counsel; Case File

Census 2000 For You, For Baltimore County Census 2000

Printed with Soybean Ink on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 SUTHERLAND COURT

which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) 427.B To Permit A 7 FT. HIGH (FLESH DEER) FENCE IN LIEU OF THE REQUIRED 3.5 HIGH (2' from the property line). ~~FRONT YARD FENCE.~~

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

RONY WERTHAMER
Name - Type or Print

Signature

MARILYN F. WERTHAMER
Name - Type or Print

Signature

7 SUTHERLAND COURT — 410-486-8025
Address — Telephone No.

BALTIMORE, MARYLAND — 21208
City — State — Zip Code

Representative to be Contacted:

RONY WERTHAMER
Name

SAME AS ABOVE
Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING .75 hr

UNAVAILABLE FOR HEARING Oct 16th - Nov 7th

Reviewed By _____ Date 10-6-01

Case No. 01-158-A

REV 9/15/98

PETITION FOR VARIANCE

REASONS FOR PETITION:

Approximately 60% of our property's border lines are adjacent to a free-flowing stream. Along the stream is a right-of-way for the county. This stream and right-of-way area is part of a trail that white tail deer have been using for quite some time. When our house was built it bisected this trail. As a result, the deer pass through our property and come around both sides of our house. In the past 10 years the deer population has exploded in our area. As a result we have had deer lay down by our front door and by the sliding glass door on our lower level. On many occasions we have opened our front door to find a deer jumping over our bushes and running away. Our children and ourselves have come home late at night and after parking the car have had the same experience. Frightened deer can and will jump through an open door or through glass windows. This presents a serious safety concern to us. We feel that it is just a matter of time before this takes place. There is also the health issue as these same deer carry the tick that spreads lyme disease. Finally, the deer have caused hundreds of dollars in property damage to our property. All manner of trees, bushes, flowers and plants are considered fair game for the deer. Over the years I have attempted every type of deterrent from sprays, powders, human hair, moth balls to coyote urine etc. None of these worked. In talking to the Maryland Department of Natural Resources, I was advised that the only proven method of keeping the deer out would be to fence the perimeter of the property. I have done this with a 7 foot deer fence made of black plastic mesh. The deer fence was put up in an experimental fashion to see if it would work. I can now say that it does work. It is now my intention to plant along the sides of fence privet which will grow to become a natural fence. Without this fence the privet will not have a chance to grow as the deer will simply eat it before it has as opportunity to establish itself.

Recently, the fight over the St. Timothy school development was resolved allowing for construction to take place. While the original plans were reduced, construction has begun. The deer trail that goes through my property also continues to the St. Timothy property. This construction is now displacing the deer from that location and is increasing the overall deer pressure on my property.

#158

ZONING DESCRIPTION

ZONING DESCRIPTION FOR **7 Sutherland Court**

Beginning at a point on the South side of Sutherland Court which is 50 feet (number of feet of right-of-way width) wide at the distance of 425 feet southwest of the centerline of the nearest improved intersecting street Maxine Circle which is 50 feet wide. Being Lot # 19 , Block C in the subdivision of Halcyon Gate as recorded in Baltimore County Plat Book # RRG-29 ,Folio #47, containing 1.25 acres. Also known as 7 Sutherland Court and located in the 03 ELECTION District, 2nd Councilmanic District.

158

01-158-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District
2nd Councilmanic District
Legal Owner(s): Marilyn F. & Rony Werthamer
Variance: to allow a 7 foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)
Hearing: Wednesday, November 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
11/084 Nov. 9 C432380

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/9/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/9/, 2000.

THE JEFFERSONIAN,
S. Wilkinson
LEGAL ADVERTISING

CORRECTION
NOTICE OF ZONING
HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District
2nd Councilmanic District
Legal Owner(s): Marilyn F. & Rolly Werthamer
Variance: to allow a 7-foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)
Hearing: Wednesday, December 13, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/11/764 Nov. 28 C436722

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/29/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/28/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

[redacted]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9172

DATE February 1, 2001 ACCOUNT R-001-6150

AMOUNT $ 210.00

RECEIVED FROM: Mozelis + Werthamer PA

FOR: APPEAL FOR VARIANCE $175.00
POSTING OF SIGN $ 35.00
01-158-A 7 SUTHERLAND COURT
MARILYN + RONY WERTHAMER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
2/01/2001 2/01/2001 09:20:00
REG W503 CASHIER LWIL LDW DRAWER 3
Dept 5 520 ZONING VERIFICATION
Receipt # 166473 OFLN
CR NO. 091727
Recpt Tot 210.00
210.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9172

DATE February 1, 2001 ACCOUNT R-001-6150

AMOUNT $ 210.00

RECEIVED FROM: Mozelis + Werthamer PA

FOR: APPEAL FOR VARIANCE $175.00
POSTING OF SIGN $ 35.00
01-158-A 7 SUTHERLAND COURT
MARILYN + RONY WERTHAMER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
2/01/2001 2/01/2001 09:20:00
REG W503 CASHIER LWIL LDW DRAWER 3
Dept 5 520 ZONING VERIFICATION
Receipt # 166473 OFLN
CR NO. 091727
Recpt Tot 210.00
210.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RESCH.

RE. Case No.. 01-158-A

Petitioner/Developer: WERTHAMER, ETAL

Date of Hearing/Closing: 12/13/2000

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #7 - SUTHERLAND CT

The sign(s) were posted on 11/26/00
(Month, Day, Year)

Sincerely,

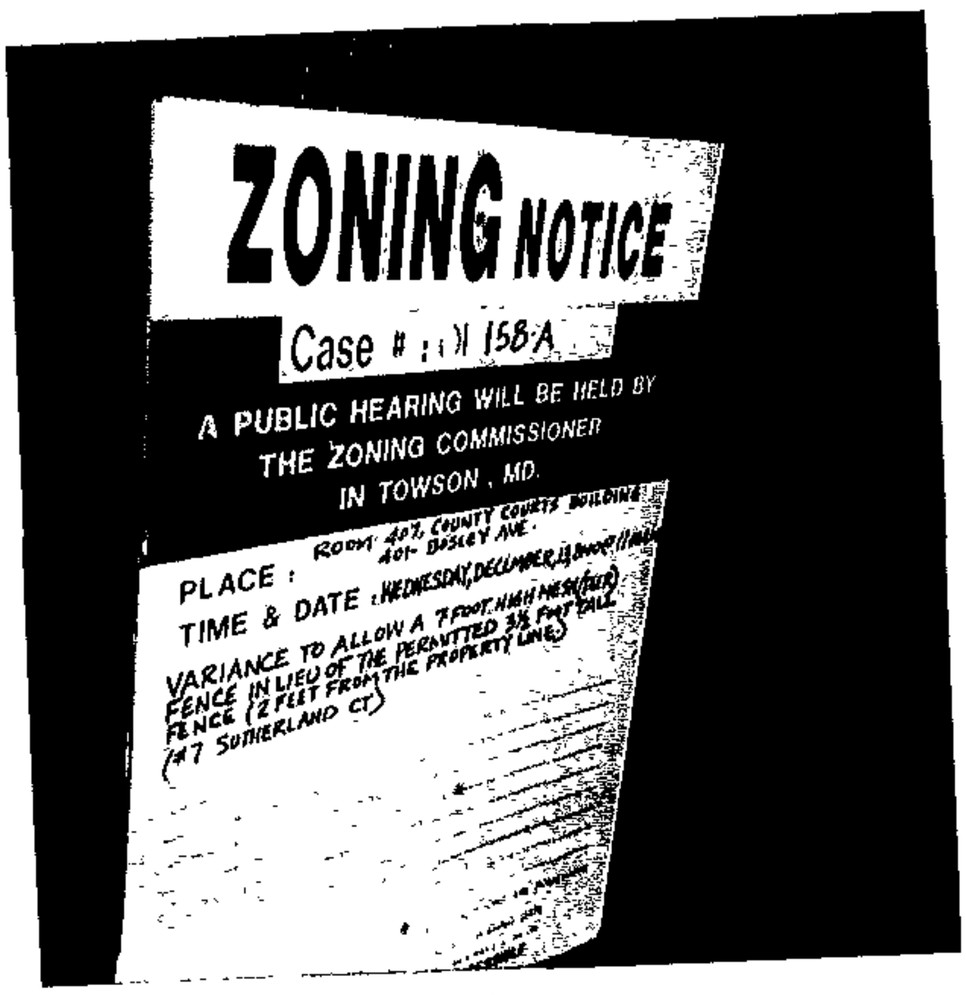
Patrick M O'Keefe 11/30/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857
(Telephone Number)



01-158-A
#7 SUTHERLAND CT.
12/13/00

RE: Case No.: 01-158-A

Petitioner/Developer: MARLYN & RONY WERTHAMER

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7 SUTHERLAND COURT

The sign(s) were posted on 3/1/01
(Month, Day, Year)

Sincerely,

Gary C Freund 3/1/01
(Signature of Sign Poster and Date)

GARY C. FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

9/96
cert.doc

THIS IS A CORRECTION

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 28, 2000 Issue – Jeffersonian

Please forward billing to:
Rony Werthamer
7 Sutherland Court
Baltimore, MD 21208

410 486-8025

CORRECTION NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District – 2nd Councilmanic District
Legal Owners: Marilyn F. & Rony Werthamer

Variance to allow a 7 foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)

HEARING: Wednesday, December 13, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 13, 2000

RESCHEDULE NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District – 2nd Councilmanic District
Legal Owners: Marilyn F. & Rony Werthamer

Variance to allow a 7 foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)

HEARING: Wednesday, December 13, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

GDZ

Arnold Jablon
Director

C: Marilyn F. & Rony Werthamer, 7 Sutherland Court, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 27, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 16, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District – 2nd Councilmanic District
Legal Owners: Marilyn F. & Rony Werthamer

Variance to allow a 7 foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)

HEARING: Wednesday, November 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

GDZ

Arnold Jablon
Director

C: Marilyn F. & Rony Werthamer, 7 Sutherland Court, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2000 Issue – Jeffersonian

Please forward billing to:
Rony Werthamer
7 Sutherland Court
Baltimore, MD 21208

410 486-8025

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-158-A
7 Sutherland Court
S/S Sutherland Court, 425 feet +/- SW of centerline Maxine Circle
3rd Election District – 2nd Councilmanic District
Legal Owners: Marilyn F. & Rony Werthamer

Variance to allow a 7 foot high mesh (deer) fence in lieu of the permitted 3-1/2 foot tall fence (2 feet from the property line)

HEARING: Wednesday, November 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number:* 01-158-A

Petitioner: RONY AND MARILYN WERTHAMER

Address or Location: 7 SUTHERLAND COURT, BALTIMORE, MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONY WERTHAMER

Address: 7 SUTHERLAND COURT
BALTIMORE, MD 21208

Telephone Number: 410-486-8025

Revised 2/20/98 - SCJ

01-158-A

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

pp'd to 9/13/01 @ req. of Counsel/Petitioner

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

May 1, 2001

NOTICE OF REASSIGNMENT /Change in Time Only

CASE #: 01-158-A **IN THE MATTER OF: Marilyn F. & Rony Werthamer –Legal Owners**
7 Sutherland Court 3rd Election District; 2nd Councilmanic

1/03/2001 – ZC's Order in which Petition for Variance is DENIED.

which is assigned to be heard on 7/17/01 will be reassigned to a later start time due to a Circuit Court schedule conflict; and has been

REASSIGNED FOR: **TUESDAY, JULY 17, 2001 at 1:00 p.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant /Petitioner : Rony Werthamer, Esquire

Counsel for Protestants (Hirsch & Becker) : J. Carroll Holzer, Esquire
Protestants : Ms. Sherrie Becker
Mr. and Mrs. David J. Hirsch

Protestants: B. Stanley Cohen
Amy Kahn

People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, CIE /PDM (Violation #00-6000)
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

W/D Cup Appellants 9/11/01

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

June 22, 2001

NOTICE OF POSTRONEMENT & REASSIGNMENT

CASE #: 01-158-A **IN THE MATTER OF: Marilyn F. & Rony Werthamer –Legal Owners**
7 Sutherland Court 3rd Election District; 2nd Councilmanic

1/03/2001 – ZC's Order in which Petition for Variance is DENIED.

which was assigned to be heard on 7/17/01 has been **POSTPONED** at the request of Counsel/Petitioner- conflict schedule that date; and has been

REASSIGNED FOR: **THURSDAY, SEPTEMBER 13,, 2001 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to *hearing date.*

Kathleen C. Bianco
Administrator

---

c: Appellant /Petitioner : Rony Werthamer, Esquire

Counsel for Protestants (Hirsch & Becker) : J. Carroll Holzer, Esquire
Protestants : Ms. Sherrie Becker
Mr. and Mrs. David J. Hirsch

Protestants: B. Stanley Cohen
Amy Kahn

People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, CIE /PDM (Violation #00-6000)
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Postponed to 1 pm - some date - request of Atty - cts confirm w/ a.m

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

April 26, 2001

NOTICE OF ASSIGNMENT

CASE #: 01-158-A

IN THE MATTER OF: Marilyn F. & Rony Werthamer –Legal Owners
7 Sutherland Court 3rd Election District; 2nd Councilmanic

1/03/2001 – ZC's Order in which Petition for Variance is DENIED.

ASSIGNED FOR: **TUESDAY, JULY 17, 2001 at 10:00 a.m.** 1:00 pm

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; *said requests* must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled *hearing date unless in full* compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant /Petitioner : Rony Werthamer, Esquire

Counsel for Protestants (Hirsch & Becker) : J. Carroll Holzer, Esquire
Protestants : Ms. Sherrie Becker
Mr. and Mrs. David J. Hirsch

Protestants: B. Stanley Cohen
Amy Kahn

People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, CIE /PDM (Violation #00-6000)
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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on Recycled Paper

)RM H-51D (Rev. 12/00)

NOTICE OF HEARING

WORKERS' COMPENSATION COMMISSION
10 EAST BALTIMORE ST., BALTIMORE, MD 21202-1641
(410) 864-5100
1-800-492-0479
TTY USERS CALL VIA MARYLAND RELAY

Claim No. B493099 S.S. # 218-84-3312 Date: 04/26/2001 TEAM:

Claimant THOMAS J TURNER JR
6638 EBERLE DR APT 104
BALTIMORE, MD 21215

Cln. Atty. RONY WERTHAMER ;ESQ
200 E LEXINGTON STREET
300 COURT SQUARE BUILDING
BALTIMORE, MD 21202

Employer MAYOR & CITY COUNCIL OF BALTIM
10 SOUTH ST 5TH FL
BALTIMORE, MD 21202

Insurer MAYOR AND CITY COUNCIL OF BALT
MAYOR AND CITY COUNCIL OF BALT
VICTOR D. SOBOTKA
10 SOUTH STREET SUITE 502 5TH
BALTIMORE, MD 21202

Ins. Atty. VICTOR D SOBOTKA ;ESQ
10 SOUTH STREET
5TH FLOOR
BALTIMORE, MD 21202

********* NOTICE *********

If a hearing is no longer required for this case because the outstanding issues have been resolved administratively, the Commission should be notified immediately. Any party to this claim having a scheduling conflict with the time/date/place specified for this hearing is directed to inform the Commission not later than 10 days after the mail date of this Notice, requesting a postponement and rescheduling. Failure to so notify the Commission may result in administrative penalties and/or the denial of postponement.

Date of Accident 4/18/200(

A HEARING ON THIS CASE WILL BE HELD:
Date: 7/17/2001
Time: 9:30 HEARING LOCATION ID = BCY

Place: 10 EAST BALTIMORE STREET
BALTIMORE, MD. 21202-1641

ALL Hearings will be held on the 4th floor

No continuance will be granted unless a request is received in writing and same is approved by a commissioner. During inclement weather, you may call the Workers' Compensation Commission 1-800-492-0479 after 7 A.M. on the date of the hearing, to determine if hearings will be conducted at your hearing location.

RONY WERTHAMER ;ESQ
200 E LEXINGTON STREET
300 COURT SQUARE BUILDING
BALTIMORE, MD 21202

96

5858

FORM H-51D (Rev. 12/00)

NOTICE OF HEARING

WORKERS' COMPENSATION COMMISSION
10 EAST BALTIMORE ST., BALTIMORE, MD 21202-1641
(410) 864-5100
1-800-492-0479
TTY USERS CALL VIA MARYLAND RELAY

Claim No. B433207 S.S. # 240-72-3854 Date: 04/26/2001 TEAM:

Claimant LOUISE V WATSON
2114 ASHLAND AVE
BALTIMORE, MD 21205

Clm. Atty. RONY WERTHAMER ; ESQ
200 E LEXINGTON STREET
300 COURT SQUARE BUILDING
BALTIMORE, MD 21202

Employer MAYOR & CITY COUNCIL OF BALTIM
10 SOUTH ST 5TH FL
BALTIMORE, MD 21202

Insurer MAYOR AND CITY COUNCIL OF BALT
MAYOR AND CITY COUNCIL OF BALT
VICTOR D. SOBOTKA
10 SOUTH STREET SUITE 502 5TH
BALTIMORE, MD 21202

Ins. Atty. VICTOR D SOBOTKA ; ESQ
10 SOUTH STREET
5TH FLOOR
BALTIMORE, MD 21202

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Date of Accident 1/22/1

A HEARING ON THIS CASE WILL BE HELD:
Date: 7/17/2001
Time: 9:30 HEARING LOCATION ID = BCY

Place: 10 EAST BALTIMORE STREET
BALTIMORE, MD. 21202-1641

ALL Hearings will be held on the 4th floor

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MAYOR AND CITY COUNCIL OF BALTIMORE
MAYOR AND CITY COUNCIL OF BALTIMORE
VICTOR D. SOBOTKA
10 SOUTH STREET SUITE 502 5TH FLOOR
BALTIMORE, MD 21202 11

)RM H-51D (Rev. 12/00)

NOTICE OF HEARING

WORKERS' COMPENSATION COMMISSION
10 EAST BALTIMORE ST., BALTIMORE, MD 21202-1641
(410) 864-5100
1-800-492-0479
TTY USERS CALL VIA MARYLAND RELAY

Claim No. B492950 S.S. # 213-78-9784 Date: 04/26/2001 TEAM:

Claimant ROSA M BYRD
4103 MARY AVENUE
BALTO, MD 21206

Cln. Atty RONY WERTHAMER ;ESQ
200 E LEXINGTON STREET
300 COURT SQUARE BUILDING
BALTIMORE, MD 21202

Employer MAYOR & CITY COUNCIL OF BALTIM
10 SOUTH ST 5TH FL
BALTIMORE, MD 21202

Insurer MAYOR AND CITY COUNCIL OF BALT
MAYOR AND CITY COUNCIL OF BALT
VICTOR D. SOBOTKA
10 SOUTH STREET SUITE 502 5TH
BALTIMORE, MD 21202

Ins. Atty. VICTOR D SOBOTKA ;ESQ
10 SOUTH STREET
5TH FLOOR
BALTIMORE, MD 21202

******** NOTICE ********

If a hearing is no longer required for this case because the outstanding issues have been resolved administratively, the Commission should be notified immediately. Any party to this claim having a scheduling conflict with the time/date/place specified for this hearing is directed to inform the Commission not later than 10 days after the mail date of this Notice, requesting a postponement and rescheduling. Failure to so notify the Commission may result in administrative penalties and/or the denial of postponement.

Date of Accident 3/17/200

A HEARING ON THIS CASE WILL BE HELD:
Date: 7/17/2001
Time: 9:30 HEARING LOCATION ID = BCY

Place: 10 EAST BALTIMORE STREET
BALTIMORE, MD. 21202-1641

ALL Hearings will be held on the 4th floor

No continuance will be granted unless a request is received in writing and same is approved by a commissioner. During inclement weather, you may call the Workers' Compensation Commission 1-800-492-0479 after 7 A.M. on the date of the hearing, to determine if hearings will be conducted at your hearing location.

RONY WERTHAMER ;ESQ
200 E LEXINGTON STREET
300 COURT SQUARE BUILDING
BALTIMORE, MD 21202

96

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 2000

Marilyn F. & Rony Werthamer
7 Sutherland Court
Baltimore, MD 21208

Dear Mr. & Mrs. Werthamer:

RE: Case Number: 01-158-A, 7 Sutherland Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 6, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel

Les 12/13 Sent 11/29 12/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

-3

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: November 2, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 7 Sutherland Court

INFORMATION:

Item Number: 01-158

Petitioner: Rony and Marilyn Werthamer

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted an inspection of the subject property which revealed the 7-foot fence already exists. This office recommends denial of the requested variance to place a 7-foot fence in the front yard. However, there is no objection to that portion of the fence surrounding the balance of the property.

Prepared by: Martha Cummings

Section Chief: Jeffrey W. Long

AFK:MAC:

\\NCH_NW\VOL3\WORKGRPS\DEVREV\ZAC\01-158.doc

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

October 17, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 16, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

149, 150, 151, 152, 153, 154, 155, 156, 157, and 158

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10·16·00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 158 JJS

Dear. Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 13, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item Nos. 149, 150, 151, 152, 153, 154,
155, 156, 157, and 158

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC-10-23-2000-NO COMMENT ITEMS.doc

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: December 24, 2001

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: W. Carl Richard, Jr.

FROM: Theresa R. Shelton trs
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILE(S)**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file that is attached herewith.

CASE NUMBER	NAME	LOCATION
01-158-A	MARILYN F. AND RONY WERTHAMER	7 SUTHERLAND COURT S/S SUTHERLAND COURT, 425' +/- SW OF CENTERLINE MAXINE CIRCLE

c: Edward Gilliss, County Attorney

Attachment: SUBJECT FILE(S) ATTACHED

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 13, 2001

J. Carroll Holzer, Esquire
508 Building
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Case No. 01-158-A, 7 Sutherland Court

Please be advised that an appeal of the above-referenced case was filed in this office on January 31, 2001 by Rony Werthamer, Esquire. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

GDZ

Arnold Jablon
Director

AJ: gdz

c: Rony & Marilyn F. Werthamer, 7 Sutherland Court, Baltimore 21208
Sherrie Becker, 2806 Grastywoods Lane, Baltimore 21208
B. Stanley Cohen, 5 Sutherland Court, Baltimore 21208
People's Counsel

APPEAL

Petition for Variance
7 Sutherland Court
S/S Sutherland Court, 425' +/- SW of centerline Maxine Circle
3rd Election District – 2nd Councilmanic District
Marilyn F. & Rony Werthamer - Legal Owner
Case Number: 01-158-A

Petition for Variance (filed 10/6/00)

Description of Property

Notice of Zoning Hearing (dated 10/16/00)

Certificate of Publication (11/9/00 – The Jeffersonian)
Certificate of Publication (11/28/00) – The Jeffersonian)

Certificate of Posting (11/26/00 – Patrick M. O'Keefe)

Entry of Appearance by People's Counsel (dated 10/18/00)

Petitioner(s) Sign-In Sheet

Protestant(s) Sign-In Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1	Plat To Accompany Petition for Zoning Variance (dated 10/1/00)
2	Plat Three Halcyon Gate (dated 3/4/63)
3	Baltimore County Office Of Planning And Zoning, Photographic Map, Sheet N. W. 10-D (dated 1/86)
4A-4G	7 Photographs
5	Maryland Department Of Natural Resources, Wildlife Division, "Damage Prevention And Control Methods"
6	"Deer Damage A Problem?" Article (dated 1999)
7	Stevenson Ridge-Halcyon Improvement Association Newsletter (dated Summer 2000)
7A-7I	9 Photographs
8	NewsLibrary Articles (various articles, various dates)
9A	Landscape Map (untitled, undated)
9B	Simonds Nursery Proposal For 7 Sutherland Court (dated 12/5/00)
10	Baltimore County Fence Use Permit (dated 10/2/00)

Misc. (Not Marked as Exhibits):

- Division of Code Inspections and Enforcement Violation Case (Case No. 00-6000)
- Photographs (8 pages)
- Baltimore County Fence Use Permit (dated 10/2/00) With Notes From John Sullivan
- Memo To File From John Sullivan, Planner II, dated 10/6/00

Zoning Commissioner's Order dated 1/3/01 (Denied)

Notice of Appeal received on 1/31/01 from Rony Werthamer, Esquire

c: J. Carroll Holzer, Esquire, 508 Building, 508 Fairmount Avenue, Towson 21286
Marilyn & Rony Werthamer, 7 Sutherland Court, Baltimore 21208
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 01-158-A

VAR – To permit mesh (deer) fence, 7' in height, ilo maximum allowed 3.5' in front yard, approx 2' from property line.

1/03/2001 – ZC's Order in which Petition for Variance was DENIED.

2/20/01 –Letter from J. Carroll Holzer, Esquire – entering appearance on behalf of Sherrie Becker and Mr. and Mrs. Hirsch. File so noted.

4/06/01 – Letter from C. Holzer – requests prompt hearing – disputed fence remains up on appeal.

4/26/2001 –Notice of Assignment sent to following; assigned for hearing on Tuesday, July 17, 2001 at 10 a.m.:

Rony Werthamer, Esquire
J. Carroll Holzer, Esquire
Ms. Sherrie Becker
Mr. and Mrs. David J. Hirsch
B. Stanley Cohen
Amy Kahn
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James Thompson, CIE /PDM (Violation #00-6000)
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

4/30/01 – T/C from S. Leese – C. Holzer, counsel for Protestants, has conflict with Circuit Court hearing in a.m. on 7/17/01. Requesting that case be reassigned to 1 p.m.; will FAX letter requesting change in time. Advised him that afternoon of 7/17/01 is open. Letter received via FAX.

5/01/01 – Notice of Reassignment sent to parties (as to time only); case to be heard starting at 1:00 p.m. on 7/17/01 (no change in date). Copy by FAX, as well as first class mail, to Mr. Werthamer (with copy of Mr. Holzer's letter) and to Mr. Holzer.

6//20/01 – Request for Postponement filed by R. Werthamer – schedule conflict on 7/17/01 (WCC hearings).

6/22/01 – Notice of PP and Reassignment sent to parties; reassigned to Thursday, September 13, 2001 at 10:00 a.m.

9/11/01 – Letter of withdrawal of appeal filed by Rony Werthamer, Appellant /Petitioner; to abide by ZC's decision and lowered fence in front yard accordingly. Order of Dismissal to be issued.

9/18/01 – Original hard copy of letter of withdrawal received and attached to Order of Dismissal.

RE: PETITION FOR VARIANCE 7 Sutherland Court, S/S Sutherland Ct, 425' +/- SW of c/l Maxine Cir 3rd Election District, 2nd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Rony & Marilyn F. Werthamer Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 01-158-A

* * * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Rony & Marilyn F. Werthamer, 7 Sutherland Court, Baltimore, MD 21208, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

10/06/00

MEMO TO THE FILE

TO: Zoning Commission/Deputy Z.C.

FROM: John Sullivan, Planner II

SUBJECT: Variance Case # 01-158-A

Mr. Werthamer arrived 23 minutes late for his 9:00 a.m. Petition Appointment today. He stated that this was his 3rd attempt at filing the petition. Mr. Werthamer's site plans contained no scale. When I asked him, he stated that it was 1 inch = 100 feet. The site plans did not contain the setbacks between Mr. Werthamer's house and the side property lines or the setbacks between the 2 neighbor's houses and his 2 side property lines. When I asked what they were Mr. Werthamer furnished them. I stated that on the north side the setback that was 15 feet appeared to be the same as the 30 feet setback to the neighbors house. Mr. Werthamer just stated that the distance between the dwellings was 45 feet! Also the site was not labeled on the vicinity map.

01-158-A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 158 (01-158-A)
Legal Owner/Petitioner: Marilyn & Rony Werthamer
Contract Purchaser: N/A
Property Address: 7 Sutherland Court
Location Description: S/S Sutherland Court, 425' +/- SW of centerline Maxine Circle

VIOLATION INFORMATION: Case No.: 00-6000
Defendants: Rony & Marilyn Werthamer

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
David Hirsh	600 Baltimore Avenue, Suite 301, Towson, MD 21204

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Photographs including dates taken
Correction Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/scj

C: Code Enforcement Officer Cohen

7½'

CODE ENFORCEMENT REPORT

MCF 14

DATE: 8 / 4 / 00 INTAKE BY: _____ CASE #: 00-6001 INSPEC: _____

COMPLAINT LOCATION: 7 Sutherland Court

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: DAVID Hiesch PHONE #: (H) (410) 583-5575 (W) (410) 332-0100

ADDRESS: 600 Baltimore Ave, Suite 301, Towson, MD ZIP CODE: 21204

PROBLEM: 10'-12' fence on property line on side and in front of house

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: MIS 25 K-L ZONING: _____

INSPECTION: 8-7-00 P. BHEM 7½ FOOT HIGH CHAIN LINK (BLACK) FENCE INSTALLED AROUND ENTIRE PROPERTY EXCEPT FOR DRIVEWAY ENTRANCE ~~AT~~ WITHOUT OBTAINING A PERMIT NOTICE ISSUED TO OBTAIN FENCE PERMIT OR REMOVE

REINSPECTION: FENCE IN FRONT OF BUILDING LINE MUST BE REMOVED

8-10 DAVE - COMMUNITY CONSERVATION CALLED D.I.T.

REINSPECTION:

REINSPECTION:

Update / Message Form

Date: 8 31 00

Time: _____ a.m. p.m.

Intake: PC

Case #: 00 - 6000

Comments:

VOICE MAIL MESSAGE FROM TONY WEATHAMER (C.O) HAS HOST. WITH TERRY GIBSON ZONING 9-8-00 FOR VARIANCE APPLICATION TO KEEP DOGS FENCE

A S 400: _____

Update Message Form

Date: 10 4 00

Time: _____ a.m. p.m.

From: PC

Case: 00-6000

Comments:

PROP OWN HAD APPT WITH ZONING COUNTER CONSIDERED ANOTHER APPT. HAS BEEN SET FOR 10-6-00.
FENCE PERMIT B4300073 ISSUED 10-2-00 FOR SIDE & REAR FENCING. ZONING APPT. IS IN PREPARATION FOR VARIANCE HEARING FOR FENCING IN FRONT OF HOUSE POS US 11-3-00

Sign: _____

RA1001B

DATE: 08/04/2000 STANDARD ASSESSMENT INQUIRY (1)
TIME: 08:28:41

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
03 19 003420	03	2-2	04-00	H	NO		04/25/00

WERTHAMER RONY
WERTHAMER MARILYN F
7 SUTHERLAND CT

DESC-1.. IMPS
DESC-2.. HALCYON GATE
PREMISE. 00007 SUTHERLAND CT 00000-0000

BALTIMORE MD 21208-1950 FORMER OWNER: SAVAL ALBERT E

	FCV PRIOR	FCV PROPOSED		PHASED IN CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	110,200	94,990				
IMPV:	256,880	281,760	TOTAL..	373,526	149,410	148,120
TOTL:	367,080	376,750	PREF...	0	0	0
PREF:	0	0	CURT...	373,526	149,410	148,120
CURT:	367,080	376,750	EXEMPT.		0	0
DATE:	10/95	10/98				

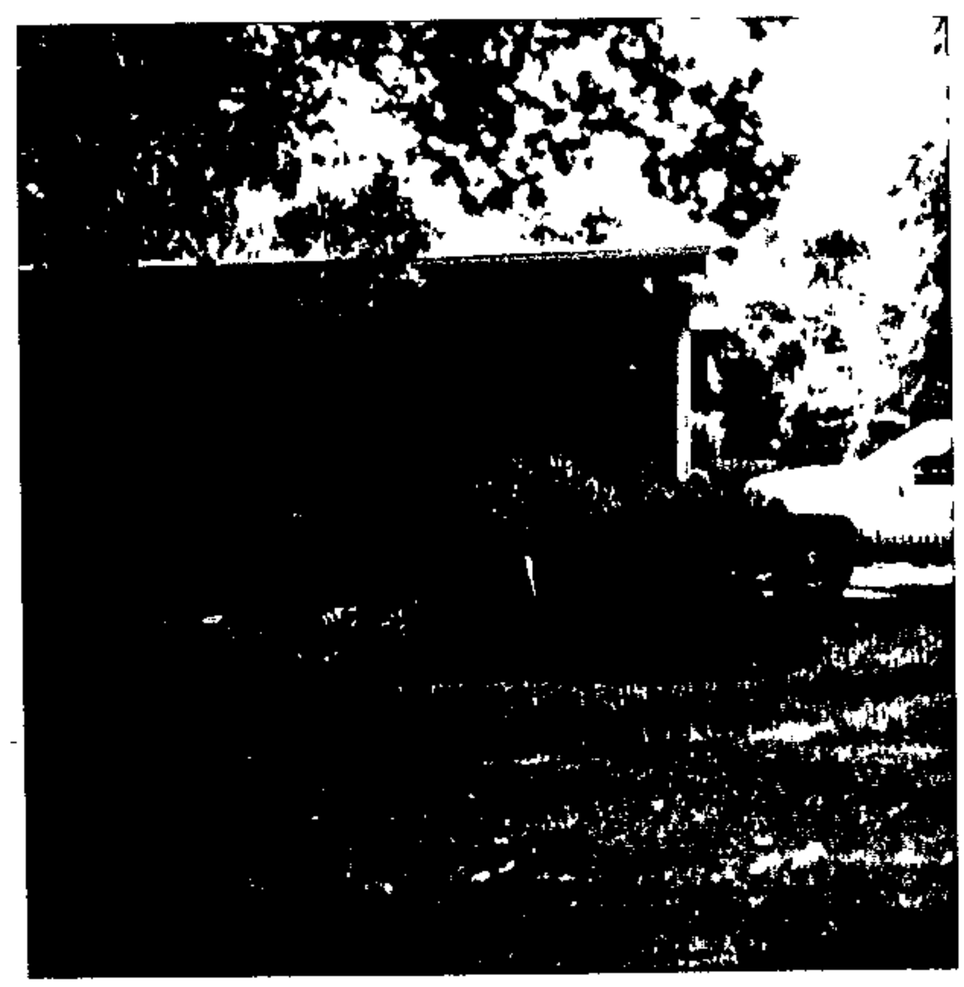
TAXABLE BASIS		FM DATE
00/01 ASSESS:	149,410	09/17/98
99/00 ASSESS:	148,120	06/04/99
98/99 ASSESS:	146,830	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

6 SUTHERLAND CT.
8-31-00
P. COHEN

6 SUTHERLAND CT.
8-31-00
P. COHEN

6 SUTHERLAND CT.
8-31-00
P. COHEN



6 SUTHERLAND CT.
8-31-00
P. COHEN

00 6000

6 SUTHERLAND CT.
8-31-00
J. BOHEM

6 SUTHERLAND CT.
8-31-00
J. BOHEM

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.: 00-6000

Property No.: 03 19 003420

Zoning:

Name(s): ROMY WEINTRAUB
MARILYN F. WEINTRAUB

Address: 7 SUTHERLAND CT. BALTO., MD. 21208

Violation Location: 7 SUTHERLAND CT

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

OBTAIN A PERMIT FOR ILLEGALY INSTALLED FENCE OR REMOVE - FENCE EXCEEDS HEIGHT AND SET BACK RESTRICTIONS

BCZR 102.1 102.5 427 BOCA 509.1 509.2

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 9-7-00

Date Issued: 8-7-00

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: PAUL COHEN

INSPECTOR: [signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:

Date Issued:

INSPECTOR:

AGENCY

HOLZER

& LEE

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

April 30, 2001
#7242

01 MAY -2 PM 3:16

VIA FAX 410-887-3182
Kathleen C. Bianco
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Ave.
Towson, MD 21204

Re: Variance Appeal from Werthamer
Case No. 01-158-A

Dear Ms. Bianco:

In reviewing my calendar for July 17, 2001, I noticed that the Board of Appeals has assigned the hearing in the above referenced matter for 10:00 a.m. on that date. Coincidentally, the Circuit Court for Baltimore County has assigned argument in Silver Lake Alternate 2, Circuit Court Case No. 03-C-00-013100, for July 17 at 9:30 a.m. Therefore, I respectfully request that the Board set Case No. 01-158-A for early afternoon around 1:00 p.m.

I apologize for this inconvenience and appreciate your understanding.

Very truly yours,

J. Carroll Holzer

cc: Sherrie Becker

C:\My Documents\Letters\Kathy Bianco - Werthamer Postponement.doc

HOLZER

& LEE

LAW OFFICES
J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989
THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING
508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

February 20, 2001
#7242

Kathleen C. Bianco
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Variance Appeal from Werthamer
Case No. 01-158-A
7 Sutherland Court

Dear Ms. Bianco:

Please enter my appearance on behalf of Sherrie Becker and Mr. and Mrs. Hirsch in the above captioned matter and advise me of any hearing date.

Very truly yours,

J. Carroll Holzer

RECEIVED
COUNTY BOARD OF APPEALS
01 FEB 22 PM 12: 28

HOLZER

& LEE

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

April 6, 2001
#7242

Kathleen C. Bianco
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Ave.
Towson, MD 21204

Re: Variance Appeal from Werthamer
Case No. 01-158-A

Dear Ms. Bianco:

Please be advised that the Zoning Commissioner in this case has denied the Variance request of Mr. Werthamer and indicated that the offending fence needs to be removed. Because the appeal was taken, the disputed fence is still up and causing neighborhood concern.

I would appreciate your setting this case in as promptly as the Board's schedule would permit. Thank you very much for your consideration.

Very truly yours,

J. Carroll Holzer

cc: Sherrie Becker

C:\My Documents\Letters\Kathy Bianco - Werthamer Appeal.doc

HOLZER

& LEE

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

March 6, 2001
#7242

Kathleen C. Bianco
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Variance Appeal from Werthamer
Case No. 01-158-A
7 Sutherland Court

Dear Kathy:

I have represented the Protestants in the above caption case before the Zoning Commissioner and understand that Mr. Werthamer has taken an appeal to the Board. I would request that you enter my appearance on behalf of the Protestants and keep me informed of any hearing dates.

Very truly yours,

J. Carroll Holzer

C:\My Documents\Letters\Kathy Bianco- Varience Appeal from Werthamer.doc

Mazelis & Werthamer, P.A.
ATTORNEYS AT LAW

Sheldon C. Mazelis
Rony Werthamer
George M. Oswinkle

Stuart Y. Mazelis
(1961-1993)

RECEIVED
COUNTY BOARD OF APPEALS
01 JUN 20 PM 1:06

June 19, 2001

Ms. Kathleen C. Bianco
Administrator
County Board of Appeals
for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Marilyn F. & Rony Werthamer, legal owners
7 Sutherland Court

Dear Ms. Bianco:

Please find enclosed the Motion for Postponement of the July 17, 2001, hearing filed with County Board of Appeals on behalf of Mrs. Werthamer and myself. Please advise me of the ruling on my request by June 28, 2001, as we leave on our pre-planned pre-paid vacation on June 29, 2001, and will be away for two weeks.

Should you have any questions, please do not hesitate to call on me.

Thank you for your cooperation in this matter.

Very Truly Yours

Rony Werthamer

RW\kms
Enclosure

9/13

200 East Lexington Street Suite 300 Baltimore, Maryland 21202
410-727-7751 Toll Free 1-800-727-7451 Fax 410-727-3504

4316 Belair Road Baltimore, Maryland 21206 410-485-0661

M&W

Mazelis &
Werthamer, P.A.
ATTORNEYS AT LAW

Sheldon C. Mazelis
Rony Werthamer
George M. Oswinkle

Stuart Y. Mazelis
(1961-1993)

September 11, 2001

Ms. Kathleen C. Bianco
Administrator
County Board of Appeals
for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Marland 21204

Re: Marilyn F. & Rony Werthamer, legal owners
7 Sutherland Court
Case No. 01-158-A

Dear Ms. Bianco:

Please be advised that Marilyn F. and Rony Werthamer are withdrawing their appeal from the decision of Commissioner Schmidt dated January 3, 2001. We will abide by Commissioner Schmidt's decision and have lowered the fence in the front yard consistent with the said decision.

Thank you for your assistance and cooperation.

Very Truly Yours

Rony Werthamer

CC: J. Carroll Holzer, Esq.

01 SEP 12 PM 12:18
RECEIVED
COUNTY BOARD OF APPEALS

200 East Lexington Street Suite 300 Baltimore, Maryland 21202
410-727-7751 Toll Free 1-800-727-7451 Fax 410-727-3504

4316 Belair Road Baltimore, Maryland 21206 410-485-0661

M&W

Mazelis & Werthamer, P.A.
ATTORNEYS AT LAW

Sheldon C. Mazelis
Rony Werthamer
George M. Oswinkle

Stuart Y. Mazelis
(1961-1993)

January 31, 2001

Arnold Jablon, Esquire
Director of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 01 158 A
7 Sutherland Court

Dear Mr. Jablon:

Please accept this letter as my request for an Appeal with reference to the ruling issued on January 3, 2001 in the above case. My check for the filing fee is enclosed.

Thank you.

Very truly yours,
MAZELIS AND WERTHAMER, P.A.

BY: Rony Werthamer

RW/cpn
encl.

CC: J. Carroll Holzer
508 Building
508 Fairmount Avenue
Towson, Maryland 21286

200 East Lexington Street Suite 300 Baltimore, Maryland 21202
410-727-7751 Toll Free 1-800-727-7451 Fax 410-727-3504

4316 Belair Road Baltimore, Maryland 21206 410-485-0661

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Marilyn Werthamer	7 Sutherland Ct 21208
Rony Werthamer	7 Sutherland Ct 21208

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
DAVID J. Hirsch	600 Baltimore Ave, Site 301 Towson
Sherrie Becker	2806 Crosty Woods Lane, Balto 21208
Amy A Kahn	2 BRICKford LN Balt 21208
B Stanley Cohen	5 SUTHERLAND CT Balt 21208
CLARA HIRSCH	6 SUTHERLAND CT. 21208

25K6

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

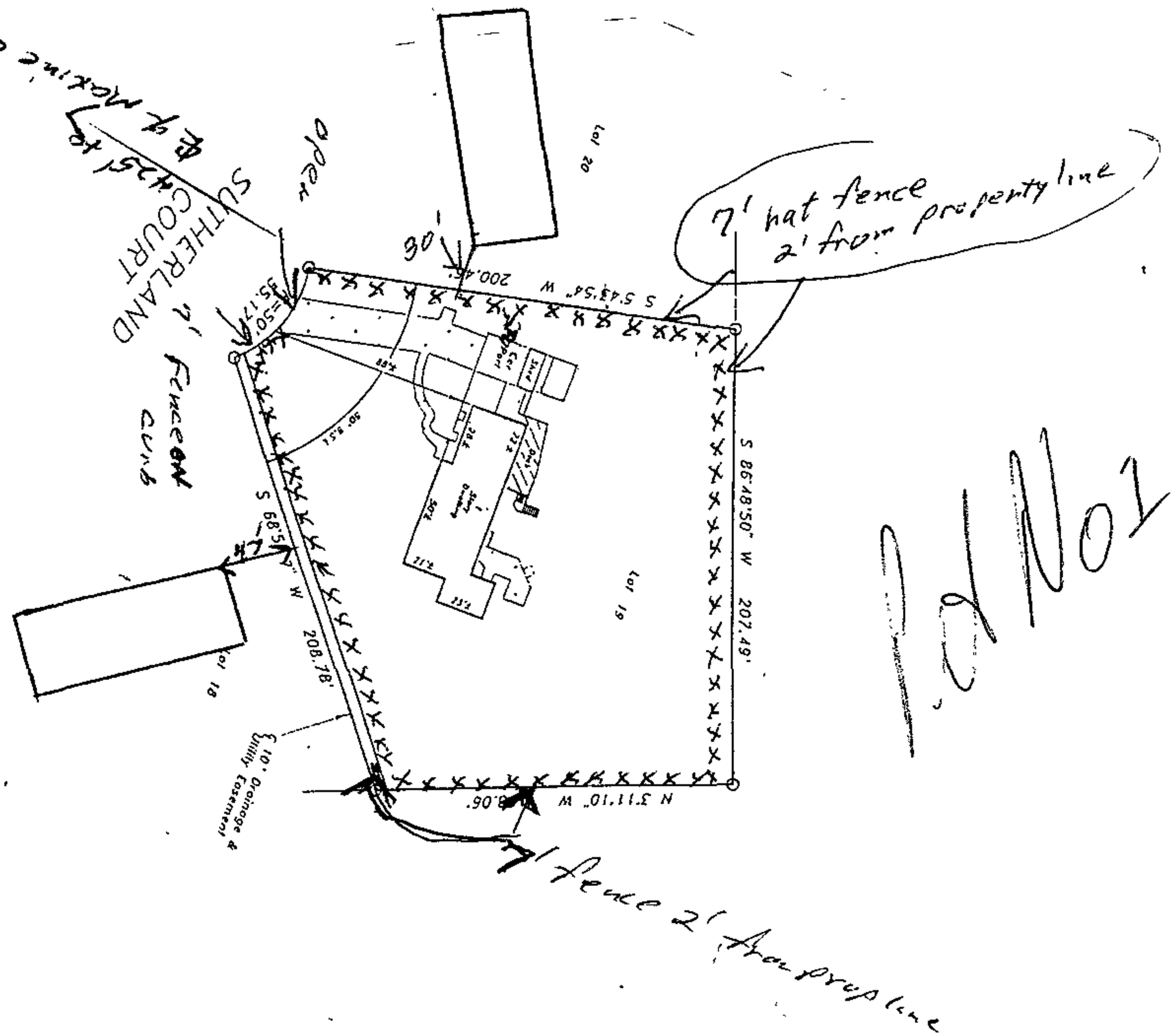
PROPERTY ADDRESS: 7 SUTHERLAND COURT

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HALCYON GATE

plat book# RPG-29, folio# 47, lot# 19, section# C

OWNER: RONY & MARILYN WERTHAMER



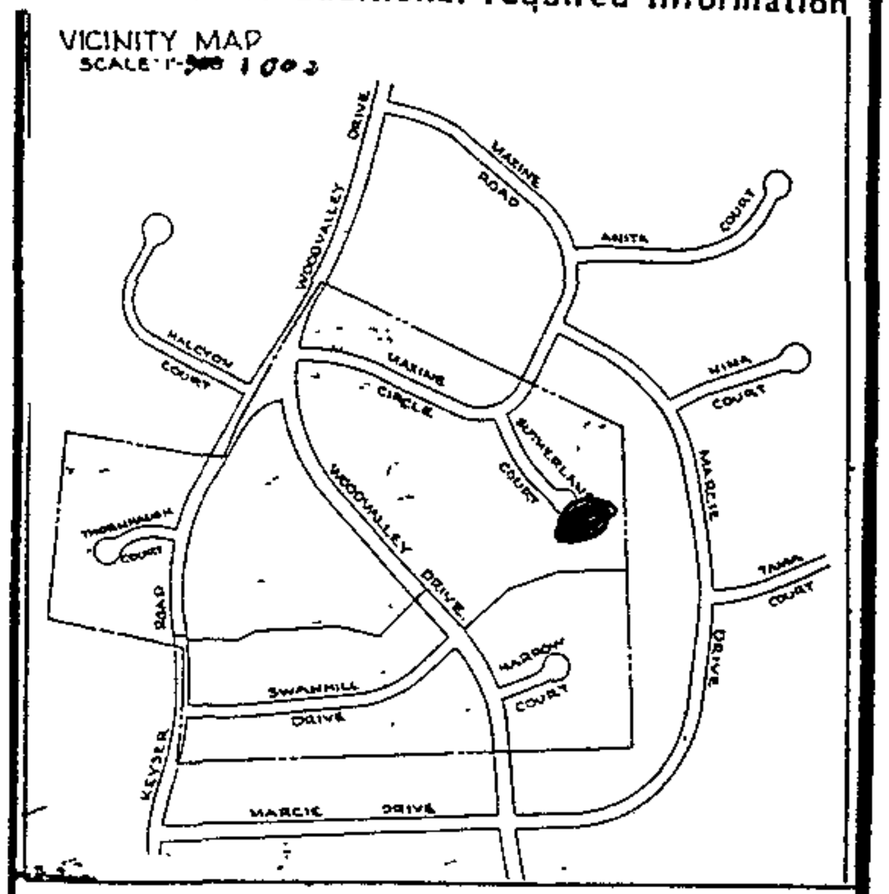
North

date: 10-1-00

prepared by: R.W.

Scale of Drawing: 1" = 100 per applicant

VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

Election District: 03

Councilmanic District: 2nd

1"=200' scale map#: NW 10D

Zoning: RC-5

Lot size: 1.25 acreage 54,450 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
	158	

-15-

01-158-A

Keep in ZC's file

BALTIMORE COUNTY FENCE USE PERMIT
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204

Permit No. B430073
Receipt No. A416785

Fees: $10.00 Residential; $20.00 Commercial

Make checks payable to Baltimore County, Maryland --- PERMIT FEES ARE NON-REFUNDABLE

Type or print in ink:

Work Site Address 7 SUTHERLAND COURT — Election District 03

Owner's Name RONY WERTHAMER — Phone No. 410-486-8025

Mailing Address 7 SUTHERLAND CT., BALTO. MD 21208

Owner's Agent _____ Phone No. _____

COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS: Corner Lot: Yes ☐ No ☒

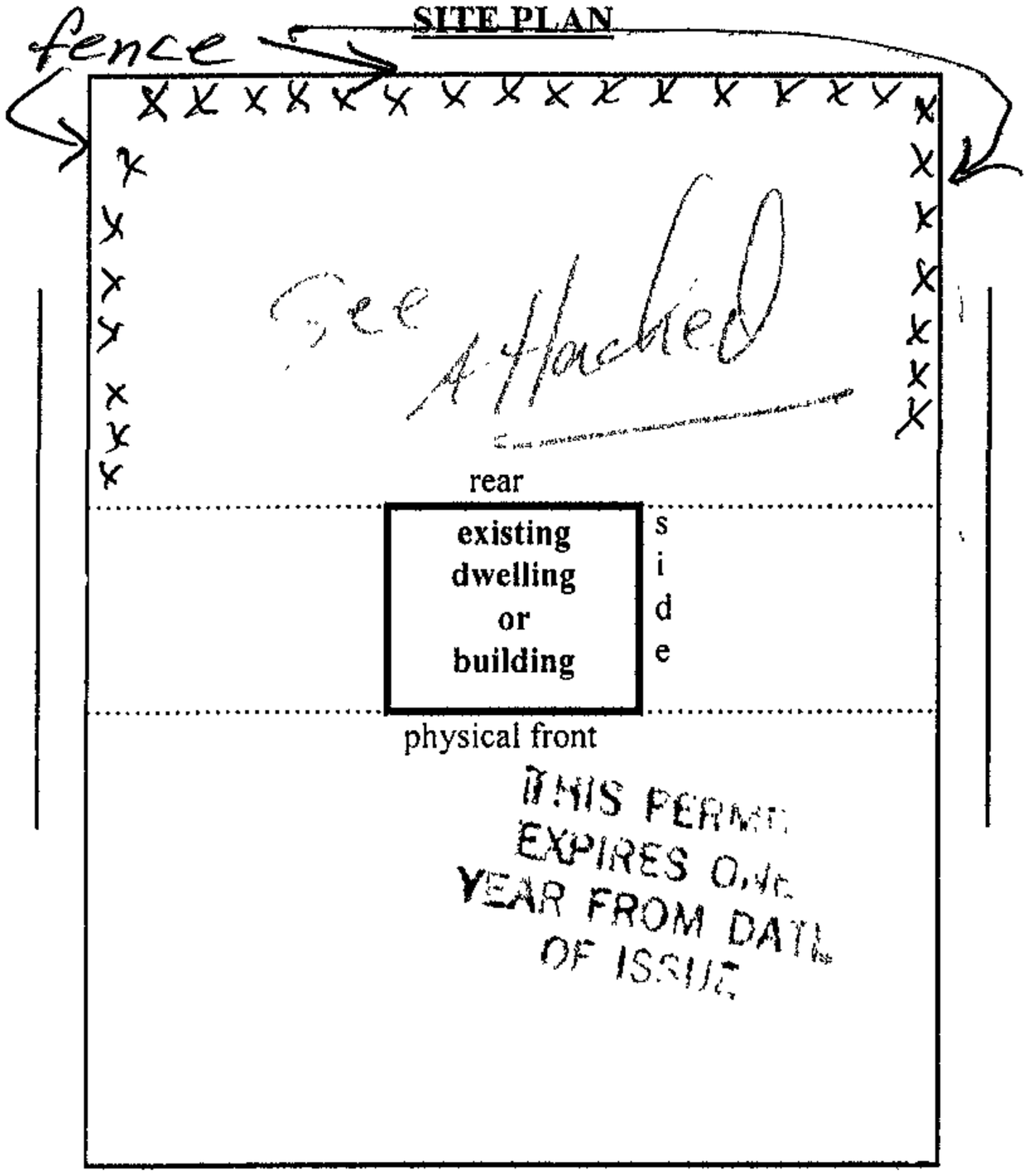
Property line dimensions, easements, existing buildings, road names, and location of alleys. Historic District: Yes ☐ No ☒

Proposed fence location ~~(XXXXX)~~, total length 80 feet height 7 ft., and type PLASTIC MESH

Property line setbacks: front _____, sides 2 ft, and 2 ft, and rear 2 ft.

Property use _____. Rear/Side yard abuts adjoining front yard: Yes ☐ No ☐

SITE PLAN



Road Name _____

FENCE REGULATIONS

Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for every *vertical foot over 6 feet.*

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of livestock and when not a safety hazard to the public. No sharp projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoins residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exceptions.

CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature — Date 10/2/00 — RONY WERTHAMER — Print or Type Name — #158

Authority under Section 500.4, BCZR **PDM APPROVAL** (FOR FENCE ONLY)

Signature — Print Initials — Date 10/2/00

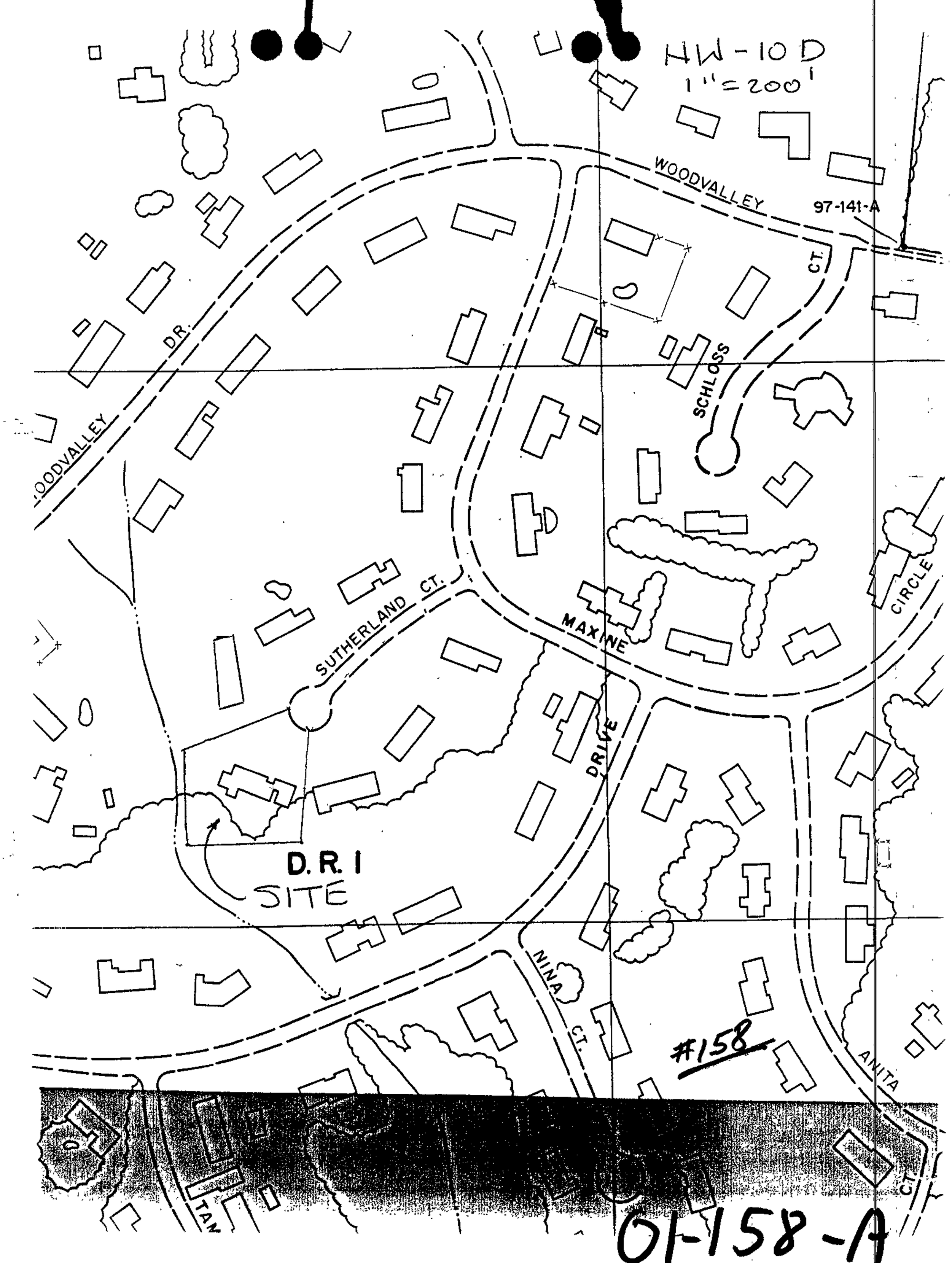
Copies: White - Office; Yellow - Applicant

* This permit is for the rear & side yard fence

Rev. 3/98 APPLICANT - KEEP THIS COPY FOR YOUR PERMANENT RECORDS

Variance #158 is for the rest

01-158-A


HW-10 D
1" = 200'
WOODVALLEY
97-141-A
CT.
DR.
SCHLOSS
WOODVALLEY
SUTHERLAND CT.
MAXINE
CIRCLE
DRIVE
D.R.I
SITE
NINA
CT.
#158
ANITA
CT.
TAN

01-158-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

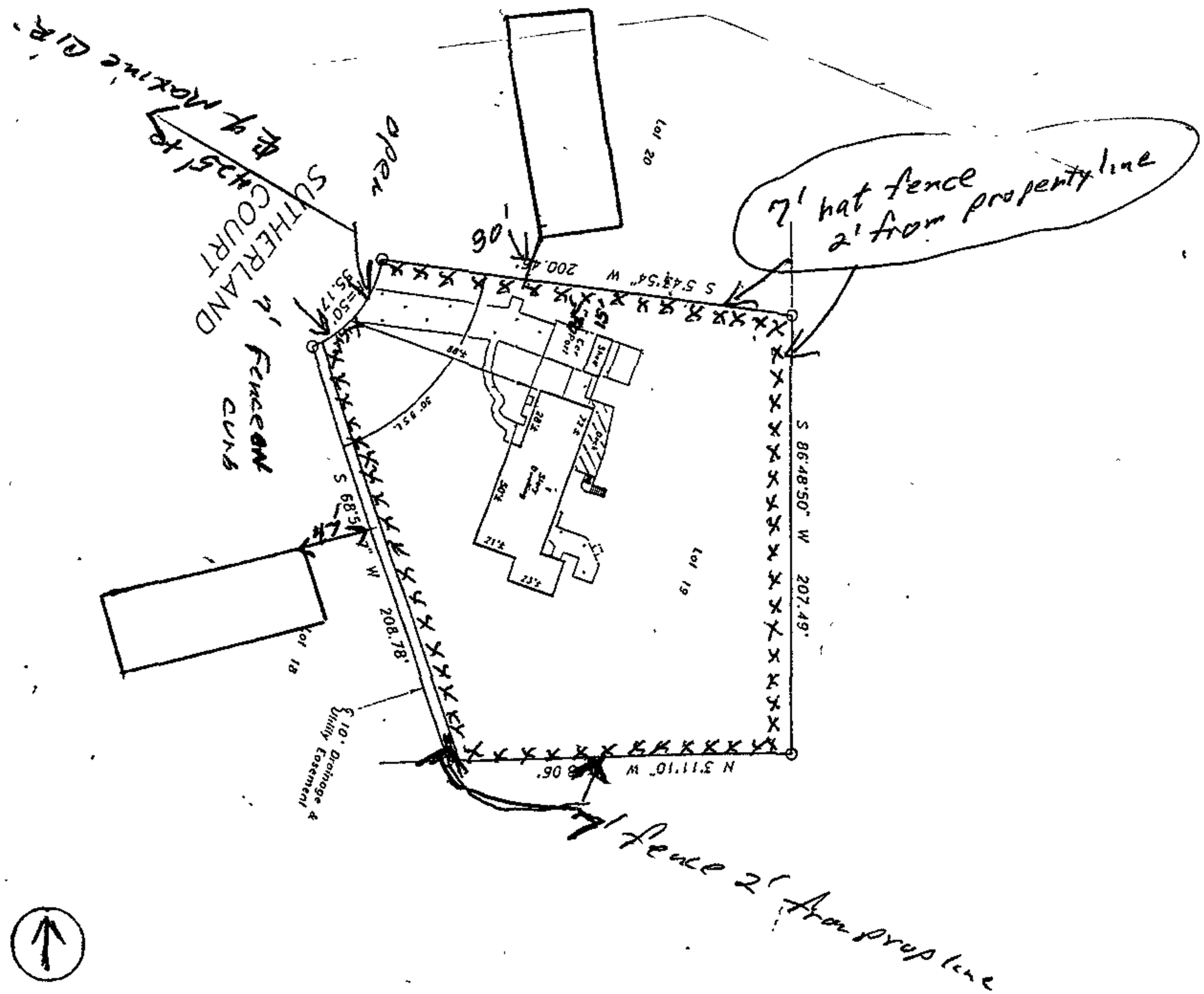
PROPERTY ADDRESS: 7 SUTHERLAND COURT

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HALCYON GATE

plat book# RBG-29, folio# 47, lot# 19, section# C

OWNER: RONY & MARILYN WERTHAMER

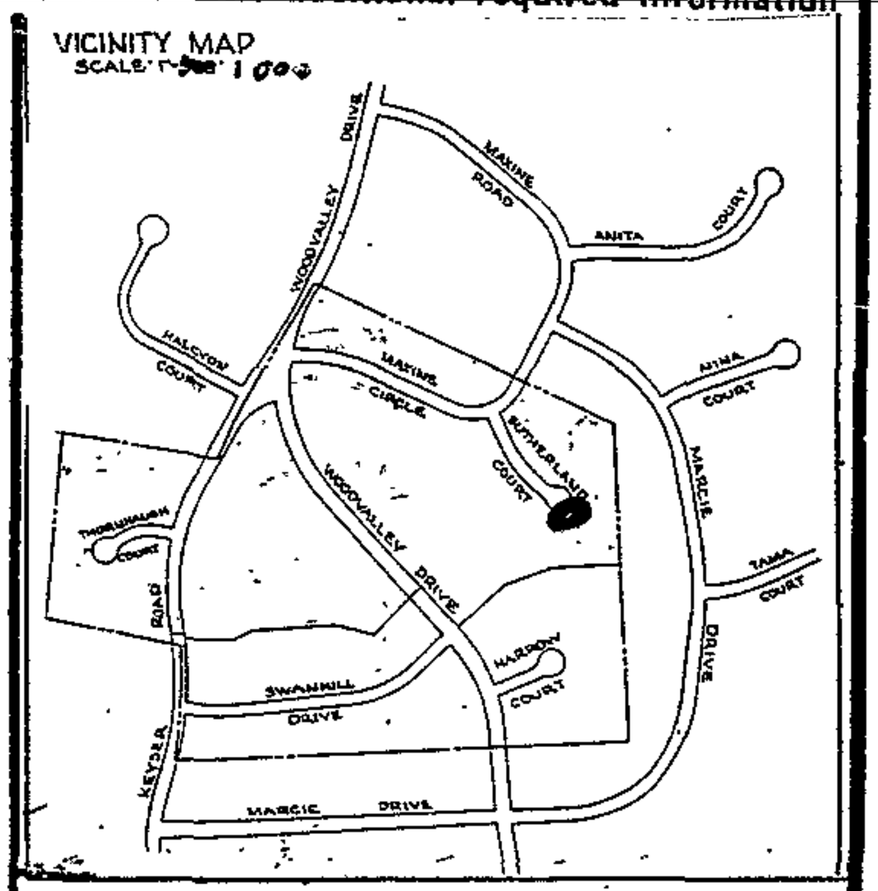


North

date: 10-1-00

prepared by: R.W.

Scale of Drawing: 1" = 100 per applicant



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	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
	158	

-15-

01-158-A

Petitioner's
Exhibits

4A-4G

DAMAGE TO TREE
PLANTED BY FRONT
DOOR.

#1

PLANT DAMAGE SIDE OF
HOUSE BY COHEN RESIDENCE.

#2

81 SHILL AVE

413

DAMAGE TO PLANTS ON RIGHT ~~LEFT~~ SIDE OF HOUSE FACING COHEN PROPERTY

#5

SLIDING GLASS DOORS
PLANTS WITH DEER DAMAGE
BACK OF HOUSE

#4

Feb 13

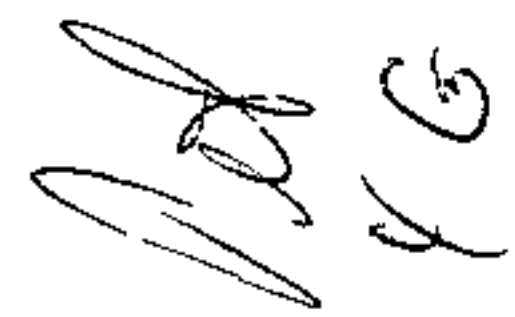
PLANTS WITH DEER
DAMAGE NEXT TO SLIDING
GLASS DOOR AREA

BACK OF HOUSE

#3

LEFT SIDE OF HOUSE FACING
STREAM. DAMAGE TO AZALEA
BUSHES

#7



DAMAGE TO PLANT BY
FAR LEFT CORNER FACING
HIRSCH PROPERTY

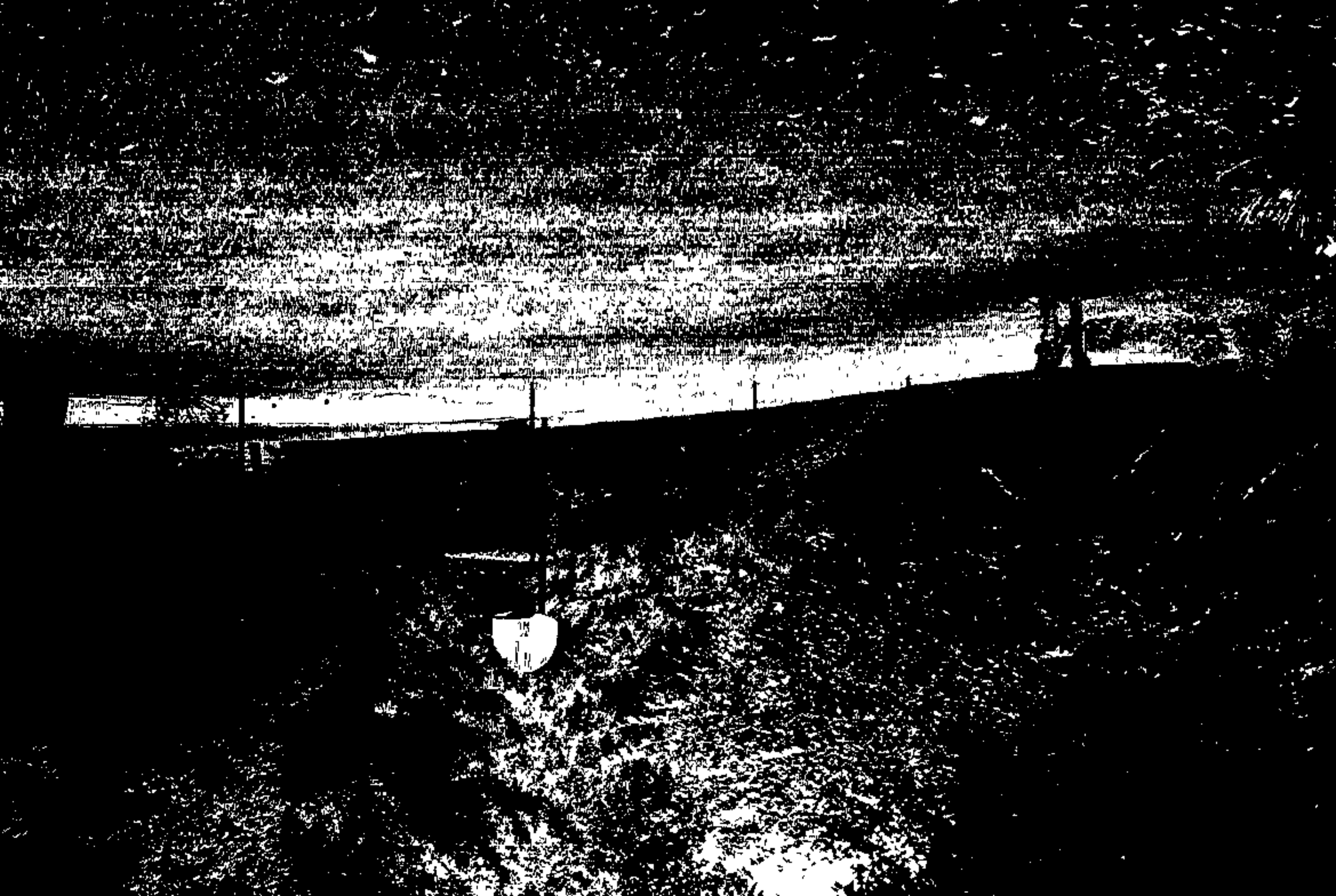
#6

~~Petitioner's Exhibits 1A-1G and~~

7A - 7I

photographs

Case # 01-158-A



FENCE ALONG HIRSCH
PROPERTY

#9

PHOTO OF DEER OUTSIDE OF FENCE

#10

Ret

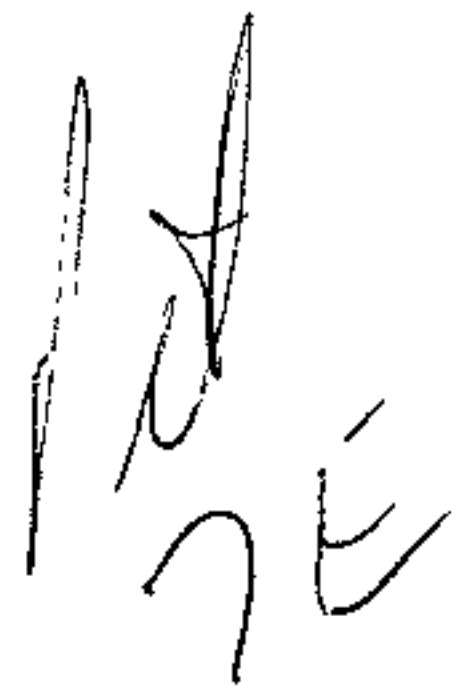
76

#11

VIEW FROM WOODVALLEY ROAD SHOWING OUR PROPERTY AND HIRSCH'S PROPERTY

DEER TRAIL GOES BEHIND HIRSCH PROPERTY CONTINUES BEHIND HOUSES ON SUTHERLAND COURT, MAXINE CIRCLE AND CROSSES WOODVALLEY NEAR MAXINE CIRCLE.

#12 LANDSCAPING IN FRONT OF HOUSE.



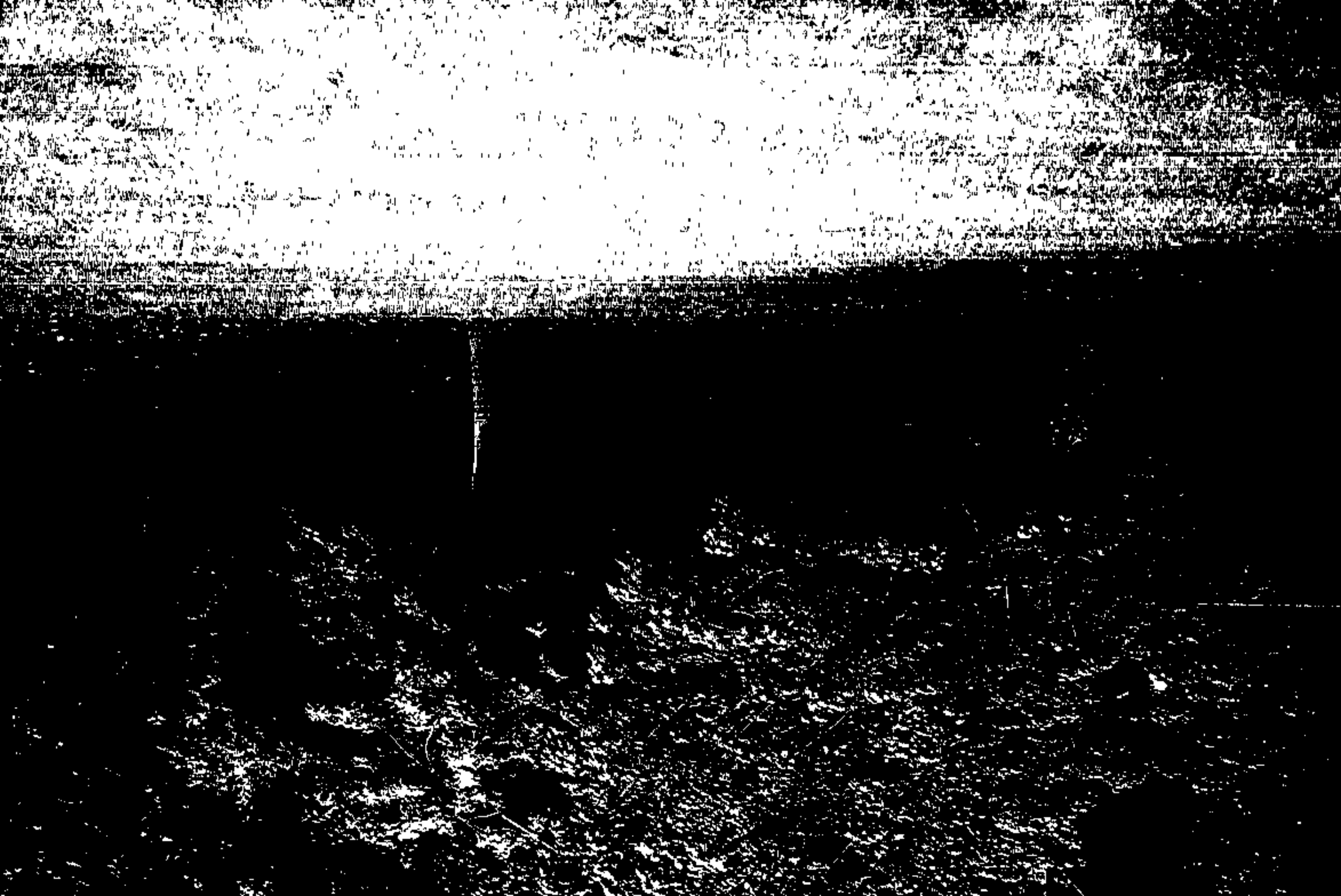
#13

FRONT VIEW OF HOUSE
FRONT DOOR - DEER DAMAGE
TO TREE

AREA WHERE DEER LAY DOWN
INSIDE OF BUSHES NEXT
TO FRONT DOOR.

#14 VIEW OF HIRSCH PROPERTY FROM FRONT DOOR OF 7 SUTHERLAND CT

Pd 76



#15 BACK OF HOUSE VIEW OF FENCE WITH VEGETATION, TREES, ETC.

PICTURE OF AREA WHERE DEER TRAIL COMES OUT OF RIGHT OF WAY. FROM HERE THEY WILL GO TO THE RIGHT OR LEFT SIDE

#16 LANDSCAPING IN FRONT OF HOUSE

2 of 7I

FRONT VIEW OF HOUSE

FENCE AND STROBE / ULTRASONIC DEVISE TO KEEP DEER OUT OF DRIVEWAY

#8

74

01-158-A

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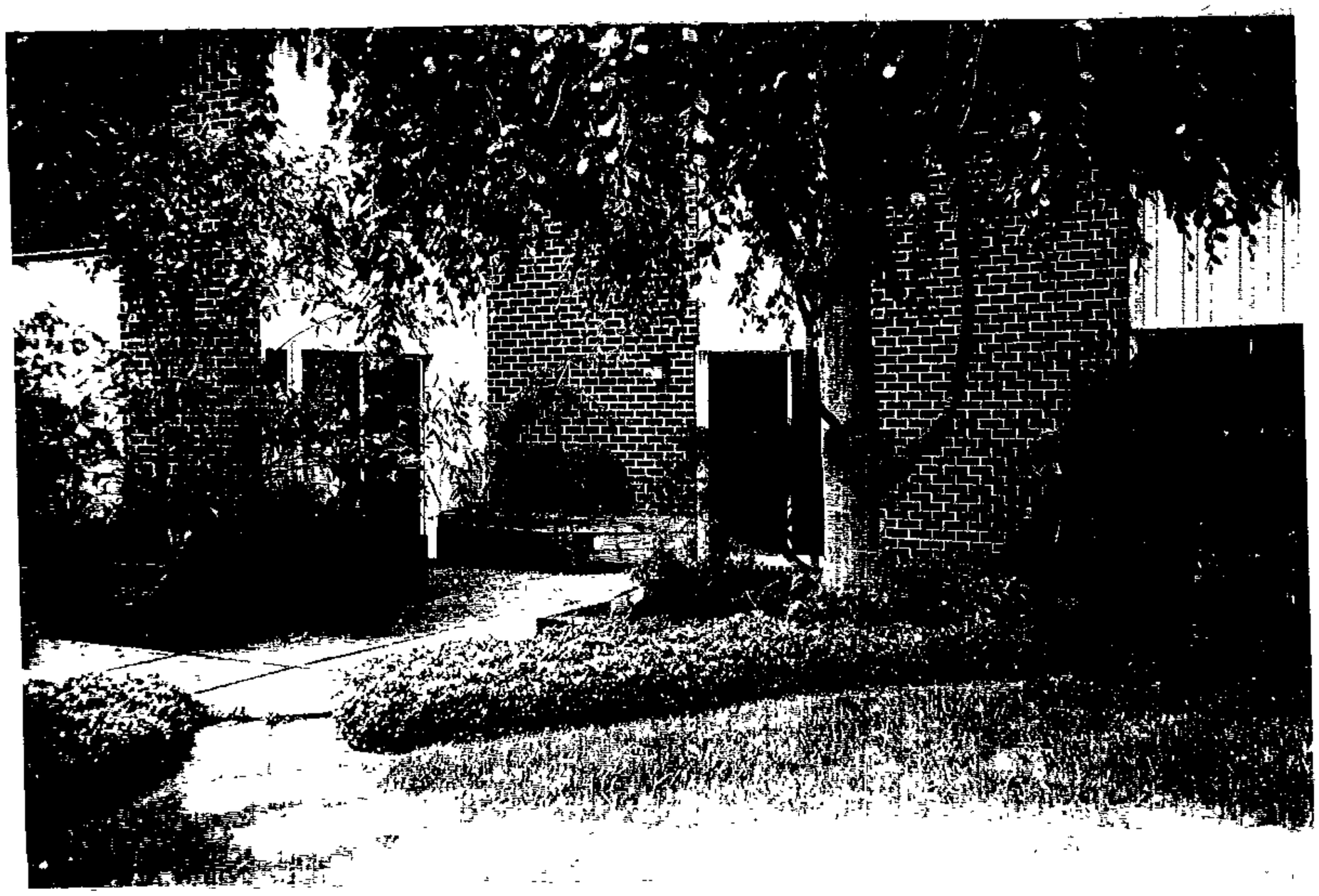

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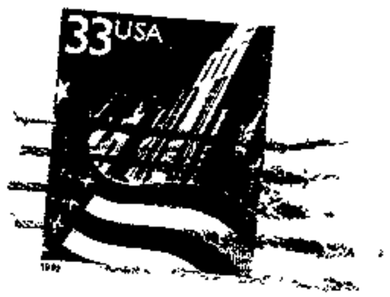
Maryland Department of Natural Resources
Wildlife Division
2 South Bond Street
Bel Air, Maryland 21014

Not Nos



Mr. Ronnie Werthamer
7 Sutherland Court
Baltimore Md 21208

Damage Prevention and Control Methods

Exclusion

The only sure way to eliminate deer damage is to fence the deer out. However, the cost of constructing effective fences often limits their use to areas of intensive agriculture, such as orchards or private gardens. Before building, a cost/benefit analysis should be conducted, taking into account the potential life of the fence.

There are several kinds of fences to choose from, including new electric fence configurations such as those developed at Pennsylvania State University and in New York. Tests with these fences show them to be effective, durable, and less expensive than some traditional designs There is an extensive discussion of the Penn State fence later in this chapter. It is representative of a variety of fences constructed from high-tensile wire and high-tensile fencing components There are many advantages to these materials. Regardless of design, fencing an orchard, a berry patch, or a planting of some other high value crop will probably pay, especially if the fence is included in establishment costs.

A wire mesh fence is effective if it is solidly constructed and at least 8 feet (2.4 m) high. Deer can jump over a 6- to 8-foot (1.8 to 2.4 m) fence with little difficulty. The fence should be close to the ground because deer will slink under a fence. An effective fence can be made from two 4-foot (1.2 m) widths of hog wire fencing joined one on top of the other and attached to well supported 12-foot (3.6 m) posts *(Figure 6)*. Such a fence costs about $1 per foot (30.5 cm) or materials and about the same amount for labor in 1978. Inflation, quality of materials selected, and care put into construction influence fencing costs. Costs can be prorated over the life of the fence, which is estimated to be 20 years.

To save materials, construct a fence that slants away from the area to be protected. This fence requires only one width of fencing plus wire-strand outriggers. Attach the angled posts at a 45° angle so that the high ends are at least 6 feet (1.8 m) from the ground *(Figure 7)*. Deer will walk under the overhang and be unable to jump over the wire strands. You should keep plants mowed under the overhang. Plant growth may keep deer from going under the fence far enough and they may jump over it. An electrified version of this fence tested at the Cary Arboretum in New York has proven very effective.

Home gardeners can consider more expensive materials, like welded wire. Chicken wire, although inexpensive, is weak and does not last long. Snow fence has been reported to work well for small areas up to 40 by 60 feet (12 by 18 m). When used around larger plots, deer readily jump over it. Snow fencing is less expensive than wire and will last many seasons. also variation of mesh

Electric Fences. Electric fences are less expensive to build than mesh fences, but they require more maintenance and may be totally ineffective when not electrified. Deep snow, broken insulators and plants all can short the electric current. Deer will learn to avoid an electric fence. If the fence is high enough, or has enough wires, it will provide the same deterrence as a conventional fence.

Two basic designs have been used — one permanent for areas needing constant protection, the other temporary for intermittent protection. With both, it is best to use a hot wire on an outrigger so that deer encounter the wire before the fence. It is also advisable to use a tandem-charger arrangement to assure a constant power source if the primary charger malfunctions. New fence designs offer other alternatives and may eventually replace older designs. All are presented as alternatives to fit various price ranges, topographies, and damage situations.

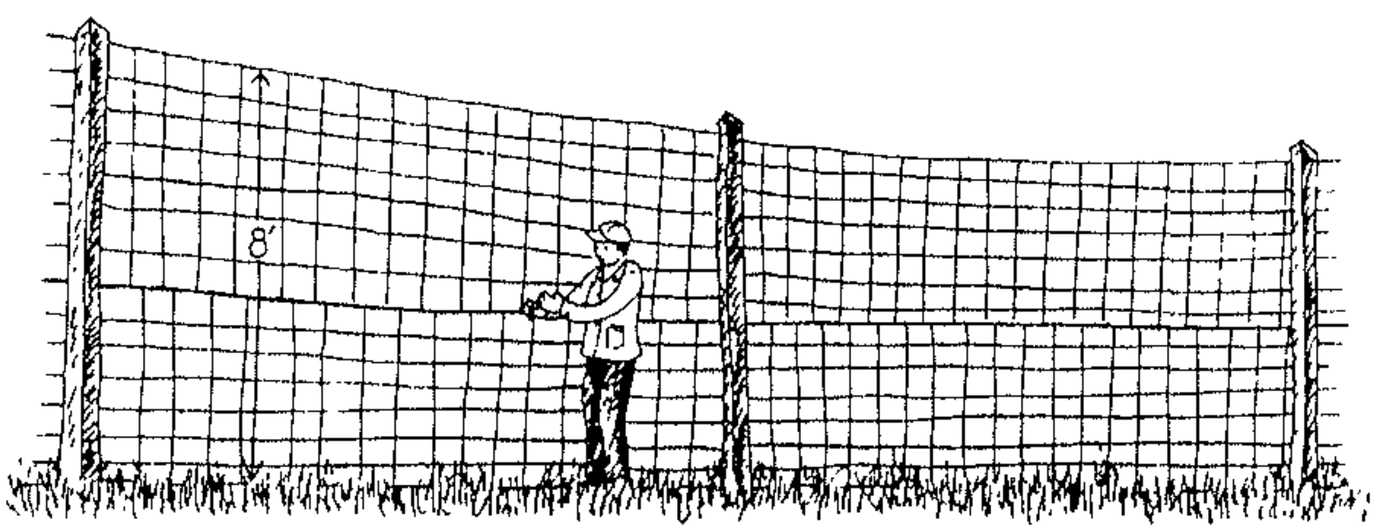


Figure 6. An eight-foot (2 4 m) standard hog wire fence, using twelve-foot (3 6 m) posts, can exclude deer

Mesh is a variation of this

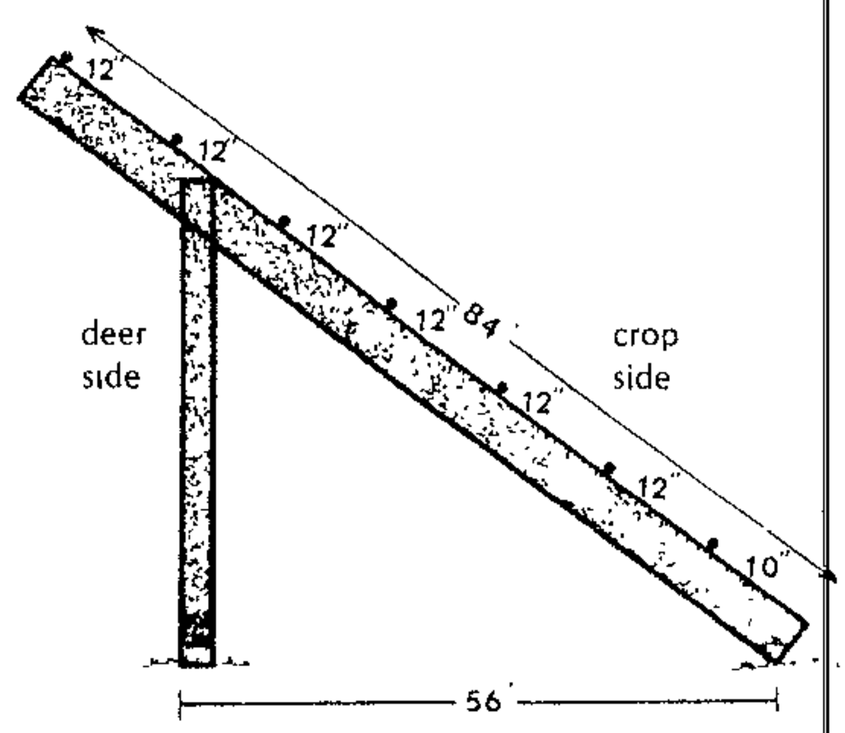
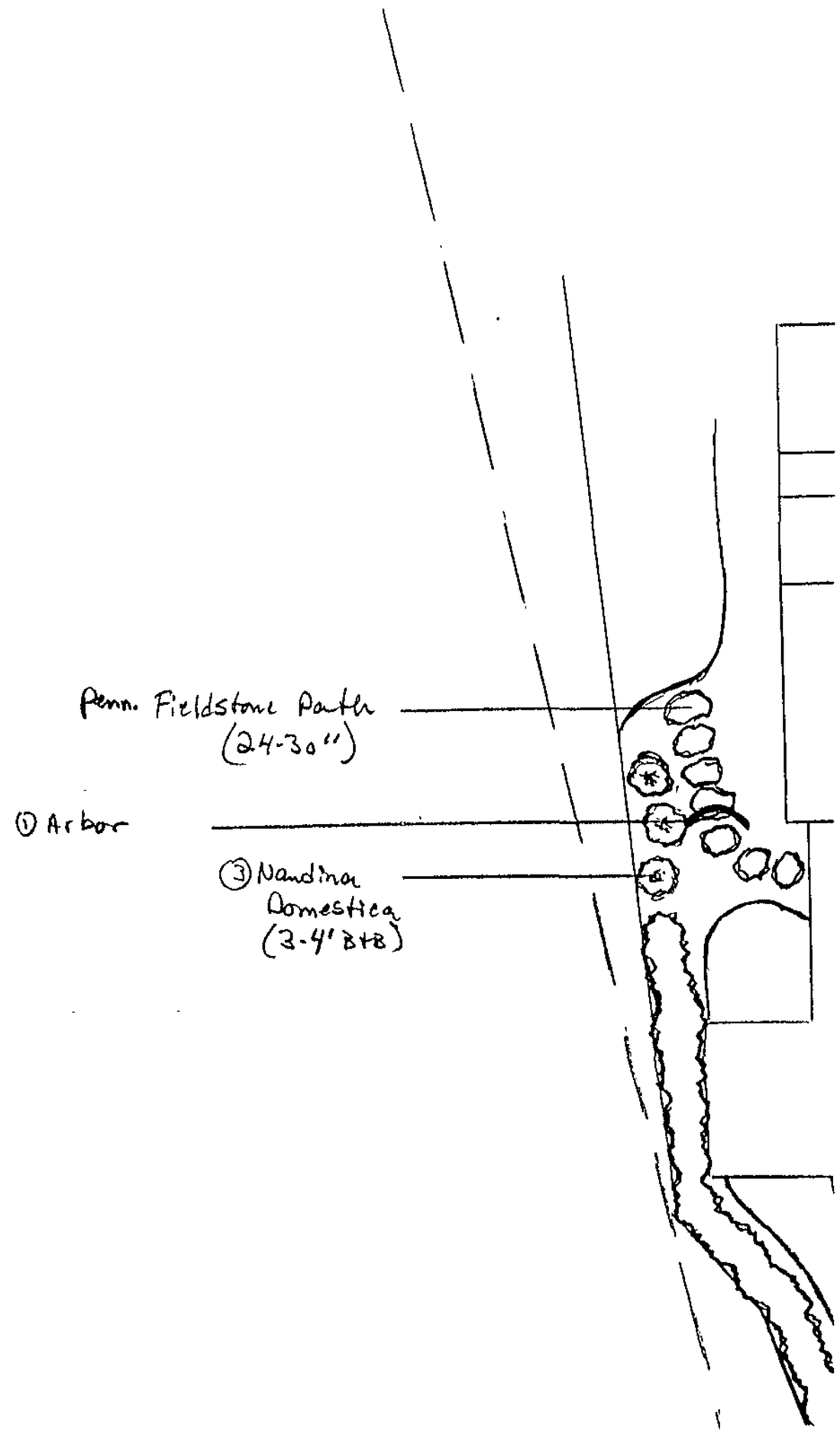
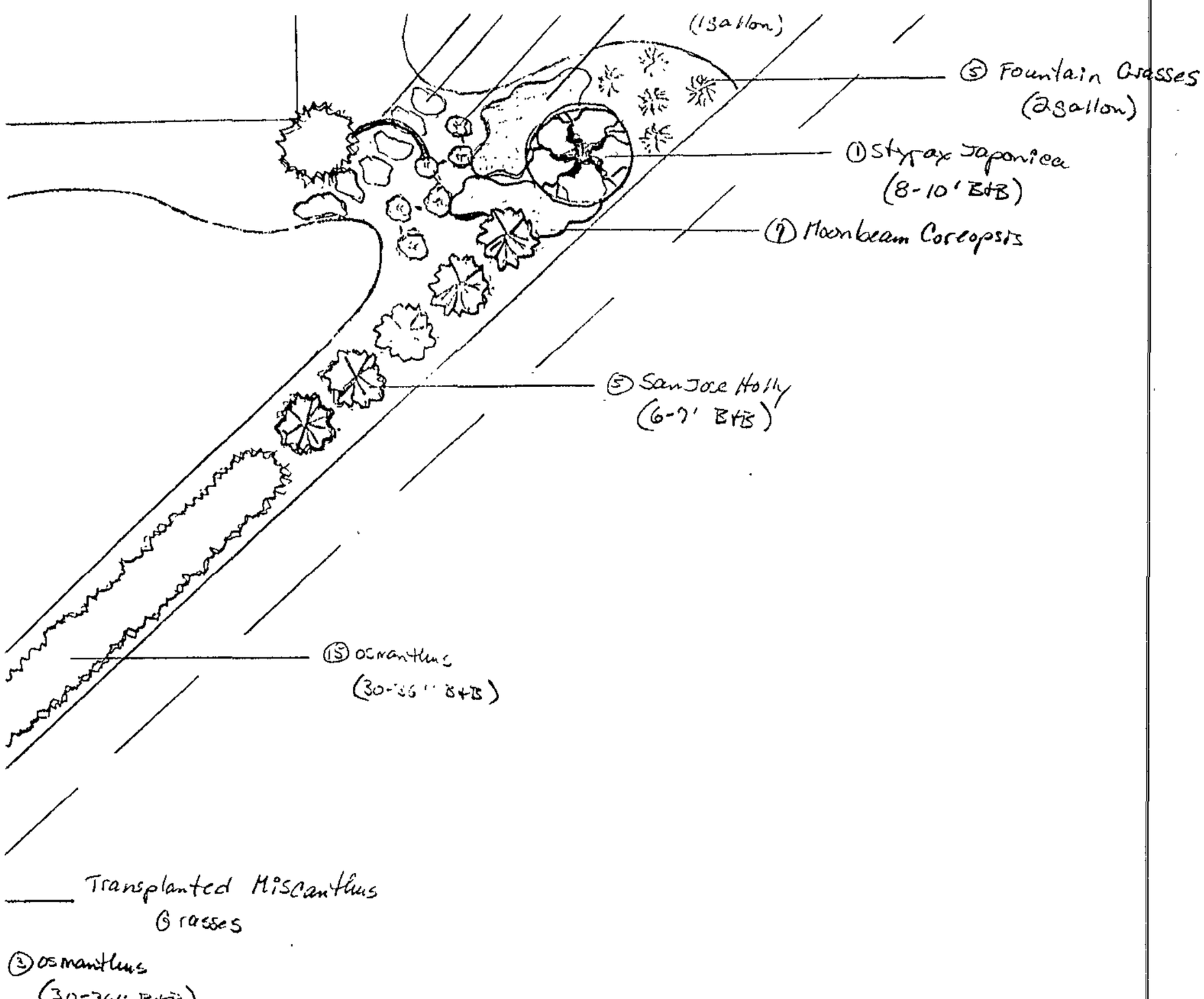


Figure 7. A slanted deer fence It can be constructed as an electric or non-electric fence.

Source - Prevention & Control of Wildlife Damage - Robert Tim Reiter Univ of Nebraska Press.


Penn. Fieldstone Path
(24-30")
① Arbor
③ Nandina
Domestica
(3-4' B+B)


(1 Gallon)
⑤ Fountain Grasses
(2 Gallon)
① Styrax Japonica
(8-10' B+B)
⑦ Moonbeam Coreopsis
⑤ San Jose Holly
(6-7' B+B)
⑮ Osmanthus
(30-36" B+B)
Transplanted Miscanthus
Grasses
③ Osmanthus
(30-36" B+B)
warf Hameln Grasses
(2 Gallon)

Pd 9 A

SIMONDS NURSERY Inc.

Garden Center & Landscaping Services

1141 Berrymans Lane
Reisterstown, MD 21136
(410) 833-5077
(410) 833-3351 Fax

MHIC# 14744

Proposal

Page 1 of 2 Date: 12/05/2000

Job No. 582
Werthamer, Ronnie
7 Sutherland Court
Baltimore, MD 21208
Phone: (410)-486-8025 (Home)

Job Info: front yard planting.

Ronnie Werthamer
7 Sutherland Court
Baltimore, MD 21208

We hereby submit this proposal for:

Landscaping your property as discussed with you and further described as follows:

1 Edge, prep, rototill, add soil amendment and mulch new beds up to a depth of three inches.

2 Install plant package as shown on plan.

Plant Material

5	San Jose Holly	6-7 Foot
14	Mahonia bealei	30-36 Inch
3	Nandina	3-4 Foot
18	Osmanthus	30-36 Inch
1	Japanese Styrax	8-10 Foot
14	Moonbeam Coreopsis	1 Gallon
9	Royal Blue Sib. Iris	1 Gallon
5	Regular Pennisetum	2 Gallon
11	Blue Hill Sage	1 Gallon
6	K. Foester Feather Reed Grass	2 Gallon

Other Material

14 24-30" Pa. field stone stepper.

2 Arbor - any

All plant material will be guaranteed for one year from date of completion.

Lot 9B

★★ see reverse side for important terms and conditions

Garden Center & Landscaping Services

SIMONDS NURSERY Inc.

1141 Berrymans Lane
Reisterstown, MD 21136
(410) 833-5077
(410) 833-3351 Fax

MHIC# 14744

Proposal

Page 2 of 2 Date: 12/05/2000

Job No. 582
Werthamer, Ronnie
7 Sutherland Court
Baltimore, MD 21208
Phone: (410)-486-8025 (Home)

Job Info: front yard planting.

Ronnie Werthamer
7 Sutherland Court
Baltimore, MD 21208

Please sign and return white copy along with your deposit Thank you.

$9,550.00

Payment to be made as follows:
30 % deposit - balance due at completion

Deposit Amount: $_____ Date: _____

Authorized signature: _____

Acceptance of Proposal

The above prices and conditions are satisfactory and are hereby accepted.

Signature: _____

Date: _____

★★ see reverse side for important terms and conditions ★★

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THE BALTIMORE SUN
Tuesday, May 9, 2000
Section: LOCAL
Edition: FINAL
Page: 1B

Lyme disease warning sounded; Mild, wet weather could promote tick-borne illness

Gary Dorsey
SUN STAFF

After a mild winter, a wet spring and a steady increase in reported cases of Lyme disease in Maryland, state health officials are alerting the public to take particular care guarding against ticks this summer.

"Ticks do well in a mild winter, and they like a moist environment," said Karon Damewood, chief of zoonotic diseases for the Maryland Department of Health and Mental Hygiene. "They've had a good opportunity to populate."

The incidence of Lyme disease has climbed consistently in the past several years, spurred in part by thriving deer populations, which support the disease-carrying ticks. In 1997, health officials confirmed 494 cases in Maryland. In 1998, the state reported 656 cases, and last year the number of reports reached 899.

In light of that trend, warnings to outdoor workers were recently issued by Maryland Occupational Safety and Health, cautioning laborers to be alert to deer ticks.

Workers in construction, landscaping, forestry, surveying and other outdoor professions might want to talk to a physician about being vaccinated against the disease, said David Weld, executive director of the American Lyme Disease Foundation in Somers, N.Y.

A vaccine against Lyme disease became available last year. It is 80 percent effective and requires three shots over the course of a year.

The swelling deer population has made Lyme disease a growing threat in suburban neighborhoods, which have become inviting grazing lands for expanding herds.

Although deer do not play a significant role in the transmission of Lyme disease, female ticks depend on the blood of deer for food.

The disease, which can be serious if left untreated, is spread through the bite from a deer tick. Unlike the kinds of ticks found on dogs, deer ticks can be as small as the head of pin and can be difficult to detect.

As precautions, outdoor workers can wear long-sleeved shirts, long pants and socks into which pant legs can be tucked. Wearing light-colored clothing can make it easier to spot deer ticks.

A tick must be attached to the skin for 24 hours before it can transmit the disease. If a tick is discovered on the body, Weld said, it's important to use fine-tipped tweezers to pluck it off as close to the skin as possible. Squeezing the tick during removal increases the risk of transmitting the disease.

Symptoms of Lyme disease include a rash, joint aches, fatigue and fever. It can be treated with

Pet Nos

antibiotics if caught in its early stages. Left untreated, the disease can cause damage to the heart and nervous system.

The increase in reported cases of Lyme disease could be attributable in part to increased public awareness and improved reporting by doctors, Weld and Damewood said.

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THE BALTIMORE SUN
Saturday, May 6, 2000
Section: LOCAL
Edition: FINAL
Page: 2B

Young *deer* found running through BWI; Animal broke window, climbed up escalator

BY A SUN STAFF WRITER

A young ***deer*** crashed its way into Baltimore-Washington International Airport yesterday.

The animal -- described as the size of a large dog -- jumped through a glass window in the lower level near the Pier B baggage claim, and managed to run up an escalator into the passenger promenade about 9: 45 a.m., said airport spokesman John White.

"You don't see that every day," White said.

The male ***deer*** got to a gate before turning around suddenly and heading toward the observation deck, where it was cornered by Maryland Transportation Authority police.

County police and animal-control officers were called for help.

The ***deer*** was tranquilized, then euthanized because of injuries it suffered jumping through the window, said Officer Charles Ravenell, who added that the animal was bleeding severely from cuts and also had signs of internal bleeding.

No human was injured.

White noted that the incident occurred after the morning rush.

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SunSpot.net Maryland's Online Community Archive

State approves *deer* hunting in Sherwood Forest; Hunters to be chosen for 4-day season in wooded neighborhood

TaNoah Morgan
SUN STAFF

Published on Thursday, November 18, 1999
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Just the name of the neighborhood may conjure up the image of merry men on a *deer* hunt, with the local sheriff none too pleased.

But in Anne Arundel County's Sherwood Forest -- a well-to-do waterfront community -- state officials want a select group of hunters to take on a burgeoning *deer* population that is devouring shrubs and plants and posing a threat of disease.

The Maryland Department of Natural Resources announced plans yesterday for a managed hunt in the 600 acres of woods surrounding the community of 341 homes north of Annapolis. It will be a first for Sherwood Forest, where hunting is ordinarily banned by a community covenant.

Residents and DNR officials hope the four-day season will take 20 to 25 *deer* from a population estimated at 100 for the approximately 1-square-mile area.

"Twenty to 40 per square mile, you start seeing significant damage no vegetation below 5 or 6 feet [in height]," said DNR spokesman John Surrick. "On our public lands, 20 to 40 is a level at which they start affecting other species," such as small birds or animals that feed on or close to the ground, he said.

A survey of Sherwood Forest residents last year indicated that about 40 percent had seen damage to their nursery stock or gardens from *deer*, according to Surrick.

Residents were also concerned about the risk of Lyme disease, which is carried by *deer* ticks, and the increased danger of car accidents posed by *deer*, according to Bart Key, manager of the Sherwood Forest Club, which oversees the community.

DNR officials said about 8 percent of residents reported having had road accidents with white-tailed *deer* in recent years, and 21 adults and seven pets have been diagnosed with or treated for Lyme disease since 1992, according to the community survey.

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The Anne Arundel Health Department said yesterday that 95 confirmed cases of Lyme disease have occurred in the county this year. It could not be determined whether any of those cases were reported from Sherwood Forest.

Key said a committee was formed in August last year to study options for dealing with the ***deer*** population. When the committee presented its findings at an annual meeting this August, residents approved the managed hunt.

"This was causing an unsafe situation in traffic and in health," Key said. "We have narrow roads that are dangerous when ***deer*** run in front of you. We don't have a lot of lawn space. The children spend a lot of time in the woods. We felt we had more [***deer***] than was wise and we had to deal with it."

The four-day hunt -- scheduled for Dec. 2, 6, 8 and 10 -- will be confined to safety zones within a 200-acre parcel along Sherwood Forest Road as it approaches homes. It is the least populated area of the community, Key said.

Only 12 hunters, chosen by lottery, will be allowed each day, from 30 minutes before dawn until 2 p.m. They will be required to use tree stands, which they must provide.

Applicants are required to have completed a hunter safety course and a shooting proficiency test, and must use shotguns with rifled slugs, according to DNR.

DNR will post signs in the community well before shooting begins, and residents also will be notified. All regular hunting rules apply, including prohibition of using firearms near homes.

Although a target harvest of 20 to 25 ***deer*** might not reduce the numbers enough to solve the problem for Sherwood Forest this year (surviving does will likely reproduce in the spring, having one to three fawns each), DNR officials said they're most concerned about keeping the hunt safe for residents.

"I'd rather be conservative in order to introduce the concept to the community and in order to demonstrate we can do this in a safe and efficient way," said Paul Peditto, DNR hunt manager.

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Think Globally.

Deer hunt tops goal, ends 18 days early

BY A SUN STAFF WRITER

Published on Wednesday, November 10, 1999
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The killing of 14 more ***deer*** yesterday in the Middle Patuxent Environmental Area marked the end of this year's controlled hunt in Howard County -- 18 days earlier than expected.

Philip C. Norman, natural resources specialist with the Recreation and Parks Department, said 134 ***deer*** were killed during 10 days of hunting. Officials had set a goal of 125 ***deer*** -- which Norman called "very conservative" -- and scheduled 28 days. The first day of the controlled hunt was Oct. 18.

"Having taken so many ***deer*** so quickly, we are sure that there are still ample ***deer*** in the Middle Patuxent Environmental Area," he said.

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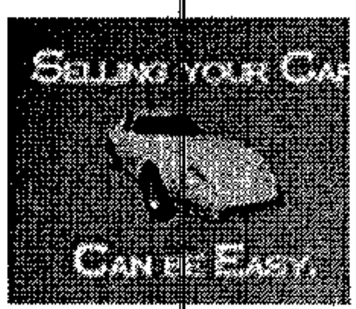

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Think Globally.

Neighbors concerned by *deer* hunt permit; Residents fear danger posed by stray shots and wounded animals

Jay Apperson
SUN STAFF

Published on Monday, October 11, 1999
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A suburban Pikesville woman has obtained a permit to kill ***deer*** in her yard, prompting neighbors to question the safety of such a hunt.

The permit, which allows hired hunters to use bows and arrows to cull antlerless ***deer*** from a troublesome herd, has been issued for a 2.59-acre parcel in the Garrison Farms community in Green Spring Valley.

Many in Garrison Farms favor the plan. Like suburbanites throughout Maryland and the nation, they are fed up with ***deer*** destroying plants and shrubs and venturing into the path of cars.

Others are concerned that errant shots might pose a danger to those living in the community of large ranch houses on 2 1/2- to 3-acre lots.

"I don't think you should be hunting ***deer*** in a residential neighborhood," said resident Harry Mandell. The most experienced hunters sometimes miss, Mandell said, adding, "Who's to say a child on a bicycle might not be going by?"

Records show a "crop damage permit" was issued to Paula Farbman of the 3600 block of Anton Farms Road. Such permits are issued to allow property owners to kill ***deer*** outside of hunting season, officials said. Last year, more than 9,000 ***deer*** were killed in Maryland under the program.

"The intent of the crop damage permit is to reduce commercial agricultural damage," said Clif Horton, a state wildlife biologist.

However, permits have been issued within residential areas. Under current regulations, state wildlife officials use their discretion to determine whether damage caused by ***deer*** justifies such a permit.

Horton said a task force has proposed changes in regulations that would allow the permits to be issued only for properties of 15 acres or larger to combat "economic loss to commercial agricultural crops" caused by ***deer***.

Farbman's permit, which expires at the end of January, states that plants have been damaged. It was unclear when the two "authorized shooters" listed would begin hunting, or how many ***deer*** they are allowed to kill.

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Farbman declined to discuss the matter, other than to say that many in the neighborhood were curious about plans for the hunt because of the area's extensive ***deer*** problem.

According to Mandell and his wife, Judy, who attended a recent meeting, residents were told that two off-duty police officers would be retained to kill ***deer*** on the property with bow and arrow only.

The property is within Baltimore County's "metropolitan district," where firing rifles, shotguns and crossbows is prohibited. State regulations prohibit hunting within 150 yards of an occupied house without the owner's permission.

The Mandells said residents questioned whether a wounded ***deer*** might flee the hunting site and traumatize neighborhood children. "If a ***deer*** got shot by a bow and arrow, there is the possibility [the ***deer***] could go through somebody's window," said Harry Mandell.

But Pearl Silberman, a neighbor of the Farbmans, said she welcomes the effort -- and that she might apply for a similar permit. The ***deer*** make driving unsafe, and they have ravaged her garden, she said.

"I had such gorgeous hostas in the back. They're all gone," she said. As for safety concerns, she said, "The people who are going to handle this are not fly-by-night. It can be handled."

The split within the neighborhood is illustrated by a division within at least one household.

Charles Cahn said he is not opposed to the hunt. He's seen herds of up to 15 ***deer*** cause damage in the neighborhood.

But his wife, Amy, who is against the plan, said she and neighbors moved to the area to enjoy the wildlife.

"We like to see the animals drop by once every blue moon," she said.

Pub Date: 10/11/99

DEER HUNT

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THE BALTIMORE SUN
Sunday, August 1, 1999
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Deer woes spur hunt; Howard to relax restrictions in effort to control population; Animal advocates object

Larry Carson
SUN STAFF

Howard County is organizing an expanded deer hunt this fall in the Middle Patuxent Environmental Area -- despite objections from animal advocates -- as part of a countywide effort to control a burgeoning population that is causing major damage, officials say.

According to estimates in a Howard County Deer Task Force Study conducted from 1996 and released late last week -- but due two years ago -- the animals are causing more than 1,000 traffic accidents a year and nearly $6 million in damage annually to residential and agricultural county property.

There are about 350 deer in the 1,000-acre area, which has a capacity of 40 deer. The animals are severely damaging the environment by eating foliage, berries and seeds, county officials and the study said.

Maryland health officials say reported cases of Lyme disease, which is caused by deer-borne ticks, are up from 285 cases from Jan. 1 through July 28 last year to 303 so far this year in Howard County.

Maryland's incidence of Lyme disease, about 11 cases per 100,000, was 11th highest in the nation last year and was double the national average of about five per 100,000, said Karen Damewood, chief of the Bureau of Zoonotic Diseases. Cases statewide have more than tripled since 1992.

"I wish I could say there's another alternative to the hunt. However, at this point we need quick results before the next breeding season begins," County Executive James N. Robey said. He said he wants a fall hunt to avoid killing pregnant deer.

Robey said he's receiving complaints about deer "every day" from residents. "It runs the gamut from deer destroying shrubbery to Lyme disease," he said.

Animal advocates favor controlling the deer through birth control, but Robey said that's too expensive. Birth control requires two injections plus annual boosters, the task force report said.

But Martha Gagnon, a task force member and president of Animal Advocates of Howard County, strongly objected. She said the task force was biased toward hunting from the start and its conclusions are "questionable" and "inconclusive." She accused fellow committee members of using survey results selectively and basing recommendations on their preconceptions.

"We [Animal Advocates] are deeply disappointed with the recommendations to kill deer since nearly an equal percent of survey respondents favored nonlethal methods," she said in a written statement.

Chick Rhodehamel, chairman of the deer task force, countered that "she is an absolute animal

in the report for everyone to see, he said, the 16 members "put a lot of time into it."

The report recommends a coordinated county-state effort to plan a comprehensive population control strategy. Meanwhile, the county is planning road reflectors, chemical repellents, public educational efforts and better habitat management.

Howard County plans to begin taking applications Friday for an eventual pool of 120 hunters, nearly five times as many as the 25 registered from past hunts.

The heavily regulated hunts are scheduled over 28 days in October, November and December. In past years, the hunts have been held in mid-winter, though Robey canceled plans for one last winter while he awaited the report.

Thirty hunters will be allowed in the woods each day instead of 10 allowed daily in past hunts, and they will be required to use shotguns equipped with telescopic sights for increased safety.

The hunts will all be on weekdays when children are in school, and will begin a half-hour before sunrise and end by 11 a.m. Each hunter will be required to shoot from a preselected tree stand at least 10 feet high, and kill at least two female deer before killing a male. There is no limit on how may be killed, the regulations say.

"I'm happy with it for lots of different reasons," said Joe Webster, 57, of Bethesda, who has participated in other Howard hunts.

One reason is that more hunters can participate. "They found out that most of us are good, honest and abide by the rules," he said.

Webster noted that the hunt isn't for recreation but for reducing the population of deer. The rules prohibit shots at moving targets or deer more than 80 yards away, and shotguns are safer because they don't reach as far. Tree stands also help because hunters are firing toward the ground.

"The restrictions are quite severe because the No. 1 priority is safety," Webster said.

According to the report, deer were nearly extinct in Maryland 100 years ago. Now, however, there are thousands of deer sightings a day in Howard County alone.

A mail survey sent to 7,700 property owners, including 624 rural landowners, produced replies from half, and 62 percent of respondents believe action is needed to control the deer.

Annually, the deer eat more than $700,000 worth of soybeans in the county and are consuming corn crops. Webster said deer will walk for miles to find desirable food after they've eaten seedlings and berries in the county's 38,000 acres of parks, farmland and other open spaces.

The report also says deer have caused $4.5 million in damage to residential property, and that residents have spent more than $2 million annually to prevent the damage. One resident sent a letter complaining about $6,432 worth of damage from deer.

Projecting results from the survey, the study concluded that there were 1,080 collisions with deer on Howard roads last year. A survey of county body shops in 1996 turned up 259 repair jobs ranging from $400 to $2,500 per car, at a total cost of $205,000.

Illustration: MAP(S)

Middle Patuxent Environmental Area

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THE BALTIMORE SUN
Saturday, May 22, 1999
Section: ***LOCAL***
Edition: FINAL
Page: 1B

Grazing *deer* get a taste of gardeners' frustration; Hot sauce, soap part of residents' arsenals

Melody Simmons
SUN STAFF

Desperate to keep marauding ***deer*** from treating their plants like canapes, gardeners in the area are shaving pungent deodorant soap, blasting country music all night and decorating freshly tilled soil with cotton puffs soaked in coyote urine.

"This year I planted 50 tulips in exotic colors," said Mary Bobnar, a nurse who lives in Ellicott City. "And the ***deer*** waited until the night before they bloomed, came through and pulled them up by the roots and ate every one. They even ate the leaves."

Some gardeners in the region douse their fledgling tomato plants in Tabasco sauce or dust them with cayenne pepper, which are rumored to give ***deer*** a four-alarm jolt. Still others raid barber shops for clippings of men's hair -- preferred over women's because it is washed less, they say -- to sprinkle around the rim of the garden.

Bobnar has opted to deodorize her yard.

Shaved bars of Irish Spring soap, whittled with a potato peeler, have been mixed into her mulch this season after rumors spread over the backyard fence that the strong pine scent is enough to turn ***deer*** away.

Some who surrendered

One of her neighbors played country music outside all night, hoping the twang would do the trick. "It didn't work -- and now I hear he's given up gardening altogether," she said.

So has Steve Pusateri. This year, he placed plastic red, white and pink flowers in his Howard County back yard "because we were spending hundreds of dollars in bedding plants that were nothing but ***deer*** food.

"When my mother did that I used to think it was tacky," Pusateri said. "But I got tired of them eating all of our stuff."

W. Sherard Wilson, 92, put a $600 electric fence in the back yard of his Ellicott City development -- ***deer*** have devoured 100 azalea bushes on his property since 1996. Surrounded by homes that sell between $194,000 and $299,000, Wilson's fence is a conversation piece, but he says it hasn't worked each time.

"Ten years ago, we used to look out the window and see one ***deer*** and say, `What a beautiful little thing,' " Wilson said. "Now when you look out, you see 11 to 13 of them chewing on your plants and you're not too happy."

Wild ***deer*** today total a record 300,000 in Maryland, state Department of Natural Resources officials say.

With their former habitat replaced by townhouse sprawl, most ***deer*** graze through backyard gardens as a means to survive, said Doug Hotton, leader of DNR's ***Deer*** Project, which monitors the animals in the state.

And that's where the battle begins.

"If there's not a lot of repellent, they can strip your trees pretty well," said Bill Roesch, who works at Metzler's Garden Center in Eldersburg. "It's a big problem. some people are desperate."

Roesch lectures homeowners on how to keep ***deer*** at bay with whimsically named repellents such as Foggy Mountain, a $12.99 jar of coyote urine with a predatory scent that is supposed to shoo ***deer*** away; Tree Guard, a $44.99-per-gallon chemical spray; and "RoPel," another chemical spray for trees and shrubs.

He advises gardeners to plant certain trees, bulbs, shrubs and perennials that ***deer*** typically won't bother: Colorado blue spruce, dragon lady holly, daffodils, lily of the valley, boxwood, lavender, bleeding heart and yarrow.

"Then there is the electric fence," he says, "and aluminum plates placed on sticks that rattle and flash."

Losses to farmers

David Greene, a Carroll County extension agent for the University of Maryland's agricultural sciences department, said ***deer*** cost farmers a lot every year.

"In Carroll County, it's mostly the farmers that have lost crops like corn, soy and wheat to ***deer***," Greene said. "It's an estimated $38 million loss -- and that's not chicken feed. That's a direct loss to the farmer."

In more suburban counties such as Howard and Baltimore, herds of ***deer*** that total up to 50 fearlessly saunter through subdivisions in search of vegetables and flowers, he said. Many wander onto porches and sun decks to devour the neat, colorful contents of a window box or planter.

"They just decimate the landscape and then move on," Greene said.

Deer Busters, a Frederick mail-order business, offers more than 80 animal repellents ranging from $19.95 to $79.95. "We are booming at this time," said saleswoman Kathy Myers. The 5-year-old company just mailed 19,000 catalogs nationwide.

"Most people start to worry about their gardens when the ***deer*** start to come in," Myers said.

On the Internet, discussion groups such as ***Deer*** Mail and ***Deer***.com allow for commiseration, while Web sites such as www.nottonightdeer.com offer products.

"All our customers are having trouble -- they are eating everything down to the bone," said Etta Cox of the Horizon Nursery and Garden Center in Freeland, just south of the Mason-Dixon line.

"They are worse than rabbits and there's only one way to get rid of them. Hunting."

Illustration: PHOTO(S)

1. Gardener: Mary Bobnar of Ellicott City whittles a bar of Irish Spring soap and mixes the shavings into her garden's mulch. The deodarant soap's fragrance is meant to ward off deer, which ate her tulips this year. "They even ate the leaves," she says.
2. Precaution: Mary Bobnar whittles bars of Irish Spring soap with a potato peeler and mixes the shavings into mulch to ward off deer.

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THE BALTIMORE SUN
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Lyme cases on increase in the state; Incidents of disease rose by 33% last year over 1997, agency says; `We had a mild winter'; Health officials urge precautions be taken to avoid tick bites

Scott Shane
SUN STAFF

With summer approaching, Maryland health officials reported yesterday that cases of Lyme disease increased by 33 percent last year and warned people to take precautions to avoid the tick bites that cause the illness.

Last year, 659 cases of Lyme disease were confirmed by the state Department of Health and Mental Hygiene, up from 494 the year before and from 66 in 1988. The increase mirrors the national trend, with about 18,000 cases reported to the national Centers for Disease Control and Prevention last year.

If treated with antibiotics within a few weeks of the tick bite, Lyme disease often is no more serious than a case of the flu. But if left untreated, it can produce chronic health problems, including arthritis, nerve damage and heart trouble.

Dr. Clifford I. Johnson, the state public health veterinarian, said weather conditions this year promise a bumper crop of tiny ***deer*** ticks. "We had a mild winter and plenty of moisture, and that's what they like," he said.

Johnson and other experts say that despite approval by the Food and Drug Administration in December of the first Lyme disease vaccine, the most important precautions people can take are the simplest. When walking outside in the woods, tall grass or brush, where ***deer*** ticks are common, wear long sleeves and long pants, tucking pants into socks, they say.

Check your body or your child's body for ticks at the end of the day, looking carefully enough to find the speck-sized ticks in their nymphal stage, which feed most actively in June and July.

Remove any ticks with tweezers using a slow, steady pull. A tick must remain attached to a human body for at least 24 hours to transmit the spiral-shaped Lyme bacterium, so even after a bite, removing the tick can prevent infection.

The classic symptom of Lyme disease is a circular, bull's-eye rash around the bite, appearing reddish on light-skinned people and darker than surrounding skin on dark-skinned people. Flulike complaints -- headache, fever, chills, fatigue and muscle aches -- often appear three to 32 days after the bite.

A new vaccine

The new, heavily advertised vaccine requires three shots over the course of a year and has a number of drawbacks. Johnson said the state advises people who spend a lot of time outdoors in potentially tick-infested areas to consult their physician about whether to get the vaccine.

Each shot costs $75 to $125, an expense not covered by most health insurance plans, said

Susan Tobias, spokeswoman for the Amer[illegible] Lyme Disease Foundation in Somers, N.[illegible] has been approved only for people between the ages of 15 and 70, and it is only about 80 pe[illegible]nt effective after all three shots. Researchers believe booster shots will be necessary to maintain the protection.

Because of the vagueness of many of the symptoms, CDC estimates that about one in three cases of Lyme disease is diagnosed and reported. Other illnesses are mistakenly identified as Lyme. More than 1,300 suspected cases were reported to the Maryland health department last year, about half meeting the CDC's official definition.

Dr. Allan C. Steere, a Boston physician who first identified the disease in 1975 in Lyme, Conn., has written in recent years that he believes Lyme is being overdiagnosed and overtreated. But his stance has angered some patients and has been rejected by other doctors.

Experts say part of the increase in reported cases of Lyme is undoubtedly because of growing awareness of the disease on the part of patients and physicians. But most believe that the disease is becoming more common, for reasons that remain mysterious.

"Something happened that led to the explosion of cases in this country," said Dr. John Meyerhoff, a rheumatologist at Sinai Hospital and expert on Lyme disease. "My hunch is it may well be the growth of the ***deer*** population in the suburbs."

First described in 1909

Meyerhoff said a skin rash that almost certainly was Lyme disease was first described in Europe in 1909, so the disease is not new. But he believes the disease has become far more common in the eastern United States since it was identified and named two decades ago.

Deer, along with some varieties of mice, are the major carriers of the ticks. The infection is passed back and forth between the insects and the mammals.

"These ticks are sitting on the grass, waiting for a carbon dioxide-producing mammal to walk by," said Karon Damewood, chief of zoonotic disease at the state health department. "They say `mealtime' and hop on board."

Illustration: GRAPH(S)

Lyme disease

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Maryland reports record deer kill during 1998-1999 hunting season

ASSOCIATED PRESS

Hunters in Maryland killed a record number of deer during the 1998-1999 season, in large part because of changes in hunting regulations.

The number of deer killed in the past season was 73,570, up 12 percent from last year's 65,519, said John R. Griffin, state secretary of natural resources.

"Changes in deer-hunting regulations this year successfully increased deer harvests in areas with high or rapidly growing deer populations," Griffin said. "In addition, we succeeded in increasing the antlerless deer harvest in those areas, which is key to controlling population increases."

Four Deer Management Regions were established for the past season, each with its own bag limits.

The coming deer bow season will open Sept. 15 and close Jan. 31. The deer firearm season runs from Nov. 27 to Dec. 11, and the early segment of the deer muzzleloader season will be Oct. 21-23. The late segment will open Dec. 18 and close Jan. 1.

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Excess *deer* can feed the hungry Venison: An explosion of nutritional energy has caused a burgeoning *deer* population with the potential to provide a million meals a year for the needy.

Tom Horton
SUN STAFF

Published on Friday, December 18, 1998
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IT IS THE CHRISTMAS season, a time for feasting and reflection; time to speak of food, and food for thought.

Rick Wilson of Hagerstown thinks of a million meals for the hungry that go to rot each year in Maryland fields and woods -- scarcely an afterthought in a nation so surfeited that excess nutrients clog our arteries with fat and our waterways with algae.

Each year now, about 10,000 *deer* are shot in Maryland just to control the damage their burgeoning population wreaks on farmers' crops.

About half of these are left lying where they die. Each of those 5,000 wasted *deer* represents, on average, 50 pounds of highly nutritious meat, about 200 quarter-pound portions at a soup kitchen, says Wilson.

Hunters and Farmers Feeding the Hungry, the fledgling, nonprofit, statewide program Wilson runs from Christ Evangelical Lutheran Church in Hagerstown, can have a *deer* processed and delivered to a food bank for $35 -- 70 cents a pound, 17.5 cents a meal. The group joined forces yesterday with the Department of Natural Resources, the Maryland Food Bank and Baltimore's Bethel AME Church to serve venison at Bethel's soup kitchen.

Using a 15-county network of inspected butcher shops, the program is up to about 600 *deer* in this, its second year.

The only bottleneck to expansion is money -- donations to pay for processing are desperately needed, Wilson says, as the program is running about $7,000 in the red. For $175,000 a year, the program could easily deliver 5,000 *deer*, a million meals.

If the money can be found, the *deer* are available. In addition to the thousands currently shot under crop-damage permits issued to farmers, sport hunters took some 16,000 on opening day alone this fall.

Surveys show many hunters would like to take more and, theoretically

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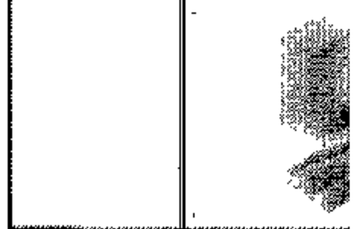

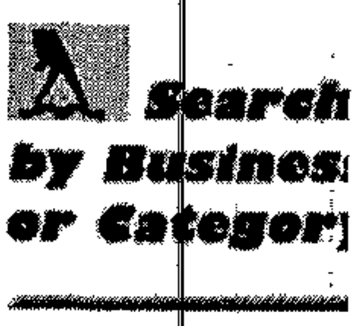
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one who exploi[illegible]ll of Maryland's seasons could harve[illegible] ***deer*** a year, Wilson says.

But without places to donate it, who has the freezer space, or the need for so much meat?

The phenomenon of Maryland's -- and much of the nation's -- excessive growth of white-tailed ***deer*** is a symptom of more fundamental shifts in the circuitry of the planet, shifts whose repercussions we are just beginning to comprehend.

Think of it in terms of energy, which is both the source and limit of all the world's activities.

Naturally and historically, energy mostly flowed through longer, slower circuits: from the sun to green plants, to grazers to predators and so on, up through a food chain, or web.

At each level, some energy is lost as it is transformed from sunlight to oak tree, acorn to squirrel, squirrel to bobcat.

That is why there have always been fewer ***deer*** than plants in the forest in which they browse, and even fewer ***deer***-eating wolves -- and why creatures never evolved fierce enough to make a living eating wolves.

The energy of the planet simply wouldn't support such a level -- "dragons" that could hunt wolves and tigers and great white sharks.

Of course, there is a creature, lately come in the scheme of evolution, that hunts such game, nearly to extinction.

It is us; and we are all too well acquainted with how humankind has short-circuited the leisurely old energy paths, glomming onto buried stores of fossil fuels and uranium, allowing growth and consumption, and a pollution binge outside all previous limits.

We are less accustomed to looking at food -- and the fertilizer that grows it -- as an equally potent form of energy that has been unloosed by modern technology.

The eruption of ***deer*** in recent decades, for example, is a testament to many things, from wildlife conservation to the incredible adaptability of the white-tailed species.

But key to supporting numbers of ***deer*** that now rival their pre-Columbian populations is a modern agriculture more productive and abundant than any the world has ever seen.

This in turn is based on industrial technology that can extract hitherto scarce nitrogen fertilizer directly from the atmosphere (which is a limitless source, since the air around us is nearly 80 percent nitrogen).

Thus tapping the air's "energy" to grow more food is all that has enabled us to add the last couple or so billion to the global population of 6 billion.

This abundant nutrition is a primary reason white-tailed ***deer*** in Maryland, which used to have single fawns, now routinely have twins and even triplets.

The same excess of nutritional energy is at the root of explosions in populations of snow geese, to the point where they are destroying their own nesting grounds on the fragile arctic tundra.

And just the residues, the leakage, of agricultural fertilizers and manures into waterways provide enough energy to grow algae in quantities that are degrading waters from the Gulf of Mexico to Chesapeake Bay.

"The fat of the land," with which Pharaoh inveigled the Israelites into moving to Egypt (and bondage), was for most of human time a seasonal occurrence, a flush of spring growth and fall harvest, or geared to Nile River floods.

But these days the phrase is almost a mockery. The land is overfatted, leaking polluting nutrients year-round, even as we Americans strive to de-fat our milk and butter and cheese, and flock to exercise clubs to burn off excess calories.

Meanwhile, it is well to remember that hunger still exists, even amid this hyper--plen-i-tu-di-nous landscape.

Hunters and Farmers Feeding the Hungry seems to be a win-win solution to at least part of the problem, with huge potential for turning excess ***deer*** into a million meals for those who most need to share in the land's fat.

For more information about the program, call Wilson at 301-582-4506, or visit its Web site, www.hfth.org; or donate directly to Christ Evangelical Lutheran Church, 216 North Cleveland Ave., Hagerstown 21740.

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Support for soup kitchens: Rick Wilson talks to a hunter by phone in the basement of his Hagerstown home. Wilson runs Hunters and Farmers Feeding the Hungry from a church in Hagerstown.

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THE BALTIMORE SUN
Saturday, November 28, 1998
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Birth-control injections may thin deer numbers

ASSOCIATED PRESS

With the two-week firearms season for deer hunters beginning today, state officials have eased restrictions on shooting does to help thin the state's white-tail population. But scientists say birth control might also work.

Researchers from the Humane Society of the United States started giving contraceptive vaccines to does at the 575-acre National Institute of Standards and Technology in Gaithersburg in 1996 and cut the number of fawns born this year by nearly half.

State officials say the option might not work on larger, less-restricted herds. Scientists acknowledge that injecting all deer would be impossible.

The technique could be used to control herds in less rural suburbs, said one expert.

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THE BALTIMORE SUN
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Deer finding the good life in suburbia Helicopter survey by state provides population count `How many is too many?' Wooded areas offer refuge, residents' gardens give food

Heather Dewar
SUN STAFF

Scientists using a helicopter equipped with ultrasensitive heat-detecting gear have found large populations of white-tailed ***deer*** hiding out in suburbia.

As suburban gardeners have long suspected, the ***deer*** thrive in the region wherever woods and fields are tucked between malls and townhouses. In a monthlong survey in March, researchers from the Maryland Department of Natural Resources counted an average of 13 ***deer*** per square mile along their 527 miles of flight path. In wooded areas, they found an average of 40 ***deer*** per square mile.

That's a lot, but it doesn't come close to the 160 ***deer*** per square mile DNR surveyors found in parts of Gunpowder River State Park in 1993. Still, it's more than enough to do harm, said Michael E. Slattery, director of DNR's wildlife division.

"How many is too many? When the public can't stand the damage happening in their neighborhoods," Slattery said. In parts of Baltimore and Montgomery counties and in suburban Annapolis, he said, "we're already at the breaking point."

The prolific creatures become a nuisance when they eat crops, damage nursery plants and collide with cars. And whenever ***deer*** populations climb above 20 per square mile, they cause obvious environmental damage, Slattery said. Their chomping makes it hard for shrubs and saplings to regrow, reduces the variety of plants, eliminates some rare types and encourages the spread of weedy, non-native species.

In rural parts of the state, hunting helps keep the population in check. But in urban and suburban areas, there are so few places where it's safe to hunt that the ***deer*** have plenty of refuges.

Because hunting-season tallies are the main method for tracking ***deer*** numbers, state officials haven't had a way to estimate how many there are in the suburbs.

To solve that problem, surveyors used a DNR Bell Jet Ranger helicopter equipped with a heat-sensing camera that can pick up temperature changes of less than one-fourth of a degree. The camera, mounted below the chopper body, can detect a poacher's still-warm gun and flashlight stashed in a patch of weeds -- and that's what it's usually used for, said Maryland Natural Resources Police Sgt. Scott Zimmerman.

DNR officials think this year's ***deer*** tally is probably the first time any state has used the heat-sensitive gear for a wildlife survey.

In March, when bare trees and cold temperatures made the creatures easier to spot, Zimmerman and other DNR pilots trained their cameras at the ground as they flew along 15 randomly selected east-west courses from northern Baltimore County to southern Anne Arundel. At 300 feet above

the ground, the camera captured video im[illegible]s of all ***deer*** within a 221-foot-wide swath[illegible]er, biologists watched the video and counted the ***deer***, which are easy to distinguish from cows and horses.

The greatest number of ***deer***, 55, turned up along a 221-foot-wide line that cut across Montgomery and Howard counties and ended at the southwest corner of Baltimore. Populations were almost as big along a flight path that ended at the mouth of the South River and along a course in northern Baltimore County.

The results contained no surprises and reflected the high numbers indicated by residents' complaints, said biologist Paul Peditto.

State researchers want to repeat the surveys in February to check for accuracy and spot trends. The results will be used in meetings with neighborhood groups to help decide how to control the ***deer***, Slattery said.

Other states are trying such methods as using professional riflemen or ***deer*** contraceptives, fired from dart guns. DNR wildlife managers aren't sure what Maryland's next steps might be, Slattery said.

"Fairfax County is using sharpshooters," he said. "We aren't there yet, but we may get there eventually."

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THE BALTIMORE SUN
Monday, October 12, 1998
Section: NEWS (***LOCAL***)
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Page: 2B
Column: The Intrepid Commuter

Deer-dodging in Towson Safety: State officials, expecting an increase in four-footed highway hazards, have installed roadside reflectors to repel ***deer***.

WHAT AN eye-opener to see a confused ***deer*** trying to navigate the Towson roundabout during lunch hour last week.

The wayward animal, an eight-point, 180-pound buck, darted around Towson for an hour, drawing crowds and police as it ran into buildings, hunkered down in parking garages and crashed through a window at the old courthouse.

With this year's ***deer*** population expected to be 300,000 -- the largest in the state since Colonial times -- Maryland Department of Natural Resources and State Highway Administration officials and even commuters are bracing for a precarious autumn.

To protect drivers, SHA officials on Friday installed triangular reflectors to repel ***deer*** along 1 1/2 miles of Falls Road south of Padonia Road to Seminary Avenue.

The reflectors, invented by Austrian crystal engineers and made by an Illinois company, glow red when illuminated by a headlight. Such light is capable of stopping ***deer*** at the roadside until cars safely pass.

Last year, DNR officials say, 13,052 animal-related accidents were reported in Maryland, with high numbers reported in Baltimore, Frederick and Montgomery counties.

It's a national problem, too. Collisions with animals represent more than 4 percent of all crashes in the United States, the National Highway Traffic Safety Administration's fatal accident reporting system has concluded. The AAA and the Insurance Information Institute estimate at least 500,000 ***deer***-vehicle collisions take place every year, with claims averaging $2,000.

Marvin Tenberg, a board member of Falls Road Community Association, persuaded state officials to install the roadside reflectors along Falls Road.

Tenberg, a retired Westinghouse engineer, has crusaded for the reflectors for years as a way to promote road safety from dusk to dawn, when most ***deer***-vehicle accidents occur.

Similar reflectors are installed on Route 24 in Harford County and along a rural stretch of Worthington Avenue near Glyndon in Baltimore County. They cost about $20 each, but with maintenance, Tenberg estimates a cost of $8,000 per mile.

Deer reflectors have been used elsewhere in the United States and in Europe. Over 20 years, they have reduced accidents by up to 80 percent, researchers say.

The $20,000 Falls Road experiment, near Tenberg's home in Cockeysville, will be monitored by the Highway Administration and the community group.

Those results will be in next year. Meanwhile, keep an eye out for leaping Bambis.

RUMBLE STRIPS INSTALLED AT HOWARD CO. INTERSECTION

Howard County police are hoping a rather rude noise will alert motorists to impending danger at Pindell School and Guilford roads, scene of two recent fatal car crashes.

Days after a Sept. 10 traffic fatality, engineers installed three rumble strips that make tires emit a "thud-thud-thud-thud" noise as vehicles approach an oversized stop sign.

County traffic engineer George Frangos said the approach will be monitored for 90 days to see if it improves the woeful intersection -- where both fatals were caused by stop-sign runners.

BAY BRIDGE LANE CLOSINGS PLANNED FOR PAINTING

Beware of lane closings on the Bay Bridge this week from 9 p.m. to 6 a.m. and from 9 a.m. to 3: 30 p.m..

Workers, brave souls that they are, will be painting the spans. State officials also report that closings, in both the eastbound and westbound lanes, will occur for pothole patch work.

SHORTCUTS

All points bulletin: SHA officials will open Route 100 in mid-November from U.S. 29 to Interstate 95. Construction work on the extension of four-lane Route 100 has taken quite some time -- much to the dismay of thousands of wheelsters who can't wait to sail from Ellicott City toward Anne Arundel County and Baltimore-Washington International Airport Mark your calendar: The Towson roundabout will be dedicated at 11 a.m. Friday with a ribbon-cutting certain to draw mucho politicians in this election year The American Public Transit Association reported last week that use of the nation's transit systems has increased 4.1 percent this year over last year's figures. Commuter rail ridership grew by 4.6 percent, the nonprofit association reported.

KEEP IN TOUCH

You can mail, send by fax or call in questions or comments for the Intrepid Commuter. Here's how: Mail letters -- The Sun, 109 Allegheny Ave., Towson 21204. E-mail: Intrepid@Baltsun.com. Call Sundial, The Baltimore Sun's telephone information service. 410-783-1800, enter Ext. 4305. From Anne Arundel County, dial 410-268-7736.

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THE BALTIMORE SUN
Wednesday, October 7, 1998
Section: NEWS (***LOCAL***)
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Buck stops at Towson law firm ***Deer*** disrupts businesses on wild run through town

Dail Willis and Larry Carson
SUN STAFF

A ***deer*** ran through Towson streets yesterday for nearly an hour, dodging in and out of buildings and garages before jumping through a window in the old courthouse, cutting himself and startling employees.

The eight-point, 180-pound buck fled the courthouse to the lobby of a law firm, where police trapped him and a veterinarian sedated and euthanized him.

The ***deer*** was first seen on the Towson roundabout about 12:45 p.m., said police spokesman Bill Toohey. He said two police detectives were passing through the roundabout when the ***deer*** appeared in traffic.

The ***deer*** ran west on Allegheny Avenue and into a two-story parking garage at Pennsylvania and Washington avenues, then leapt across an alley and down to the old courthouse.

Stephen Myer, a buyer in the county's purchasing office, was eating lunch when the buck crashed through the window of his small cubicle.

"I was doing some work and eating crackers," said Myers, who said he remained calm but quickly left the cubicle.

The ***deer*** caused some consternation elsewhere in the normally sedate office, which buys everything from paint to cars for Baltimore County.

"I was at my desk and heard the boom and the crash," said Carol Humphreys, an office assistant who works nearby. She ran out of her cubicle and saw the ***deer***.

"His tongue was bleeding and he tried to turn. When I ran over there, he was standing at the mouth of the cubicle. We blocked it with chairs and he turned and jumped back out the window."

The ***deer***, bleeding heavily from wounds caused by glass from the shattered window, ran along the courthouse fence to 210 Allegheny Ave., where he pushed open (but did not break) heavy glass doors and entered the lobby of Venable Baetjer and Howard.

"We thought it was a car coming through," said office administrator Patricia Benesch.

Pursued by police, the ***deer*** ran into the law firm's reception area and began ramming a glass door at the back in an effort to get out. It thrashed about the lobby, Benesch said, until police roped it and a veterinarian sedated it.

The ***deer*** had deep cuts on its face, chin and chest, said Dr. John Fioramonti, the veterinarian called by police to treat it.

"I was able to pop a tranquilizer into him very quickly," Fioramonti said. When the ***deer*** had quieted, Fioramonti and officials from the Maryland Department of Natural Resources were able to see how badly it was hurt.

"It was in pain and in shock. The only humane thing to do was to put him to sleep," Fioramonti said.

The ***deer's*** body was carried out of the lobby and to a DNR facility, he said.

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Think Globally.

Lutherville residents debate use of park

Conflict is between preservation, sports

Suzanne Loudermilk
SUN STAFF

Published on Tuesday, November 18, 1997
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It's a clash between midfielders and ***deer***.

In Baltimore County, where development has left many communities with little open space, 15 grassy acres in Lutherville have become the focus of a conflict between two suburban staples: preserving wildlife and playing recreation league sports.

Leaders of a fast-growing local league -- where more than 4,000 children participate on soccer, softball, lacrosse and baseball teams -- say their fields are jammed. So they're scrambling for places to play.

``We don't have enough fields for practice. I hate turning the kids away," says Kathi Thomas, a Lutherville-Timonium Recreation Council softball coach and mother of three players.

But those who live near the county-owned Padonia Park are fighting to preserve it.

``I'm strictly for wildlife and nature," said Joe Konopacki, who lives in Wellington Valley, which borders the park. ``I've seen the animals that live in this field -- ***deer***, fox, hawks. It's a place for animals to survive."

Caught in the middle are county officials, who must decide whether the property will remain undeveloped or be transformed into soccer and lacrosse fields.

The park off Seminary Avenue has remained a peaceful haven as townhouses and single-family homes have been built around it. For more than 30 years, neighbors have fought against proposals to turn the site into a county vocational school or athletic fields with lights and restrooms.

Now, members of the 48-year-old recreation council would like to see the land developed into two or three fields with ``no lights, no fancy stuff," says Jim Emerick, president of the organization.

He understands the basis for the opposition.

``Anything in your back yard is an issue," Emerick says. ``But, in our situation, where we've seen a 10 percent population growth since 1990

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we've had a c[illegible]h in providing services."

The thousands of children who participate on teams cram onto two county parks and five school fields. In addition, 44 recreation programs draw 2,000 volunteers and 560,000 participants and side-line watchers of all ages, Emerick says.

But neighbors favor preservation. They also say traffic along the busy corridor between Interstate 83 and Falls Road is a concern.

``Seminary has been totally developed. It's become a real pocket of traffic jams," says Nancy Cedrone, a 30-year resident of Longford North on the eastern edge of the property.

``It's not a convenient site to put something where a large number of people will be coming," she said.

Besides the contested site, Padonia Park includes three noncontiguous parcels that have not been discussed for development -- a 24-acre tract off Timonium Road; an 11-acre wooded, sloping parcel; and a stream valley.

John F. Weber, director of the county recreation department, says his staff will review the concerns of neighbors and rec league officials before deciding whether to meet on the park issue.

Pub Date: 11/18/97

SUN STAFF PADONIA PARK

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Nature can turn a bit nasty

Consequences: The overabundance of white-tailed ***deer*** has led to the proliferation of Lyme disease transmitted by ***deer*** ticks. It may be time to reassess some concepts about the out-of-control population.

Tom Horton
SUN STAFF

Published on Friday, September 19, 1997
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I'VE ALWAYS prized being close to nature, but in recent years I've been forcibly reminded that such associations aren't always benign.

The first time was in November 1995, when striking a white-tailed ***deer*** buck nearly totaled my Honda on U.S. 50 north of Easton. In November 1996, my Toyota collided with another ***deer*** near Cambridge.

Then, this spring, several days after walking in a Talbot County woods loaded with ***deer*** ticks, I came down with Lyme disease.

In all of this, I'm in plenty of company. The November rut, when ***deer*** have other things on their mind than traffic avoidance, is eagerly anticipated by auto body shops all over the state.

Several thousand motorists are estimated to strike ***deer*** on Maryland highways each year, and estimates nationwide range as high as a million such incidents.

That is astounding when you realize that around the beginning of this century, perhaps 300,000 white-tailed ***deer*** existed in all of North America. The species that in pre-Columbian times probably numbered 30 million in the United States and Canada had been almost 99 percent wiped out by intensive hunting and destruction of habitat.

In Maryland as recently as 1935, The Sun ran a full-blown article on the sighting of a single buck in Baltimore County. It was seen later in the company of two does, the paper reported, and said people hoped this would be the start of a new herd.

Another article in 1939 stated triumphantly: ``Baltimore County ***deer*** now number a dozen."

And now? Maryland's herd numbers well over 200,000. Nationwide, one often hears the white-tails have rebounded to pre-Columbian numbers.

It may seem that, as ***deer*** invade every suburb (and suburbs invade every forest), a better estimate is probably 15 million to 17 million. That comes from brothers Thomas and Richard McCabe, wildlife biologists whose

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extensive historical analyses are the basis for most estimates of ***deer*** numbers.

A more serious consequence of the ***deer*** rebound than car-***deer*** collisions (where death and serious injury to humans is infrequent) is Lyme disease.

Reported cases nationwide last year climbed to more than 16,000, the highest count since the federal Centers for Disease Control and Prevention began tracking the disease in 1982.

If detected soon after it is transmitted by tick bite, Lyme disease is usually treated successfully by antibiotics. Left untreated, it can lead to chronic, debilitating joint pain, fatigue, heart problems, brain infection and, in rare cases, death.

I was fortunate to have a doctor who diagnosed it from the rash caused by the ***deer*** tick's bite (expanding rings, sometimes almost a bull's-eye pattern) and began treatment. Sometimes, no rash is evident, and other symptoms often masquerade as the flu and are never treated as Lyme disease. Then it can become a lifetime affliction.

Lyme disease is caused by a bacterium that is most common in field mice and found in other creatures, ranging from robins to raccoons. ***Deer*** ticks pick it up by feeding on all the above and transmit it to humans. Far smaller than the common woodland tick (an adult is about the size of the ``M" on a dime), they are almost impossible to see and pick off after an outing in the woods.

The role of ***deer*** might at first seem secondary. They function largely as ``tick cities," maintaining year-round on their bodies thousands upon thousands of ***deer*** ticks.

The resurgence of ***deer***, combined with the incursion of development into the countryside, has caused the rapid expansion of Lyme disease in recent decades, says Dr. Alan G. Barbour in his book, ``Lyme Disease" (Johns Hopkins Press, 1997).

Where ***deer*** numbers are controlled, numbers of ticks eventually fall dramatically, and so does the incidence of Lyme disease in humans.

Of course, we fancy that we do control ***deer*** populations, largely through recreational hunting; but that is often fallacious, as noted in another book, ``The Science of Overabundance" (Smithsonian Institution Press, 1997).

As this collection of scientific papers states: ``All who have hunted ***deer***, observed one in their yard, or seen an animated film on the subject consider themselves experts. No research endeavor contains more common knowledge than the study of ***deer***."

A central ``common knowledge" the book challenges is that of ``overabundance." To the forest botanist, concerned about plant diversity and endangered species, ***deer*** in Maryland and other places might be out of control.

Ditto for the auto insurance industry and physicians seeing more and more Lyme disease; also farmers with mounting crop damage and suburbanites with ravaged azaleas.

But for sport hunters, for whom ***deer*** are largely managed (and whose licenses and other hunting-related fees largely finance wildlife management agencies), there is scarcely such a concept as too many ***deer***.

Then there are the animal welfare advocates, whose views of hunting, our principal deer control, range from total opposition to viewing it as one among many tools, and preferably one of last resort.

``The Science of Overabundance" is pretty heavy going for a layman, but it is important enough and has enough readable pieces to recommend it.

It challenges a lot of concepts I'd always accepted -- that large predators used to control deer before we eliminated them; that the absence of population management always leads to out-of-control deer numbers; that hunting should always be the primary means of control.

The book offers no magic solutions, but makes a convincing case that it is high time to do the kind of research that can help us understand the true complexity of human-deer interactions.

Pub Date: 9/19/97

FILE PHOTO One of many: In Howard County, a deer bounds gracefully across a field near Route 32 in Clarksville. Maryland has more than 200,000 deer.

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Survey to seek citizen response on *deer* overpopulation issues

Panel to weigh options, including controlled hunts

Dan Morse
SUN STAFF

Published on Friday, July 18, 1997
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Birth control? Hunting? Import predators? Do nothing?

The Howard County ***Deer*** Management Task Force will pose these and other ***deer*** control options in a survey expected to be mailed to more than 7,000 residents by the end of next month.

The surveys will go to a sampling of county landowners, including many living in rural areas or near large parks, said task force member William A. Thies Jr. The questionnaires will be used to assess the severity of the ***deer*** problem. Residents likely will be asked whether ***deer*** have eaten their landscaping, if the residents have ever hit ***deer*** with their cars and how often they see dead ***deer*** on the roadside.

Last month, task force member Aelred Geis proposed controlled ***deer*** hunts for the Middle Patuxent Environmental Area, a ***deer*** hot spot in western Columbia. Controlled hunts are one of about 10 options the panel has discussed.

Thies said the task force plans to summarize the advantages and disadvantages of the options by the end of the year.

Maryland's ***deer*** population -- an estimated 250,000 to 300,000 -- has more than doubled in the past five years, according to the state Department of Natural Resources.

No estimates of Howard's ***deer*** population are available, but state officials say more than 300 ***deer*** are hit each year by cars in the county.

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Bambi on the run in suburbia

Middle Patuxent: Residents increasingly fed up with ***deer***, but have concerns about hunting.

Published on Monday, June 30, 1997
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IT MAY TAKE another ``Bambi" movie to swing public sentiment back in the favor of ***deer***. Right now, the animals appear to be losing badly in the field of public opinion.

Neighbors of the Middle Patuxent Environmental Area in Howard County are getting fed up with ***deer*** munching on their azaleas, landing on the hoods of their cars, crashing into their homes.

So residents who would have been sympathetic to the creatures in the past may support a proposal to allow hunters to cull the ***deer*** population in the wooded area bordering three Columbia villages. Even a Columbia Council member in the area backs the idea.

That does not mean Columbia residents are ready to open their spaces to hunters. Controversies in Howard and around Sandy Point State Park in neighboring Anne Arundel County last year proved that ***deer*** still have supporters in the human world. And although some suburbanites increasingly view the animals more as nuisances and less as harmless nibblers, many still fear that it could be dangerous to allow hunting close to homes.

Public hearings will determine whether officials can allay those fears by imposing a quarter-mile buffer zone between hunting areas and homes. The proposal also seeks to ease concerns by requiring that hunters demonstrate their proficiency with rifles and pass a screening process before being allowed to hunt.

Hunters would be required to fire from elevated tree stands to ensure that missing shots would hit the ground quickly at a sharp angle instead of sailing hundreds of feet through the air. The elevated approach would be similar to the method required of bow hunters in some cases, It also would inflict faster, less painful death on the quarry.

One member of the Middle Patuxent Environmental Trust estimates that 300 ***deer*** are in the preserved area along the Middle Patuxent River and that the number should be reduced by 75 percent. Before approving hunting, state and county officials should prove there are too many ***deer*** and show the perils of doing nothing to control the population. A task force should provide some of these answers.

Even if an abundance of ***deer*** proves to be dangerous to wildlife and a

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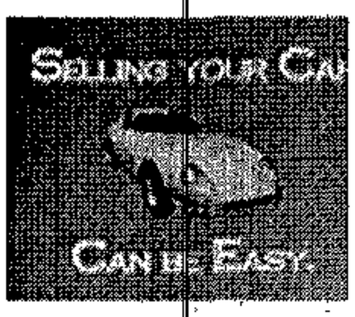

growing annoyance to humans, officials should consider only methods of hunting in which bullets will not fly close to residents or neighboring communities.

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POWERFUL TOOLS FOR JOB SEEKERS.

Record numbers of *deer* major control challenge

Peter Baker
SUN STAFF

Published on Sunday, February 9, 1997
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According to state wildlife managers, there are more ***deer*** in Maryland now than at any other time in history, with population estimates ranging from 250,000 to more than 300,000 -- and unless a more effective ***deer*** management plan is implemented soon, those numbers likely will increase dramatically.

The Department of Natural Resources completed a series of public meetings last week in which possible revisions to the management plan were discussed and public suggestions for improvements were invited.

By early summer, DNR expects to have completed a draft of a new management plan aimed at effectively dealing with varied habitats and burgeoning numbers of ***deer*** in certain parts of the state.

``The most basic management decision is whether to control ***deer*** numbers at all," Tom Mathews, game program supervisor for DNR, said at the recent public meeting in Annapolis.

However, without some form of population control, wildlife biologists say, whitetail ***deer*** will outstrip their habitats and, in the process, damage, or in some cases destroy, habitat vital to other animal and plant communities.

``Regulated hunting is the most efficient and least expensive method, and wildlife managers see it as the only viable method of regional population control," Mathews said.

To keep the population stable, Mathews said, ``It is generally necessary to remove 30 to 40 percent [of the population] annually."

In 1995, Maryland hunters killed 61,949 ***deer***, less than 25 percent of the conservative estimate of 250,000 ***deer*** in the state.

As the ***deer*** population has increased, so have related problems such as crop damage, habitat destruction and ***deer***-car collisions. According to DNR, for example, ***deer***-vehicle collisions have doubled in the past eight years, and the number of permits issued to farmers to kill ***deer*** causing crop damage has increased 182 percent between 1988 and 1996.

Eric Schwab, director of DNR's Forest and Parks Service, said land

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development over the past 50 years has created ``edge habitat replete with food sources ***deer*** like," and when that coincides with a reduction in hunting pressure in suburban areas, the result is a population explosion.

In good habitat, according to wildlife biologists, whitetail ***deer*** have the potential to double their numbers every one to two years.

The aim of wildlife managers is to formulate a management plan that can deal effectively with all areas of the state. Strategies that keep the herd stable in Western Maryland, for example, are not suitable for the developed counties of central Maryland or the agricultural tracts of the Eastern Shore.

``What we envision is taking taking advantage of our current [management] tool and new tools that might be suggested to us and to use them in a manner that will be effective in changing areas of the state," said Schwab.

Mathews said areas that include national parks, county parks and tracts of land where there is no hunting are in need of special attention.

Though hunting is the most widely accepted management tool, Mathews listed several other possibilities, ranging from birth control to simply letting nature take its course.

Birth control, said Mathews, is not yet practical with free-ranging ***deer***, which must be individually injected with a vaccine. ``Recent research shows promise," Mathews said. ``But much more work is needed to develop this process, and it likely would be cost-prohibitive."

Sharpshooting, in which shooters are hired to kill ***deer***, has worked to remove ***deer*** from urban areas in Wisconsin at a cost of $74 per animal. But on a tract of Navy property in Maryland, Mathews said, the cost to bait, shoot, and remove 12 ***deer*** cost approximately $150 per animal.

Trap and transfer programs, in which nuisance ***deer*** are caught and moved to other areas, probably are not feasible in Maryland because large, sparsely populated tracts of land are not available in the state. Trap and transfer costs in Wisconsin ranged from $113 to $570 per ***deer***. Costs for similar urban programs in Connecticut, New Hampshire and California ranged from $431 to $800 per ***deer***.

Fencing and repellents are an expensive option for large tracts, with spray applications running about $70 per acre annually and fencing ranging from $18 to $60 per acre annually.

The re-introduction of natural predators, such as mountain lions or wolves, would pose a danger to farm animals and people as well as ***deer***. Even if they were re-introduced, Mathews said, the predator-prey relationship probably would be too inconsistent to control the increasing ***deer*** population.

He said if nature were allowed to run its course in Maryland, where in certain areas there are already too many ***deer***, the outlook could be dismal.

``*Deer* herds at the upper limits consist of numbers of deer in poor health," said Mathews ``and when they are in that condition they are susceptible to death and disease."

Deer harvest

Preliminary estimates from the Department of Natural Resources indicate that 2,257 antlerless deer were taken during the special two-day extension of the firearms hunting season Jan. 10-11. The special season was held in 18 of the state's 23 counties. County ..... Number
Allegany ..... closed Anne Arundel ..... 99 Baltimore 156
Calvert ..... 90 Caroline ..... 72 Carroll ..... closed
Cecil ..... 145 Charles ..... 156 Dorchester 206
Frederick ..... closed Garrett ..... closed Harford 73
Howard ..... 98 Kent ..... 190 Montgomery ..... 167 Prince George's .... 82 Queen Anne's ..... 146 St. Mary's 106
Somerset ..... 76 Talbot ..... 130 Washington ..... closed
Wicomico ..... 134 Worcester ..... 131 Total 2,257

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Rowdy 'guests' crash conference center at hotel

Robert A. Erlandson
SUN STAFF

Published on Saturday, February 1, 1997
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Venison jokes were on the menu yesterday at the Marriott Hunt Valley Inn after two ***deer*** crashed through big plate-glass windows and a terrified doe led hotel staff on a chase through corridors and, at one point, up to the second floor.

No one was injured, but the buck and doe that got into the hotel's conference wing received cuts that left a bloody trail.

Darlene M. McElhaney, sales director for the inn, said the timing of the incident was fortunate because the corridors were empty. ``If it had happened earlier or late in the day, those corridors would have been full of people," she said.

The incident unfolded soon after 11 a.m. when four ***deer*** -- two bucks and two does -- entered the lobby courtyard, said Robin Lawrence of the security staff.

One ***deer*** butted a 5-foot-square lobby window, shattering it. Seconds later, across the courtyard, a buck crashed through a 6-foot-by-10-foot window into the hotel's conference wing while a doe smashed through a window farther along, McElhaney said. The buck smashed another window before he leaped to freedom.

Meanwhile, the bleeding doe raced along the corridors as employees tried to herd her toward a parking lot exit, said chief engineer George Fitzsimmons.

Sus Getachew, a security officer, held a door open, but the ***deer*** banged against it, briefly pinning the officer behind it as she smashed a window.

The ***deer*** then climbed the stairs to the second floor, where Fitzsimmons said he tried to block her path. ``She was really scared, trying to get out," he said. Finally, the doe ran back down and out through open doors and fled across Interstate 83.

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Deer Damage a Problem?

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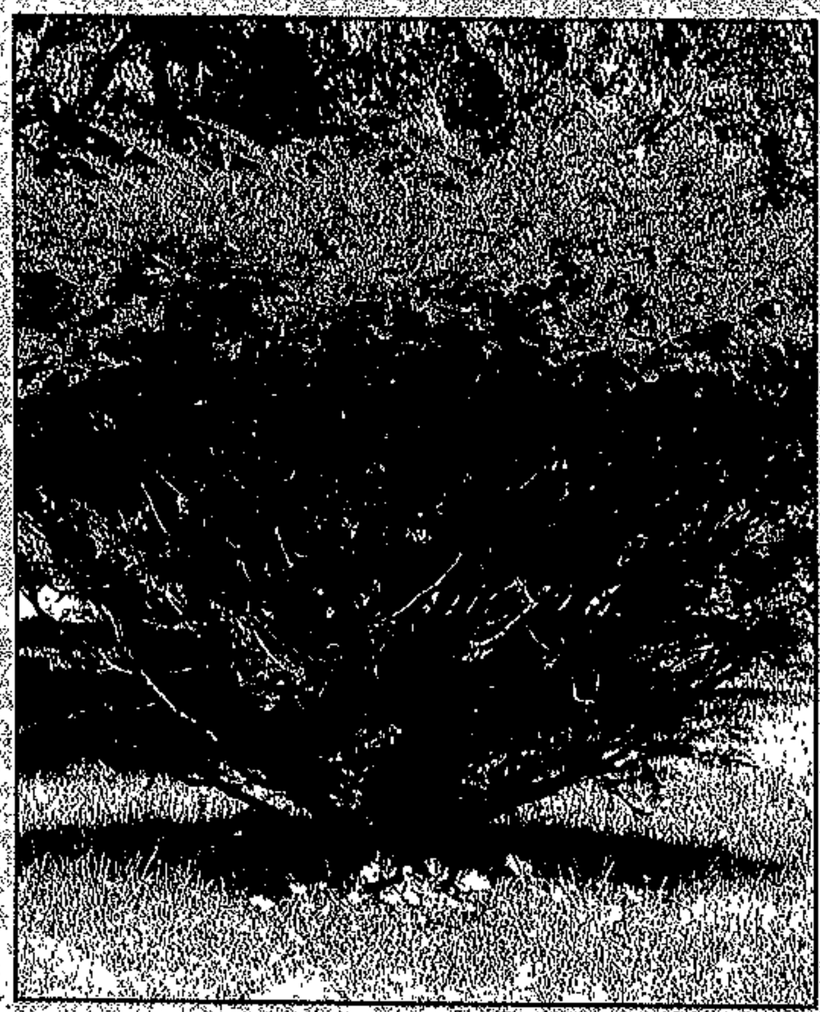
"A gardener's guide for controlling deer and other pests."

Catalog: Printed on Recycled Paper *Background Photo: Benner's Wildflower garden in full bloom during May.*

©1999 Benner's Gardens

The deer problem in the United States has accelerated in recent years due to several factors. As the ever-increasing suburban sprawl continues to expand, it actually creates perfect environs where deer can proliferate at alarming rates. With little or no hunting, and no predators in many residential areas, the deer are free to multiply as fast as the food supply will permit. Mortality typically only occurs by vehicular collisions or by disease and starvation during harsh winters. The end result of this population explosion of deer is that it is becoming increasingly difficult for many gardening enthusiasts to continue to enjoy a once pleasurable outdoor activity.



Typical deer damage to a yew bush

For more than twenty years David Benner, retired professor of Ornamental Horticulture and resident of New Hope in Bucks County, Pennsylvania, has tried virtually every conceivable technique to protect his woodland garden from the local deer population. To keep the deer from destroying his rare and unusual plant material, Mr. Benner has resorted to everything from material such as chicken wire, to repellents including human hair and lion dung. A variety of other unsightly items such as aluminum pie pans and white venetian blinds were also suspended between trees in an attempt to frighten away the hungry deer. The results of these various techniques were minimal at best, with only temporary relief being achieved. Frustrated to no end, David Benner was running out of ideas for solving his deer problem. Then eight years ago he installed a material that has completely resolved his dilemma and revolutionized the way he and many other homeowners, landscapers, arboretums and nurseries deal with taking control of the deer situation.

Because his property contains plenty of trees, Mr. Benner decided to make use of them in his plan. He believed that the best way to stop the damage was to keep the deer off his property entirely. Starting at one corner of his garden, he began attaching an eight foot high polypropylene mesh fence to the existing trees. The material is pulled tight from tree to tree with spans of upwards of twenty-five feet between trees being achieved. Mr. Benner has enclosed over two acres of his property with this product, and has attributed his success not only to the strength of the fencing, but also to the fact that he has completely enclosed the area in which he desired protection.

Deer Fencing from twenty feet
(White streamers to be taken down after 6-8 weeks)

Stevenson Ridge-Halcyon Improvement Association

On Alert

SUMMER 2000

Security News

In the interest of improving service, and to overcome some serious problems we had experienced with our previous security company. a much-needed change was instituted for more effective protection of our neighborhood. Our security is now provided by Force One.

Although it has been only three months since the switch, several new policies and procedures have been enacted. We have increased the patrolling of each individual Street and court in the community. Every homeowner that is a paid-up member of the security association is having their home individually checked several times an evening. Rather than sitting and observing for hours on end, our officers are now almost always driving and inspecting. This proactive approach makes them aware of any subtle changes and enhances their ability to respond more effectively.

We are increasing our visibility to the neighborhood and to any potential thieves by having the patrol cars orange beacon operating during the night. By doing this, you will be able to distinguish our patrol car in the dark from other cars "casing" the area.

During the summer months while the sun is still up in the early evening, you will be noticing that our officers will sometimes walk through a neighborhood. This provides them with a better perspective of the lay of the land, which cannot be perceived as effectively from the seat of a car. Additionally, it gives you the ability to meet and discuss any concerns you may have with one of our officers.

On a recent Saturday morning, a woman dressed as a domestic broke into a home in the neighborhood. Luckily, she was seen by a family member who called the police and they arrested her. The next day, some people in a truck came to the same house, but they were observed by the Security force and escorted out of the neighborhood before they could do any harm.

If you plan on taking a vacation, please alert the officers so that special inspections can be taken to ensure protection of your home. The officers will survey your premises on foot to make certain that all is secure. It is important to be alert, be aware, and inform us if you see anything out of the ordinary. If you have any concerns, feel free to contact me at 410-484-7559.

Submitted by Stefan Luger - V.P. of Security

Getting Things Done

Your Stevenson Ridge-Halcyon Association has completed negotiations with the Dept. Of Public Works and BGE to install 67 new or upgraded street lights in our neighborhood. 177 neighbors contributed $23,895 to cover half the cost of installing new lights. The County is paying the other half as well as all costs of energy, maintenance and repair.

These improvements are performed when more than half of the residents of the street sigh a petition. Our Block Captains collected signatures that were submitted in January, 2000. The County approved the installations on the 23 streets listed here, and marked proposed locations by spray painting "S/L" on the curb. Work will begin as soon as we review plans for bringing power cables to the street lights. Before starting, we will contact the home owners who may be affected by the trenching. If all goes well, the work should be completed this summer.

Those who volunteered their time for this project are Bobby Ginsberg, Barbara Hettleman, Jack Kinstlinger, Harry Lebow, and Norman Shillman. Councilman Kevin Kamenetz also provided assistance.

These are the streets and the number of lights:

Garrison Farms Ct.	1	Spring Bottom Way	3
Garrison Farms Rd.	3	Stone Hollow Ct.	2
Halcyon Court	2	Sutherland Court	1
Harrow Court	2	Swanhill Court	4
Janellen Drive	8	Swanhill Drive	3
Jenny Lane	2	Tama Court	1
Keyser Road 3200	2	Thornaugh Court	2
Keyser Woods Ct.	3	Windsong Court	3
Marcie Drive 8300	3	Woodvalley Drive 2900-3100	3
Maxine Circle	7	Woodvalley Drive 3200	5
Oak Hollow Road	2	Woodvalley Drive 3400	3
Schloss Court	2		

Submitted by Jack Kinstlinger

Welcome Wagon

We wish good luck to our new neighbors. If you haven't been contacted, let us know. You'll receive a personal welcome from Judy Baylin and a goody bag.

David and Susan Case
8200 Maxine Circle

Robert Frank
1 Sutherland Court

David and Wynnie Hoodis
2 Windsong Court
Sophia - 8 months

Mark and Mindy Kavalerchik
3303 Woodvalley Drive

◆ ◆ ◆ ◆ ◆ ◆

We recently learned that the property at 7800 Greenspring Avenue has been bought by a woman proposing to install a boarding kennel for 50 dogs or more. She needs a zoning variance to permit the kennels to be built closer to her property line. The zoning hearing was held on June 27.

We have formed a coalition to fight this battle and hired J. Carroll Holzer, the lawyer who successfully fought the St. Timothy's expansion. We don't want our neighborhood to change from a quiet, residential community to a noisy and dirty commercial area. A dog kennel would seriously impact on our property values.

Contributions towards legal and expert fees are needed to support this action. Please send your tax-deductible contributions to V.P.C., Box 5402, Towson, Maryland 21285, and make your check out to V.P.C./B.A.R.K.S. (This stands for Valley Planning Council, Battle Against Residential Kennels).

Submitted byBarbara Hettleman

Block Captains

The main duty of a Block Captain is to inform neighbors of security issues that concern the well-being of the neighborhood. Only those who have paid for security are notified. Sometimes they may be asked to call on all neighbors assigned to them, such as the petition for street lighting. Block captains also keep the Association advised of new neighbors.

Anita Road	Elaine Lowenthal	486-2620
Birch Hollow Road 3401-3411	Jane Krosin	484-4218
Birch Hollow Road 3412-3440	Jack Kinstlinger	484-5490
Dorian Road	David & Harriet Hutzler	486-3283
Elm Hollow Court	Mark Gordon	484-7713
Fielding Road	David & Harriet Hutzler	486-3283
Garrison Farms Court	Harry Lebow	484-6511
Garrison Farms Road 3300-3412	David Walker	486-8580
Garrison Farms Road 3413-3423	Joy Glass	486-8525
Halcyon Court	Stephen Lazinsky	484-2803
Harrow Court	Jerel Katz	484-6988
Janellen Road 3300-3408	Leonard Ginsberg	486-2047
Janellen Road 3410-3429	Marilyn Rosenstein	484-5270
Jenny Lane	Maxine Mendelson	484-5044
Keyser Road 3200	Norman Shillman	484-0263
Keyser Road 3300	Lee Belaga	484-0033
Keyser Road 3400	Isabel Weiner	484-8626
Keyser Woods Court	Barry Salzman	653-9492
Marcie Drive 8200-8212	Judy Mehlman	484-6769
Marcie Drive 8213-8310	Kathy Weinberg	653-0424
Marcie Woods Court	Stefan Luger	484-7559
Maxine Circle	Jane Gensler	484-0408
Nina Court	Judy Mehlman	486-6769
Oak Hollow Court	Brenda Belsky	486-2246
Picasso Court	Jane Krosin	484-4218
Pumpkin Seed Court	Emilie Schwab	486-0324
Redspire Lane	Judy Baylin	486-6586
Schloss Court	Barbara Hettleman	484-7811
Spring Bottom Way	Alan Mogol	484-0117
Stone Hollow Court	Vicki Mackler	486-0403
Sutherland Court	Sandee Winakur	484-9427
Stevenson Road	Irene Russel	484-2568
Swanhill Court	Carole Fradkin	653-0766
Swanhill Drive	Sherry Cohen	486-9904
Tama Court	Florence Kayne	486-2433
Thornhaugh Court	Norman Shillman	484-0263
Topping Road	Irene Russel	484-2568
Whisperwood Court	Nancy Bookoff	484-8756
Windsong Court	Phyllis Zimmerman	484-1797
Woodvalley Drive 2909-3100	Nadine Turner	653-0854
Woodvalley Drive 3200	Miriam Gerstenblith	653-0854
Woodvalley Drive 3300-3317	Roz Kronthal	486-1218
Woodvalley Drive 3400-3407	Marlyn O'Mansky	486-4025
Woodvalley Drive 3408-3422	Marcia Boonshaft	484-3112

Submitted by Irene Russel - Block Captain Coordinator

A LETTER TO THE COMMUNITY FROM RON FLOOD, PRESIDENT, FORCE ONE SECURITY.

I would like to personally thank the Association for selecting Force One as your security service provider and for the warm welcome we have received. Since commencing patrol operations on April 1, 2000, we have received only one complaint of a major criminal incident. It was a question of breaking and entering a house during the critical non-patrol hours. One of the advantages that members have during the patrol hours is a 'force in readiness", with a response time much quicker than the police. Whenever you see violations of the law you should still notify the police via 911, but always follow up with a call to us so that we can assist you or others pending their arrival. We can also investigate alarms, suspicious noise, people, and/or vehicles, and other concerns that may not require police involvement. Remember that police response to non-emergency calls can take as long as 30 minutes while our average response time is about 1 minute.

We provide the following services to members upon request: escorts, dead battery hot shots, flat tire inflation, and checks on property when homeowners are away. And remember that Force One is a full services security and investigative firm that, for a fee, can provide you with personal security protections, background investigations of domestic employees, and special investigations for business owners. For further information call our office at 410-486-8416

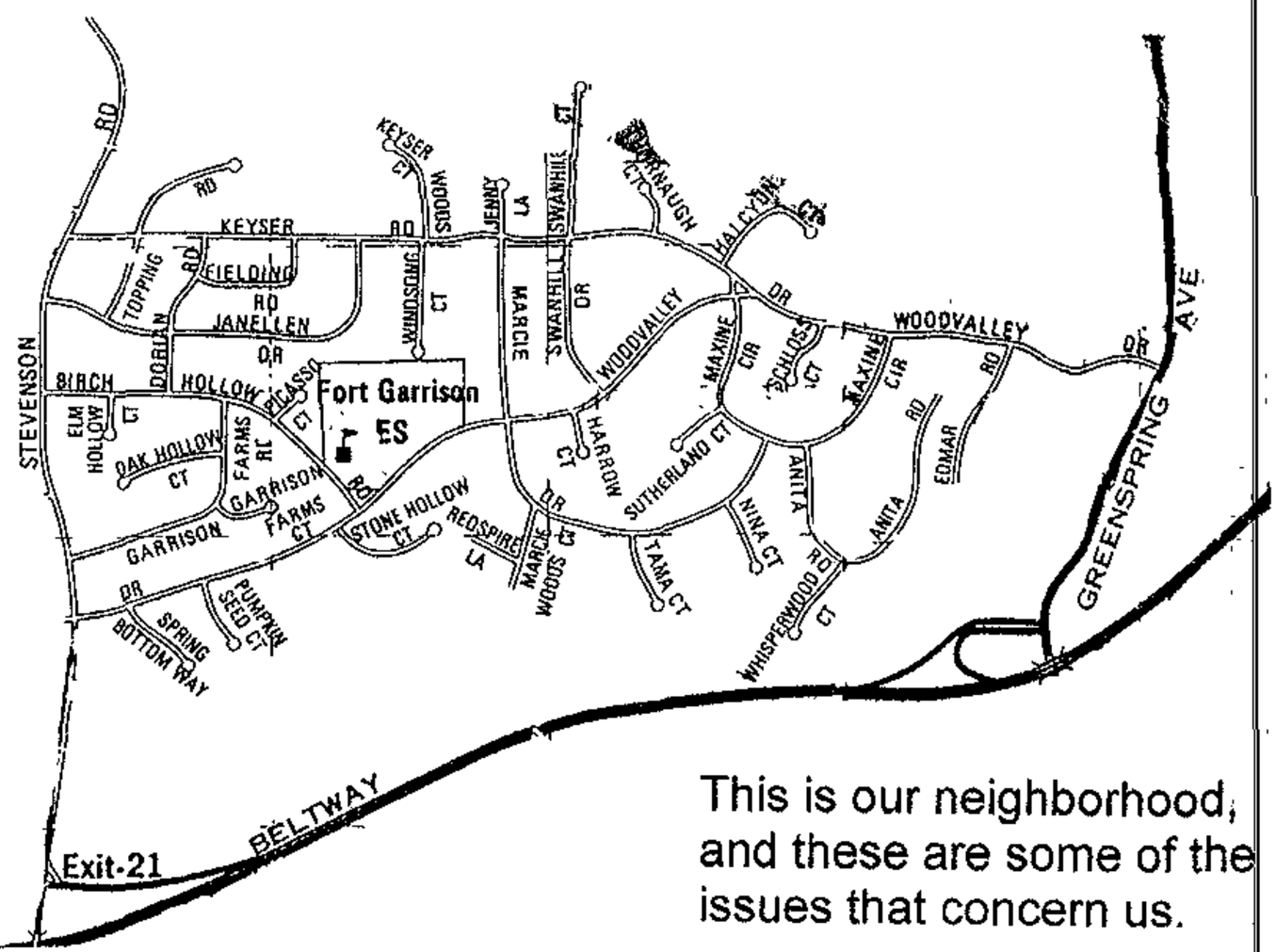
Our permanent staff consists of: Lt. Ed Cramer, who has more than 12 years of experience in the security/law enforcement field that includes working as a campus police officer and working for me for the past 4 years, Ed Hargrove, who worked with the Baltimore City Police Dept. and had a career in the Dept, of Corrections, and Sgt Melissa Brock, who worked as a store detective, patrol officer at Martin State Airport, and with Pinkerton Detective Agency.

As for me, I started my career with the Baltimore City Police Dept. Then, after several years as Director of Security for the Marriott Hotel Corp. Mid-Atlantic Region, I started my own agency in 1996 and have never looked back. You have at your service a staff that represents more than a half century of law enforcement and security experience, and I am proud to present this package to you

I thank you for your confidence and look forward to serving you.

▲ ▲▲▲▲▲▲▲▲

STEVENSON RIDGE — HALCYON ASSOCIATION



This is our neighborhood, and these are some of the issues that concern us.

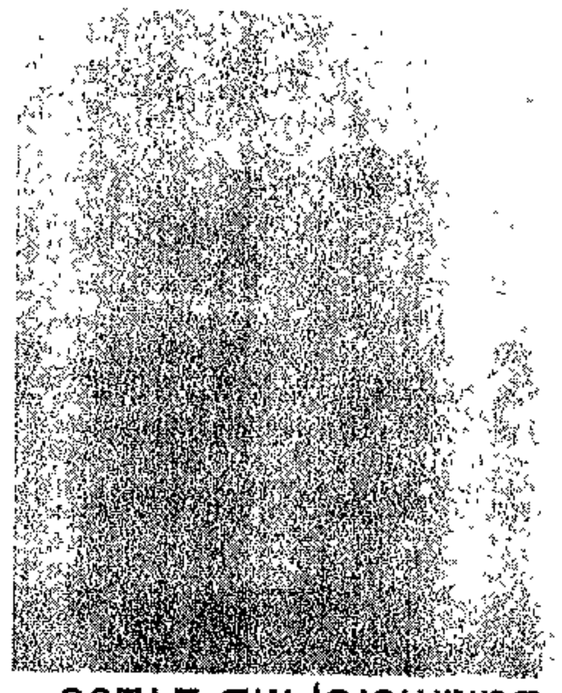
Deer cause ... Lyme disease, automobile accidents, destruction of home landscaping and gardens.

Problem ...The deer population of Baltimore County doubles every 4 years. Two deer were killed in traffic accidents on Woodvalley Drive in 1998. Their natural habitat is now insufficient to support the size of the herd. Deer are starving in the winter. They no longer fear humans and come right up to our front doors to feed. They have eaten every tulip in our community and almost all of the rose bushes. It is impossible to grow tomatoes, peppers, and cucumbers. They routinely eat azaleas, rhododendron, holly, hosta, lilies, and daylilies. They chew and rub the bark killing newly planted trees. For more horticultural information you may call Michael Pusin at 410-653-2119.

Solution ... The State of Maryland Dept of Natural Resources will help homeowners arrange for controlled hunts. They can arrange for licensed experienced bow and arrow hunters to thin the herd at no charge to the homeowner, during the fall hunting season. State law requires that all homeowners in a 150-yard radius of the hunting site give their approval. For further information and to schedule a hunt, contact Paul Peditto at the DNR 410-260-8549.

Submitted by Michael Pusin

STEVENSON RIDGE-HALCYON IMPROVEMENT ASS'N
c/o Barbara Hettleman
7 Schloss Court
Baltimore, MD 21208



TO:
Rony & Marilyn Werthamer
7 Sutherland Ct.
Baltimore, MD 21208

ARE YOU INTERESTED IN. . .

Forming a play group, finding a baby sitter, starting a walking group, joining other active retirees, meeting someone who shares your interests? In other words, do you want to tap the resources that are available right here in our own neighborhood? With more than 500 families, there's probably nothing you can't find here. Sylvia Berger has volunteered to coordinate this project. Call her at 486-5584 and let's see what develops.

❋ ❋ ❋ ❋ ❋ ❋ ❋ ❋

This newsletter is made possible by the creative talents of Barbara Hettleman, Marilyn Kinstlinger, and Norman Shillman. If you'd like to assist in any way call Barbara 410-484-7811.

✻ ✻ ✻ ✻ ✻ ✻ ✻ ✻

The League for People With Disabilities is having a used fur sale in November. Please consider donating your fur(s) and receive a written appraisal for tax purposes.

Call 410-323-0500 or Barbara Hettleman - 410-484-7811

❖ ❖ ❖ ❖ ❖ ❖ ❖

Bills for membership and security dues will be mailed in September. We appreciate your support and hope everyone pays immediately.

Emilie Schwab

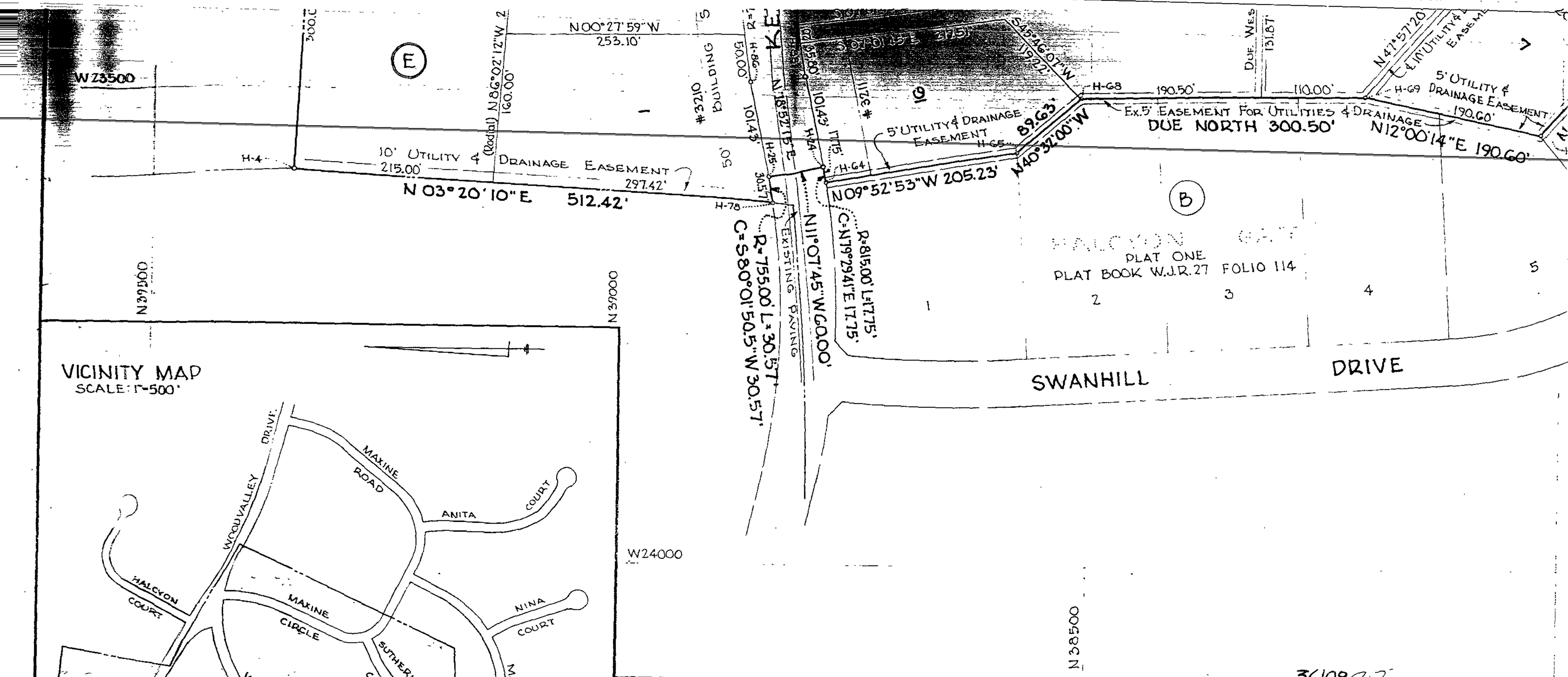
The following are members of the Board:

Officers:

Co-Presidents	Barbara Hettleman	484-7811
	Roz Kronthal	484-1218
1st Vice President	Barbara Levine	484-5974
Vice President	Stefan Luger	484-7559
Treasurer	Emilie Schwab	486-0324
Asst. Treasurer	Norman Shillman	484-0263
Secretary	Shirley Belaga	484-0033

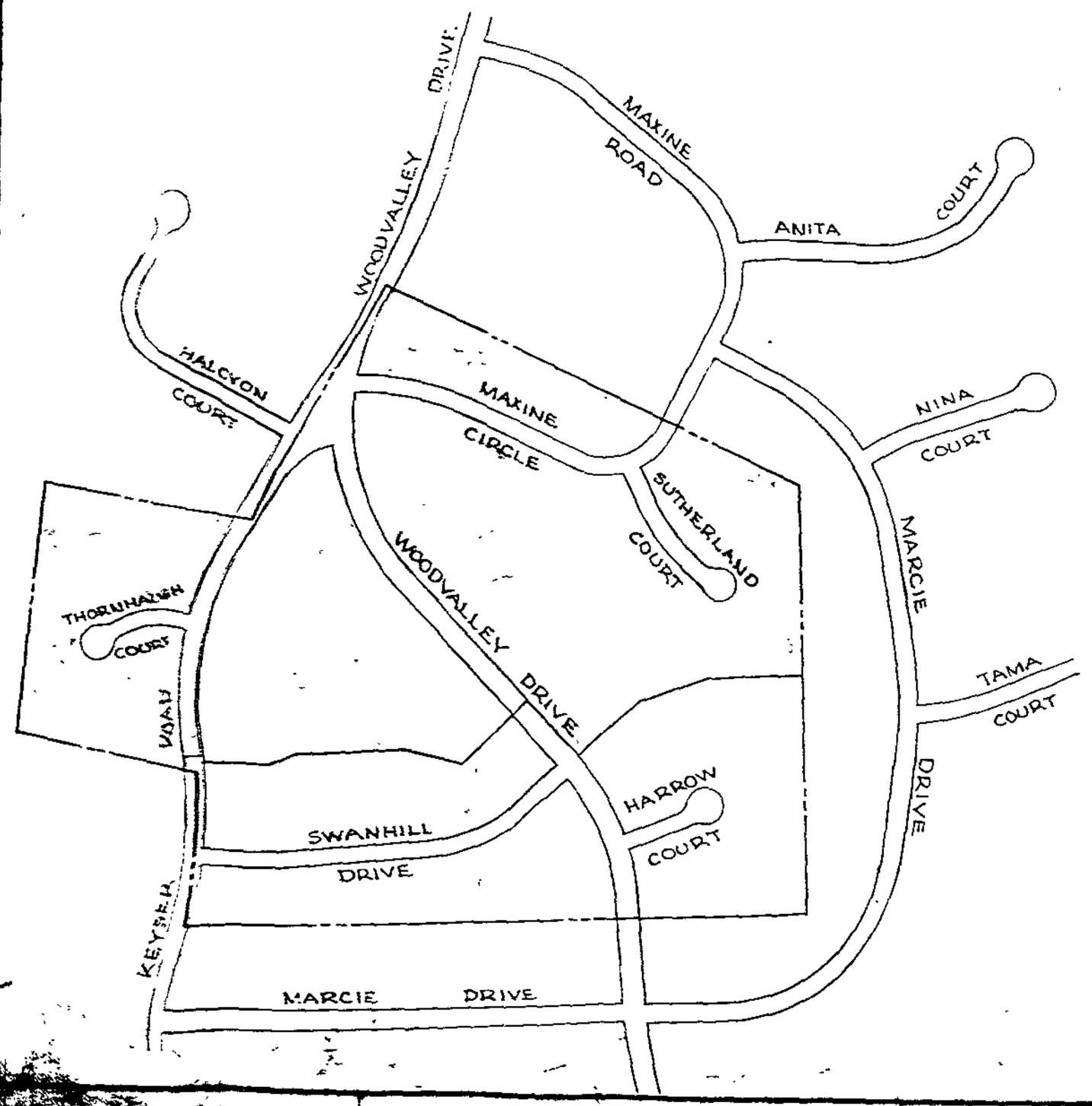
Board:

Mindy Aiken	486-2555
Judy Baylin	486-6586
Joel Charkatz	653-5333
Ron Fradkin	653-0766
Miriam Gerstenblith	486-3238
Bobby Ginsberg	653-9067
Sandy Hittman	486-1003
Jack Kinstlinger	484-5490
Cari Kramer	484-9960
Harry Lebow	484-6511
Judy Mehlman	484-6769
Irene Russel	484-2568
Norman Shillman	484-0263
Robert Weinblatt	653-9387



VICINITY MAP

SCALE: 1"=500'



APPROVED

Director of Planning Board — Date

APPROVED

County Roads Engineer — Date

APPROVED

Deputy State & County Health Officer — Date

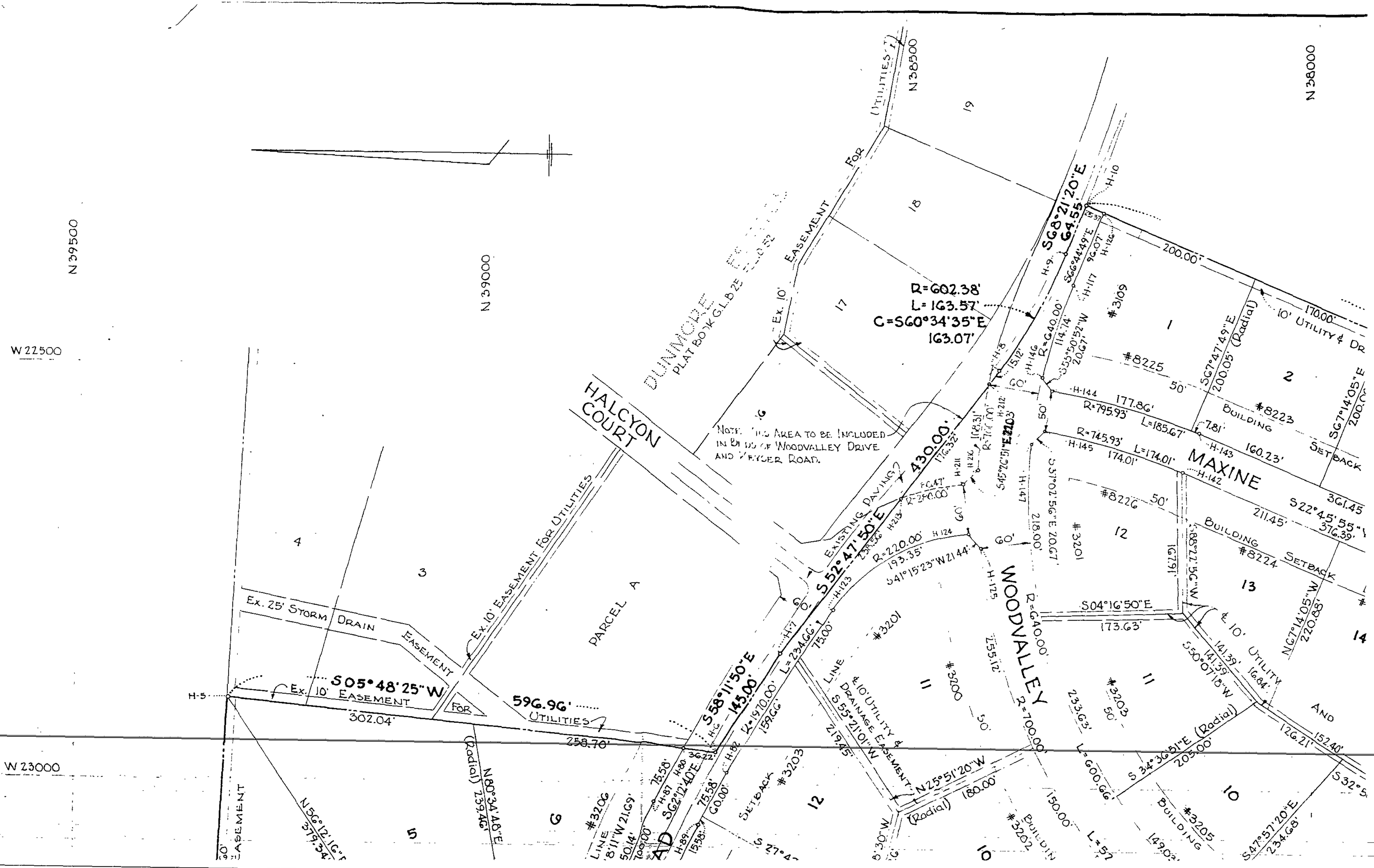
36109 R.R.

R.M.O. SEC

3/5/62

NOTE

The streets and/or roads as shown hereon
deeds are for the purpose of description only
tended to be dedicated to public use; the fee sim
is expressly reserved in the grantors of the dee
tached, their heirs and assigns.


N 39500
N 39000
N 38500
N 38000
W 22500
W 23000
HALCYON COURT
DUNMORE ESTATES
PLAT BOOK G, PAGE 52
PARCEL A
WOODVALLEY
MAXINE
NOTE: THIS AREA TO BE INCLUDED IN BLDG OF WOODVALLEY DRIVE AND WEYGER ROAD.
Ex. 25' STORM DRAIN EASEMENT
Ex. 10' EASEMENT FOR UTILITIES
Ex. 10' EASEMENT
S05°48'25"W
596.96'
302.04'
258.70'
S58°11'50"E
145.00'
S52°47'50"E
430.00'
R=602.38'
L=163.57'
C=S60°34'35"E
163.07'
S68°21'20"E
64.55'
200.00'
170.00'
10' UTILITY & DR
#3109
#8225
#8223
#8226
#3201
#3200
#3203
#3205
#3202
BUILDING SETBACK
S04°16'50"E
173.63'
S22°45'55"E
376.39'
361.45'
211.45'
160.23'
177.86'
R=795.93'
L=185.67'
R=745.93'
L=174.01'
R=640.00'
R=700.00'
L=600.66'
S 34°36'51"E (Radial)
205.00'
N 25°51'20"W
(Radial)
180.00'
N80°34'48"E
(Radial)
239.46'
N56°12'16"E
379.34'
S62°12'40"E
S 27°4
S47°57'20"E
234.68'
S32°5
N67°14'05"W
220.88'
S50°07'18"W
141.39'
126.21'
152.40'
S 37°02'56"E 20.67'
S45°26'51"E 21.03'
S55°50'52"W
20.67'
S66°44'49"E
96.07'
S67°47'49"E
200.05' (Radial)
S67°14'05"E
200.00'
S88°22'56"W
16.79'
S 8°30"W
N 8°11'W 21.69'
50.14'
100.00'
75.58'
60.00'
EXISTING PAVING
& 10' UTILITY & DRAINAGE EASEMENT
S55°21'01"W
219.45'
R=220.00'
193.35'
S41°15'23"W 21.44'
R=1970.00'
159.66'
L=234.66'
75.00'
255.12'
233.63'
150.00'
149.03'
218.00'
EASEMENT FOR UTILITIES
Ex. 10' EASEMENT FOR UTILITIES
H-5
H-10
H-117
H-126
H-144
H-145
H-143
H-142
H-147
H-141
H-123
H-124
H-125
H-211
H-212
H-213
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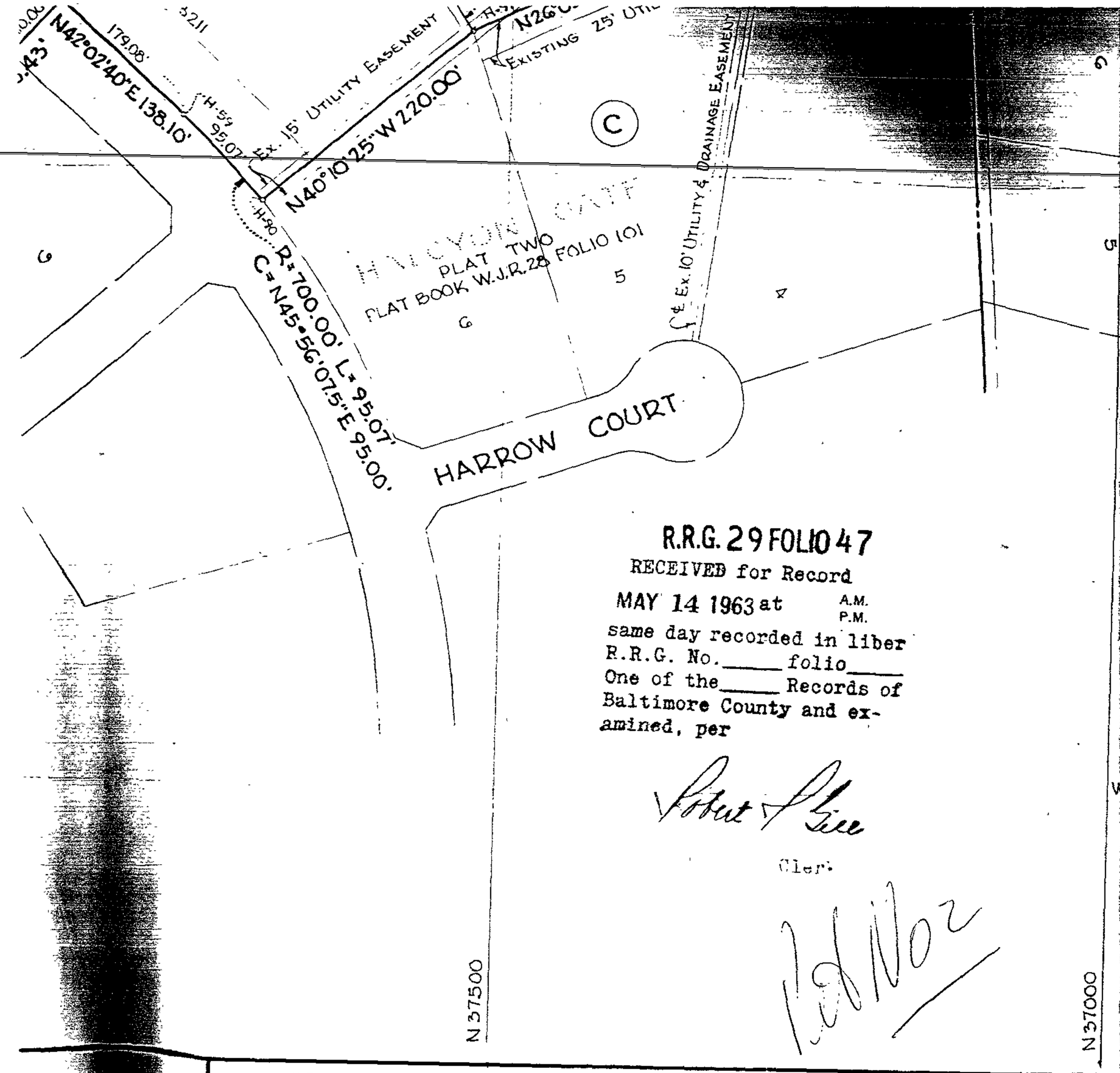
H-212
H-212



H-126	38259.43	22305.46	H-181	38868.19
H-123	38584.60	22787.13	H-182	38878.80
H-124	38422.83	22692.95	H-183	38866.65
H-125	38406.71	22707.09	H-59	37764.18
H-211	38424.18	22632.86	H-210	38408.74
H-212	38395.88	22509.72	H-213	38502.49

NOTE:

Coordinates and bearings shown hereon a
to the system of coordinates established
Baltimore County Metropolitan District and a
the following traverse stations:

X-2475 N 38797.62 W 24116.10
X-2476 N 38798.98 W 23746.18

R.R.G. 29 FOLIO 47
RECEIVED for Record
MAY 14 1963 at A.M. P.M.
same day recorded in liber
R.R.G. No._____ folio_____
One of the_____ Records of
Baltimore County and examined, per

Robert L. Lee

Clerk

Pd No 2

PLAT THREE

HALCYON GATE

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100' MARCH, 1963.

DEVELOPMENT BY
ROBERT & HARRY MEYERHOFF BUILDING COMPANY
6301 REISTERSTOWN ROAD
BALTIMORE 15, MARYLAND

WILSON F. OUTE
6301 REISTERSTOWN
BALTIMORE 15, MARYL

ion the
e are no
beds th
is plat

OWNER'S CERTIFICATE

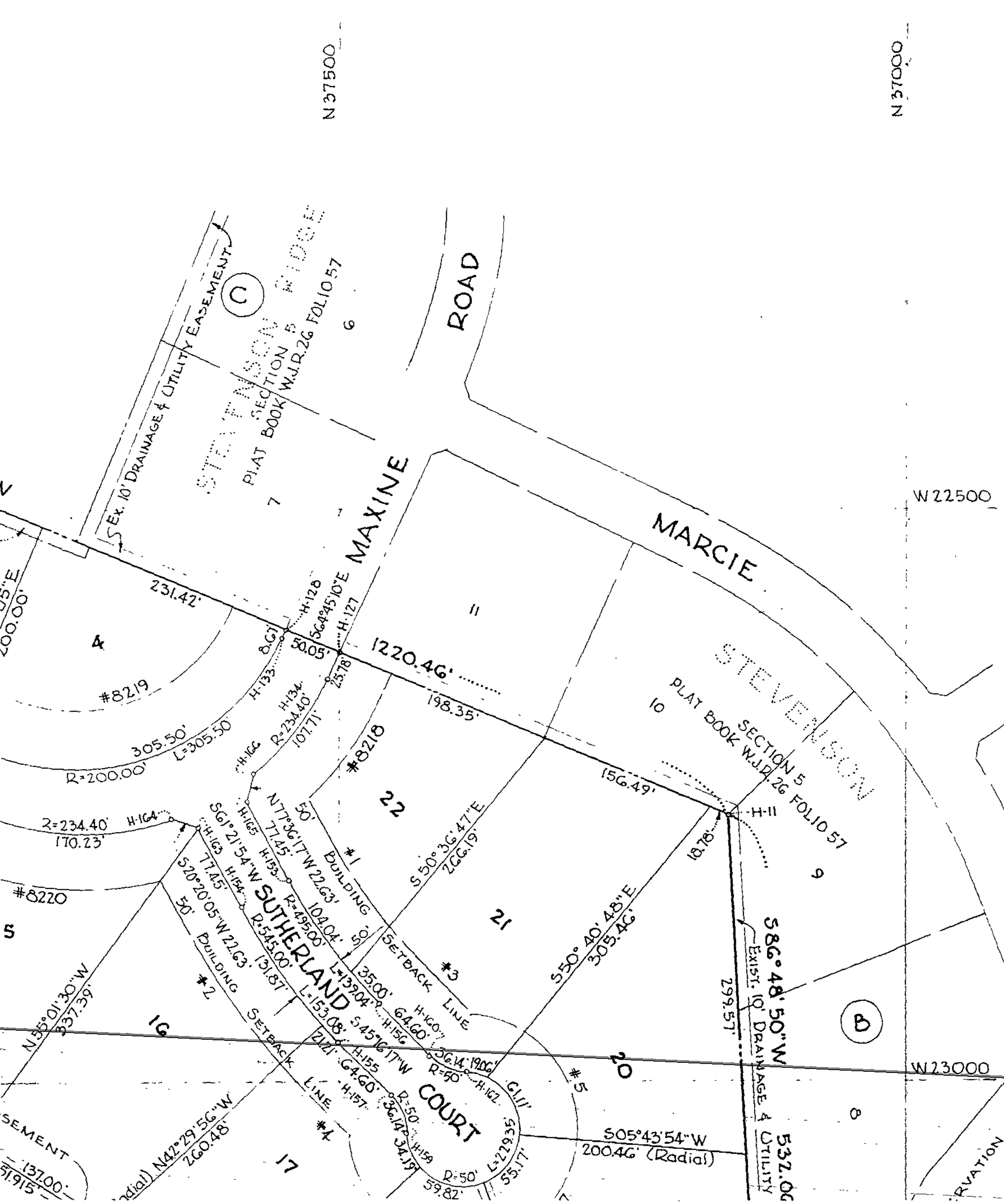
The requirements of Section 72 B, Article 17 of the Annotated Code of Maryland (Flack 1947 Supplement) as far as they relate to the making of this plat have been complied with.

ROBERT & HARRY MEYERHOFF BUILDING CO.

SURVEYOR'S CERTIFICATE

I, Wilson F. Outen, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of lands known as House Bill 459, Chapter 1016 of the Acts of 1945 and subsequent Acts amendatory thereto.

WILSON F. OUTEN
No. 2


N 37500
N 37000
W 22500
W 23000
ROAD
MAXINE
MARCIE
DRIVE
COURT
SUTHERLAND
STEVENSON
SECTION 5
PLAT BOOK W.J.R. 26 FOL. 10 57
Ex. 10' DRAINAGE & UTILITY EASEMENT
BUILDING SETBACK LINE
EXIST. 10' DRAINAGE & UTILITY EASEMENT
S86°48'50"W 532.06'
S05°43'54"W 200.46' (Radial)
1220.46'
198.35'
156.49'
231.42'
305.50'
L=305.50'
R=200.00'
R=234.40'
170.23'
S50°36'47"E 266.19'
S50°40'48"E 305.46'
299.57'
N77°36'17"W 22.63'
S61°21'54"W 77.45'
S20°20'05"W 22.63'
N55°01'30"W 337.39'
N42°29'56"W 260.48'
#8219
#8218
#8220
#1
#2
#3
#4
#5
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H-12.8
H-12.7
H-133
H-134
H-164
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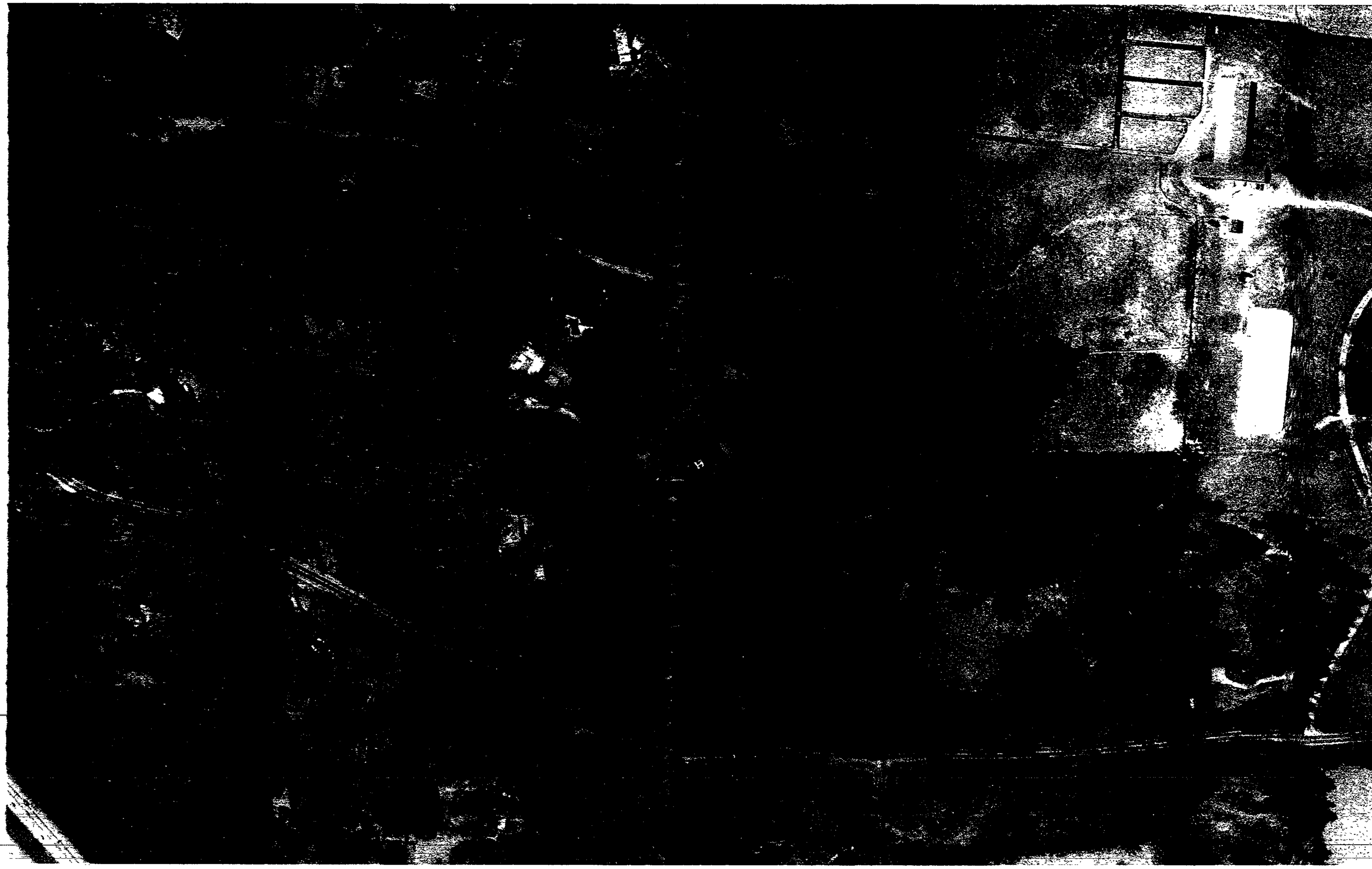
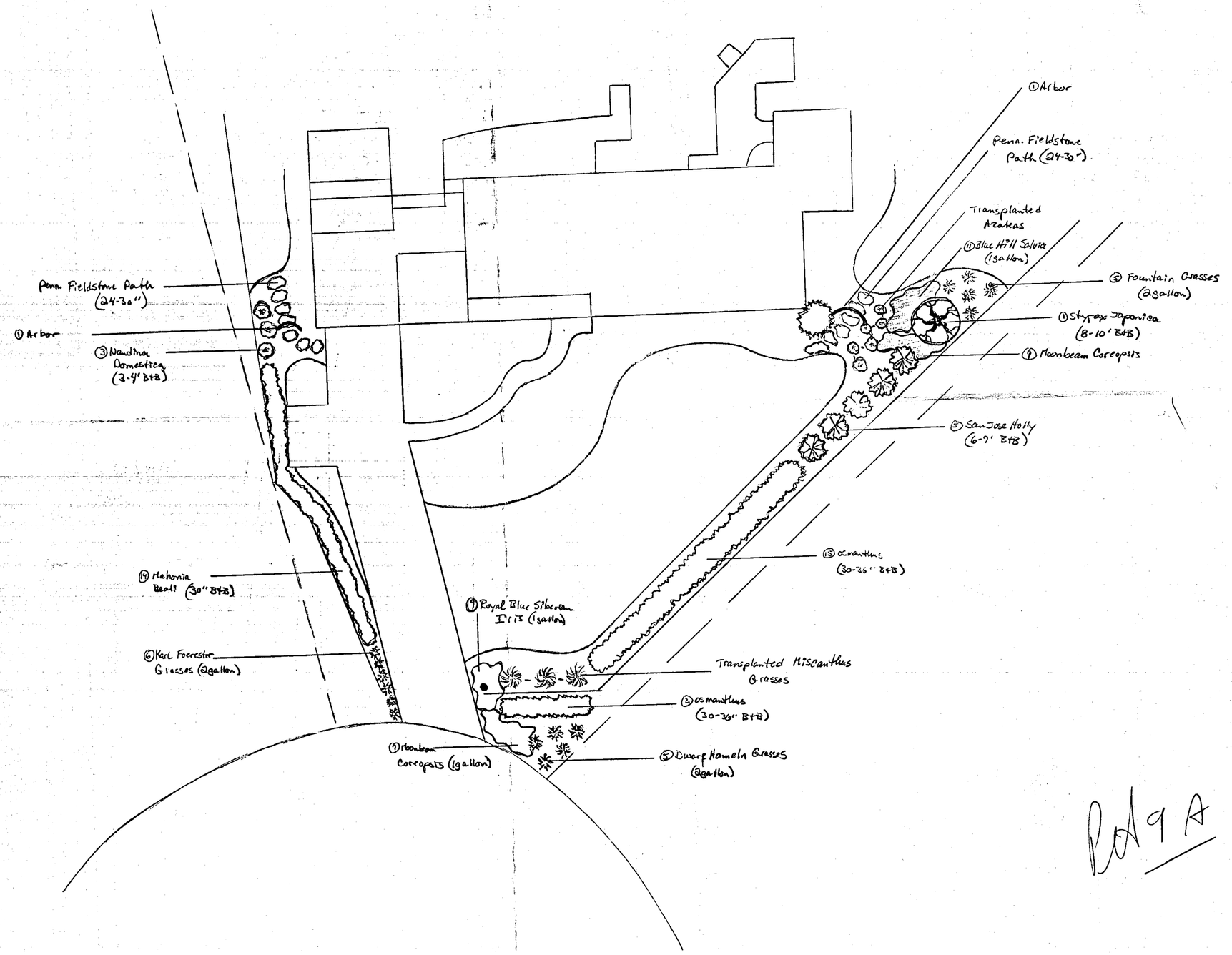
01-158-A



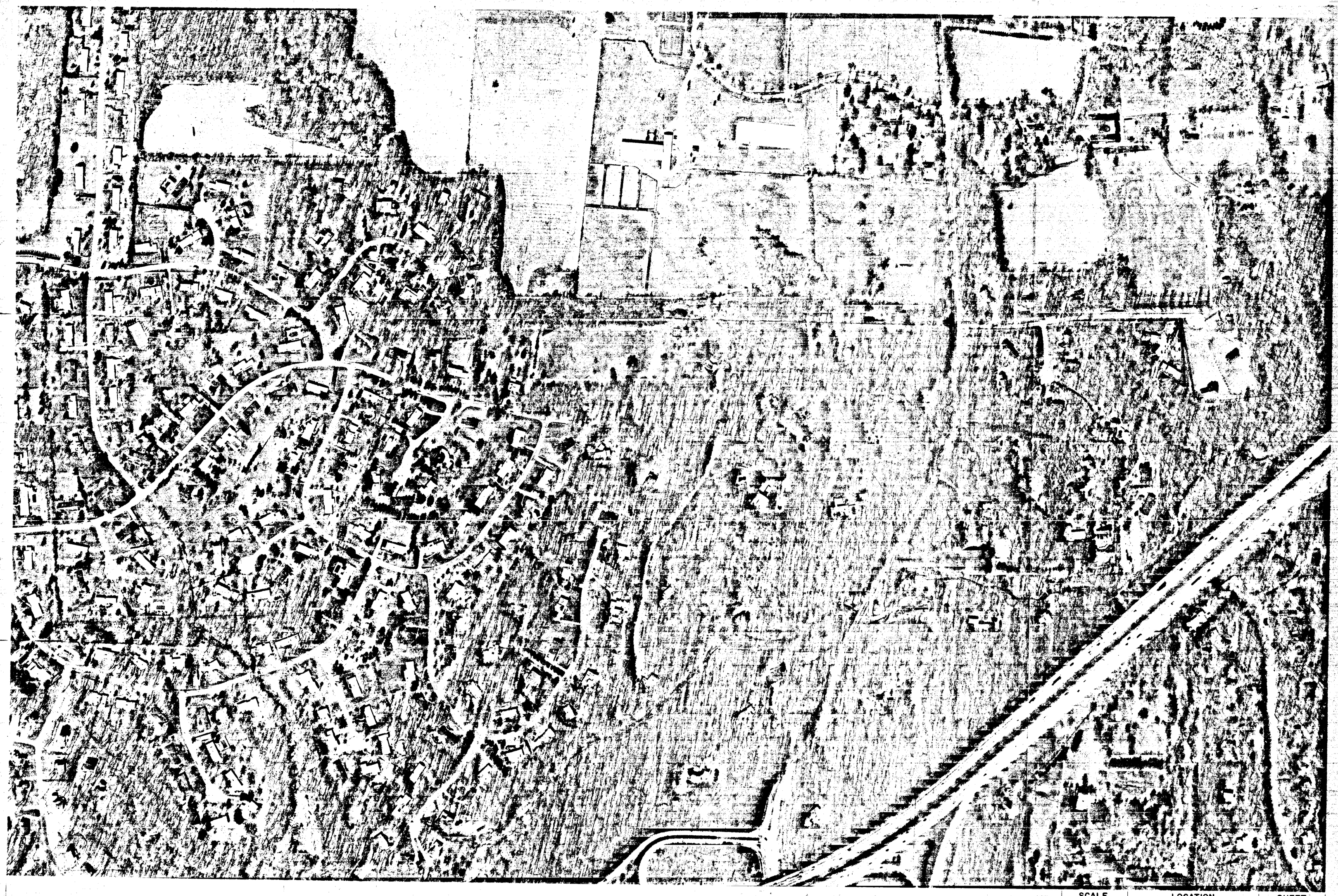
01-158-A

#158

Tot No 3


① Arbor
Penn. Fieldstone Path (24-30")
Transplanted Azaleas
⑪ Blue Hill Salvia (1 gallon)
② Fountain Grasses (2 gallon)
① Styrax Japonica (8-10' B&B)
⑨ Moonbeam Coreopsis
⑤ San Jose Holly (6-7' B&B)
⑮ Osmanthus (30-36" B&B)
Transplanted Miscanthus Grasses
③ Osmanthus (30-36" B&B)
⑤ Dwarf Hameln Grasses (2 gallon)
⑨ Moonbeam Coreopsis (1 gallon)
⑨ Royal Blue Siberian Iris (1 gallon)
⑥ Karl Foerster Grasses (2 gallon)
⑭ Mahonia Beali (30" B&B)
Penn. Fieldstone Path (24-30")
① Arbor
③ Nandina Domestica (3-4' B&B)

Pg 9 A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

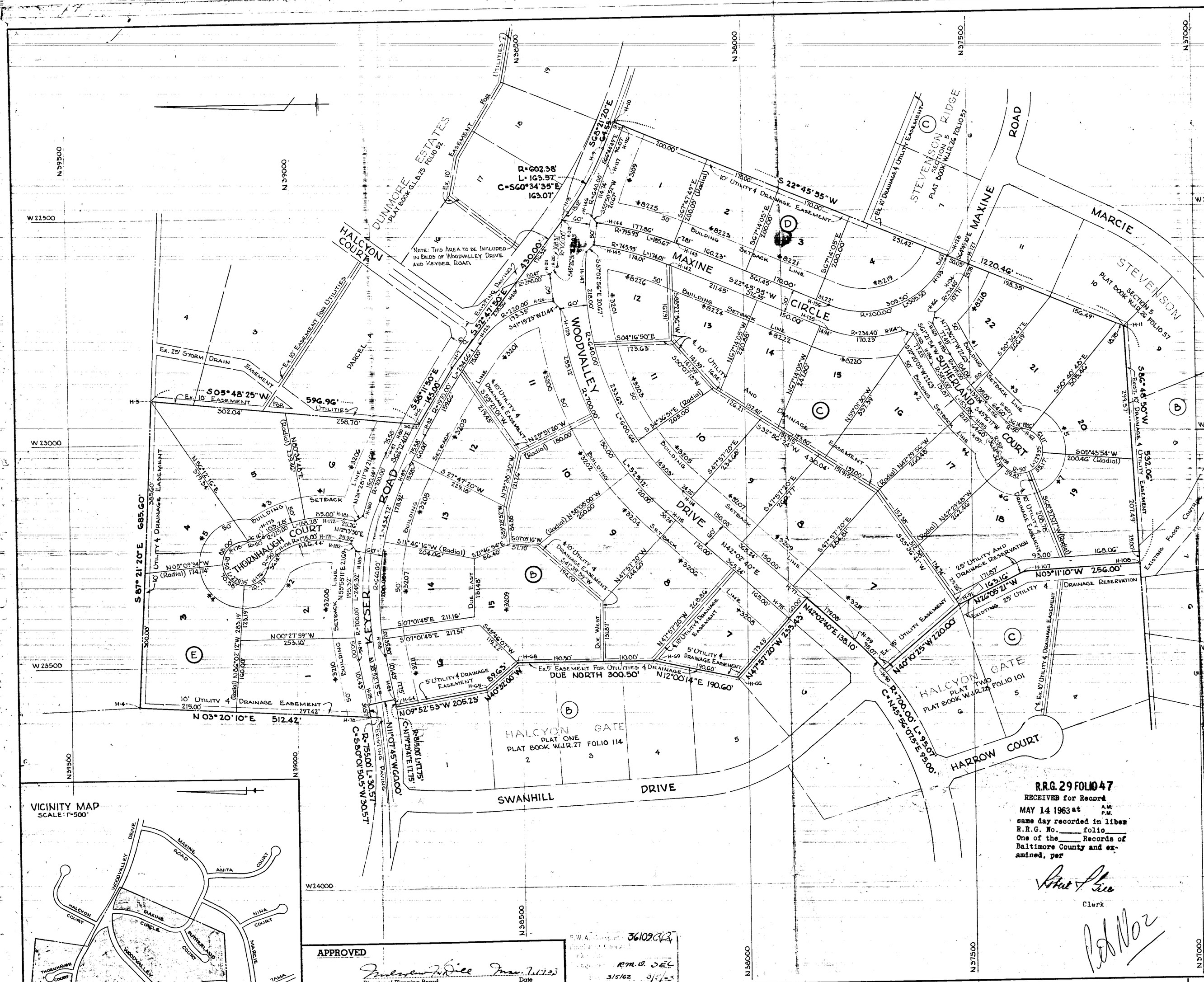
SCALE	LOCATION	SHEET
1" = 200'±	ROCKLAND	N.W. 10-D
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

01-158-A

#158

Pet No 3



CURVE DATA

From	To	Radius	Arc	Δ	Tangent	Chord
H-86	H-183	700.00	245.32	20° 04' 47"	123.93	N 88° 54' 38.5"E 244.07
H-88	H-89	640.00	434.72	38° 55' 05"	226.12	S 81° 40' 12.5"E 426.41
H-180	H-181	700.00	150.14	12° 17' 22"	75.36	S 68° 21' 21" E 149.86
H-82	H-123	1970.00	234.66	06° 49' 30"	117.47	S 58° 47' 55"E 234.53
H-123	H-124	220.00	193.35	50° 21' 23"	103.42	S 30° 12' 20.5"E 187.19
H-171	H-174	175.00	140.44	47° 56' 44"	77.82	N 11° 44' 52"W 142.21
H-172	H-173	225.00	188.28	47° 56' 44"	100.05	N 11° 44' 52"W 182.84
H-173	H-178	50.00	36.14	41° 24' 35"	18.90	N 15° 00' 56.5"W 35.36
H-174	H-176	50.00	36.14	41° 24' 35"	18.90	N 56° 25' 31.5"W 35.36
H-176	H-178	50.00	229.35	262° 49' 10"	56.69	N 54° 10' 40" E 79.00
H-114	H-143	640.00	600.66	53° 46' 25"	324.51	N 69° 55' 52.5"E 578.85
H-146	H-117	640.00	114.74	10° 16' 20"	57.55	S 71° 52' 59"E 114.59
H-115	H-125	700.00	525.12	42° 58' 53"	275.61	N 63° 32' 06.5"E 512.89
H-136	H-139	200.00	305.50	87° 51' 05"	191.52	S 20° 59' 37.5"E 276.65
H-166	H-134	234.40	107.71	26° 19' 43"	54.82	S 51° 35' 18.5"E 106.77
H-135	H-164	234.40	170.23	41° 36' 40"	89.07	S 01° 57' 35"W 166.52
H-144	H-143	795.93	185.67	13° 21' 57"	93.26	S 16° 04' 56.5"W 185.25
H-145	H-142	745.93	174.01	13° 21' 57"	87.40	S 16° 04' 56.5"W 173.61
H-153	H-156	495.00	139.04	16° 05' 37"	69.98	S 53° 19' 05.5"W 138.58
H-154	H-155	545.00	153.08	16° 05' 37"	77.05	S 53° 19' 05.5"W 152.58
H-157	H-159	50.00	36.14	41° 24' 35"	18.90	S 69° 58' 34.5"W 35.36
H-160	H-162	50.00	36.14	41° 24' 35"	18.90	S 24° 33' 59.5"W 35.36
H-159	H-162	50.00	229.35	262° 49' 10"	56.69	S 44° 43' 45" E 75.00
H-210	H-212	700.00	108.31	08° 51' 56"	54.26	S 83° 10' 23" E 108.21
H-213	H-211	280.00	80.47	16° 27' 56"	40.51	S 12° 27' 40"E 80.19

COORDINATE TABLE

No.	North	West	No.	North	West
H-4	39348.67	23587.68	H-127	37901.95	22623.34
H-5	39317.04	22903.01	H-128	37548.10	22603.97
H-6	38723.14	22963.41	H-133	37951.80	22611.81
H-7	38646.73	22840.18	H-134	37812.95	22446.68
H-8	38386.74	22497.68	H-135	37815.66	22762.82
H-9	38306.63	22355.64	H-136	37810.08	22710.93
H-10	38282.82	22295.64	H-142	38162.74	22617.16
H-11	37157.44	22767.91	H-143	38143.39	22571.06
H-24	38783.54	23576.02	H-144	38321.39	22519.74
H-25	38842.41	23587.60	H-145	38329.56	22569.07
H-64	38780.30	23593.47	H-146	38352.99	22502.04
H-65	38578.12	23558.25	H-147	38346.05	22581.52
H-66	38023.07	23539.64	H-153	37547.03	22620.40
H-68	38510.00	23500.00	H-154	37590.21	22844.36
H-69	38209.51	23500.00	H-155	37499.76	22966.72
H-75	37906.92	23410.85	H-156	37464.24	22931.93
H-77	37866.76	23366.29	H-157	37454.30	23012.61
H-78	38837.12	23617.70	H-159	37439.90	23044.90
H-80	38759.18	22959.74	H-160	37418.78	22977.43
H-82	38706.10	22987.72	H-162	37386.69	22992.13
H-86	38861.99	23488.08	H-163	37628.02	22776.38
H-87	38794.42	23026.61	H-164	37649.24	22765.92
H-88	38503.12	23476.50	H-165	37584.14	22752.42
H-89	38741.34	23054.59	H-166	37579.28	22730.32
H-90	37698.11	23527.04	H-171	38903.47	23220.75
H-91	37550.01	23288.12	H-172	38892.88	23171.66
H-107	37383.47	23313.37	H-173	39071.89	23209.09
H-108	37127.87	23299.14	H-174	39042.70	23249.08
H-114	36157.97	23121.65	H-176	39062.25	23279.13
H-115	36178.15	23166.24	H-178	39106.04	23218.72
H-117	36297.36	22993.73	H-180	38849.69	23163.98
H-126	36259.45	22305.46	H-181	38868.19	23197.22
H-125	36584.60	22787.13	H-182	38878.80	23226.09
H-124	36422.89	22692.95	H-183	38866.65	23244.05
H-125	36406.71	22707.09	H-99	37764.16	23458.77
H-211	38424.18	22632.86	H-210	38406.74	22617.16
H-212	38395.88	22509.72	H-213	38507.49	22650.12

NOTE:
Coordinates and bearings shown hereon are referred to the system of coordinates established by the Baltimore County Metropolitan District and are based on the following traverse stations:
X-2475 N 38797.62 W 24116.10
X-2476 N 38798.95 W 23746.18

PLAT THREE

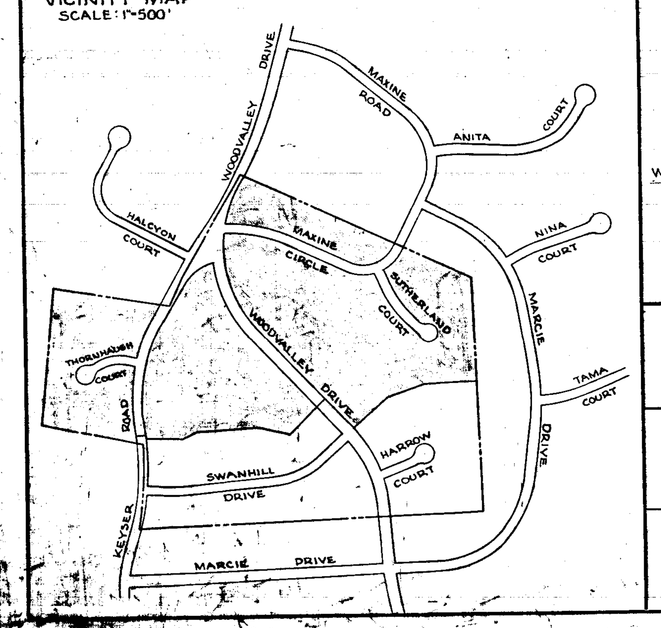
HALCYON GATE

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100' MARCH, 1963.

DEVELOPMENT BY
ROBERT & HARRY MEYERHOFF BUILDING COMPANY
6301 REISTERSTOWN ROAD
BALTIMORE 15, MARYLAND

WILSON F. OUTEN
6301 REISTERSTOWN ROAD
BALTIMORE 15, MARYLAND

VICINITY MAP
SCALE: 1"=500'



APPROVED
Director of Planning Board — Date: Mar. 7, 1963

APPROVED
County Roads Engineer — Date: 3/11/63

APPROVED
Deputy State & County Health Officer — Date: 5/14/63

36109 RG
R.M.B. SEC
3/5/62 3/5/63

NOTE

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

OWNER'S CERTIFICATE

The requirements of Section 72 B, Article 17 of the Annotated Code of Maryland (Flack 1947 Supplement) as far as they relate to the making of this plat have been complied with.

ROBERT & HARRY MEYERHOFF, BUILDING CO.
By: President — Date: 3/4/63

SURVEYOR'S CERTIFICATE

I, Wilson F. Outen, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of lands known as House Bill 459, Chapter 1016 of the Acts of 1945 and subsequent Acts amendatory thereto.

Reg. No. 2493 — Date: 3/4/63

WILSON F. OUTEN LAND SURVEYOR No. 2493 REGISTERED STATE OF MARYLAND