

The testimony and evidence offered at the hearing clearly demonstrated that the business operated by the Petitioner on the subject property falls within the provisions of Section 1B01.C.12 of the B.C.Z.R. Mrs. Simonetti does not utilize more than 25% of the total floor area of her house for her studio, nor does she employ any other persons in her portraiture business. Not only does Mrs. Simonetti satisfy the definition of being an artist, but she also falls in the category of a professional person, given the number of degrees, awards and high level of skill that she possesses in her chosen field. Mrs. Simonetti testified that she teaches her method of portraiture all over the country. Her business is conducted by appointment only and there are no members of the general public visiting her home for business purposes. Accordingly, I find that the use by the Petitioner is that of an artist and, therefore, is permitted by special exception on this particular property.

It is clear that the B.C.Z.R. permits the use proposed in a DR 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

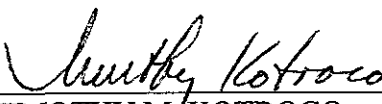
The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at this particular location would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

THEREFORE, IT IS ORDERED this 17th day of January, 2001, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request from Section 1B01.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an office or studio of an artist or other professional persons, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

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

January 17, 2000

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 01-212-X
Property: 6 Saint Thomas Lane

Dear Mr. Pittler:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Exception has been approved in accordance with the enclosed Order

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Kimberly D. Phillips-Simonetti
6 Saint Thomas Lane
Owings Mills, Maryland 21117





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6 Saint Thomas Lane
Dwings Mills Md.

which is presently zoned D.R. 3.5

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

" Office or studios of artists, or other
professional persons" under BCZR
Section 1B01, C12 uses permitted by Special
Exception in all D.R. zones
Bill # 105-1982

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, 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:

Legal Owner(s):

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Leslie M. Pittler

Signature

Company

29 W. Susquehanna Ave. Ste. 610

Address

Towson

City

Md.

State

Telephone No.

21204

Zip Code

Name - Type or Print

Signature

Name - Type or Print

Signature

6 St. Thomas Lane

Address

Dwings Mills, Md.

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Leslie M. Pittler

Name

29 W. Susquehanna Ave

Address

Towson

City

Md.

State

410-823-4455

Telephone No.

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTN

Date 11/20/00

RECEIVED FOR FILING
Date 11/20/00
By R. Garrison
Case No. 01-212-X
REC-0015198

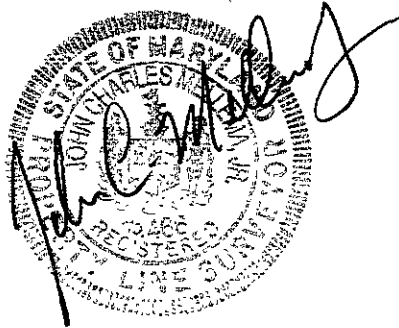
JOHN C. MELLEMA, SR. INC.
5409 EAST DRIVE
BALTIMORE, MARYLAND 21227
SEPTEMBER 29, 2000

ZONING DESCRIPTION # 6 ST. THOMAS LANE

NORTHEAST

Beginning for the same at a point on the Northwest side of St. Thomas Lane 420 feet more or less from the centerline of Reisterstown Road, thence binding on the Northwest side of St. Thomas Lane Northeasterly 100 feet more or less, thence leaving the Northwest side of St. Thomas Lane and running Northwesterly for a distance of 266.7 feet more or less thence Southwesterly for a distance of 100 feet more or less, thence Southeasterly 272.00 more or less to the place of beginning containing 29, 937 square feet more or less.

Being those two parcels of land described in a deed dated January 29, 1999 conveyed by E. Neil Tabor to Kimberly D. Phillips and recorded among the land records of Baltimore County, Maryland in librer 8391 folio 472.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 97480

DATE 11/20/00 ACCOUNT 2001 6150

AMOUNT \$ 300.00

RECEIVED FROM: LESLIE M. FITZGER

FOR: 050 SE #1212

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Paid Receipt

PAYMENT METHOD THE
12/20/00 11/20/00 11/20/00
NEW MARYLANDERS
DEPT. OF ENVIRONMENTAL
RECEIVED 11/20/00
CASH. 050.00
TOTAL FOR 050.00
TOTAL FOR 050.00

CASHIER'S VALIDATION

**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: #01-212-X
6 Saint Thomas Lane
NW/SE, St. Thomas Lane,
420' NE of centerline Reisterstown Road
4th Election District
2nd Councilmanic District

Legal Owner(s): Kimberly D. Phillips

Special Exception: for an office or studio of an artist.
Hearing: Wednesday, January 10, 2001 at 9:30 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.

12/14/99 Dec. 21 C440584

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/21, 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 12/21, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.:

01-212-X

Petitioner/Developer:

PHILLIPS, ETALc/o L. PITTNER, ESQ.OFF. 410-8234455

Date of Hearing/Closing:

1/10/01

FAX-

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

Attention: Ms. Gwendolyn Stephens

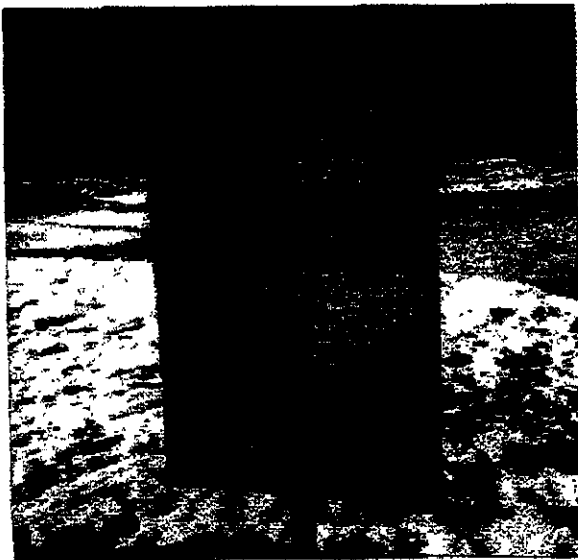
Ladies and Gentlemen:

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 #6 ST. THOMAS LA.

The sign(s) were posted on

12/24/00

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe, 1/2/01

(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-410-905-8571

(Telephone Number)

01-212-X
#6 ST. THOMAS LA

1/10/01

RE: PETITION FOR SPECIAL EXCEPTION
6 St. Thomas Lane, NW/S St. Thomas Ln,
420' NE of c/I Reisterstown Rd
4th Election District, 2nd Councilmanic

Legal Owner: Kimberley Dawn Phillips
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~01-212-X~~

* * * * *

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.



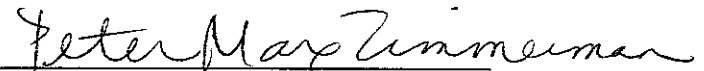
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 7th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



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

December 1, 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: 01-212-X

6 Saint Thomas Lane

NW/S St. Thomas Lane, 420' NE of centerline Reisterstown Road
4th Election District – 2nd Councilmanic District

Legal Owner: Kimberly D. Phillips

Special Exception for an office or studio of an artist.

HEARING: Wednesday, January 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "GJL" written below it.

Arnold Jablon
Director

C: Leslie M. Pittler, 29 W. Susquehanna Ave., Ste 610, Towson 21204
Kimberly D. Phillips, 6 St. Thomas Lane, Owings Mills 21117
Code Enforcement Officer Wood
Code Enforcement Officer Rowe

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 22, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 21, 2000 Issue – Jeffersonian

Please forward billing to:

Leslie M. Pittler
29 W. Susquehanna Avenue
Towson, MD 21204

410 823-4455

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: 01-212-X

6 Saint Thomas Lane

NW/S St. Thomas Lane, 420' NE of centerline Reisterstown Road

4th Election District – 2nd Councilmanic District

Legal Owner: Kimberly D. Phillips

Special Exception for an office or studio of an artist.

HEARING: Wednesday, January 10, 2001 at 9:00 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: 01-212-X

Petitioner: KIMBERLY DAWN PHILLIPS

Address or Location: 6 SAINT THOMAS CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: LESLIE M. PITTLER

Address: 29 W. SUSQUEHANNA AVE
TOWSON MD 21204

Telephone Number: (410) 823-4455

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 8, 2001

Kimberly D. Phillips
6 St. Thomas Lane
Owings Mills, MD 21117

Dear Ms. Phillips:

RE: Case Number: 01-212-X, 6 St. Thomas Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 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: Leslie M. Pittler, 29 W. Susquehanna Ave., Ste 610, Towson 21204
Harvey A. Epstein, Margolis, Pritzker & Epstein, P.A. Suite 100,
405 E. Joppa Road Towson 21286
James H. Thompson, Code Inspections & Enforcement Supervisor
Jeffrey N. Pritzker, Margolis, Pritzker & Epstein, P.A., Suite 100,
405 E. Joppa Road, Towson 21286
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2000
Item Nos. 211, 212, 215, 216, 218, 219,
220, and 221

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

RWB:HJO:jrb

cc: File

Line
1/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-212

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley */RBS*
DATE: December 11, 2000
SUBJECT: Zoning Item #212
6 Saint Thomas Lane

Zoning Advisory Committee Meeting of December 4, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Betty Kelley

Date: December 8, 2000



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.1.00

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

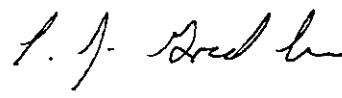
RE: Baltimore County
Item No. 212 LTM

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,

lu 
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
Interoffice Memorandum

DATE: November 21, 2000

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

FROM: James H. Thompson
Supervisor, Code Enforcement

SUBJECT: Zoning Case Number 01-212-X
6 St. Thomas Lane
Petitioner: Kimberly Phillips Simonetti

Please be advised that the referenced hearing is subject to an active violation case, 00-2581.

When this matter is scheduled for a hearing, you will not have to formally notify the complainant in our case because that party is anonymous.

JHT:scj

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: 11/27/00

TO: File

FROM: Lloyd T. Moxley

SUBJECT: Case No. 01-212-X

At the time of filing for the Petition for the Special Exception the attorney for the applicant discussed the following;

- The advanced educational degree held by the applicant.
- The membership in arts organizations held by the applicant.
- The fact that the work produced by the applicant is found in art galleries and is recognized and collected statewide.

Based upon these facts I felt that the applicant's status as an artist working in the photographic medium was established and therefore a Special Hearing was not required.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: November 28, 2000

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

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

SUBJECT: Item No.: 212
Legal Owner/Petitioner: Kimberly Dawn Phillips
Contract Purchaser: N/A
Property Address: 6 Saint Thomas Lane
Location Description: NW/S St. Thomas Lane, 420' NE of centerline Reisterstown Rd.

VIOLATION INFORMATION: Case No.: 00-2581
Defendants: Kimberly Simonetti-Phillips

Please be advised that the aforementioned petition is the subject of an active violation case.

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 letter
- ◆ Complaint Intake Form/Code Enforcement Officer's report and notes
- ◆ State Tax Assessment printout
- ◆ Photograph
- ◆ Code Violation Notice
- ◆ Reprint from "Reflections" Magazine dated October 1997
- ◆ Letter from Harvey Epstein, Esquire dated June 7, 2000
- ◆ Letter from Leslie Pittler, Esquire dated June 15, 2000
- ◆ Letter from James Thompson dated June 16, 2000
- ◆ Letter from Leslie Pittler, Esquire dated July 11, 2000
- ◆ Letter from Jeffrey Pritzker, Esquire dated July 17, 2000
- ◆ Letter from Leslie Pittler, Esquire dated August 15, 2000
- ◆ Memo from James Thompson dated November 21, 2000

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 Rowe

Zoning Board

5/2/00
JS
P

97-21140
closed
HR

To Whom it May Concern:

Several months ago, we at Sandalwood Apartments on Reisterstown Road, adjacent to 6 Saint Thomas Lane, which was built half home and half commercial business, expressed our concern as to why this individual was permitted to violate zoning laws. Despite the fact that we are renting our homes, we are not permitted to have a business in our place of residence, which is directly across the street from 6 Saint Thomas Lane.

Attached you will find proof that this person continues to blatantly run her photography business from her personal residence, knowing that it was zoned residential. We at Sandalwood Apartments wish to gain the approval of the Zoning Board of Baltimore County to operate commercial businesses in our homes, as does Kimberly Studios, 6 Saint Thomas Lane, Owings Mills, MD 21117.

Many of us at Sandalwood feel that this may be a racial issue, in that certain people, such as the owner of Kimberly Studios, who happens to be white, may be afforded certain exceptions to the zoning regulations because of her race. We will remain vigilant to determine if Kimberly Studios is permitted to continue to violate zoning laws. If so, we will have no further recourse but to request that the NAACP conduct an investigation into this matter.

Sincerely yours,

Residents of Sandalwood Apartments

00-2581

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 5042000 Intake: _____ Act: _____ Case #: 00-2581
Inspector: ROWE, H Inspection Group: ENF Inspection Area: 10
Address: 6 ST THOMAS LN Apt #: _____ Zip: 21117
Problem Descript.: BUSINESS FROM RESIDENTIAL HOME;

Date of Reinspection: 7172000 Date Closed: 08012000 Delete Code (X): X
Insp./Hear. Notes: NO VIOLATION, H JACOBSON

V 01: _____	V 02: _____
V 03: _____	V 04: _____
V 05: _____	V 06: _____
V 07: _____	V 08: _____
V 09: _____	V 10: _____

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

This is INCORRECT!!
11-21-00

DATE: 05/25/2000

ASSESSMENT TAXPAYER SERVICE

TIME: 10:33:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
04 13 085200	04	1-1	04-00	H	NO	D	04/25/00

SIMONETTI-PHILLIPS KIMBERLY D DESC-1.. IMPSNWS ST THOMAS LA
 6 ST THOMAS LA DESC-2.. 400 E REISTERSTOWN RD
 PREMISE. 00006 ST THOMAS LA

00000-0000

OWINGS MILLS MD 21117-0000 FORMER OWNER: TABOR E NEIL

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
	PRIOR	PROPOSED	NUMBER.....	30844	LOT.....
LAND:	42,350	42,350	DATE.....	01/30/90	BLOCK....
IMPV:	204,510	211,920	PURCHASE PRICE..	0	SECTION..
TOTL:	246,860	254,270	GROUND RENT.....	0	PLAT.....
PREF:	0	0	DEED REF LIBR..	08391	BOOK..... 0000
CURT:	246,860	254,270	DEED REF FOLIO..	472	FOLIO.... 0000
DATE:	07/94	05/97	YEAR BUILT.....	26	MAP..... 0067
			NEW CONSTR YR...		GRID..... 0004
					PARCEL... 0178
TAXABLE BASIS					
98/99	99,730	LOT WIDTH..	50.00		SB
97/98	98,740	LOT DEPTH..	.00		WB
96/97	97,030	LAND AREA..	13416.000 S		SS
ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT					WD



BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.

119173

Case No.:

00-2581

Election District _____ Permit No. _____

Name (s)

KIMBERLY SIMONETTI-PHILLIPS

Address

6 ST THOMAS LA OWENS MILLS 21117

Location of Violation (if different than address) _____

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS.

County Code:

§§ _____

§§ _____

Zoning Regulations:

§§

§§

101, 102.1, 11301.1A

Building Code (BOCA):

§§ _____

§§ _____

Livability Code (18-66):

§§ _____

§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

① CEASE OPERATION OF A BUSINESS
FROM A RESIDENTIAL HOME WITHOUT
A SPECIAL EXCEPTION

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
6/25/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 6/25/00

INSPECTOR: Rowe

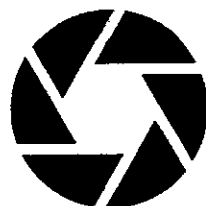
STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION 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

COMPETITION RESULTS AND STANDINGS

MPPA SEPTEMBER PRINT COMPETITION RESULTS

<u>WEDDING</u>	<u>PORTRAIT</u>	<u>ILLUSTRATIVE</u>	<u>COMMERCIAL</u>	<u>WEDDING ALBUM</u>
Best of Show Nizam Mohammed	Best of Show: Kim Phillips (Non-Master)	Best of Show: Warren Kahle	Best of Show: Warren Kahle	Best of Show: Shlomo Cohen
1st Place: Nizam Mohammed	Lisa Radomsky (Master)	1st Place: Joe Campanellie	1st Place: Prospero Zevallos	1st Place: Shlomo Cohen
2nd Place: Warren Kahle	1st Place: Lisa Radomsky	2nd Place: Ron Coss	2nd Place: Warren Kahle	2nd Place: Anthony Marill
3rd Place: Robert Nicholson	2nd Place: Joe Campanellie	3rd Place: Eric Smith	3rd Place: Prospero Zevallos	3rd Place: Richard Dalcin
	3rd Place: Kim Phillips Lisa Radomsky			



MPPA PRINT COMP. POINT TOTALS THRU SEPT. '97

<u>WEDDING</u>	<u>PORTRAIT</u>	<u>ILLUSTRATIVE</u>	<u>COMMERCIAL</u>	<u>WEDDING ALBUM</u>
Ed Buxton 25	Kimberley Phillips 40	Joe Campanellie 34	Ron Coss 33	Shlomo Cohen 30
Nizam Mohammed ... 14	Joe Campanellie 25	Steve Harrell 17	Prospero Zevallos 12	Richard Dalcin 15
Susan Levi 10	Eric Smith 18	Robert Nicholson 14	Warren Kahle 7	Robert Isacson 6
Richard Dalcin 7	Lisa Radomsky 17	Warren Kahle 7	Sharon Lewis 4	Robert Mehr 4
Sharon Lewis 7	Robert Nicholson 7	Sharon Lewis 6	Steve Harrell 3	Anthony Marill 4
Les Henig 6	Steve Harrell 4	Ron Coss 6	Lew Vendetti 3	Robin Levin 3
Anthony Marill 5	Shlomo Cohen 3	Richard Dalcin 4	Ed Buxton 2	Kimberley Phillips 2
Shlomo Cohen 3	Bob Grichuhin 3	Nizam Mohammed 4	Nizam Mohammed 2	
Fred Silber 2	Linh Nguyen 1	Fred Silber 2		
Robert Nicholson 2		Gil Jackson 2		
Webster Wright 2		Eric Smith 2		
Victor Stekoll 2		Victor Stekholl 1		
Ray Sander 1		David Kuhn 1		
Barbara Brown 1		Tim Slater 1		

STUDIO PROFILE

KIMBERLY STUDIO

By Ron Coss, Editor

"WHERE PORTRAIT PHOTOGRAPHY BECOMES PORTRAIT ART"

This month's Studio Profile feature's one of Maryland's premiere portrait photographers - Kimberly Phillips. At this writing Kimberly is one merit from receiving her Master of Photography degree from Professional Photographers of America.



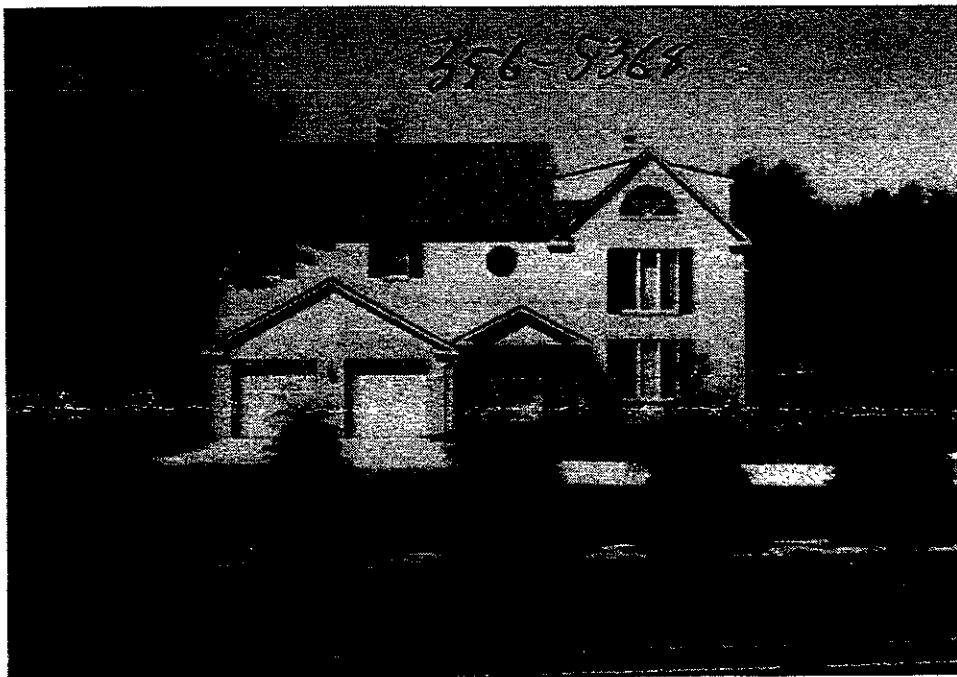
Kimberly Phillips
Photograph by Robert Issacson

Kimberly's passion for photography began in high school, and it was then that she knew it would become her life work. While continuing her study in photography at the University

of Maryland, she apprenticed with master photographers, Monte Zucker and Tom Krieger. Kimberly opted for her own business, so in 1984 she created Kimberly Studio, and began working out of her family home. She quickly gained recognition as one of Baltimore's most demanded photographers. Her success allowed her to meet her initial goal when, in 1990, she purchased a circa 1912 home in Owings Mills, Maryland. After extensive renovations, in 1991 she moved into her custom built home/studio.

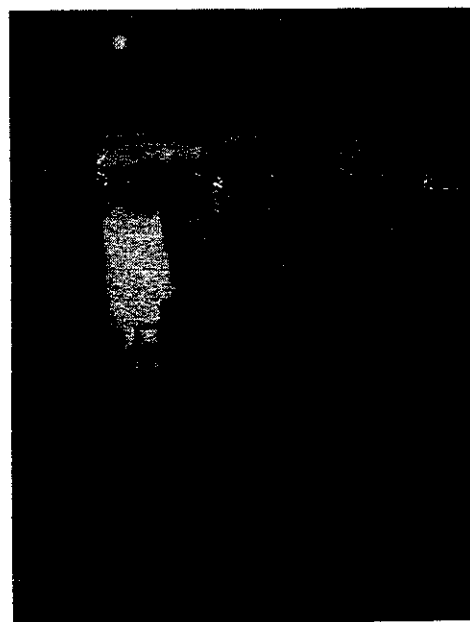
"I couldn't imagine doing anything else!" proclaims Kimberly. "I love to photograph the innocence of childhood and capture that moment forever. My goal with each session is to create one magnificent portrait, and image that will be held onto, a classic portrait that could have come from yesteryear... a piece that will become the focal point in any room in which it is featured."

Kimberly's work focuses on the aspects of classical portraiture. Her distinctively unique style blends an expertise in photography with an artistic vision that gives her portraits a "renaissance" feel. "I like to combine classic posing and lighting techniques of great artists such as



A northeast exposure and large windows provide plenty of daylight in the studio shown in this view on the right side of the house.

Mary Cassatt and Rembrandt," she states. Her portraiture is even further enhanced through a technique of applying oil paints



A Victorian setting graces the reception area as seen from the studio.

to the surface of the photographic portrait. The result is an alternative to the formal oil portrait that combines the unique artistry of oil portraiture, but allows a realistic interpretation of the subject through the use of the photograph.

Kimberly's goal is to reveal the magic behind her subject's image and personality. Her first step in creating a portrait is a customized consultation, a time for Kimberly to get to know her client and to design the perfect portrait. In her spacious studio, Kimberly displays the various backgrounds she has had painted specifically for her portraiture. "My style decidedly spans from the Renaissance through the Victorian periods of portraiture," says Kimberly, "I work with my clients to get the feel they want." Kimberly has been careful to create background choices that will blend with any room décor. "It is important for people to be able to imagine the portraiture hanging in their home." In addition to backgrounds, there are props—a variety of wicker and Victorian chairs, small tufted footstools, antique-look-

ing bicycles and toys. Everything has been chosen with an eye to creating a certain atmosphere.

Acknowledging that working with children can be challenging, Kimberly sets aside one to two hours for each session in her studio, which is located in her home. "The home environment is important to me," she says, "because I feel that it relaxes the children." Viewing the final images together, Kimberly and her clients select the perfect piece and finish, including the option of hand-oil over canvas.

Since 1993, Kimberly has received awards as one of Maryland's top portrait photographers. She has twice been awarded the Maryland Association's Kelly Pierce Memorial Award for Best Portrait of a Child. For 1996 she was awarded Portrait Photographer of the Year. In 1997 she received the Court of Honor Award and

Meyer Rivkind Portrait of the Year Award both recognizing outstanding artistic ability in portraiture. Kimberly was also awarded the distinguished Fuji Masterpiece Award recognizing artistic portraiture around the world.

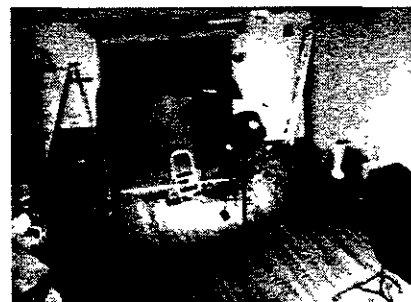
Kimberly serves on the MPPA Board of Directors and is Advertising Director for The Maryland Professional Photographers Reflections Magazine. She can be reached at Kimberly Studios, Owings Mills, 410-356-1330.



This young lady is captured in a combination photograph and oil-over technique by Kimberly.



The portrait of two young women was commissioned for display over the fireplace of the client's home and was delivered in a 35" x 35" format.



WHAT THE ARTIST SHOOTS WITH

The primary camera system in use at Kimberly Studio is a Hasselblad 500cm fitted with shades and filters from Lindal, Don Blair and others including custom filters by Kimberly. When she has use of 35mm equipment, she relies on her trusty Nikon FM or 8008S. Her large format system is a Sinar F2-4x5.

To light her sets, Kimberly has chosen White Lightnings, usually in a four-head configuration. A large Balcar umbrella provides just the right amount of fill-light and she measures it all using her Minolta IV meter. Kimberly uses H&H Color Lab for printing and processing.

OCTOBER MEETING:

ENHANCING YOUR CREATIVE VISION

ARTISTRY IN PORTRAITURE

SPONSORED BY FUJI

Maryland Professional Photographers Association proudly announces it's Fall education workshop featuring the portrait techniques of Lizbeth Guerrina, M.Ph., Cr., F/ASP.

GUERRINA became a professional photographer in 1973. She earned her Masters Degree from PP of A in 1981. This was followed in 1985 with the PP of A Craftsman Degree and in 1988 she was awarded a Fellowship with the American Society of Photographers.

GUERRINA instructs classes at the Winona School of Professional Photography, The West Coast School and she has given lectures and workshops throughout the United States and abroad. Many of her photographs are a part of the Permanent Loan Collection of the PP of A and displayed at

the International Hall of Fame.

GUERRINA'S work has been exhibited at Epcot. She received the Fuji Masterpiece Award in 1995 and again in 1996 in both Portrait and Illustrative categories. She is a member and past-President of the Hudson Valley Chapter of the Photographers Society of New York.

GUERRINA works out of her studio in Poughkeepsie, N.Y. When she is not out presenting workshops and seminars, she and her partner, Pauline Taricco, combine their imaginative talents to create artistry in portraiture.

M.P.P.A. invites you to join with fellow professionals to experience and learn the creative techniques Lizbeth will be teaching in this workshop. Contact Karen Tignall at 410-667-0740 for registration information.



Note: Our Fuji rep., Harry Markel, gave away Fuji NHG 11 800 film at the September meeting. Members are reminded to bring their best shot taken on this film to the Oct. 15 meeting (8x10 or bigger). Best picture chosen will receive \$200.00 worth of FUJI PRO film of your choice

REGISTRATION

The Seminar will be held on October 15, 10am until 5:30pm at the Wyndham Gardens Hotel, 173 Jennifer Road, Annapolis, MD. Call Wyndham Gardens Hotel (410) 266-3131 for directions.

Make Checks Payable to:

MPPA

**10860 Sandringham Road
Cockeysville, MD 21030**

REGISTRATION FORM

*Maryland Professional Photographers Association Presents:
Lizbeth Guerrina, October 15th, 1997*

Name: _____

Studio: _____

Address: _____

Phone: _____

Amount Paid: _____ Check Number: _____ Date: _____

LAW OFFICES
MARGOLIS, PRITZKER & EPSTEIN, P.A.
SUITE 100
405 EAST JOPPA ROAD
TOWSON, MARYLAND 21286

6/8/00
8

HARVEY A. EPSTEIN

June 7, 2000

TELEPHONE
(410) 823-2222
TELECOPIER
(410) 337-0098

Code Inspection and Enforcement
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21202
Attention: Inspector Rowe

Re: Violation Notice No: 119173
Case Number: 00-2581
6 St Thomas Lane
Owings Mills, Maryland

Dear Inspector Rowe:

Please be advised that I represent Ms. Kimberly Phillips, owner of 6 St. Thomas Lane. Be advised that it is our intention to promptly file for a special exception/special hearings to allow the alleged non conforming to code activity to be permitted as a professional persons office less than 25% of primary residence.

I would appreciate the deferral of any action until such time as the request for special exception/special hearings is resolved.

Thank you for your cooperation. If you have any questions please call me at you convenience.

Very truly yours,


Harvey A. Epstein

HAE/sar

cc: Ms. Kimberly S. Phillips

LESLIE M. PITTLER

ATTORNEY-AT-LAW

SUITE 610

29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(410) 823-4455

FACSIMILE
(410) 583-2437

June 15, 2000

Mr. James H. Thompson
Supervisor, Bureau of Code Enforcement
Department of Permits & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Violation Notice 119173
Issued 5/25/00
Inspector: Rowe
Address: 6 St. Thomas Lane
Owings Mills 2117

Dear Mr. Thompson:

Pursuant to our meeting this morning, this is to advise you that I will be Counsel of Record in the above-captioned case. In addition I am in the process of gathering the pertinent information that we will need for the filing of a Special Exception under Section 1B01(12) and Section 502 of the Baltimore County Zoning Regulations.

Thank you for your cooperation and assistance in this matter and I will certainly keep your office informed once we are ready to file the appropriate petition.

Very truly yours,

A handwritten signature in black ink, appearing to read 'L. Pittler', with a large circular flourish at the top.

Leslie M. Pittler



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

June 16, 2000

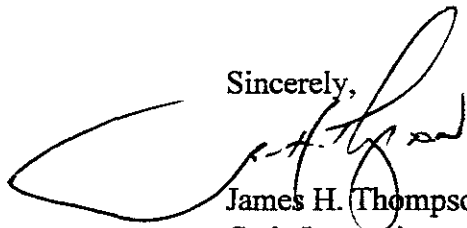
Leslie M. Pittler, Esquire
29 West Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: Case No. 00-2581, 6 St. Thomas Lane

Dear Mr. Pittler:

Per our conversation of June 15, 2000, the Bureau of Code Enforcement will withhold further action in this case pending the filing of a public hearing for a petition for Special Exception and possibly a Petition for Special Hearing. We will require that by July 17, 2000, you establish, with Zoning Review (410-887-3391), a petition filing date. The enforcement division will work with both you and your client as each of you have expressed a sincere desire to present your case before the zoning commissioner, in a timely, rather than delayed fashion. As always, if additional questions remain, please contact this office at 410-887-3352.

Sincerely,



James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/mc

cc: Inspector Hunter Rowe



Census 2000



For You, For Baltimore County



Census 2000



LESLIE M. PITTLE

ATTORNEY-AT-LAW

SUITE 610

29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(410) 823-4455

FACSIMILE
(410) 583-2437

July 11, 2000

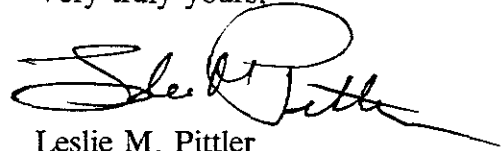
Mr. James H. Thompson
Bureau of Code Enforcement
Department of Permits and Development Management
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Violation Notice 119173
6 Saint Thomas Lane
Owings Mills, Maryland 21117

Dear Mr. Thompson:

Please note for your files that I will **not** be participating in the above-cationed case.

Very truly yours,

A handwritten signature in black ink, appearing to read "Leslie M. Pittler", with a large, stylized loop at the end.

Leslie M. Pittler

cc: Harvey Epstein, Esquire
Jeffrey Pritzger, Esquire

LAW OFFICES
MARGOLIS, PRITZKER & EPSTEIN, P.A.
SUITE 100
405 EAST JOPPA ROAD
TOWSON, MARYLAND 21286

JEFFREY N. PRITZKER

TELEPHONE
(410) 823-2222
TELECOPIER
(410) 337-0098

July 17, 2000

Mr. James H. Thompson
Supervisor, Bureau of Code Enforcement
Department of Permits & Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Violation Notice 119173
Issued: 5/25/00
Inspector: Rowe
Address: 6 St. Thomas Lane
Owings Mills, MD 21117

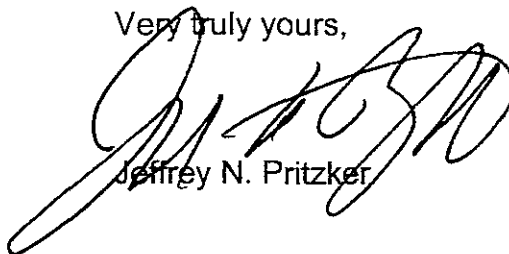
Dear Mr. Thompson:

Originally this office was representing Kimberly Phillips-Simonetti in the above matter and we sought the assistance of Leslie M. Pittler, Esquire, who entered his appearance. Unfortunately, because of some confusion in the matter Leslie Pittler has withdrawn his appearance. I have been scheduled to leave for vacation and am leaving tomorrow morning at 6:00 a.m. and will not return until July 31, 2000. I ask your forbearance in this matter until that time. Either myself, Mr. Pittler or another attorney will immediately thereafter get involved in this case, and actively pursue the application process.

I sincerely regret any inconvenience caused, and I thank you for any consideration which you are able to show Ms. Phillips-Simonetti.

Kind regards.

Very truly yours,



Jeffrey N. Pritzker

JNP/cm

Post-it® Fax Note	7671	Date	7-20-00	# of pages	1
To	LES PITTLER	From	Jim Thompson		
Co./Dept.		Co.			
Phone #		Phone #	287-8094		
Fax #	410-523-2437	Fax #			

8/14/00
J5
✓
LESLIE M. PITTLER

ATTORNEY-AT-LAW

SUITE 610

29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

(410) 823-4455

FACSIMILE
(410) 583-2437

August 15, 2000

Mr. James H. Thompson
Bureau of Code Enforcement
Department of Permits and Development Management
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

00 - 2581

**Re: Violation Notice 119173
6 Saint Thomas Lane
Owings Mills, Maryland 21117**

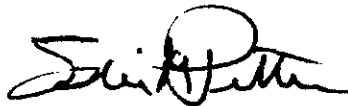
Dear Mr. Thompson:

Please note for your files that I, along with Harvey Epstein, will be representing Kimberly Phillips in the above-captioned matter. The person preparing the site plan to accompany the Special Exception Petition is John Mellema with offices at 5409 East Drive. I spoke with Mr. Mellema this morning as to the status of his preparing the plan and was advised that he should have the plan to me no later than the end of this week or Monday of next week. I advised him that I would like to file the Special Exception no later than August 23 or 24th.

I will be back to you no later than Monday August 21 to advise you of when we should be filing the petition.

Thank you for your patience in this matter.

Very truly yours,



Leslie M. Pittler

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: November 21, 2000

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

FROM: James H. Thompson
Supervisor, Code Enforcement

SUBJECT: Zoning Case Number 01-212-X
6 St. Thomas Lane
Petitioner: Kimberly Phillips Simonetti

Please be advised that the referenced hearing is subject to an active violation case, 00-2581.

When this matter is scheduled for a hearing, you will not have to formally notify the complainant in our case because that party is anonymous.

JHT:scj

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: November 29, 2000

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

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

SUBJECT: Item No.: 212 (01-212-X)
Legal Owner/Petitioner: Kimberly Dawn Phillips
Contract Purchaser: N/A
Property Address: 6 Saint Thomas Lane
Location Description: NW/S St. Thomas Lane, 420' NE of centerline Reisterstown Rd.

VIOLATION INFORMATION: Case No.: 97-4140
Defendants: Kimberly Simonetti-Phillips

Please be advised that the aforementioned petition is the subject of a **closed violation case**.

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

NOTE: As this is a closed case over 3 years old, we no longer have the complete file.

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 Wood

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 2241997 Intake: _____ Act: _____ Case #: 97-4140
Insp: WOOD, K Insp Grp: ENF Insp Area: 10 Tax Acct: _____
Address: 6 ST THOMAS LN Apt #: _____ Zip: 21117
Problem Descript.: BUS/FROM HOUSE. CLOSE CASE

Complainant Name (Last): _____ (First): _____
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: _____
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 2251997 Date Closed: 3041997 Delete Code (P): X

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change



KELLIE PIERCE MEMORIAL AWARD

BEST PORTRAIT
OF A CHILD

1994



PORTRAIT
PHOTOGRAPHER
OF THE YEAR
KIM PHILLIPS



1996



PORTRAIT
PHOTOGRAPHER
OF THE YEAR
KIM PHILLIPS



1997



MARYLAND PROFESSIONAL
PHOTOGRAPHERS ASSOCIATION

KIMBERLY PHILLIPS

PORTRAIT PHOTOGRAPHER OF THE YEAR
MASTER CATEGORY

1998



MARYLAND PROFESSIONAL
PHOTOGRAPHERS ASSOCIATION

—
KIMBERLY PHILLIPS
—

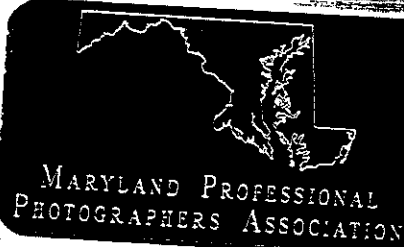
PORTRAIT PHOTOGRAPHER OF THE YEAR
1st RUNNER UP

1999



COURT OF HONOR
PORTRAIT

1997



BEST IN SHOW

PORTRAIT

Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, MD 21204

Mrs. Virginia Dobbs
8 St. Thomas Lane
Owings Mills, MD 21117

Pet Ex #2

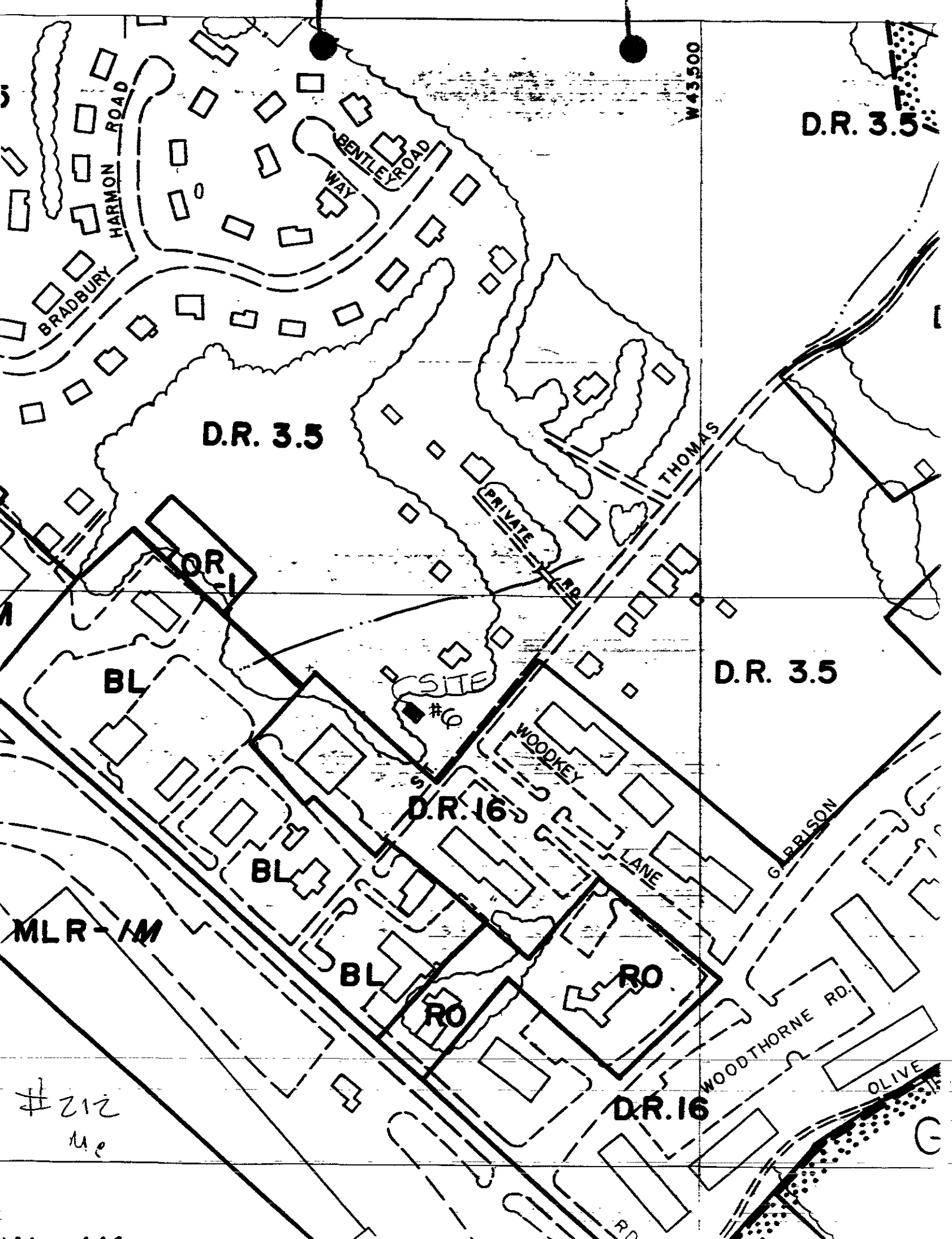
Dear Mr. Commissioner:

I am writing to you in reference to Case Number 01-212-X. I live immediately adjacent to 6 St. Thomas Lane and wish to advise you that I foresee no problems with parking, traffic, or any adversity or detriment to our neighborhood in any manner, shape or form by having my neighbor have her professional photography studio in her home at 6 St. Thomas Lane. The house, to the best of my knowledge, is primarily a residence and over the last several years I have not noticed any detriment to our street because of any persons coming to this house for any purpose whatsoever.

I have no objection to the current owner having her photography studio in the house. I understand that her work is of superb quality.

Sincerely,

Virginia Dobbs
Virginia Dobbs



D.R. 3.5

W43500

HARMON ROAD

BRADBURY

BENTLEY ROAD
WAY

D.R. 3.5

COR

BL

PRIVATE

THOMAS

D.R. 3.5

SITE #6

D.R. 16

WOODKEY

LANE

GARRISON

MLR-1M

BL

BL

RO

RO

D.R. 16

WOODTHORNE RD.

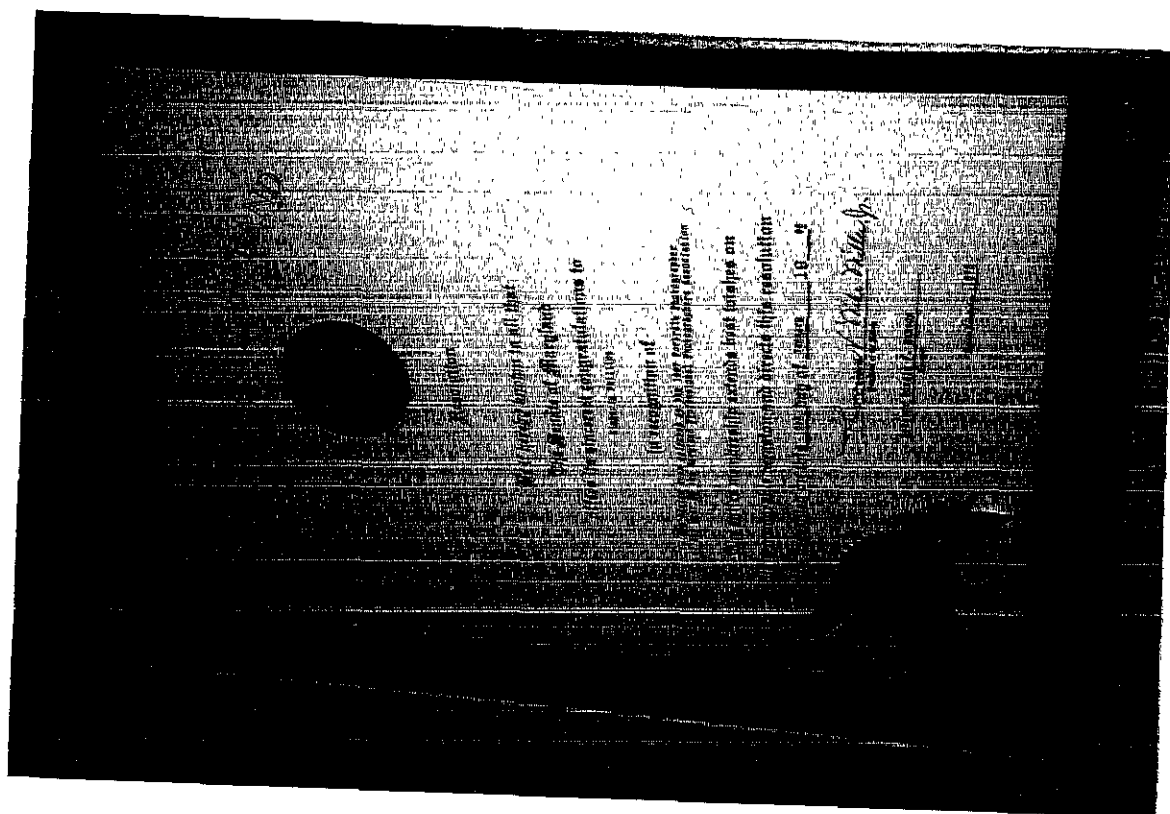
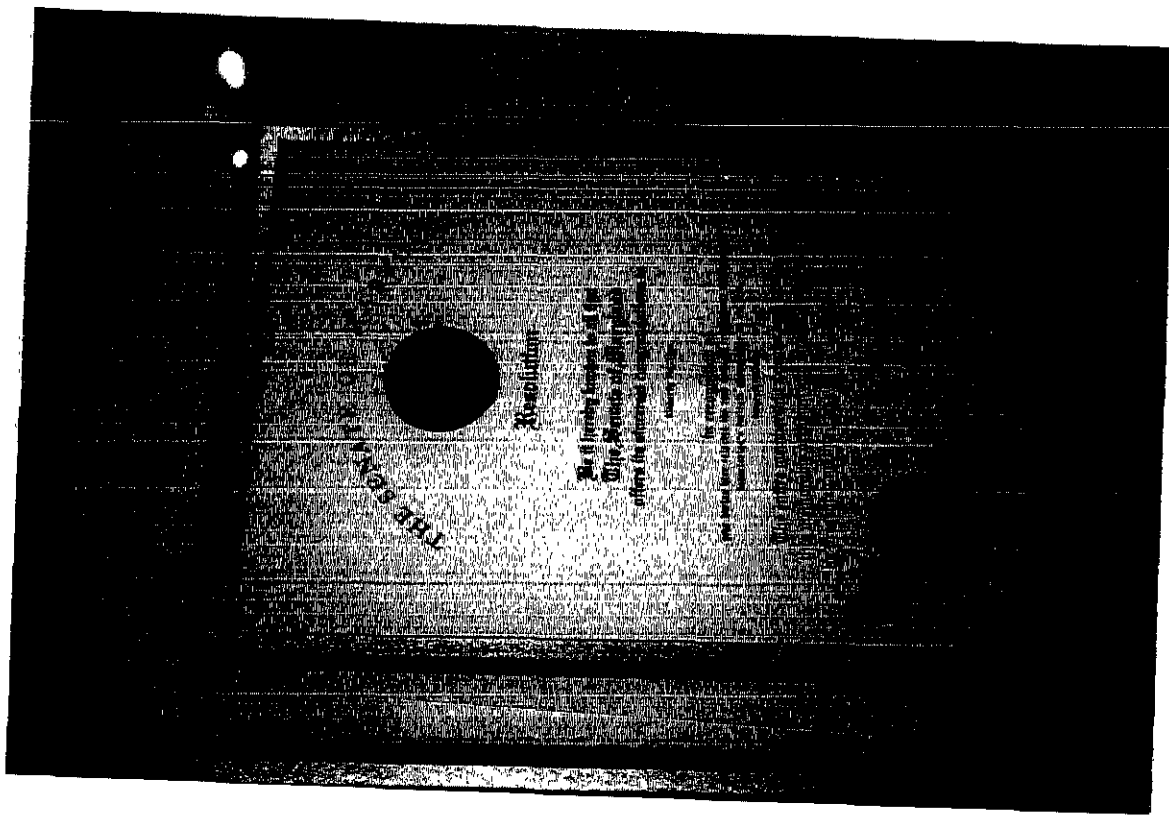
OLIVE

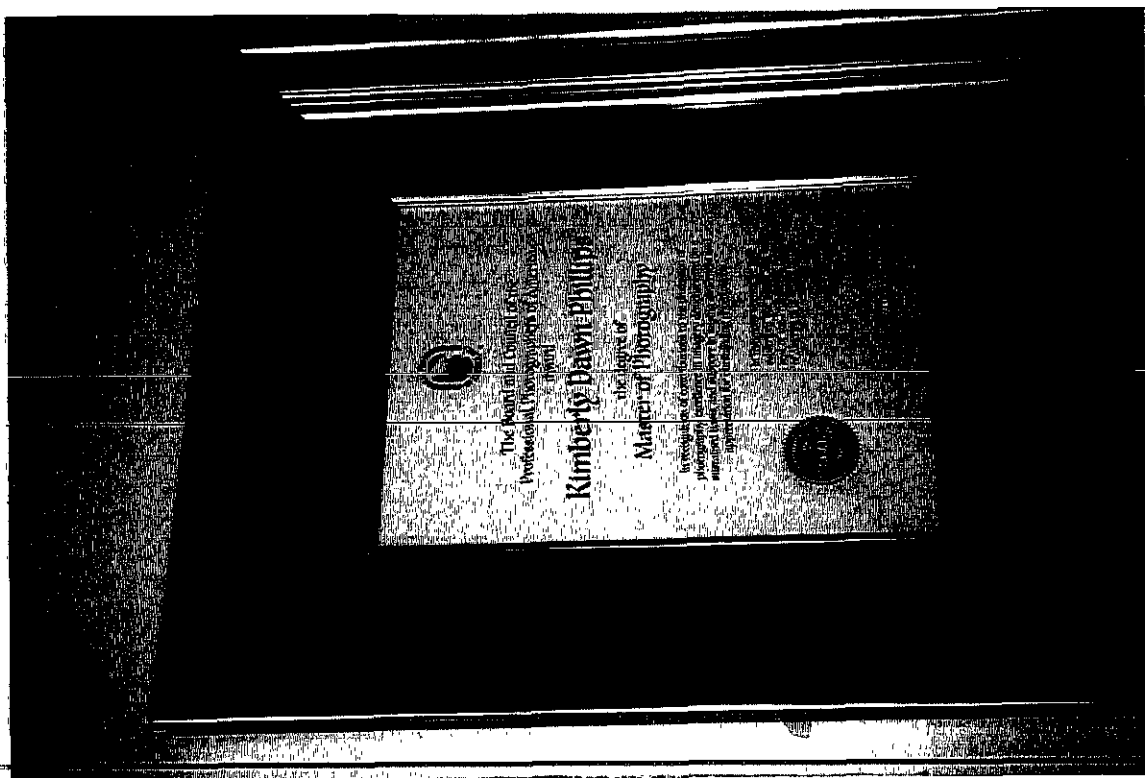
#212
Me

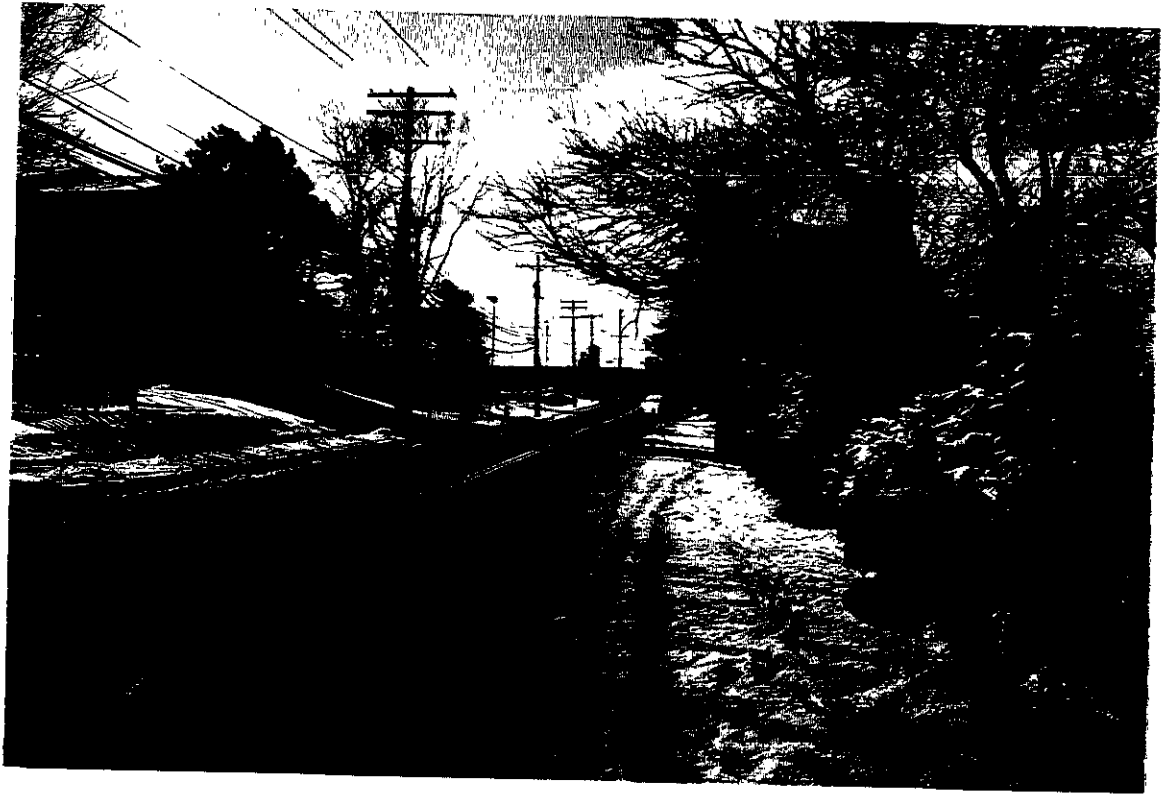


Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photographs
01-212-X*

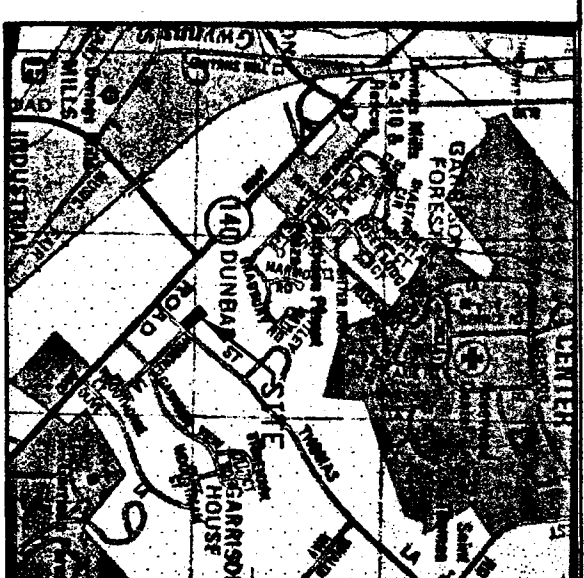






PLAT TO ACCOMPANY ZONING ☐ VARIANCE ☐ SPECIAL HEARING ☒ SPECIAL EXCEPTION

- GENERAL NOTES:
1. MAXIMUM NUMBER OF EMPLOYEES = 1
 2. NON-RESIDENT AND 1 NON-RESIDENT PROFESSIONAL ASSOCIATE.
 3. ANY PROPOSED SIGN MUST MEET SECTION 450 BCZR.
 4. MAXIMUM OFFICE USE = 25% OF THE GROSS FLOOR AREA OF THE BUILDING.



VICINITY MAP
SCALE: 1"=200'

LOCATION INFORMATION

COUNCILMANIC DIST. 2
ELECTION DIST. 4
ZONING: DR. 3.5
1"=200' SCALE MAP: N.V. 11-H
LOT SIZE: 26,937 SQ. FT.

SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO

CHESAPEAKE BAY ☐ YES ☒ NO
CRITICAL AREA: ☐ YES ☒ NO

SUBDIVISION NAME: N/A
PRIOR ZONING HEARING: N/A
DEED REFERENCE: 8391/472
OWNER: KIMBERLY D. PHILLIPS
6 ST. THOMAS LA.
DUNINGS MILLS
MD. 2117-3849

TAX NO. 2300000565

DATE: AUGUST, 2000

SCALE: 1"=40'

ZONING OFFICE USE ONLY

REVIEWED BY: TDM
DATE: 2/12
CASE NO: 212X

Violation
CASE #
002581

PARKING TABULATION
2 RESIDENT SPACES = 2 SPACES REQUIRED
2 EMPLOYEES X 1 = 2 SPACES REQUIRED
4 TOTAL SPACES REQUIRED
SPACES PROVIDED = 4 SPACES



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PH: 410-247-7488 FAX: 410-247-2507

6 ST. THOMAS LANE
TAX MAP 67 GRID 4 PARCEL 178
BALTIMORE COUNTY, MARYLAND
DEED REF. 8391/472
DATE: AUGUST, 2000 SCALE: 1"=40'