SADER RECEIVED FOR FILING Sate 7/24/03 IN RE: PETITION FOR VARIANCE

E/S York Road, 71' NW of the c/l

Thornhill Road

(1513 York Road)

9th Election District

4th Council District

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

k Case No. 03-488-A

Pochna C. Kahle & John B. Kehl, Owners; Lynda A. Lardner-McGinnis, Contract Purchaser

* * * * * * * *

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, Pochna C. Kahle and John B. Kehl, and the Contract Purchaser, Lynda A. Lardner-McGinnis. The Petitioners seek relief from Sections 204.A.2 and 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class A Office Building with 57% of the total adjusted gross floor area occupied by medical offices in lieu of the maximum allowed 25%, a driveway width for two-way movement of 9 feet in lieu of the required 20 feet, and 0 parking for office use (future) in lieu of the required 3 spaces. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Lynda Lardner-McGinnis, Contract Lessee, Vince Moskunas, a representative of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioners. Appearing as an interested person in the matter was Larry Townsend, on behalf of the Greater Timonium Community Council (GTCC). Subsequent to the hearing, notice was received of interest in the matter from Stephanie McDonald, a nearby property owner.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, 50 feet wide by 150 feet deep, located on the northeast side of York Road, between Croftley Road and Thornhill Road in Lutherville. The property contains a gross area of 7500

FELLIN PERMITANE

sq.ft., more or less, predominantly zoned R.O. (0.142 acres); however, a narrow strip along the rear of the lot is zoned D.R.5.5 (0.03 acres). Presently, the lot is improved with a one and one-half story brick and frame building which was originally used as a dwelling. However, as is the case with most properties that front York Road in this area, the house was converted to office use a number of years ago.

The property is under contract of purchase by Lynda Lardner-McGinnis, a Podiatrist by occupation. A copy of her curriculum vitae was submitted as Petitioner's Exhibit 2. It was indicated that Dr. Lardner-McGinnis proposes relocating her practice to the subject site. Her practice is of a part-time nature, given that she spends much of her day visiting patients at hospitals, elderly housing facilities, etc. In fact, the proposed hours of operation are shown on the site plan as being from 9:00 AM to 2:00 PM, Monday, Tuesday, Wednesday and Friday. One night per week (Wednesday), she has office hours from 5:00 PM to 9:00 PM. Additionally, every other Saturday, the practice is open from 9:00 AM to 12:00 PM; the office is closed on Sunday. Additionally, it is to be noted that the practice will only occupy the first floor of the building. This represents 57% of the entire square footage of the building. At the present time, there are no plans for occupancy by any tenant on the second floor.

Three-fold variance relief is requested. First, the Petitioners request approval for a medical office to occupy the first floor of the existing building, or 57% of its total square footage, which is in excess of the maximum allowed 25%. Secondly, the Petitioner wishes to continue to utilize the existing macadam driveway to allow access to a parking lot located to the rear of the existing building. As more particularly shown on the site plan, the existing driveway, which is located along the southern property line, is only 9 feet wide. This driveway has existed on the site for many years; however, current regulations require a minimum driveway width of 20 feet. Finally, the Petitioner requests a variance from the number of parking spaces required. In this regard, the site plan and photographs submitted show that there are two parking spaces available in front of the building. Additionally, three more spaces are available to the rear for a total of five on site. These five parking spaces meet the parking requirements set out in Section 409 of the

B.C.Z.R. for a medical office. Although there is presently no tenant identified for the second floor, there are no additional parking spaces on site to meet the parking requirements that would be generated by the potential office uses (i.e., 3 spaces). Dr. Lardner-McGinnis indicated that she would not lease the second floor for a medical office use and that a low-traffic generating type of business is anticipated. Variance relief is requested for 0 parking spaces in lieu of the required 3 for general office use in the event the second floor is leased. It was also noted that in that event, the parking areas would be reoriented to provide additional spaces. Specifically, an additional space could be made available in front of the building and an additional space or two could be provided in the rear lot. Photographs of the property show that these macadam-paved areas are not striped and it appears possible that they could be redesigned and improved to identify and provide more parking spaces. The Petitioner also indicated that whatever improvements would be made, a 10-foot buffer area would be maintained from the D.R.5.5 zone line.

Mr. Townsend appeared at the hearing on behalf of the Greater Timonium Community Council (GTCC). His organization generally supports the proposal. He indicated that the Petitioner's part-time practice is appropriate for this location and will not result in detrimental impacts to adjacent properties and uses.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. The uniqueness associated with this lot is its unusual size and split zoning. The proposed use is appropriate for the existing building and fits within the character of the neighborhood. A denial of the request would cause a practical difficulty upon the Petitioners. However, in granting the relief, I will restrict the Petitioner's practice to the hours shown on the site plan. Additionally, the proposed use of the property will be limited to the Petitioner and one employee (receptionist). There shall be no additional physicians or medical practitioners operating from her office. Additionally, the second floor of the building cannot be leased to a medical practitioner. It is anticipated that two medical offices at this location would overburden the limited parking available. Finally, the Petitioner shall maintain a 10-foot setback from the D.R.5.5 zone line to the

rear of the site. In the event this zone line is relocated, a minimum 10-foot setback from the new location must be maintained.

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

this 24 day of July 2003 that the Petition for Variance seeking relief from Sections 204.A.2 and 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class A Office Building with 57% of the total adjusted gross floor area occupied by medical offices in lieu of the maximum allowed 25%, a driveway width for two-way movement of 9 feet in lieu of the required 20 feet, and 0 parking for office use (future) in lieu of the required 3 spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed use of the property for a medical office will be restricted to Dr. Lynda Lardner-McGinnis and one employee (receptionist). There shall be no additional physicians or medical practitioners operating from her office. Moreover, the second floor of the building cannot be leased to a medical practitioner.
- 3) In the event the second floor is leased for general office use, the existing parking lot will be reoriented and striped to provide the maximum number of spaces possible.
- 4) The Petitioners shall maintain a 10-foot setback from the D.R.5.5 zone line to the rear of the site. In the event this zone line is relocated, a minimum 10-foot setback from the new location must be maintained.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



July 22, 2003

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

Fax: 410-887-3468

Deborah C. Dopkin, Esquire 409 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE

E/S York Road, 71' NW of the c/l Thornhill Road

(1513 York Road)

9th Election District – 4th Council District

Pochna C. Kahle & John B. Kehl, Owners;

Lynda A. Lardner-McGinnis, Contract Purchaser

Case No. 03-488-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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: Mr./Mrs. Pochna C. Kahle & John B. Kehl 1 Center Road, Towson, Md. 21286

Dr. Lynda Lardner-McGinnis, 2003 Knollton Road, Timonium, Md. 21093

Mr. Vince Moskunas, Site Rite Surveying, Inc.

200 E. Joppa Road, Room 101, Towson, Md. 21286

Mr. Larry Townsend, 1111 Longbrook Road, Lutherville, Md. 21093

Ms. Stephanie McDonald, 28 E. Seminary Avenue, Lutherville, Md. 21093

People's Counsel; Case File



Pétition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 15/3 Verk Rd Lutherville MD 21893 which is presently zoned $\mathcal{R}^{o}/\mathcal{P}.\mathcal{F}.\mathcal{G}.\mathcal{G}$

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) 264.A.Z, 409.4A (3 で フス) TO PERMIT A CLASS A OFFICE BUILDING TO HAVE 57% TOTAL ADJUSTED GROSS FLOOR AREA OF CUPIED BY MEDICAL OFFICE, A DRIVEWAY FOR TWO-WAY MOVEMENT OF 9' AND O PARKING FOR OFFICE USE (FUTURE) IN LIEU OF THE REQUIRED 25%, 201 AND 3 SPACES RESPECTIVELY

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. A larger facility is needed to accommodate an increased community based patient load, this is the most affordable site to meet those needs.

2. This is a previously established commercial site, new owner is using the same building and parking area, with no proposed enlargements or improvements; therefore, granting such relief would not cause injury to public health, safety or general welfare.

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.

The variance request is in strict harmony with the spirit and intent of the B.C.Z.R. for the

RO zoning.	do solemnly declare and affirm, under the penalties of we are the legal owner(s) of the property which etition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
Lynda A. Lardner - McGinnis Name-Type or Print	Pochna C. Kahle Name - Type or Print Poelma Cahle
Signature 2003 Knollton Rd. 410.252-1716	Signature Tohn B. Kehl
Address Telephone No. Timonium MD. 21093	Name - Type or Print
Attorney For Petitioner:	Signature 1 Center Roade 410-296-9575 Address Telephone No. Towsen MA 21286 City State Zip Code
Name - Type or Print	
Signature	Representative to be Contacted: Sitcher Summing, M.
Company Address Telephone No.	200 D. Joppa Poad Roamfol 46 828.906
225	Towson, MO 21286
State Zip Code	City State Zip Code
	OFFICE USE ONLY
*Case No. 03-488-A	ESTIMATED LENGTH OF HEARING
Reviewed B	UNAVAILABLE FOR HEARING by Date 4/(7/0)

ZONING DESCRIPTION FOR #1513 YORK ROAD

BEGINNING at a point on the east side of York Road (MD. Rte. No. 45) which is 66 feet wide at the distance of 71 feet northwest of the centerline of Thornhill Road which is 50 feet wide. As recorded in Deed Liber 7834, folio 191 thence running N 16 degrees 15 minutes W, 50 feet; thence N 73 degrees 45 minutes E, 150 feet; thence S 16 degrees 15 minutes E, 50 feet and thence S 73 degrees 45 minutes W, 150 feet to the place of beginning, containing 7,500 s.f.. Also known as #1513 York Road and located in the 9th. Election District, 4th. Councilmanic District.

J. Tilghman Downey, Jr.

H 488

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE ACCOUNT

AMOUNT \$

03-488-A No.25626

100100650

AMOUNT \$ 25.00

FROM: LALITE

FOR: VANACE

STRIBUTION WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

是自己的自己的情况。被否认有法

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 of the property identified herein as follows:

Case: #03-488-A

1513 York Road

E/side of York Road, 71 feet northwest centerline of Thornhill Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Pochna C. Kahle & John B. Kehle

Variance: to permit a class A office building to have 57% total adjusted gross floor area occupied by medical office in heu of the allowed 25%. To permit a driveway for two-way movement of 9 feet and 0 parking for office use (future) all in lieu of the required 20 feet and 3 spaces re

spectively. Hearing: Tuesday, June 24, 2003 at 9:00 a.m. in Room 407, County Courts Building, 481 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Battimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Com-

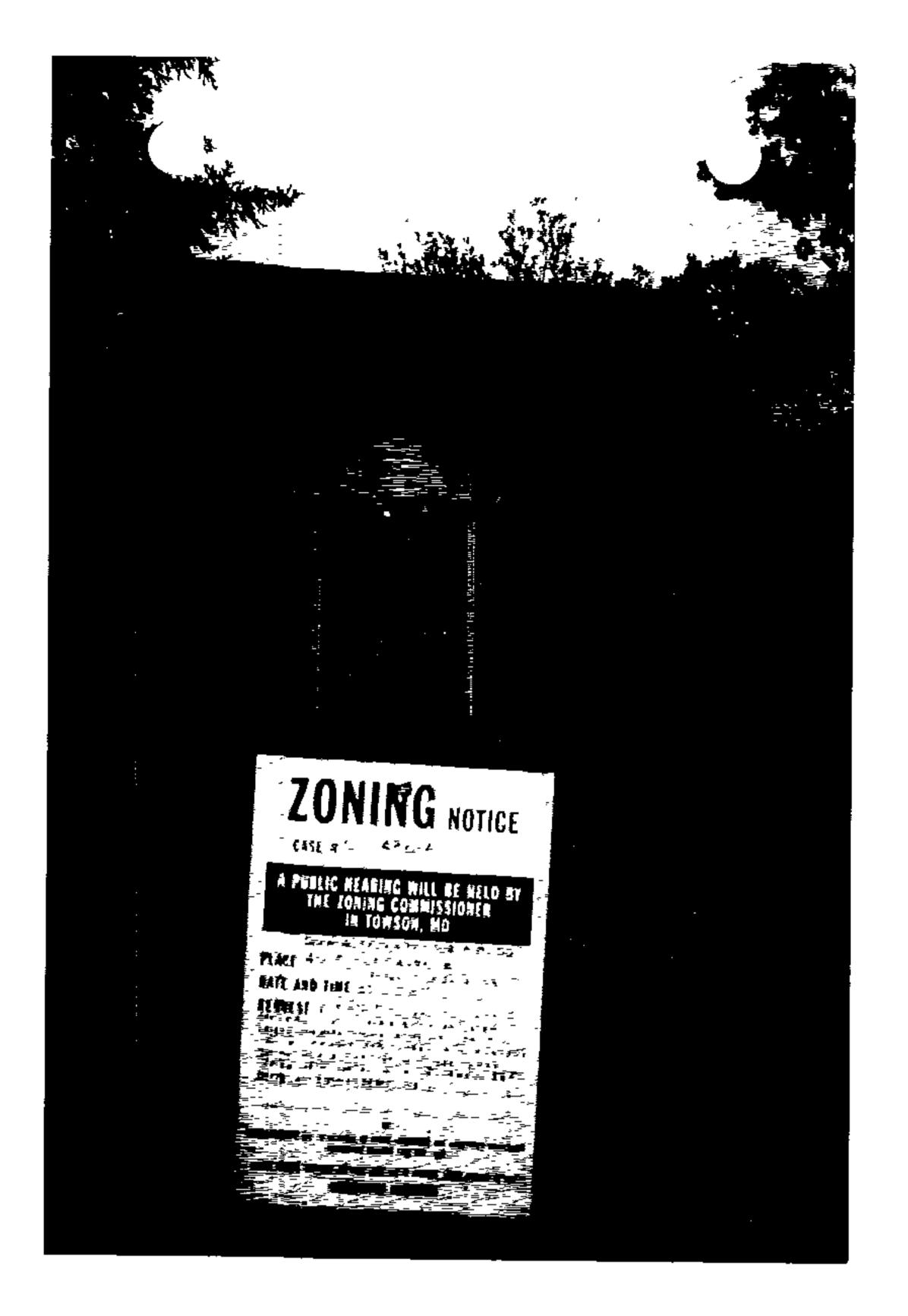
missioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. C607471 6/023 June 5

CERTIFICATE OF PUBLICATION

65, 2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 65,20 <u>03.</u>
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
J. Wilkingan

LEGAL ADVERTISING



The state of the s PLACE 401 BOSLEY AVENUE PLACE 401 BOSLEY AVENUE TUESDAY, JUNE 24, 2003 DATE AND TIME: AT 9:000 A.M. REQUEST: VARIANCE TO PERMIT A CLASS A PRESIDE BUILDING TO HAVE 5 7% TOTAL ADJUSTED GROSS FLOOR AREA OCCUPIED BY MEDICAL OFFICE IN GROSS FLOOR AREA OCCUPIED BY MEDICAL OFFICE IN EIEU DE THE ALLOWED 25%. TO PERMIT A DRIVEWAY FORE EIEU DE THE ALLOWED 25%. TO PERMIT A DRIVEWAY FORE EIEU DE THE ALLOWED 25%. TO PERMIT A DRIVEWAY FORE THE WAY MOVEMENT OF SPEET AND O PARKING PORT

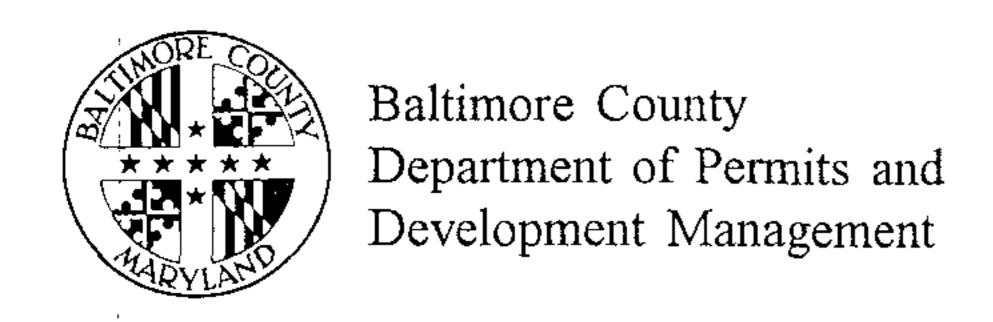
CERTIFICATE OF POSTING

	Date of Hearing/Closing: Tulit 24, Zero 3
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: BECKY HART	
-	under the penalties of perjury that the necessary sign(s) required by located at #1513 Yonk Read
The sign(s) were posted on	7, 7003 (Month, Day, Year) Sincerely, Darland D. Moorl (Signature of Sign Poster and Date) CARLAND E. Moors (Printed Name) 3225 RYERSON CIRCLE (Address) PAUTIMORE, MD. 71227
	(City, State, Zip Code) (City, State, Zip Code) (C40) 242-4263 (Telephone Number)

RE: Case No.: 03-488-A

(JOHN KEHL DUNGER)

Petitioner/Developer: LINDA LARDNEN-Mc GIMMIS



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

Fax: 410-887-5708

April 29, 2003

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: 03-488-A

1513 York Road

E/side of York Road, 71 feet northwest centerline of Thornhill Road

8th Election District – 3rd Councilmanic District

Legal Owners: Pochna C. Kahle & John B. Kehle

<u>Variance</u> to permit a class A office building to have 57% total adjusted gross floor area occupied by medical office in lieu of the allowed 25%. To permit a driveway for two-way movement of 9 feet and 0 parking for office use (future) all in lieu of the required 20 feet and 3 spaces respectively.

Hearings:

Tuesday, June 24, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:klm

C: Pochna Kahle and John Kehl, 1 Center Rd., Towson 21286 Lynda Lardner-McGinnis, 2003 Knollton Rd., Timonium 21093 Site Rite Surveying, 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 9, 2003.

- (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, June 5, 2003 Issue - Jeffersonian

Please forward billing to:

Lynda Lardner-McGinnis 2003 Knollton Road Timonium, MD 21093 410-252-1716

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: 03-488-A

1513 York Road

E/side of York Road, 71 feet northwest centerline of Thornhill Road

8th Election District – 3rd Councilmanic District

Legal Owners: Pochna C. Kahle & John B. Kehle

Variance to permit a class A office building to have 57% total adjusted gross floor area occupied by medical office in lieu of the allowed 25%. To permit a driveway for two-way movement of 9 feet and 0 parking for office use (future) all in lieu of the required 20 feet and 3 spaces respectively.

Hearings:

Tuesday, June 24, 2003 at 9:00 a.m. in Room 407, County Counts

Building, 401 Bosley Avenue

Lengthoon B. Scimilatic

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

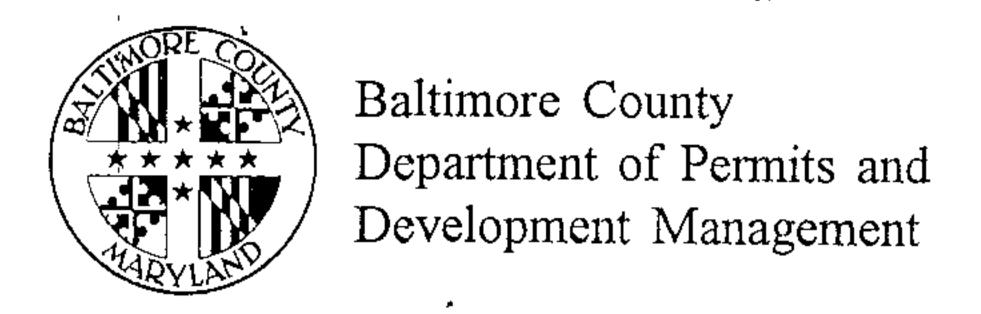
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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:
$\dot{h} \cap A \cap A$
Item Number or Case Number: 03-488-A
Petitioner: Lynda Lavana - Maginnis
Address or Location: 1613 YOVE Poad
•
PLEASE FORWARD ADVERTISING BILL TO:
Name: Mnda Lavahur-Maginnis
Address: 2003 Kwollton Poad
Trimonium MD 21093
Telephone Number: (410) 252 - 1716

Revised 2/20/98 - SCJ



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

Fax: 410-887-5708

June 20, 2003

Pochna Kahle John B. Kehl 1 Center Road Towson, MD 21286

Dear Ms. Kahle and Mr. Kehl:

RE: Case Number: 03-488-A, 1513 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel Lynda Lardner-McGinnis, 2003 Knollton Road, Timonium 21093 Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

April 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 28, 2003

Item No.:

488

Dear Ms. Hart:

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.1.03

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

RE: Baltimore County

Item No. 488

LTM

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS 45.

are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

An

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case(s) 03-488

DATE: May 19, 2003

RECEIVED

MAY 2 1 2003 ZONING COMMISSIONER

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 6, 2003

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 5, 2003 Item Nos. 479, 480, 485, 486, 487, 488, 490, 492, 493, 494, and 495

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

1513 York Road; E/side York Rd, 71' NW

c/line Thornhill Road

8th Election & 3rd Councilmanic Districts

Legal Owner(s): Pochna C. Kahle &

John B. Kehl

Contract Purchaser(s):Lynda Lardner -

McGinnis

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

1010

BALTIMORE COUNTY

03-488-A

* * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Room 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

MAY 0 6 2003

Etch Max Zimmerman

People's Counsel for Baltimore County

Per.,,,,,,,,,

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com

DEBORAH C DOPKIN

June 5, 2003

Timothy Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1513 York Road <u>Case No. 03-488-A</u>

Dear Mr. Kotroco:

Please enter my appearance as the attorney for Petitioner, Lynda A. Lardner-McGinnis, in the above captioned matter. I would appreciate your office sending to me copies of all relevant correspondence including Zoning Advisory Committee comments.

Thank you for your attention to this matter.

Very truly yours,

Debørah C. Dopkin

DCD/kmc

cc: Mrs. Lynda A. Lardner-McGinnis

C:\docs\KMC\DCD\LETTERS 2003\kotroco timothy.wpd

In 9/03

JUN 6 2003 03-1913

6/6/03 p. 1 To Coil To To MIL

DEBORAH C. DOPKIN, P.A. 1000 MERCANTILE - TOWSON BUILDING 409 WASHINGTON AVENUE TOWSON, MARYLAND 21204-4513

FAX TRANSMISSION LEAD SHEET

NOTICE

The information contained in the following pages is PRIVILEGED AND CONFIDENTIAL and belongs to Deborah C. Dopkin, P.A., and/or its clients. The information is intended solely for the use of the person or entity named below to whom it is addressed. Deborah C. Dopkin, P.A. expressly preserves and asserts all privileges and immunities applicable to this transmission. If you are not the intended recipient or an agent or employee of the intended recipient, then you have received this transmission in error -- READ ONLY THIS COVER SHEET, immediately call the phone number below to explain that you have received this transmission in error, and return all pages to us by mail. If you are not the intended recipient, any review, examination, use, disclosure, reproduction, or distribution of this transmission or the information contained herein is PROHIBITED.

DATE:

June 5, 2003

NAME:

Becky Hart

COMPANY: Zoning Office

FAX NO. (410) 887-2824

RE:

1513 York Road Case No. 03-488-A

SENDER:

Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building

409 Washington Avenue Towson, Maryland 21204

Please contact (410)821-0200 should you experience any

problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 2

Hard Copy to Follow? no

Comments to Recipient:

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW 409 WASHINGTON AVENUE, SUITE 1000 TOWSON, MARYLAND 21204

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DEBORAH C DOPKIN

June 5, 2003

Timothy Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1513 York Road Case No. 03-488-A

Dear Mr. Kotroco:

Please enter my appearance as the attorney for Petitioner, Lynda A. Lardner-McGinnis, in the above captioned matter. I would appreciate your office sending to me copies of all relevant correspondence including Zoning Advisory Committee comments.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

cc: Mrs. Lynda A. Lardner-McGinnis

C:\docs\KMC\DCD\LETTERS 2003\kotroco timothy.wpd

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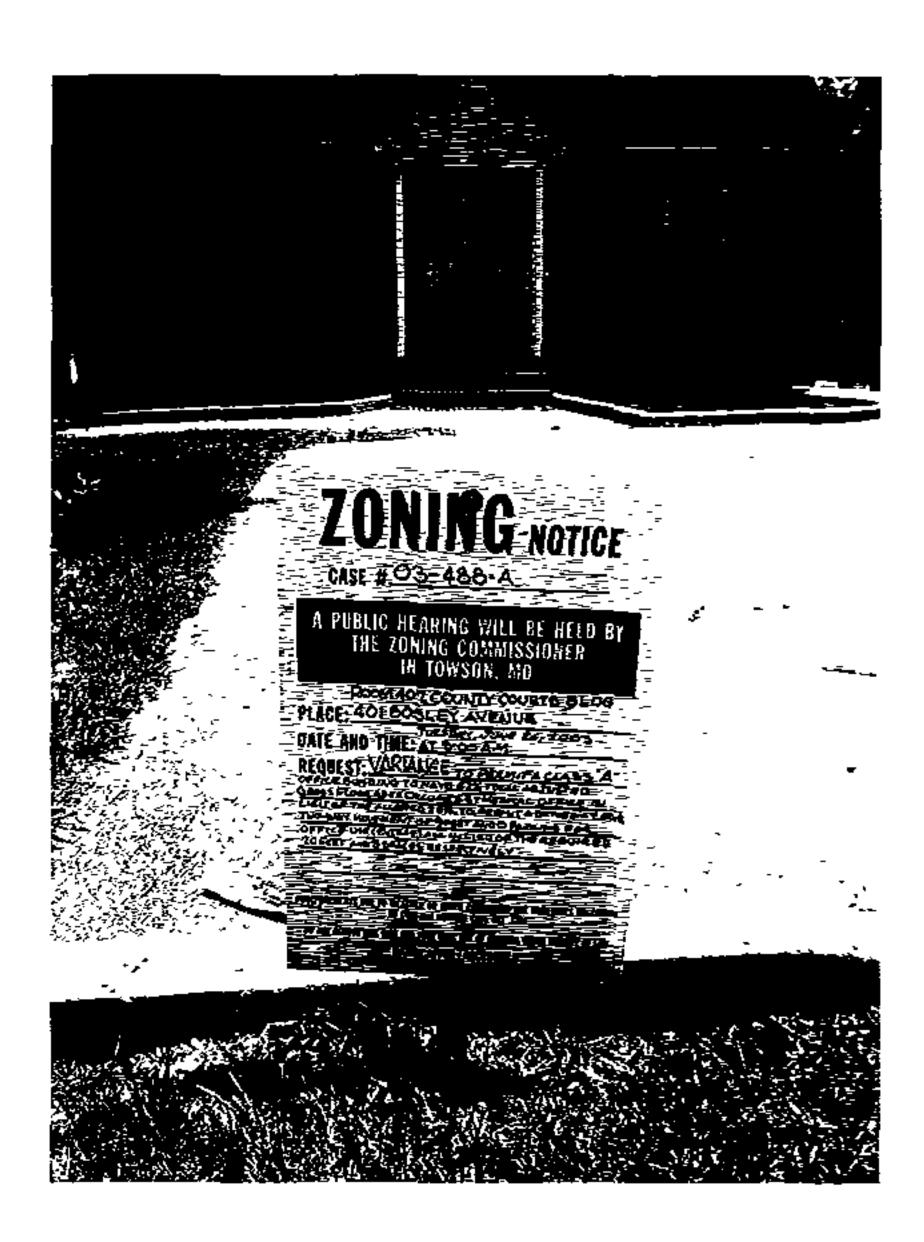
CASE NAME IS 13 YOU'LL RAL CASE NUMBER 03-488.A DATE 10-24-03

PETITIONER'S SIGN-IN SHEET

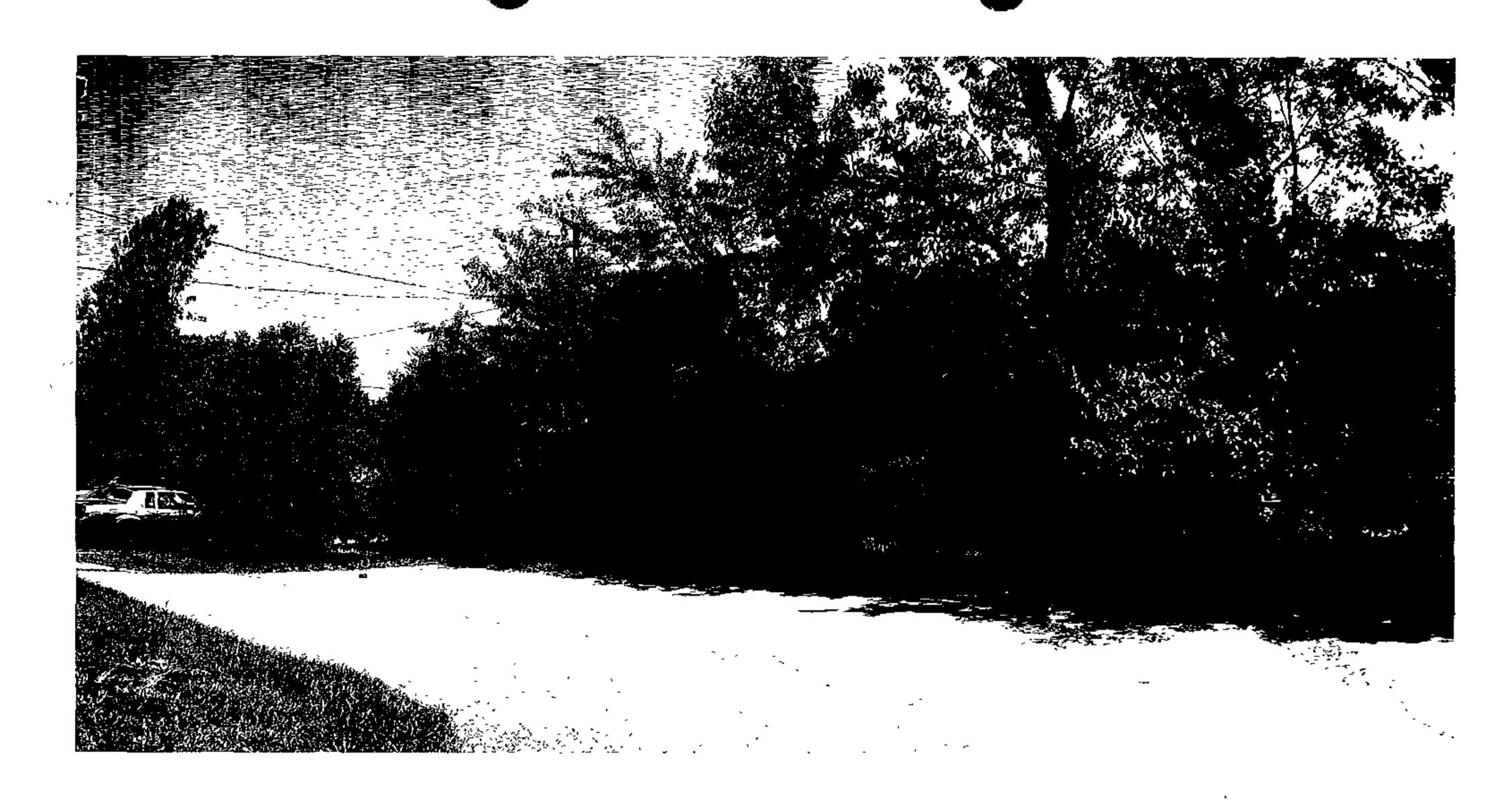
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CITY, STATE, ZIP	MD	Timenio MD 21093	212								•	
ADDRESS	409 WASHINGTON	2003 Knillton Re	2000									
NAME	Deborah Dopkin	Lynda McGinnis MI	-RITE SURVEYIN									

200'SCAR MAP: N. 1212 #1513 YOV K PONT Baltimore County, MD . 3.5 BM N4 NUE AVE. 31







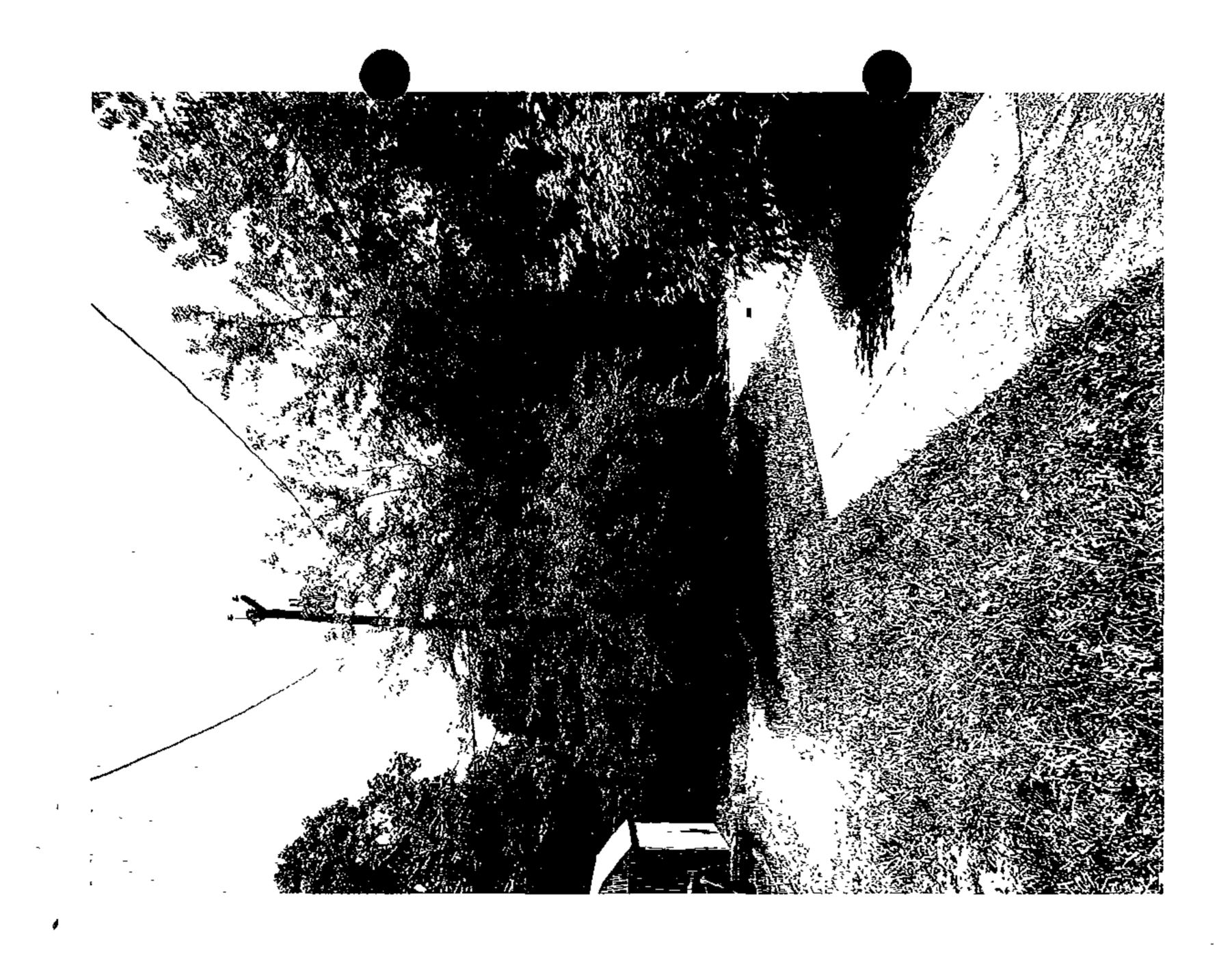


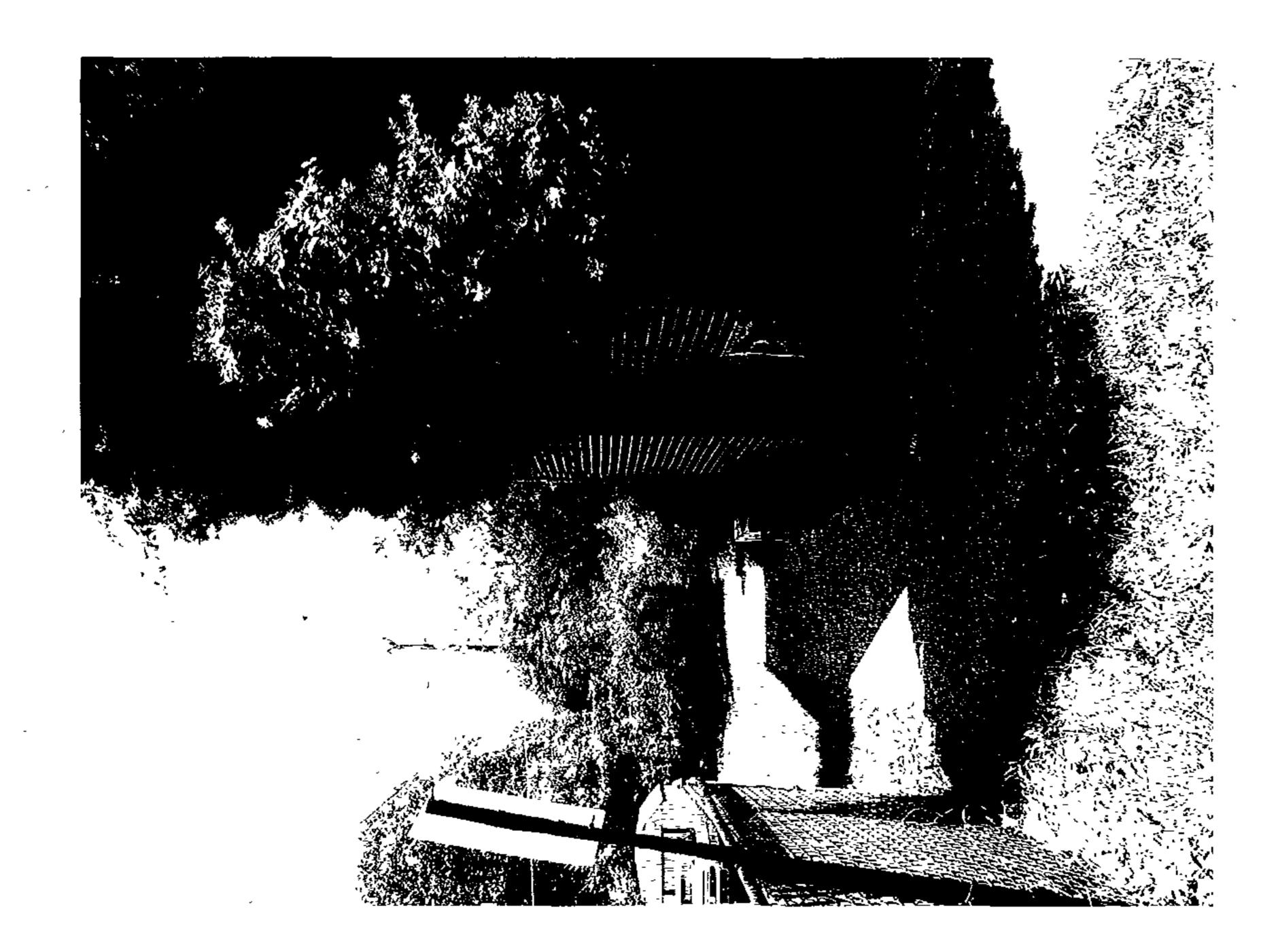












CURRICULUM VITAE

Det Noz

NAME: Lynda Lardner-McGinnis

ADDRESS: 2003 Knollton Road

Timonium, MD 21093

(410) 252-1716

DATE OF BIRTH: July 17, 1957

PLACE OF BIRTH: Baltimore, Maryland

MARITAL STATUS: Married, two children

EDUCATION:

Post doctoral residency	Name James C. Giuffre Medical Center	Location Philadelphia, PA	Degree/Dates 6/85 - 6/86
Professional	Pennsylvania College of Podiatric Medicine	Philadelphia, PA	D.P.M. 9/80 - 6/85
Undergraduate	Towson University	Towson, MD	B.A Biology 9/78 - 6/80
	Mercy Hospital School of Radiologic Technology	Baltimore, MD	9/77 - 6/78
	Loyola College	Baltimore, MD	9/75 - 6/77
High School	Institute of Notre Dame	Baltimore, MD	diploma 9/71 - 6/75

HONORS AND AWARDS:

Presidential Scholarship	Loyola College	1975
Senatorial Scholarship	Loyola College Towson University	1975 - 1980
Hibernian Society Scolarship	Loyola College Towson University	1975 - 1980
Outstanding Young Women of Ar	nerica	1984

MEMBERSHIP IN SOCIETIES:

American Podiatric Medical Association

1980 - 1986, 1988 - present

American Association of Women Podiatrists

1999 - present



PROFESSIONAL EXPERIENCE:

Anthony E. Napoli, D.P.M 18 W. Girard Avenue Philadelphia, PA 19123

associate. 6/86 - 7/88

private practice 2414 York Road

10/87 - present

Timonium, MD 21093

LICENSURE:

 Pennsylvania
 license # SC002871L
 7/85 - 12/89

 Maryland
 license # 00954
 7/86 - present

HOSPITAL PRIVELEGES:

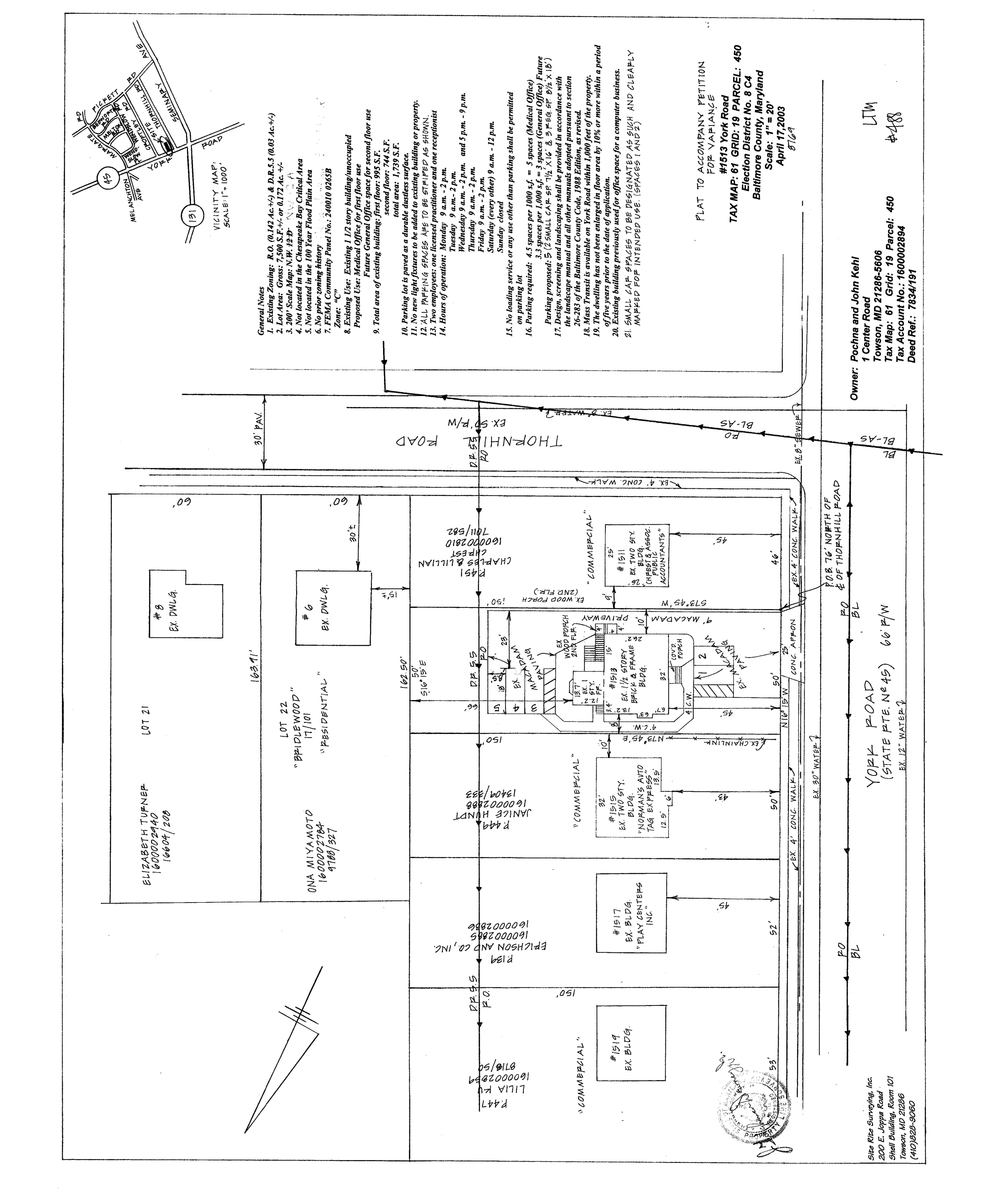
Mercy Medical Center	Baltimore, MD	7/91 - present
J.F. Kennedy Memorial Hospital	Philadelphia, PA	6/87 - 6/88
James C. Giuffre Medical Center	Philadelphia, PA	6/85 - 6/88

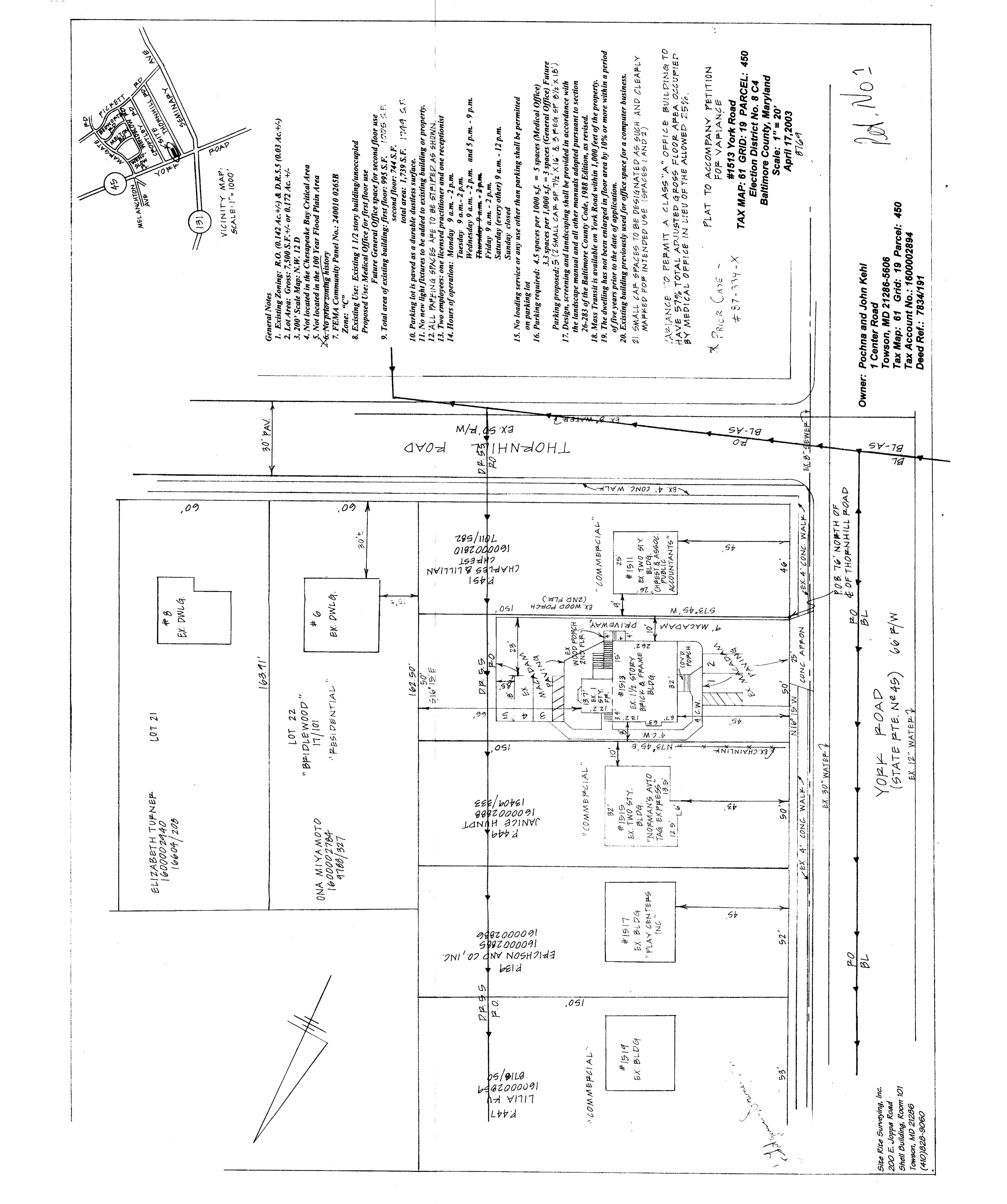
STAFF POSITIONS:

The Presbyterian Home of Maryland, Inc. attending Podiatrist 1/96 - present Stella Maris 1/96 - present

ELECTED POSITIONS:

Maryland Podiatric Medical Association Executive Committee member 4/03 - 4/08





Case Number 03-488A

PLEASE <u>PRINT</u> LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
· · · · · · · · · · · · · · · · · · ·	67CC		
ARRY TOWNSEND	1111 LONGBROOK ROND	LUTHERUELLE	21093
aphonie McDonald	28 E. SEMINARY AVE	LUTHERVICE	21093
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