

From: "Deborah Dopkin" <ddopkin@dopkinlaw.com>
To: <jperlow@baltimorecountymd.gov>
Date: 4/17/2013 1:49 PM
Subject: Case No. 05-643-X
CC: "DOUGLAS SILBER" <dnsilber@gmail.com>

Hi Jeff -

This is to confirm that the Petitioners in the above case (Jean and Sidney Silver) did not pursue the petition, but decided to withdraw it prior to a hearing.

As I mentioned, my file is in storage, and if I am able to retrieve it, I will gladly provide documentation, if any, in the file. My recollection is that there is no such documentation.

Hope this is helpful. Please confirm.

Deborah Dopkin

Deborah C. Dopkin, Esquire
Deborah C. Dopkin, P.A.
P.O. Box 323
Brooklandville, Maryland 21022
Telephone: 410.821.0200
Fax: 410.779-9352
Email: DDopkin@DopkinLaw.com

The information contained in this e-mail message is protected by attorney-client and/or attorney/work product privileges. It is intended only for the use of the individual(s) named above, and the privileges are not waived by virtue of any purported disclosure having been deemed to have occurred as a result of sending this e-mail to one or more targeted recipients. If the person actually receiving this e-mail or any other reader of this e-mail is not the named recipient or the employee or agent responsible for delivering it to the named recipient(s), any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify Deborah C. Dopkin, PA by telephone and return the original message to the address noted above via U.S. Mail.



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11515 Woodland Drive

which is presently zoned RC5

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

SEE ATTACHED

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print
Deborah C. Dopkin
Signature
Deborah C. Dopkin, P.A.
Company
409 Washington Avenue, #1000 (410-821-0200)
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Sidney Silber
Name - Type or Print
x Sidney Silber
Signature
Jean F. Silber
Name - Type or Print
x Jean F. Silber
Signature
11515 WOODLAND DRIVE 1030
Address Telephone No.
LUTHERVILLE MD 21093
City State Zip Code

Representative to be Contacted:

Dwight Little
Name Little & Associates, Inc.
1055 Taylor Avenue, #307 (410-296-1636)
Address Telephone No.
Towson, Maryland 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 6/2/05

Case No. 05-643-X

Attachment to Petition for Special Exception:

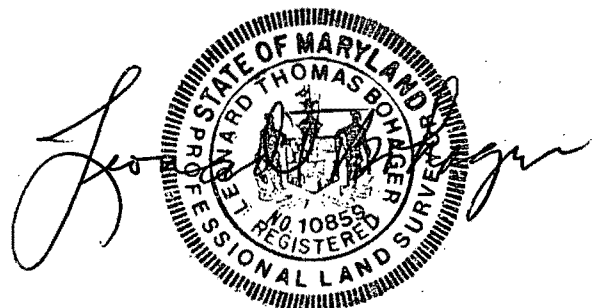
to use the herein described property for ^{a community building & Conservatory} ~~an~~ educational and ^{for an} nature center, including existing facilities and gardens pursuant to Baltimore county Zoning Regulations Section 1A04.2B4. *plw*

05-643-X

**DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL HEARING
SILBER PROPERTY
8.386 ACRE PARCEL**

EIGHTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Broadway Road (60' wide) with the centerline of Woodland Drive (50' wide), (1) South and Southwesterly 850 feet, more or less and thence (2) Southeasterly 25 feet to the point of beginning, thence leaving said point of beginning and running the eighteen following courses and distances, viz: (1) South 42 degrees 23 minutes 26 seconds East 222.98 feet, thence (2) 80 degrees 51 minutes 05 seconds East 330.00 feet, thence (3) South 41 degrees 10 minutes 26 seconds West 247.72 feet, thence (4) South 09 degrees 29 minutes 18 seconds East 505.00 feet, thence (5) South 52 degrees 37 minutes 32 seconds West 390.00 feet, thence (6) North 37 degrees 22 minutes 28 seconds West 230.00 feet, thence (7) North 89 degrees 41 minutes 02 seconds West 87.76 feet, thence (8) South 40 degrees 39 minutes 53 seconds West 56.98 feet, thence (9) North 58 degrees 21 minutes 13 seconds West 15.19 feet, thence (10) North 40 degrees 39 minutes 53 seconds East 162.71 feet, thence (11) Due North 160.28 feet, thence (12) North 33 degrees 22 minutes 17 seconds West 81.39 feet, thence (13) North 14 degrees 55 minutes 39 seconds West 83.43 feet, thence (14) North 71 degrees 35 minutes 33 seconds East 109.42 feet, thence (15) North 20 degrees 57 minutes 44 seconds East 411.82 feet, thence (16) North 42 degrees 23 minutes 26 seconds West 155.00 feet, thence (17) North 87 degrees 23 minutes 26 seconds West 21.22 feet, and thence (18) North 47 degrees 36 minutes 33 seconds East 35.00 feet to the point of beginning; containing 8.386 acres of land , more or less.



5-26-05

05-643-X

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: #05-643-A

11515 Woodland Drive

E/side of Woodland Drive, 850 feet south of

Broadway Road

8th Election District-2nd Councilmanic District

Legal Owner(s): Sidney & Jean E. Silber

Special Exception: to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

Hearing: Tuesday, September 20, 2005 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.

9/09 September 1

65029

CERTIFICATE OF PUBLICATION

9/11, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/11, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 440303

DATE

6/2/05

ACCOUNT

0010066150

AMOUNT

\$ 380.00

RECEIVED
FROM:

DOUGLAS K. SIEBER LLC

FOR:

MEM# 646 105-123-X

11515 WOODLAND DR D. THOMPSON

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

DATE

6/2/2005 10:21:11

ACT 4503 WALTON RD MD

RECEIPT # 440303 6/2/2005

DATE 5 526 ZINING VERIFICATION

LA 11 440303

Receipt Tot

\$380.00

\$380.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-643-A

Petitioner/Developer: SIDNEY SILBER

Date of Hearing/Closing: SEPT. 20, 2005

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

Attention: **Christen Matthews**

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 #11515 WOODLAND
DRIVE

The sign(s) were posted on SEPT. 1, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 05-643-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204
PLACE: _____
DATE AND TIME: TUESDAY, SEPTEMBER 20, 2005
AT 9:00 A.M.

REQUEST: SPECIAL EXCEPTION TO USE
THE DESCRIBED PROPERTY FOR A COMMUNITY
BUILDING AND CONSERVATORY FOR EDUCATIONAL
AND NATURE CENTER, INCLUDING EXISTING
FACILITIES AND GARDENS

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



**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: 05-643-X

Petitioner: SILBER

Address or Location: 11515 WOODLAND DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN, ESQUIRE

Address: 409 WASHINGTON AVE, #1000
TOWSON, MD 21204

Telephone Number: 410-821-0200

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 9, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esq.
409 Washington Avenue, #1000
Towson, MD 21204

410-821-0200

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: 05-643-A

11515 Woodland Drive
E/side of Woodland Drive, 850 feet south of Broadway Road
8th Election District – 2nd Councilmanic District
Legal Owners: Sidney & Jean E. Silber

Special Exception to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

Hearing: Tuesday, August 23, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
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.



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

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 16, 2005

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: 05-643-A

11515 Woodland Drive
E/side of Woodland Drive, 850 feet south of Broadway Road
8th Election District – 2nd Councilmanic District
Legal Owners: Sidney & Jean E. Silber

Special Exception to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

Hearing: Tuesday, August 23, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Sidney & Jean Silber, 11515 Woodland Drive, Lutherville 21093
Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 8, 2005.**
- (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.



**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 11, 2005

Deborah Dopkin
409 Washington Avenue, Ste. 1000
Towson, MD 21204

Dear Mrs. Dopkin:

RE: Case Number: 05-643-A, 11515 Woodland Drive

The above matter, previously scheduled for August 23, 2005, has been postponed at the request of the Damewood and Abosch residences. The hearing has been rescheduled and the corrected notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink that reads "Timothy Kotroco". The signature is fluid and cursive, with the first name "Timothy" written in a larger, more prominent script than the last name "Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Silber, 11515 Woodland Drive, Lutherville 21093
Mr. Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21204

Visit the County's Website at www.baltimorecountyonline.info



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 16, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esq.
409 Washington Avenue, #1000
Towson, MD 21204

410-821-0200

CORRECTED 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: 05-643-A

11515 Woodland Drive

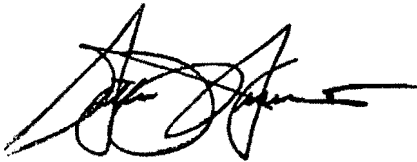
E/side of Woodland Drive, 850 feet south of Broadway Road

8th Election District – 2nd Councilmanic District

Legal Owners: Sidney & Jean E. Silber

Special Exception to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

Hearing: Thursday, September 1, 2005, at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 11, 2005

CORRECTED 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: 05-643-A

11515 Woodland Drive
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111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Sidney & Jean Silber, 11515 Woodland Drive, Lutherville 21093
Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 17, 2005**
- (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.



**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 21, 2005

Deborah Dopkin
409 Washington Avenue, #1000
Towson, MD 21204

Dear Mrs. Dopkin:

RE: Case Number: 05-643-X, 11515 Woodland Drive

The above matter, previously scheduled for September 1, 2005, has been postponed at the request of Mr. & Mrs. Damewood. The hearing has been rescheduled and the corrected notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Sidney & Jean Silber, 11515 Woodland Drive, Lutherville 21093
Dwight Little, 1055 Taylor Avenue, #307, Towson 21286
Drs. Richard & Marian Damewood, 11701 Woodland Drive, Lutherville 21093
Mr. & Mrs. Abosch, 11609 Woodland Drive, Lutherville 21093



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah C. Dopkin, Esq.
409 Washington Avenue, #1000
Towson, MD 21204

410-821-0200

CORRECTED 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: 05-643-A

11515 Woodland Drive

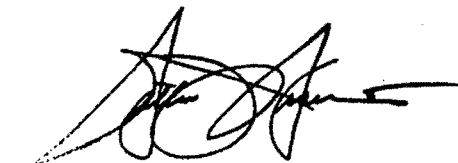
E/side of Woodland Drive, 850 feet south of Broadway Road

8th Election District – 2nd Councilmanic District

Legal Owners: Sidney & Jean E. Silber

Special Exception to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

Hearing: Tuesday, September 20, 2005, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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.



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

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 21, 2005

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Hearing: Tuesday, September 20, 2005, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the printed name.

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Sidney & Jean Silber, 11515 Woodland Drive, Lutherville 21093
Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21204
Drs. Richard & Marian Damewood, 11701 Woodland Drive, Lutherville 21093
Mr. & Mrs. Abosch, 11609 Woodland Drive, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 3, 2005**
- (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.**



**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 12, 2005

Deborah C. Dopkin, Esquire
409 Washington Avenue, # 1000
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 05-643-X, 11515 Woodland Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 2, 2005.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Sidney and Jean E. Silber 11515 Woodland Drive Lutherville 21093
Dwight & Little 1055 Taylor Avenue, # 307 Towson 21286

Visit the County's Website at www.baltimorecountyonline.info



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

June 20, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633, 639, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657,
658, 659, 660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648,
649, 652, 653, 654, 656, 658, 660, 661

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06282005.doc

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



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

Maryland Department of Transportation

Date: 6.27.05

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

RE: Baltimore County
Item No. 643 DT

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Jm
9/12/05
P.P.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 12, 2005

RECEIVED
SEP 14 2005

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

ZONING COMMISSIONER

SUBJECT: 11515 Woodland Drive

INFORMATION:

Item Number: 5-643

Petitioner: Jean and Sidney Silber

Zoning: RC 5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has received information regarding the petitioner's attorney request to postpone the September 20, 2005 hearing, pending discussions with adjoining property owners. The Office of Planning will provide a comment at such time that the hearing is rescheduled.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:

Curtis P. Murray

Division Chief:

Lynn Johnson

AFK/LL: CM

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
11515 Woodlamd Drive; E/side Woodland *
Drive, 850' S Boardway Road * ZONING COMMISSIONER
8th Election & 2nd Councilmanic Districts *
Legal Owner(s): Sidney & Jean F Silber * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-643-X

* * * * *

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 and 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 16th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed Dwight Little, c/o Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, Maryland 21286 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

JUN 16 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

September 8, 2005

*Kristen:
Please postpone this
case per this request.
T*

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

RE: Case No. 05-643-X
11515 Woodland Drive

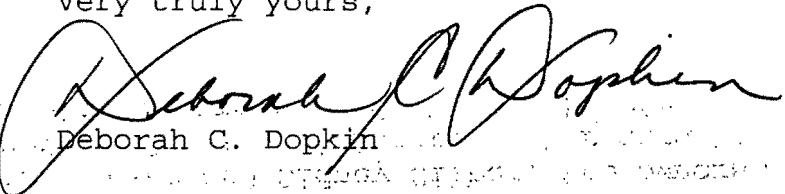
Dear Mr. Kotroco:

This office represents Jean and Sidney Silber, the owners of the above captioned property and the petitioners with regard to the above special exception petition now scheduled for a hearing on September 20, 2005.

The Silbers are currently in the midst of discussions with adjoining property owners regarding the use of the Silber property. Since these discussions are ongoing and as yet unresolved, I am writing to ask that the case be **postponed** pending the outcome of these discussions. Therefore, I would appreciate your removing this matter from the Zoning Commissioner's docket for September 20th. I will contact your office as soon as the discussions are complete.

Thank you.

Very truly yours,


Deborah C. Dopkin

DCD/kmc

cc: Mr. and Mrs. Sidney Silber
Douglas N. Silber, Esquire
Macy G. Nelson, Esquire

C:\docs\KMC\DCD\LETTERS 2005\kotroco timothy-silber.wpd

File

G. MACY NELSON
ATTORNEY AT LAW

RECEIVED

TELEPHONE
(410) 296-8166

SUITE 803
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

SEP 20 2005

FACSIMILE
(410) 825-0670

ZONING COMMISSIONER

September 19, 2005

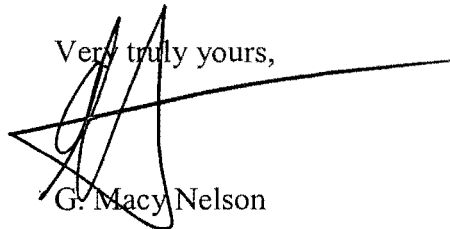
John V. Murphy
Deputy Zoning Commissioner
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland 21204

Re: Silber Property, Case No. 05-643-X

Dear Mr. Murphy:

I write now to inform the Zoning Commissioners office that I will be representing Lawrence and Nancy Rosenberg, Richard and Marian Damewood, John and Susan Abosch, Gene and Cecilia Kutlik, Marc and Leslie Katz, Virginia Keane and Christopher Carver, Eileen Grossfeld, Theodore Denick, Gerald and Adele Sidle, Julian and Pauline Hyman, Ronald and Carole Sher, Allen Bentten, Grant and Abra Cylus and Robert P. Schwartz in opposition to the proposed special exception referenced above. Please copy me with any correspondence concerning the case.

Very truly yours,



G. Macy Nelson

GMN:kcm

cc: Deborah C. Dopkin, Esquire

LAW OFFICES OF
JOHN H. DENICK & ASSOCIATES, P.A.
SUN LIFE BUILDING - SUITE 300
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3283
www.DenickLaw.com

*To: Knister
Handle - uen
11/1/05*

JOHN H. DENICK
THEODORE C. DENICK
LISA ELLEN BALL

TELEPHONE: (410) 727-6900
FAX: (410) 727-6904

October 28, 2005

Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: Zoning Department

RE: CASE NUMBER: 05-643-A
11515 WOODLAND DRIVE
8TH ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT

Gentlemen:

The above captioned case was originally scheduled for hearing on September 1, 2005 and subsequently postponed.

I would be interested in knowing if and when the hearing is rescheduled.

Please note my interest in your file and notify me if the hearing is rescheduled.

Very truly yours,


THEODORE C. DENICK

TCD/sa
10/28/05

Robin Jack - FYI

P01

JOHN P. ABOSCH
11609 WOODLAND DRIVE
LUTHERVILLE, MD. 21093

RECEIVED

Jim
9/20
PPD

August 9, 2005

So. DPPM

AUG 11 2005

ZONING COMMISSIONER

William J. Wiseman, III, Zoning Commissioner
John V. Murphy, Deputy Zoning Commissioner
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Case #5-643-X
11515 Woodland Drive, Sidney and Jean Silber,
Record of Vehement Opposition to Proposed Zoning Exception

Dear Messrs. Wiseman and Murphy:

Please be advised we reside at 11609 Woodland Drive in Lutherville.

Please be aware we are vehemently opposed to the proposed zoning variance for the above-referenced matter. Our home is contiguous to the subject property. It is our firm belief our privacy and enjoyment of our property would be severely compromised by this variance.

It is our understanding this matter is scheduled for a September 20, 2005 hearing. Please be advised I will be unable to attend this hearing and therefore request a postponement.

Please advise us as to the rescheduled date for this hearing.

Kindest regards,

John P. Abosch

JPA/jlw

Look for phone for

Mr. Abosch

Postponement request denied

Kristen Matthews - Case No. 05-643-X

From: Bette Schuhmann
To: Matthews, Kristen
Date: 9/23/2005 1:43:41 PM
Subject: Case No. 05-643-X
CC: Sacks, Hanna

Kristen - We received a request from Hanna Sacks in the Executive Office inquiring about the status of the above-captioned case on behalf of Ms. Ilene Cohen, a constituent. I explained to Hanna that the case has been postponed and that Counsel for the owners is attempting to meet with the neighbors in an effort to resolve their concerns and that it might be some time before the hearing actually takes place. She has asked that we update Ms. Cohen on the status of this case and keep her informed. At such time as you are asked to reschedule the hearing, would you please send Ms. Cohen notice of the hearing at 11406 Woodland Drive, Lutherville, Md. 21093. In the meantime, I called Ms. Cohen and explained that your Department maintains the case files for us and that any correspondence that comes in prior to the hearing would go through your office. So you may start getting some correspondence on this case. Thanks for your help!

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

FAX

② pages with cover

To: Ms. Kristen Matthews 410 887-5708

From: Marian D. Danewood

Re: Postponement Request

Case # 5-643-X Aug 23, 2005

Dear Ms. Matthews,

Thank you for taking the time to
speak with me today. The
postponement request is included.

Sincerely,

Marian Danewood

POSTPONEMENT REQUEST - from 2 next door neighbors

Drs. Richard and Marian Damewood
11701 Woodland Drive
Lutherville, Maryland 21093

July 6, 2005

TO: Ms. Kristen Matthews

Kristen:
OK to postpone
JMK

Zoning Commissioner
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

**Re: Case # 5-643-X
11515 Woodland Drive, Sidney and Jean Silber,
Hearing Change of Date Request**

Dear Sir,

We have just received the notice that a hearing is scheduled on August 23rd for a special zoning exception for the property at 11515 Woodland Drive to be used for a community building and conservancy as an educational and nature center.

This proposal in a longtime residential neighborhood directly affects our property and its privacy. It also affects several other neighbors, including Susan and John Abosch at 11609 Woodland Drive.

We are out of town on August 23rd and the Abosch family is also out of town at that time. We feel that we must present the disruption that a zoning change such as this would cause to our property and personal lives.

We respectfully request a change of date so that we can personally attend this hearing. We have lived on Woodland Drive for over 15 years and feel very strongly that we have a voice and personal input into proposed zoning changes that affect us greatly.

We greatly appreciate your consideration of a change of date for this hearing. I can be reached anytime on a toll free pager at 1-877-565-7147, at the beep enter your phone number and press # and I will call right back. Our home phone is 410-560-1085. Thank you very much.

Sincerely,

Marian Damewood
Richard Damewood

4 pages including cover

July 15, 2005

FAX to: Mrs. Kristen Mattheus
410 887-5908

Kristen
OK to
postpone

Re: Case # 5-643-X
Silver 11515 Woodland Drive

From: Marian D. Danewood
11701 Woodland Drive.

Dear Ms. Mattheus,

Thank you for talking with
me today.
your help.
I really appreciate

Sincerely,
Marian Danewood

Drs. Richard and Marian Damewood

11701 Woodland Drive
Lutherville, Maryland 21093

410-560-1085

July 15, 2005

Ms. Kristen Matthews
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case # 5-643-X
11515 Woodland Drive, Sidney and Jean Silber,
Request for Postponement of Zoning Exception Hearing to after September 7

Dear Ms. Matthews,

We have just received the detailed information for which the special zoning exception for the property at 11515 Woodland Drive is to be used, the direct bordering property to ours at 11701 Woodland Drive. Please see the accompanying letter to Mr. Wiseman and Mr. Murphy.

This new information from a meeting which took place last evening makes this situation much more involved and controversial than we previously thought. There are additional neighborhood meetings scheduled, and we need time to obtain proper legal counsel, and many people are out of town until after Labor Day. We are one of the 2 main contiguous neighbors along with the Abosch family at 11609 Woodland Drive and respectfully request a postponement of the September 1 date until after September 7 in order to have completed the meetings and obtain complete information in preparation for the hearing.

I am writing to let you know that I am planning to attend the hearing personally and if the date is postponed until October, which several people mentioned last night, I am out of the country from October 13-20, running an international medical meeting in Canada so if you could kindly avoid those dates I would greatly appreciate it.

Thank you very much for all of your assistance and attention in this difficult matter. If you need to reach me my 24hr pager is 1-877-565-7147 at the tone enter you phone number and press # and I will call right back. My home number is 410-560-1085.

With sincere regards—

Marian Damewood

Copy for Ms. Kristen Matthews

Drs. Richard and Marian Damewood
11701 Woodland Drive
Lutherville, Maryland 21093

July 15, 2005

William J. Wiseman, III, Zoning Commissioner
John V. Murphy, Deputy Zoning Commissioner
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case # 5-643-X
11515 Woodland Drive, Sidney and Jean Silber,
Record of Vehement Opposition to Proposed Zoning Exception

Dear Mr. Wiseman and Mr. Murphy,

We have just received the detailed information for which the special zoning exception for the property at **11515 Woodland Drive** is to be used. At a meeting at the Silber's home this evening it was reported that they will be planning to donate the property to a foundation, and in order to maintain the operating costs would have tour buses coming through on weekdays, weddings and social/charitable events booked on weekends and other activities planned. This is very different from requesting a zoning special exception "for a community building and conservancy as an educational and nature center", which is also a concern.

Our home at **11701 Woodland Drive** directly borders **11515 Woodland Drive**. We moved here sixteen years ago for the peaceful atmosphere of the residential neighborhoods in Baltimore County. Having the bordering property converted to function similar to a country club allowing bookings of weekend social events that by nature include music, late nights, large numbers of guests and alcohol on the premises is very destructive to the community and to our homesite. The privacy in our backyard pool area will be completely gone with large groups of people utilizing the Silber's access driveway which is located along the direct border of our property in direct view of the pool.

This proposal in a longtime residential neighborhood also directly affects our property value as well. It is very undesirable to purchase a home next to this type of public operation with comings and goings of large groups of people not from this neighborhood. The traffic alone also affects several other neighbors.

*Copy for MS.
Kirsten
Matters*

The Silber's plan will provide them with the opportunity for a very large tax deduction which can then preserve the monies in their estate. Their lack of sensitivity regarding destroying our property's privacy and value so revenues from public activities can cover operating expenses to maintain their gardens is of grave concern. We know that this matter is not in the interest of the zoning commission, but wanted to make clear that this is a very favorable business transaction for their benefit alone. When the Silbers were told that the noise from social functions would be a problem they stated that we could call in violations and set times for music to stop at weddings. We do not want to be policing loud public events booked on weekends and these non-family related functions should not be taking place in this entirely residential neighborhood in Baltimore County.

As one of the **two main contiguous neighbors (11609 Woodland Drive** is the other) we vehemently object to this zoning special exception request, and respectfully present our opposition to this proposal due to the disruption that a change such as this would cause to our property and personal lives, and to that of this quiet community.

We greatly appreciate your consideration of our feelings in this matter. If you have suggestions of others to go to such as our State Senators please let me know. I can be reached anytime on a toll free pager at 1-877-565-7147, at the beep enter your phone number and press # and I will call right back. Our home phone is 410-560-1085. Thank you very much.

Sincerely,


Marian Damewood


Richard Damewood

Bette Schuhmann - Case No. 05-643-X

From: Bette Schuhmann
To: Matthews, Kristen
Subject: Case No. 05-643-X
CC: Sacks, Hanna

Kristen - We received a request from Hanna Sacks in the Executive Office inquiring about the status of the above-captioned case on behalf of Ms. Ilene Cohen, a constituent. I explained to Hanna that the case has been postponed and that Counsel for the owners is attempting to meet with the neighbors in an effort to resolve their concerns and that it might be some time before the hearing actually takes place. She has asked that we update Ms. Cohen on the status of this case and keep her informed. At such time as you are asked to reschedule the hearing, would you please send Ms. Cohen notice of the hearing at 11406 Woodland Drive, Lutherville, Md. 21093. In the meantime, I called Ms. Cohen and explained that your Department maintains the case files for us and that any correspondence that comes in prior to the hearing would go through your office. So you may start getting some correspondence on this case. Thanks for your help!

Bette Schuhmann - Re: Tracking No. EX 007891

From: Bette Schuhmann
To: Sacks, Hanna
Subject: Re: Tracking No. EX 007891

You're welcome. In the meantime, I have called Ms. Cohen and explained the process. I will also ask Kristen Matthews, our Docket Clerk, to send Ms. Cohen Notice of the Hearing at such time as she is asked to reschedule the matter. FYI, our case files are maintained by the Department of Permits and Development Management and Ms. Matthews would be the contact person for information as to the status of this case prior to the hearing. Again, if I can be of any further assistance, please don't hesitate to call me.

>>> Hanna Sacks 9/23/2005 11:26 AM >>>

Bette,

Thank you very much for your reply. It would be greatly appreciated if you could update Ms. Cohen as to the status of the case in question?

Once again, thank you for your help.

Hanna

>>> Bette Schuhmann 09/22/05 12:16 PM >>>

Hanna - This office is in receipt of a Constituent Service Action Memo from you addressed to former Zoning Commissioner Lawrence Schmidt, dated September 19, 2005, concerning correspondence you received from Ms. Ilene Cohen regarding zoning Case No. 05-643-X. We are in receipt of the same correspondence. Ms. Cohen is apparently in the process of circulating a Petition throughout her neighborhood and is obviously opposed to the proposed use by Sidney and Jean Silber, owners of the property located at 11515 Woodland Drive, for an educational nature center. A public hearing on the proposal was scheduled for Tuesday, September 20th; however, was postponed at the request of the attorney for the Silbers and to my knowledge has not been rescheduled. We regularly receive correspondence from individuals voicing opposition to or support for a particular development project and unless they ask for specific information, we generally respond by forwarding them a copy of our decision in the matter. We will be happy to do the same for Ms. Cohen. In the meantime, I do not know when the hearing will be rescheduled. Our hearings are scheduled by Kristen Matthews in the Department of Permits and Development Management (x3391), and I understand from her that the attorney for the Silbers is attempting to meet with the neighbors in an effort to resolve their concerns so it might be sometime before the hearing actually takes place. Anyway, if you have any further questions, please don't hesitate to call me.

Bette Schuhmann
bschuhmann@co.ba.md.us
410-887-3868

Bette Schuhmann - Tracking No. EX 007891

From: Bette Schuhmann
To: Sacks, Hanna
Subject: Tracking No. EX 007891

Hanna - This office is in receipt of a Constituent Service Action Memo from you addressed to former Zoning Commissioner Lawrence Schmidt, dated September 19, 2005, concerning correspondence you received from Ms. Ilene Cohen regarding zoning Case No. 05-643-X. We are in receipt of the same correspondence. Ms. Cohen is apparently in the process of circulating a Petition throughout her neighborhood and is obviously opposed to the proposed use by Sidney and Jean Silber, owners of the property located at 11515 Woodland Drive, for an educational nature center. A public hearing on the proposal was scheduled for Tuesday, September 20th; however, was postponed at the request of the attorney for the Silbers and to my knowledge has not been rescheduled. We regularly receive correspondence from individuals voicing opposition to or support for a particular development project and unless they ask for specific information, we generally respond by forwarding them a copy of our decision in the matter. We will be happy to do the same for Ms. Cohen. In the meantime, I do not know when the hearing will be rescheduled. Our hearings are scheduled by Kristen Matthews in the Department of Permits and Development Management (x3391), and I understand from her that the attorney for the Silbers is attempting to meet with the neighbors in an effort to resolve their concerns so it might be sometime before the hearing actually takes place. Anyway, if you have any further questions, please don't hesitate to call me.

9/8/2005

Dear Neighbor,

This is to advise you that the Silbers (11511 Woodland Drive) are petitioning to receive a **Zoning Special Exception** for their property for the purpose of creating a community center and conservatory for use as an education and nature center (including the existing facilities and garden). The center would be managed and maintained by a foundation after the Silbers move. Classes, tours and events would be planned by an established foundation.

The zoning hearing is currently scheduled for **September 20 at 9:00 A.M., Room 407 County Courts Bldg, 401 Bosley Ave. Case # 05-643-A**. Please be sure to confirm the date and time as it could change. It would be helpful if you are able to attend the hearing.

The Silbers held a small meeting this summer to inform their immediate neighbors about the plan. A subsequent meeting of the neighbors revealed that even though people recognize the beauty and value of the Silbers' gardens and understand their desire to preserve them, many of the neighbors are strongly opposed to the variance and proposed plan. Reasons included concerns about traffic, noise, neighbor safety, unknown future uses and unknown future property values. Not one of the nine families in attendance expressed a view in favor of the variance.

A lawyer has been hired to represent the interests of the neighbors. Please consider coming to any hearings, writing the Baltimore County Zoning Board, and/or contributing to legal costs. Your email address would be helpful as well. Please feel free to contact us if you have any questions.

John and Susan Abosch 410-252-5008
Larry and Nancy Rosenberg 410-821-8525

— Original Message —

From: Michael Lisak

To: Sabosch@comcast.net

Cc: mls@slater-consulting.com

Sent: Thursday, September 15, 2005 9:23 AM

Subject: Zoning Issue

Just like a rose by any other name is still a rose, so is a business. And that is exactly what the Silbers are trying to plop down in the middle of our community against the overwhelming consensus of their neighbors' wishes. I also find it significant that both long-time residents, as well as more recent ones such as my family, stand equally opposed to this zoning exception. This is a business, whether you call it a "trust" or a "nature center." It will have the characteristics and negative consequences of a business on this long-time 100% residential community. I suggest we call this a "business" in all public discussions so as to re-frame the terms of debate. From what I understand, this business will offer nature tours as well as serve as a facility for social events such as weddings, bar/bat mitzvahs, etc. No amount of careful planning will change the following consequences:

- (1) Increasing traffic. This year-round increased traffic will not only be on weekdays, when we already have a "through-traffic" problem that also needs to be dealt with, but now also on weekends (our only relatively quiet period). This traffic will include more buses/vans/trucks associated with the business' purposes and events. Along with increasing traffic, we will have safety issues (children, walkers/runners/bikers, dog-walkers, etc.) as well noise and pollution. This will deal a substantial blow to the quality of all of our lives, as well as the beautiful nature and wildlife that we all treasure in this community. I would love to know how the Silbers will react when an intoxicated wedding guest on his drive home smashes into a tree, runs over one of our pets, or God-forbid strikes down one of our neighbors who is out for a walk or bike-ride. Yes - building a few to several homes on this property would also increase traffic - but not substantially as compared to a business used for tours and social events for those not even living in our neighborhood.
- (2) Non-vehicular safety issues. We live in a safe neighborhood. The Silbers' business will bring significant amounts of guests and vendors to our community. While most will obviously law-abiding citizens, there can be no doubt that at least to some degree, our property and loved-ones will be more at risk for crime.
- (3) Nature of our community. We live in a long-time residential-only community. That is one of the reasons why people have stayed here so long. That is why people like our family have moved here more recently. Indeed, it seems as if the last few years this neighborhood is entering a phase where younger families with young children are replacing long-time residents as they retire and move away. This is a rejuvenating effect that will strengthen the community. You can bet bringing a business into our community will stop that evolution dead in its tracks. Bringing a business into the heart of our community will change its most basic and central characteristic. Bringing a business here will also make it that much easier the next time someone else wants to bring a business into our neighborhood. We can also be sure that bringing a business into our community will have many unforeseen consequences. For example, will there need to be road construction in the future? Will it affect all of our septic systems and wells? One could go on and on. Perhaps the best policy would be "if it ain't broke, don't fix it" - and our neighborhood ain't broke, so let's not "fix it" by changing the very nature of our community.
- (4) Financial implications. Any argument that this is for the benefit of the community holds no water when the community stands so overwhelmingly opposed to this prospect. It makes one wonder why they would still push so hard for this outcome against the wishes of the people that are supposed to benefit from their efforts. Perhaps this fact reveals the true nature of their efforts - to make money. However, we all have a

financial interest (property values) in keeping this community residential. If one was to take a utilitarian point of view, I would speculate that the combined loss in property values if a business came here would dwarf financial gains for the Silbers. If one takes a individualistic perspective, why should each person's financial position be sacrificed for the Silbers' financial gain? We all paid a lot for our homes - especially those who have bought in the last few years. Many of us have also spent great sums to improve these homes. Why should that all be put at risk for 1 family? It is not as if they would be left with no financial options. Nothing is stopping them from selling the land to another home-owner or residential developer. I would imagine the size and location would bring them great financial compensation, especially in this market.

There are obviously more reasons to oppose the zoning exception, but I wanted to address just a few major ones by way of example.

It sounds like the Silbers are committed, organized and well-financed. We all need to be the same.

Mr. & Mrs. Sidney Silber
11515 Woodland Drive~
Lutherville. MD 21093
Phone: 410-337-0070
Fax: 410-821-0989

September 16, 2005

4/2/05
Sidney and I want to let you know that the hearing scheduled for September 20th has been postponed

If you're wondering why, it's because a few neighbors have chosen to hire an attorney in lieu of direct discussions with us. Frankly, we did not wish to get into a legal battle with some of our neighbors when we were simply attempting to preserve the garden. Apparently, there has been a great deal of misrepresentation of our intentions which we find most distressing.

We greatly appreciate your support and good will and will always welcome you to our garden as long as we are here.

We are planning some major improvements to the garden beginning in October and would like to invite you to join us for light refreshments and a garden visit on Sunday, September 25th, at 4 PM. Please *RSVP* by Thursday, September 22nd.

Sincerely,

Susan Silber

RECEIVED

Executive Office Constituent Service Action Memo

SEP 21 2005

To: Lawrence Schmidt

Subject: ZONING ~~case~~ **ZONING COMMISSIONER**

Department: Zoning

From: Hanna Sacks

Date Sent: 9/19/05

Tracking Number: Ex 007891

Date Due: (10 working days): 10/03/05

____ Please review the attached correspondence, investigate the subject and prepare a letter of response on behalf of the County Executive for final signature by the County Executive within 10 working days.

____ Please review the attached correspondence, investigate the subject and prepare a letter or response on behalf of the County Executive for final signature by the Department Head/Representative. Provide _____ with a hard copy of the final response for filing purposes within 10 working days.

* Other
Enclosed find a letter + a copy of a petition to be
circulated regarding 11515 Woodland Drive. Please
respond to Ms Ilene Cohen at 410 337-0971. - Keep me informed.
Thanks- Hanna

FYI: Please post date all letters 3 working days after the date you are typing the letter to allow for processing within the Executive Office.

Constituent Outreach Team Contact Information

Executive Office telephone: 410-887-2450; fax 410-887-5781

- **Sharon Paul**, Constituent Services Coordinator and District 5
spaul@co.ba.md.us
- **Dionne Grier**, Constituent Service Representative (Districts 1 & 4)
dgrier@co.ba.md.us
- **Hanna Sacks**, Constituent Services Representative (Districts 2 & 3)
hsacks@co.ba.md.us
- **Harold Reid**, Special Assistant to the County Executive
hreid@co.ba.md.us
- **Cathy Bevins**, Constituent Services Representative (Districts 6 & 7)
cbevins@co.ba.md.us

when is the hearing scheduled?

Attached is Zoning Commission's Hearing
Scheduled for CASE # 5-643-X + PETITION

Sidoren Silber was one of the owners/developers
of land in our neighborhood. There ^(were) ~~(are)~~ restrictions
+ covenants which owners of the houses here
had to adhere to - "no commercial or
businesses allowed".

11515 Woodlawn owned by Silbers
has approximately 10 ACRES - they told me they
were not interested in selling land because they
were saving it for their children. (I wanted the
land for my children)

They (silbers) have beautiful gardens and
the land is going into a Trust so that the
gardens will be preserved but in order to
maintain them they want to build a
Community Building on property to raise
money (via weddings, bar/bat mitzvahs,
- a social hall -) to maintain the property.
There will be Bus loads of people
from other states visiting here also
according to their plans - I am told.
We will have SHERWOOD GARDENS - people
rooming around all the time.

PLEASE HELP our tranquil neighborhood!

SEPTEMBER 19, 2005

RECEIVED

SEP 21 2005

ZONING COMMISSIONER

Zoning Commissioner for Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204

RE - CASE NO. 5-643-X
SPECIAL EXCEPTION
11515 WOODLAND DRIVE
LUTHERVILLE, MARYLAND - 21093
OWNERS: SIDNEY AND JEAN F. SILBER

**SPECIAL EXCEPTION to use the described property for a
community building and conservatory for educational and
nature center, including existing facilities and gardens."**

Attached is the ZONING COMMISSIONER'S HEARING SCHEDULE (NOTICE
Updated and Distributed June 27, 2005) NOTE: Hearing Dates of August 23 and Sept. 20, 2005
have been postponed by Attorneys for the Silbers.

**IN OTHER WORDS - CREATING A BUSINESS IN OUR PEACEFUL,
LONG-TIME, RESIDENTIAL COMMUNITY!**

The Owners of property in GREENWOOD and surrounding neighborhood, as well as other
residents of Baltimore County strongly **OPPOSE AND OBJECT** to any of the Silbers' property
being turned over to a **Foundation or Trust** for the purpose of creating a community center and
conservatory for use as an educational and nature center, including the existing facilities and
gardens. (See attached letter from the Abosches and Rosenbergs)

We are circulating the attached Petition and Letter addressed to the Zoning Commissioner for
Baltimore County (and many have been signed already) for your Association in **protest** of this
action.

As a neighbor wrote so eloquently (and I will be quoting herewith from his letter, copy of which
is attached hereto)

+

just like a rose by any other name is still a rose, so is a business."

And that is exactly what the Silbers are trying to plop down in the middle of our serene community against the overwhelming consensus of their neighbors' wishes.

From what I understand, this business will offer **nature tours** as well as serve as a facility for **social events**, such as weddings, etc. No amount of careful planning will change the following consequences:

1. **INCREASING TRAFFIC:** This traffic will include more buses/vans/trucks associated with the business purposes and events.
2. **SAFETY ISSUE**
3. **NOISE AND POLLUTION**
4. **NON-VEHICULAR SAFETY ISSUES – RISK FOR CRIME.**
5. **IT WILL BRING A NEED FOR ROAD CONSTRUCTION IN THE FUTURE.**
6. **IT WILL AFFECT OUR WELLS AND SEPTIC SYSTEMS.**
7. **FINANCIAL IMPLICATIONS** – Any argument that this is for the benefit of the community holds no water when the community stands so overwhelmingly opposed to this project... They, the Silbers, are still pushing so hard for this project – WHY? **TO MAKE MONEY and CREATE THE OPPORTUNITY FOR A VERY LARGE TAX DEDUCTION.**
8. **DISRUPTION TO OUR SERENE NEIGHBORHOOD, TO OUR PROPERTIES AND PERSONAL LIVES.**
9. **PROPERTY VALUES WILL BE LOWERED.**

We live in a long-time **RESIDENTIAL-ONLY** community. We purchased the property from the Silbers and Rosenbergs, who created RESTRICTIONS AND COVENANTS (barring, forbidding any Business ventures in this neighborhood.

Younger families are moving into the tranquil neighborhood and this is a rejuvenating effect that will strengthen our community. Bringing a business into the heart of our community will stop that evolution dead in its tracks. Bringing a business to our neighborhood will change the most

basic central characteristic of our residential, beautiful, serene, sylvan community and make it much easier the next time someone wants to bring a business into our neighborhood.

WE DO NOT WANT TO HAVE AN IRVINE SCIENCE CENTER, CONSERVATORY FOR EDUCATION AND NATURE CENTER OR WHATEVER YOU CHOOSE TO CALL IT IN THE MIDDLE OF OUR NEIGHBORHOOD!!!

There are obviously more reasons to **oppose the present Zoning Exception (Case #5-643-X or any other zoning exception that the Silbers, their family, Attorneys, Trust or Foundation, etc., etc. may file in the future!**

There has been a letter signed by Jean Silber (copy of which is attached) delivered to some owners in our neighborhood in which she has stated that **"there will be major improvements being done to the gardens in October."** And, according to a conversation I had today, September 19th, with the Department of Permits for Baltimore County (410 887-3900) their department does not have any applications or permits on record for any properties on Woodland Drive other than 11403 and 11404 Woodland Drive – 21093.

PLEASE HELP US TO OPPOSE THIS THREAT TO OUR BEAUTIFUL, PEACEFUL, LONG-TIME RESIDENTIAL NEIGHBORHOOD!!!

THE SILBERS' VENTURE IS A BUSINESS, WHETHER YOU CALL IT A TRUST OR A NATURE CENTER!

Thanking you in advance, I am

Sincerely,



Ilene Cohen
11406 Woodland Drive
Lutherville, Maryland 21093
410 337-0971

Attachments are copies of:

1. Zoning Commissioner's Hearing Schedule Notice for Special Exception
2. Letter from Abosch and Rosenberg
3. Letter from Michael Lisak
4. Letter from Jean Silber
5. Petition
6. Letter from Owners Opposing Special Exception

09/14/05 WED 09:35 FAX 410 828 8432

KAYGEF

From Irene Cohen | ~~John A. 23 23~~

Attached is Petition + copy of Zoning Commissioners Hearing
To: Hannah Sacks + A letter I wrote explaining what
the Silbers are doing.
NEIGHBORHOOD PETITION
CASE # 05-642-V

9/13/05

NEIGHBORHOOD PETITION
CASE # 05-643-X
11515 WOODLAND DRIVE

I hereby state my opposition to the zoning variance request indicated above. I believe, if granted, this zoning variance would have a detrimental effect on our neighborhood, our quality of life and the traffic on our neighborhood streets.

Name

Address

Date _____

9/13/05 Chris (Zoning). 410 887-3391

Post Poned by Silber's Attorneys (DOPKIN)

~~HEARING Now Sept. 20 2005 at 9:00 PM~~

ZONING COMMISSIONER'S HEARING SCHEDULE

Updated and Distributed June 27, 2005

CASE NUMBER: 5-643-X

11515 Woodland Drive

Location: East side of Woodland Drive, 850 feet south of Broadway Road.

8th Election District, 2nd Councilmanic District

Legal Owner: Sidney and Jean F. Silber

Contract Purchaser:

SPECIAL EXCEPTION to use the described property for a community building and conservatory for educational and nature center, including existing facilities and gardens.

~~Sept 20, 2005 P.D.~~

Hearing: Tuesday, ~~8/23/2005~~ at ~~9:00:00 AM~~, County Courts Building, 401 Bosley Avenue, Rm. 407, Towson 21204

**Zoning Commissioner for Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204**

**RE – CASE NUMBER 5-643-X
11515 Woodland Drive
Lutherville, Maryland 21093
Location: East Side of Woodland Drive, 850 feet south of
Broadway Road
Legal Owner: Sidney and Jean F. Silber**

Dear Sir:

I am in opposition to the zoning variance request indicated above. I believe, if granted, this zoning variance would have a detrimental effect on our neighborhood, our quality of life and the traffic on our neighborhood streets.

Sincerely,

Name

Address

Date

File

RECEIVED

SEP 20 2005

ZONING COMMISSIONER

Zoning Commissioner for Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204

RE - CASE NUMBER 05-643-X
11515 Woodland Drive
Lutherville, Maryland 21093
Location: East Side of Woodland Drive, 850 feet south of
Broadway Road
Legal Owner: Sidney and Jean F. Silber

Dear Sir:

I am in opposition to the zoning variance request indicated above. I believe, if granted, this zoning variance would have a detrimental effect on our neighborhood, our quality of life and the traffic on our neighborhood streets.

Sincerely,

Marion Trageser

Name

4 Burwood Ct. - 21093

Address

9-18-05

Date

RECEIVED

SEP 26 2005

ZONING COMMISSIONER

Zoning Commissioner for Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204

RE - CASE NUMBER 05-643-X
11515 Woodland Drive
Lutherville, Maryland 21093
Location: East Side of Woodland Drive, 850 feet south of
Broadway Road
Legal Owner: Sidney and Jean F. Silber

Dear Sir:

I am in opposition to the zoning variance request indicated above. I believe, if granted, this zoning variance would have a detrimental effect on our neighborhood, our quality of life and the traffic on our neighborhood streets.

Sincerely,

ali moini, ali moini

Name

3 Burwood Ct. LUTHERVILLE 21093

Address

9/19/05

Date

**Zoning Commissioner for Baltimore County
401 Bosley Avenue
Room 405
Towson, Maryland 21204**

RE – CASE NUMBER 05-643-X

11515 Woodland Drive

Lutherville, Maryland 21093

**Location: East Side of Woodland Drive, 850 feet south of
Broadway Road**

Legal Owner: Sidney and Jean F. Silber

Dear Sir:

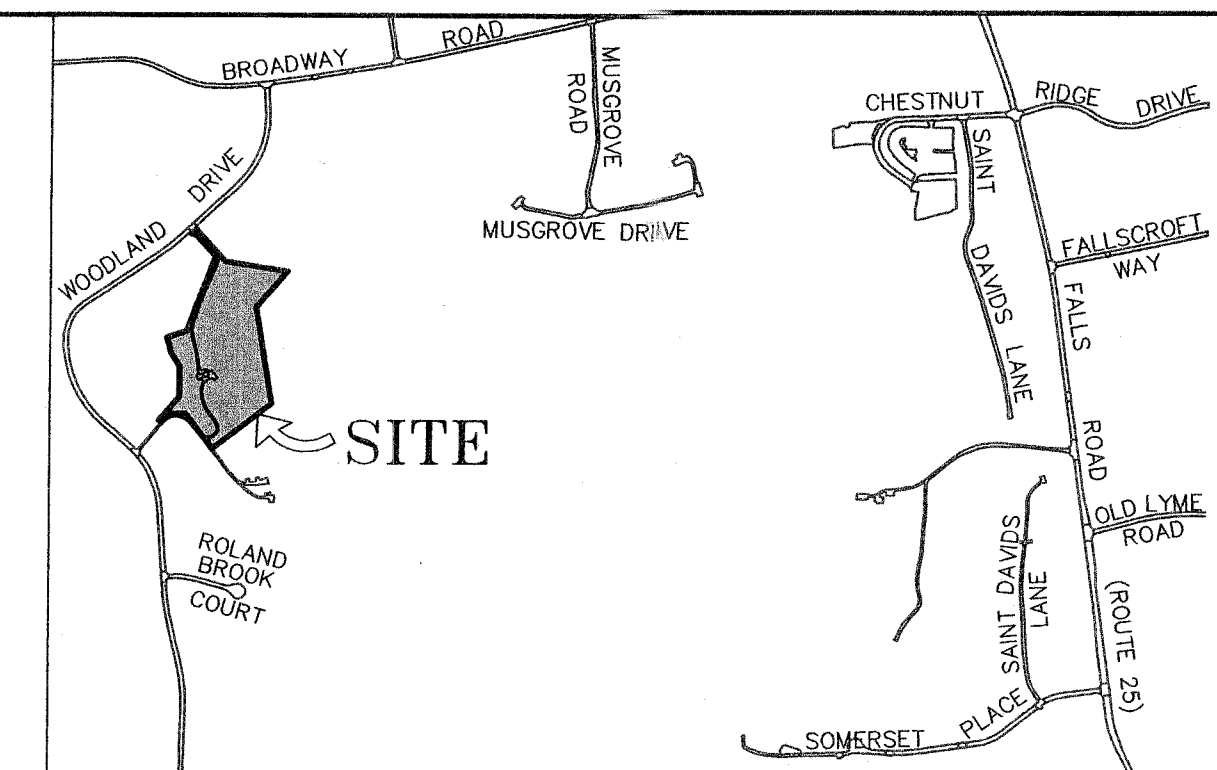
I am in opposition to the zoning variance request indicated above. I believe, if granted, this zoning variance would have a detrimental effect on our neighborhood, our quality of life and the traffic on our neighborhood streets.

Sincerely,

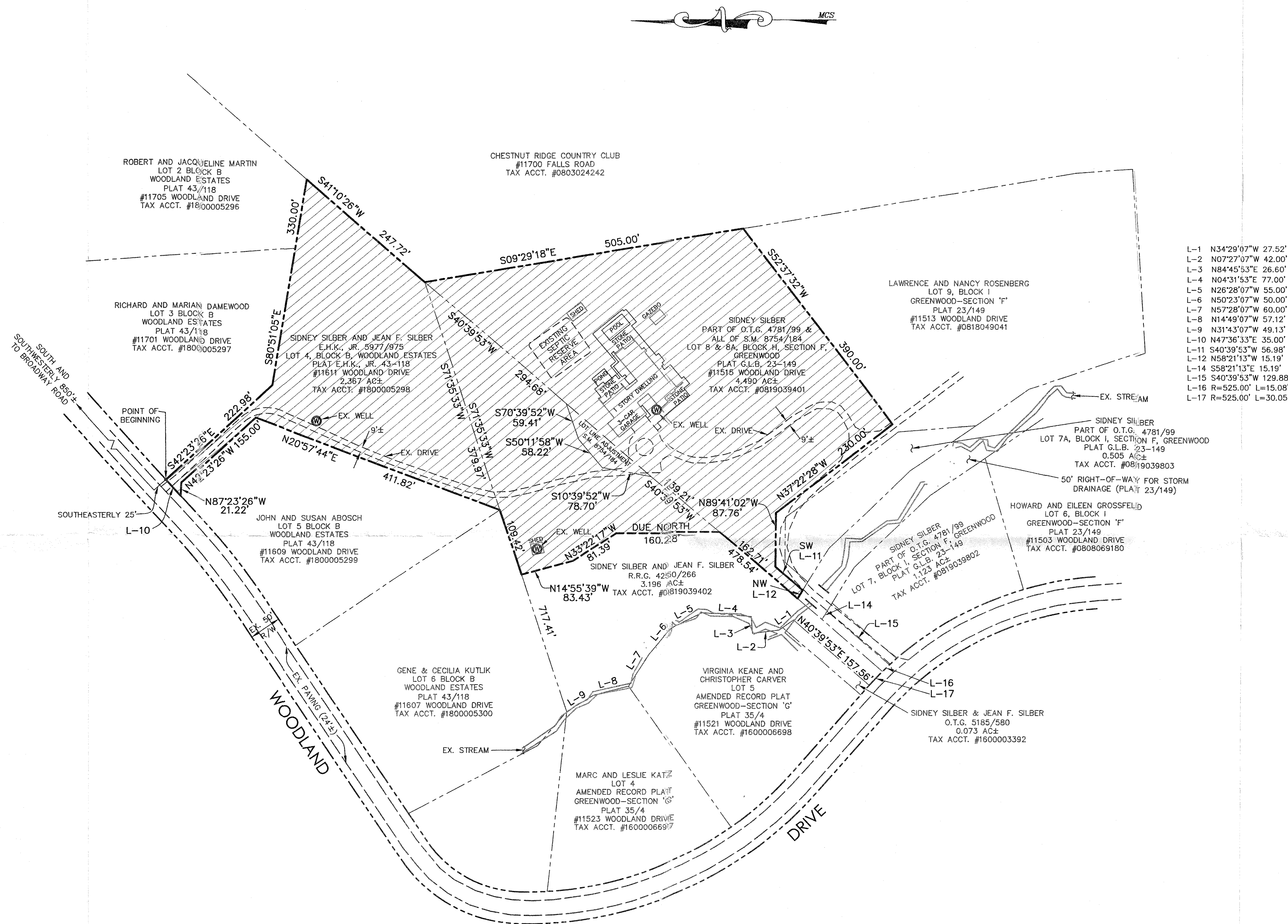
NEGIN MOINI, *Negin Moini*
Name

3 Burwood Ct. Lutherville, 21093
Address

9/19/05
Date



VICINITY MAP
1"=1000'

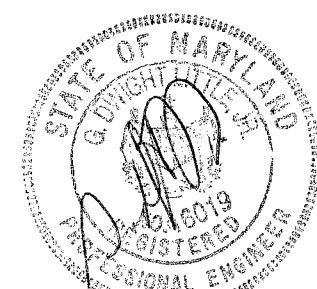


GENERAL NOTES

1. APPLICANT/OWNER:
SIDNEY AND JEAN SILBER
11515 WOODLAND DRIVE
LUTHERVILLE, MARYLAND 21093
410-666-5050
DEED REFERENCES: 5977/975; 8754/184; 4781/99
PLAT REFERENCES: 43/118 & 23/149
 2. SITE DATA:
AREA OF SPECIAL EXCEPTION PARCEL: 8.387 AC±
TOTAL SITE AREA: 10.053 AC±
ELECTION DISTRICT: 8TH
COUNCILMANIC DISTRICT: 2ND
EXISTING USE: RESIDENTIAL
PROPOSED USE: EDUCATIONAL AND NATURE CENTER
PARKING REQUIRED:
1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 SPACE
PARKING PROVIDED = 3 SPACES
 3. EXISTING ZONING OF SITE IS RC-5 IN ACCORDANCE WITH THE 2004 OFFICIAL ZONING MAP PLAN SHEET 059C1.
 4. PROPERTY OUTLINE SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY.
 5. THE SUBJECT SITE IS SERVED BY PRIVATE SEPTIC AND WATER SYSTEMS.
 6. THE SUBJECT SITE LIES WITHIN AN AREA DESIGNATED AS ZONE 'C', AN AREA OF MINIMAL FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 240010 0230 B EFFECTIVE MARCH 2, 1981. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE PER FIRM MAP.
 7. SUBJECT SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 8. THERE ARE NO KNOWN COMMERCIAL PERMITS PREVIOUSLY APPLIED FOR ON SUBJECT SITE.
 9. THERE IS NO KNOWN ZONING HISTORY ON SUBJECT SITE.
 10. THERE IS NO AMENITY OPEN SPACE REQUIRED.
 11. WELL AND SEPTIC AREAS SHOWN ARE APPROXIMATE.
- REASON FOR HEARING:
SPECIAL EXCEPTION TO ALLOW FOR AN EDUCATIONAL AND NATURE CENTER IN AN RC-5 ZONE, INCLUDING EXISTING FACILITIES AND GARDENS PURSUANT TO BALTIMORE COUNTY ZONING REGULATIONS SECTION 1A04.2B4.

LEGEND

= SPECIAL EXCEPTION AREA = 8.387 AC.±

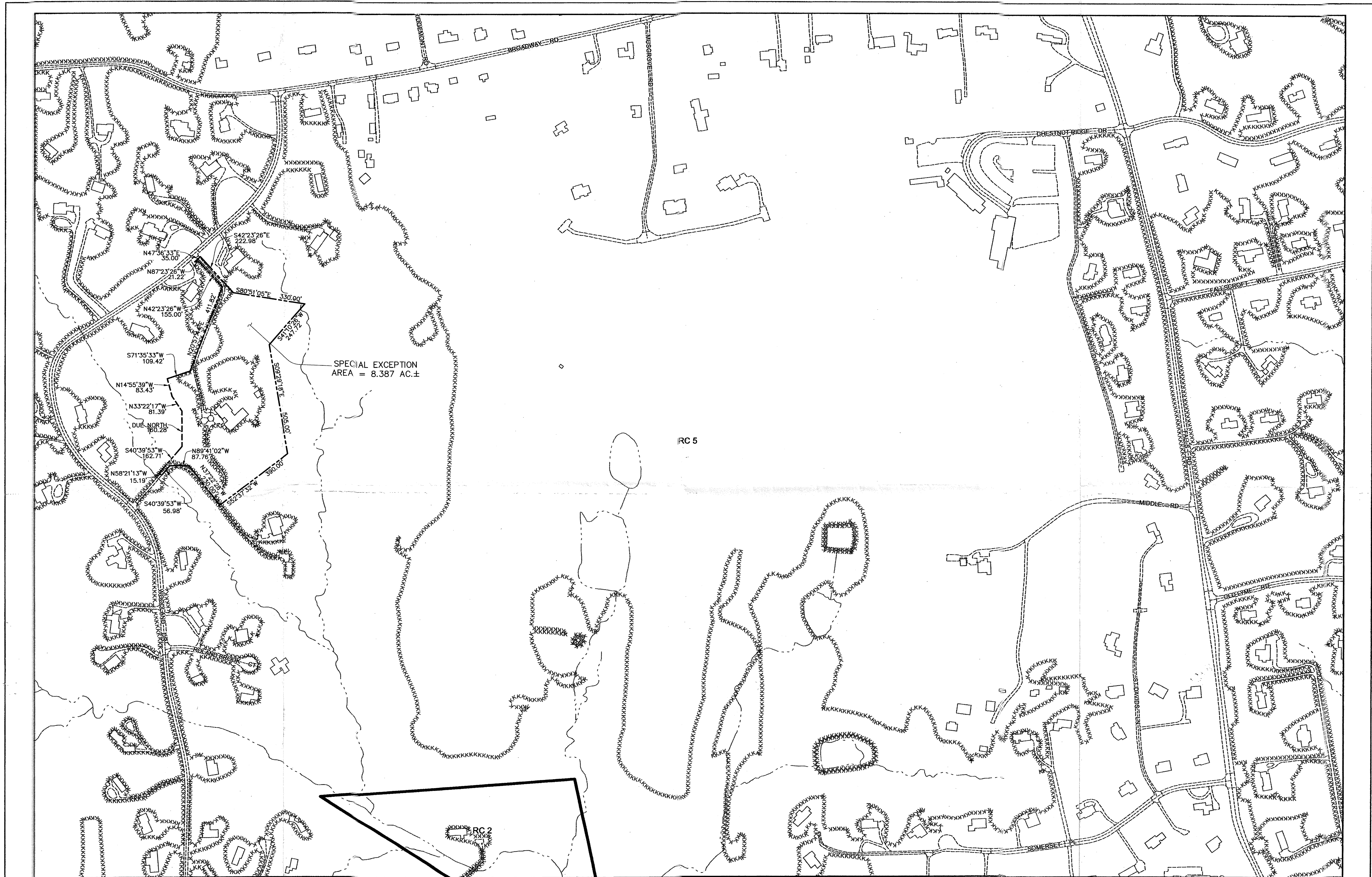


LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION HEARING
SILBER PROPERTY

DISTRICT 8C2 BALTIMORE COUNTY, MD
SCALE: 1"=100' MAY 27, 2005

05-643-X



Plan Sheet: 059C1

Note:
Section 312-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

- Zoning
- Buildings
- Streams
- Roads
- Vegetation

Baltimore County
Office of Planning and Zoning
Official Zoning Map

050A3	050B3	050C3	051A3	051B3
059A1	059B1	059C1	060A1	060B1
059A2	059B2	059C2	060A2	060B2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004