

FRONT VIEW OF HOUSE
FOR FRONT PORCH

IN RE: PETITION FOR SPECIAL HEARING *
N/E side of Beverly Road, 402' SE of the c/l
Berryman's Lane *
(607 Beverly Road)
4th Election District *
3rd Councilmanic District *

Marble, LLC
Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 06-399-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Marble, LLC, by its President, Dr. Mark Blank, through their attorney, Deborah C. Dopkin, Esquire. The Petition, as filed, requests a special hearing to approve a density anomaly to support the area requirement for Lot 2 of the Dexter Property (607 Beverly Road) which is divided by an R.O. and D.R. 3.5 zoning line, for a single family dwelling. 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 Dr. Mark Blank, President and managing member of Marble, LLC, property owner, Bernadette Moskunas of Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present. Mrs. Dopkin proffered testimony that would be offered by Ms. Moskunas and Dr. Blank.

Testimony and evidence offered disclosed that the subject property is part of a rectangular shaped parcel located south of Berryman's Lane with frontage on both Beverly Road and Main

ORDER RECEIVED FOR FILING

Date 4-5-06

By [Signature]

Street (Maryland Route 140) in Reisterstown. The property is also known as Lot 2 of the Dexter Property, located at 620 Main Street (Maryland Route 140), also owned by Marble, LLC. The Main Street property (Lot 1), contains a gross area of 14,679 sq. ft. (0.34 acres), zoned R.O., and is improved by an office building, originally built in 1920, which houses the professional dental office of Dr. Blank. The subject property (Lot 2) contains a gross area of 10,000 sq. ft. (0.23 acres) predominantly zoned D.R. 3.5, with a small sliver (493 sq. ft.) to the rear zoned R.O. The Petitioner proposes to develop the property with a single family dwelling; however, in that a minimum 10,000 sq. ft. is required for development purposes and a small portion of the lot (493 sq. ft.) is zoned R.O., the requested special hearing relief is necessary.

The proffered testimony was that the property is served by public sewer and water; is a flat and regularly shaped lot; and has never been improved in any way. Further, testimony was presented that the proposed use is permitted on the lot and that there are no improvements serving 620 Main Street located on the lot. Testimony was also offered that the property had been approved as a minor subdivision subject to the instant hearing.

Furthermore, evidence was presented that the Petitioner had written to the closest adjoining neighbors to advise them of his intentions and of the scheduled hearing. No neighbors appeared at the hearing and according to Petitioner he met with the immediate and most affected neighbor who was very supportive of the proposal. Photographs were also submitted into evidence to show the type and style of houses that now exist on Beverly Road. In this regard, it was indicated that the proposed dwelling will be a "modest rancher," 30' x 40' in dimension, and will be similar to other homes in the neighborhood.

Based on the testimony and evidence presented, County agency comments, and the information contained on the site plan, I find that a density anomaly exists by virtue of the zoning line crossing the property. I further find that there is sufficient density and area to support the proposed dwelling at 607 Beverly Road and that the proposal is not detrimental to the health, safety or general welfare of the locality. In this regard, the R.O. zone permits by right those uses that are permitted by right in the D.R. 3.5 zone. In that only a small portion of the site is zoned R.O. (493 sq. ft.) and the bulk of the property (9900 sq. ft.) is zoned D.R.3.5, it appears that there is more than adequate density to support the proposed use. Moreover, there is common ownership to allow resolution of the density anomaly within the property. No variances are being sought for the proposed dwelling and there will be no detrimental impact to the locality or to the public facilities serving the immediate area. Finally, the proposed dwelling will be compatible with other houses in the neighborhood. Thus, it appears that the spirit and intent of the zoning regulations will be met and that the relief requested should be granted.

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

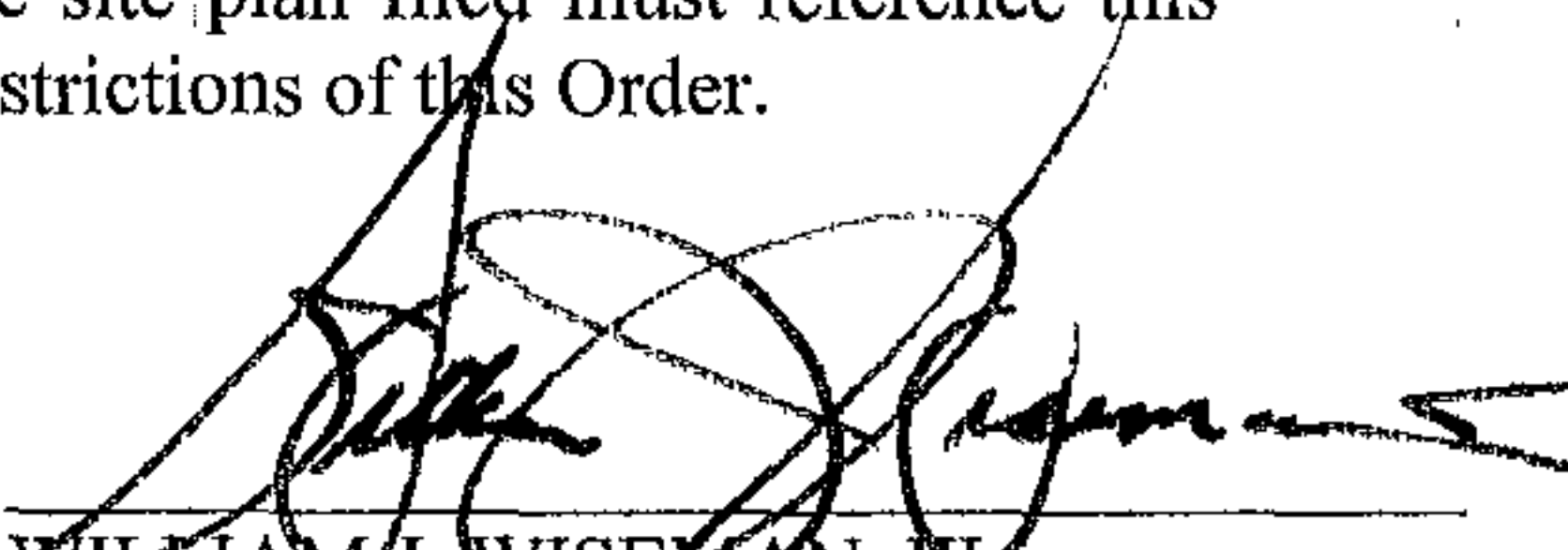
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of April 2006, that the Petition for Special Hearing to approve a density anomaly to support the area requirement for Lot 2 of the Dexter Property (607 Beverly Road) which is divided by an R.O. and D.R. 3.5 zoning line, for a single family dwelling, in accordance with Petitioner's Exhibit 1B, 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, the 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) Prior to the issuance of any permits, Petitioners shall submit building elevation drawings of the proposed structure to the Office of Planning for review and approval to assure compatibility with the surrounding locale.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-5-82

By Diana D. [Signature]



JAMES T. SMITH, JR.
County Executive

April 5, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

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

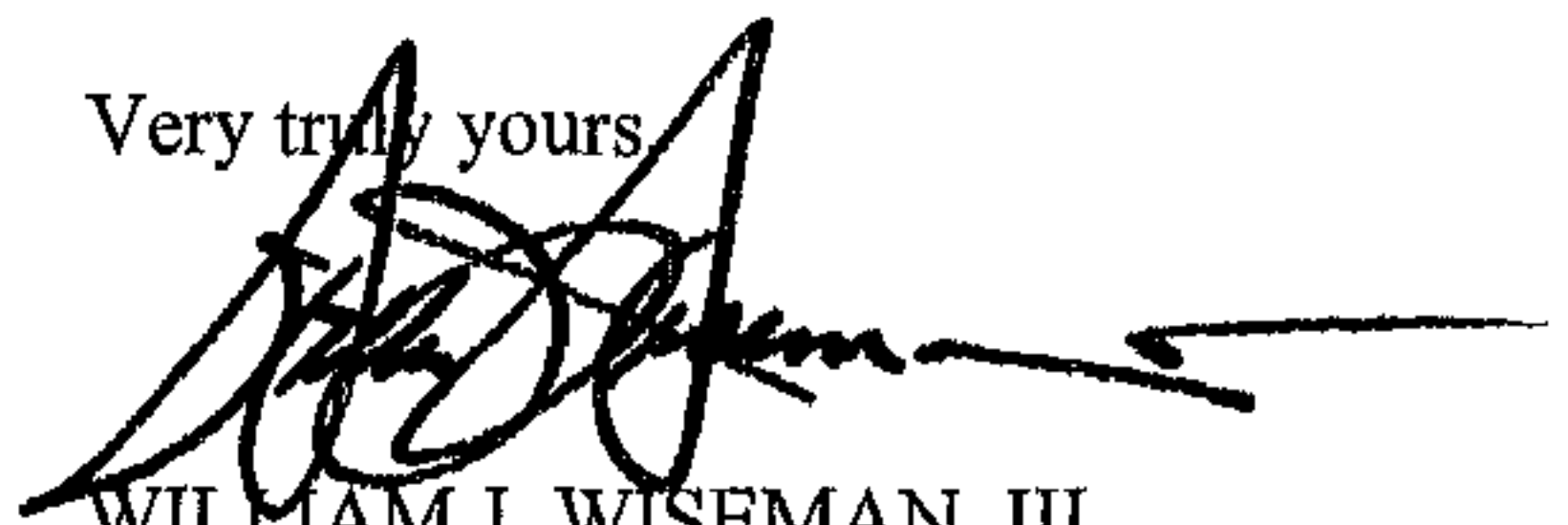
RE: PETITION FOR SPECIAL HEARING
NE/S Beverly Road, 402' SE of the c/l Berryman's Lane
(607 Beverly Road)
4th Election District – 3rd Council District
Marble, LLC - Petitioner
Case No. 06-399-SPH

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Dr. Mark A. Blank, President, Marble LLC
620 Main Street, Reisterstown, Md. 21136-1910
Ms. Bernadette Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #607 Beverly Road
which is presently zoned R.O. & D.R. 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the

DENSITY ANOMALY TO SUPPORT CREATION OF A
FOR LOT # 2 OF THE DEXTER PROPERTY AT ADJACENT REQUIREMENTS

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esq.

Name - Type or Print

Deborah C. Dopkin

Signature

Deborah C. Dopkin, PA

Company

409 Washington Ave, Ste. 1000

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

MARBLE LLC

Dr. Mark Blank, President

Name - Type or Print

Signature

Name - Type or Print

Signature

620 Main Street

Address

410-526-5177

Telephone No.

Reisterstown, MD 21136-1910

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101

Address

410-828-9060

Telephone No.

Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SM

Date

02-15-06

ORDER RECEIVED FOR FILING

4-5-06

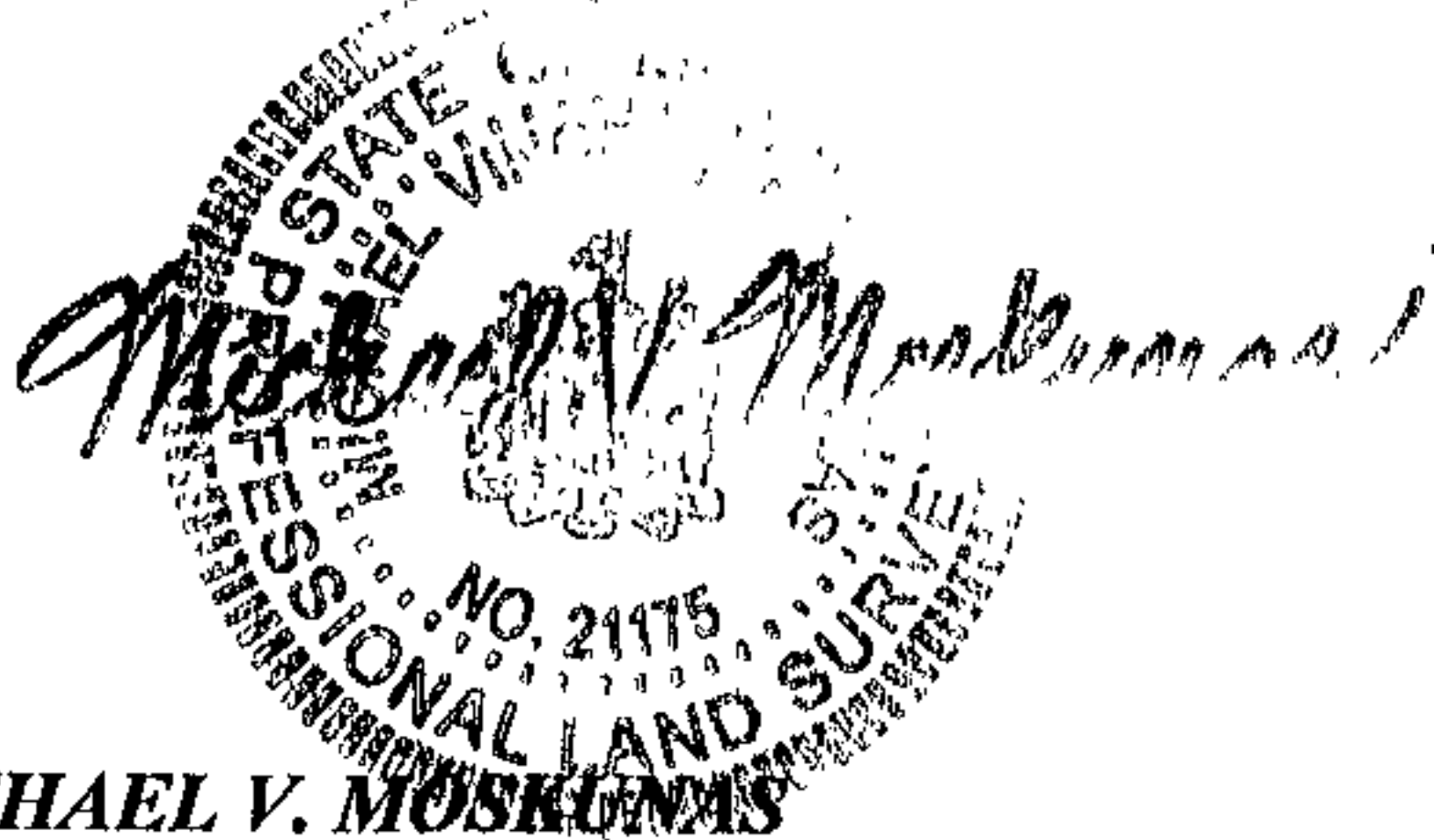
By

Case No. OG 399 SP11

Date 02/15/06

**ZONING DESCRIPTION FOR #607 BEVERLY ROAD
(PROPOSED LOT #2 FOR MINOR SUBDIVISION NO. 05-130M)**

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF BEVERLY ROAD WHICH IS 50 FEET WIDE AT THE DISTANCE OF 402 FEET SOUTHEAST OF THE CENTERLINE OF BERRYMAN'S LANE WHICH IS 50 FEET WIDE. BEING PART OF A PARCEL OF GROUND AS DESCRIBED IN DEED LIBER 17005, FOLIO 521 AND RUNNING THENCE N 45 DEGREES 42 MINUTES 59 SECONDS E, 131.79 FEET; THENCE FOR NEW LINES OF DIVISION S 43 DEGREES 15 MINUTES 57 SECONDS E, 75.90 FEET; THENCE S 45 DEGREES 42 MINUTES 59 SECONDS W, 131.79 FEET AND THENCE N 44 DEGREES 77 MINUTES 01 SECONDS W, 75.90 FEET TO THE PLACE OF BEGINNING, CONTAINING 10,000 SQUARE FEET, MORE OR LESS. ALSO KNOWN AS #607 BEVERLY ROAD AND LOCATED IN THE 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT.



**MICHAEL V. MOSKONAS
REG. NO. 21175**

**SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
ROOM 101
TOWSON, MD 21286
410-828-9060**

06-399-SPK

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: # 06-399-SPH

607 Beverly Road

Northeast side of Beverly Road, 402 feet southeast centerline of Berryman's Lane

4th Election District — 3rd Councilmanic District

Legal Owner(s): Marble, LLC, Dr. Mark Blank, President

Special Hearing: To approve a density anomaly to support the area requirement for Lot #2 of the Dexter Property.

Hearing: Friday, March 24, 2006 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) 887-3868.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
3/128 Mar. 9 86973

CERTIFICATE OF PUBLICATION

3/9/, 2006

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 3/9/, 2006.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 49119

DATE 02-07-06 ACCOUNT 001-006-010

AMOUNT \$ 65.00

RECEIVED FROM:

CITY OF BALTIMORE

FOR:

Rec. Spec. Inspection to Danes
1100 N. E. St. Baltimore, MD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

06399510

CASHIER'S VALIDATION

ALL RECEIPTS
MUST BE
FILED
WITHIN
10 DAYS
OF THE
DATE OF
ISSUANCE
TO THE
CITY OF
BALTIMORE



ZONING NOTICE

CASE # 06-399-SPH

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

ROOM 407, COUNTY COURTS BUILDING
461 SOBLEY AVENUE
TOWSON, MD. 21204

PLACE: TOWSON, MD. 21204
DATE AND TIME: FRIDAY, MARCH 24, 2006
AT 9:00 A.M.

REQUEST: SPECIAL HEARING

TO APPROVE A DENSITY ANOMALY TO
SUPPORT THE AREA REQUIREMENT FOR
LOT #2 OF THE DEXTER PROPERTY

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

CERTIFICATE OF POSTING

RE: Case No.: 06-393-SPH

Petitioner/Developer: MARBLE, LLC,

Date of Hearing/Closing: MAR. 24, 2006

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 # 607 BEVERLY
ROAD

The sign(s) were posted on MARCH 8, 2006
(Month, Day, Year)

Sincerely,

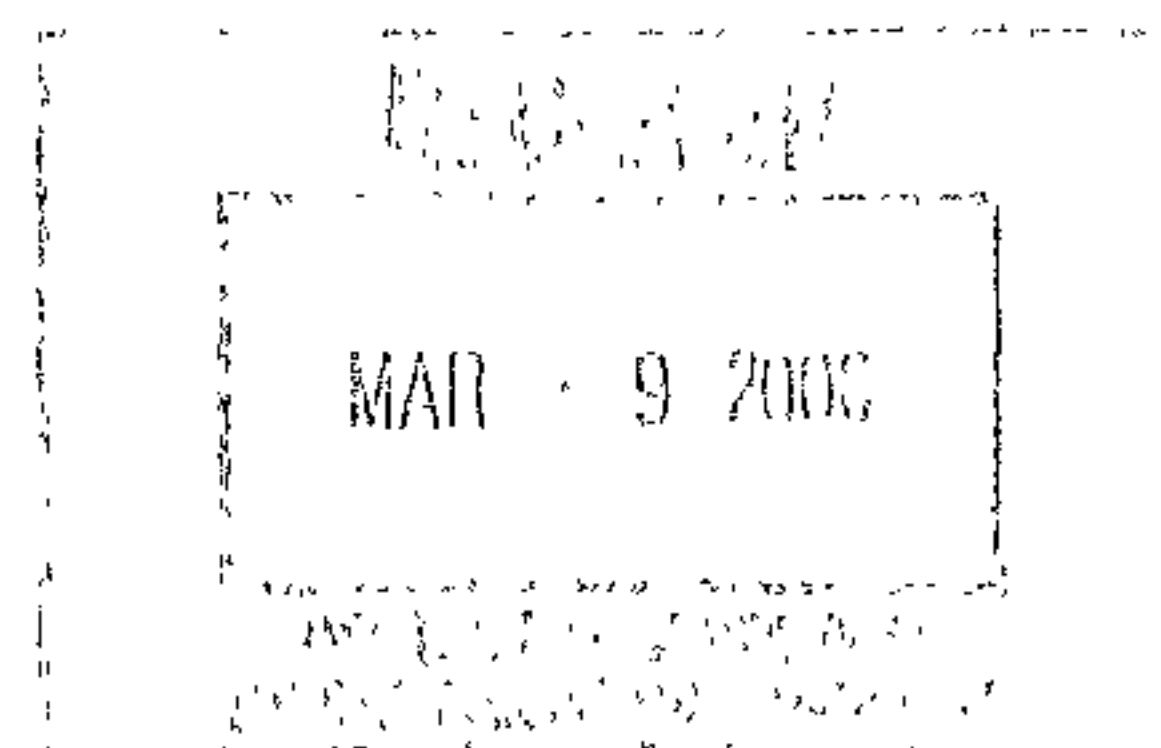
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)



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: OG-399 SP11

Petitioner: Dr. Mark Blank (Marble LLC)

Address or Location: 607 Beverly Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dr. Mark Blank

Address: 620 Main Street
Reisterstown, MD 21136-1910

Telephone Number: 410 526-5177

**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

February 27, 2006

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: 06-399-SPH

607 Beverly Road

Northeast side of Beverly Road, 402 feet southeast centerline of Berryman's Lane

4th Election District—3rd Councilmanic District

Legal Owners: Marble, LLC, Dr. Mark Blank, President

Special Hearing to approve a density anomaly to support the area requirement for Lot #2 of the Dexter Property.

Hearing: Friday, March 24, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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

Timothy Kotroco
Director

TK: raj

C: Deborah C. Dopkin, Esquire, 409 Washington Avenue, Ste. 1000, Towson, MD 21204
Marble, LLC, c/o Dr. Mark Blank, President, 620 Main Street, Reisterstown, MD 21136-1910
Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 9, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 9, 2006 Issue - Jeffersonian

Please forward billing to:
Dr. Mark Blank (410-526-5177)
620 Main Street
Reisterstown, MD 21136-1910

NOTICE OF ZONING HEARING

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607 Beverly Road

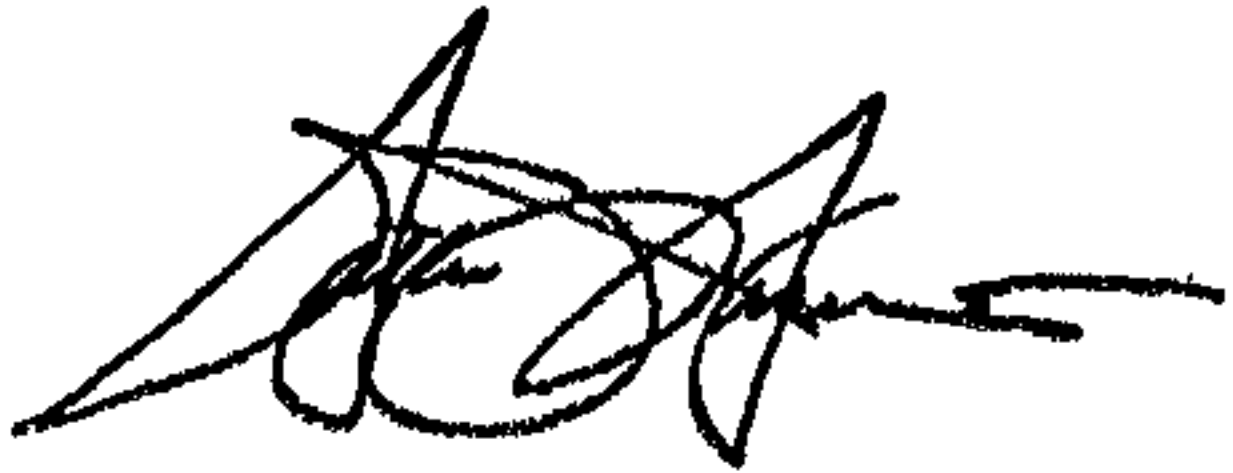
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WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (2) 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*

March 13, 2006

Deborah C. Dopkin, Esq.
409 Washington Avenue, Ste 1000
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 06-399-SPH, #607 Beverly Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 15, 2006.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Marble LLC Dr. Mark Blank, President 620 Main Street Reisterstown 21136-1910
Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson 21286

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



By
3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 14, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-399- Special Hearing**

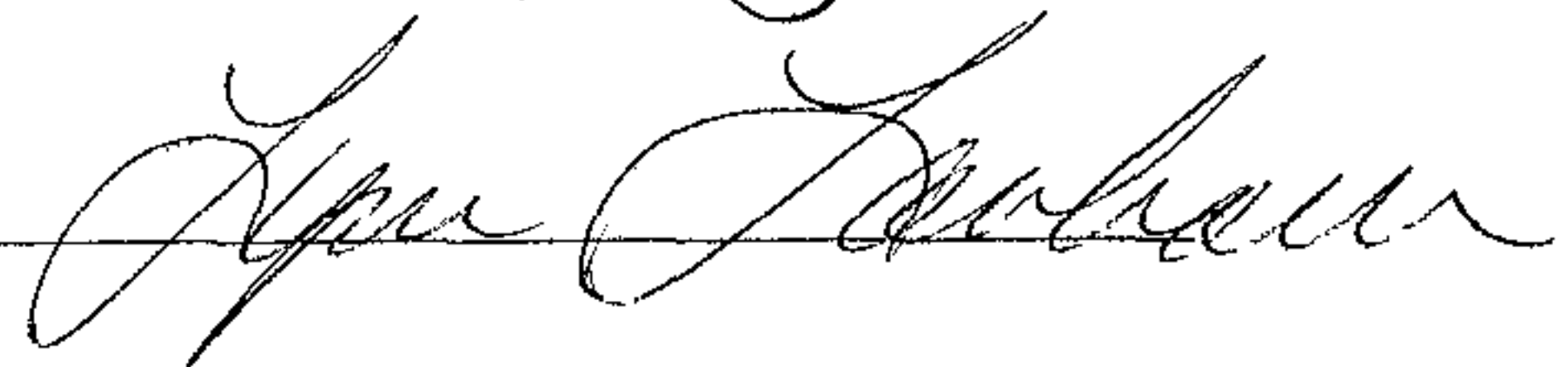
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 6, 2006
Item Nos. 387, 388, 389, 390, 391, 392,
393, 394, 395, 396, 398, 399, 401, 402, 403
404, 405, and 406

DATE: March 7, 2006

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-03072006

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



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

Maryland Department of Transportation

Date: 2.28.06

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

RE: Baltimore County
Item No. 399 JRA

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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27, 2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400,
401, 402, 403, 404, 405 and 406

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

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone (O) 410-887-4881
Mail Stop - 1102F

cc: File

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



Printed on Recycled Paper

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

W-5-X

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27, 2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

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

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone (O) 410-887-4881
Mail Stop - 1102F

cc: File

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



Printed on Recycled Paper

RE: PETITION FOR SPECIAL HEARING
607 Beverly Road; NE/S Beverly Rd, 402'
SE c/line Berrysman's Lane
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Marble, LLC by
Dr. Mark Blank, President
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-399-SPH

* * * * *

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

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 2nd day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, , Attorney for Petitioner(s).

RECEIVED

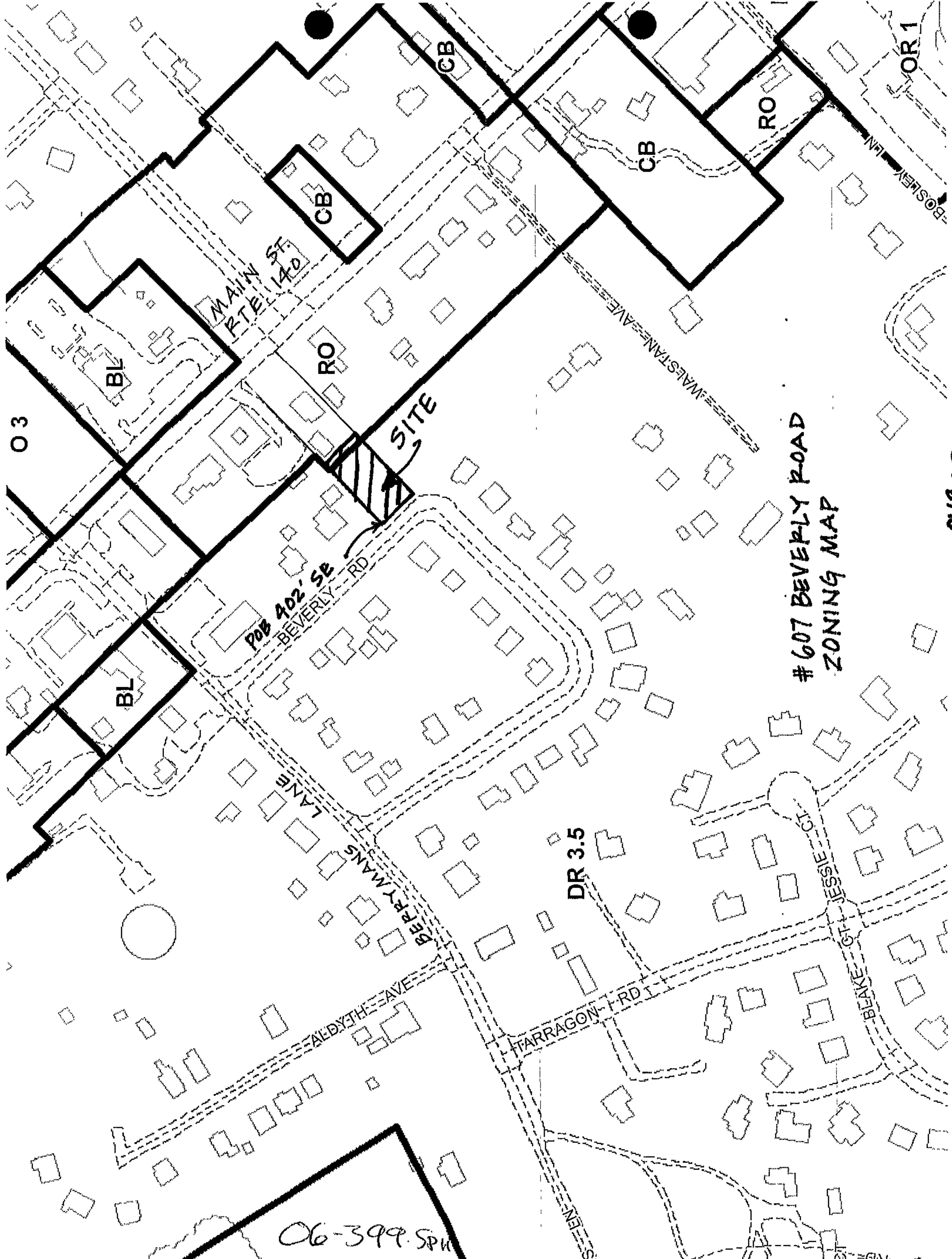
MAR 02 2006

Per...*[Signature]*...

Peter Max Zimmerman

PETER MAX ZIMMERMAN

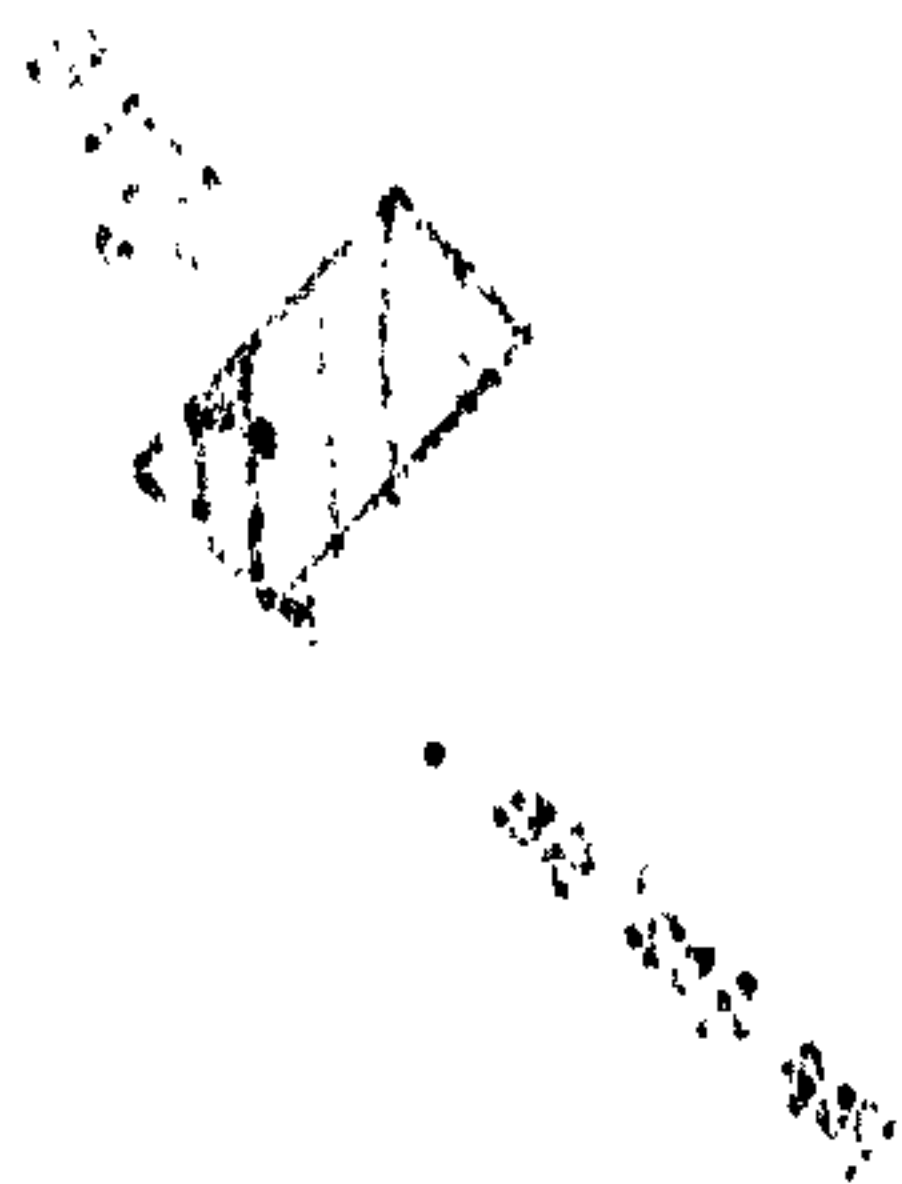
People's Counsel for Baltimore County



#607 BEVERLY ROAD
ZONING MAP

048c3

OR 1

[illegible]

Case No.: 06-399 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Photo's of Subject Property	
No. 3	Letter sent to AREA NEIGHBORS	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Dr. Mark Blank Managing Member - Marble LLC

(SIGN IN SHEETS -- OPPORTUNITY TO SIGN) - (RECORDER)

Good Morning -- My name is Bill Wiseman, I am the Zoning Commissioner for Baltimore County and I've been assigned to hear your case pursuant to Art. 32 of the Baltimore County Code. **THESE PROCEEDINGS ARE BEING RECORDED**

FOR THE RECORD, THIS IS A PUBLIC HEARING ON case number 06-399 SPH

This is a Petition for Variance

☒ Special Hearing

Special Exception

MARBLE LLC

filed by DEBORAH DOPKIN Attorney FOR for property located at
607 BEVERLY RD and zoned RO + DR 3.5

"Read language from file"

The Code requires that notice of today's hearings be provided to neighbors and interested parties by the posting of a sign on the property for at least 15 days prior to the hearing. The sign was posted 3-8-06 by GARLAND E. MOORE, an approved sign poster and shows the time, date, place and subject matter of the hearing.

The Code further requires that notice be placed in a newspaper of general circulation, in this case the Jeffersonian, and the file contains the requisite certification of publication.

I THEREFORE FIND THAT THE POSTING AND NOTICE REQUIREMENTS HAVE BEEN SATISFIED

IF ATTORNEYS PRESENT, HAVE THEM IDENTIFY THEMSELVES; ASK IF THERE ARE ANY PRELIMINARY MATTERS

LOOK AROUND ROOM -- AND ASK -- IS ANYONE HERE APPEARING IN OPPOSITION TO THE REQUEST?

NO PROTESTANTS: For the record, no one is here in opposition to the request. Mr./Ms. DOPKIN, since there is no opposition, if you want to make AN **INFORMAL PROFFER** of the *testimony* and *evidence*, you're welcome to do so.

IF PROTESTANTS: This is your opportunity to come forward and have a seat at the table. You will be able to see and hear better, so come forward and I have a sign-in sheet here for you to sign so that we can mail you a copy of the decision in this case.

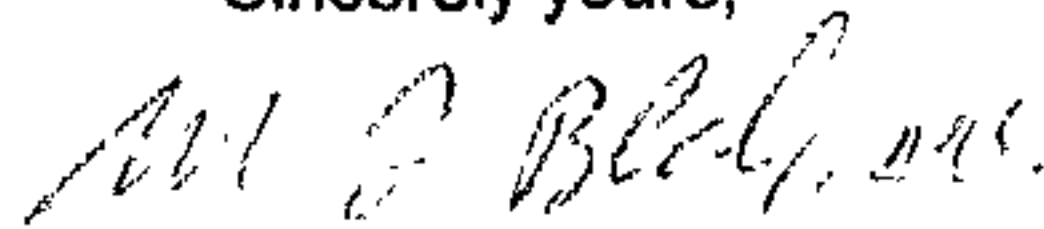
Mark S. Blank, D.D.S.
620 Main Street
Reisterstown, Maryland 21136
410 526 5177

2/17/06

Dear Neighbor,

Hi! My name is Dr. Mark S. Blank. I own the property at 620 Main St. where I have my dental practice. The site is a large rectangular lot that extends from Main St. back to Beverly Rd. In fact it is the only lot on Beverly Rd. with no residence. I am planning to divide the property, create a separate lot at 607 Beverly Road and build a home there. Working with Baltimore County, I will conform to all county requirements. I would like to build a modest ranch house that is similar to all other homes in the neighborhood. You will see a sign posted on the lot in the near future. If you have any questions or concerns please call me at 410 259 5314.

Sincerely yours,



Mark S. Blank, D.D.S.

PETITIONER' S

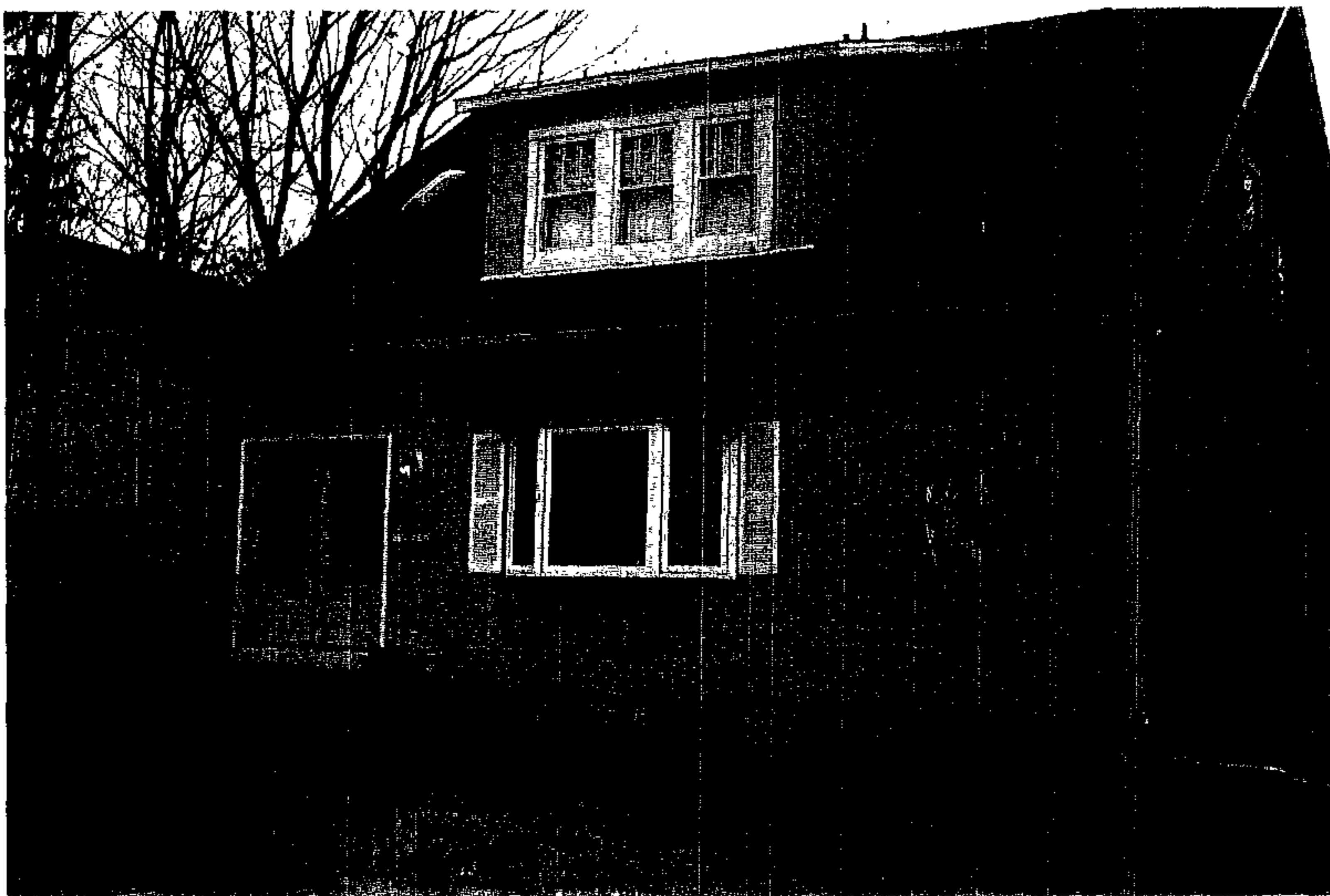
EXHIBIT NO.

3

620 Main St.

Reisterstown

3/20/06



PETITIONER'S

EXHIBIT NO.

2

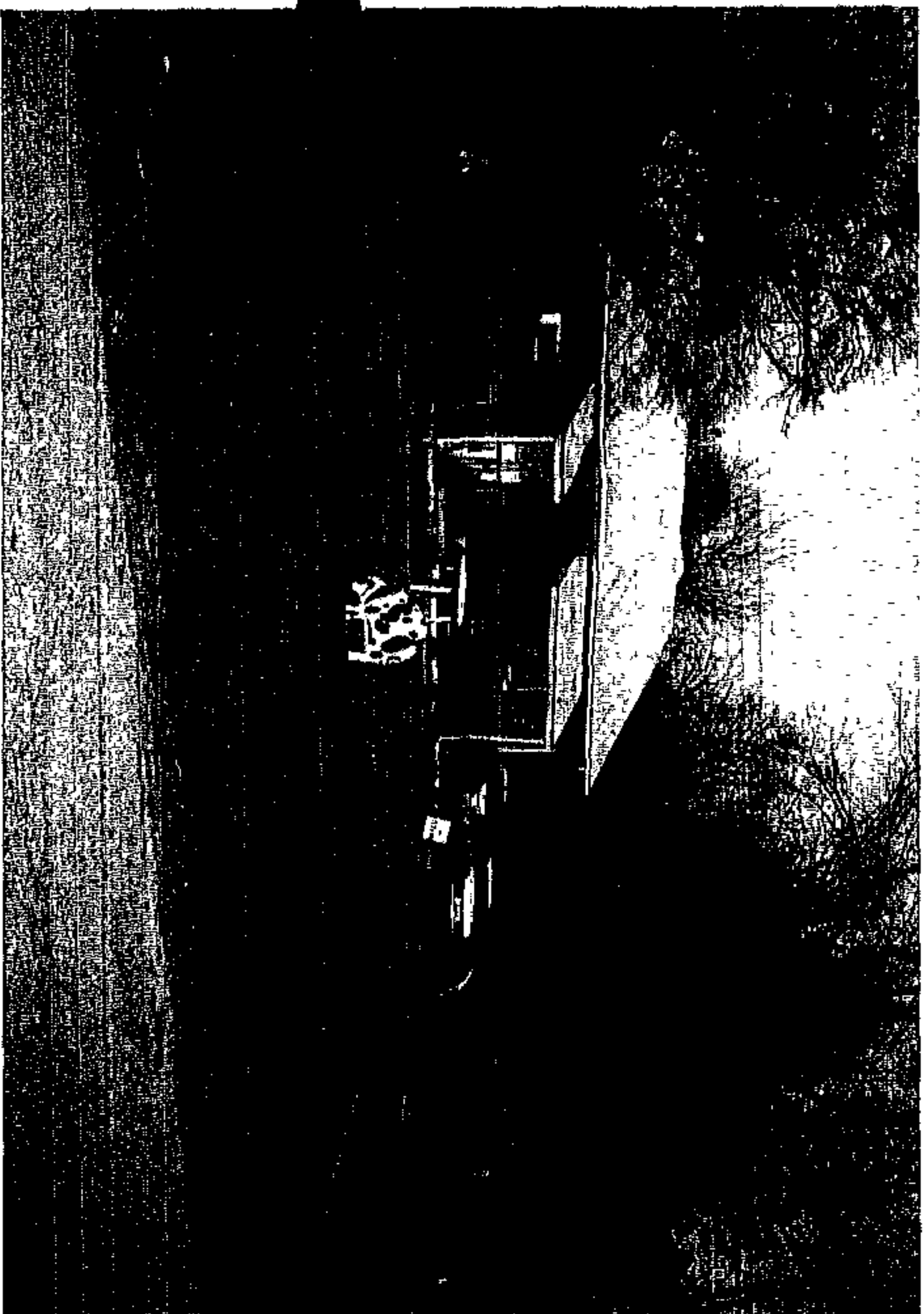
rear of property on Beverly Rd.



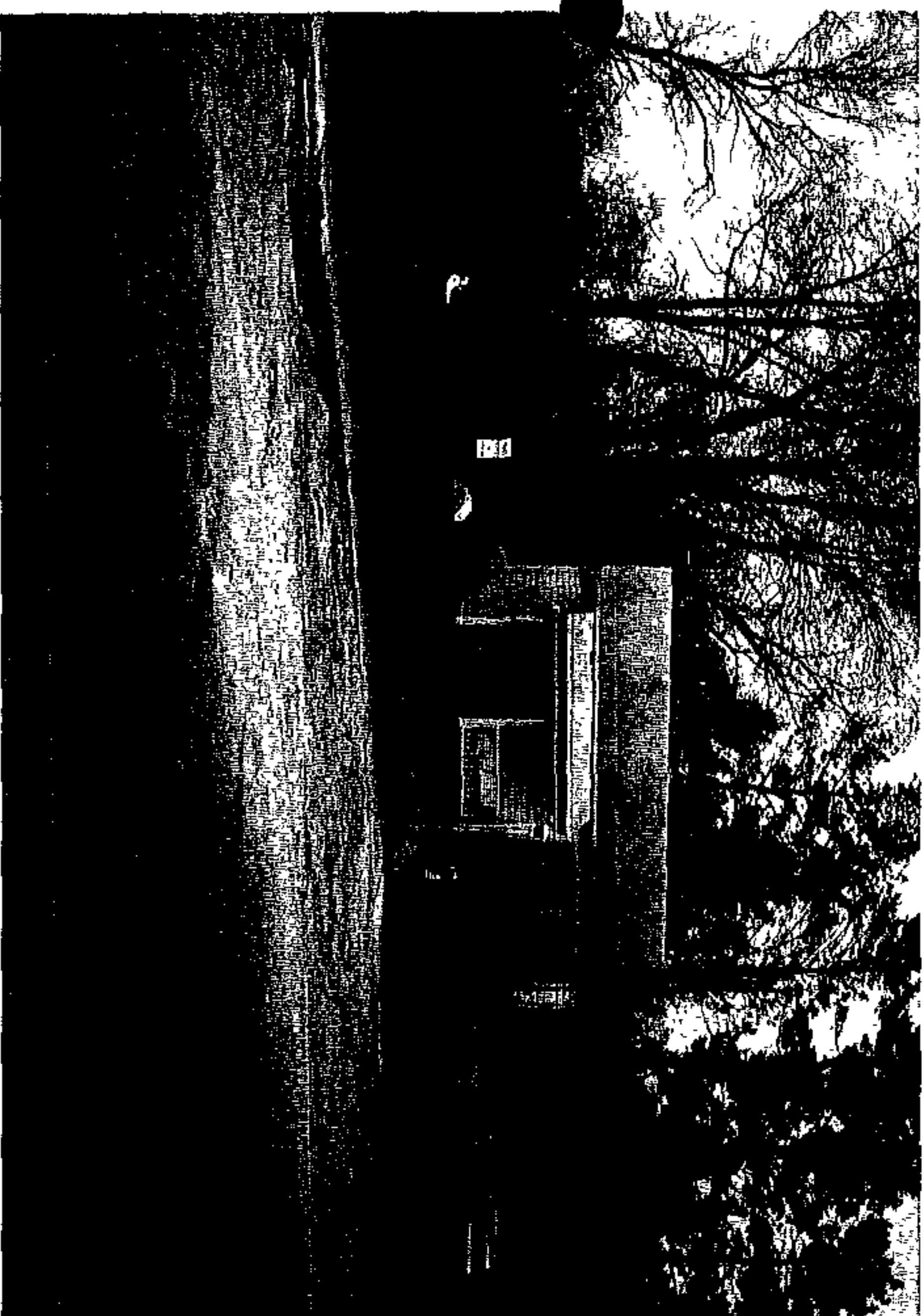
rear of property showing Beverly Rd.



rear of property showing Dental Bldg. and garage



Howard Krauer's house, next door neighbor
on Beverly Rd.



Evelyn Schaeffer's house, Next door neighbor
on Beverly Rd.

Other homes on Beverly Rd.

