IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
N/side of Sudbrook Lane, 40' W of c/line of DeRisio Lane	*	ZONING COMMISSIONER
(4 Sudbrook Lane)	*	OF
3rd Election District		
2nd Council District	*	BALTIMORE COUNTY
Heirs of John F. Basement, et al, *Legal Owners*	*	**Case No. 2009-0072-SPHA**
Howard Rothschild, D.D.S., *Contract Purchaser*		
Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, James Baseman, Patricia B. Chazen, Joseph F. Baseman, John F. Baseman, Jr., Michael Baseman, Lauretta M. Baseman, Nancy L. Marchman, Daniel E. Baseman and Deborah E. Baseman and the contract purchaser, Howard Rothschild, D.D.S., through their attorney, Mark D. Dopkin, Esquire. The Petitioners request a special hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to Section 409.12. In addition, the Petitioners request variance relief from Section 204.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 43% of the total adjusted gross floor area of an existing Class A office building to be occupied by medical offices in lieu of 25% allowed; from B.C.Z.R. Section 409.4, to permit a two-way driveway 10 feet in width in lieu of 20 feet required; from B.C.Z.R. Section 409.8.A.4, to permit a parking space in a surface parking facility for a nonresidential use to be 0 feet from the right-of-way line of a public street in lieu of 10 feet required; and from B.C.Z.R. Section 409.8.A.1, B.C.Z.R., and the Baltimore County Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone, in lieu of six (6) feet

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Date 11-5-08
By

required. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Howard Rothschild, contract purchaser; Richard E. Matz, the professional engineer who prepared the site plan, and Mark D. Dopkin, Esquire, attorney for the Petitioners. Appearing as interested citizens were Marshall Janoff, a realtor with Long and Foster, assisting the family, Patricia B. Chazen, one of the owners, and Pierce Macgill, a representative of the Baltimore County Department of Economic Development. There were no Protestants or other interested persons present; however, a letter in opposition was received from the Sudbrook Park, Inc.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located near the northwest corner of the intersection of Sudbrook Lane and DeRisio Lane in Pikesville. The property contains a gross area of 0.33 acres, more or less, and is zoned R-O (Residential Office). As shown on the site plan, the property is improved with a 3-story building with basement, the first floor of which has an extension in the rear. The property is currently vacant. The property is under contract to Dr. Howard Rothschild. Testimony indicated that Dr. Rothschild is licensed as a dentist by the State of Maryland and specializes in reconstructive dentistry and maintains an office in Pikesville. Dr. Rothschild intends to relocate his office to the first floor of the existing building. In terms of gross area, the first floor encompasses 43% of the total floor area of the building. Dr. Rothschild further indicated that the upper floors would be used for general office use and that the basement would be used only for storage. At the outset of the hearing it was noted that the site plan submitted as Petitioners' Exhibit 1 had been redlined to reflect changes requested by People's Counsel, Peter Max Zimmerman; namely, widening the entrance to sixteen feet (16') and relocating the parking pad in the front of the building.

It is to be noted that the residential appearance is to be maintained. All other buildings on Sudbrook Lane in the immediate area enjoy office use. Office use, including medical offices, is a use permitted in the zone. In addition, the property is surrounded by properties in commercial

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use. In this regard, the proposed use conforms to the legislative intent and policies articulated in B.C.Z.R. Section 204. As will be discussed below, any attempt to modify the existing configuration of the structure to comply with the 25% limitation set forth in Section 204.3.B would create a practical difficulty.

The Office of Planning does not oppose the variance requested provided certain conditions are met. Petitioner indicated that he was willing to comply with the conditions suggested by the Office of Planning with the exception of certain proposed limits on signage.

Mr. Macgill appeared at the hearing on behalf of the Baltimore County Department of Economic Development. His organization fully supports the proposal. He indicated that the Petitioner's practice is appropriate for this location and will not result in detrimental impacts to adjacent properties and uses. In addition, the rehabilitation of this building is consistent with the Pikesville Revitalization Plan and would be eligible for various tax credits and grants.

With regard to the request for special hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to Section 409.12, I find that the first floor of the building on the property, comprising 43% of the total adjusted gross floor area is not susceptible to partition for more than one use. Since the proposed use by a small dental practice is self-limiting, the impacts of changing the use to medical office space is negligible. Accordingly, I find that the proposed use will not be detrimental to the health, safety, or general welfare of the area; which is now characterized by similar conversions; will not create congestion in roads, streets, or alleys; will not create a potential hazard from fire, panic, or other dangers; will not overcrowd land or cause undue concentration of population; will not interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements; will not interfere with adequate light and air; will not be inconsistent with the spirit and intent of the B.C.Z.R.; and will not be inconsistent with the impermeable surface and vegetative retention provisions of the regulations.

Four (4) variances are also requested. I find that the property is unique because of its

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Date 5-1-08
By

location within the Commercial Revitalization District, the location of existing improvements and its narrow width. In addition, I find that strict compliance with the B.C.Z.R. would result in practical difficulty and unreasonable hardship to the Petitioners to use the property for the uses allowed by its current zoning. Without the requested variances the existing improvements could not be retained without modifying the exterior and would be contrary to the stated goal of the R-O zone. I also note that the adjoining property at 2 Sudbrook Lane was acquired by Baltimore County for the right-of-way for DeRisio Lane. To the extent that this taking changed the requirement for side yard setbacks the Zoning Commissioner's Policy Manual calls for the variances to be granted and doing so is consistent with long-standing practice by the Zoning Office and as applied by my predecessors. Despite the concerns raised by Sudbrook Parks Steven Doll, I find the granting of this relief will not have a detrimental impact. The exterior structure is not changing, the asphalt parking in front of home already exists (*See* Petitioners' Exhibit 3) and will be further reduced and buffered with landscaping.

After due consideration of the testimony and evidence presented I am persuaded to grant the requested relief. It is clear that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners and that the use proposed will not be detrimental to the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions 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 November, 2008 that the Petition for Special Hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to Section 409.12, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance relief from Section 204.3, B.C.Z.R., to permit 43% of the total adjusted gross floor area of an existing Class A office building to be occupied by medical offices in lieu of 25% allowed; from B.C.Z.R. Section 409.4,

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Date 11-5-08
By

to permit a two-way driveway 10 feet in width in lieu of 20 feet required; from B.C.Z.R. Section 409.8.A.4, to permit a parking space in a surface parking facility for a nonresidential use to be 0 feet from the right-of-way line of a public street in lieu of 10 feet required; and from B.C.Z.R. Section 409.8.A.1, and the Baltimore County Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone in lieu of six (6) feet required in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The proposed use of the property for a medical office will be restricted to the first floor.

3) Any signage shall be limited as reflected on Petitioners' Exhibit A.

4) The two (2) parking spaces in front of the building shall be buffered with landscaping.

5) Existing paving that is not being replaced with new paving shall be removed.

6) A new sidewalk shall be installed in the public right-of-way in front of the property.

7) When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be made within thirty (30) days of the date of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/15/98
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 5, 2008

Mark Dopkin, Esquire
Tydings & Rosenberg, LLP
100 East Pratt Street – 26th Street
Baltimore, Maryland 21202

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
N/side of Sudbrook Lane, 40' W of c/line of DeRisio Lane
(4 Sudbrook Lane)
3rd Election District - 2nd Council District
James Baseman, et al. and Howard Rothschild - *Petitioners*
Case No. 2009-0072-SPHA

Dear Mr. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with restrictions, 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:dlw
Enclosure

c: Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, MD 21209
Howard Rothschild, D.D.S., 1500 Reisterstown Road, #223, Baltimore, MD 21208
Marshall Janoff, 1852 Reisterstown Road, #202, Baltimore, MD 21208
Patricia Chazen, 227 Sudbrook Lane, Baltimore, MD 21208
Steven Doll, Chair, Zoning Committee, Sudbrook Park, Inc., 608 Carysbrook Lane, Pikesville, MD 21208
Pierce Macgill, Department of Economic Development, 400 Washington Avenue, Towson, MD 21204
People's Counsel; Office of Planning; Bureau of Development Plans Review; File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 4 Sudbrook Lane

which is presently zoned RO

Deed Reference 11239 / 700 Tax Account # 0302000826

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

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 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:

Howard Rothschild, D.D.S.
Name – Type or Print

Signature

1500 Reisterstown Road — 410-602-8100
Address. — Telephone No.

Baltimore — MD — 21208
City — State — Zip Code

Attorney For Petitioner:

Mark Dopkin, Esq.
Name – Type or Print

Signature

Tydings & Rosenberg, LLP
Company

100 E. Pratt Street, 26th floor — 410-752-9735
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Legal Owner(s):

Nancy L. Marchman
Name – Type or Print

Nancy L. Marchman
Signature

Name – Type or Print

Signature

2581 Sandpiper Road
Address. — Telephone No.

Virginia Beach — VA — 23456
City — State — Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G — 410-653-3838
Address — Telephone No.

Baltimore — MD — 21209
City — State — Zip Code

Case No. 2009-0072-SPHA

ORDER RECEIVED FOR FILING
Date 11-5-08
By

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING 10/22,23,24/2008
Reviewed By D.T. Date 9/10/08

Attached to Petition for Special Hearing – 4 Sudbrook Lane

Special Hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to Section 409.12.

2009-0072-SPHA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Sudbrook Lane

which is presently zoned RO

Deed Reference 11239 / 700 Tax Account # 0302000826

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 of thereof, hereby petition for a Variance from Section(s)

See Attached.

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

Reasons to be presented at the hearing.

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

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

Contract Purchaser/Lessee:

Howard Rothschild, D.D.S.
Name – Type or Print

Signature

1500 Reisterstown Road — 410-602-8100
Address. — Telephone No.

Baltimore — MD — 21208
City — State — Zip Code

Attorney For Petitioner:

Mark Dopkin, Esq.
Name – Type or Print

Signature

Tydings & Rosenberg, LLP
Company

100 E. Pratt Street, 26th floor — 410-752-9735
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Legal Owner(s):

John F. Baseman, Jr.
Name – Type or Print

John F. Baseman, Jr.
Signature

Name – Type or Print

Signature

419 Kemper Road
Address. — Telephone No.

Joppa — MD — 21085
City — State — Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G — 410-653-3838
Address — Telephone No.

Baltimore — MD — 21209
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING 10/22,23,24/2008

Reviewed By D.T. Date 9/10/08

Case No. 2009-0072-SPHA

ORDER RECEIVED FOR FILING

Date 11-5-08

By DLW

Attachment to Petition for Variance – 4 Sudbrook Lane

Variance from Section 204.3, BCZR, to permit 43% of the total adjusted gross floor area of an existing Class A office building to be occupied by medical offices, in lieu of 25% allowed.

Variance from Section 409.4, BCZR, to permit a two-way driveway 10 feet in width, in lieu of 20 feet required.

Variance from Section 409.8.A.4, BCZR, to permit a parking space in a surface parking facility for a nonresidential use to be 0 feet from the right-of-way line of a public street, in lieu of 10 feet required.

Variance from Section 409.8.A.1, BCZR, and the Baltimore County Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone, in lieu of six (6) feet required.

2009-0072-SPHA

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION – 4 SUDBROOK LANE

Beginning at a point on the north side of Sudbrook Lane, which is 60 feet wide, at a distance of 40 feet west of the centerline of DiRisio Lane, which is of varying width, thence the following courses and distances:

S 55°28'23" W, 60.00 ft.;
N 34°31'37" W, 210.00 ft.;
N 55°28'23" E, 60.00 ft., thence
S 34°31'37" E, 210.00 ft. to the Point of Beginning.

As recorded in Deed Liber 11239, folio 700 and containing 12,600 square feet. Also known as 4 Sudbrook Lane and located in the 3rd Election District, 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

SEPT 10, 2008

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

2009-0072-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 26521

Date: 9/10/08

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				650.00

Total: 650.00

Rec From: TYDINGS & ROSENBERG LLP

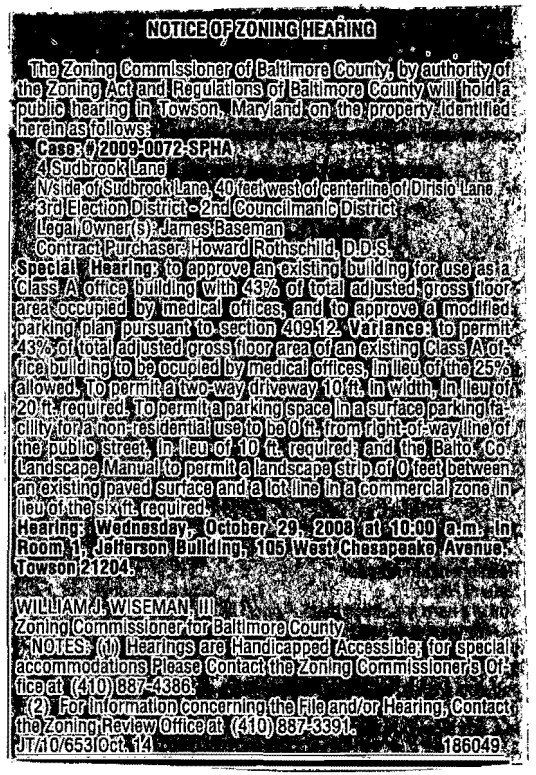
For: 2009-0072-SPHA
4 SUDBROOK LANE

D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT
BUSINESS ACTUAL TIME CSH
/11/2008 9/10/2008 14:22:00 1
REG #001 WALKIN JRIC JHR
>>RECEIPT # 392441 9/10/2008 OFLN
5 528 ZONING VERIFICATION
ID: 026521
Rcpt Tot $650.00
$650.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



NOTICE OF ZONING HEARING

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

Case: # 2009-0072-SPHA
4 Sudbrook Lane
N/side of Sudbrook Lane, 40 feet west of centerline of Dirisio Lane
3rd Election District - 2nd Councilmanic District
Legal Owner(s): James Baseman
Contract Purchaser: Howard Rothschild, D.D.S.

Special Hearing: to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to section 409.12. **Variance:** to permit 43% of total adjusted gross floor area of an existing Class A office building to be occupied by medical offices, in lieu of the 25% allowed; To permit a two-way driveway 10 ft. in width, in lieu of 20 ft. required; To permit a parking space in a surface parking facility for a non-residential use to be 0 ft. from right-of-way line of the public street, in lieu of 10 ft. required; and the Balto. Co. Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone, in lieu of the six ft. required.

Hearing: Wednesday, October 29, 2008 at 10:00 a.m. in Room 1, Jefferson Building, 105 West Chesapeake 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.

JT/10/653/Oct. 14 186049

CERTIFICATE OF PUBLICATION

10/16/, 2008

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 10/14/, 2008.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

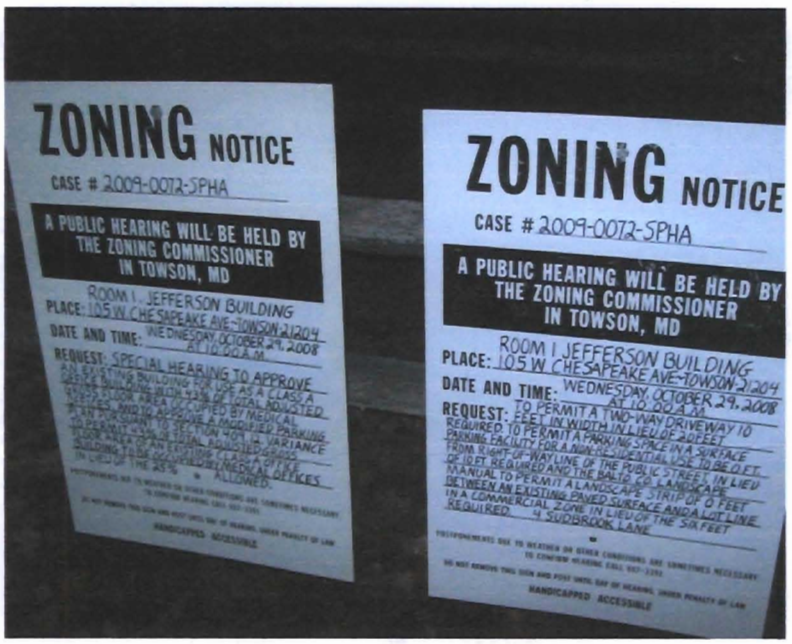
LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 10/17/08
Case Number: 2009-0072-SPHA
Petitioner / Developer: MARK DOPKIN~JAMES BASEMAN~HOWARD ROTHSCHILD~RICHARD MATZ
Date of Hearing (Closing): OCTOBER 29, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4 SUDBROOK LANE

The sign(s) were posted on: OCTOBER 13, 2008



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 12, 2008 Issue - Jeffersonian

Please forward billing to:
Mark Dopkin 410-752-9735
100 E. Pratt Street, 26th Floor
Baltimore, MD 21202

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: 2009-0072-SPHA
4 Sudbrook Lane
N/side of Sudbrook Lane, 40 feet west of centerline of Dirisio Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: James Baseman
Contract Purchaser: Howard Rothschild, D.D.S

Special Hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to section 409.12. Variance to permit 43% of total adjusted gross floor area of an existing Class A office building to be occupied by medical offices, in lieu of the 25% allowed. To permit a two-way driveway 10 ft. in width, in lieu of 20 ft. required. To permit a parking space in a surface parking facility for a non-residential use to be 0 ft. from right-of-way line of the public street, in lieu of 10 ft. required; and the Balto. Co. Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone in lieu of the six ft. required.

Hearing: Wednesday, October 29, 2008 at 10:00 a.m. in Room 1, Jefferson Building,
105 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

September 30, 2008

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: 2009-0072-SPHA
4 Sudbrook Lane
N/side of Sudbrook Lane, 40 feet west of centerline of Dirisio Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: James Baseman
Contract Purchaser: Howard Rothschild, D.D.S

Special Hearing to approve an existing building for use as a Class A office building with 43% of total adjusted gross floor area occupied by medical offices, and to approve a modified parking plan pursuant to section 409.12. Variance to permit 43% of total adjusted gross floor area of an existing Class A office building to be occupied by medical offices, in lieu of the 25% allowed. To permit a two-way driveway 10 ft. in width, in lieu of 20 ft. required. To permit a parking space in a surface parking facility for a non-residential use to be 0 ft. from right-of-way line of the public street, in lieu of 10 ft. required; and the Balto. Co. Landscape Manual to permit a landscape strip of 0 feet between an existing paved surface and a lot line in a commercial zone in lieu of the six ft. required.

Hearing: Wednesday, October 29, 2008 at 10:00 a.m. in Room 1, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Mark Dopkin, 100 E. Pratt Street, 26th Fl., Baltimore 21202
James Baseman, 9420 E. Speedway Blvd., #11, Tucson AZ 85710
Howard Rothschild, 1500 Reisterstown Road, Baltimore 21208
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 14, 2008.**
(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
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: 2009-0072-SPHA

Petitioner: HOWARD L ROTHSCHILD

Address or Location: 9 SUDBROOK LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK D. DOPKIN

Address: 100 E. PRATT ST - 26th FLOOR
BALTIMORE, MD 21202

Telephone Number: 410 752-9735

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 23, 2008

Mark Dopkin, Esq.
Tydings & Rosenberg, LLP
100 E. Pratt St., 26th fl.
Baltimore, MD 21202

Dear: Mark Dopkin

RE: Case Number 2009-0072-SPHA, 4 Sudbrook Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 10, 2008. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
James Baseman, 9420 E. Speedway Blvd. #11, Tucson, AZ 85710
Howard Rothschild, D.D.S., 1500 Reisterstown Rd., Baltimore, MD 21208
Richard E. Matz, P.E., Colbert Matz Rosenfelt, INC, 2835 Smith Ave., Ste. G, Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 22, 2008

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

RECEIVED
OCT 27 2008
BY:.....

SUBJECT: 4 Sudbrook Lane

INFORMATION:

Item Number: 9-072

Petitioner: Howard Rothschild

Zoning: **RO**

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the multiple variance requests provided the following conditions are met:

- A new sidewalk should be installed along the front of the property and tying into the existing sidewalk at the corner of Sudbrook Lane and DeRisio Lane.
- The two parking spaces in front of the building should be buffered with landscaping.
- As shown on the September 10, 2008 plan, the existing paving that is not being replaced with new paving should be removed.
- Any signage for the development should be wall mounted.
- To the extent possible during the renovation and improvement of the property, it would be desirable to retain the trees in the front yard.

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

Reviewed by: _____

Division Chief: _____
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2008
Item Nos. 2009-0065, 0066, 0067, 0068,
0070, 0072, 0073, 0074, and 0076

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

DAK:CEN:lrk
cc: File
ZAC-09232008 -NO COMMENTS

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 23, 2008

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

RE: Baltimore County
Item No 2009-0072-SPHA
4 SUDBROOK LANE
BASEMAN PROPERTY
SPECIAL HEARING VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0072-SPHA

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BW 10/29
10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: October 16, 2008

RECEIVED
OCT 16 2008
BY:

SUBJECT: Zoning Item # 09-072-SPHA
Address 4 Sudbrook Lane
(Baseman Property)

Zoning Advisory Committee Meeting of September 22, 2008

__X__ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston Date: 10/16/08

C:\DOCUME~1\dwiley\LOCALS~1\Temp\GWViewer\ZAC 09-072-SPHA 4 Sudbrook Lane.doc

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
4 Sudbrook Lane; N/S of Sudbrook Lane, 40' W c/line Dirisio Lane	*	ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts	*	FOR
Legal Owner(s): James Baseman		
Contract Purchaser(s): Howard Rothschild Petitioner(s)	*	BALTIMORE COUNTY
	*	09-072-SPHA

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

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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
SEP 29 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2008, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Mark Dopkin , Esquire,. Tydings & Rosenberg, LLP, 100 E. Pratt Street, 26th Floor, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 10/29

10 AM

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

October 14, 2008

RECEIVED
OCT 14 2008
BY:.....

William J. Wiseman, III, Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: PETITION FOR SPECIAL HEARING AND VARIANCE
4 Sudbrook Lane
Case No: 09-072-A

Dear Mr. Wiseman,

Because this case appeared to involve traffic issues, we asked Stephen E. Weber, Chief of Traffic Engineering, to review the site plan. As a result, he sent us the enclosed e-mail dated October 9, 2008. I am forwarding it to you for your consideration. We understand that the hearing date is set for October 29, 2008.

Because of the narrow driveway entrance access and proximity of parking to Sudbrook Lane, Mr. Weber recommends the follows conditions:

> "The driveway entrance onto Sudbrook Lane should be a minimum 16 feet wide from Sudbrook Lane to a distance at least 20 feet north of the right-of-way line (southern property line) of Sudbrook Lane. In addition, the two parking spaces in the front should be accordingly shifted to also insure that no parking space is located any closer than 10 feet from the right-of-way line of Sudbrook Lane. It appears these changes can be accommodated with minimal difficulty."

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Enclosure
cc: Mark Dopkin, Esquire
Stephen Weber, Chief
Dennis Kennedy, PDM

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 10/09/2008 7:22 PM
Subject: Case No. 09-72-SPHA, 4 Sudbrook Ln

Mr. Zimmerman:

In reviewing the request for approving the existing building for a Class A office building, our primary objections to the plan deal with the narrow driveway access to Sudbrook Ln and the proximity of parking to Sudbrook Ln, where traffic would be turning in and out of the site. Given the narrowness of the site and the somewhat lower traffic volumes on Sudbrook Ln, we would not object to some lessening of standard requirements provided that minimum accommodations are made.

The driveway entrance onto Sudbrook Ln should be a minimum 16 feet wide from Sudbrook Ln to a distance at least 20 feet north of the right-of-way line (southern property line) of Sudbrook Ln. In addition, the two parking spaces in the front should be accordingly shifted to also insure that no parking space is located any closer than 10 feet from the right-of-way line of Sudbrook Ln. It appears these changes can be accommodated with minimal difficulty.

Should you have any questions, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE**: May 14, 2009

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: 4 Sudbrook Lane
Case Nos. 2009-0209-SPHXA & 2009-0072-SPHA

This will confirm my meeting with Len Wasilewski concerning the Petitioner's desire to have a 16 square foot enterprise identification sign located on his property. A review of the files indicate that a sign was contemplated for this property and identified on the site plan as a non-electric sign "to be submitted to the Office of Planning for approval" and further noted on the site plan contained within Case No. 2009-0072-SPHA as a "small tasteful non-electric sign" to be located on the southwestern corner of the property adjacent to Sudbrook Lane. Len Wasilewski appropriately points out that strict compliance with Section 450.4 (No. 5) limits signs to 15 square feet in the R.O. zoning classification. Notwithstanding this restriction, a sign was always contemplated in both captioned files and was thoroughly discussed at the hearings with the community and with the Office of Planning. It is my recommendation to the Zoning Review Office that the Office of Planning review the sign detail, which has now been submitted by the Petitioner's engineer, and following the approval of same by Diana Itter as conditioned in my Order that a permit be issued for a sign that complies with the height and area restrictions as contained in Section 450.4 (No. 5); that is to say, 15 square feet, freestanding, at a height of 6 feet.

I believe a sign would be within the spirit and intent of my Order and also with the regulations. Please let me know if I can be of further assistance.

WJW:dlw

c: Diana Itter, Office of Planning

54.75"

5"

6.25"

4"

3.5"

Dr. Howard Rothschild

46.25"

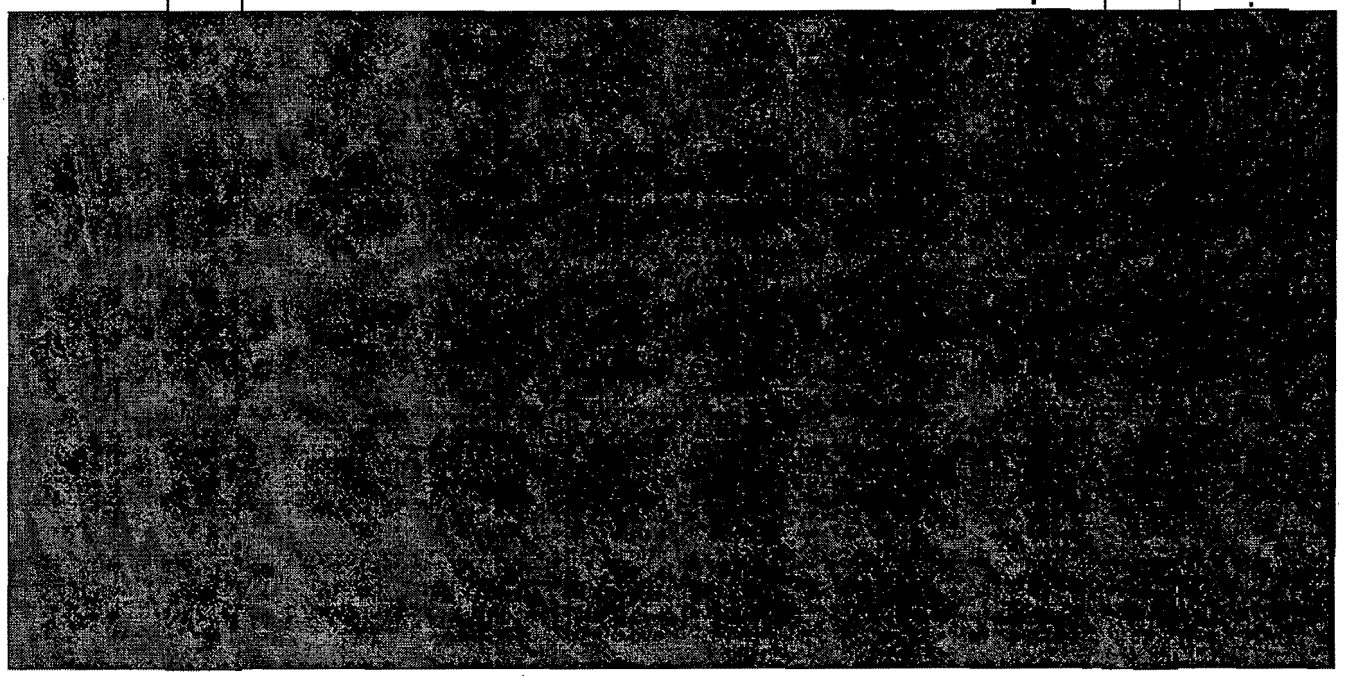
72"

4 Sudbrook Lane
410-602-8100

46"

12.5"

Office of Planning
Approved 5/19/09



Melinda A. Hipsley
104 Sherwood Avenue
Pikesville, MD 21208
March 30, 2009

Office of Zoning Commissioner
Zoning Review Office
Baltimore County Office Building, Room 111,
111 West Chesapeake Avenue,
Towson, MD 21204

Dear Office of the Zoning Commissioner:

I would like to attend the April 3rd zoning meeting to discuss case number 2009-0072-SPHXA about 4 Sudbrook Lane. However, my work schedule will not allow this.

As a Past President of the Ralston Community Association I have many concerns with an entrance onto De Riso Lane. I worked very closely with Second District Councilman Kevin Kamenetz to ward off any encroachment of commercial business back into our neighborhoods. As a resident of 32 years I have seen many changes in the Pikesville community. De Riso Lane was not a project that I as a community leader was looking forward to some years back. With the help of Councilman's office we worked together to make the project enhance the neighborhoods bordering De Riso Lane. I am currently heading a committee to keep the property adjacent to De Riso Lane appealing to all concerned. I feel strongly that curb appeal works to increase the value of our properties. The way De Riso Lane is currently set up works for both parties, by acting as a buffer between the commercial businesses and the residential neighborhoods.

I oppose allowing a connection from a neighborhood property onto De Riso Lane as this allows a break in our commercial buffer. I would pose a couple of questions. First, if this connection is allowed does this set precedence for more property owners to break down our barrier? How many more connections would be allowed from the neighborhood side to the commercial side? Secondly, how and more importantly who would be responsible to maintain the area around this connection? We are currently having issues with the grassy area being allowed to grow freely and become unsightly and overgrown. This connection would allow the grassy area to be broken up into two separate sections with no one responsible to maintain the area. Please see the enclosed picture that show how the area is currently being maintained.

Please do not take this decision lightly because I have seen many businesses come and go but like my neighborhood I am still here.

Sincerely,

Melinda A. Hipsley, Past President
Ralston Community Association

BW
10/29
10 AM

Sudbrook Park Inc.

608 Carysbrook Lane
Pikesville, MD 21208
October 27, 2008

By Fax to 410-887-3468
Timothy M. Kotroco
Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Re: **Zoning Case No.#**2009-0072-SPHA

Dear Commissioner Kotroco:

On behalf of Sudbrook Park, Inc., I am writing to express our strong opposition to the variances requested by petitioner in the above case.

The subject property is an existing old home dating from about 1899 ; maintaining the residential character while allowing appropriate business uses is key. Additionally, 4 Sudbrook Lane is the first house next to businesses on Reisterstown Road and thus sets the tone for the block. Granting the requested variances would have a detrimental effect on both the immediate block and surrounding residential communities.

The site in question is zoned Residential Office and "to the extent possible, parking must be located in the side or rear yard of the lot."

Granting the petitioner variances to asphalt, gravel or similarly pave the entire front yard to the street line for parking, with no landscaping, would change what now is a grass and treed front yard into an unsightly and stark parking lot. In addition to a possible negative impact on safety and traffic (due to the nearby DeRiso Lane, Reisterstown Road and the nursing home across the street, this would add visual clutter to the area, which is not in keeping with the goals of the Pikesville Revitalization Plan Update 2003 or with county and state revitalization efforts in this Urban Village Area.

Moreover, the property at issue in no way qualifies for variance relief under the requirements set down by Maryland courts in Cromwell v. Ward and related cases. The property is not unique in shape, location, topography or any other attribute; rather, it is substantially similar to others along that stretch of Sudbrook Lane. Since the property does not even meet the threshold criteria to qualify for a variance under Maryland law, variance relief should not be granted.

For these and other reasons, we urge you to deny petitioner's request for variances to pave/use the front yard for parking and to dispense with required front and side landscaping. We thank you for consideration of our comments.

Sincerely,
SUDBROOK PARK, INC.
By:

Steven Doll, Chair,
Zoning Committee

cc: Sudbrook Park Board

BW
10/29
10 AM

MERITAS LAW FIRMS WORLDWIDE

100 EAST PRATT STREET
26TH FLOOR
BALTIMORE MARYLAND 21202
410.752.9700
FAX 410.727.5460

TOWSON MD OFFICE
410.337.0407
FAX 410.337.3758

www.tydingslaw.com

MARK D. DOPKIN
410.752.9735
mdopkin@tydingslaw.com

ATTORNEYS AT LAW
TYDINGS & ROSENBERG LLP

October 21, 2008

RECEIVED
OCT 22 2008
BY:

Peter Max Zimmerman, Esquire
People's Counsel
Baltimore County, Maryland
105 West Chesapeake Avenue
Room 204
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
4 Sudbrook Lane
Case Number: 09-072-A

Dear Peter:

We have reviewed the suggestions presented in your letter dated October 14, 2008, to William J. Wiseman III. The revisions suggested can be accommodated. I am enclosing a mark-up of the Plat reflecting the changes.

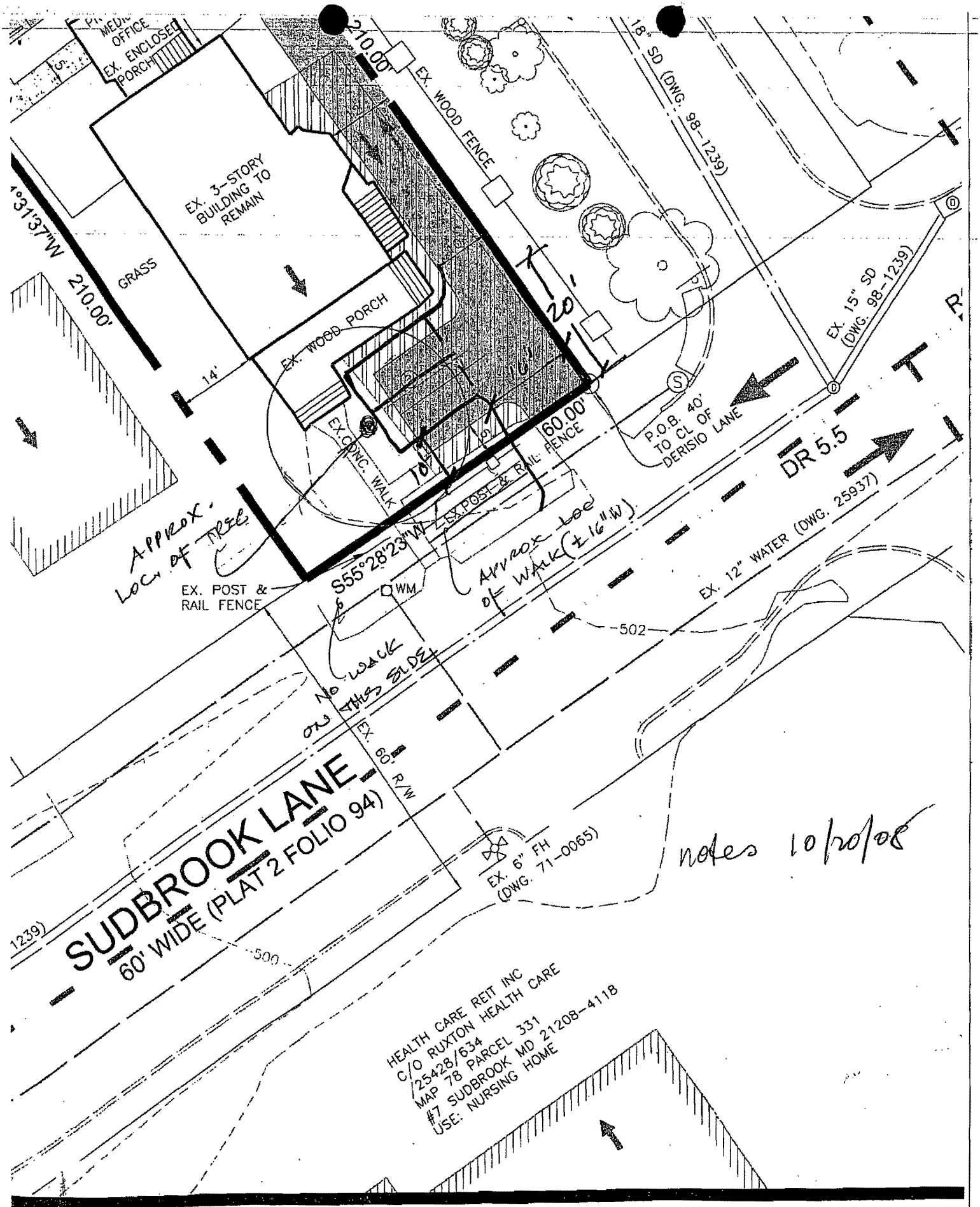
Cordially,

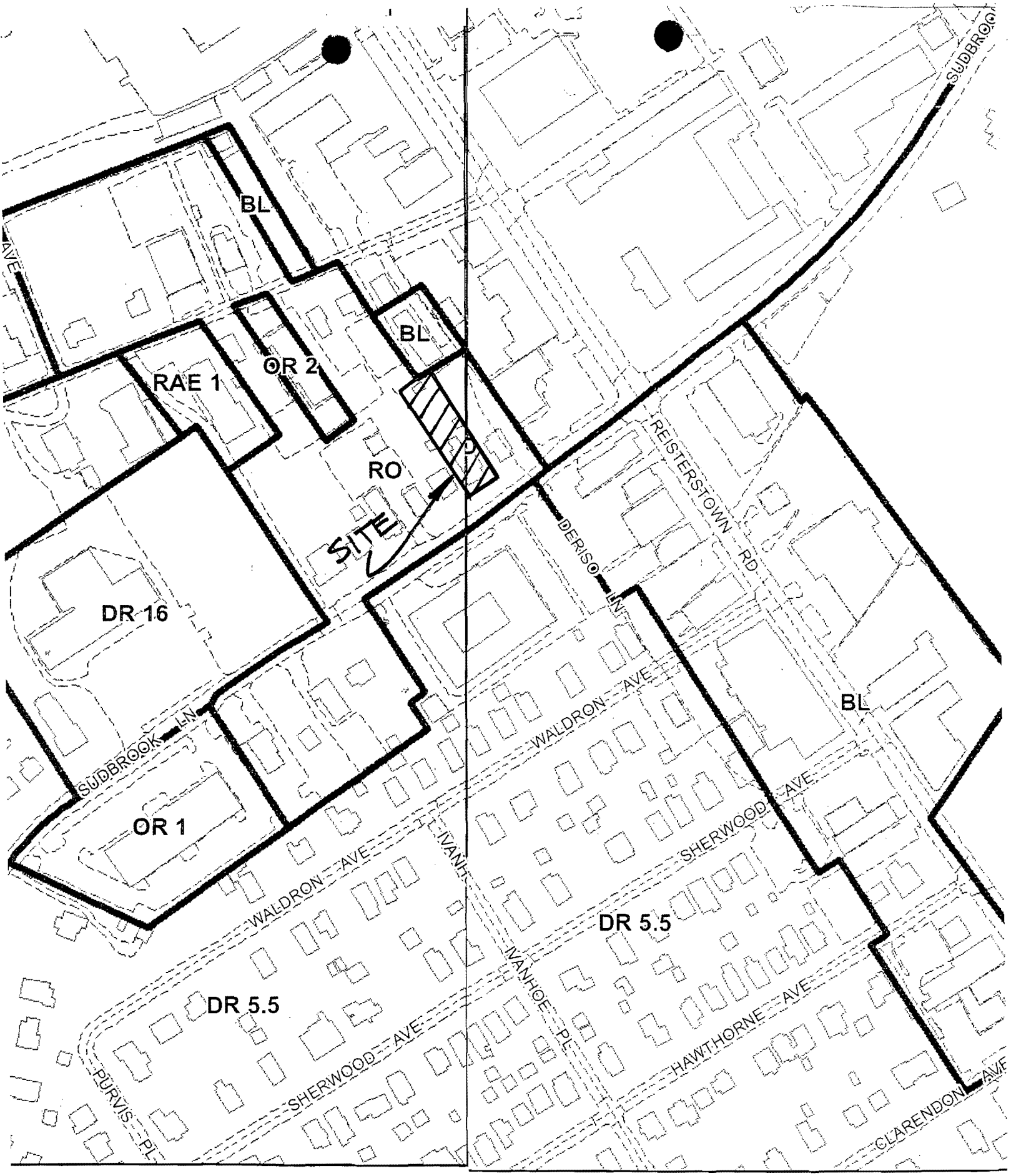
Mark D. Dopkin

Enclosure
MDD/dmc

cc: William J. Wiseman III, Zoning Commissioner (w/enclosure)
Dr. Howard L. Rothschild (w/enclosure)
Mr. Richard E. Matz (w/enclosure)
Mr. Jeffrey Mahew (w/enclosure)

#964725v.1


EX. ENCLOSED PORCH
210.00'
EX. WOOD FENCE
18" SD (DWG. 98-1239)
EX. 3-STORY BUILDING TO REMAIN
GRASS
210.00'
EX. WOOD PORCH
14'
20'
16'
60.00'
EX. CONC. WALK
EX. POST & RAIL FENCE
P.O.B. 40' TO CL OF DERISIO LANE
EX. 15" SD (DWG. 98-1239)
DR 5.5
APPROX. LOC. OF TREE
EX. POST & RAIL FENCE
S55°28'23"W
WM
APPROX LOC OF WALK (±16' W)
EX. 12" WATER (DWG. 25937)
502
NO WALK ON THIS SIDE
EX. 60' R/W
SUDBROOK LANE
60' WIDE (PLAT 2 FOLIO 94)
EX. 6" FH (DWG. 71-0065)
notes 10/20/08
500
HEALTH CARE REIT INC
C/O RUXTON HEALTH CARE
/25428/634
MAP 78 PARCEL 331
#7 SUDBROOK MD 21208-4118
USE: NURSING HOME
1" = 20'



1

Data Sources:

078B1

2009-0072-SPHA

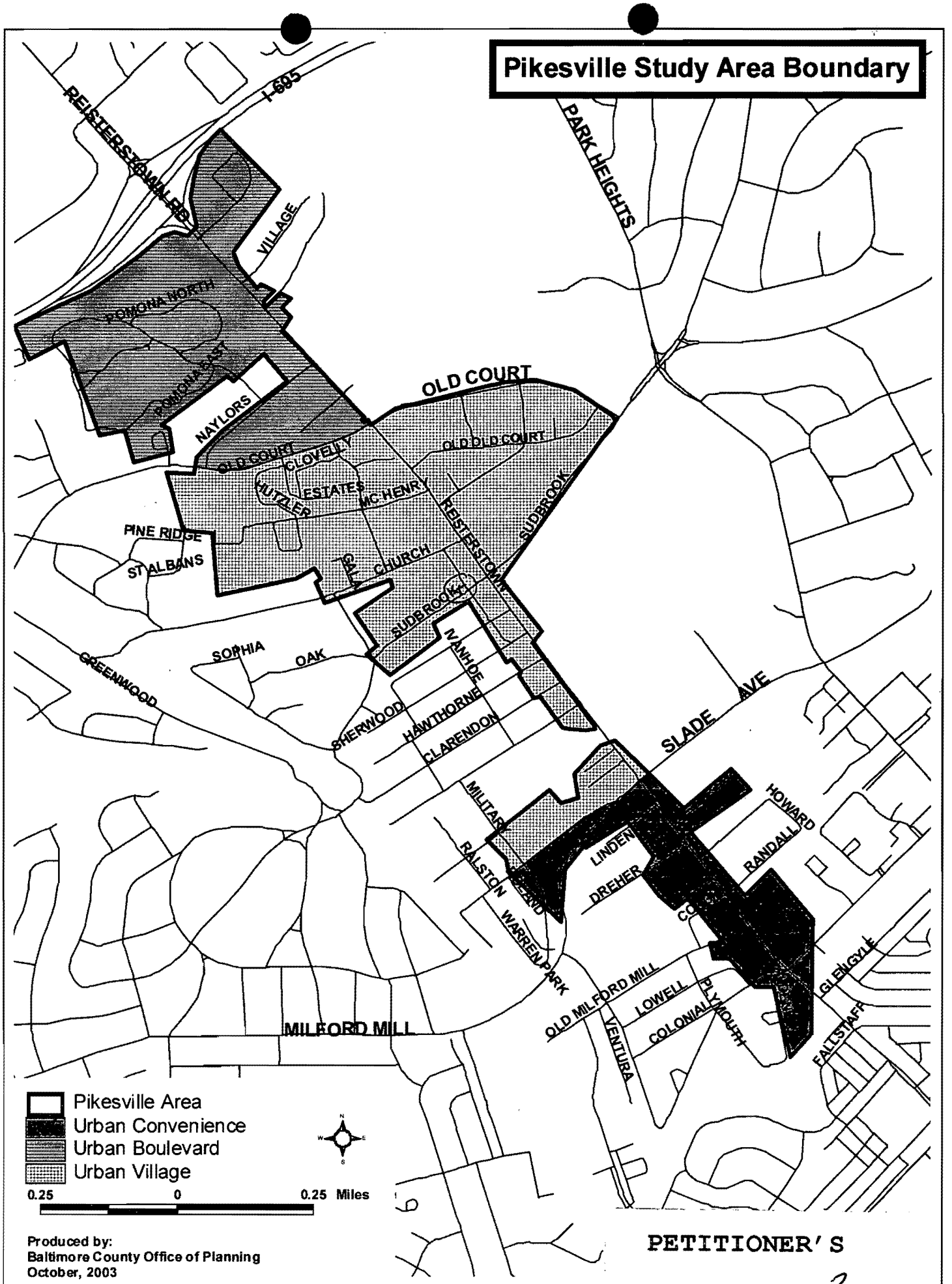
depicted in this application incorporates the actions
with County Council Bills 82-04, 83-04, 84-04, 85-04,

PLEASE PRINT CLEARLY

CASE NAME 4 Sudbrook Lane
CASE NUMBER 2009-0072-SPHA
DATE 10-29-2008

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
MARK DOPKIN ✓	100 E. Pratt St -26th Fl	Baltimore MD 21202	mdopkin@tydinglaw.com
RICHARD MATZ ✓	2835 SMITH AVE, SUITE G	BALTO., MD 21209	dmatz@cmrengineers.com
HOWARD ROTHSCHILD ✓	~~300~~ 1500 Reisterstown Rd, #223	BALTO, MD 21208	hlr3@msn.com
MARSHALL JANOFF	1852 Reisterstown Rd #202	BALTO, MD 21208	mjanoff@LNF.com
Patricia Chazen ✓	227 Sudbrook Lane	Balto. md. 21208	patrobachazen@msn.
Peirce Macgill ✓	400 Wash. Ave; ~~21204~~	Town MD 21204	pmacgill@baltimorecountymd.gov
Deborah Dopkin	409 Washington Ave	" " "	ddopkin@dopkinlaw.com



PETITIONER'S

EXHIBIT NO. 2

BW 10/29
10AM

Pikesville
CHAMBER OF COMMERCE

RECEIVED
OCT 2 8 2008
BY:.....

October 27, 2008

Mr. William Wiseman
Baltimore County Zoning Commissoner
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RE: Case # 2009-0072 SPHA
4 Sudbrook Lane, Dr. Howard Rothschild

Dear Mr. Wiseman:

I am writing to you regarding the proposed use of 4 Sudbrook Lane. The Pikesville Chamber does not object to this usage and we feel that it is consistent with the surrounding properties.

We have met with the Planning Department to review this property and we agree with their position to allow this usage with the addition of landscaping in the front and corner of the property.

Sincerely,

Sherrie Becker
Executive Director

cc: Mark Dopkin

PETITIONER'S
EXHIBIT NO. 5

7 Church Lane, Suite 14 • Pikesville, Maryland 21208 • 410.484.2337 • Fax 410.484.4151
Email pikesvillechamber@verizon.net • www.pikesvillechamber.org


10/31/2008


10/31/2008

Case No.: 2009-0072-SPHA 4 SUDBROOK LANE

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Red Line Plan	
No. 2	Pikesville Revitalization Plan	
No. 3	Photo's - Existing Conditions	
No. 4	Photo's of other Commercial uses and Signs	
No. 5	Letter of Support Pikesville Commerce	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

#4

PETITIONER'S

EXHIBIT NO. 3

#4

#4

#4

#4

#4

#4

#4

PETITIONER'S

EXHIBIT NO. 4


8
Benamor Dental Lab, Inc.
(Rear Building)
Advanced Air Analysis, Inc.
Environmental & Industrial Hygiene Consultants
Zebra Stripes Realty, LLC
443·413·6969
Cheryl Thompson, Broker
CHESAPEAKE
MARKETING SERVICES

8/10


10
SUDBROOK LANE
CLEAR TITLE
GROUP
Lawrence S. London
Attorney at Law
Michael Obeya & Associates
Proudly Representing:
THE HARTFORD
410-486-6060
SECOND FLOOR
SUDBROOK DENTAL LAB
TAILORING
&
ALTERATIONS
410-486-4342

(V


12
STATE FARM
Auto
Life
Fire
INSURANCE
Gary Hollenbaugh
410-486-2800


NO PAR

IV

1 ~ 3

15

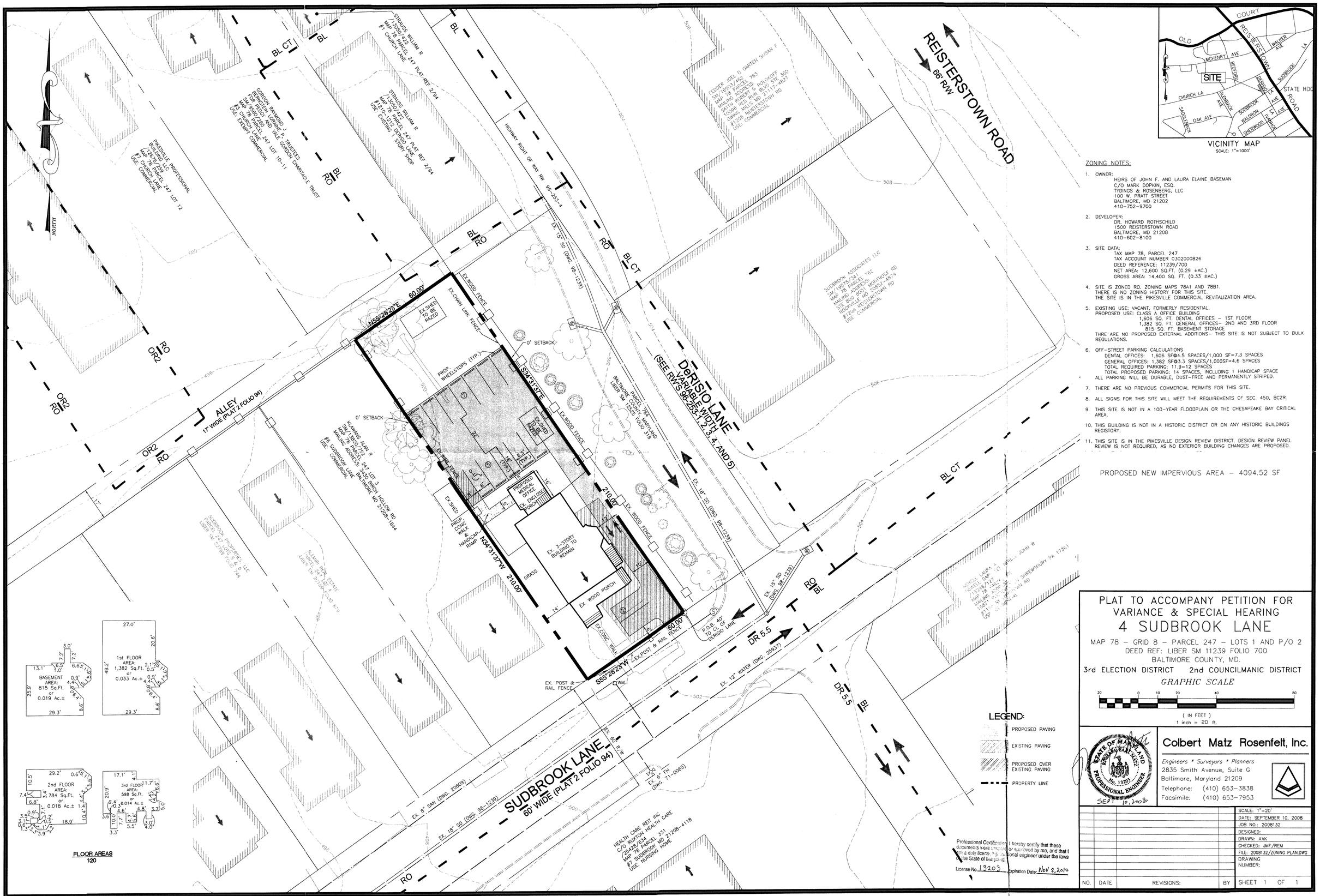

PMB
NO PARKING ANY TIME
PROFESS NAL
MORTG E
BANK RS
410-580- 0870
15 SUDBRO LANE
Supe or
Settle ent
Service L.L.C.
410-58 -0733

15

103


barry s. lever, d.d.s., p.a. periodontics
BARRY S. LEVER, D.D.S.
PAUL R. FRIEDMAN, D.D.S.
THE ARTHUR-SHANKER CO.
ALLSTATE
103
sudbrook
lane
15
Sudbrook Lane
ENTRANCE & PARKING
IN REAR

103



VICINITY MAP
SCALE: 1"=1000'

ZONING NOTES:

1. OWNER:
HEIRS OF JOHN F. AND LAURA ELAINE BASEMAN
C/O MARK DOPKIN, ESQ.
TYDINGS & ROSENBERG, LLC
100 W. PRATT STREET
BALTIMORE, MD 21202
410-752-9700

2. DEVELOPER:
DR. HOWARD ROTHSCHILD
1500 REISTERSTOWN ROAD
BALTIMORE, MD 21208
410-602-8100

3. SITE DATA:
TAX MAP 78, PARCEL 247
TAX ACCOUNT NUMBER 0302000826
DEED REFERENCE: 11239/700
NET AREA: 12,600 SQ.FT. (0.29 ±AC.)
GROSS AREA: 14,400 SQ. FT. (0.33 ±AC.)

4. SITE IS ZONED RO. ZONING MAPS 78A1 AND 78B1.
THERE IS NO ZONING HISTORY FOR THIS SITE.
THE SITE IS IN THE PIKESVILLE COMMERCIAL REVITALIZATION AREA.

5. EXISTING USE: VACANT, FORMERLY RESIDENTIAL.
PROPOSED USE: CLASS A OFFICE BUILDING
1,606 SQ. FT. DENTAL OFFICES – 1ST FLOOR
1,382 SQ. FT. GENERAL OFFICES– 2ND AND 3RD FLOOR
815 SQ. FT. BASEMENT STORAGE
THRE ARE NO PROPOSED EXTERNAL ADDITIONS– THIS SITE IS NOT SUBJECT TO BULK REGULATIONS.

6. OFF-STREET PARKING CALCULATIONS
DENTAL OFFICES: 1,606 SF@4.5 SPACES/1,000 SF=7.3 SPACES
GENERAL OFFICES: 1,382 SF@3.3 SPACES/1,000SF=4.6 SPACES
TOTAL REQUIRED PARKING: 11.9=12 SPACES
TOTAL PROPOSED PARKING: 14 SPACES, INCLUDING 1 HANDICAP SPACE
ALL PARKING WILL BE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.

7. THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.

8. ALL SIGNS FOR THIS SITE WILL MEET THE REQUIREMENTS OF SEC. 450, BCZR.

9. THIS SITE IS NOT IN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.

10. THIS BUILDING IS NOT IN A HISTORIC DISTRICT OR ON ANY HISTORIC BUILDINGS REGISTORY.

11. THIS SITE IS IN THE PIKESVILLE DESIGN REVIEW DISTRICT. DESIGN REVIEW PANEL REVIEW IS NOT REQUIRED, AS NO EXTERIOR BUILDING CHANGES ARE PROPOSED.

PROPOSED NEW IMPERVIOUS AREA – 4094.52 SF

FLOOR AREAS
120

LEGEND:
- PROPOSED PAVING
- EXISTING PAVING
- PROPOSED OVER EXISTING PAVING
- PROPERTY LINE

PLAT TO ACCOMPANY PETITION FOR
VARIANCE & SPECIAL HEARING
4 SUDBROOK LANE
MAP 78 – GRID 8 – PARCEL 247 – LOTS 1 AND P/O 2
DEED REF: LIBER SM 11239 FOLIO 700
BALTIMORE COUNTY, MD.
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MARYLAND
JAMES F. MATZ
No. 13203
PROFESSIONAL ENGINEER
SEPT 10, 2008

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

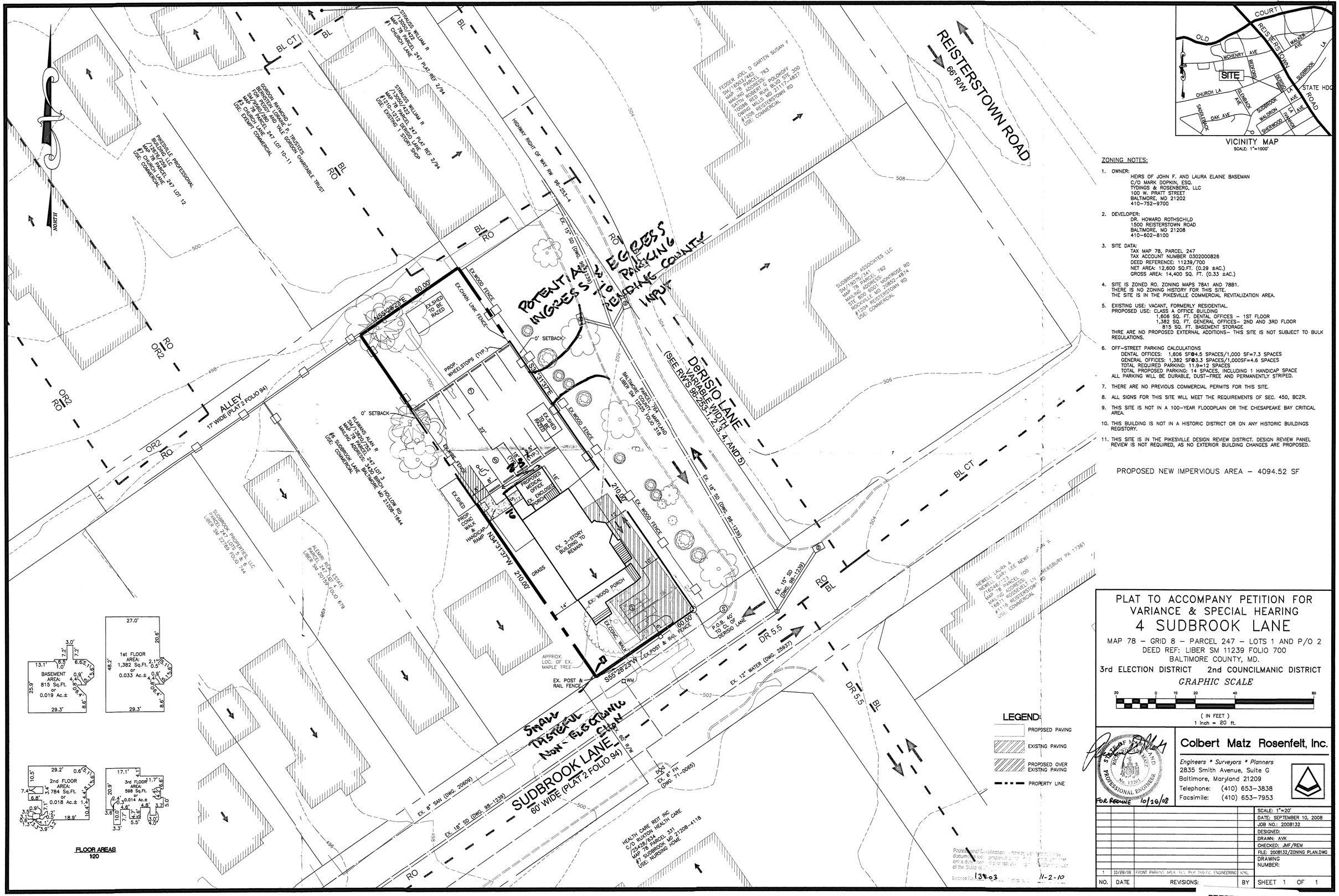
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13203 Expiration Date: Nov 2, 2010

NO.	DATE	REVISIONS:	BY

SCALE: 1"=20'
DATE: SEPTEMBER 10, 2008
JOB NO.: 2008132
DESIGNED:
DRAWN: AVK
CHECKED: JMF/REM
FILE: 2008132/ZONING PLAN.DWG
DRAWING NUMBER:
SHEET 1 OF 1

N:\cd\project\2008\2008132\Project Directories\CMR\ZONING PLAN.dwg 9/10/2008 9:05:32 AM EDT

2009-0072-SPHA



VICINITY MAP
SCALE: 1"=1000'

ZONING NOTES:

1. OWNER:
   HEIRS OF JOHN F. AND LAURA ELAINE BASEMAN
   C/O MARK DOPKIN, ESQ.
   TYDINGS & ROSENBERG, LLC
   100 W. PRATT STREET
   BALTIMORE, MD 21202
   410-752-9700

2. DEVELOPER:
   DR. HOWARD ROTHSCHILD
   1500 REISTERSTOWN ROAD
   BALTIMORE, MD 21208
   410-602-8100

3. SITE DATA:
   TAX MAP 78, PARCEL 247
   TAX ACCOUNT NUMBER 0302000826
   DEED REFERENCE: 11239/700
   NET AREA: 12,600 SQ.FT. (0.29 ±AC.)
   GROSS AREA: 14,400 SQ. FT. (0.33 ±AC.)

4. SITE IS ZONED RO. ZONING MAPS 78A1 AND 78B1.
   THERE IS NO ZONING HISTORY FOR THIS SITE.
   THE SITE IS IN THE PIKESVILLE COMMERCIAL REVITALIZATION AREA.

5. EXISTING USE: VACANT, FORMERLY RESIDENTIAL.
   PROPOSED USE: CLASS A OFFICE BUILDING
   1,606 SQ. FT. DENTAL OFFICES – 1ST FLOOR
   1,382 SQ. FT. GENERAL OFFICES– 2ND AND 3RD FLOOR
   815 SQ. FT. BASEMENT STORAGE
   THRE ARE NO PROPOSED EXTERNAL ADDITIONS– THIS SITE IS NOT SUBJECT TO BULK REGULATIONS.

6. OFF-STREET PARKING CALCULATIONS
   DENTAL OFFICES: 1,606 SF@4.5 SPACES/1,000 SF=7.3 SPACES
   GENERAL OFFICES: 1,382 SF@3.3 SPACES/1,000SF=4.6 SPACES
   TOTAL REQUIRED PARKING: 11.9=12 SPACES
   TOTAL PROPOSED PARKING: 14 SPACES, INCLUDING 1 HANDICAP SPACE
   ALL PARKING WILL BE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.

7. THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.

8. ALL SIGNS FOR THIS SITE WILL MEET THE REQUIREMENTS OF SEC. 450, BCZR.

9. THIS SITE IS NOT IN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.

10. THIS BUILDING IS NOT IN A HISTORIC DISTRICT OR ON ANY HISTORIC BUILDINGS REGISTORY.

11. THIS SITE IS IN THE PIKESVILLE DESIGN REVIEW DISTRICT. DESIGN REVIEW PANEL REVIEW IS NOT REQUIRED, AS NO EXTERIOR BUILDING CHANGES ARE PROPOSED.

PROPOSED NEW IMPERVIOUS AREA – 4094.52 SF

FLOOR AREAS
120

LEGEND:
- PROPOSED PAVING
- EXISTNG PAVING
- PROPOSED OVER EXISTNG PAVING
- PROPERTY LINE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of ... License No. 13403 ... 11-2-10

PLAT TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING

4 SUDBROOK LANE

MAP 78 – GRID 8 – PARCEL 247 – LOTS 1 AND P/O 2
DEED REF: LIBER SM 11239 FOLIO 700
BALTIMORE COUNTY, MD.
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STEVEN A. MATZ No. 13403 REGISTERED PROFESSIONAL ENGINEER
FOR RECORD 10/29/08

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY
1	10/28/08	FRONT PARKING AREA REV. PER INSITE ENGINEERING	KML

SCALE: 1"=20'
DATE: SEPTEMBER 10, 2008
JOB NO.: 20081.32
DESIGNED:
DRAWN: AVK
CHECKED: JMF/REM
FILE: 20081.32/ZONING PLAN.DWG
DRAWING NUMBER:
SHEET 1 OF 1

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PETITIONER'S
EXHIBIT NO. 1