



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7807 Seven Mile Lane, Balt., MD 21208 which is presently zoned DR2
 Deed References: 34201/183 10 Digit Tax Account # 0 3 1 9 6 0 6 1 8 5 0
 Property Owner(s) Printed Name(s) Chabad Israel Center of Baltimore, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should ~~approve~~ modify the Residential Transition Area ("RTA") to allow Petitioner to comply to the extent possible with the RTA requirements of BCZR Section 1B01.1.B.1.g(6).
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s) BCZR Section 1B01.2.C.1a, to permit:
 - a. A 3' side yard interior setback on the south side in lieu of the required 30' side yard interior setback; b. A 15' side yard interior setback on the north side, in lieu of the required 30' side yard interior setback; c. A 36' rear yard setback in lieu of the required 40' rear yard setback.
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

to be presented at hearing.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jonathan M. Herbst, Esquire

Name- Type or Print

Signature

Royston, Mueller, McLean & Reid, LLP

102 W. Pennsylvania Ave., Ste 600, Towson

Mailing Address

City

State MD

21204

410-823-1800

jherbst@RMMR.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Chabad Israel Center of Baltimore, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7807 Seven Mile Lane, Baltimore, MD

Mailing Address

City

State

21208

443-882-6348

Zip Code

Telephone #

Email Address

Representative to be contacted:

Rabbi Shmulik Gurary

Name - Type or Print

Signature

7807 Seven Mile Lane, Baltimore, MD

Mailing Address

City

State

21208

443-882-6348

Zip Code

Telephone #

Email Address

RABBI@CHABADBALTIMORE.CO

CASE NUMBER

2015-0057-SPHA

Filing Date

9, 17, 2014

Do Not Schedule Dates:

Reviewer

AT

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 7807 Seven Mile Lane Baltimore County, Maryland

Beginning at a point on the northeast side of Seven Mile Lane 133.91 feet southeast of the centerline of Midfield Road which is 50 feet wide at the intersection of Midfield Road and Seven Mile Lane. Thence the following courses and distances:

N 70° 11' 00" E 181.72 feet,
S 19° 49' 00" E 114.58 feet,
S 70° 11' 00" W 167.39 feet, and
N 26° 56' 58" W 115.47 feet

to the place of beginning as recorded in Deed Liber 34201, Folio 183. Being Parcel 509 on Tax Map 78 containing 20,000 square feet or 0.46 acres more or less, being Lot No. 4 of the Final Subdivision Plan of Plat No. 1 of Derbyshire, said Plat being recorded among the Land Records in Plat Book GLB No. 19, Folio 27. Also known as 7807 Seven Mile Lane and located in the 3rd Election District and 2nd Councilmanic District.

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: 11/02/2014



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

No.

116259

Date:

9/17/14

PAID RECEIPT

BUSINESS ACTION TIME
 9/19/2014 9/17/2014 11:41:14 1

REI WSDI WALKIN LINDA LIR

RECEIPT # 57185 9/17/2014 OFF

3 328 ZONING VERIFICATION

NO. 116259

Receipt tot \$1,000.00

\$1,000.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6130						\$1,000

Total:

\$1,000

Rec
From:

For:

7817 SEVEN MILE LANE

2015-0057-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 30, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 30, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2015-0057-SPHA

7807 Seven Mile Lane

NE/s Seven Mile Lane, 133.9 ft. SE of Midfield Road

3rd Election District - 2nd Councilmanic District

Legal Owners) Chabad Israeli Center of Baltimore, Inc.

Special Hearing: to modify the Residential Transition Area "RTA" to allow Petitioner to comply to the extent possible with the RTA requirements of BCZR Section 1B01.1.B.1.g(6).

Variance: to permit a 3 ft. side yard interior setback on the south side in lieu of the required 30 ft. side yard interior setback; a 15 ft. side yard interior setback on the north side in lieu of the required 30 ft. side yard interior setback; a 36 ft. rear yard setback in lieu of the required 40 ft. rear yard setback.

Hearing: Monday, November 24, 2014 at 2:00 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

10/1043 Oct. 30

2796275



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 29, 2014

NOTICE OF ZONING HEARING

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Hearing: Friday, October 31, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Jonathan Herbst, Esq. 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Rabbi Shmulik Gurary, 7807 Seven Mile Ln., Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 11, 2014.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 9, 2014 Issue - Jeffersonian

Please forward billing to:
Schmulik Gurary
7807 Seven Mile Lane
Baltimore, MD 21208

443-882-6348

NOTICE OF ZONING HEARING

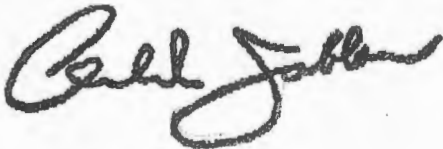
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Legal Owners: Chabad Israeli Center of Baltimore, Inc.

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 22, 2014

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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:

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7807 Seven Mile Lane

NE/s Seven Mile Lane, 133.9 ft. SE of Midfield Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Chabad Israeli Center of Baltimore, Inc.

Special Hearing to modify the Residential Transition Area "RTA" to allow Petitioner to comply to the extent possible with the RTA requirements of BCZR Section 1B01.1.B.1.g(6). **Variance** to permit a 3 ft. side yard interior setback on the south side in lieu of the required 30 ft. side yard interior setback; a 15 ft. side yard interior setback on the north side in lieu of the required 30 ft. side yard interior setback; a 36 ft. rear yard setback in lieu of the required 40 ft. rear yard setback.

Hearing: Monday, November 24, 2014 at 2:00 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Jonathan Herbst, Esq. 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Rabbi Shmulik Gurary, 7807 Seven Mile Ln., Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 4, 2014.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 30, 2014 Issue - Jeffersonian

Please forward billing to:
Schmulik Gurary
7807 Seven Mile Lane
Baltimore, MD 21208

443-882-6348

NOTICE OF ZONING HEARING

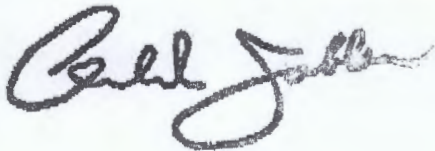
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/9/2014

Case Number: 2015-0057-SPHA

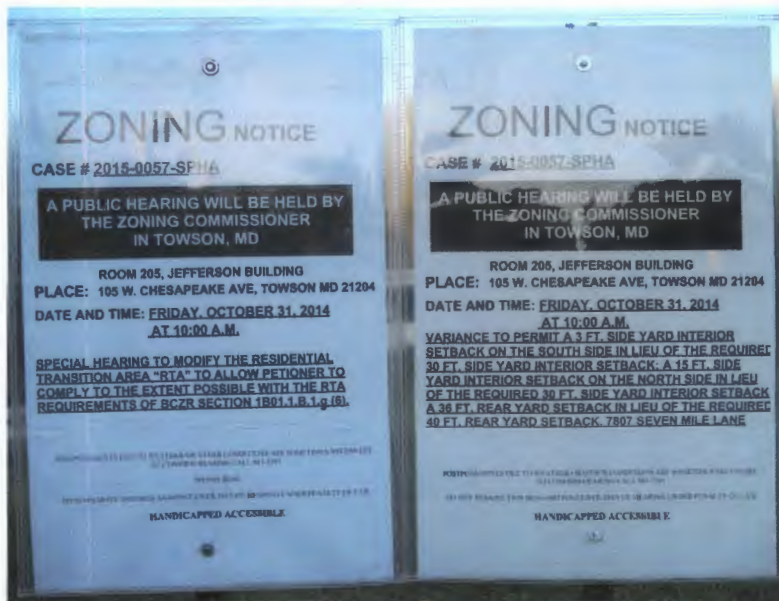
Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC.

JOHNATHAN HERBST, ESQ.~RABBI SHMULIK GURARY

Date of Hearing (Closing): OCTOBER 31, 2014

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:
7807 SEVEN MILE LANE

The sign(s) were posted on: OCTOBER 8, 2014



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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 9, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 9, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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Case: #2015-0057-SPHA

7807 Seven Mile Lane

NE/s Seven Mile Lane, 133.9 ft. SE of Midfield Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Chabad Israeli Center of Baltimore, Inc.

Special Hearing to modify the Residential Transition Area "RTA" to allow Petitioner to comply to the extent possible with the RTA requirements of BCZR Section 1801.1.B.1.g(6).

Variance: to permit a 3 ft. side yard interior setback on the south side in lieu of the required 30 ft. side yard interior setback; a 15 ft. side yard interior setback on the north side in lieu of the required 30 ft. side yard interior setback; a 36 ft. rear yard setback in lieu of the required 40 ft. rear yard setback.

Hearing: Friday, October 31, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/18/2014 October 9 997061

**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: 2015-0057-SPHA

Petitioner: CHABAD ISRAELI CENTER OF BALTIMORE, INC.

Address or Location: 7807 SEVEN MILE LANE
BALTIMORE, MARYLAND 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAMUEL GURARY

Address: 7807 SEVEN MILE LANE
BALTIMORE, MARYLAND 21208

Telephone Number: 443-882-6348

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/24/2014

Case Number: 2015-0057-SPHA

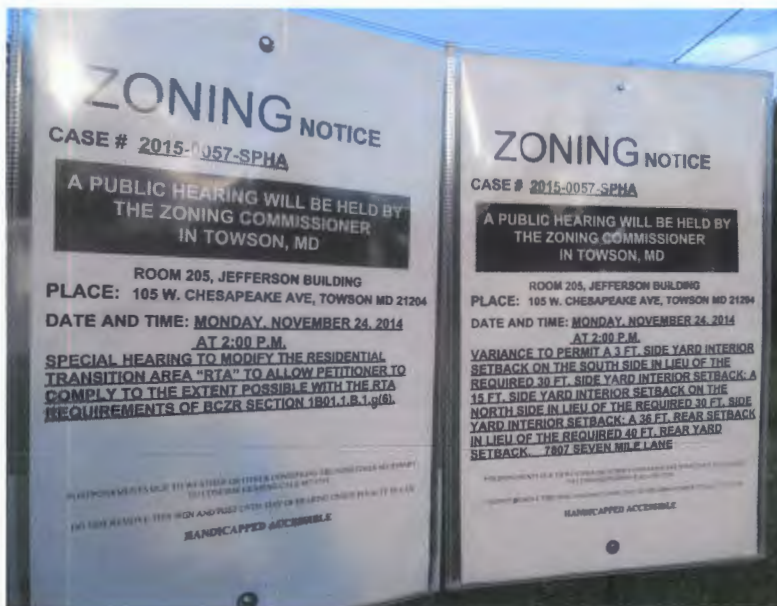
Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC.

JOHNATHAN HERBST, ESQ.~RABBI SHMULIK GURARY

Date of Hearing (Closing): NOVEMBER 24, 2014

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:
7807 SEVEN MILE LANE

The sign(s) were posted on: OCTOBER 23, 2014



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)

10/22/14
TO ALL
DTE



ROYSTON, MUELLER, McLEAN & REID, LLP
ATTORNEYS AT LAW

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800
FACSIMILE 410-828-7859
www.rmmlr.com

October 21, 2014

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD
LEANNE M. SCHRECENGOST
LISA J. McGRATH

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER
SARAH M. GRABENSTEIN

OF COUNSEL
LAUREL PARETTA REESE
EUGENE W. CUNNINGHAM, JR., P.A.
BRADFORD G.Y. CARNEY
STEPHEN C. WINTER
JOHN A. PICA, JR.

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

Via U.S. Mail and e-mail (ajablon@baltimorecountymd.gov)

Mr. Arnold Jablon, Director
Baltimore County Department of Permits, Approvals & Inspections
Attn: Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case Number: 2015-0057-SPHA
Address: 7807 Seven Mile Lane
Legal Owner: Chabad Israeli Center of Baltimore, Inc.
Hearing Date: Friday, October 31, 2014

Dear Mr. Jablon:

I represent Chabad Israeli Center of Baltimore, Inc. (the "Center") in connection with a petition for variances and a special hearing. The hearing is currently scheduled for Friday, October 31, 2014. I write to join in the postponement request recently filed by Mr. Stuart Taub (the owner of the adjacent property at 7805 Seven Mile Lane) who indicated that he will be out of town on the 31st. Mr. Taub's testimony is integral to our case and we would like to ensure that he has an opportunity to attend the hearing. We also have an October 24, 2014 meeting scheduled with several other community members to listen to their concerns about the Center's plans. We would like to have sufficient time to address any such concerns prior to the hearing.

I appreciate your time and consideration. Please contact me at your convenience to reschedule the hearing.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jonathan M. Herbst".

Jonathan M. Herbst

JMH/sml

cc: Chabad Israeli Center of Baltimore, Inc.
Colbert Matz Rosenfelt, Inc.
Mr. Stuart B. Taub
Dr. Ellen Taylor
Pikesville-Greenspring Community Coalition, Inc.

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800

FACSIMILE 410-828-7859

www.rmmr.com

October 21, 2014

OF COUNSEL

LAUREL PARETTA REESE
EUGENE W. CUNNINGHAM, JR., P.A.
BRADFORD G.Y. CARNEY
STEPHEN C. WINTER
JOHN A. PICA, JR.

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1951-2008

* ALSO ADMITTED IN D.C.

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
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ROBERT G. BLUE
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LEANNE M. SCHRECENGOST
LISA J. McGRATH

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER
SARAH M. GRABENSTEIN

Via U.S. Mail and e-mail (ajablon@baltimorecountymd.gov)

Mr. Arnold Jablon, Director
Baltimore County Department of Permits, Approvals & Inspections
Attn: Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

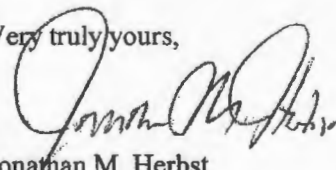
Re: Case Number: 2015-0057-SPHA
Address: 7807 Seven Mile Lane
Legal Owner: Chabad Israeli Center of Baltimore, Inc.
Hearing Date: Friday, October 31, 2014

Dear Mr. Jablon:

I represent Chabad Israeli Center of Baltimore, Inc. (the "Center") in connection with a petition for variances and a special hearing. The hearing is currently scheduled for Friday, October 31, 2014. I write to join in the postponement request recently filed by Mr. Stuart Taub (the owner of the adjacent property at 7805 Seven Mile Lane) who indicated that he will be out of town on the 31st. Mr. Taub's testimony is integral to our case and we would like to ensure that he has an opportunity to attend the hearing. We also have an October 24, 2014 meeting scheduled with several other community members to listen to their concerns about the Center's plans. We would like to have sufficient time to address any such concerns prior to the hearing.

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Very truly yours,



Jonathan M. Herbst

JMH/sml

cc: Chabad Israeli Center of Baltimore, Inc.
Colbert Matz Rosenfelt, Inc.
Mr. Stuart B. Taub
Dr. Ellen Taylor
Pikesville-Greenspring Community Coalition, Inc.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
7807 Seven Mile Lane; NE/S Seven Mile Lane,* OF ADMINISTRATIVE
133.9' SE of c/line Midfield Road
3rd Election & 2nd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Chabad Israel Center of Baltimore
Petitioner(s) * BALTIMORE COUNTY
* 2015-057-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all documentation filed in the case.

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 26 2014

CERTIFICATE OF SERVICE

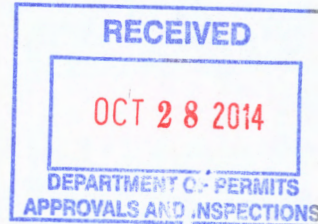
I HEREBY CERTIFY that on this 26th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Rabbi Shmulik Gurary, 7807 Seven Mile Lane, Baltimore, MD 21208 and Jonathan M. Herbst, Esquire, Royston, Mueller, McLean & Reid, LLP, 102 W. Pennsylvania Avenue, Suite 600, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

6/14
wcr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 20, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8143 Beachwood Road

INFORMATION:

Item Number: 15-056

Petitioner: MJM Investment Properties LLC, Martin Marano

Zoning: MH-IM

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's site plan and requested special exception for a junkyard pursuant to BCZR Section 256.2 as well as variance relief to allow a total of 16.4 acres of land to be used as a junkyard in lieu of the permitted 5 acres, variance from BCZR Section 408.2 to allow automobiles and vehicles not in running condition to be located as close as 0 feet from other adjoining properties in lieu of the required 30 feet and as close as 40 feet from any other zone in lieu of the required 300 feet, and variance from BCZR Section 409.8.A.2 to allow a non-durable and non-dustless surface for off-street parking.

The requested actions are almost identical to the requested actions for this property in Case No. 2010-0159-XA. In that case, the special exception and requested relief were granted subject to four conditions. At a later date in 2010, the petitions were withdrawn.

The only differences are as follows:

1. Allow 16.4 acres of land to be used for the junk yard instead of 16.7 acres in 2010.
2. Allow automobiles and vehicles not in running condition to be located as close as 40 feet from any other zone in lieu of the required 300 feet instead of the 0 foot distance that was requested in 2010.
3. Allow a non-durable and non-dustless surface for off-street parking.

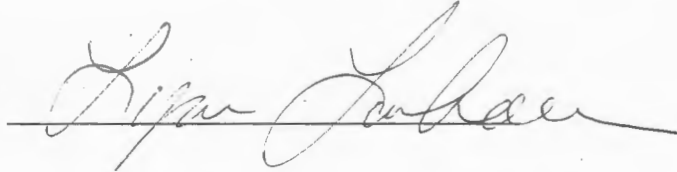
The current owner/petitioner is the same as the 2010 owner/petitioner (MJM Associates, LLC). The contract lessee is different. The current contract lessee is Insurance Auto Auctions, Inc. In 2010, the contract lessee was Salvage Direct, Inc. The site is zoned MH-IM and, for the most part, the site is well-isolated from surrounding land uses and therefore should not result in an adverse effect on surrounding properties.

Conditions of approval that were part of the review in 2010 are now included for the most part on the plan in the project specific notes and site information notes. The Department of Planning has no objection to the petitioner's request subject to the following conditions:

1. The development of this property shall comply with the Chesapeake Bay Critical Area Regulations.
2. The triangular wooded area located along the rail line at the southeast corner of the property shall be left undisturbed and shall not be used for the storage of vehicles or any materials. This particular area of the petitioner's property is located close to several residential properties situated on the opposite side of the rail line.
3. Provide, and maintain in good condition, a suitable durable and dustless surface for the access drive that is located within the narrow (approximately 20-foot wide) access strip. This access drive is adjacent to a large, privately owned parcel of land that is zoned MH-IM but presently undeveloped.

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

Division Chief:
AVA/LL



Phyllis Newberger

3310 Midfield Road
Pikesville, MD 21208

Phone: 410-653-9191

email: pgn@comcast.net

Thursday, February 26, 2015

RE: CASE # 2015-0057-SPHA

TO: Administrative Law Judge

As a resident for over forty years of Midfield Road, Pikesville, MD 21208, I am writing in reference to Case # 2015-0057-SPHA to state my **opposition** to the zoning request for a variance to the setbacks and a modification to the RTA requirements, regarding the property located at 7807 Seven Mile Lane, Pikesville, MD 21208.

Sincerely,



Phyllis L. Newberger

Emailed to: jwisnom@baltimorecountymd.gov

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

TELEPHONE 410-823-1800

FACSIMILE 410-828-7859

www.rmmr.com

November 12, 2014

R. TAYLOR McLEAN
WILLIAM F. BLUE
THOMAS F. McDONOUGH
KEITH R. TRUFFER*
ROBERT S. HANDZO*
EDWARD J. GILLISS
TIMOTHY J. OURSLER
ROBERT G. BLUE
CRAIG P. WARD
LEANNE M. SCHRECENGOST
LISA J. McGRATH

JONATHAN M. HERBST
JAMES L. SHEA, JR.
MARTHA K. WHITE
ROBERT F. MILLER
SARAH M. GRABENSTEIN

OK by 12/10

OF COUNSEL

LAUREL PARETTA REESE
EUGENE W. CUNNINGHAM, JR., P.A.
BRADFORD G.Y. CARNEY
STEPHEN C. WINTER
JOHN A. PICA, JR.

CARROLL W. ROYSTON
1913-1991

H. ANTHONY MUELLER
1913-2000

RICHARD A. REID
1931-2008

* ALSO ADMITTED IN D.C.

Via Hand Delivery and e-mail (ajablon@baltimorecountymd.gov)

Mr. Arnold Jablon, Director
Baltimore County Department of Permits, Approvals & Inspections
Attn: Zoning Review
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case Number: 2015-0057-SPHA
Address: 7807 Seven Mile Lane (the "Property")
Legal Owner: Chabad Israeli Center of Baltimore, Inc.
Hearing Date: Monday, November 24, 2014

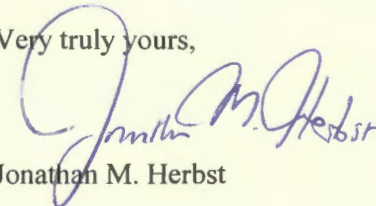
Dear Mr. Jablon:

On behalf of Chabad Israeli Center of Baltimore, Inc., I write to request a postponement of the above-referenced hearing, which is currently scheduled for Monday, November 24, 2014.

I received an e-mail from a concerned neighbor on November 9 advising me that there was no sign on the Property to advertise the upcoming hearing. Although the sign was properly posted on October 23, 2014 by Ms. Linda O'Keefe, it seems someone removed it without authorization (the property owner was out of town for more than one week and, when he returned, he observed that the sign had been removed from the front lawn and placed on the front porch of the house). We do not know for how many days the sign was down and we are concerned that there may not be proper notice of the November 24 hearing. Therefore, in fairness to the community, we have no choice but to request a postponement.

I appreciate your time and consideration. Please have Ms. Lewis contact me at her convenience to reschedule the hearing.

Very truly yours,


Jonathan M. Herbst

cc: Chabad Israeli Center of Baltimore, Inc.
Keith R. Truffer, Esq.
Ms. Kristen Lewis

MICHAEL J. MARION
3506 OLD COURT ROAD
PIKESVILLE, MD 21208-3123
(410) 580-2977

JANUARY 1, 2015

Administrative Law Judge
111 West Chesapeake Ave., Room 11
Towson, MD 21204

RE: Case # 2015-0057-SPHA

To Administrative Law Judge,

As a resident of the Dumbarton community, I am writing in reference to case # 2015-0057-SPHA to express my opposition to the zoning request for a variance to the setbacks and modification to the RTA requirements regarding the property located at 7807 Seven Mile Lane.

At less than 0.5 acres, the lot sits squarely in a residential community and is too small for the proposed parking lot. The expanded facilities would place the building in very close proximity to the neighboring houses. Without appropriate buffer and setbacks, this facility would not be in keeping with the character of our residential neighborhood. The increased traffic on this narrow road as well as increased activity and noise is not compatible with our quiet neighborhood.

Thank you for your consideration.

Sincerely,



Michael J. Marion

From: Ruth Rosenberg <ruthbrosenberg@gmail.com>
To: <jwisnom@baltimorecountymd.gov>
CC: <barbrosenbaum@comcast.net>, <barbara.sindler@verizon.net>
Date: 1/6/2015 5:55 PM
Subject: Case Number 2015-0057-SPHA

Please submit this email to the Zoning Board in consideration of Case Number 2015-0057 SPHA, as a statement in opposition to the requested area variances including, but not limited to, the approval of parking for five vehicles in the front yard of the new Chabad property at 7807 Seven Mile Lane. I am further opposed to the requested variances from the 50-foot buffer and 75 foot setback for the proposed synagogue and center.

As a retired zoning attorney and the mother of a rabbi, I support the use whenever physically feasible of a new synagogue. As an example of how this may be accomplished I recommend the two existing synagogues on Seven Mile Lane which have significant parking lots to accommodate the size and functions of the structures.

The neighboring residential properties have some respectable setbacks but will certainly suffer from the proposed variances by bringing the activities, traffic, and programming to the living quarters and quiet enjoyment of the neighbors. Chabad House is a very successful program and should bring many new people, old and young, to programs during the daytime and in the evening.

Moreover, Seven Mile Lane is relatively narrow but has a steady traffic flow, with school buses, public buses, and commuter uses and shopping access to Reisterstown Road, Smith Avenue, and Park Heights.

I live at 3421 Old Court Road (about three houses down the street from the Chabad location). I already have a problem coming down Seven Mile Lane and trying to gain access to my driveway on Old Court which is almost exactly at the end of Seven Mile Lane.

If the uses were proportionate to the size of the property and the buffering of the neighbors I would have no problem.

If the Chabad House could enter into an agreement for use of the Middle School parking lot or those of the two other synagogues on Seven Mile Lane with a circular driveway permitting drop off and picking up, that would be a solution to the parking problem. That would not, however, cure the buffering considerations which should be applied to any religious institution's use in a residential neighborhood.

There are some very large properties with large homes on Old Court Road near the intersection with Seven Mile Lane, some of which have been for sale in the last few years. Parking could be accommodated as well the uses proposed on some of those properties without sacrificing the quiet enjoyment of the neighbors and with access to and from a major thoroughfare.

I urge the Zoning Board to deny the requested variances for all the reasons stated above.

Ruth B. Rosenberg
3421 Old Court Road

June Wisnom - Case 2015-0057-SPHA

From: "Mogol, Andrew" <Andrew.Mogol@morganstanley.com>
To: "jwisnom@baltimorecountymd.gov" <jwisnom@baltimorecountymd.gov>
Date: 1/7/2015 5:47 PM
Subject: Case 2015-0057-SPHA
CC: "taylorgyn@verizon.net" <taylorgyn@verizon.net>, "barbara.sindler@verizo..."

Administrative Law Judge,

As a resident of Dumbarton, I am writing in reference to Case 2015-0057-SPHA to state my opposition to the zoning request for a variance to the setbacks and a modification to the RTA requirement regarding the property located at 7807 Seven Mile Lane. I feel that this expansion of Chabad is not in keeping with the character of our historic, residential neighborhood. Modifications of this type set a dangerous precedent which would irreparably harm the makeup, safety and value of our properties.

Best Regards,

Andrew Mogol
7803 Crossland Rd
Pikeasville, MD 21208

Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

The sender of this e-mail is an employee of Morgan Stanley Smith Barney LLC ("Morgan Stanley"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Morgan Stanley reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers/mssbemail.html>. If you cannot access this link, please notify us by reply message and we will send the contents to you. By messaging with Morgan Stanley you consent to the foregoing.

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0319061850			
Owner Information					
Owner Name:	CHABAD ISRAELI CENTER OF BALTIMORE INC		Use: Principal Residence:	EXEMPT COMMERCIAL NO	
Mailing Address:	7807 SEVEN MILE LN BALTIMORE MD 21208-		Deed Reference:	/34201/ 00183	
Location & Structure Information					
Premises Address:	7807 SEVEN MILE LN BALTIMORE 21208-		Legal Description:	PT LT 4 CHURCH EXEMPTION DERBYSHIRE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0078	0004	0509		0000	4
Assessment Year:		Plat No:		Plat Ref:	
2017				0019/0027	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1966	2,556 SF		20,010 SF	01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	2 full/ 1 half	1 Carport
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2017		As of 07/01/2017	
				As of 07/01/2018	
Land:	124,900	130,500			
Improvements	217,500	250,500			
Total:	342,400	381,000		355,267	368,133
Preferential Land:	0				0
Transfer Information					
Seller:	Date:		Price:		
Type: ARMS LENGTH IMPROVED	09/13/2013		\$320,000		
	Deed1:		Deed2:		
	/34201/ 00183				
Seller:	Date:		Price:		
Type:			\$0		
	Deed1:		Deed2:		
	/04568/ 00213				
Seller:	Date:		Price:		
Type:					
	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	790	355,267.00		368,133.00	
State:	790	355,267.00		368,133.00	
Municipal:	790	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0319061850			
Owner Information					
Owner Name:	CHABAD ISRAELI CENTER OF BALTIMORE INC		Use:	EXEMPT COMMERCIAL NO	
Mailing Address:	7807 SEVEN MILE LN BALTIMORE MD 21208-		Principal Residence:		
			Deed Reference:	/34201/ 00183	
Location & Structure Information					
Premises Address:	7807 SEVEN MILE LN BALTIMORE 21208-		Legal Description:	PT LT 4 CHURCH EXEMPTION DERBYSHIRE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0004	0509		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	4	2017		0019/0027	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1966	2,556 SF		20,010 SF	01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	FRAME	2 full/ 1 half	1 Carport
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		124,900	130,500		
Improvements		217,500	250,500		
Total:		342,400	381,000	355,267	368,133
Preferential Land:		0			0
Transfer Information					
Seller:	Date: 09/13/2013		Price: \$320,000		
Type: ARMS LENGTH IMPROVED	Deed1: /34201/ 00183		Deed2:		
Seller:	Date:		Price: \$0		
Type:	Deed1: /04568/ 00213		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	790	355,267.00		368,133.00	
State:	790	355,267.00		368,133.00	
Municipal:	790	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

NAME

ADDRESS

Kevin G. Becker
3511 Overbrook Rd.
Pittsboro MA. 01208

RE: Case # 2015-0057-SPHA

To: Administrative Law Judge

As a resident of (MIDFIELD / DUMBARTON – CHOOSE ONE), I am writing in reference to Case # 2015-0057-SPHA to state my opposition to the zoning request for a variance to the setbacks and a modification to the RTA requirements, regarding the property located at 7807 Seven Mile Lane.

Sincerely,

Kevin G. Becker

Email to: TaylorGYN@verizon.net or
Barbara.Sindler@verizon.net

The Chabad planned expansion is
completely inappropriate for our community.

From: Sue Paymer <spaymer@aol.com>
To: "Barbara.Sindler@verizon.net" <Barbara.Sindler@verizon.net>
CC: "jwisnom@baltimorecountymd.gov" <jwisnom@baltimorecountymd.gov>
Date: 12/29/2014 8:31 PM
Subject: Case number 2015-0057-SPHA

Re the above noted case

As a resident of the Midfield area, I am writing in reference to Case # 2015-0057-SPHA to state my opposition to the zoning request for a variance to the setbacks and a modification to the RTA requirements, regarding the property located at 7807 Seven Mile Lane, Pikesville, Md 21208.

Sincerely

Susannah and Michael Paymer

3311 Lightfoot Drive

Baltimore, Md 21208

Sent from my iPad

June Wisnom - case # 2015-0057-SPHA

From: ELLEN LEVY <didilevy@verizon.net>
To: "jwisnom@baltimorecountymd.gov" <jwisnom@baltimorecountymd.gov>
Date: 12/23/2014 5:22 PM
Subject: case # 2015-0057-SPHA

I would like to firmly state my opposition to modifying zoning regulations for 7807 Seven Mile Lane. I am not particularly pleased that a Chabad House is in this neighborhood to begin with. I definitely do not want a 10 car parking lot on the front lawn. I would be angry if my next door neighbor did that to me. The variance they are asking for also sets a bad precedent. This is a residential neighborhood and I certainly would not want my neighbor to put a parking lot on her front lawn. I also would not want her to extend her property as 7807 wants to do.

I hope you fully understand our neighborhood's concerns.

Sincerely,

Ellen Levy
3310 Timberfield Lane

June Wisnom - Case No. 2015-0057-SPHA

From: Eileen Lesser <eileen3304steve@verizon.net>
To: <jwisnom@baltimorecountymd.gov>
Date: 12/29/2014 12:31 PM
Subject: Case No. 2015-0057-SPHA
CC: <taylorgyn@verizon.net>, <barbara.sindler@verizon.net>

To: Administrative Law Judge
Re: Case No. #2015-0057-SPHA

As a resident of Midfield, I am writing in reference to case #2015-0057-SPHA to state my opposition to the zoning request for a variance to the setbacks and a modification to the RTA requirements, regarding the property located at 7807 Seven Mile Lane, Pikesville, MD 21208.

Sincerely, Steven and Eileen Lesser
3304 Timberfield Lane, Pikesville, MD 21208



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



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9/22/14

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

RE: Baltimore County

Item No 2015-0057-SPHA
Special Hearing Variance
Chabad Isreal Center of
Baltimore, Inc.
7807 Seven Mile Lane

Dear Ms. Lewis:

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. 2015-0057-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard A. Zeller", is written over the typed name.
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2014
Item No. 2015-0057

DATE: September 26, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

An approved Final Landscape Plan, Photometric Lighting Plan and security will be required prior to any permit issuance.

* * * * *

DAK:CEN
cc:file

10/16/14
WCL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7807 Seven Mile Lane

INFORMATION:

Item Number: 15-057

Petitioner: Chabad Israeli Center of Baltimore, Inc.

Zoning: DR 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing to allow modifications of the RTA to comply to the extent possible with the RTA requirements. The petitioner is also seeking a Variance to permit a 3' side yard interior setback in lieu of the required 30' side yard setback; to permit a 15' side yard interior setback in lieu of the required 30' side yard setback; and to permit a 36' rear yard setback in lieu of the required 40' rear yard setback.

The Department of Planning has the following comments based on the petitioner's request.

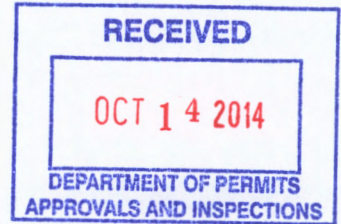
1. The petitioner is providing more parking spaces than is required. Remove 3 spaces preferably on the north end of the parking lot to allow for more buffering between adjacent properties.
2. Relocate proposed shrubs that are shown on the adjacent property at 3417 to this site.
3. Provide 6' high fencing on the north side of the site.
4. Provided that the ceremonial aspects of the proposed addition are not compromised, reconfigure the addition to avoid the rear setback variance.
5. Seven Mile Lane is listed in the Western County Pedestrian and Bicycle Access Plan as a street in need of sidewalks. Pikesville Middle School is 150' to the south and has sidewalk along its frontage. The applicant should provide widening, curb, gutter and sidewalk along the frontage of the proposed synagogue.

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

Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Troy Leftwich", written over a horizontal line.

10/14/14
JD KL
OK to PP



October 10, 2014

rec'd 10/20/14

Mr. Arnold Jablon
Deputy Administrative Officer and Director of PAI
111 W. Chesapeake Ave.
Towson, Md. 21204

RE: Zoning Variance Hearing
7807 Seven Mile Lane
Case No. 2015-0057-SPHA

Dear Mr. Jablon:

We are writing to request that the referenced hearing scheduled for October 31, 2014 be postponed as we are interested in attending but will be out of town. My wife and I reside next door to the subject property, at 7805 Seven Mile Lane, and we will be directly impacted by the planned development. Although we have discussed the proposed development with the property owner, due to the unique nature of the planned use, we would very much appreciate the opportunity to voice any concerns that we may have. We therefore respectfully request your consideration in postponing the meeting.

Sincerely,

Stuart B. & P.B.K. Taub
7805 Seven Mile Lane
Baltimore, MD 21208
Email: staub1979@gmail.com
Home: 410-486-1266
Cell: 410-935-5460

Kristen Lewis - re: 7807 Seven Mile Lane, Case Number: 2015-0057-SPHA

From: Ruth Goldstein <RuthGoldstein@comcast.net>
To: <klewis@baltimorecountymd.gov>
Date: 10/21/2014 1:25 PM
Subject: re: 7807 Seven Mile Lane, Case Number: 2015-0057-SPHA

Hi Kristin,

I spoke with you a few minutes ago regarding the matter of the postponed zoning hearing referenced above. I am requesting that you please keep me informed of any changes, developments, postings, communications, filings, etc. regarding the property at 7807 Seven Mile Lane, Case Number: 2015-0057-SPHA.

I would also appreciate it if you would acknowledge receipt of this request.

Thank you very much for your assistance in this matter.

Sincerely,

Ruth Goldstein
President, Midfield Association
-- 7 Slide Avenue, Apt. 121, 21208
RuthGoldstein@comcast.net
410-627-1968

"Everything will be all right in the end. So if it is not all right, it is not yet the end."
-- The Best Exotic Marigold Hotel

