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September 18, 2012

Mr. Carl Richards
Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Curtis Auto Service, Inc.
2104 Dundalk Avenue
Request to Amend Site Plan

1962-
5668X + 00-006XA

Dear Mr. Richards:

Please accept this letter as a follow up to my meeting with you and Mr. Joe Merrey wherein we discussed the appropriate procedure for my client to follow in order to amend his existing site plan. As you know, I have the pleasure of representing Mr. Curtis Caudle the owner and proprietor of Curtis Auto Service located at 2104 Dundalk Avenue in Dundalk, Maryland.

By way of background and as we discussed at our previous meeting, my client was granted special exception approval by Zoning Commissioner Lawrence E. Schmidt by Order dated the 9th day of October, 2001. (See attached exhibit A) In addition, Commissioner Schmidt approved a site plan of the property. (See attached exhibit B) The approved site plan, which was prepared by Mr. Paul Lee, depicted all the improvements on the property and in particular a 10 foot chain linked fenced in area wherein vehicles are stored. It is that fenced in area that we seek to amend at this time.

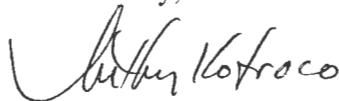
Recently, my client expanded the storage area for damaged and disabled vehicles on his property. By permit #B789756, dated June 6, 2012, (See attached exhibit C) my client added additional fencing which not only expanded his storage area but also provided additional access gates into his storage lot. While a valid permit was issued and the fence was installed, the site plan on record was not amended to reflect this new fencing.

Mr. Carl Richards
September 18, 2012
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I have attached an amended site plan prepared by Mr. Paul Lee, the same engineer who prepared my client's original site plan 11 years ago. This new red-lined plan shows the expanded fenced in area that was constructed in accordance with the recently issued permit. This is a very minor amendment to the existing site plan that is on record with your department. Because of the minor nature of this change, we ask that this amended plan be accepted for filing and be made a part of the official file for my client's property.

Thank you for your consideration of this request.

Sincerely,



Timothy M. Kotroco

Approved and amended site plan dated August 31, 2012 is accepted for filing this 25TH day of September, 2012.

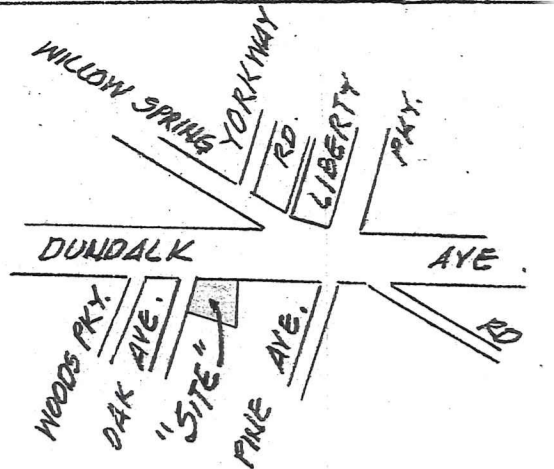
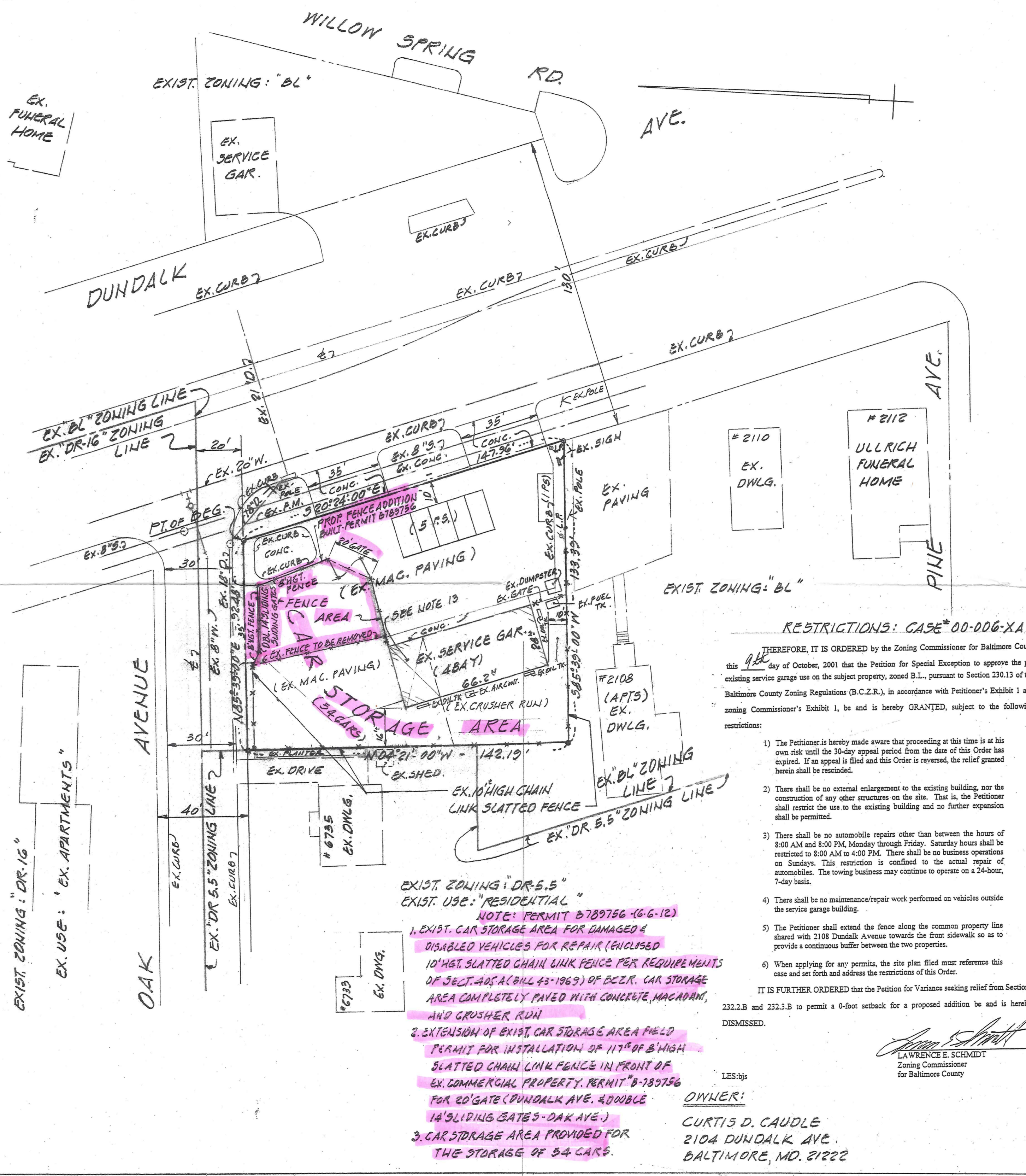


Carl Richards, Zoning Supervisor

TMK/lsp
Enclosures

cc: Mr. Donald Brand
Mr. Curtis Caudle

427272



GENERAL NOTES:

1. AREA OF PROPERTY = 16,058.235.F. (0.369 AC. - GROSS = 0.496 AC.)
2. EXISTING ZONING OF PROPERTY = "BL-W/SPECIAL EXCEPTION"
3. EXISTING USE OF PROPERTY = "SERVICE GARAGE"
4. PROPOSED ZONING OF PROPERTY = "BL-W/SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY = "SERVICE GARAGE"
6. REQUIRED OFF STREET PARKING:
EX. SERVICE GARAGE (4 BAY) - 1853.65F @ 3.3/1000SF = 6.12 PS.
TOTAL NUMBER OF PARKING SPACES REQ'D. = 7 PS.
7. NUMBER OF PARKING SPACES PROVIDED = 6PS + 4 BAYS = 10 PS.
8. PETITIONER REQUESTING A SPECIAL EXCEPTION TO PERMIT A SERVICE GARAGE IN A "BL" ZONE,
9. PROPERTY SERVED BY PUBLIC UTILITIES.
10. F.A.R. PERMITTED = 3.0, F.A.R. = 0.12
11. ZONING HISTORY - CASE #00-006X - SERVICE GAR USE - GRANTED 9-10-01
12. PROPERTY IS COMPLETELY PAVED WITH SECTIONS OF CONCRETE, EXISTING MACADAM AND CRUSHER RUN SURFACE AREAS.
13. PERMIT FOR ADDITIONAL DAY FILE # 5662X APPROVED BY OFFICE OF PLANNING AND ZONING - 8-23-68
14. PETITION FOR SPECIAL EXCEPTION & VARIANCE CASE #00-006XA FILED FOR 8-24-99 HEARING POSTPONED & RESCHEDULED FOR 3-99. SECOND REQUEST FOR POSTPONEMENT WAS MADE & REMAINED DORMANT UNTIL 4-2001. PETITIONER SUBMITTED AN AMENDED PETITION FOR SPECIAL EXCEPTION AND WITHDREW PETITION FOR VARIANCE. CASE RESCHEDULED AND HEARD 8-27-2001.
15. NO ACTIVITY FOR SUBJECT PROPERTY SUBJECT TO RESTRICTIONS FOR CASE #00-006XA.
16. FENCE PERMIT FOR EXTENSION OF EXIST. USED CAR STORAGE AREA - 8' HIGH SLATTED CHAIN LINK FENCE - 6789756 ISSUED 6-6-12. (SEE CAR STORAGE AREA NOTES 1, 2, 3)

RESTRICTIONS: CASE #00-006-XA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of October, 2001 that the Petition for Special Exception to approve the pre-existing service garage use on the subject property, zoned B.L., pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1 and zoning Commissioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his 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) There shall be no external enlargement to the existing building, nor the construction of any other structures on the site. That is, the Petitioner shall restrict the use to the existing building and no further expansion shall be permitted.
- 3) There shall be no automobile repairs other than between the hours of 8:00 AM and 8:00 PM, Monday through Friday. Saturday hours shall be restricted to 8:00 AM to 4:00 PM. There shall be no business operations on Sundays. This restriction is confined to the actual repair of automobiles. The towing business may continue to operate on a 24-hour, 7-day basis.
- 4) There shall be no maintenance/repair work performed on vehicles outside the service garage building.
- 5) The Petitioner shall extend the fence along the common property line shared with 2108 Dundalk Avenue towards the front sidewalk so as to provide a continuous buffer between the two properties.
- 6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 232.2.B and 232.3.B to permit a 0-foot setback for a proposed addition be and is hereby DISMISSED.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

OWNER:
CURTIS D. CAUDLE
2104 DUNDALK AVE.
BALTIMORE, MD. 21222

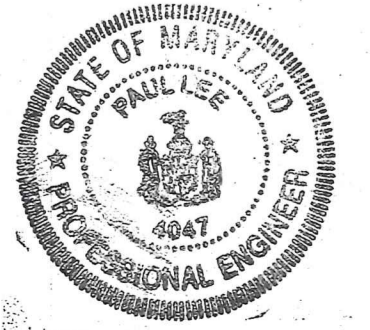
- EXIST. ZONING: "DR-5.5"
EXIST. USE: "RESIDENTIAL"
NOTE: PERMIT B789756 (6-6-12)
1. EXIST. CAR STORAGE AREA FOR DAMAGED & DISABLED VEHICLES FOR REPAIR (ENCLOSED 10' HGT. SLATTED CHAIN LINK FENCE PER REQUIREMENTS OF SECT. 405A (BILL 43-1969) OF BEZR. CAR STORAGE AREA COMPLETELY PAVED WITH CONCRETE, MACADAM, AND CRUSHER RUN
 2. EXTENSION OF EXIST. CAR STORAGE AREA FIELD PERMIT FOR INSTALLATION OF 117' OF 8' HIGH SLATTED CHAIN LINK FENCE IN FRONT OF EX. COMMERCIAL PROPERTY. PERMIT # B-789756 FOR 20' GATE (DUNDALK AVE. & DOUBLE 14' SLIDING GATES - OAK AVE.)
 3. CAR STORAGE AREA PROVIDED FOR THE STORAGE OF 34 CARS.

PLAN SHOWING CAR STORAGE AREA
EXTENSION - 8' HIGH CHAIN LINK FENCE
FENCE PERMIT - B789756

"2104 DUNDALK AVENUE"

ELECT. DIST. 12 C 7
SCALE: 1"=30'
BALTIMORE COUNTY, MD.
APRIL 12, 2001
OCTOBER 15, 2001
AUGUST 31, 2012

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070



5668-X
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Juanta B. McIntosh and W. Brooks Bradley, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein-described property be re-classified, pursuant to the Zoning Law of Baltimore County, from _____ to _____ for the following reason:

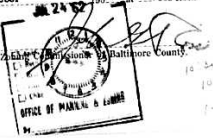
See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ a gasoline service or filling station

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Juanta B. McIntosh
San Oil Company - R. E. Jones
1910 Russell Street
Baltimore 30, Md. Contract purchaser
Phone 2-8662
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 24th day of _____ 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Baltimore County Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 17th day of October, 1962, at _____ o'clock _____ A.M.



When this application is completed (if approved) please file a certificate copy with original with the Planning Board Council in Baltimore County.

Maryland Surveying and Engineering Co., Inc.

11242 CALVERT STREET
Baltimore 2, Maryland
Phone MU 8895-5469-0472
REGISTERED
Maryland - New York
Pennsylvania - Delaware
June 14, 1962
Description of Oak Ave. & Dundalk Ave.
BEGINNING for the same at a pipe set at the intersection of the South side of Oak Ave. 40 ft. wide and the West side of Dundalk Ave. 110 ft. wide said point of beginning being the beginning point in the deed from William P. Montague, John W. Montague to Juanta B. McIntosh and Walter Brooks Bradley and recorded among the Land Records of Baltimore County in Liber W.J.R. 3966 Folio 578 thence leaving said place of beginning and running and binding on the West side of Dundalk Ave. as now surveyed bearing refers to binding on the West side of Dundalk Ave. 00 seconds 20 degrees 00 seconds Baltimore County Metropolitan District: South 20 degrees 20 minutes 00 seconds East 95.92 ft. to the end of the first line on the deed from Ernest E. Whitlock to Juanta B. McIntosh and Walter Brooks Bradley and recorded among the Land Records of Baltimore County in Liber G.L.B. 2374 Folio 304 thence running and binding on the first line of the above mentioned Deed reversely and still binding on the West side of Dundalk Ave. South 20 degrees 24 minutes 00 seconds East 52.04 ft. to a pipe found at the end of the Fourth line of the above mentioned Deed from Whitlock to McIntosh & Bradley thence leaving the West side of Dundalk Ave. and running and binding on the said Fourth line reversely South 85 degrees 39 minutes 00 seconds West 175.00 ft. to a pipe found, thence North 20 degrees 24 minutes 00 seconds West 52.04 feet to a pipe there set at the end of the Second line in a deed from Philip L. Montague to John W. Montague and recorded among the Land Records of Baltimore County in Liber G.L.B. 3055 Folio 74 thence running and binding on the said last line of the above mentioned deed North 4 degrees 21 minutes 00 seconds East 56.00 ft. to a pipe set at the beginning of the last line in a deed from Mildred A. Montague to John W. Montague and recorded among the Land Records of Baltimore County in Liber W.J.R. 3563 Folio 160 thence running and binding on the said last line of the above mentioned deed North 4 degrees 21 minutes 00 seconds East 92.18 ft. to a pipe set on the South side of Oak Ave., thence running and binding on the South side of Oak Ave. North 85 degrees 39 minutes 00 seconds East 92.48 ft. to the place of beginning.



Signed This _____ day _____ 1962
J. Robert Conall
SCALE: 1/4" = 1' - 1/2"
File No. 1769-B

5668-X
PETITION FOR SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. E. Cor. Oak & Dundalk Aves., 12th District - Juanta B. McIntosh and W. Brooks Bradley, Petitioners - Sun Oil Company Contract Purchaser

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a gasoline service station, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this _____ 17th day of October, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception, be and the same is hereby granted, subject, however, to compliance with the following restrictions of Section 105 of the Zoning Regulations governing the operation of service stations:

- 105.1 - LIGHTING - All lighting installations shall be such and so arranged as not to increase traffic hazards or to cause direct or glaring reflection into residential premises.
- 105.2 - Pump islands shall be located not less than 12 feet from the street right-of-way line. The Zoning Commissioner, however, before granting any special exception hereunder, shall consult with the Office of Planning and Zoning regarding any proposed future street right-of-way widening at such location.
- 105.3 - REPAIRS - Only minor and emergency repairs and customary repairs such as a tire and chain service are permitted outside of a building. Body or body repairs or remaining shall not be considered as emergency repairs, and in no case shall work be done outside which involves considerable noise, dust, paint or lacquer spray mist, or other objectionable characteristics.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 14213 DATE 10/17/62
To: Walter Brooks Bradley, Inc. 700 Willow Spring Road Dundalk 72, Md.
BILLED Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property \$3.05
TOTAL AMOUNT \$3.05

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 12950 DATE 7/25/62
To: Sun Oil Company 1910 Russell Street Baltimore 30, Md.
BILLED Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01622
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for McIntosh & Bradley \$50.00
TOTAL AMOUNT \$50.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

105.4 - STORAGE AND PARKING - No continuous storage or continuous parking of vehicles is permitted outside of a building when the station is closed for business, except for emergencies.

105.5 - STORAGE OF INFLAMMABLE LIQUIDS - See Regulations in Baltimore County Building Code.

It is further ORDERED that the granting of the special exception is subject to compliance with Section 113.2-f - SIGNS, which provides as follows:

Business signs (not exceeding three or any premises) may be used if limited to a total area of 100 square feet in Business Zones, and 200 square feet in H.L. and H.L.Zones. It is also further ORDERED that the site plan for the development of said property shall be subject to the approval of the State Roads Commission, Office of Planning and Zoning and the Division of Land Development.

The special exception is granted and it is emphasized that the Baltimore County Zoning Regulations apply to the present petitioners, their heirs, assigns and licensees.

J. Robert Conall
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 12th Date of Posting: 9-27-62
Posted for: Special Exception for Gasoline Station
Petitioner: Juanta B. McIntosh & Walter Brooks Bradley
Location of property: S. E. Cor. of Oak & Dundalk Aves. - 12th
Location of Signs: S. E. Cor. of Oak & Dundalk Aves. - 12th
Remarks: *J. Robert Conall*
Posted by: *J. Robert Conall* Date of return: 9-28-62

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement of _____ The Community Press DUNDALK, MD., 10-9-1962 was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____ 1962, that is to say, the same was inserted in the issues of _____ O.C.E. 3, 1962.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. E. Cor. Oak & Dundalk Aves., 12th District - Juanta B. McIntosh and W. Brooks Bradley, Petitioners - Sun Oil Company Contract Purchaser

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: October 5, 1962
FROM: Mr. George E. Carroll, Deputy Director

SUBJECT: #5668-X Special Exception for Gasoline Station, Southeast corner of Oak and Dundalk Avenues, Being property of McIntosh and Bradley.

12th District
HEARING: Wednesday, October 17, 1962 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a gasoline service station. It has the following advisory comment to make with respect to pertinent planning factors:

- 1. In light of the existing commercial zoning of the subject property, the staff has no adverse comment to make with respect to the gasoline service station use. We particularly like the manner in which the site plan proposes to retain some feeling of greenery on the site. This feeling would be even more apparent if trees and shrubbery were planted. If granted, the granting should be conditioned upon final approval of the site plan by this office.



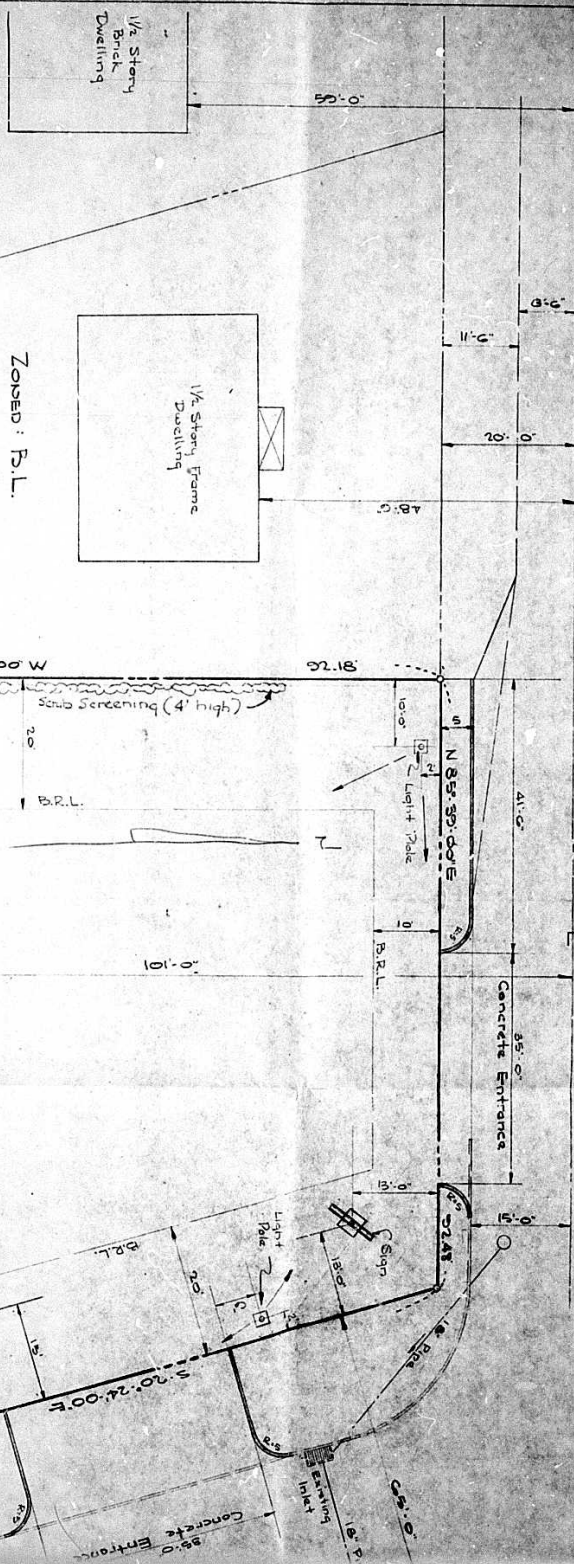
CERTIFICATE OF PUBLICATION

TOWSON, MD., 27th Sept., 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ 17th day of October, 1962., the first publication appearing on the _____ 27th day of Sept., 1962.

THE COUNTY NEWS WEEK
W. F. Royce
Manager



OAK AVENUE (40' R/W)



ZONED: R-C

ZONED: B.L.

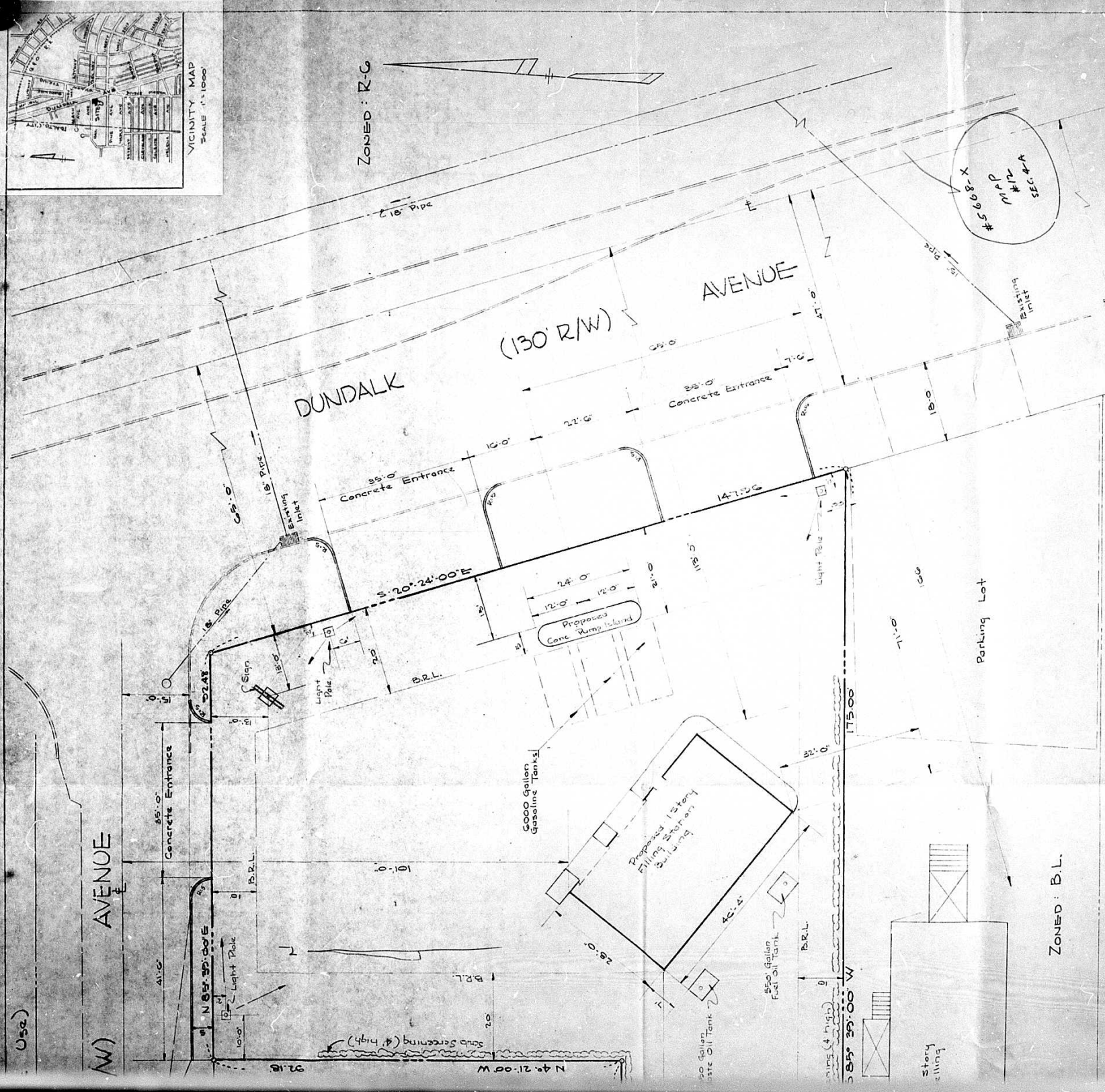
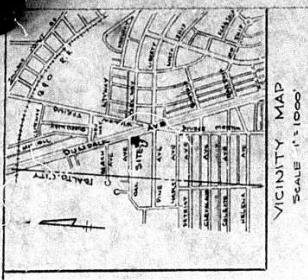
ZONED: B.L.

ZONED: B.L.

- ELECTION DISTRICT : No. 12
- AREA OF PROPERTY : 18,500 sq. ft.
- EXISTING USE OF PROPERTY : RESIDENTIAL
- PROPOSED USE OF PROPERTY : FILLING STATION
- PRESENT ZONING : B.L.
- PROPOSED ZONING : SPECIAL EXCEPTION

Parking Lot

1/2 Story Frame Dwelling



SUN OIL COMPANY
1101. 1102 DUNDALK AVE
BALTIMORE COUNTY, MARYLAND

ZONING MAP
MARYLAND SURVEYING AND ENGINEERING CO., INC.
1300 NORTH CALVARY STREET
BALTIMORE 2, MARYLAND

REVISION	BY
DATE	FILE #
DATE	SCALE 1" = 10'
CHK	DATE
DRAWN	FILE #



2 1/2 Story
Frame
Dwelling

