

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
Cor. S/S Old Orem's Rd & E/S
of Johnson Road * ZONING COMMISSIONER
2103 Orem's Road
15th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Legal Owner: Ernest Oppenheimer * Case No. 97-577-X
Marital Trust
Lessee: Carl Muffoletto, Petitioner
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 2103 Orem's Road in Middle River. The Petition was filed by the Ernest Oppenheimer-Marital Trust, property owner, by Arnold Fleischmann, Trustee, and Carl Muffoletto, Tenant. Special Exception relief is requested to permit a motorcycle repair and restoration shop, with the accessory sale of motorcycle parts. The subject property and requested relief are more particularly shown on Petitioner's Exh. 1, the plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Arnold Fleischmann, Trustee, of the Ernest Oppenheimer-Marital Trust, property owner. Also present was Carl Muffoletto, Tenant. Also appearing in support of the Petition was Timothy Wolfe, the engineer who prepared the site plan. The Petitioner was represented by Gerald W. Soukup, Esquire. Appearing as an interested person/Protestant was Darla Lafever, proprietor of an adjacent business, Rock-A-Billies Restaurant and Bar.

Testimony presented by Mr. Muffoletto was that he has been engaged in the motorcycle repair and restoration business since 1981. He operates this business through the corporation known as Action Cycle Machines, Inc. Originally, the business was located on Belair Road, however, was moved into the Middle River area. Due to a sale of the building in which the business was previously operated, Mr. Muffoletto moved his business to the subject location in December of 1996.

ORDER RECEIVED FOR FILING
Date 3/29/97
By [Signature]

Mr. Muffoletto testified in detail about the nature of his business. Generally, he accepts older motorcycles for extensive repair and restoration. The repair and restoration includes the rebuilding of engines, the repair of motorcycle body parts and general mechanical and body work. The shop does little routine maintenance work, rather, most work is customized and by appointment. Most often the particular bike is kept for an extended period of time while extensive refurbishing is undertaken. There is limited traffic to the facility, in that repairs are by appointment and the business is operated solely by Mr. Muffoletto and one part-time employee. The business does feature, however, the incidental sale of parts which encompasses approximately 10% of the total business activity. Mr. Muffoletto also described the tools that were used and the general neighborhood in which the subject property is located.

Mr. Wolfe also testified. He described the subject property as shown on the site plan. The property is roughly rectangular in shape, approximately 75 ft. wide and 124 ft. deep, zoned B.L. The property has frontage on Orem Road and Johnson Road. The site is improved with a one story frame and block building, and an associated parking lot. In addition to the Action Cycle's shop, the building is leased by Ms. Lafever and her business is located therein. Her business is known as the Rock-A-Billies Restaurant and Bar. This is a restaurant/tavern operation which features a pool room and similar amenities.

Mr. Wolfe testified that he believed the use is appropriate for the locale and will not cause detrimental impacts to neighboring uses. He testified that similar commercial/retail businesses are located in the immediate area and that the site immediately abuts an active railroad line. In Mr. Wolfe's judgment, the use will not be detrimental to the

COPIED FOR THE COURT
8/29/97
Date 8/29/97
By M. Wolfe

health, safety and general welfare of the locale and meets the requirements set forth in Section 502.1 of the BCZR.

Darla Lafever, the proprietor of Rock-A-Billies Restaurant/Bar, also testified. Her business has been at this location for approximately 4 years. She does not object to the business, per se, but expressed several concerns. Specifically, she noted that the interior of the building is such that the uses are not separated by a permanent wall. Because of the close proximity of the businesses, she has observed detrimental impacts of the bike shop on her business. Specifically, she indicated that noises associated with the repair shop can be heard within the restaurant and, on some occasions, fumes and other odors from the repair business can be detected within her business. She is also concerned about safety, particularly, the danger of fire in view of the fact that gasoline, motor oil, and other flammable materials can be used in connection with the repair shop.

The proposed special exception must be considered in accordance with the standards set forth in Section 502.1 of the BCZR. Essentially, those standards require that the Zoning Commissioner consider the impacts of the special exception use and whether same will be detrimental to the health, safety or general welfare of the locale. Among the specific standards provided is that set forth in Section 502.1.C, which requires an evaluation of whether the special exception use would create a potential hazard from fire, panic, or other dangers.

In this case, I find that the proposed use is generally compatible with uses in the area. An examination of the photographs submitted, as well as the site plan, is dispositive to a finding that the use is in character with the immediate neighborhood. Moreover, this is not a traditional service garage operation, in terms of traffic volumes and services provided. Mr. Muffoletto's operation, as described at the hearing, will

ORIGINAL FILED
8/29/97
By: [Signature]
Date: [Signature]

not generate improper levels of traffic, nor constitute an environmental danger. For all of these reasons, I believe that the use will not be detrimental to the health, safety and general welfare of the neighborhood, and that the special exception should, therefore, be granted. Therefore, I will approve the special exception for the business activity described at the hearing and set forth above. That is, although special exception approval for a service garage will be granted, only Mr. Muffoletto's operation is approved by the grant of this Petition. A Jiffy Lube, or a similar type business, for example, with its attendant traffic, would not be appropriate here and cannot operate at this location under the approval granted in the Order which follows.

Moreover, Section 502.2 allows the Zoning Commissioner to impose as part of the granting of the special exception, such conditions, restrictions or regulations as may be deemed necessary or advisable for the protection of surrounding neighboring properties. In accordance therewith, I shall add an additional restriction upon this use. The testimony offered by Ms. Lafever is appropriate and sets forth reasonable concerns. Mr. Muffoletto's operation can be reasonably expected to generate fumes, smells and noise associated with his repair business. Moreover, by the nature of the business, flammable materials can be expected on the premises, including fuel, cleaning solvents, etc. The existence of these materials could constitute a public danger to the patrons of the restaurant immediately next door. These businesses must, therefore, be reasonably separated so that public protection is afforded. Therefore, as a condition precedent to the grant of this special exception, Mr. Muffoletto, or the property owner, shall be required to construct an appropriate fire wall between his shop and the Rock-A-Billies Restaurant. Pursuant to the fire code, such wall must be a minimum of 3/8 inches thick so as to provide a one hour safety

ORDER PREPARED FOR FILING

Date

By

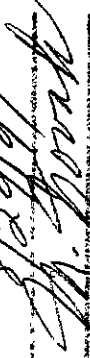
rating. The construction of this wall will assure that any fire within the motorcycle shop will be reasonably confined to that area and not impact the restaurant; and vice versa. Moreover, the construction of this wall should eliminate the fumes into the restaurant and reduce noise between businesses. The materials used for this wall and the construction thereof shall be approved by Deputy Fire Marshall Gilbert Paige, and a copy of this Order will be sent to him to ensure compliance. Moreover, the wall shall be constructed within 45 days from the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of August 1997 that, pursuant to the Petition for Special Exception, approval for use of the subject site as a motorcycle repair and restoration shop, with the accessory sale of parts, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at jos own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception granted shall be restricted specifically to Action Motorcycles, Inc. and the business conducted consistent with that as described at the public hearing and set forth above.
3. Within 45 days from the date of this Order, the Petitioner shall construct a fire wall to separate the area of special exception and the Rock-A-Billies Restaurant. The wall shall be a minimum of 3/8 inches thick and the material and construction thereof shall be approved by the Fire Marshall's office.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDERED FOR FILING
DATE 8/29/97
BY 



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 27, 1997

Gerald W. Soukup, Esquire
9407 Harford Road
Baltimore, Maryland 21234

RE: Petition for Special Exception
Case No. 97-577-X
Property: 2103 Orems Road
Ernest Oppenheimer -Marital Trust, Legal owner
Carl Muffoletto, Petitioner

Dear Mr. Soukup:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

- c: Mr. Carl Muffoletto, 2103 Orems Road, Balto. Md. 21220
- c: Arnold Fleischmann, Esquire, Trustee, Ernest Oppenheimer-Marital Trust
305 W. Chesapeake Avenue, Suite 105, Towson, Maryland 21204
- c: Mr. Timothy Wolfe, SSM, 555 Fairmount Avenue, Su 230, Towson, 21204
- c: Ms. Darla Lafever, 2109 Old Orems Road, Baltimore, Maryland 21220
- c: Lt. Robert P. Sauerwald, Fire Marshall's Office, MS-1102-F
- c: Mr. Dennis Rio, Code Section, Office of Permits & Dev. Mge., MS-1105

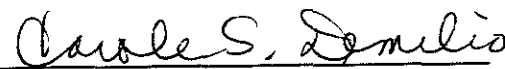


RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
2103 Orems Road, Corner S/S Old Orems		
Road and E/S Johnson Road	*	ZONING COMMISSIONER
15th Election District, 6th Councilmanic		
	*	OF BALTIMORE COUNTY
Legal Owner: Ernest Oppenheimer-Marital Trust		
Contract Purchaser: Carl Muffoletto	*	CASE NO. 97-577-X
Petitioners		
* * * * * * * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Gerald W. Soukup, Esq., 9407 Harford Road, Baltimore, MD 21234, attorney for Petitioners.


PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2103 Orems Road

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for motorcycle repair and restoration, and the sale of parts incidental thereto.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this 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.

Contract Purchaser/Lessee:

Carl Muffoletto
(Type or Print Name)

Signature
2103 Orems Road
Address
Baltimore, Maryland 21220
City State Zipcode

Attorney for Petitioner:

Gerald W. Soukup, Esquire
(Type or Print Name)

Signature
9407 Harford Road (410-661-1964)
Address
Baltimore, Maryland 21234
City State Zipcode

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.

Legal Owner(s):

Ernest Oppenheimer - Marital Trust
(Type or Print Name)

Signature
Arnold Fleischmann, Trustee
(Type or Print Name)

305 West Chesapeake Avenue, Suite 105
Address
Towson, Maryland 21204 (410-337-7600)
City State Zipcode
Name, Address and phone number of representative to be contacted.

Arnold Fleischmann, Trustee
Name
305 West Chesapeake Avenue, Suite 105
Address TOWSON, Md. 21204 Phone No. (410-337-7600)

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr
unavailable for Hearing
the following dates _____ Next Two Months

ALL _____ OTHER _____
REVIEWED BY: mtk DATE 6/20/97



Zoning Description
To Accompany a Special Exception for
Action Cycle
#2103 Old Orems Road
Baltimore County, Maryland

June 19, 1997

BEGINNING at the centerline intersection of Old Orem's Road (30' wide) and Johnson Road (33' wide), *thence* binding with the centerline of Old Orem's Road in an *Easterly* direction **22'**, more or less; *thence* leaving Old Orem's Road and running in a *Southerly* direction **117'**, more or less, said course and distance binding with the centerline of an existing partition wall between Action Cycle and Rock-a-Billies; *thence* running in a *Westerly* direction **49'**, more or less to the aforesaid centerline of Johnson Road; *thence* binding with said centerline in a *Northerly* direction **126'**, more or less, to the place of *beginning*.

BEING the westernmost part of Tax Parcel #178, Block 11, Map 90 as depicted on the Baltimore County Tax Maps. Also known as 2103 Old Orems Road, located in the 15th Election District, Baltimore County, Maryland.



6/19/97

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 10, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF 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: #97-577-X
2103 Orems Road
corner S/S Old Orems Road
and E/S Johnson Road
15th Election District
6th Councilmanic
Legal Owner(s):
Ernest Oppenheimer-Mantal
Trust
Contract Purchaser(s):
Carl Muffoletto

Special Exception: for motorcycle repair and restoration and sale of parts incidental thereto.

Hearing: Friday, August 8, 1997 at 2:00 p.m., Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

7/173 July 10 C156904

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

038164

DATE 6/20/97 ACCOUNT 01-615

By: MDK

Item: 577

AMOUNT \$ 300.00

RECEIVED FROM: Action Cycle & Machine, Inc — 2103 Orms Rl.

FOR: 050- Special Exemption — \$ 300.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/23/1997 6/20/1997 15:48:11

REG 4806 CASHIER KNOWN KXN DRAWER
6 MISCELLANEOUS CASH RECEIPT

Receipt # 002420

OR NO. 038164

\$300.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-577-X

Petitioner/Developer:
(Carl Muffoletto)

Date of Hearing/Closing:
(August 8, 1997)

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
2103 Orems Road Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ July 23, 1997 _____
(Month, Day, Year)

Sincerely,

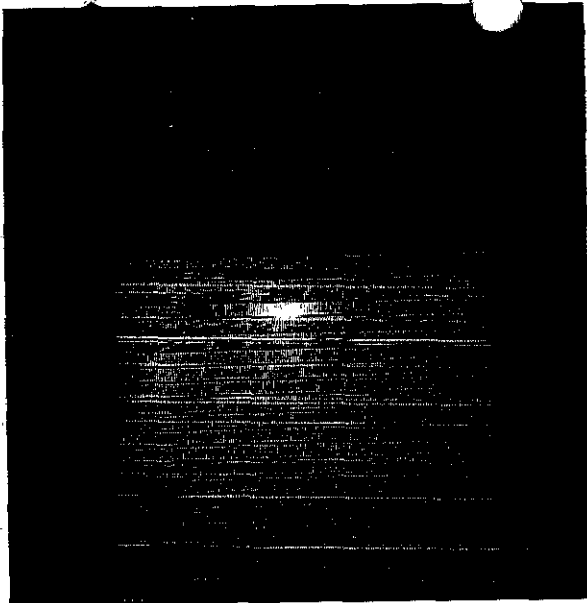

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-577-X



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 577

Petitioner: Ernest Oppenheimer

Location: 2103 Orms Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gerald W. Soukup, Esquire

ADDRESS: 9407 Hartford Road

Bethesda, MD. 21234

PHONE NUMBER: (410) 661-1964

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

Item 577

ZONING NOTICE

Case No.: 97-577-X

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: special exception for a service garage (motorcycle
repair and restoration)

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

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

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
July 10, 1997 Issue - Jeffersonian

Please forward billing to:

Gerald W. Soukup, Esq.
9407 Harford Road
Baltimore, MD 21234
410-661-1964

NOTICE OF 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: 97-577-X
2103 Orems Road
corner S/S Old Orems Road and E/S Johnson Road
15th Election District - 6th Councilmanic
Legal Owner(s): Ernest Oppenheimer-Marital Trust
Contract Purchaser(s): Carl Muffoletto

Special Exception for motorcycle repair and restoration and sale of parts incidental thereto.

HEARING: FRIDAY, AUGUST 8, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

July 2, 1997

NOTICE OF 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: 97-577-X
2103 Orens Road
corner S/S Old Orens Road and E/S Johnson Road
15th Election District - 6th Councilmanic
Legal Owner(s): Ernest Oppenheimer-Marital Trust
Contract Purchaser(s): Carl Muffoletto

Special Exception for motorcycle repair and restoration and sale of parts incidental thereto.

HEARING: FRIDAY, AUGUST 8, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Arnold Fleischmann
Carl Muffoletto
Gerald W. Soukup, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 24, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

July 29, 1997

Gerald W. Soukup, Esquire
9407 Harford Road
Baltimore, MD 21234

RE: Item No.: 577
Case No.: 97-577-X
Petitioner: Ernest Oppenheimer

Dear Mr. Soukup:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 20, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re .
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

July 2, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Ernest Oppenheimer - Marital Trust
Brighton Gardens - 1838 Reisterstown Rd.

Location: DISTRIBUTION MEETING OF June 30, 1997

Item No.: 577 & Case No. 97-423-SPHXA* Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

* Be advised: The revised plan does not reflect any corrections in answer to items "A+B" of my comments dated 06/19/97. The plans are not approved until those issues are addressed. See

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office: PHONE 387-4881, MS-1102F

cc: File

Attached

BS/Kick





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 7-1-97
Item No. 577 MSK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

GERALD W. SOUKUP

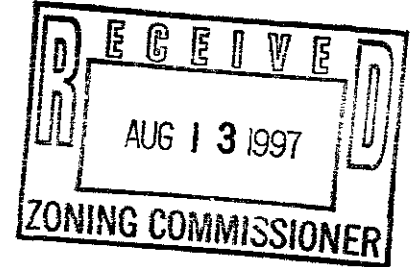
Attorney At Law

SENT VIA FAX AND REGULAR MAIL

9407 Harford Rd
Baltimore, MD 21234-3117
(410) 661-1964
Fax (410) 661-7638

August 12, 1997

Mr. Larry Schmidt, Commissioner
Zoning Commissioner's Office
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204



Re: **Special Exception Case #: 97-577-X**

Dear Commissioner Schmidt:

My calls to your office this week involve the Special Exception Request, Case Number 97-577X, now scheduled for Friday, August 15, 1997. My client is Carl Muffoletto, who owns and operates Action Cycle at 2103 Orems Road.

This matter was continued from last Friday to this Friday because of a docketing problem and the unavailability of the owner/trustee, Arnold Fleischmann. After meeting with you last Friday, I contacted our witnesses and was advised by our engineer, Mr. Tim Wolfe, of Spotts, Steven and McCoy, that he would be on vacation this week from Wednesday through Friday. Mr. Wolfe assures me this is the only vacation he is taking this year.

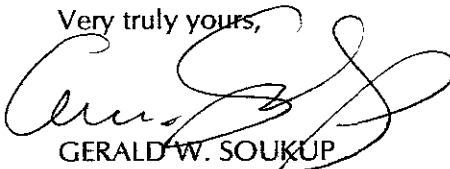
I would greatly appreciate if this matter could again be continued so that Mr. Wolfe will be available. For the record, only one person showed on the prior hearing date, and her name was taken by Commissioner Kotroko.

From my involvement in this case, I know that person to be Ms. Darla LaFevere, who is the co-tenant of Mr. Muffoletto and the owner of Rock-A-Billy's Bar.

If a continuance is not available, would it be possible to follow up with the engineer's testimony on a later date? I believe the presentation of the Petitioner's case will take forty-five minutes to one hour.

Thank you for your time and attention in this matter.

Very truly yours,



GERALD W. SOUKUP

GWS/cfg

GERALD W. SOUKUP

Attorney At Law

9407 Harford Rd
Baltimore, MD 21234-3117
(410) 661-1964
Fax (410) 661-7638

June 9, 1997

Baltimore County Office of Zoning
Administration & Development Management
Development Control
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Re: Property located at 2103 Orems Road

Dear Sir/Madam:

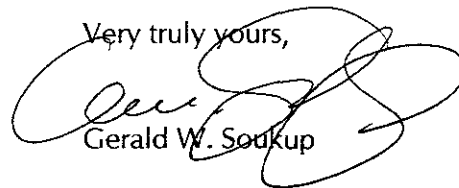
Enclosed please find a Petition for Special Exception I am filing on behalf of my client Action Cycle which is owned by Mr. Carl Muffoletto. Along with the original three copies of the Petition, there are also twelve copies of the sealed plat and three copies of the property description.

Also enclosed is my client's check in the amount of \$300.00.

This Special Exception is being requested subsequent to a zoning violation notice being served on Mr. Muffoletto. Mr. Muffoletto attempted to file this Petition on June 9th, but learned that the earliest the meeting could be scheduled with the Zoning Department would be June 18th at 3:00 p.m.. My understanding is that the time for Mr. Muffoletto to comply with the zoning violation is extended until a hearing and decision is reached on the Petition for the Special Exception.

Assuming the enclosed contents are in order, I would appreciate if you would contact my office to schedule the hearing in this matter.

Very truly yours,



Gerald W. Soukup

GWS:bv

JB'S AUTO MACHINE, INC.

Complete Head and Machine Shop Service
Auto Parts

9701 Philadelphia Rd.
(410) 686-6530
FAX (410) 686-9678

Baltimore, MD 21237
Jim Bunty; Pres.

August 19, 1997

To Whom It May Concern,

JB's has been dealing with Carl from Action Cycle for years. He always pays on time and never bounced a check. Carl is a valued customer and is very particular about his work.

Sincerely,

Judy McCreary
Judy McCreary

Ref 4A



9839 West 69th Street, Eden Prairie, MN 55344 • Phone 612-942-7890 • Fax 612-942-7891

August 14, 1997

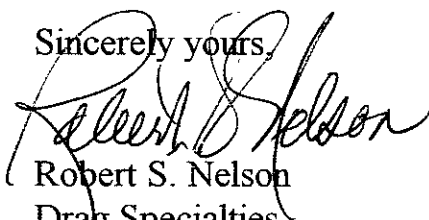
To Whom It May Concern:

The firm *Action Cycle & Machine, Inc.* has been an excellent customer of ours since January 17, 1989, and with a good reputation in the industry.

We would very much like for them as firm to remain at there present location, so they can serve their and our customers in this part of the Baltimore area.

We would like to "Thank You" in advance for your kind considerations in this matter.

Sincerely yours,


Robert S. Nelson
Drag Specialties



Bob Nelson

9839 West 69th St., Eden Prairie, MN 55344
WATS: 800-222-3400 • 612-942-7890 • FAX: 800-222-8595

Handwritten initials "RJ 4B"

1417 FUSELAGE AVENUE
MIDDLE RIVER, MD 21220



410-687-0858
FAX 410-687-3528

To whom it may concern:

Action Cycle was a Tenant of ours from 1989 thru December 1996 at 1425 Fuselage Ave. We never experienced any difficulties with them and were good Tenants. Having Action Cycle in the community was beneficial to both our Company and the community. We would like to see them remain in the Middle River area.

Thankyou,

A handwritten signature in cursive script that reads "William Klutz Pres.".

William Klutz Pres.

Ref 4C

Dear Sirs,

Action Cycle Machine, Inc. has been doing business in Baltimore County since 1981. Action Cycle Machine, has been part of the Middle River business community since 1989. We the undersigned support Action Cycle Machine in it's fight to obtain a special zoning exception and remain at their present location at 2101 Old Orem's Road. Balto. County Md.

David A. Tenney

DAVID A. TENNEY

OWNER CERTIFIED AUTOMOTIVE INC.

CERTIFIED AUTOMOTIVE INC.
1415 Fanning Ave.
Baltimore, MD 21220
(410) 687-9336

Benard Freden SER-MANG
Cycle World Honda
7930 Pulaski Hwy
BALTO MD 21237

Bit 4P

2101 Old Orem's • Baltimore, MD 21220 • 410-391-6872

Harley-Davidson Specialists

Charles Lusk	Charlie's Pop Shop	410-391-8872
Aira Stasik	Charlie's Pop Shop	410-391-8872
Brian D. Butler	1327 Fuselage Ave	410-687-6841
Gary W. Butfield	AERO AUTO SERVICE	410-574-5361
Richard Bently	1919 Orem's Rd	410-335-6197
Judy McCrany	947 Renfrew St	410-477-4443
Gina Bugh	2921 Salisbury Rd	410-391-9663
Jan E. Eber	2338 MARTIN DR	410-661-9487
William K. Kuty	4425 Ford Ave #100	410-687-0855
Allen J. Waford	Cycle Parts & More	410-687-3993
Linda Rodgers	CHESA CO RD	410-687-0778
Maria Butcher	2101A Orem's Road	410-391-2149
	201 Middleway Rd	
	(2019 Old Orem's Rd.)	
	NEXT DOOR NEIGHBOR	
	TO ACTION CYCLE	
	GLORIA'S BEAUTY SALON	

TIMOTHY W. WOLFE, P.E.

Vice-President, Manager of Engineering and Surveying Services, Baltimore office

let
NO 5

SUMMARY OF EXPERIENCE

Mr. Wolfe is responsible for preparation of engineering reports, technical designs, specifications, cost estimates, cost-effectiveness analyses, and construction phase engineering documents for water and wastewater system projects including wastewater management planning (Act 537) and Facility Plans. He is also responsible for project coordination with municipal, government, and private clients, regulatory agencies, subconsultants, and general contractors. He performs and supervises complete site development services and provides engineering design services for industrial pretreatment systems, and supervises engineers, designers, surveyors and other technical staff.

In addition, Mr. Wolfe has had a wide range of experience in the land development engineering services. These services have varied to include providing conceptual layout, preliminary site design, interpretation of zoning regulations and preparation of development plans and construction documents. Mr. Wolfe has been accepted as an expert for zoning hearing and development hearing cases from a variety of zoning boards and county agencies.

KEY PROJECTS

- **Site Development of Commercial Tract Falls Road Corridor, Baltimore Co., MD.** Responsible for preparation of development plans, zoning exhibits and construction documents for commercial site. Performed typographic and boundry survey for preparation at planning documents, easement plats, zoning documents and site engineering drawings. This project brought some unique engineering and environmental issues which were addressed during the development & design of this project. Performed wetlands delineation, off-site forest mitigation, designed SWM water quality facility –peat sand filtration system as a BMP, flood-plain analysis, steep-stage analysis and prepared site grading and erosion control plans. Interpreted zoning regulations and prepared petition for zoning variance. Accepted as an expert, by zoning hearing officer, to provide testimony for a variance and development plan.
- **Improvements to the 400 Zone Water System, Howard County, MD.** Prepared a study to recommend improvements to the County's water system to provide an ultimate water demand of 2.5 mgd to an industrial park within the County's 400 Water Zone. The recommendations consisted of replacing/upgrading a pressure reducing valve (PRV) station and installing approximately 9,200 linear feet of 12-inch transmission main within the 400 Zone to convey 550 Zone water to the park. SSM conducted field surveys and prepared design drawings and specifications for the recommended improvements. The PRV station will be completely automated and consists of a PRV, flow meter and telemetering connected to the County's SCADA system. Responsibilities also included construction phase services.

- Improvements to Zone 2 and Zone 3 Water Distribution System. Responsible for the study and design of improvements to water distribution systems in Perryville, MD. Included design of a water booster station, a pressure reducing station, altitude valve and vault and water mains. The booster station involved design of a duplex pump system, with 25HP split-case pumps and a remote control via telemetering. The pressure reducing stations, with pressure relief protection for downstream system, and water connections were strategically placed to provide adequate water storage and fire protection for higher pressure zones, with capabilities to supplement downstream systems when necessary.
- Improvements to Zone 2 Water Distribution System. Responsible for study and design of improvements to a water distribution system in North East MD. This work involved the design of a water booster station at North East Water Filtration plant and distribution mains. The station consists of a three-pump system capable of pumping to two water zones. The pumps are vertical turbine types, which withdraw water from the clear well at the water plant. Protective coatings specified for all interior mechanical equipment.
- Extension of Water Service to Bay View. Responsible for the study and design of a new water distribution system in Cecil County MD. The project involved the study of various alternatives to supply water to the study area as well as siting, sizing and establishing overflow elevation for a water storage tank. The design phase included the preparation of drawings and specifications for about three miles of 12-inch water main including four bore/jack installations for I-95 crossing, and a 0.3 mg double ellipsoidal elevated tank including specifying protective coatings.
- Lyons Sewage Treatment Plant, Montgomery County, PA. Served as project manager/engineer responsible for managing and providing technical input for preparation of a feasibility study for a new 120,000 gpd sewage treatment plant (STP). The study investigated various treatment processes including the sequencing batch reactor technology. A cost-effective analysis was conducted along with consideration of operation and maintenance requirements. Responsibilities also included awarding the wastewater management plan (Act 537) for this STP to address the impact of this STP within the planning area and to obtain state approval for this facility.
- Water Audit, Naval Air Warfare Center, Warminster, PA. Served as project manager/engineer responsible for conducting a water audit of the on-site water system for a 45-acre air base and research facility. This facility employs 2,300 workers and houses 200 military families with an estimated on-site water production rate of 4.0 mg/month. The audit involved conducting a field inspection of existing water system to identify water losses from the system amounting to unaccounted-for losses of approximately 2.0 mg/month. A thorough investigation of their water uses was conducted. A comprehensive report was prepared detailing the water uses and presenting any losses within the system.

- Schooley Mill Park Water Supply Improvements, Howard County, MD. Responsible for preparation of a study for design improvements to an existing water supply system for county park with estimated peak usage of 1,000 visitors/day. The recommendations included development of additional wells; installation of a 10,000 gallon water storage tank; and a duplex pumping station. Work also included performing complete laboratory water analysis of drilled wells. Prepared design drawings and specifications for the recommended improvements.
- Leslie Water Treatment Plant, Cecil County, MD. Responsible for preparation of a study for design and construction of an upgrade/replacement at the existing water treatment plant. The work included estimating water and fire demands for a 20-year design period. The recommended facility - 450,000 gallon maximum daily flow - included retrofitting and designing the following improvements: modifications/replacement of raw water intake pumping station; dredging raw water reservoir; dual flocculation; sedimentation, and filtration process with automatic back wash; disinfection system; and finish water pumping station.
- Water System Study. Responsible for preparation of a study for design and construction of township-wide water systems in Perkiomen Township, PA. Study covered an area of approximately 3,000 acres and had a projected equivalent population of approximately 9,000. The study consisted of water supplies, establishing water service zones and storage requirements and designing the layout of the water distribution systems. The recommended improvements included well development, 0.6 mg storage tank to supplement existing storage, five miles of water main, two pressure reducing stations and a pressure sustaining station.
- Department of Natural Resources, Annapolis, MD. Served as project engineer and provided engineering design, contract services and construction services for the remodeling, reutilization and expansion of facilities and improvements to production at 45-year old trout hatchery. These modifications increased production to approximately 210,000 trout/year. Services included planning, complete site engineering, coordinating architectural subcontractor and preparation of construction documents. Design included designing a duplex 2,000 gpm vertical turbine recycle pump station and fingerling pond pump station. The project also included replacing a wood plank deck with a new vehicle concrete bridge deck; renovating the residence, hatchery building, and shop/storage building to improve energy conservation and accessibility; and replacing a deteriorated pedestrian bridge with an all aluminum pre-fabricated structure. Design improvements to existing drainage channel to stabilize erosion and to existing spring head to contain spring water for feed to the hatchery. Acquired permits from DNR/Corps of Engineers for construction within wetlands and flood plains.
- Coca-Cola USA. Responsible for performing a study and designing a pretreatment system to collect and treat waste streams from various processes with widely varying pH levels. The work also involved separating their non-industrial and industrial waste which included site utility changes and interior plumbing changes. This project was designed so that production would not be interrupted.

- Schmidt Baking Company. Design a pretreatment system for industrial waste and pressure sewer for domestic waste. SSM investigated methods to separate domestic and industrial waste in order to provide pretreatment for industrial waste. The domestic waste was separated, requiring a design of a pressure sewer system to convey the waste to municipal sewer. SSM designed a pretreatment system to treat the industrial waste prior to discharge to the sewer.
- Honeygo Run Interceptor. Responsible for alignment study and design to include drawings and specifications of a 16,000 feet interceptor sewer which serves a drainage area of approximately 2,400 acres. The design involved developing flow projections, selecting the alignment, minimizing environmental impacts (i.e., wetlands), sizing sewer (18- and 36-inch) including four 72-inch tunnels, and permitting.
- River Road Pressure Reducing Valve. Responsible for study and design of a flow meter and pressure reducing valve in Howard County MD. Included telemetering design for correction to client's SCADA system to monitor flows and reduce water system pressure from 250 psi to 130 psi.
- Forestview Homeowners' Association. Designed a water main to replace an inadequate water system within the tight constraints of an existing townhouse subdivision. SSM surveyed and designed a 2,000 lineal feet, 8-inch water main to replace a water system which was extremely inadequate and plagued with breakages. The community was concerned about disruption of the neighborhood and water service during construction. Work also included studying and preparing run-off calculation/hydraulic analysis of localized flooding problem within the community. Recommended design drainage improvements which were sensitive to the tight site constraints within the community. SSM designed a system which minimized this while solving their problems. SSM performed all bid phase and construction phase services for the owner.
- Aris T. Allen Blvd. Sewer Crossing, Anne Arundel County, MD. Responsible for preparation of a study for design of a gravity sewer for replacement and abandonment of a sewage pumping station. The study investigated three alternate alignments which considered analyzing cost; constructability; easement requirements; and environmental impacts. Peak sewage flows were calculated for the drainage area to accommodate full built-out conditions. The recommended improvements consisted of 1/2 mile of sewer up to 27 feet deep; a jack-bore installation across a state highway; interconnection design at the existing sewage pumping station; and abandonment procedures for the pumping station. A challenging aspect of this project involved developing a sequence of construction for abandonment and interconnection to the pumping station without interrupting sewage service.

- Caravan Court Sewer Extension, Phase II, Howard County, MD. Responsible for preparation of a study for design of a sewer extension to serve a community bordered by non-tidal wetlands. An alternative analysis was conducted to minimize impact to wetlands. Services included identifying and field delineating wetlands and processing permits through the MD Department of Natural Resources/Corps of Engineers. Work also included preparing property mosaic and utility easements through private property.
- Lebanon Chemical Corporation. Project manager for design of a pressure sewer which will be connected to a city pressure sewer project in Baltimore City MD. Performed field survey and preparation of contract documents for construction of a duplex grinder pump station and 600 lineal feet of pressure sewer.
- Henkels Lane Water Extension. Project manager for a water main design to facilitate the installation of water line prior to completion of an ongoing road construction project in Howard County MD. Performed field survey and designed 1200 lineal feet of 8- and 12-inch water main.
- Cedarwood Estates Subdivision. Responsible for the design of roads, water, sewer, storm drain system, stormwater management facility, erosion and sediment control plans and associated site improvements. Provided construction stakeout and management services during the installation of the above facilities.
- Rite Aid Store, Owings Mills, MD. Performed complete civil engineering and surveying services for a drive-through drug store. Services included preparing an ALTA/ACSM Land Title topographic survey; Phase I Environmental Site Assessment; subdivision plat; wetlands identification and delineation; and preparation of landscape plans; site/grading and utility construction drawings. Due to the excessive environment constraints on the site - wetlands; forest batters; streams; 100-year flood plains; steep slopes; - only a quarter of the five (5)-acre site was developed, the remaining portion was placed in environmental easements. Work also included preparation of erosion and sediment control plans; storm water management plans for water quantity and quality control.
- Rite Aid Store, Timonium, MD. Performed complete site engineering services for installation of a drive-through drug store within an existing shopping center. Services included preparing an ALTA/ACSM Land Title topographic survey; site/grading plans; utility plans; and landscape plans. A major feature of this project was incorporating the drug store into the existing shopping center to maintain safe and adequate traffic circulation and to siting the store to ensure acceptable transitions within the sloping shopping center.

- Falls Road Commercial Development, Baltimore County, MD. Performed complete site engineering services to develop an environmentally sensitive site. Due to the excessive site constraints only 1/4 of the site was developed, in addition to providing off-site forest mitigation improvements. Services included preparing a topographic survey; forest stand delineation plan; steep slope analysis; wetlands delineation; 100-year flood plain determination; intermittent stream determination; and an off-site forest planning plan to address the environmental issues. Work also involved preparing site/grading; utility and erosion and sedimentation control plans. Presented development and environmental plans to community and municipal meeting for review and comment.
- Red Roof Inn, Baltimore County, MD. Provided complete site engineering for three-story motel and gained county approval in time to have a storm drain connection installed without cost to the client.

SSM performed complete surveying and site engineering for Red Roof Inn's first inn in Maryland. Location of the building, connection with all utilities, driveway and parking area design, and storm drainage design were performed by SSM.

Just as SSM started the design process, Baltimore County was in the final design phase of a road improvement project for the road in front of the inn site. SSM's project manager arranged with the County Authority to have the storm drain for the Red Roof Inn property be approved and incorporated into the road project design. This required SSM to fast track the site storm drainage plans to get them approved in time to include in the county plan. The work was completed in time. At that location in Maryland, it is important to return as much precipitation as possible to the groundwater on the site, to avoid intrusion of salt water.

The Red Roof drainage plan included installation of infiltration trenches to keep substantial amounts of storm water on the site, and a 5,000 gallon underground oil grit separator tank to clean the water before it goes into the ground or the county system. When Red Roof Inn moved onto the site to start construction, the county storm drain was stubbed to their property. Cost saving to the client in having this stub as part of the road project was approximately \$25,000.

- Damascus United Methodist Church. Responsible for site/civil engineering for expansion including utility design and road improvements, all grading plans, erosion and sedimentation control plans, permitting, and storm water management.

- Metropolitan Contracting Company. SSM provided the site engineering for a 32,000 square foot addition to the existing Oles Envelope plant in Baltimore, MD. These services were provided to Metropolitan Contracting Co., on behalf of Oles Envelope, Inc. Services included initial site survey, planning, and complete site engineering including storm water management and erosion and sediment control. An existing industrial site, Oles Envelope involved tight site constraints that required significant cut to existing grades in order to accommodate truck traffic and a loading dock. The project involved relocating City of Baltimore storm drains and completing all of the construction work while operations continued in the plant. SSM coordinated permit and approval processes.
- J.J. Newberry. Designed water service connection for existing store to provide fire service.
- CSX Transportation, Inc. Designed the relocation of a 42-inch storm drain to include inlets and inlet connections associated with a new railroad spur located in the city of Baltimore.

CREDENTIALS

University of Maryland, B.S., Civil Engineering, 1981
Professional Engineer in Maryland, 1987

MEMBERSHIPS

Society of American Military Engineers

This is to certify that the action motorcycle repair shop located at 2101 Old Oremus Rd. connected to Rock-A-Billy's Bar & Grill located 2103 thru 2109. Action Cycle has been operating during business hours with excessive noise. There is exhaust fumes making through the walls & down that's exposed to Rock-A-Billy's pool room of the bar & Grill. At times the fumes are overwhelming. We feel this is a very dangerous situation. We are very concerned about the potentially harmful & explosive effects of the gasoline & other flammable products that are used in the normal operation of a motorcycle repair shop. It appears there is no exhaust system located in the repair shop, otherwise the fumes would not be permeating the walls. The fumes & noise are also present in the confines of the closed in office. This business serves as a bar & Grill and the fumes are a hazard to the welfare and

health of our customers.

I'm in full agreement of the
the above written information
regarding the Action Motorcycle
Repair Shop

	Name	Address	Phone #
1	Darla Lafferty	2107 Old Orem Rd	410-391-0200
2	Cathy Jackson	1112 Cord St. Balto	410-687-0479
3	Ronald Steele	105 RHEPRAL DR, BALT, MD	410-391-2148
4	Stuart McLean	343 MONTROSE AVE.	410-574-9391
5	Cheri Waldman	1305 S Clower Valley Wy	410-671-6468
6	Tom D'Angelis Jr	3811 ELMORA AVE.	410-485-2313
7	Chris Wingard	2700 Pemberton Ridge	410-557-8585
8	Deana Gischel	2 Blunder Ct	410-391-5982
9	Shannon Lane	2005 Fallston Rd.	410-893-3631
10	Larry H Payne	2201 Crossett Rd	410-866-5339
11	Gale L. Lofgren		410-882-6315
12	Brody Shine		410-291-3116
13	Wanda The Sweet Bedding Business		you know
14	Craig Moolis		
15	Shirley		

16	Rob Hemking	410-515-1296
17	Jeffrey Scott Card	410-679-2007
18	Keryl Amend	410 391-0200
19	Kathy Maynor	410-391-9642
20	Mike Maynor	391-9642
21	Donna Lane	410 391-1042
22	Shirley Livers	410 391-5971

PETITIONER(S) SIGN-IN SHEET

ADDRESS

C/O Gerald Soukup
11 GLADE AVE. Balto Md. 21236

803 EARLTON ROAD HAVERDEGRACE MO
21078

Suite 105 305 W. Chesapeake Ave

Towson MD 21204

SSM

555 Fairmount Ave., Ste 230

Towson, MD 21286

Free Marshall Prize
X 5178

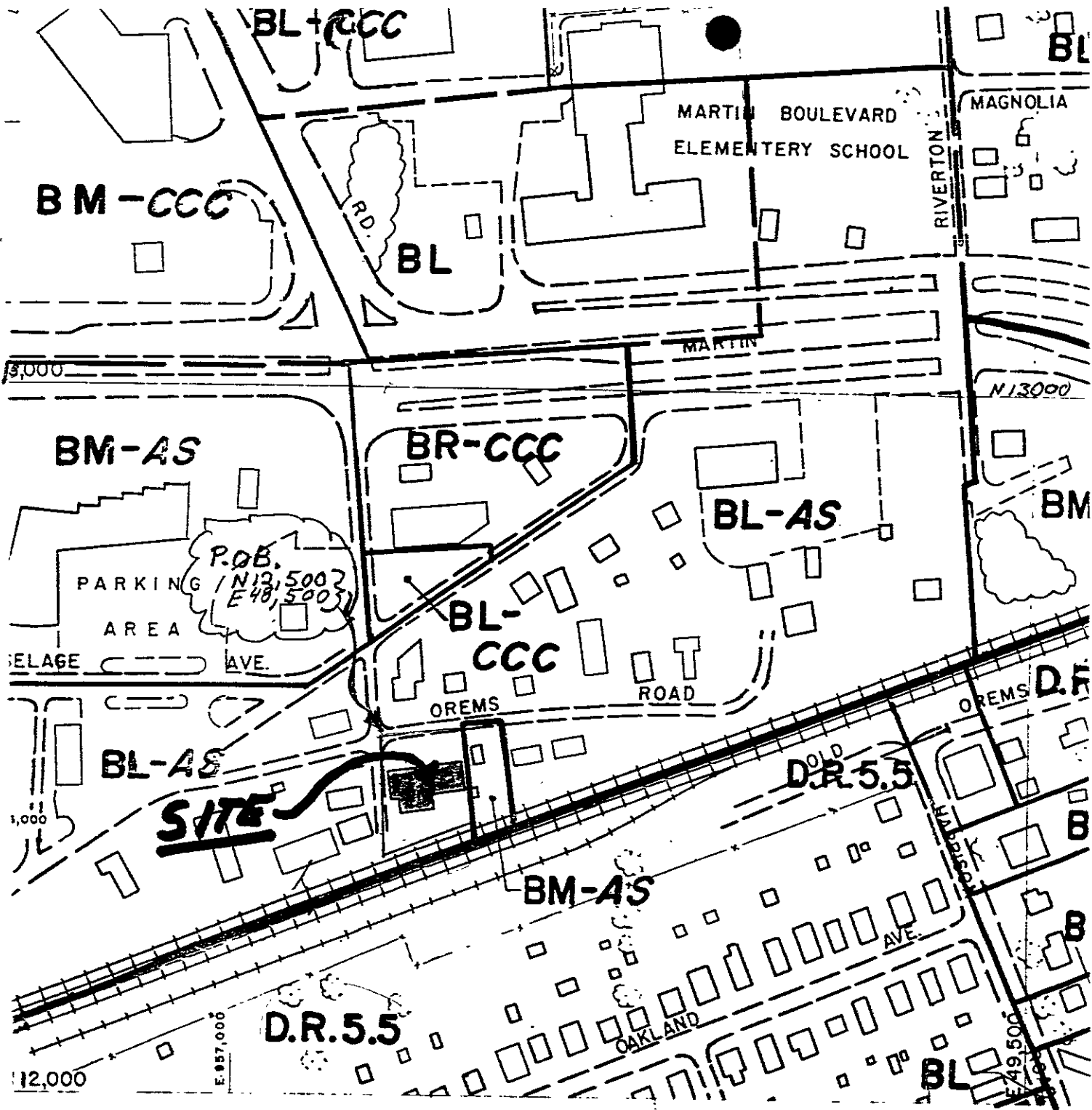


PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME
Dale Lefewer

ADDRESS
2109 Old Oremas Rd.
Beth, Md 21220



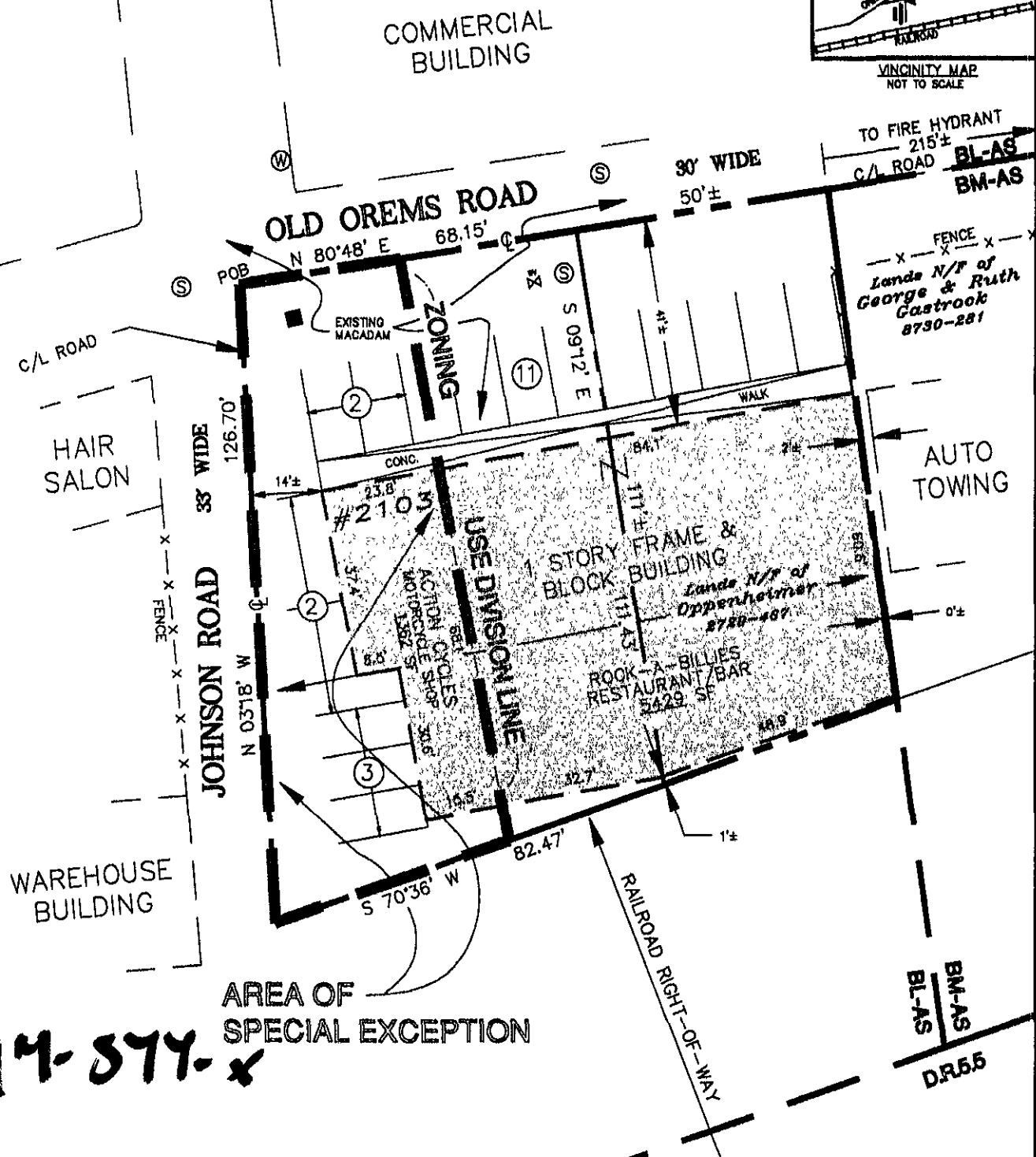
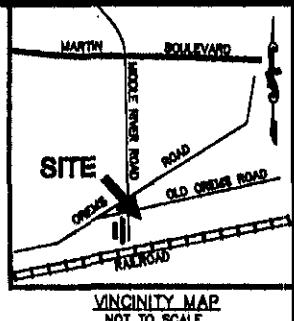
1- NE

NE- 4I scale 1"=200' 1996 COMPREHENSIVE ZONING MAP
ADOPTED by

97-577-X

577

DATE: 03-27-97



94-574-X

PROPERTY ZONED: BL-AS
15th ELECTION DISTRICT; 6th COUNCILMANIC DISTRICT
FAR: 1,362 S.F.
FAR ALLOWED: 3.0
BL-AS GROSS AREA:

PARKING DATA
REQUIRED: SERVICE GARAGE = 1,362 S.F.
: SERVICE GARAGE 3.3sp/1000sf = 5
TOTAL REQUIRED: 5
SPACES PROVIDED: 7
PAVING: MACADAM

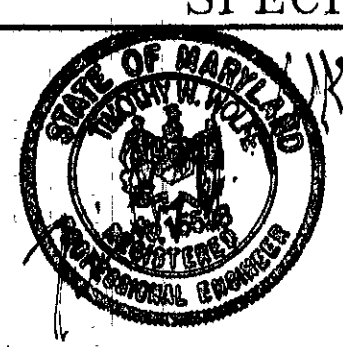
PLAN TO ACCOMPANY SPECIAL EXCEPTION for ACTION CYCLE

#577

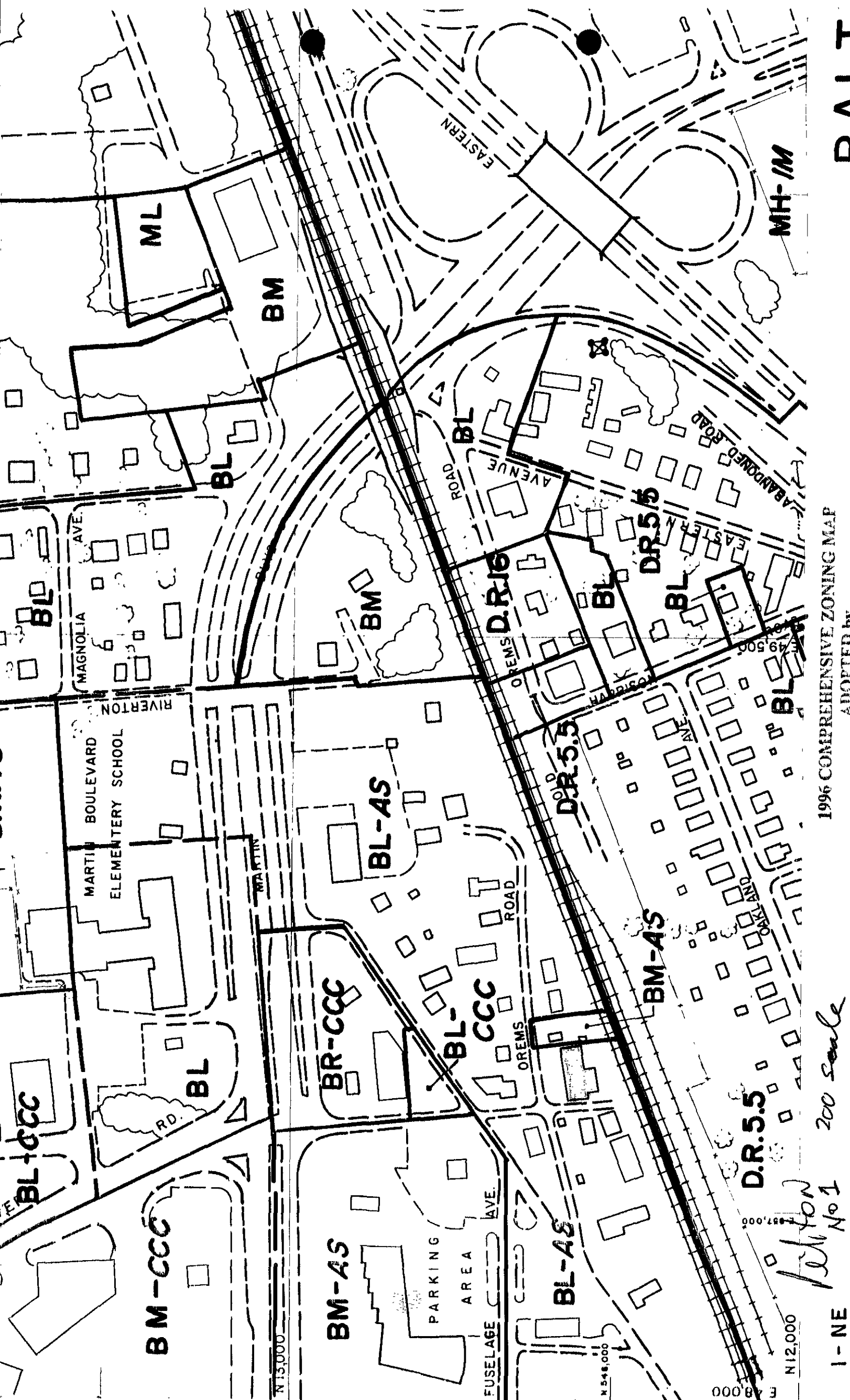
#2103 OLD OREMS ROAD
BALTIMORE COUNTY, MD.

I HEREBY CERTIFY THAT I HAVE MADE A MEASUREMENTS OF THIS LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN.
THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

SSM
SPOTTS, STEVENS and McCOY, INC.
ENGINEERS • SURVEYORS
PLANNERS • SCIENTISTS
555 Fairmount Ave., Suite 230
Towson, Maryland 21288-5474
(410)494-0500 FAX 296-3580



ACTCYCLE.DWG	ACTION CYCLE	AMIG	T.W.W.	1"=30'	6/4/97	ACTCYCLE
DRAWING NO.	CLIENT	DRAWN BY	CHECK BY	SCALE	DATE	JOB NO.



BL-CCC

BM-CCC

BL

MARTIN BOULEVARD
ELEMENTARY SCHOOL

MAGNOLIA AVE

BR-CCC

BL-AS

BL-CCC

CCC

FUSELAGE AVE

OREMS ROAD

BL-AS

D.R.5.5

D.R.16

BL

AVENUE

OREMS ROAD

BM-AS

D.R.5.5

D.R.5.5

OREMS ROAD

BL

BL

Section No 1

200 scale

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY

1 - NE

DAIT

Zoning BL-AS

Bldg set Back

Front : 10' or not

< 40' from the street
or average of adjacent
bldg. set backs

side (interior) : 0'

side (corner) : 10'

rear : 20'

if it abuts

0'

residential
than for RR track
separate

therefore 0' ?

use underlined for now

Gerry Succup Atty - (Harvard Rd)

661-4616 hu

661-1964 wk

- Business licenses



Ret. No 6

VIEW FROM
ACTION'S SIDE
DOOR TOWARDS
AERO OIL CO.



ACTION CYCLE'S
END OF
BUILDING
FRONT VIEW



ACTION'S END
OF BUILDING
AND PARKING
AREA.





BAR'S SIDE OF
BUILDING FRONT
VIEW

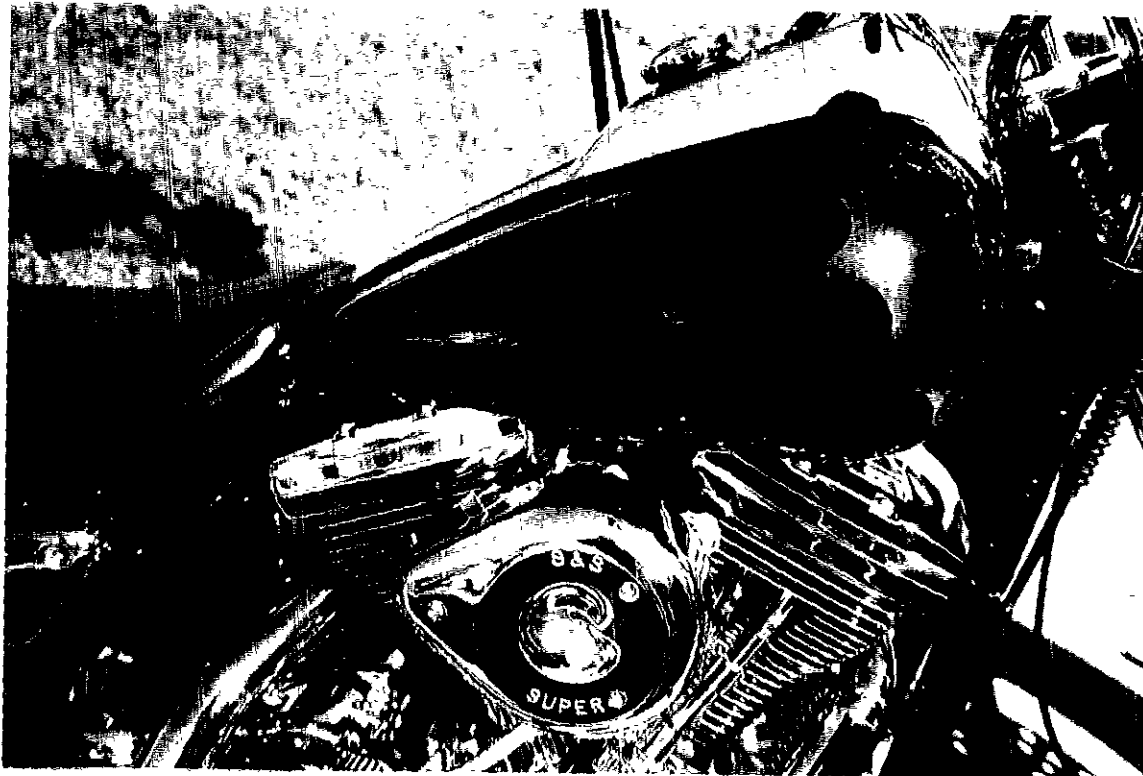


REAR VIEW
OF BUILDING
SHOWING
MY SIDE
DOOR @
BAR'S
REAR.

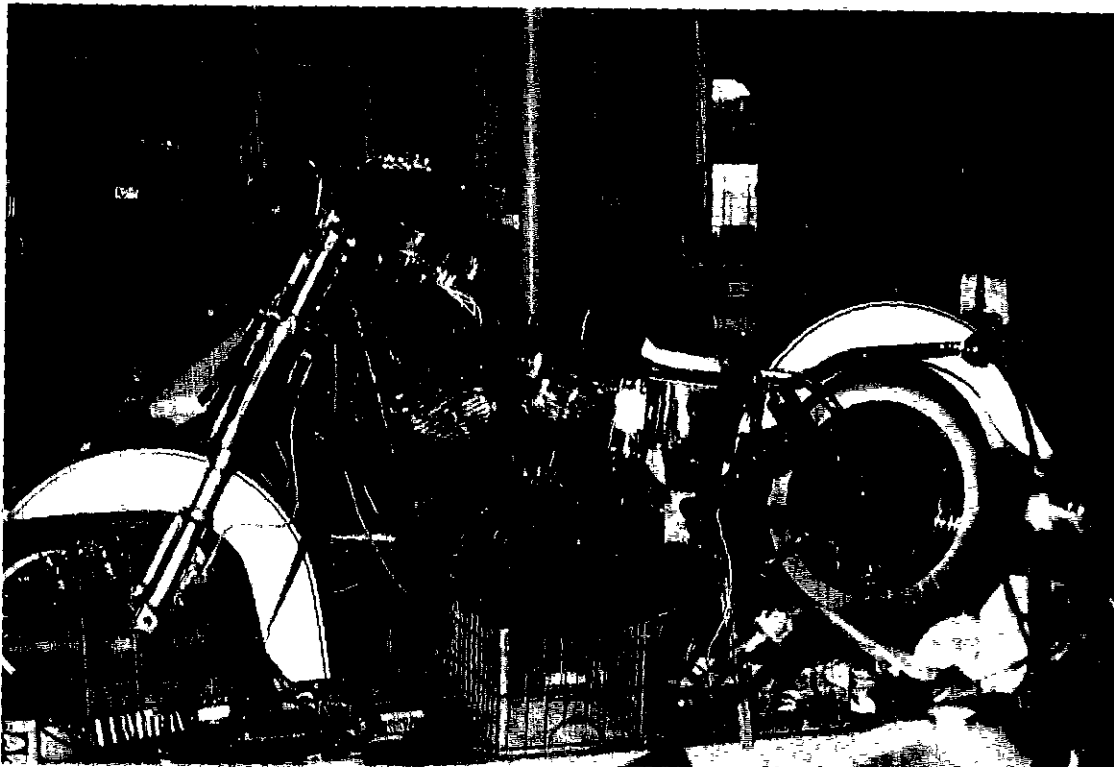


VIEW OF
BACK OF
BUILDING
DOWN TRACKS
TO THE RIGHT

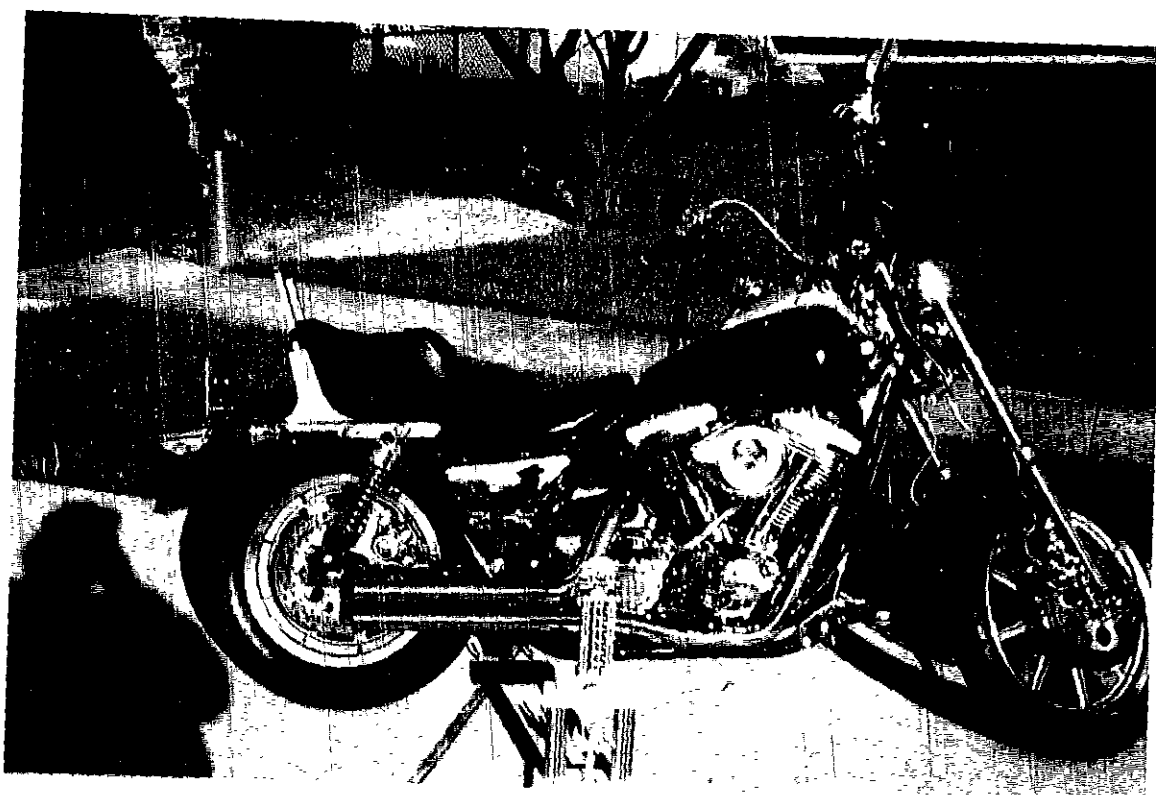
Refugee
NO 2



~~Cin~~
1988
HARLEY
FXRS
SPORT



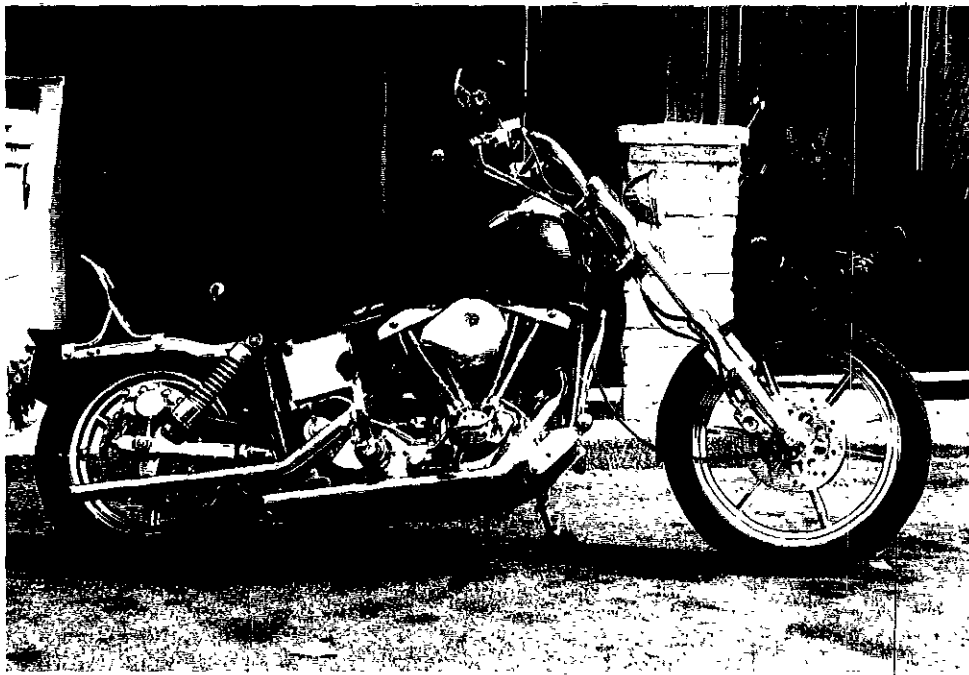
1954
PAN HEAD
DURING
CONSTRUCTION



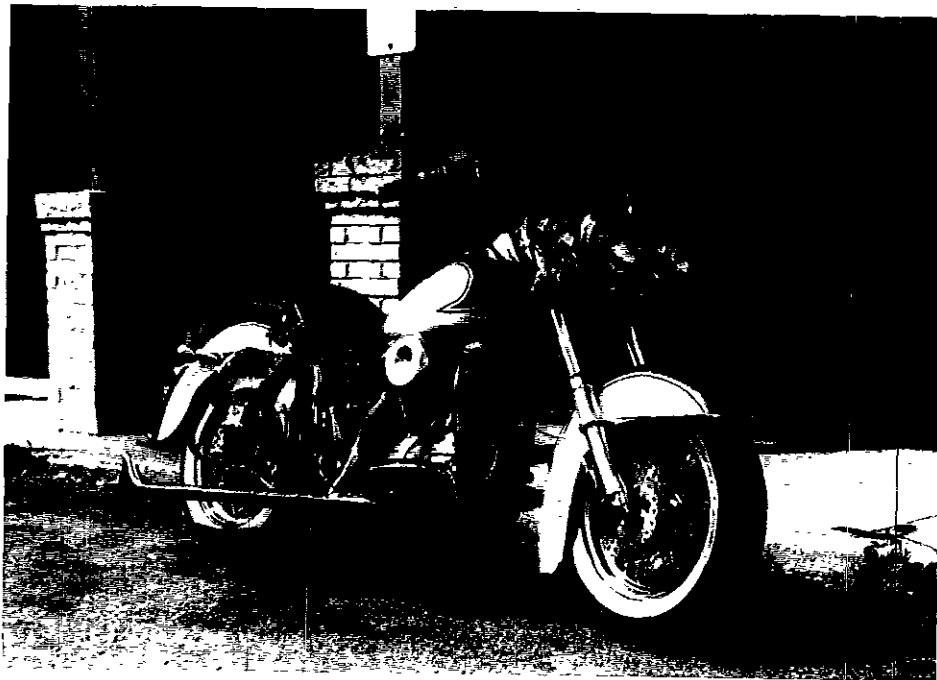
1988
LOWRIDER
& TROPHY

97-577-X

Custom
1979 HARLEY
LOWRIDER



Custom 1954
HARLEY "PANHEAD"
MARYLAND STATE
CHAMPION ABATE
SHOW 1996



Custom
1977
HARLEY
LOWRIDER
MARYLAND
STATE
CHAMPION
1996
SPRING
SHOW

