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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.

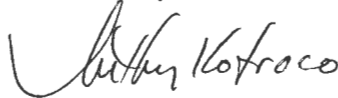
Recently, my client expanded the storage area for damaged and disabled vehicles on his property. By permit #B789756, dated June 6, 2012, (See attached exhibit C) my client added additional fencing which not only expanded his storage area but also provided additional access gates into his storage lot. 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
Page 2

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

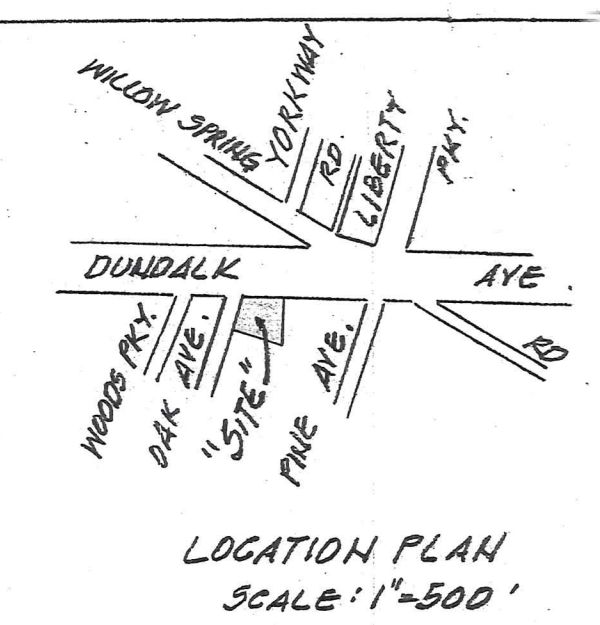
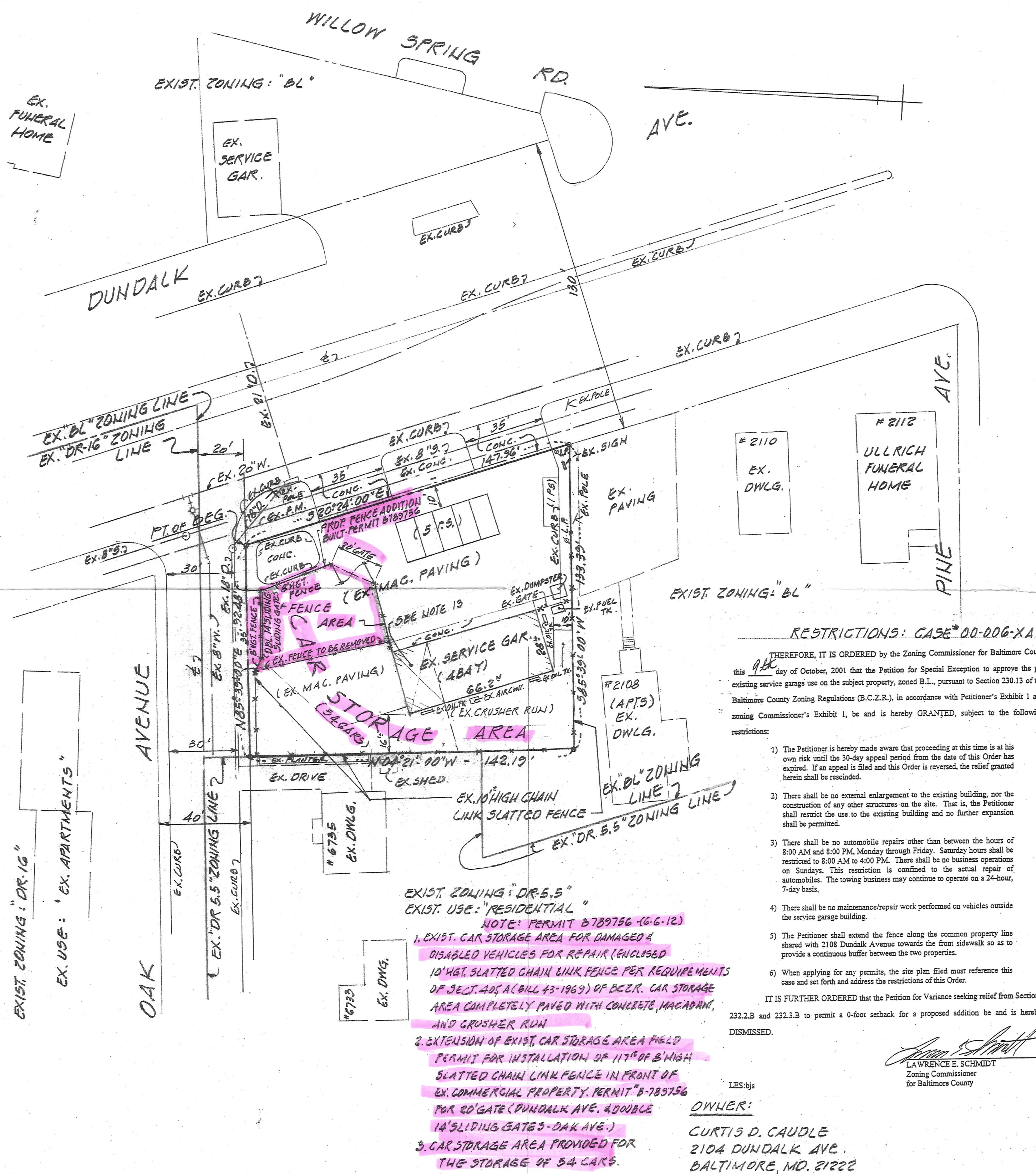
Approved and amended site plan dated August 31, 2012 is accepted for filing this 25TH day of September, 2012.



Carl Richards, Zoning Supervisor

TMK/lsp
Enclosures

cc: Mr. Donald Brand
Mr. Curtis Caudle



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 BAY FILE # 5668X 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 WITHDRAWN 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 B789756 ISSUED 6-6-12. (SEE CAR STORAGE AREA NOTES 1, 2 & 3)

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

"2104 DUNDALK AVENUE"
ELECT. DIST. 12 C7
SCALE: 1"=30'
BALTIMORE COUNTY, MD.
APRIL 12, 2001
OCTOBER 15, 2001
AUGUST 31, 2012

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:

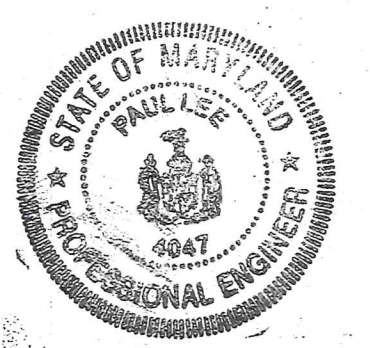
- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no external enlargement 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

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



IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – SW/Corner *
Oak Avenue & Dundalk Avenue * ZONING COMMISSIONER
(2104 Dundalk Avenue) *
12th Election District * OF BALTIMORE COUNTY
7th Council District *
Case No. 00-006-XA
Curtis D. Caudle *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Curtis D. Caudle, through his attorney, Ralph K. Rothwell, Jr., Esquire. It is to be noted that as originally filed in 1999, the Petitioner sought special exception and variance relief for an existing service garage and proposed expansion thereto. A hearing was scheduled for August 24, 1999; however, at the request of then Counsel for the Petitioner, the matter was postponed and rescheduled for September 9, 1999. Subsequently, a second request for postponement was made and the matter remained dormant until April, 2001, at which time, the Petitioner submitted an amended Petition for Special Exception and withdrew the Petition for Variance. The matter was then rescheduled and heard in its entirety on August 27, 2001.

Under the amended Petition, the Petitioner requests a 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.). The subject property and requested relief are more particularly shown on the site plan submitted with the amended Petition for Special Exception and marked into evidence as Petitioner's Exhibit 1, and the red-lined site plan denoting revisions to that amended plan, marked as Zoning Commissioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Curtis Caudle, property owner, Paul Lee, the Professional Engineer who prepared the site plan for this property,

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Date 10/9/01

By [Signature]

and Ralph K. Rothwell, Jr., Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Robert Dillon and Michael Worsham, nearby property owners, and their attorney, J. Carroll Holzer, Esquire.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel located on the southwest corner of the intersection of Dundalk Avenue and Oak Avenue in Dundalk. The property contains a gross area of 0.369 acres, more or less, zoned B.L., and is improved with a service garage building towards the rear corner of the site. Much of the property is paved and used for parking and vehicle storage. Additionally, the property has public water and sewer. It was indicated that the property was originally developed as a Sunoco fuel service station with accessory automotive repairs. Testimony indicated that Mr. Caudle purchased the property approximately 31 years ago. In 1981, Sunoco ceased its fuel service operation at this location and removed its underground fuel tanks. Since that time, Mr. Caudle has operated the business as a service garage. It was indicated that there has been no expansion to the site since 1968 and no prior zoning activity.

Mr. Caudle testified and described his operation and the history of the uses on the site as outlined above. He indicated that his business operates under the trade name of Curtis' Auto Service and that the business is affiliated with AAA, Inc. Mr. Caudle employs six (6) people, including three mechanics and three truck drivers. It was also indicated that he maintains nine (9) tow trucks on the site. These trucks are on call 24-hours a day. Generally the hours of operation of the repair business are from 8:00 AM to 6:00 PM. Mr. Caudle stated that the building contains three service bays. Although there is room to expand the building to provide four bays, that space is presently used for storage.

Mr. Caudle also described the surrounding neighborhood. There is an apartment complex located immediately adjacent to the site. Additionally, there are residences immediately behind the business on both Oak Avenue and Dundalk Avenue, and other apartment units cross from the site. However, there are commercial uses, including a brake repair shop, immediately across Dundalk Avenue from the site.

Testimony was also received from Mr. Dillon, who owns the property to the rear of the site known as 2108 Dundalk Avenue. Mr. Dillon indicated that his parents bought that property in 1949 and at that time, it was used as a church. However, in the early 1950s, the building was converted into apartments. Presently, there are seven (7) apartments in that building. Although acknowledging the long-standing use of the subject property, Mr. Dillon objects to the intensification of the use, believing that same adversely affects his property. In this regard, he indicated that the nature of the business has grown and he is concerned about increased noise and fumes emanating from the site. He believes that the business has outgrown the site and should relocate.

The first issue for resolution relates to the nature of the business on site. It is clear that a significant portion of the activity on the site is related to the towing operation. As noted above, Mr. Caudle owns and maintains nine tow trucks, which are dispatched from the site on a 24-hour basis. Apparently, most of the activity occurs during business hours; however, occasionally, late night/early morning towing services are required.

Counsel for the Protestants raised the question as to whether the tow truck operation is permitted by right at this location. It is clear that a service garage use is permitted by special exception, pursuant to Section 230.13 of the B.C.Z.R. A service garage is defined in Section 101 of the B.C.Z.R. as "A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale." Protestants' Counsel argues that the definition does not specifically include the towing operation and thus, it is not permitted. To the contrary, Counsel for the Petitioner argues that the towing operation is an integral part of the service garage use. It is also to be noted that the phrase "towing operation" is not defined in Section 101 of the B.C.Z.R.

However, towing businesses are regulated pursuant to Section 24-221, et seq, of the Baltimore County Code. Section 24-222 of the Code establishes definitions for that Article. These include the definition of the word "towing" as "the moving or removing or the preparation thereof of a disabled vehicle by another vehicle..." Moreover, Section 101 of the B.C.Z.R. defines accessory use. In part, that definition requires that the accessory use be customarily incidental and

subordinate to the principal use and be located on the same lot as the principal use. Moreover, an accessory use must contribute to the comfort, convenience, or necessity of the business in the principal use.

In my judgment, the towing operation is permitted here. I find that the towing operation is an accessory use to the primary activity on the site, that is, the repair of motor vehicles. Disabled vehicles are frequently towed to the site and repaired thereon. The B.C.Z.R. do not recognize a towing operation as a use separate and apart from a service garage. I find that it is a component thereof.

Having determined that the towing operation is a part of the service garage use on this site, the next issue for consideration relates to the special exception request. A special exception may be granted only if the test set out in Section 502.1 of the B.C.Z.R. is satisfied. Essentially, the applicant must show that the use can be conducted without detrimental impact to the health, safety or general welfare of the locale. Moreover, as established in Mossberg v. Montgomery Co., 107 Md. App. 1 (1995), it is not the mere existence of an adverse impact which mandates a denial of the requested special exception. The Court noted in that case that all special exception uses by their very nature cause impacts on surrounding properties. Indeed, if no adverse impacts resulted, such uses would be permitted by right, as opposed to by special exception. The test is whether the special exception use at the location proposed will cause particularly egregious impacts.

Upon due consideration of the testimony and evidence presented, I am persuaded that the special exception use should be granted in this case. It is to be particularly noted that the property has been used in this fashion for many years. Moreover, although the neighbors at 2108 Dundalk Avenue object to the proposed use, apparently the business does enjoy the support of other residential neighbors in the vicinity. The fact that the use has been carried out at this location for a long time without prior complaint is persuasive to a finding that the application passes the requirements of Section 502.1 of the B.C.Z.R.

However, Mr. Dillon's complaints do have some merit. This indeed appears to be a case where the business might inappropriately outgrow the inherent constraints associated with the

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By [Signature]

size and location of this property. That is, although one might applaud Mr. Caudle for his hard work in developing and sustaining a viable business, he need realize that unchecked expansion of the operation is inappropriate in that it may well reach the level where it becomes simply too large for the lot and a nuisance to the neighbors. In order to prevent this scenario, I will impose certain conditions on the grant of the Petition for Special Exception.

First, 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 business to the existing building and no further expansion shall be permitted. Second, there shall be no repairs of automobiles other than between the hours of 8:00 AM and 8:00 PM. Late night or early morning repairs may cause noise, fumes and other impacts that would be inappropriate to the neighborhood. It is to be noted that these limited hours actually exceed the hours of operation of the business as described by Mr. Caudle. However, Mr. Caudle admitted that he occasionally "works over" to finish a job. This practice must cease. In this regard, no work shall be permitted after 8:00 PM or before 8:00 AM, Monday through Friday. As to Saturday hours, they shall be restricted to 8:00 AM to 4:00 PM. There shall be no service work performed on Sundays. This restriction is confined to the actual repair of automobiles. It is recognized that tow trucks may come and go from the site during evening hours. This activity shall be permitted to continue. The third restriction relates to a buffer, or fencing, around the property. In this regard, the Petitioner shall extend the fence along the common property line between his property and 2108 Dundalk Avenue towards the front property line, near the sidewalk, so as to provide a continuous buffer. The extension should be consistent with the existing fence in terms of height and slats to effectively screen the property. Fourth, there shall be no work performed on vehicles outside the building. All activity shall be inside to reduce noise and fumes.

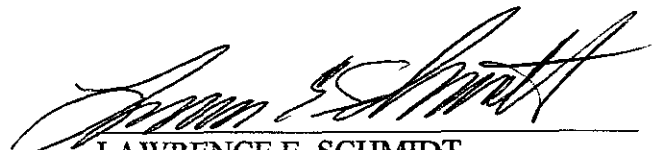
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 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
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10/21/01
BY [Signature]
LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 4, 2001

Ralph K. Rothwell, Jr., Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SW/Corner Dundalk Avenue & Oak Avenue
(2104 Dundalk Avenue)
12th Election District – 7th Council District
Curtis D. Caudle - Petitioner
Case No. 00-006-XA

Dear Mr. Rothwell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted and the Petition for Variance dismissed, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Curtis D. Caudle
2104 Dundalk Avenue, Baltimore, Md. 21222
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. Robert Dillon, 104 Fort Hoyle Road, Joppa, Md. 21085
Mr. Michael Worsham, 1916 Cosher Road, Forest Hill, Md. 21050
People's Counsel; Case File

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2104 DUNDALK AVENUE

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for TO APPROVE, PURSUANT TO BCZR & SECT. 230.13 THE PRE-EXISTING SERVICE GARAGE USE IN A "BL" ZONE.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

~~Contract Purchaser/Lessee~~ ENGINEER:

PAUL LEE, CENTURY ENGINEERING, INC.

Name - Type or Print

Signature

32 WEST ROAD 410-823-8070

Address Telephone No.

TOWSON, MD 21204

City State Zip Code

Attorney For Petitioner:

RALPH ROTHWELL

Name - Type or Print

Signature

MASLAN, MASLAN & ROTHWELL

Company

7508 EASTERN AVENUE 410-282-2700

Address Telephone No.

BALTIMORE, MD 21224

City State Zip Code

Legal Owner(s):

CURTIS D. CAUDLE

Name - Type or Print

Signature

Name - Type or Print

Signature

2104 DUNDALK AVENUE

410-282-4900

Address Telephone No.

BALTIMORE, MD

21222

City State Zip Code

Representative to be Contacted:

RALPH K. ROTHWELL, JR.

Name

7508 EASTERN AVENUE

410-282-2700

Address Telephone No.

BALTIMORE, MD

21224

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF

Date 4/26/01

REVISION

ORDER RECEIVED FOR FILING
Date 4/26/01
By [Signature]

00-006- XA

Attachment 1

PETITION FOR SPECIAL EXCEPTION

CASE NO: _____

Address: 2104 Dundalk Avenue

Legal Owners: Cutis D. Caudle

Present Zoning: BL

REQUESTED RELIEF:

To approve, pursuant to BCZR § 230.13, the pre-existing Service Garage use and the proposed expansion thereof as shown more particularly on the Plat to Accompany this Petition

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@counsel.com



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2104 Dundalk Avenue

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.,

Name - Type or Print

Signature

Howard L. Alderman, Jr., Esquire

Company Levin & Gann, P.A.

(410)

305 W. Chesapeake Avenue, Suite 113

321-0600

Address Towson, MD 21204

Telephone No

City

State

Zip Code

Legal Owner(s):

Curtis D. Caudle

Name - Type or Print

Signature

Name - Type or Print

Signature

2104 Dundalk Avenue

410-282-4900

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

Representative to be Contacted:

Curtis D. Caudle

Name

2104 Dundalk Avenue

410-282-4900

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF/LTM

Date 7/7/99

Case No. 00-6-XA

REU 09/15/98

Attachment 1

PETITION FOR VARIANCE

CASE NO: _____

Address: 2412 Dundalk Avenue

Legal Owners: Curtis D. Caudle

Present Zoning: BL

REQUESTED RELIEF:

§ 232.2B PL

A variance of 0 feet from the requirements of BCZR § 232.3.B for that portion of the proposed addition which abuts the common property line which has been fenced/screened in accordance with BCZR § 405.A.1.

JUSTIFICATION:

- irregular shape of existing lot;
- configuration of existing improvements; and
- such further justification as will be presented at the time of the hearing on this Petition.

FOR ADDITIONAL INFORMATION CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@counsel.com

00-6-XA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2104 Dundalk Avenue

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Howard L. Alderman, Jr., Esquire

Company Levin & Gann, P.A.

(410)

Address 305 W. Chesapeake Avenue, Suite 113

321-0600

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Curtis D. Caudle

Name - Type or Print

Signature

Name - Type or Print

Signature

2104 Dundalk Avenue

410-282-4900

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

Representative to be Contacted:

Curtis D. Caudle

Name

2104 Dundalk Avenue

410-282-4900

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF/LTM

Date 7/7/99

Case No. 00-G-XA

REU 9/15/98

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

GARY R. MASLAN

RALPH K. ROTHWELL, JR.

(410) 282-2700

FAX: (410) 282-3336

M. MICHAEL MASLAN
(1911 - 1996)

April 25, 2001

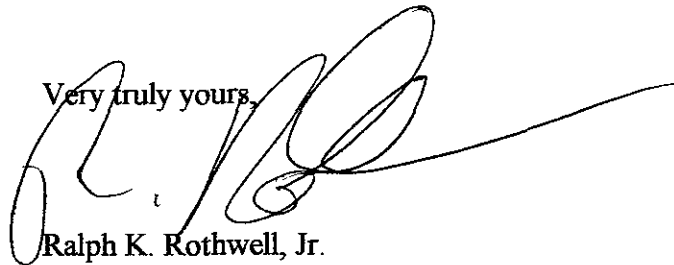
Mr. Larry Schmidt, Zoning Commissioner
Baltimore County Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 00-006-XA
2104 Dundalk Avenue

Dear Mr. Schmidt:

Enclosed please find Amended Petition for Special Exception to approve the pre-existing service garage use in a BL Zone. This Amended Petition replaces the earlier Petitions for Special Exception and Variance in the same case number filed in 1999 and scheduled for a hearing August 24, 1999, then withdrawn. The variance requested earlier in that Petition has been withdrawn and remains withdrawn and we wish to proceed on the Amended Petition for Special Exception. I thank you for your attention.

Very truly yours,

A handwritten signature in black ink, appearing to be "R. Rothwell, Jr.", with a long horizontal flourish extending to the right.

Ralph K. Rothwell, Jr.

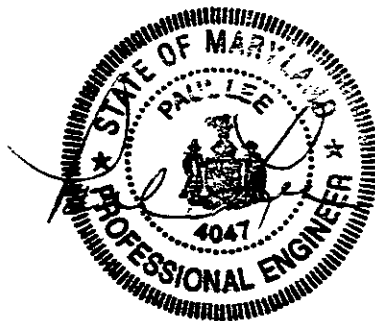
RKR:spk
Enclosure
cc: Curtis Caudle

**DESCRIPTION
2104 DUNDALK AVENUE
ELECTION DISTRICT 12C7
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point located at the intersection of the south side of Oak Avenue with the west side of Dundalk Avenue. Said point also located 20'± from the center of Oak Avenue. Thence running with and binding on said west side of Dundalk Avenue.

- (1) South 20° 24' 00" East 147.96 feet, Thence leaving the west side of Dundalk Avenue,
- (2) South 85° 39' 00" West 133.39 feet and
- (3) North 04° 21' 00" West 142.19 feet to intersect the south side of Oak Avenue; thence running with and binding on the south side of Oak Avenue.
- (4) North 85° 39' 00" East 92.48 feet to the point of beginning.

CONTAINING 16,058.23 square feet (0.369 Ac.) of land, more or less.



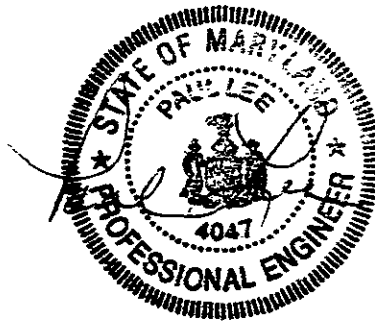
00-006-XA

**DESCRIPTION
2104 DUNDALK AVENUE
ELECTION DISTRICT 12C7
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point located at the intersection of the south side of Oak Avenue with the west side of Dundalk Avenue. Said point also located 20'± from the center of Oak Avenue. Thence running with and binding on said west side of Dundalk Avenue.

- (1) South 20° 24' 00" East 147.96 feet, Thence leaving the west side of Dundalk Avenue,
- (2) South 85° 39' 00" West 133.39 feet and
- (3) North 04° 21' 00" West 142.19 feet to intersect the south side of Oak Avenue; thence running with and binding on the south side of Oak Avenue.
- (4) North 85° 39' 00" East 92.48 feet to the point of beginning.

CONTAINING 16,058.23 square feet (0.369 Ac.) of land, more or less.



00-6-XA

00.006-XA

**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: 00-6-XA

Petitioner: CURTIS D CAUDLE

Address or Location: 2104 DUNDALK AVE. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: CURTIS D. CAUDLE

Address: 2104 DUNDALK AVE 21222

Telephone Number: 410-282-4900

**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: 00-006-XA

Petitioner: CURTIS AUTO SERVICE, INC

Address or Location: 2104 DUNDALK AVE 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: CURTIS AUTO SERVICE, INC

Address: 2104 DUNDALK AVE
BALTIMORE, MD 21222

Telephone Number: 410-282-7700 4900

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

92860

DATE

4-26-01

ACCOUNT

001-006-6150

AMOUNT

\$100.00

RECEIVED FROM

Curbside Auto Service

FOR

REVISION FEE case # 00-006-XA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

4/27/2001

4/26/2001

15:56:44

REG

MS01

CASHIER

JRIC

JMR

>>RECEIPT #

042972

DEPT

G

528

ZONING

VERIFICATION

CR NO.

02860

Receipt Tot

100.00

100.00 TX

.00 CH

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #00-006-XA
2104 Dundalk Avenue
SW/Cor Dundalk Avenue and
Oak Avenue

12th Election District
7th Councilmanic District
Legal Owner(s): Curtis D.
Caudle

Special Exception: to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "BL" zone.

Hearing: Friday, July 13, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3393.

6/26/01 June 28 647766

CERTIFICATE OF PUBLICATION

6/28/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/28/2001.

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

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

Case: #00-006-XA
 2104 Dundalk Avenue
 SW/Cor Dundalk Avenue and Oak Avenue
 12th Election District
 7th Councilmanic District
 Legal Owner(s): Curtis D. Caudle

Special Exception: to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "B1" zone.

Hearing: Wednesday, August 8, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT - Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
 (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/17/25 July 24 C483217

CERTIFICATE OF PUBLICATION

7/26, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/24, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

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 8/5/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

Case: #00-006-XA
2104 Dundalk Avenue
SWC Oak and Dundalk
Avenues

12th Election District
7th Councilmanic District
Legal Owner(s): Curtis D.
Caudle

Special Exception for a service garage. Variance: to permit rear and side yard setbacks of zero feet in lieu of the required 20 feet and 10 feet.
Hearing: Tuesday, August 24, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
B0034 August 5 C329737

CERTIFICATE OF POSTING

RE: Case No.: 00-006-XA

Petitioner/Developer: CURTIS D

Caudle

Date of Hearing/Closing: July 13, 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 2104 DUNDALK AVE

(s) were posted on

June 28, 2001

(Month, Day, Year)

Sincerely,

SSG Robert Black 6/28/01

(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Ink
PPD.

CERTIFICATE OF POSTING

RE: CASE 00-006-XA
PETITIONER/DEVELOPER:
{Curtis D. Caudle}
DATE OF Hearing
{Sept. 9, 1999}

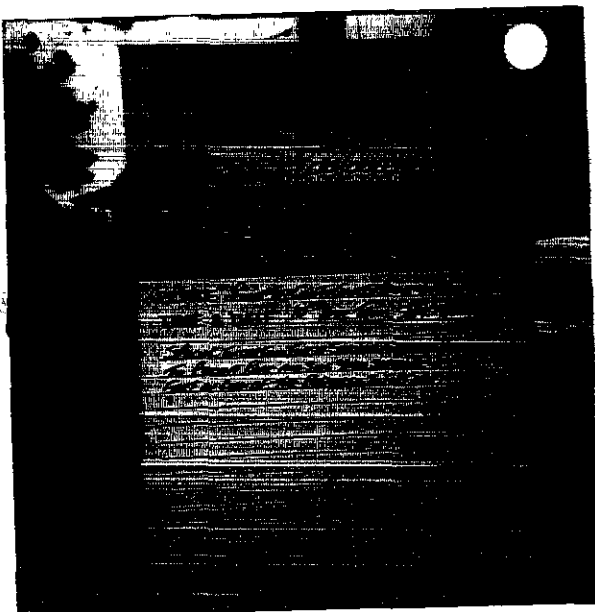
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
2104 Dundalk Ave. Baltimore, Maryland 21224_____

The sign(s) were posted on _____ 8-24-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle 8/24/99
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

ZAC AGENDA

Item Number: 006 Case Number: -00-006-1A Type: COMMERCIAL Reviewer: JRF
Legal Owner: CURTIS D CAUDLE

Contract Purchaser: N/A

Critical Area: NO

Election District: 12TH

Councilmanic District: 7TH

Property Address: 2104 DUNDALK AVENUE

Location: ~~INTERSECTION S/S OAK AVE W/S DUNDALK AVE, 20' CENTER OAK AVE~~
SU/CON. Dundalk Ave and Oak Ave.

Existing Zoning: BL

Area: 0.369 ACRE

Proposed Zoning: SPECIAL EXCEPTION TO APPROVE, PURSUANT TO "BCZR" +
SECT. 230.13 THE PRE-EXISTING SERVICE GARAGE IN A
"BL" ZONE.

Attorney: RALPH ROTHWELL

Miscellaneous: REVISION

POST

THUR
6-28

AD

THUR
6-28

HEARING

FRI 7-13-01
9AM RM 407

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2001 Issue – Jeffersonian

Please forward billing to:
Ralph Rothwell
7508 Eastern Avenue
Baltimore MD 21224

410 282-2700

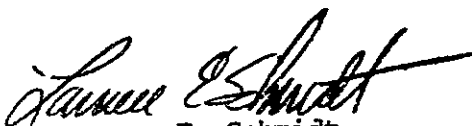
NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Friday, July 13, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GVS
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

June 4, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Friday, July 13, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Ralph Rothwell, Maslan Maslan & Rothwell, 7508 Eastern Avenue, Baltimore 21224
Paul Lee, Century Engineering, Inc., 32 West Road, Towson 21204
Curtis D Caudle, 2104 Dundalk Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 28, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 24, 2001 Issue – Jeffersonian

Please forward billing to:

J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson MD 21286

410 825-6961

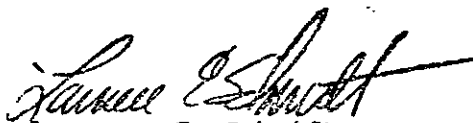
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CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Wednesday, August 8, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *GDZ*
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

July 12, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows. The reason for the postponement was because Mr. J. Carroll Holzer, Attorney for Mr. Robert Dillon had another court hearing.:

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to BCZR & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Wednesday, August 8, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon 672
Director

C: Ralph Rothwell, Maslan Maslan & Rothwell, 7508 Eastern Avenue, Baltimore 21224
Paul Lee, Century Engineering, Inc., 32 West Road, Towson 21204
Curtis D Caudle, 2104 Dundalk Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 24, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Curtis D. Caudle
2104 Dundalk Avenue
Baltimore, MD 21222

410-282-4900

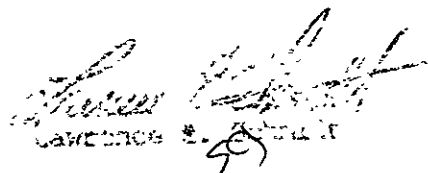
NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SWC Oak and Dundalk Avenues
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D. Caudle

Special Exception for a service garage. Variance to permit rear and side yard setbacks of zero feet in lieu of the required 20 feet and 10 feet.

HEARING: Tuesday, August 24, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 27, 1999

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SWC Oak and Dundalk Avenues
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D. Caudle

Special Exception for a service garage. Variance to permit rear and side yard setbacks of zero feet in lieu of the required 20 feet and 10 feet.

HEARING: Tuesday, August 24, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Howard L. Alderman, Jr., Esquire, Levin & Gann, 305 W. Chesapeake Avenue,
Suite 113, Towson 21204
Curtis d. Caudle, 2104 Dundalk Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 9, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 23, 2001

Ralph K Rothwell Jr
Maslan Maslan & Rothwell PA
7508 Eastern Avenue
Baltimore MD 21224

Dear Mr. Rothwell:

RE: Case Number 00-006-XA, 2104 Dundalk Avenue

The above matter, previously scheduled for Wednesday, August 8, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

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

Arnold Jablon GDZ
Director

AJ: gdz

C: Curtis D Caudle, 2104 Dundalk Avenue, Baltimore 21222
Paul Lee, Century Engineering Inc., 32 West Road, Towson 21204
J. Carroll Holzer, Holzer & Lee, The 508 Building, 508 Fairmount Avenue,
Towson 21286



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 9, 2001 Issue – Jeffersonian

Please forward billing to:

Ralph K Rothwell Jr
Maslan Maslan & Rothwell
7508 Eastern Avenue
Baltimore MD 21224

410 282-2700

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor. Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to Baltimore County Zoning Regulations & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Monday, August 27, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 23, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-006-XA
2104 Dundalk Avenue
SW/Cor. Dundalk Avenue and Oak Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis D Caudle

Special Exception to approve, pursuant to Baltimore County Zoning Regulations & Sect. 230.13 the pre-existing service garage in a "BL" zone.

HEARING: Monday, August 27, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Ralph K Rothwell Jr, Maslan Maslan & Rothwell, 7508 Eastern Ave, Baltimore 21224
Curtis D Caudle, 2104 Dundalk Avenue, Baltimore 21222
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204
J. Carroll Holzer, Holzer & Lee, 508 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 11, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 10, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Alderman:

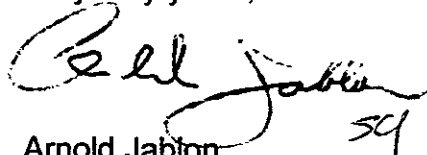
RE: Case Number 00-006-XA, 2104 Dundalk Avenue

The above matter, previously scheduled for August 24, 1999, has been postponed at your request. The case has been **rescheduled for Thursday, September 9, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. The new hearing date and time must be affixed to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

C: Curtis D. Caudle





Baltimore County
Department of Permits and
Development Management

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

August 24, 2001

Ralph Rothwell
Maslan Maslan & Rothwell
7508 Eastern Avenue
Baltimore MD 21224

Dear Mr. Rothwell:

RE: Case Number: 00-006-XA, 2104 Dundalk Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Curtis D Caudle, 2104 Dundalk Avenue, Baltimore 21222
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204
~ J. Carroll Holzer, Holzer & Lee, The 508 Building, 508 Fairmount Avenue
Towson 21286
People's Counsel



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 20, 1999

Howard L. Alderman, Jr., Esq.
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

Dear Mr. Alderman:

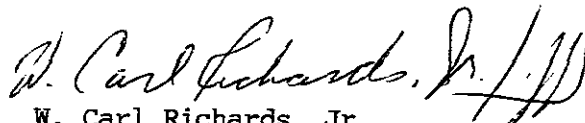
RE: Case No.: 00-6-XA
Petitioner: Curtis D. Caudle
Location: 2104 Dundalk Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 7, 1999.

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

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

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: August 12, 1999

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

SUBJECT: 2104 Dundalk Avenue

INFORMATION:

Item Number: 006

Petitioner: Curtis Caudle

Zoning: BL

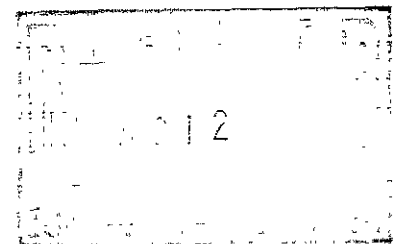
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The property immediately abuts well-maintained houses. The portion of the site proposed for expansion is already screened with a fence that is in good condition. If the variance is granted additional landscaping could be provided on the adjacent residential property. In addition, landscaping in the form of planter boxes could also be provided in the area of the concrete island that is located on the northeast corner of the site.

Section Chief:

AFK/JL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 8, 2001

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

SUBJECT: 2104 Dundalk Avenue

INFORMATION:

Item Number: ~~00-006~~ - REVISED

Petitioner: Curtis Caudle

Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning previously reviewed the subject request on August 12, 1999 as Case No. 00-6-XA. This office holds the same views as expressed at the time of the original review.

The property immediately abuts well-maintained houses. The portion of the site proposed for expansion is already screened with a fence that is in good condition. If the variance is granted additional landscaping could be provided on the adjacent residential property. In addition, landscaping in the form of planter boxes could also be provided in the area of the concrete island that is located on the northeast corner of the site."

Prepared by: Maeta A. Cunniff

Section Chief: Jeffrey M. [Signature]
AFK:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 4, 1999
Department of Permits & Development
Management

FROM: Robert W. Bowling, Supervisor *RWB/DRK*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 26, 1999
Item Nos. 525, 526, 528, 529, 530,
531, 532, 001, 002, 003, 004, 005,
006, 007, 009, 010, 011, 012, 013,
and 014

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

RWB:HJO:jrb

cc: File

ZAC07269.NOC



**Baltimore County
Fire Department**

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

July 21, 1999

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 19, 1999

Item No.: 005, 006 001, 530, Zoning Agenda:

Gentlemen:

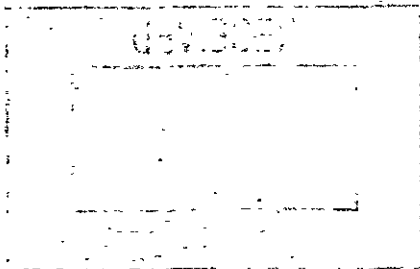
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.20.99

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

RE: Baltimore County
Item No. 006 BR

Dear Ms Stephens:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

/s/ Michael M. Lenhart, Chief
Engineering Access Permits Division

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.24.00

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

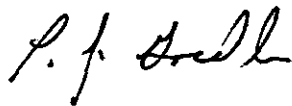
RE: Baltimore County
Item No. 006 MSK

Dear Ms. Jackson:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 5, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 21, 2001

Item No.: 462, 475, 476, 480, 481, 006

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: June 5, 2001

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item Nos. 461, 463, 464, 465, 466, 467,
469, 470, 472, 473, 474, 475, 478, 480,
483, and 006

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

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
2104 Dundalk Avenue, SWC Oak and Dundalk Aves
12th Election District, 7th Councilmanic

Legal Owner: Curtis D. Caudle
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-6-XA

* * * * *

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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderma@bcpl.net

August 5, 1999

8/11/99
g
WCRF SJ
Soph-
see me uan
already done
8/13/99
SJ

Mr. Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 109
Towson, Maryland 21204

Re: 2104 Dundalk Avenue
Case No. 00-006-XA
Request for Postponement

Dear Mr. Jablon:

I have the pleasure of representing Curtis D. Caudle, owner of the above-referenced property and Petitioner in the referenced case. The hearing on this Petition is presently scheduled for August 24, 1999 at Ten o'clock in the morning. I have notified Mr. Caudle and all witnesses of the date and time of the hearing and have been advised that an irreconcilable conflict exists with one of our expert witnesses.

I have discussed this issue with Mr. Caudle and he has authorized me to request that this matter be rescheduled to a date after September 1, 1999. As Mr. Caudle is the only party involved so far in this case, the requested postponement will be detrimental to him alone.

Should you have any questions or need additional information in support of the requested postponement, please contact me at your convenience. Thank you for your consideration of this request.

Very truly yours,


Howard L. Alderman, Jr.

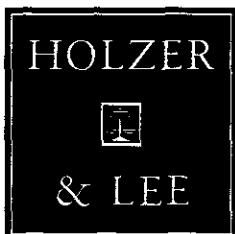
HLA, Jr./dmh

cc: Curtis Auto Service, Inc.
Paul Lee, P.E.
Ms. Sophia Jennings

C:\WPWIN\HLA.LTR\Curtis Auto\jablon ltr re dundalk ave ppment

00-006-XA

99.2102



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

John
7/13 PPD
8/8
8/27

July 9, 2001

#7161

VIA FAX 410-887-3468

Lawrence Schmidt,
Zoning Commissioner
for Baltimore County
County Courts Building, 4th Floor
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 00-006-XA
2104 Dundalk Ave.
12th Election District; 7th Councilmanic District
Legal Owner: Curtis Caudle
Hearing date: Friday, July 13, 2001 9:00 a.m.

Dear Commissioner Schmidt:

Please be advised that I was informed today that a hearing has been scheduled in the above referenced matter for Friday, July 13, 2001 at 9:00 a.m. I represent Robert Dillon who owns property adjacent to the subject site at 2104 Dundalk Avenue. On the same date at 9:30 a.m., I have a hearing in the Circuit Court for Harford County in the case of Shirley Angelini v. Harford County Council, Case No. 12-C-01-000238, and must, regretfully, request a postponement.

I will be more than happy to work with the Zoning Commissioner's Office and counsel for Petitioner in arriving at a mutually convenient date to rehear this matter. Thank you very much for your consideration.

Very truly yours,

J. Carroll Holzer

JCH:clh

cc: Robert Dillon
Ralph Rothwell, Esq.



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1987-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

September 8, 1999

Timothy Kotroco
Deputy Zoning Commissioner
County Courts Building
4th Floor
Towson, MD 21204

Re: Case No. 00-00-006-XA

Dear Mr. Kotroco:

By way of this letter, I am entering my appearance on behalf of my client, Robert Dillon, an adjacent property owner to the Petitioner, in the Petition of Curtis Auto Service, 2104-2106 Dundalk Avenue, scheduled to be heard on Thursday, September 9, 1999. Additionally, I request that the hearing be rescheduled because on the same day, I have an argument in the Circuit Court for Baltimore County before Judge Turnbull, Petition of Peter A. Kahl, Case No. 3-C-98-12834 at the same time. I attempted to contact counsel for the Petitioner this morning, Howard Alderman, but he was unavailable.

On August 24, 1999, the Petitioner requested and was granted a postponement.

If you have any questions, please give me a call at 410-825-6961.

Very truly yours,

J. Carroll Holzer

JCH:clh

cc: Robert Dillon

Howard Alderman via Fax

LAW OFFICES

MASLAN, MASLAN AND ROTHWELL, P.A.

7508 EASTERN AVENUE

BALTIMORE, MARYLAND 21224

GARY R. MASLAN

RALPH K. ROTHWELL, JR.

(410) 282-2700
FAX: (410) 282-3336

M. MICHAEL MASLAN
(1911 - 1996)

7/19/01
ag
to George
OK
ok uca

July 16, 2001

VIA FAX 410-887-3468

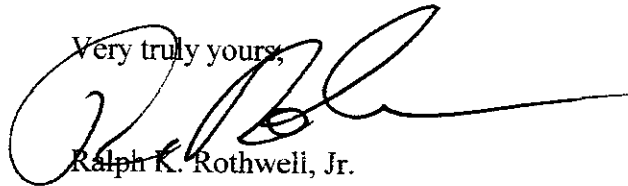
Mr. Lawrence Schmidt, Zoning Commissioner
Baltimore County Department of Permits and
Development and management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 00-006-XA
2104 Dundalk Avenue
Legal Owner: Curtis D. Caudle

Dear Mr. Schmidt:

Please postpone the above captioned hearing date of August 8, 2001 at 9:00 a.m. as I will be on vacation and out of the City from July 27 until August 10, 2001. The original date was scheduled by agreement of all parties, the first postponement was requested by Mr. Holzer and assigned without my verification of the date and time. Your anticipated cooperation is most appreciated.

Very truly yours,



Ralph K. Rothwell, Jr.

RKR,Jr:spk

cc: Curtis Caudle

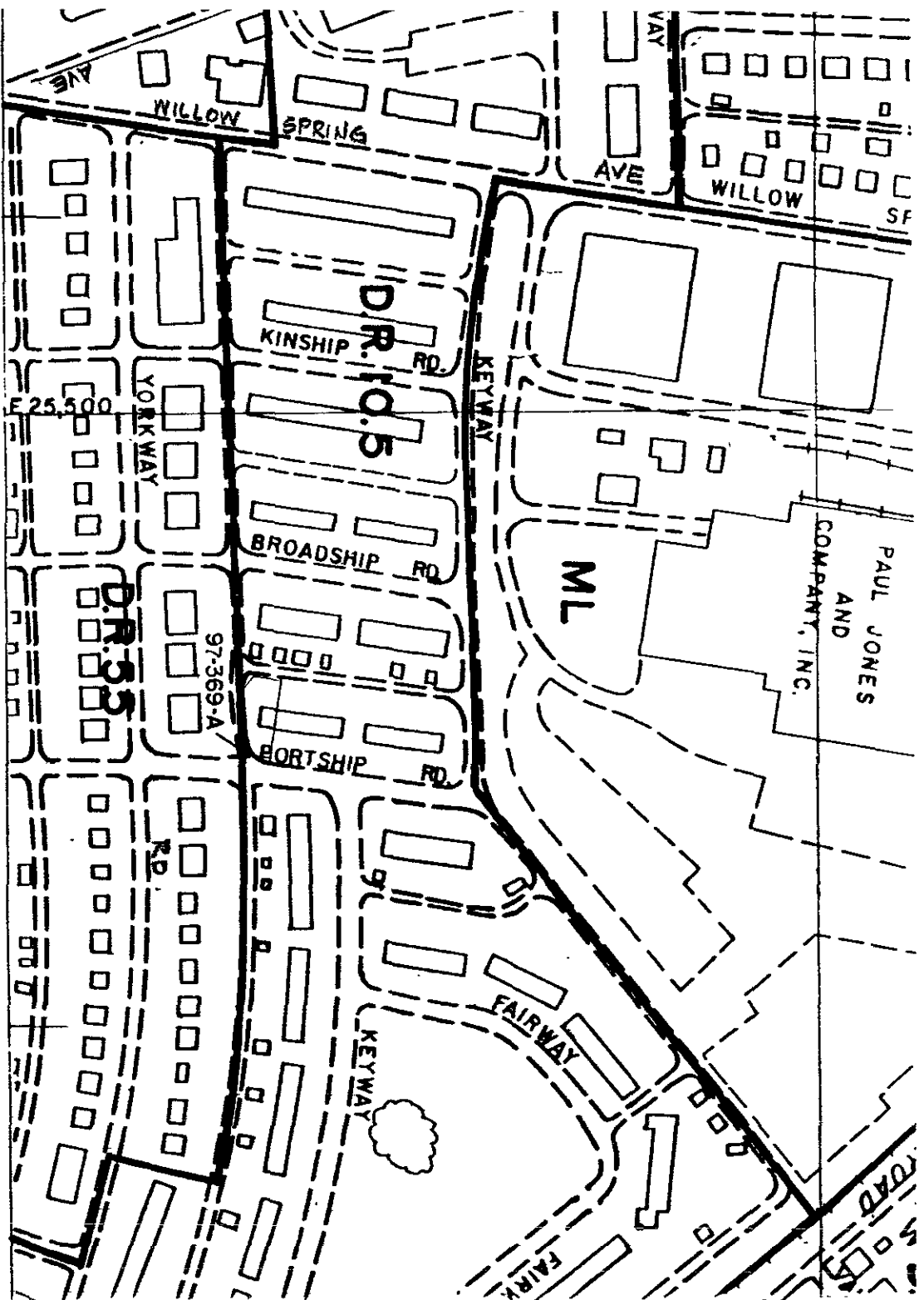
J. Carroll Holzer, Esquire

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]



1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Its Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Scale: 1" = 200'

Kevin Kammerer

Chairman, County Council

BALTIMORE
OFFICE OF
OFFICIALS

View facing West

2

Nov 1990



Exhibit 1

NOV 1990

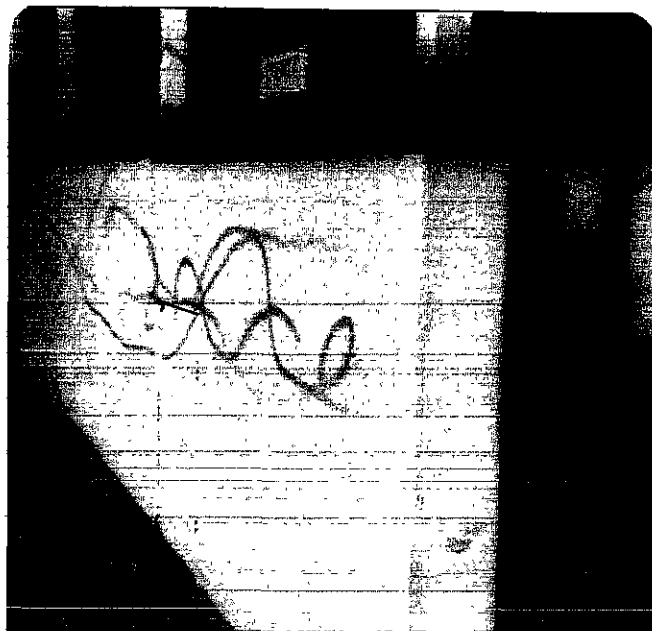
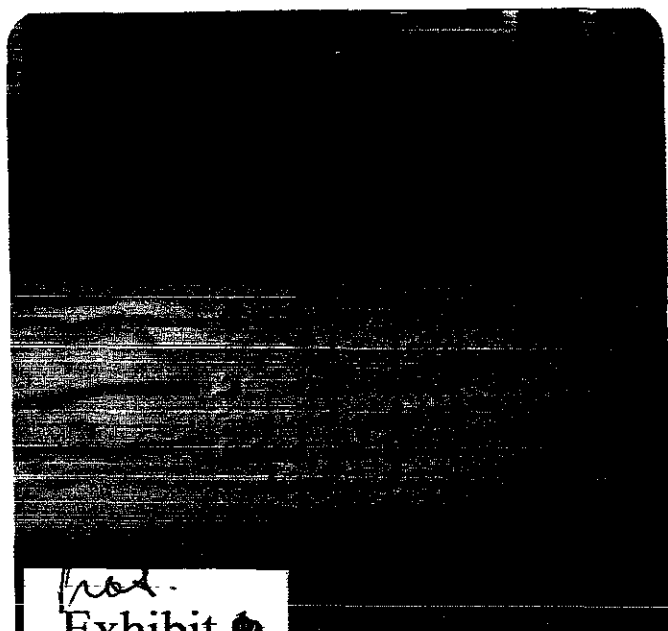
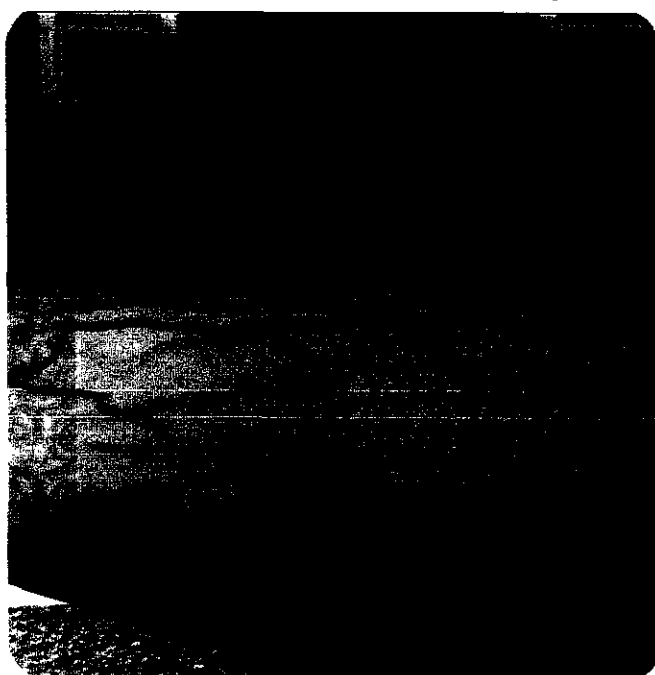
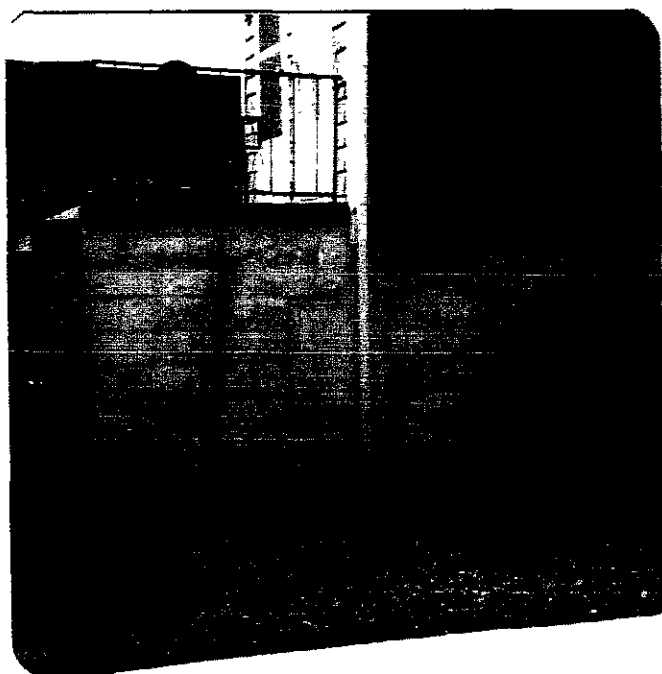


Exhibit 2

for (ID only)

1976



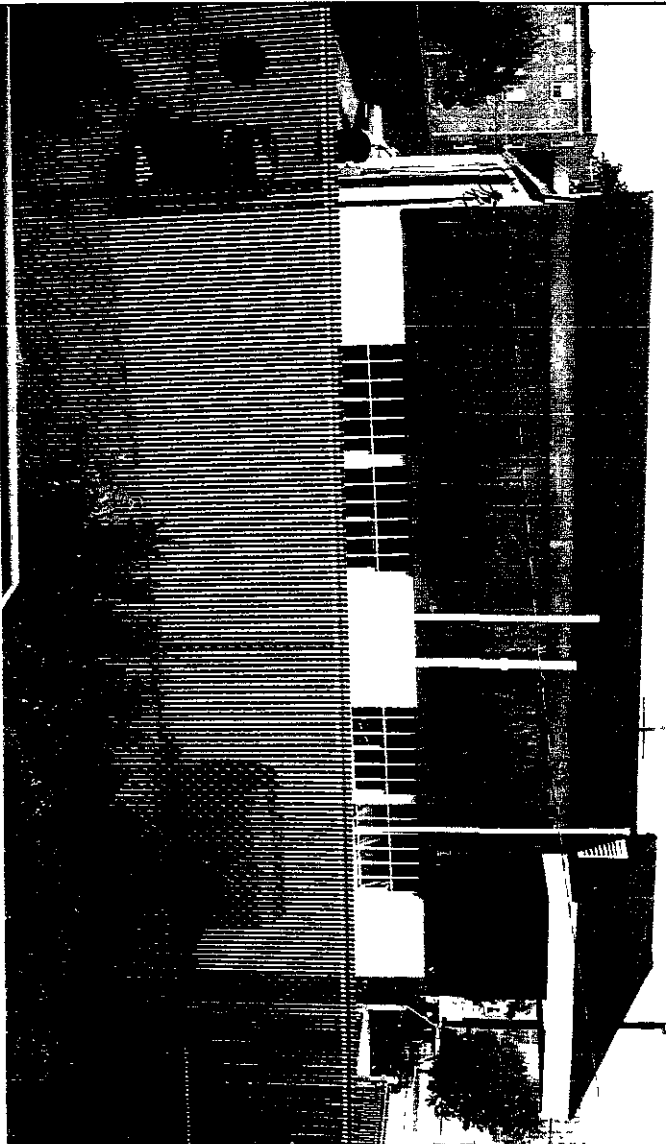
Aug 2001

Exhibit 3



Exhibit 3

View from Apt 1



Sept 1999



Exhibit 4

View from Apt #3

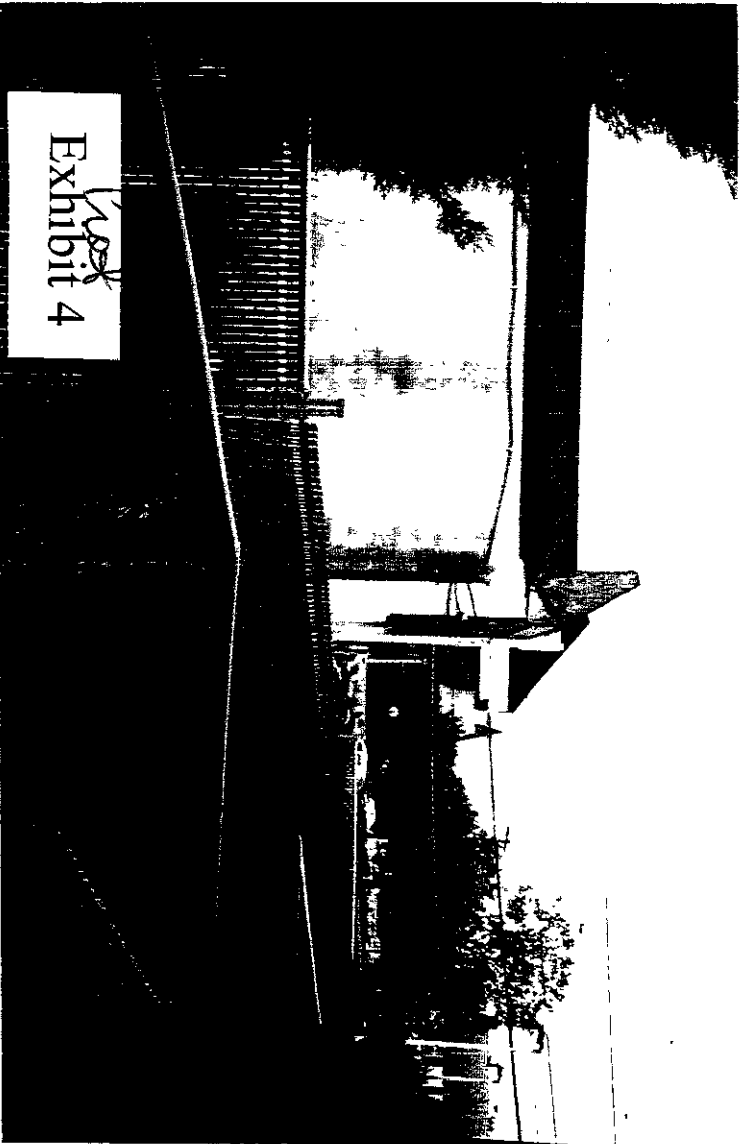
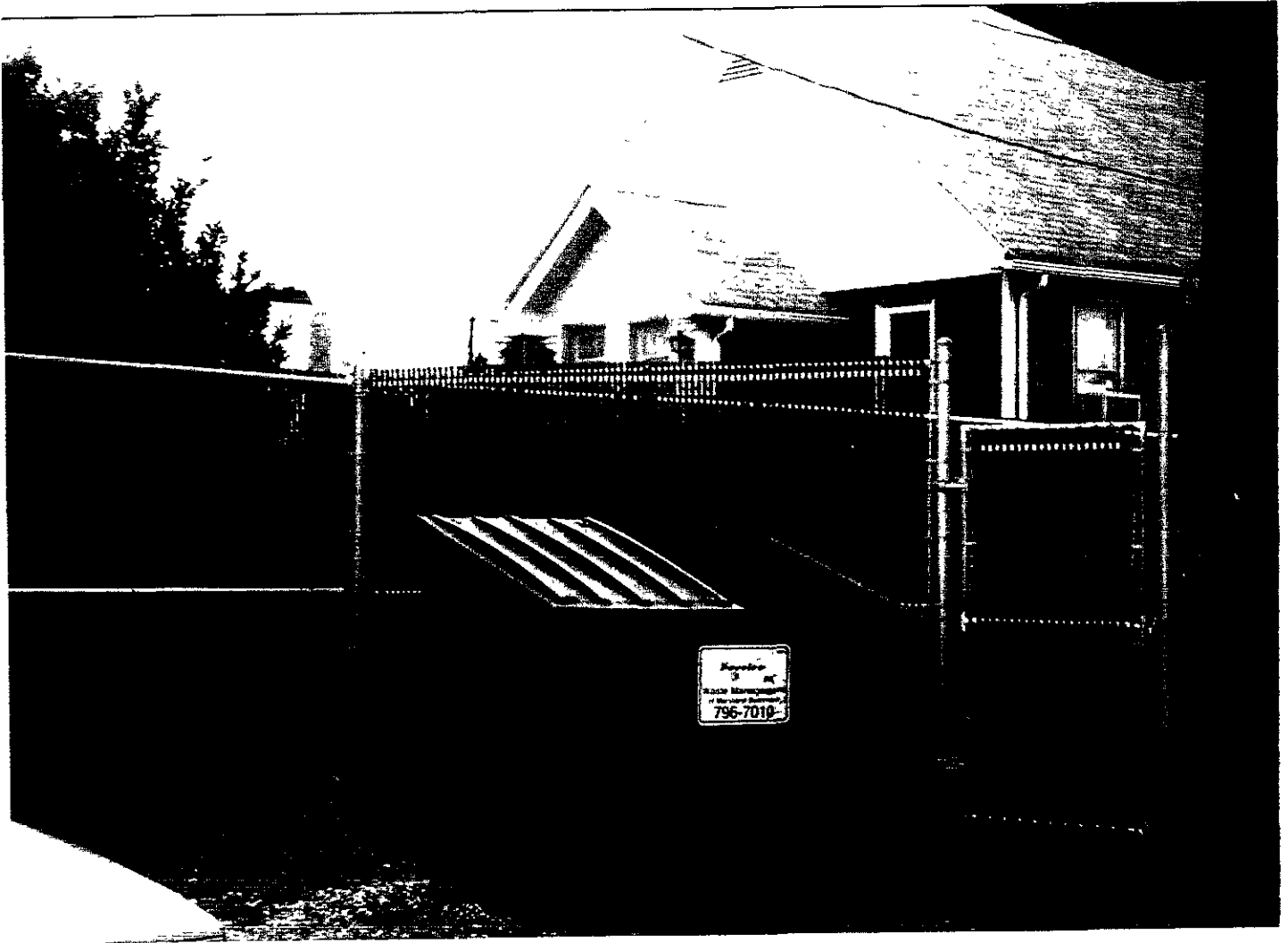


Exhibit 4

View from Apt #5

View Facing South
Sept. 1999



Prof

Exhibit 5

Sept 99
view from Apt #3



10/14
10/10. 6

Views from Oak Ave
facing South
Aug 2001



Exhibit 9

AUG 2001



Sept 1999

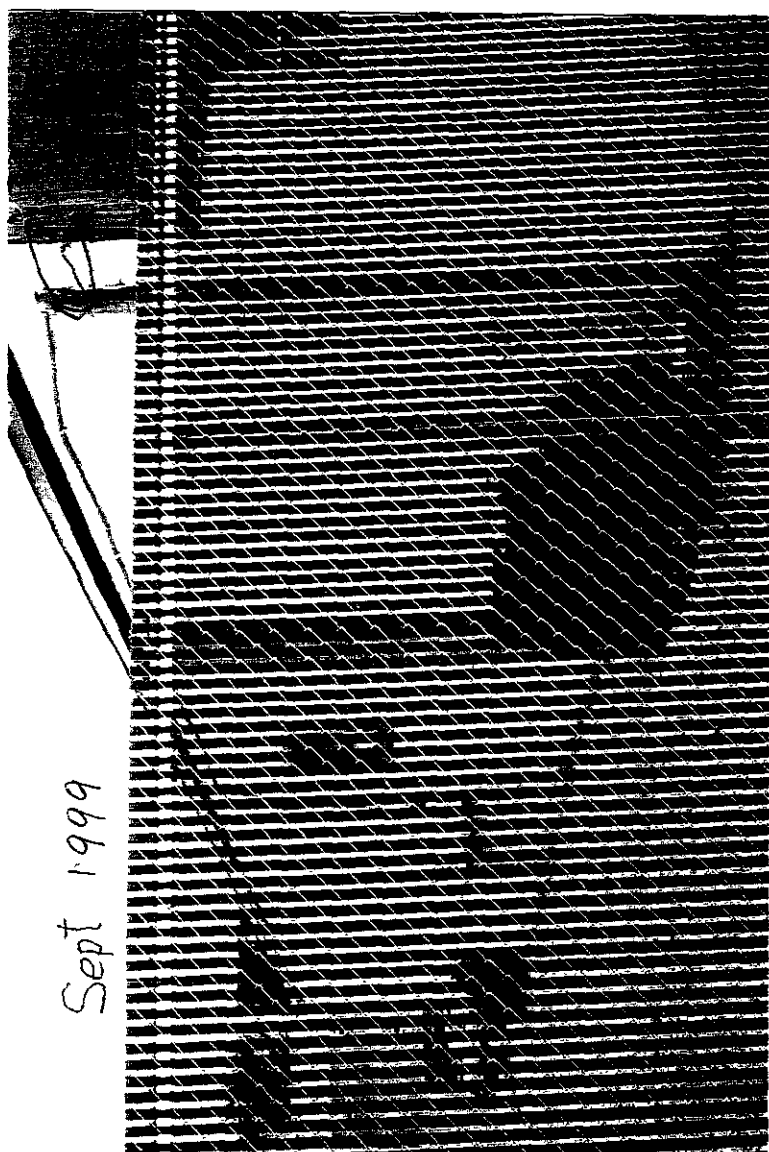
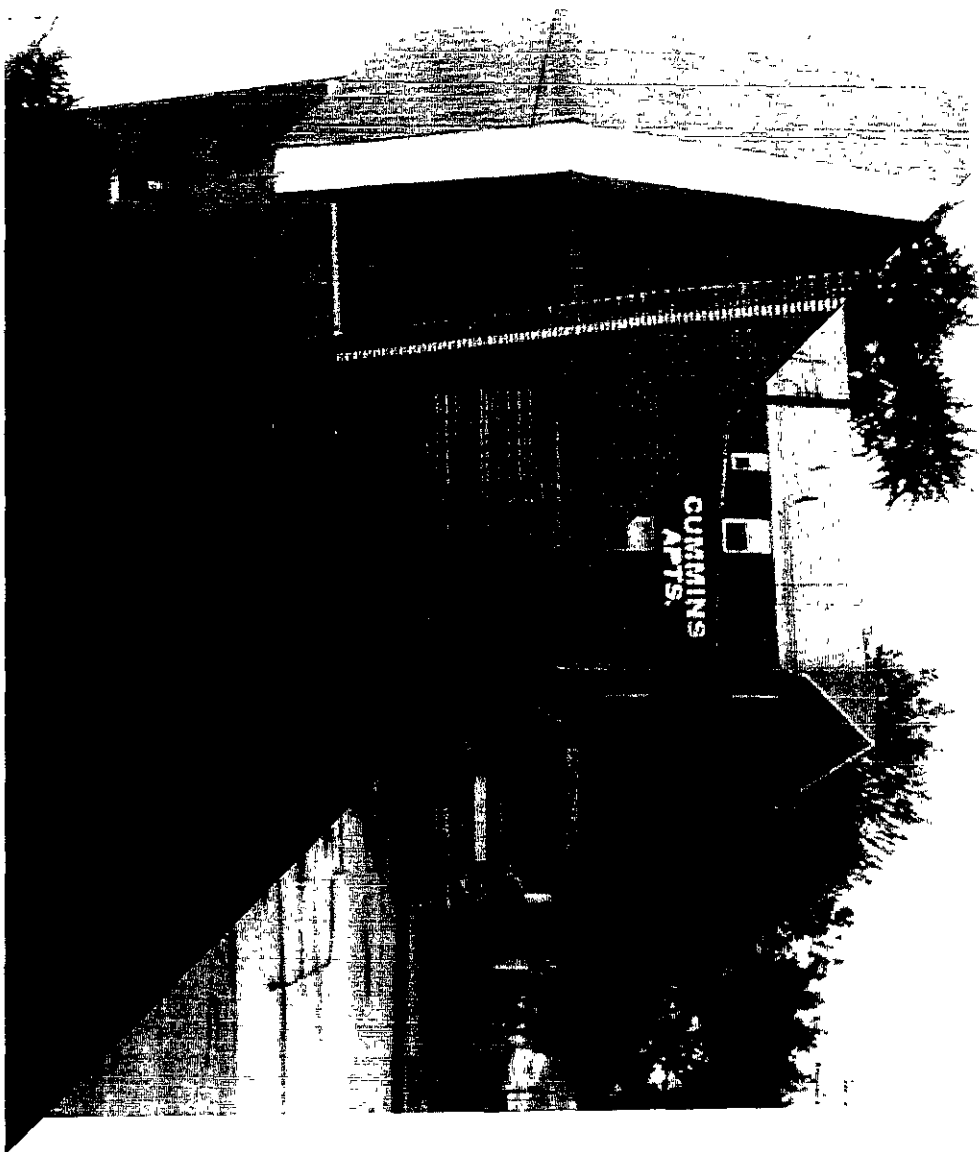


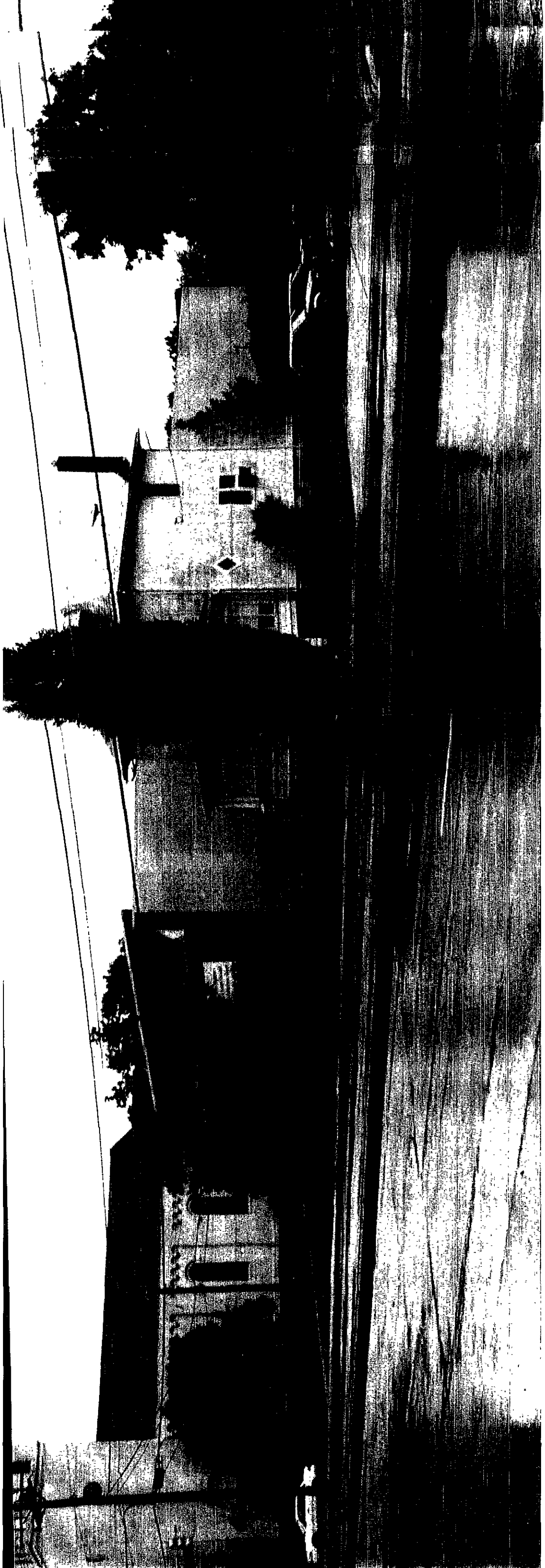
Exhibit 10

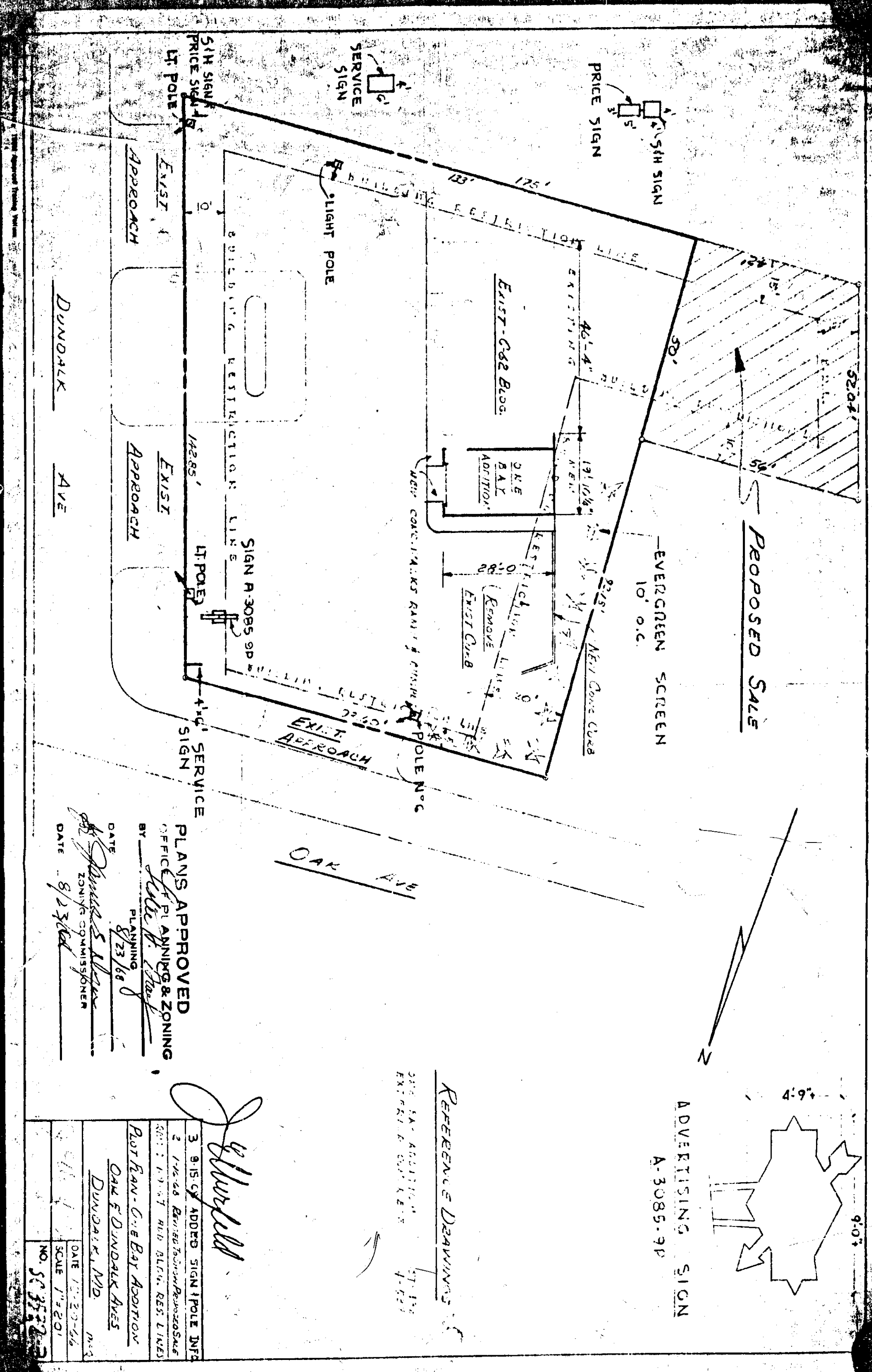


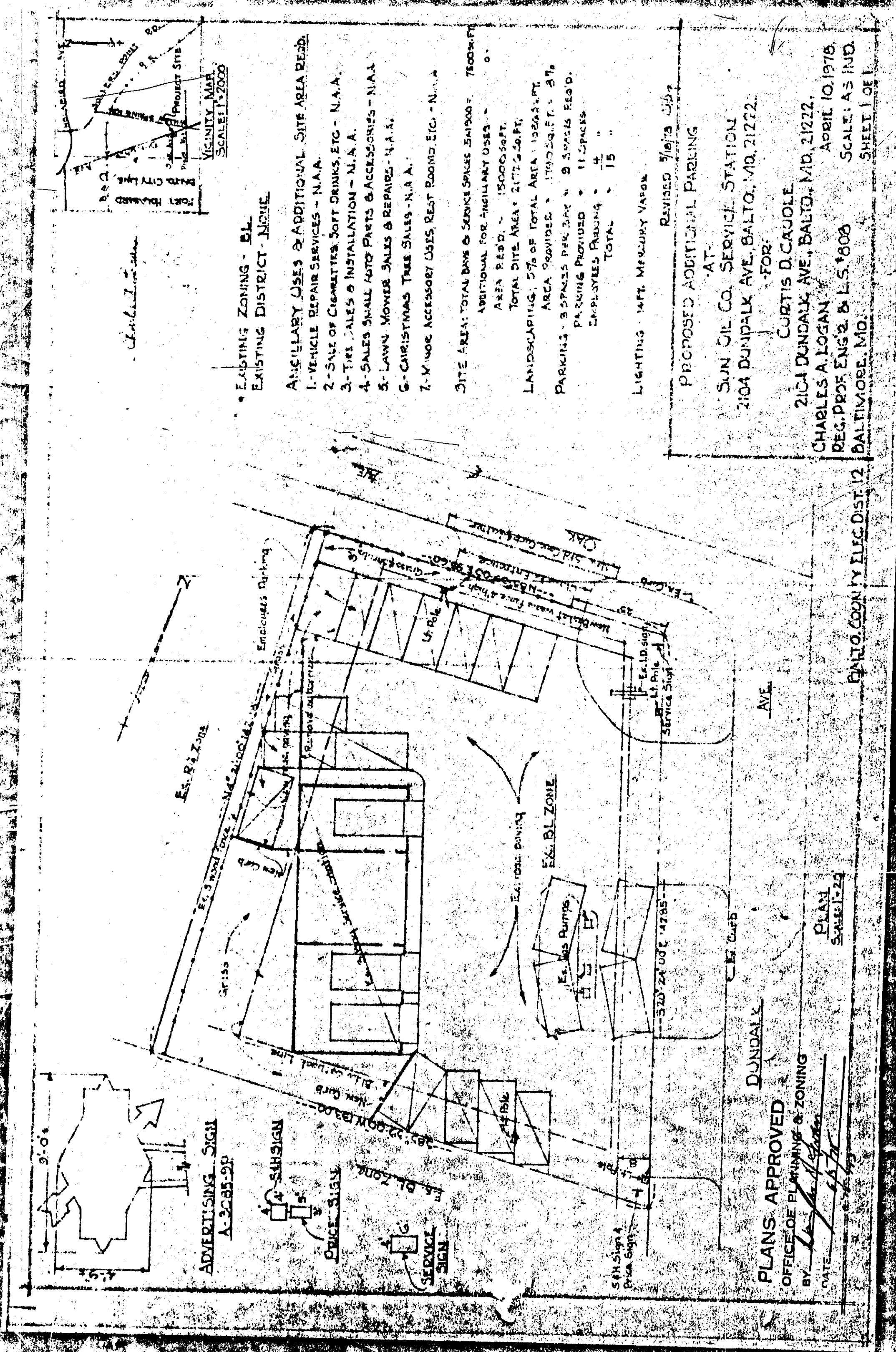
Sept 1999

Sept 99
New York City









EXISTING ZONING - E-1
EXISTING DISTRICT - M-1

ANCILLARY USES & ADDITIONAL SITE AREA REQS:
1. VEHICLE REPAIR SERVICES - N.A.A.
2. SALE OF CIGARETTES, SOFT DRINKS, ETC. - N.A.A.
3. TIRE SALES & INSTALLATION - N.A.A.
4. SALES OF SMALL AUTO PARTS & ACCESSORIES - N.A.A.
5. LAWN MOWER SALES & REPAIRS - N.A.A.
6. CHRISTMAS TREE SALES - N.A.A.
7. V. NO. ACCESSORY USES, REST ROOMS, ETC. - N.A.A.

SITE AREA: TOTAL BLDG. & SERVICE DRIVE IMPROV. - 10,000 S.F.
ADDITIONAL FOR FUTURE USES - 0
TOTAL SITE AREA: 20,000 S.F.

LANDSCAPING: 25% OF TOTAL AREA - 5,000 S.F.

PARKING: 8 SPACES PER 200 S.F. - 9 SPACES REQ'D.
PARKING PROVIDED - 11 SPACES
EMPLOYEE PARKING - 4
TOTAL - 15

LIGHTING - 14 FT. MERCURY VAPOR

PROPOSED ADDITIONAL PARKING
AT:
SUN OIL CO. SERVICE STATION
2104 DUNDALK AVE. BALTO., MD. 21222

FOR:
CURTIS D. CARROLL
2104 DUNDALK AVE. BALTO., MD. 21222
CHARLES A. LOGAN
REG. PROF. ENG. & LS. #808
BALTIMORE, MD.

APPROVED 10/10/76
SCALE: AS IND.
SHEET 1 OF 1



JUN 13 1976

