IN RE: PETITION FOR SPECIAL HEARING E/S Gwynn Oak Avenue, 550' S of the c/l Dogwood Road (1725 Gwynn Oak Avenue) 1st Election District 2nd Council District Jeffrey K. Jordan Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 00-423-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Jeffrey K. Jordan, through his attorney, Deborah C. Dopkin, Esquire. The Petitioner requests approval of an amendment to a previously approved site plan and Order issued in Case No. 96-333-SPH on April 15, 1996, and approval of a modified parking plan, pursuant to Section 409.12.B of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the plan prepared by Matis Warfield, Inc., Consulting Engineers, dated August 15, 2000 and contained in the case file.

Appearing at the requisite public hearing in support of the request were Jeffrey Jordan, property owner, his father, Earl B. Jordan, Joseph Larson of Spellman, Larson & Associates, who prepared the original site plan attached to the Petition, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. Howard L. Alderman, Jr., Esquire, appeared on behalf of Mr. & Mrs. Robert J. Kudikra, adjacent property owners.

The subject property is a triangular shaped parcel located on the east side of Gwynn Oak Avenue, just south of its intersection with Dogwood Road in Woodlawn. The property consists of a gross area of .48 acres, more or less, zoned B.L., and is the site of the business entity known as Jordan Auto Service. The site is improved with a rectangular shaped, one-story masonry building of 1,651 sq.ft., which contains three service bays and a reception area. A two-story

addition containing 1,061 sq.ft. in area has been added to the east side of the building. That addition contains two service bays and garage space on the first floor, and office space on the second floor. A one-story enclosed canopy has been added to the south side of the structure. This area consists of 1,344 sq.ft. in area and contains five service bays. The balance of the site contains areas for parking and storage as more particularly shown on the Matis Warfield, Inc. plan.

The zoning history of this property is of note. Originally, in prior Case No. 82-174-X, special exception relief was granted to a prior owner to allow a service garage use on the property on March 3, 1982. The Order issued in that case granted a special exception for that use, subject to a number of conditions. The matter next came before the undersigned Zoning Commissioner in Case No. 96-330-SPH. In that case, approval was granted to amend the previously approved site plan to reflect certain improvements that had been made to the property. The third zoning case for this property was Case No. 98-480-SPHA, which was heard by Deputy Zoning Commissioner Timothy M. Kotroco. In that case, special hearing relief was requested to approve certain amendments and modifications to the previously approved site plan. Deputy Commissioner Kotroco denied those Petitions on September 10, 1998. The Petitioner now comes before me seeking approval of a modified parking plan and an amendment to the Order issued in prior Case No. 96-330-SPH.

At the hearing on the instant case, which was held on May 24, 2000, testimony was received from Mr. Larson regarding the particulars of the site plan and the improvements that have been made to the subject property. Mr. Larson's testimony is fully set out in the record of this case. Also testifying was Jeffrey K. Jordan, property owner and Proprietor of the service garage. Mr. Jordan also described the improvements on the site and testified about the service garage operation. He indicated that the business is almost exclusively an auto repair shop with engine and transmission work. There is no body and/or fender work, or painting performed on the premises, and no sales of vehicles. The business employs approximately 10 – 12 individuals and is open from 8AM to 6PM, Monday through Friday, and one Saturday a month, from 8AM to 3PM.

Following the testimony of these two witnesses, the hearing was adjourned in that it became obvious that the site plan submitted might not accurately reflect conditions in the field. The Petitioner was directed to revise the plan as required so that it accurately depicted existing conditions on the site and any proposed improvements. Thereafter, the hearing would be reconvened for further proceedings, if deemed necessary.

Under cover of letter dated September 8, 2000, Counsel for the Petitioner resubmitted the site plan. That letter indicated that the revised plan reflects improvements to the site as they presently exist. The plan also includes proposed revisions to the existing parking layout and signage on the property, which when completed, would bring the property into compliance with the B.C.Z.R. It was indicated within that letter that the proposed modifications to the parking area and signage would be completed within sixty (60) days of an Order approving the instant Petition and revised site plan.

Counsel for Mr. & Mrs. Kudikra responded to that letter on November 7, 2000. That letter indicates that, provided all information shown on the revised plan met the applicable provisions of the B.C.Z.R., Mr. & Mrs. Kudikra did not object to an Order approving the as-built conditions without a further hearing. Counsel for these neighbors also requested that any Order issued incorporate a condition prohibiting the loading or unloading of vehicles within the paved portion of Gwynn Oak Avenue and that the parking of any commercial vehicles associated with the service garage use be on-site, only.

A response to this letter was received from Petitioner's Counsel on November 14, 2000. That letter indicates that since on-site parking is already required under the zoning regulations, such a condition as requested by Mr. & Mrs. Kudikra would be superfluous. As to the loading and unloading of vehicles, Counsel for the Petitioner indicated that employees load and unload vehicles on-site. However, it was recognized that deliveries of vehicles by other towing services may not be familiar with such a procedure and could not be reasonably expected to comply with same.

Lastly, a Zoning Advisory Committee (ZAC) comment has been received from the Zoning Review Division of the Department of Permits and Development Management (DPDM). That comment, dated August 14, 2000, requested certain information be added and clarified on the site plan. Under cover letter of October 12, 2000, Counsel for the Petitioner indicated that the requisite plans had been appropriately modified and completed as required by the Zoning Review Division.

Based upon the testimony and evidence offered, I find that it is not necessary to reconvene the hearing. In lieu thereof, I shall enter an Order approving the special hearing relief and the 7-page revised site plan prepared by Matis Warfield, Inc., dated September 7, 2000. Moreover, as represented by Petitioner's Counsel, I will require that the property owner make the necessary revisions/modifications in the field to the areas of parking and signage to bring the site into compliance with the approved site plan within sixty (60) days of the date of this Order. Moreover, although I appreciate the redundant nature of this restriction, in view of the history of this business, I will impose a condition that all vehicles associated with the business operation be loaded and unloaded on the premises. This restriction shall recognize that there are visiting towing companies who are not affiliated with this business and may therefore be unfamiliar with this restriction and thus, not comply. The Petitioner shall make every effort to inform its clients of same to insure that its regular clientele and customers appreciate and understand the nature of this restriction. All vehicles towed to and from the site shall be loaded/unloaded on the premises, only, and any vehicle driven to the site under its own power shall be stored/parked on-site, only.

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 12th day of December, 2000 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan and Order issued in Case No. 96-333-SPH on April 15, 1996, and approval of a modified parking plan, pursuant to Section 409.12.B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with the 7-page revised site plan

prepared by Matis Warfield, Inc., dated September 7, 2000, be and is hereby GRANTED, subject to the following restrictions:

1) The relief granted herein is subject to the thirty (30) day appeal period. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Within sixty (60) days of the date of this Order, the Petitioner shall make the necessary revisions/modifications in the field to the areas of parking and signage to bring the site into compliance with the approved site plan.

3) All vehicles towed to and from the site shall be loaded/unloaded on the premises, only, and any vehicle driven to the site under its own power shall be stored/parked on-site, only.

4) Petitioner shall comply with all Zoning Advisory Committee (ZAC) comments, including, but not limited to, the Zoning Review Division of the Department of Permits and Development Management (PDM), dated August 14, 2000, and the Department of Environmental Protection and Resource Management (DEPRM), dated April 25, 2000, copies of which are attached hereto and made a part hereof.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/12/00
By

Baltimore County
Zoning Commissioner

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

December 13, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S Gwynn Oak Avenue, 550' S of the c/l Dogwood Road
(1725 Gwynn Oak Avenue)
1st Election District – 2nd Council District
Jeffrey K. Jordan - Petitioner
Case No. 00-423-SPH

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jeffrey K. Jordan
1725 Gwynn Oak Avenue, Baltimore, Md. 21207
Howard L. Alderman, Jr., Esquire
Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, Md. 21204
DEPRM; DPDM; People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1725 Gwynn Oak 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the amendment to a previously approved Site Plan approved by Order dated April 15, 1996, Case No. 96-3330-SPH and to approve a modified parking plan in accordance with Section 409.12.B of the BCZR.

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

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

Contract Purchaser/Lessee:

DNA
Name - Type or Print
DNA
Signature
DNA
Address — Telephone No.
DNA
City — State — Zip Code

Legal Owner(s):

Jeffrey K. Jordan
Name - Type or Print
Jeffrey K. Jordan
Signature
DNA
Name - Type or Print
DNA
Signature
1725 Gwynn Oak Avenue — 265-6662
Address — Telephone No.
Baltimore — Md — 21207
City — State — Zip Code

Attorney For Petitioner:

Deborah C. Dopkin
Name - Type or Print
Deborah C. Dopkin
Signature
Deborah C. Dopkin, Esq. PA
Company
404 Washington Ave — 410 494-8080
Address — Telephone No.
Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Spellman, Larson & Assoc.
Joseph L. Larson
Name
105 W. Chesapeake Avenue — 410-337-7119 eve, 410-823-3535 day
Address — Telephone No.
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING June 5 → 9

Reviewed By BK Date 4/6/00

Case No. 00-423-SPH

ORDER RECEIVED
DATE 4/6/00
BY 9/15/98

SPELLMAN, LARSON
& ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

DESCRIPTION FOR ZONING NO. 1725 GWYNN OAK AVENUE, 1ST DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Gwynn Oak Avenue, 70 feet wide, at the distance of 550 feet more or less, measured southerly along the east side of Gwynn Oak Avenue from the center line of Dogwood Road and running thence and binding on the east side of Gwynn Oak Road southwesterly by a curve to the left with a radius of 600.00 feet the distance of 200.00 feet (the chord of the arc bears south 09 Degrees 40 Minutes 34 Seconds west 199.07 feet thence leaving the east side of Gwynn Oak Avenue and running north 51 Degrees 51 Minutes 29 Seconds east 296.28 feet and north 86 Degrees 12 Minutes 02 Seconds west 200.00 feet to the place of beginning.

Containing 0.48 acres of land, more or less.

04/03/00

STATE OF MARYLAND
ROBERT E. SPELLMAN
No. 15030
REGISTERED
PROFESSIONAL LAND SURVEYOR

00-423-SPH

#423

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080823

DATE [illegible] ACCOUNT [illegible]

AMOUNT $ 250.00

RECEIVED FROM: [illegible]

FOR: [illegible]

00-423-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

[illegible]

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: #00-423-SPH
1725 Gwynn Oak Avenue
E/S Gwynn Oak Avenue, 550' of centerline Dogwood Road
1st Election District
2nd Councilmanic District
Legal Owner(s):
Jeffrey K. Jordan
Special Hearing: to approve an amendment to zoning case number 96-330-SPH.
Hearing: Wednesday, May 24, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.
JT/5/633 May 9 C389717

CERTIFICATE OF PUBLICATION

TOWSON, MD, 5/11, 2000

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 5/9, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING [redacted]

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: #00-439-A
8603 Manorfield Road
E/S Manorfield Road, 135' +/- N of centerline Manor Road
11th Election District -- 6th Councilmanic District
Legal Owner(s): Christine Carnahan
Variance: to permit a shed in the front and side yards within 8 inches of the side property line and 16 feet from the front property line in lieu of the required rear yard and a 2.5-foot side yard setback.
Hearing: Wednesday, May 31, 2000 at 2:00 p.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.
JT/5/701 May 16 C391769

CERTIFICATE OF PUBLICATION

TOWSON, MD, 5/18/, 2000

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 5/16/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-423 SPH

Petitioner/Developer: JORDAN, ET AL
D. DOPKIN, ESQ. – J. LARSON

Date of Hearing/Closing: 5/24/00

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 #1725 GWYNN OAK AVE.

The sign(s) were posted on 5/1/00
(Month, Day, Year)

Sincerely,

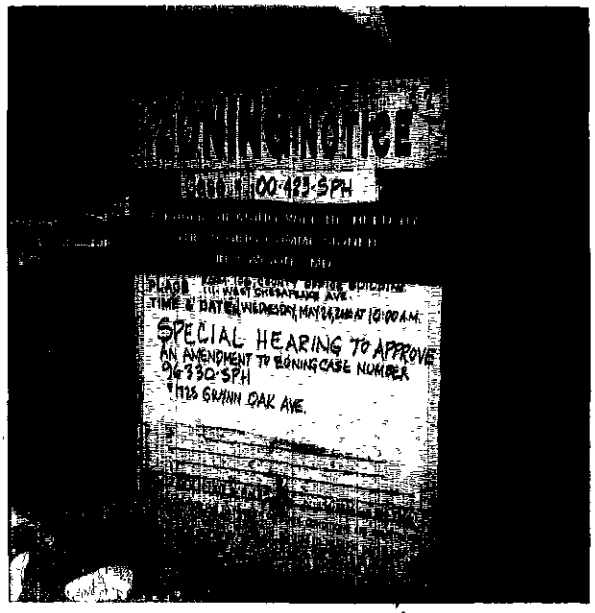
5/2/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



00-423 SPH
#1725 GWYNN OAK AVE.
JORDAN
P-5/8/00 H: 5/24/00

RE: PETITION FOR SPECIAL HEARING 1725 Gwynn Oak Avenue, E/S Gwynn Oak Ave, 550' S of c/l Dogwood Rd 1st Election District, 2nd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Jeffrey K. Jordan Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-423-SPH

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

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

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

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

April 27, 2000

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: 00-423-SPH
1725 Gwynn Oak Avenue
E/S Gwynn Oak Avenue, 550' S of centerline Dogwood Road
1st Election District – 2nd Councilmanic District
Legal Owner: Jeffrey K. Jordan

Special Hearing to approve an amendment to zoning case number 96-330-SPH.

HEARING: Wednesday, May 24, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon
Director

C: Deborah Dopkin, Esquire, 409 Washington Avenue, Towson 21204
Jeffrey Jordan, 1725 Gwynn Oak Avenue, Baltimore 21207
Spellman Larson & Associates, 105 W. Chesapeake Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 9, 2000.**
(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, May 9, 2000 Issue – Jeffersonian

Please forward billing to:
Jeffrey K. Jordan 41-265-6662
1725 Gwynn Oak Avenue
Baltimore, MD 21207

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: 00-423-SPH
1725 Gwynn Oak Avenue
E/S Gwynn Oak Avenue, 550' S of centerline Dogwood Road
1st Election District – 2nd Councilmanic District
Legal Owner: Jeffrey K. Jordan

Special Hearing to approve an amendment to zoning case number 96-330-SPH.

HEARING: Wednesday, May 24, 2000 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

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: 00-423-SPH

Petitioner: Jeffrey K. Jordan

Address or Location: 1725 Gwynn Oak Ave
Baltimore, Md 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same as above

Address:

Telephone Number: 410-265-6662

Revised 2/20/98 - SCJ

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

May 19, 2000

Attorney Deborah C. Dopkin
409 Washington Avenue
Towson MD 21204

Dear Attorney Dopkin:

RE: Case Number 00-423-SPH , 1725 Gwynn Oak Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Baltimore County
Fire Department

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

April 18, 2000

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 **APRIL 17, 2000**

ITEM NO.: 416, 423, 424,

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 HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley /MS

RECEIVED MAY 0 8 2000

DATE: April 25, 2000

SUBJECT: Zoning Item #423
Jordan Auto Service

Zoning Advisory Committee Meeting of April 17, 2000

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

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Paul Dennis Date: April 20, 2000

Baltimore County, Maryland
Inter-Office Correspondence

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: John Sullivan, Jr. Planner II
Jeffrey Perlow, Planner II
Zoning Review Division

RE: Jordan Auto Service
Case # 00-423-SPH
(1725 Gwynn Oak Avenue)

DATE: August 14, 2000

In response to the site plan accompanying a September 8, 2000 letter addressed to you and carbon copied to the Dept. of Permits and Development Management from Deborah Dopkin, esquire (regarding the above captioned hearing case), we felt it was appropriate to provide the following comments:

1. Building Permit #326538 refers to enclosing an "existing canopy" on front of garage. Provide permit # for this "existing canopy".

2. Need verification of "enclosed canopy" (formally the "existing canopy") not being in the flood plain or information on "granted permission."

3. Label front orientation of all buildings.

4. Label the "storage area" as being for undamaged/operable motor vehicles only. If damaged/disabled vehicles are stored in the future, must provide 8' high screening and durable/dustless surface.

5. Six parking spaces along Gwynn Oak Avenue are unacceptable (aisle width for same is deficient).

6. Ingress and Egress to parking spaces in the bays is unacceptable (traffic circulation through a storage area).

7. Two (2) parallel parking spaces along Gwynn Oak Avenue block gate access to "storage area".

8. Number all 17 parking spaces (inside the bays and outside).

9. Label all employees parking spaces.

10. Contact Avery Harden, landscape architect for the Dept of Permits and Development Management for any required landscaping.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2000

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

APR 2 8

SUBJECT: Zoning Advisory Petition(s): **Case 423**

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: _____

Section Chief: _____

AFK/JL:MAC

A \nocomment.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.17.00

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

RE: Baltimore County
Item No. 423 BR

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,

L. J. Gredlein

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
Zoning Commissioner

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

June 6, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
E/S Gwynn Oak Avenue, 550' S of the c/l Dogwood Road
(1725 Gwynn Oak Avenue)
1st Election District – 2nd Councilmanic District
Jeffrey K. Jordan – Petitioner
Case No. 00-423-SPH

Dear Ms. Dopkin:

Pursuant to our telephone conversation this date, this letter is to confirm that a decision in the above-captioned matter shall be held in abeyance until such time as a new site plan has been prepared and submitted. If upon receipt of such revised plan it is determined that a continued hearing is necessary, you will be notified accordingly.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jeffrey K. Jordan
1725 Gwynn Oak Avenue, Baltimore, Md. 21207
Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue, Suite 113, Towson, Md. 21204
Case File

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE, 8TH FLOOR
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4525
410-321-0600
TELECOPIER 410-296-2801

November 7, 2000

The Honorable Lawrence E. Schmidt,
Zoning Commissioner for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: 1725 Gwynn Oak Avenue
Case No. 00-423-SPH

Dear Mr. Schmidt:

I have reviewed with my client a copy of the materials that Ms. Dopkin transmitted to you under cover of her letter dated October 12, 2000. I have no knowledge of any zoning comments, which Ms. Dopkin indicates were dated August 14, 2000, or any discussions that she had with any representatives of Baltimore County.

However, the position of my client, Mr. Robert Kudirka, relative to the plans as submitted and the relief requested is as follows:

1. Provided that you find that all information shown on the plans, including without limitation the location and size of all signs and all improvements, meet the Baltimore County zoning regulations, except as may have been modified previously by non-appealable zoning relief, the site plan which purports to be a representation of "as-built" conditions, can be approved without a further hearing.

2. I am enclosing with this letter a copy of a photograph taken by my client showing the existing problem relative to traffic that exists with the operation at 1725 Gwynn Oak Avenue. Specifically, vehicles associated with that operation often park in front of the business location, load and unload vehicles in the public street, thereby creating an undesirable traffic situation on this curved portion of Gwynn Oak Avenue. Therefore, we would request that you condition any approval, said condition prohibiting the loading and unloading of vehicles within the paved portion of Gwynn Oak Avenue and that the parking of any commercial vehicles associated with 1725 Gwynn Oak Avenue be required on-site.

My client has authorized me to indicate his concurrence, subject to the conditions and qualifications stated herein, for the special hearing relief sought, with the express understanding that any future modification of improvements on the subject property be subject to subsequent, public

zoning hearings. Other than concurring with the site plan and drawings as submitted, as conditioned and qualified herein, my client reserves any and all rights as an adjoining property owner for future issues that may arise.

Thank you for the opportunity to review the plans, irrespective of the fact that there were no zoning comments associated with them. Again, providing that you find that the materials, as submitted, comply with all applicable law and regulation, except as may have been varianced previously, my client does not see the necessity of re-convening the hearing on the above-referenced case.

Should you need additional information or desire further clarification of the position of my client, as always, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HLA/pal
Enclosure
cc/enc: Mr. Robert Kudirka
Deborah C. Dopkin, Esquire
U:\hla\schmidt-l.ltr-9870-1.wpd

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204

TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

SEP - 8

DEBORAH C DOPKIN

September 8, 2000

VIA HAND DELIVERY

Lawrence E. Schmidt, Esquire
Zoning Commissioner
for Baltimore County
Circuit Court for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: Jordan Auto Service
Case No. 00-423-SPH

Dear Mr. Schmidt:

Please find transmitted herewith a plan prepared by Matis Warfield, Inc. to accompany Petition for Special Hearing in the above captioned case Please note that the plan reflects the improvements on the site as built. The site plan also includes proposed revisions to the parking layout and signs on the property that, when completed, will bring the site into conformity with the Baltimore County Zoning Regulations. Also enclosed are computer generated detail drawings showing existing and proposed signs that, when completed, will bring the signs on the site into compliance.

Jordan Auto Service has represented to me that the revisions to the parking and signs will be completed within sixty days of an order approving the petition and plans.

We appreciate your holding the matter in abeyance for as long as you have, since it has taken more time than I anticipated to secure an engineer, and produce the site plan, sign analysis and proposed changes to bring the site into full compliance.

As was discussed at the original hearing, by copy of this letter, I am sending Howard Alderman, copies of all the documents which are attached hereto.

Thank you for your patience and consideration in this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Howard Alderman, Esquire (w/encl.)
Jordan Auto Services, Inc. (w/encl.)
Mr. Jeff Perlow (w/encl.)

C:\docs\KMC\DCD\Letters\Schmidt Lawrence2.wpd

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204

TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

DEBORAH C. DOPKIN

October 12, 2000

12

Lawrence E. Schmidt, Esquire
Zoning Commissioner
for Baltimore County
Circuit Court for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: 1725 Gwynn Oak Avenue
Case No. 00-423-SPH

Dear Mr. Schmidt:

On Tuesday, October 3, 2000, Steve Warfield, Marc DiGrigoli and I met with John Lewis and Jeff Perlow to review the zoning comments dated August 14, 2000 with respect to the plans I previously submitted to you in this case.

As a result of that meeting, certain of the items raised in that memo were resolved and removed from the list (specifically items 1, 2, 7 and 9). The other comments have been addressed in the attached modified plan. I hope that with this submission, the case can be concluded. I would appreciate your advising me on how you wish to proceed and if you would like us to provide revised plans to any other individuals or agencies beyond those noted below.

Thank you for your patience in this matter. I look forward to hearing from you.

Very truly yours,

Deborah C. Dopkin

DCD/kmc
cc: Mr. Jeffrey Perlow (w/encl.)
Howard L. Alderman, Jr., Esquire (w/encl.)
Mr. Jeffrey K. Jordan (w/encl.)
Mr. John Lewis (w/encl.)
Mr. Steve Warfield (w/o encl.)

C:\docs\KMC\DCD\Letters\Schmidt Lawrence4-Jordan.wpd

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204

TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail dbdop@erols.com

DEBORAH C. DOPKIN

November 14, 2000

Lawrence E. Schmidt, Esquire
Zoning Commissioner
for Baltimore County
Circuit Court for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: Jordan Auto Service
1725 Gwynn Oak Avenue
Case No. 00-423-SPH

Dear Mr. Schmidt:

I am in receipt of Mr. Alderman's letter of November 7, 2000 to you.

Mr. Alderman requested that any approval you may grant include a condition that there be no loading and unloading of vehicles within the paved portion of Gwynn Oak Avenue and that the parking of any commercial vehicles associated with 1725 Gwynn Oak Avenue be required on site. I offer the following comments:

1. Since onsite parking is already required under the Zoning Regulations, I see no need to add the requested language.

2. With respect to loading and unloading of vehicles, the drivers of Jordan's tow trucks and employees of Jordan's Auto Service are currently (and will continue to be) instructed to load and unload on the site. However, there are deliveries by other towing services. Though Jordan's tries in every instance to see that those services follow the procedures used by Jordan's own drivers and vehicles, we cannot guarantee that parties <u>not</u> under Jordan's supervision and control will do so.

I hope you take this into consideration and not impose a condition that cannot be effectively enforced by the Petitioner.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

cc: Howard L. Alderman, Jr., Esquire
Mr. Jeffrey K. Jordan

C:\docs\KMC\DCD\Letters\Schmidt Lawrence2-Jordan.wpd

Matis Wakfield
consulting engineers

10540 york road • suite m
hunt valley, maryland 21030
phone 410-683-7004
410-683-1798

Transmittal

SEP 12

To: Zoning Commissioner
Lawrence E. Schmidt
401 Bosley Ave., Room ~~407~~ 405
Towson, MD 21204
Attn: Zoning Commissioner Schmidt

Date: September 12, 2000
Re: Jordan Auto

mwi 2000-55

We are:
- ☐ Forwarding
- ☒ Herewith
- ☐ Submitting
- ☐ Under separate cover
- ☐ Returning

Number	Item
1	2 Copies of Zoning Plan
7	2 Copies of Plans to Accompany Petition for Special Hearing

- ☒ For your use
- ☐ For your review
- ☐ For processing
- ☐ Approval requested
- ☐ Meeting requested
- ☐ As requested
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ Please return to this office
- ☐ Please call when ready

Remarks: These plans are to replace the same plans received by your office September 8, 2000 from the Law Office of Deborah Dopkin. The engineers seal has been placed on these plans.

cc:

By: Marc A. DiGrigoli, E.I.T.

Bal[redacted]unty
Depar[redacted]f Permits and
Development Management

Code Ins[redacted]tions and Enforcement
County [redacted]ding
111 West Ches[redacted]peake Avenue
Towson, Maryland 21204

Code Enforcement: 410- 887-3351, Extension 7290
Building Inspection: 410-887-3953
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)

Citation/Case No. 97-9692

Name (s) JEFFREY K. JORDON t/a JORDAN AUTO SERVI

Address 1725 GWYNN OAK AVE, BALTIMORE, MD 2120

Owner ☒ Occupant ☐ Related Citations

Location and Date (s) of Violation: 1725 GWYNN OAK AVENUE

10/21/98; 12/3/98; 3/24/99

Vehicle License No.: Vehicle ID:

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS (CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

§ 1B01(DR)	§ 1A01(RC2)	§ 1A02(RC3)	§ 1A03(RC4)	§ 1A04(RC5)
§ 200(RAE)	§ 202(ROA)	§ 204(RO)	§ 205(OR1)	§ 206(OR2)
§ 207(O3)	§ 210(SE)	§ 216(BMM)	§ 221(BMB)	§ 229(CB)(BLR)
§ 230(BL)	§ 233(BM)	§ 236(BR)	§ 240(MR)	§ 247(MLR)
§ 253(ML)	§ 256(MH)			

1) STORAGE OF FREIGHT, SHIPPING CONTAINERS (CLASS II TRUCKING FACILITY)
2) DISMANTLING/STORAGE OF MOTOR VEHICLE PARTS (JUNK YARD)
3) NON-COMPLIANCE WITH APPROVED SITE PLAN
4)
5)
6)
7)
8)

(Unless otherwise noted, all references are to zoning regulations.)

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND DIRECTIONS

AGENCY

NOTICE TO DEFENDANT

1) Pursuant to Section 1-8, Baltimore County Code, a penalty has been assessed as a result c the violation cited herein in the amount indicated:

$ 1,800.00

If you do not contest this citation, you must pay this penalty by check or money order, payable to th director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to:

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

2) If you contest this citation or proposed assessment of penalty, you must file a written request fc a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date c service of this citation. A quasi-judicial hearing has been pre-scheduled for:

Tuesday, May 11, 1999 @ 9:00 A.M.
Room 116, County Office Building

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explainin the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found i violation.

3) This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if yo fail to request the hearing in writing within the time required. Failure to contest the citation c proposed assessment of penalty, if any, by either not paying the penalty or by not requesting th quasi-judicial hearing, shall result in the citation and its penalty becoming a non-appealable, fina order of the code official. Failure to appear at the requested hearing will also result in the citation an civil penalty becoming a non-appealable, final order of the code official

4) If you are the owner of the property, failure to pay the assessed penalty shall constitute a lie on the property and shall be collectible in the same manner and to the same extent as real estat taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action fc enforcement, including civil contempt, which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge information, and belief.

3/26/99 — Jeffrey Perlow

Date — Inspector's Signature

Citation must be served by: April 10, 1999

Detach and send the completed form below to:

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Citation Number: 97-9692

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

Date — Defendant (Please Print Your Name and Sign)

Address

Case Number 00-423-SPH

PLEASE *PRINT* LEGIBLY

CITIZEN'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Howard L. Alderman Jr. Esq on behalf of M/M Robert J. Kuderca	305 W. Chesapeake Ave Suite 113	Towson MD	21204

Revised 4/17/00

Case Number 00-423-SPH

PLEASE *PRINT* LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Deborah Dopkin	409 WASHINGTON AVE	TOWSON MD	21204
JOSEPH LARSON	105 W. Chesapeake Ave	Towson, Md	21204
JEFFREY JORDAN	1725 GWYNN OAK AVE	TOWSON MD	21207
EARL B. JORDAN	1725 GWYNN OAK AVE.	BALTO, MD	21207

Revised 4/17/00

Citizens
NOI

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

00-423-SPH

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 14, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT:

Item No.:	00-423
Legal Owner/Petitioner:	Jeffrey K. Jordan
Contract Purchaser:	n/a
Property Address:	1725 Gwynn Oak Ave., Balto., MD 21207
Location Description:	ES Gwynn Oak Ave., 816' S of Dogwood

VIOLATION INFORMATION: Case No.: 97-9692
Defendants: Jeffrey K. Jordan t/a Jordan Auto Service

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Councilman Kamenetz	M.S. 2201
Robert J. Kudirka	2910 Ebbwood Dr., Ellicott City, MD 21042
Howard L. Alderman,Jr., Esquire	305 W. Chesapeake Ave., Ste 113 Balto. MD 21204

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☑ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☑ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☑ 8. Photographs including dates taken
- ☑ 9. Correction Notice/Code Violation Notice
- ☑ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☑ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/mc
cc: Jeff Perlow, Code Enforcement Officer

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension 7290
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE BALTIMORE COUNTY CODE, ZONING, OR OTHER CODES, REGULATIONS, AND POLICIES AS INDICATED BELOW:

Violation Notice No. 111436

Case No.: 97-9692

Election District 1 Permit No.

Name (s) Jeffrey K. Jordan t/a Jordan Auto Service

Address 1725 Gwynn Oak Ave., Baltimore, MD 21207

Location of Violation (if different than address) Same

Vehicle License No.: Vehicle ID:

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:
§§ 26-121-(a)
§§

Zoning Regulations:
§§ 101-"Class II Trucking Facility", "Ju
§§ Yard"; 102.1; 230; 405A; 500

Building Code (BOCA):
§§
§§

Livability Code (18-66):
§§
§§

Investment Property Act (7-66):
§§

Electrical Code (NEC):
§§ PEX 1

Plumbing Code (NSPC):
§§

Dwelling (CABO):
§§

Other: §§ ZCPM-500.9

COMMENTS OR OTHER VIOLATIONS:

1) Freight Storage Containers in rear. Remove from property.
2) Storage/Dismantling of Automotive Parts. Remove from proper
3) Non-Compliance with Approved Site Plan. Obtain approval for a Revised Commercial Site Plan Indicating Current and Proposed Uses, including parking arrangement and calculations. If storage damaged/disabled vehicles is proposed, then comply with BCZR 405-

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE 11/26/98 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 10/26/98 INSPECTOR: Jeffrey Perlow
JEFFREY PERLOW

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

DATE ISSUED: INSPECTOR:

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE. PLEASE READ CAREFULLY.

AGENCY

CODE ENFORCEMENT REPORT

DATE: 10, 15, 98 INTAKE BY: JP CASE #: 97-9692 INSPEC: JP

COMPLAINT LOCATION: 1725 Gwynnoak Ave.
Balto, MD ZIP CODE: 21207 DIST: 1

COMPLAINANT NAME: Timothy M. Kotroco PHONE #: (H) (W) 396-4386

ADDRESS: Deputy Zoning Commissioner ZIP CODE:

PROBLEM: Non Compliance with Order/Site Plan
Storage Containers, Junk Yard, 8' high screening

OWNER/TENANT INFORMATION: Jeffrey K. Jordan 265-6662
Carl Jordan (Father) 443-250-8249 (Cell Phone Pager #)

TAX ACCOUNT #: 0103330100 ZONING:

INSPECTION: 10/21/98 - Inspected property and spoke with defendants. Canopy overhang built in 1983 per Jeffrey Jordan. Discussed case with Rich Wisnom who will make a decision regarding canopy enclosure and site plan revision

REINSPECTION:
10/23/98 - Spoke to Joe Larson (returned his call at 833-3535 and discussed what needed to be done. Told him removal of storage containers, junk yard installation of 8' screened fence (if needed), and revised site plan. Told him I would let him know Rich Wisnom's decision regarding canopy. Rich decided to let canopy and canopy enclosure to remain due to defendant obtaining building permits. 10/26/98 - Correction Notice issued for other violations

REINSPECTION:
11/25/98 - Met with J.T. and we decided to reinspect site for compliance with new "as built" site plan.

12/3/98 @ 2:30 - Met both Jordan's at the site and we reviewed the entire site plan "as built". She may incorporate problem with storage containers/car parts in their refiling of petition. They will send extension request in one week at latest after talking with Joe Larson

- Continued from Page 1

CODE ENFORCEMENT REPORT

RE-INSPECTION SHEET CONTINUED

DATE: 12/17/98 – Received Ext. Request from Property owners to. Joe Larson asked if they could have 30 days and I said that was fine. Told Larson to submit revised plan to zoning before he gave to me. Ext. granted until January 18, 1999

DATE: 12/23/98 @ 10:00 – Spoke to Joe Merry who said he needs 10 feet setbacks from County Right-of-Way or obtain variance or move fence back. Left message with Joe Larson

DATE: 12/29/98 @ 9:40 – Spoke to Joe Larson who asked for response from us stating that plan agrees with existing conditions, but does not agree with BCZR. Told Joe Larson that I granted ext. until Jan 18, 1999

DATE: 1/6/99 @ 9:00 – Spoke to Joe Larson who will get me copy of letter confirming our conversation of 12/29/98

1/7/99 – Received Joe Larson's letter

1/20/99 – Mailed letter to Joe Larson, engineer Non-Resp – up date of 2/20/99

2/3/99 – Left message for Joe Larson to call before I reinspect the Property.

DATE: 3/4/99 – Called Joe Larson's office who asked us to hold off on reinspection for a day because he is going to meet with them tomorrow. Joe will call me back.

3/16/99 – Called Joe Larson who will get back to me in 2 days to get update from client.

CODE ENFORCEMENT REPORT
RE-INSPECTION SHEET CONTINUED

DATE: 3/24/99 @ 9:20 A.M. – 2 storage container units in rear, 12 or so car engines, transmissions, car tires, car hood, other car parts.

3/25/99 @ 8:49 – Spoke to Joe Larson and explained that we have to do citation because all the extensions have been exhausted.

DATE: 3/26/99 – Received call from Earl Jordan (father of defendent) who explain their attempts to comply with the law. I explained what he needed to do now that his son has received a "citation". Told Mr. Jordon to keep in touch about his progress.

DATE: 4/6/99 – Returned Earl Jordan's call at 265-6662. (He indicated in message that items #2 & 3 corrected.) I left message for him to return my call @ 8:00 tomorrow.

4/7/99 @ 9:27 – Left message in voice mail for Mr. Earl Jordan to call back. Also left message with his office.

DATE: Spoke to Earl Jordon and explained that item #3 will not be dismissed until he receives approval for revised site plan from zoning review or zoning commissioner through public hearing which allows the current parking arrangements in front of property. He will be at May 11th hearing and ask for postponment on item #3 before hearing officer.

DATE: 4/7/99 @ 11:37 – Storage Container Units Removed (Item #1) Item 2 still in violation due to car engine; car transmission; 2 tires; car hood; untagged Ford pick-up with large scrap steel, gas tank, car engine, exhaust pipes/mufflers in bed of the truck. Item #3 still in violation (site plan)

CODE ENFORCEMENT REPORT

RE-INSPECTION SHEET CONTINUED

DATE: 5/10/99 @ 2:20 — 6 Photos taken. Items 2&3 remain. Item 1 corrected.

5/11/99 @ 9:00 — Hearing held before Code Official Stanley Schafer. Awaiting Final Order.

8/26/99 — Final Order Issued giving defendants until 10/1/99 to comply.

DATE: 9/15/99 — Received request for extension from Joe Larson of Hellman, Larson & Associates for item #3 on the citation. Extension granted for item #3 of the citation until December 1, 1999 to receive DRC approval and Z.C. approval

9/24/99 — Mark Sawel / Donna Thompson conducted

DATE: re-inspection of property to see if compliance with items #1 and 2 of the citation. Item #3 was granted an extension. Sawel/Thompson saw old pick-up truck full of tires, auto parts, old junk; No 8' screening. New

DATE: pop-up date of 12/1/99.

12/20/99 @ 2:30 — White front end truck body, tires, no 8' screening of junk. No revised site plan

12/27/99 @ 10:15 — Spoke to Joe Larson who will send an ext request letter stating that green slats will be installed in fence immediately and that he needs

DATE: additional time to complete the other work. He will FAX this ext request to my attention.

1/21/2000 08:15 — Called Joe Larson again for copy of extension request letter. He will send a duplicate copy.

2/11/2000 @ 10:00 — Left message for Joe Larson. RSW wants me to place back in before Stanley Schafer if not done by 3/1/2000

RE-INSPECTION SHEET CONTINUED

ATE:
New Pop-Up date of 3/1/2000.
3/6/2000 @ 4:00 – Spoke to Joe Larson who asked if I would hold off til tomorrow before bringing the hearing back before Stanley Schapiro
3/14/2000 @ 11:10 – Property still in violation of Approved site plan. Set back in before Stanley Schapiro

ATE:
3/27/2000 – Joe Larson, surveyor, called (410) 823-3535 and explained that he will have seperate petition filed for special hearing to address the "as built" site plan issue and then a second hearing for the proposed addition which is currently being reviewed by DRC.

ATE:
Inspection revealed same status as 3/14/2000 inspection. Pop-Up 3/30/2000 for new hearing.
4/13/00 – Inter-Office Memo sent to Carl Richards to place in public hearing file. Violation case rescheduled for July 11, 2000 @ 9:00 A.M. after the resolution of public hearing

ATE:
(New Pop-Up Date of 7/11/2000)

ATE:

3763SS1 V3R2M0 960517 S1019666 10/23/98 15:20:09

Display Device . . . . . : DSP297
User . . . . . : ZA020

AS1001F

DATE: 10/23/98 ASSESSMENT TAXPAYER SERVICE
TIME: 15:23:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	FM DATE
01 03 330100	01	3-3	20-00	N	NO		09/16/98

JORDAN JEFFREY K

DESC-1.. IMPS,480 AC ES GWYNN OA
DESC-2.. 816 S CENTER OF DOGWOO
PREMISE. 01725 GWYN OAK AVE 00000-0000

T/A JORDAN AUTO SERVICE
1725 GWYNN OAK AVE
BALTIMORE MD 21207-5280 FORMER OWNER: TAPMAN NEIL E

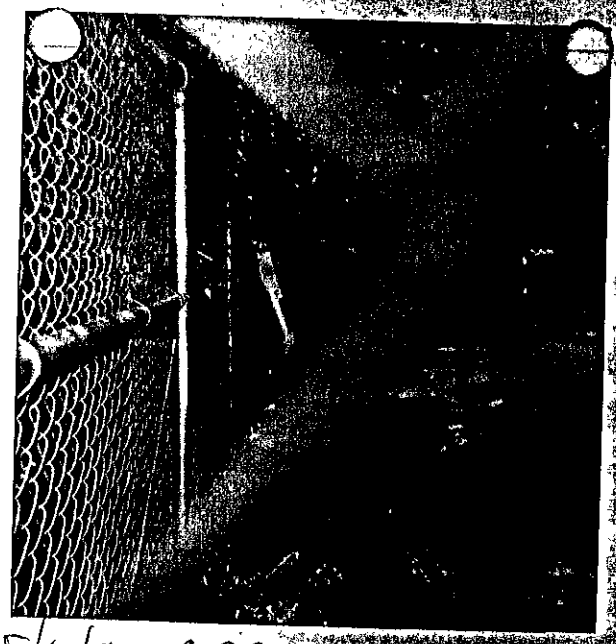
FCV	PRIOR	PROPOSED
LAND:	135,900	135,900
IMPV:	49,450	61,200
TOTL:	185,350	197,100
PREV:	0	0
CURT:	0	0
DATE:	05/93	07/96

TRANSFER DATA	
NUMBER.....	12724
DATE.....	06/17/93
PURCHASE PRICE..	180,000
GROUND RENT.....	0
DEED REF LIBR..	09830
DEED REF FOLIO..	238
YEAR BUILT.....	
NEW CONSTR YR...	

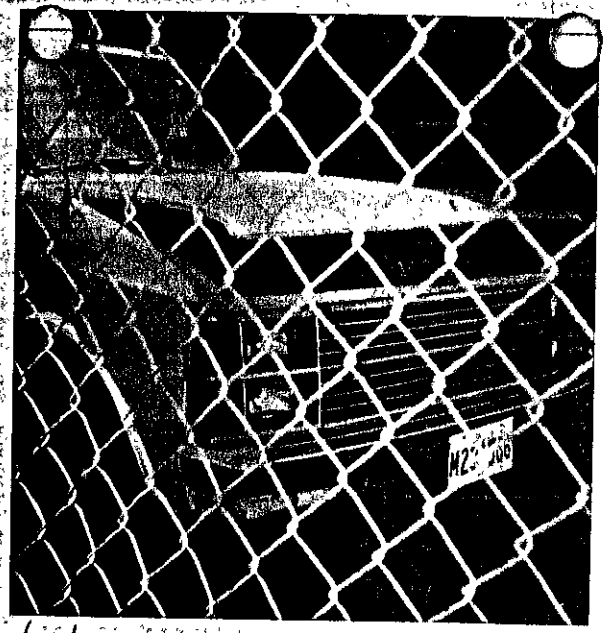
PROPERTY ID	
LOT.....	
BLOCK....	
SECTION..	
PLAT.....	
BOOK.....	0000
FOLIO....	0000
MAP.....	0095
GRID.....	0002
PARCEL...	0009

TAXABLE BASIS					
99/00	73,840	LOT WIDTH..	200.00	SB 61	38.00
98/99	77,270	LOT DEPTH..	.00	WB 61	34.00
97/98	75,700	LAND AREA..	20908.000 S	SS	995.34
				WD	46.63

ENTER INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT



5/10/99 @ 2:20
1725 Gwynn Oak Ave.

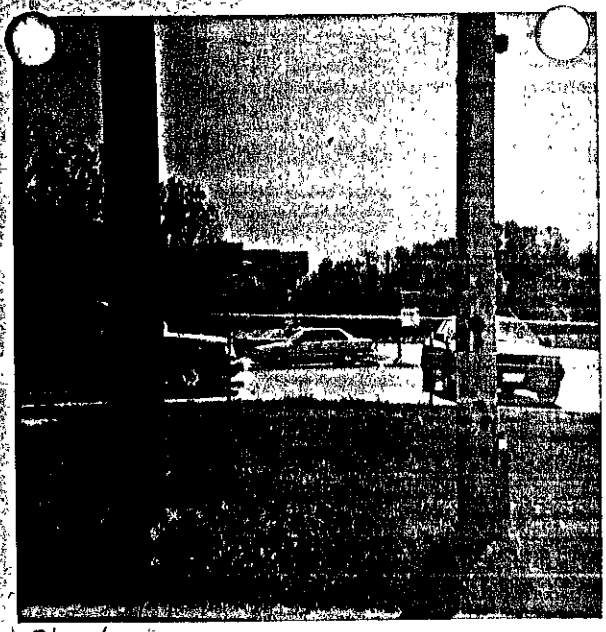


5/10/99 @ 2:20
1725 Gwynn Oak Ave.

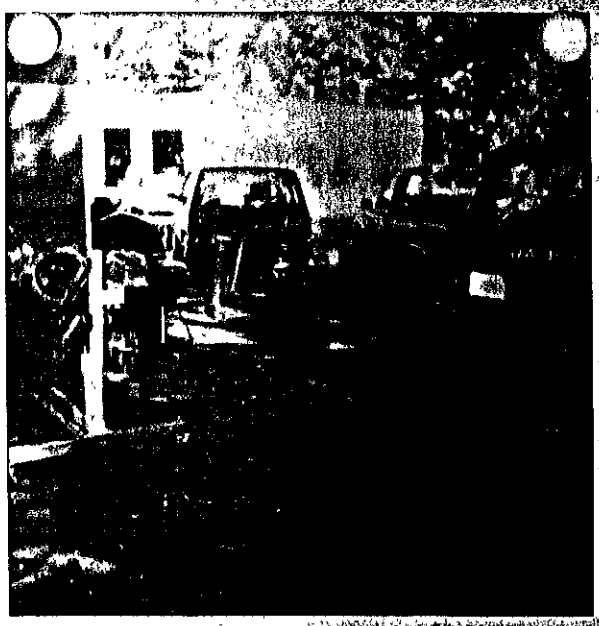
5/10/99 @ 2:20
1725 Gwynn Oak Ave.

5/10/99 @ 2:20
1725 Gwynn Oak Ave.

5/10/99 @ 2:20
1725 Swynn Oak Ave.



5/10/99 @ 2:20
1725 Swynn Oak Ave.



1725 Swynn Oak 00-423
9/24/99 JP

CASE NO. 97-969c

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Jeffrey K. Jordan, Defendant

Hearing Date 5/11/99 Issued Date 3/26/99 Expiration Date 4/10/99

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

___ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

✓ A Citation and all other papers filed with it were served by personal delivery to Jeff Jordon (Name),

_____ (Title), on 3/26/99 (Date), at 10:15 (Time) a.m./p.m.

Description of defendant: Race Black Sex Male Height 5'10"

Weight 170 Age 30ish Other _____

___ The premises at _____ were posted.

___ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

Gary Hucal (Signature) Code Enforcement (Title)

_____ (Address) _____ (Telephone No.)

_____ (Date) _____ (Time) a.m./p.m.

Rev 9/98

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

In the Matter of

Jeffrey K. Jordan
t/a Jordan Auto Service

Respondent

Civil Citation No. 97-9692

1725 Gwynn Oak Avenue

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE OFFICIAL

This matter came before the Code Official for the Department of Permits and Development Management on 11 May 1999, for a hearing on a citation for violations under the Baltimore County Code and Baltimore County Zoning Regulations for storage of freight shipping containers, dismantling and storage of motor vehicle parts, and non-compliance with approved site plan on residential property zoned BL, located at 1725 Gwynn Oak Avenue.

Jeffrey Perlow, code enforcement inspector, stated that the county received a complaint concerning the condition of the property. The property was inspected on 21 October 1998 and the inspector found freight storage containers, auto parts, non-compliance with approved site plan for parking of vehicles and storage of disabled or damaged vehicles.

On 26 October 1998, the inspector issued a written correction notice pursuant to §1-7(c), Baltimore County Code, which described with particularity the nature of the violation and the manner of correction. The correction notice was marked in evidence as PEx1 and was served on the Respondent.

On 26 March 1999, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation was marked in evidence as PEx2 and was legally served on the Respondent.

The citation and the correction notice described the violations as follows: BCZR, §101; 102.1; 230; 405A; 500.9; Storage of freight shipping containers (class II trucking facility); dismantling/storage of motor vehicle parts (junk yard); non-compliance with approved site plan. Baltimore County Code §26-121. Further, the citation proposed a civil penalty of $1800 to be assessed. A code enforcement hearing date was scheduled for 10 April 1999. Jeffrey K. Jordan appeared at the hearing and testified. Joseph Larson, Civil Engineer, appeared and testified for the Respondent. Jeffrey Perlow testified that the shipping containers have been removed but the other violations still exist. The Respondent testified that the site plan is being prepared. He also stated that he is in the business of auto repair and the auto parts tend to accumulate. He will see that the same are removed more quickly.

Pursuant to the correction notice and subsequent code enforcement citation issued, and hearing held, and for the reasons set forth above, it is found as a matter of law that code violations existed from 21 October 1999, and the violations are continuing.

THEREFORE, IT IS ORDERED by the Code Official, this 26 day of August 1999, as follows:

(1) a civil penalty is imposed in the amount of $1000;

(2) the civil penalty in the amount of $1000 shall be suspended on condition the Respondent remove all auto parts and provide a new approved site plan before 1 October 1999. If the Respondent fails to correct the violations in the time allotted, then the civil penalty imposed shall be $1000.

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

IT IS FURTHER ORDERED that the inspector, monitor the property to determine whether the violations have been corrected.

Signed: Stanley J. Schapiro
Stanley J. Schapiro
Code Official

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code (effective June 6, 1997), an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of $150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

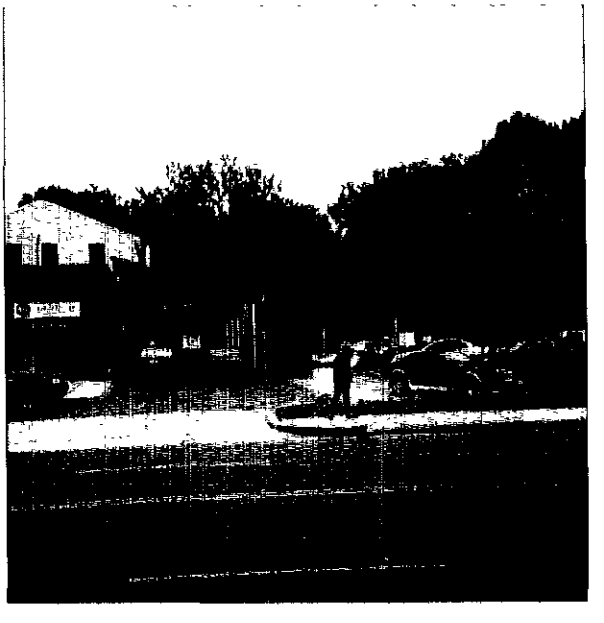

DOGWOOD
AVENUE
RO
D.R. 5.5
ML
RD.
HILLSIDE
ROAD
ML
RUN
R. 5.5
SITE
OAK
BL
OAK
SUNNY
CT.
MEADOW
D.R.
AVE.
SUNNYLANE
MEADOW
CT.
AVE.
ML
GWYNN
DRIVE
BRANCH
M
00-423-SPH
PART OF
ZONING MAP
NW 2-F
SCALE: 1" = 200'
#423

Petitioner's
Exhibits
2A - 2F

00-423-SPH

Ref 2A

Ref 2B



Ref 2C

Ref 2D

Ref 2E

Ref 2F

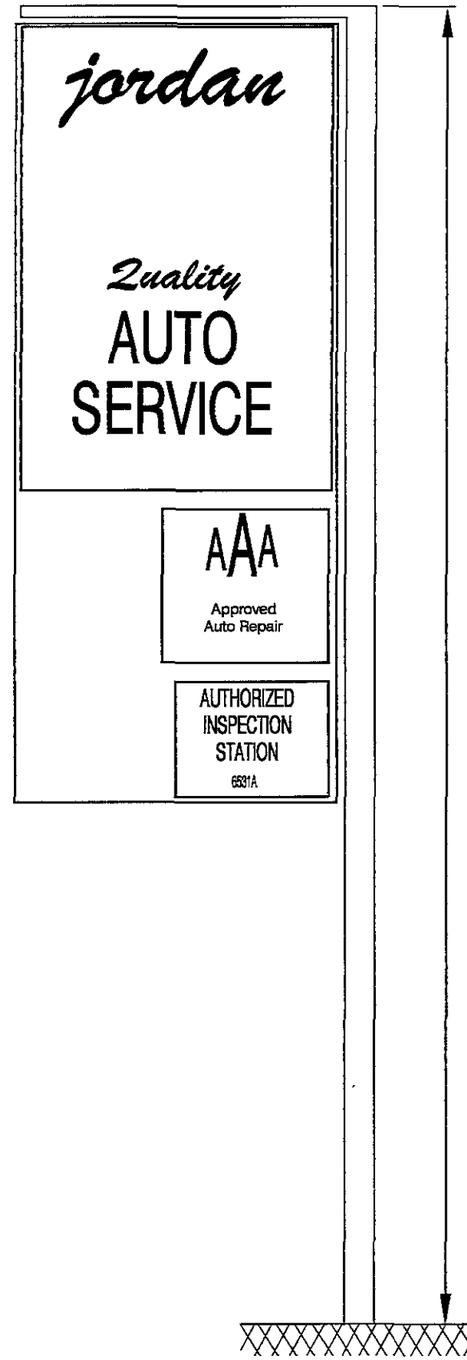
SIZE: 6.05'x4.05'x0.035'deep

.25' gap between signs

SIZE: 2.0'Hx2.17'W

.25' gap between signs

SIZE: 1.5'Hx2.0'W



Relocation of Proposed Freestanding Sign

☐ Constitutes one sign by definition of contiguous sign per section 450.3 B.C.Z.R.

Maximum area of Freestanding Sign is 75s.f.

Proposed sign area=40.70s.f.
(4.05'x(6.05'+.25'+2'+.25'+1.5')=40.70s.f.

1 Freestanding Sign Proposed (as shown)

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1798

LEGAL OWNER / PETITIONER
Jeffery K. Jordan
T/A Jordan Auto service
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207
(410)-265-6562

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO 1
COUNCILMANIC DISTRICT NO 2

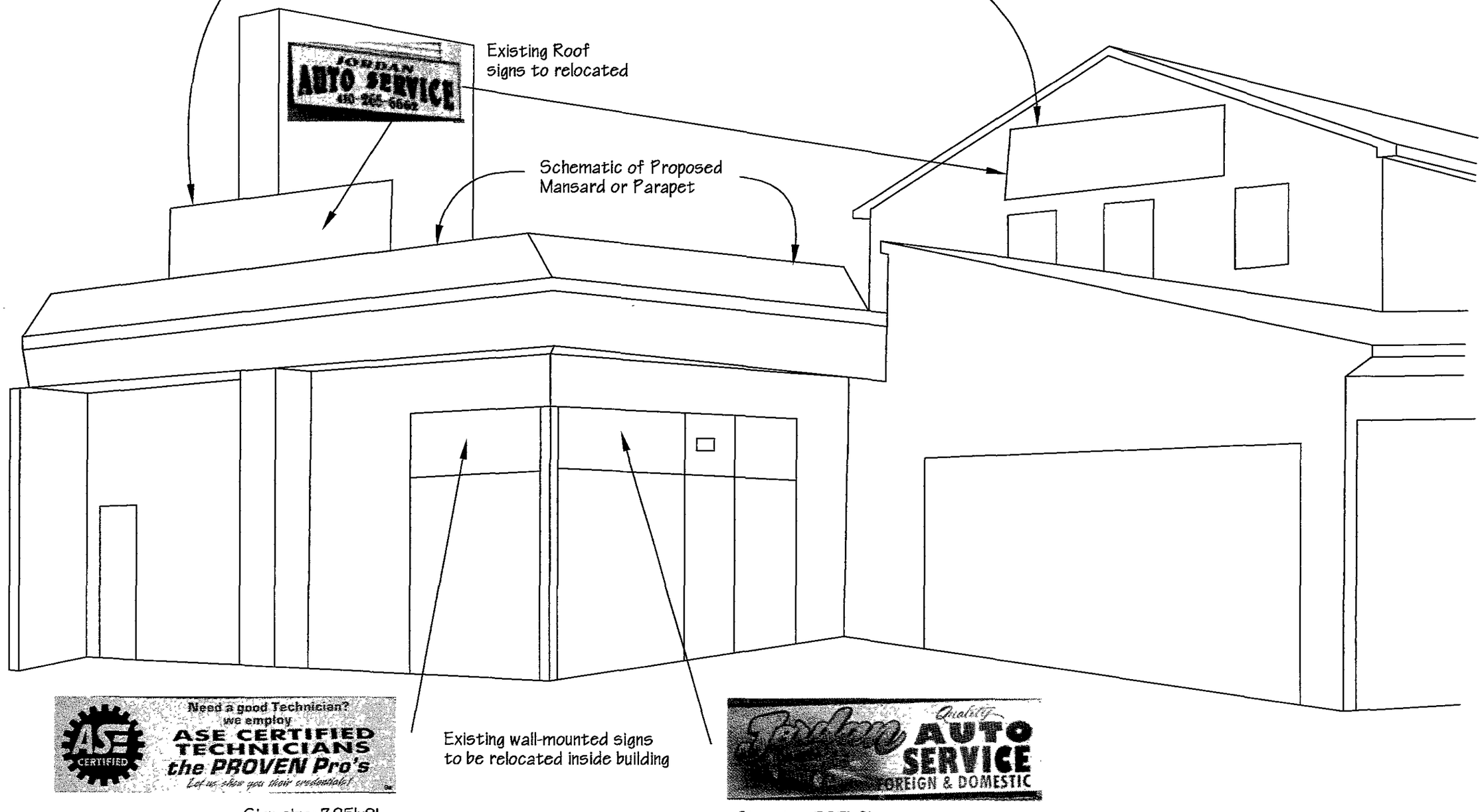
SCALE 1"=2'
September 7, 2000
Sheet 7 of 7

B.C.Z.R. Section 450.5.B.9.b No part of a wall-mounted sign may extend above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached, or be placed on the walls or screening enclosed elevator, air conditioning or similar utility mechanisms which project above the eaves or parapet.

B.C.Z.R. Section 450.5.B.9.c No part of a sign erected on a mansard may extend more than four feet from its surface, project beyond the vertical plane of the fascia or eaves at the base of the mansard, or extend above the face or beyond either end of the face of the mansard.

2 Enterprise Signs Proposed (as shown)

Size: 12.1'x3.1'=37.51s.f./Ea.



Sign size: 7.25'x2'

Sign size: 7.25'x2'

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1798

LEGAL OWNER / PETITIONER
Jeffery K. Jordan
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Baltimore, Maryland 21207
(410) 265-6662

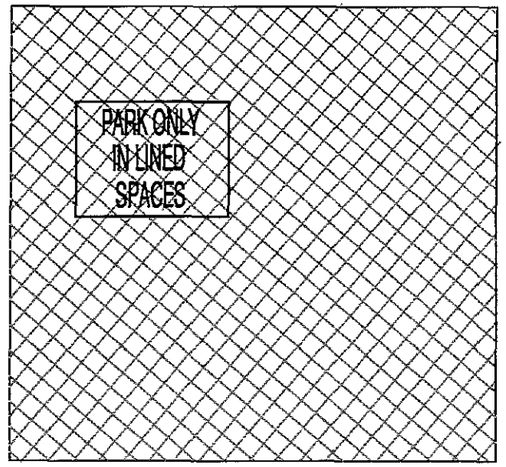
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING JORDAN AUTO SERVICE

1725 GWYNN OAK AVENUE

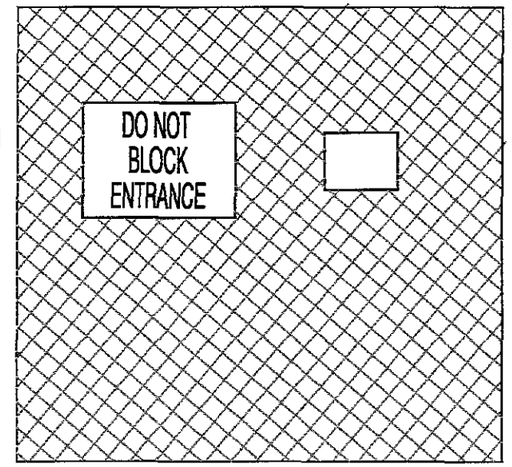
BALTIMORE COUNTY, MD
ELECTION DISTRICT NO 1
COUNCILMANIC DISTRICT NO 2

No Scale
September 7, 2000
Sheet 6 of 7

SIZE: 2.5'Hx2.0'W
AREA: 5.0s.f.<8.0s.f. allowed
per B.C.Z.R. section 450.4
Table of Sign Regulations



SIZE: 1.5'Hx2.0'W
AREA: 3.0s.f.<8.0s.f. allowed
per B.C.Z.R. section 450.4
Table of Sign Regulations



SIZE: 0.75'Hx0.96'W
AREA: 0.72s.f.<50.0s.f. allowed
per B.C.Z.R. section 450.4
Table of Sign Regulations

Directional Sign
per section 450.4 of B.C.Z.R.

May be exempt if erected in accordance with
the MUTCD as stated in 450.2.C.11

Regulated Personal Message
sign per section 450 of B.C.Z.R.

Directional Sign
per section 450.4 of B.C.Z.R.

May be exempt if erected in accordance with
the MUTCD as stated in 450.2.C.11

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PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO 1
COUNCILMANIC DISTRICT NO 2

SCALE 1" = 2'
September 7, 2000
Sheet 5 of 7

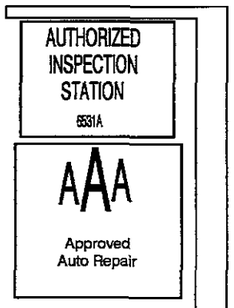
JORDAN
AUTO SERVICE
410-265-6662

EXISTING ROOF SIGN - DOUBLE SIDED SIGN
ON NORTH AND SOUTH SIDE OF FACADE

SIZE: 12.1'x3.1'x.5'deep

Existing Roof sign to be relocated in order to comply with section 450 of B.C.Z.R.
(see sheet 6 of 7)

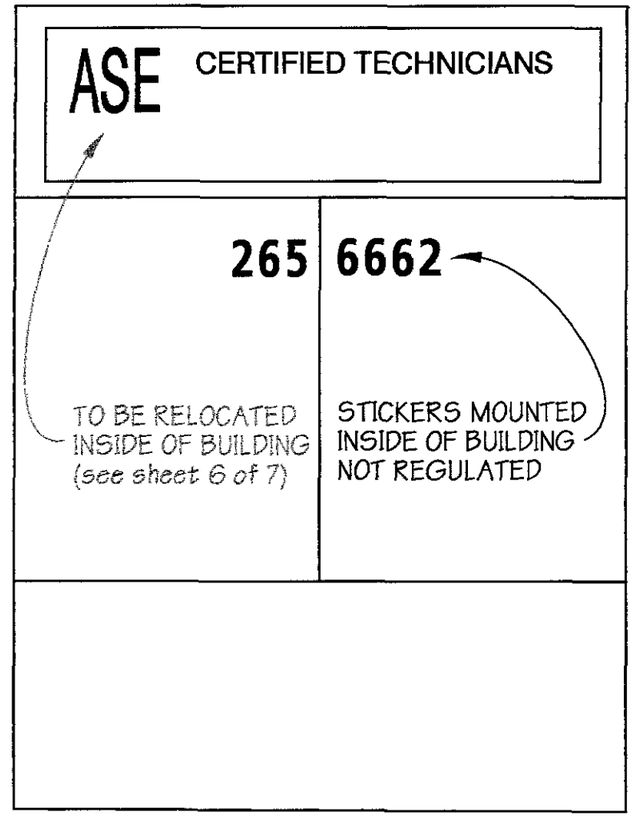
Existing Freestanding sign to be relocated in order to comply with section 450 of B.C.Z.R.
(see sheet 7 of7)



EXISTING FREESTANDING SIGN
DOUBLE SIDED SIGNS
FACING NORTH AND SOUTH

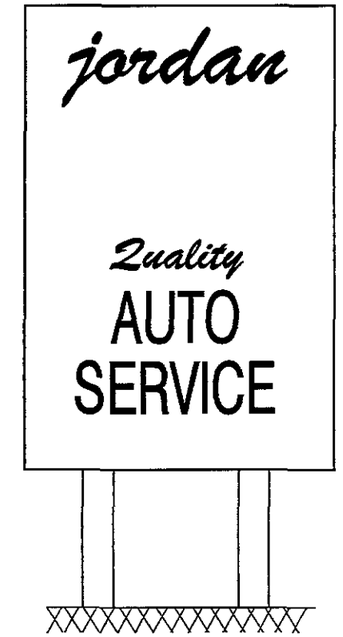
TOP SIGN
SIZE: 2.0'Hx2.17'W

BOTTOM SIGN
SIZE: 1.5'Hx2.0'W



VIEW IS PARALLEL TO GWYNN OAK AVE.
EXISTING SIDE VIEW OF OFFICE

Existing building facade shown has 1 Enterprise Sign



EXISTING FREESTANDING SIGN
DOUBLE SIDED SIGN
FACING NORTH AND SOUTH

SIZE: 6.05'x4.05'x0.035'deep

Existing Freestanding sign to be relocated in order to comply with section 450 of B.C.Z.R.
(see sheet 7 of7)

MATIS WARFIELD, INC.
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Hunt Valley, Maryland 21030
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Fax: (410) 683-1798

LEGAL OWNER / PETITIONER
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T/A Jordan Auto service
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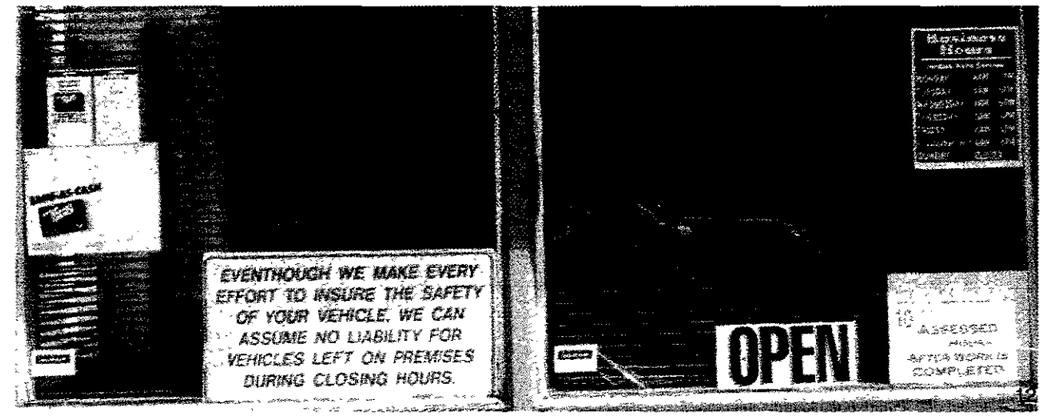
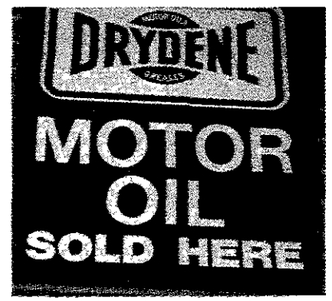
Baltimore, Maryland 21207
(410)-265-6662

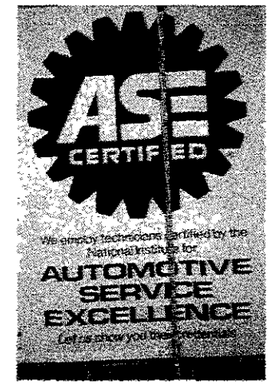
PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

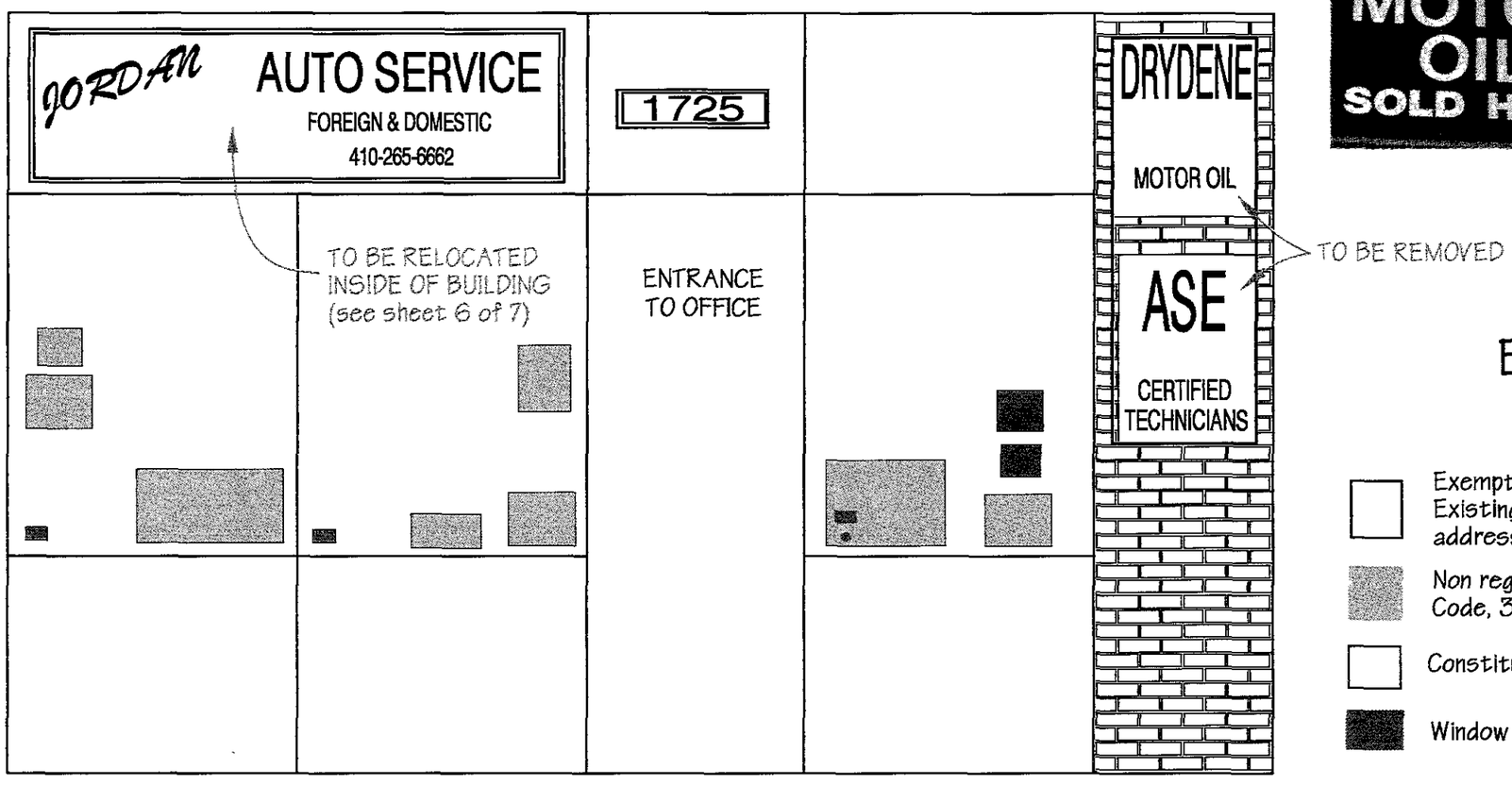
BALTIMORE COUNTY, MD
ELECTION DISTRICT NO 1
COUNCILMANIC DISTRICT NO 2

SCALE 1"=2'
September 7, 2000
Sheet 4 of 7









Existing Building facade shown has 2 Enterprise Signs

- Exempt from Section 450 or sticker
  Existing street address numbers 5" high, per B.C.Z.R. section 450.2.C.8 street address letters and numbers for nonresidential zones are limited to 8" high.
- Non regulated signs because all items are inside of the building. Per Building Code, 3102.2, "Out of doors" signs are regulated.
- Constitutes one sign by definition of contiguous sign per section 450.3 B.C.Z.R.
- Window stickers/decals not regulated by B.C.Z.R. policy.

EXISTING FRONT VIEW OF OFFICE ENTRANCE

VIEW IS PERPENDICULAR TO GWYNN OAK AVE.
OVERALL VIEW DIMENSIONS: 17.5'Wx10.5'H

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1798

LEGAL OWNER / PETITIONER
Jeffery K. Jordan
T/A Jordan Auto service
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207
(410)-265-6662

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

BALTIMORE COUNTY MD
ELECTION DISTRICT NO 1
COUNCILMANIC DISTRICT NO 2

SCALE 1"=2'
September 7, 2000
Sheet 3 of 7

EXISTING CONDITIONS

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 [illegible]
Hunt Va[illegible]
Phone: (410) 683-7004
Fax: (410) 683-1798

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PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
JORDAN AUTO SERVICE

1725 GWYNN OAK AVENUE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO.1
COUNCILMANIC DISTRICT NO.2

NO SCALE
September 7, 2000
Sheet 2 of 7

PLANS TO ACCOMPANY PETITION FOR SPECIAL HEARING JORDAN AUTO SERVICE

PREPARED BY:

MATIS WARFIELD, INC.

CONSULTING ENGINEERS

10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1798

LEGAL OWNER / PETITIONER

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1725 Gwynn Oak Avenue
Baltimore, Maryland 21207
(410)-265-6662

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO.1
COUNCILMANIC DISTRICT NO.2

September 7, 2000
MWI 2000055

ZONING CASE HISTORY

CASE No. 98-480 SPHA

A PETITION TO AMEND A PREVIOUSLY APPROVED SITE PLAN (CASE No. 96-330 SPH) AND ALSO A PETITION FOR VARIANCE TO ALLOW A FRONT YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 60.3

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 96-330-SPH to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the required average of 60.3 feet for a proposed office addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Code Enforcement Division of the Department of Permits and Development Management (DPDM) shall make an inspection of the subject property and take appropriate action to insure that the property is brought into compliance with the previously approved site plan in prior Case No. 96-330-SPH.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

CIVIL CITATION No. 97-2652

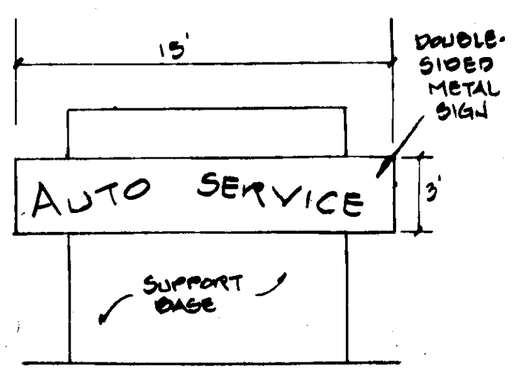
THEREFORE, IT IS ORDERED by the Code Official, this 26 day of August 1998, as follows:

(1) a civil penalty is imposed in the amount of $1000;

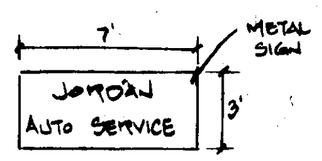
(2) the civil penalty in the amount of $1000 shall be suspended on condition the Respondent remove all auto parts and provide a new approved site plan before 1 October 1998. If the Respondent fails to correct the violations in the time allotted, then the civil penalty imposed shall be $1000.

IT IS FURTHER ORDERED that the Inspector, monitor the property to determine whether the violations have been corrected.

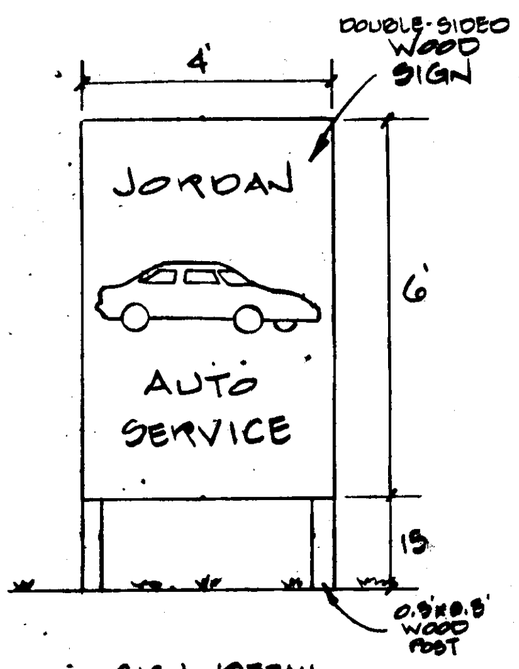
Signed: Stanley J. Schapiro
Stanley J. Schapiro
Code Official



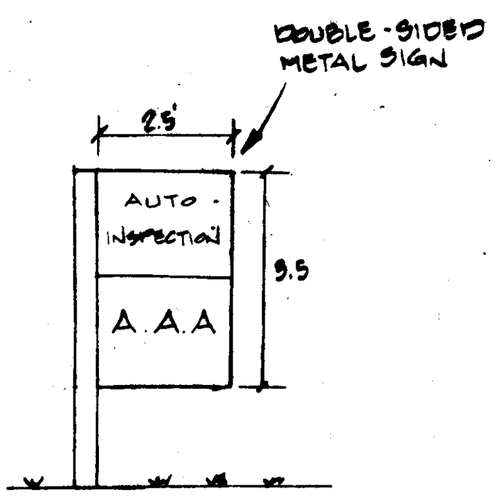
ROOF MOUNTED SIGN DETAIL
NOT TO SCALE



WALL MOUNTED SIGN DETAIL
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION

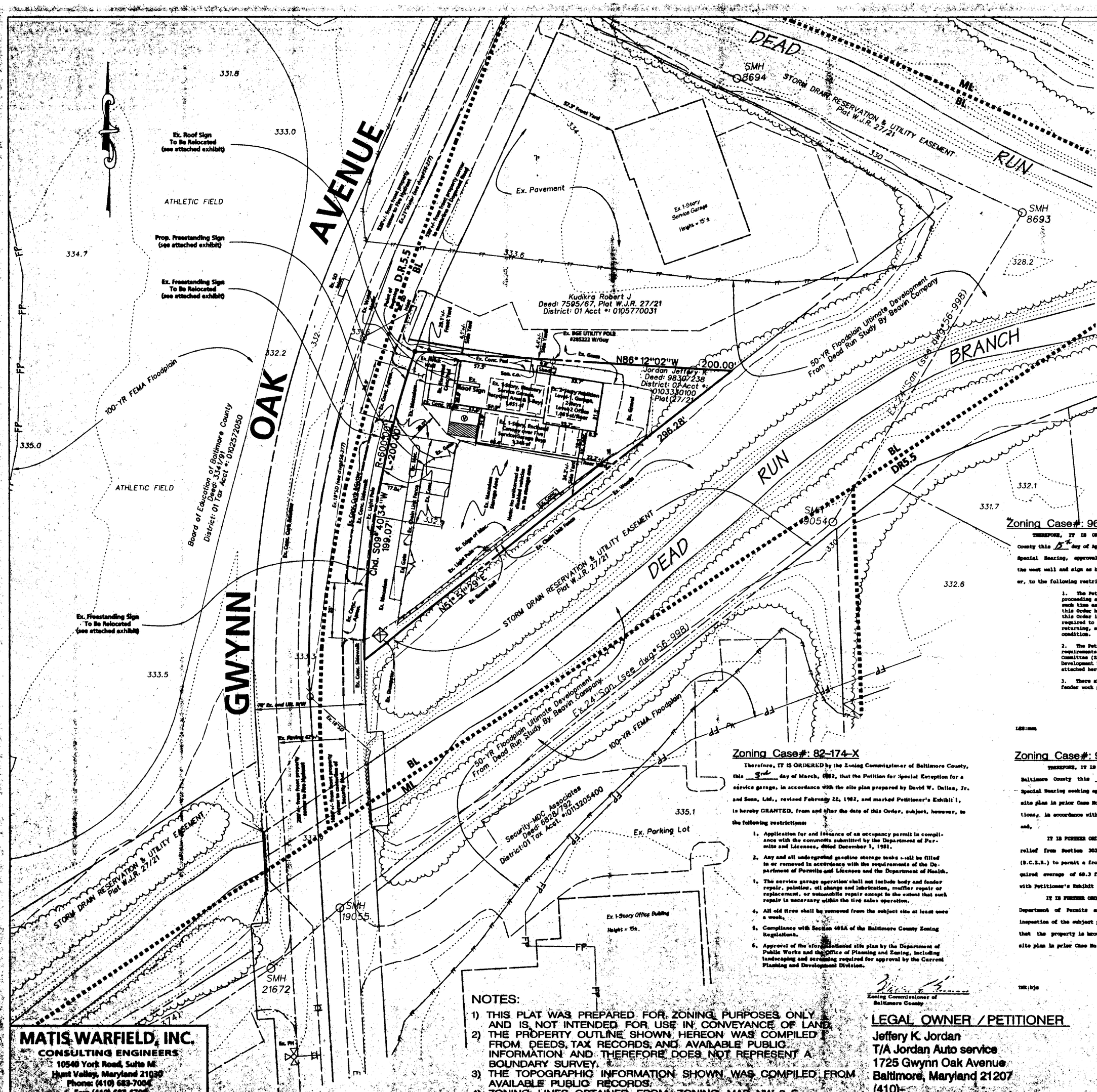
JORDAN AUTO SERVICE

1723 GWYNN OAK AVENUE

ELECTION DIST. No. 1 BALTIMORE CO., MD

SCALE:	DES. BY:	SHT. 2 OF 2
DATE: 5/22/00	DRN. BY: PMN	

94059

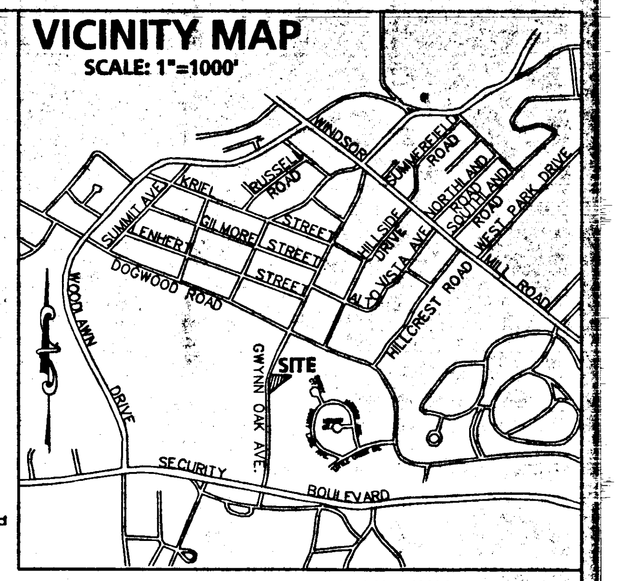


SITE DATA

GROSS AREA OF PROPERTY: 0.62 ACRES +/- 27,304 SF
(Includes 30-ft of Gwynn Oak Avenue R/W)
NET AREA OF PROPERTY: 0.48 ACRES +/- 20,909 SF
EXISTING ZONING: BL
EXISTING USE: 1-Story, 4,056-sf Service Garage with a total of 10-service bays. 5-bays are under an enclosed canopy area. Second Story Office, 1,061-sf
EXISTING F.A.R.: (5,117-sf bldg.)/(27,304-sf lot) = 0.19 (Allowed 3.0)
EXISTIGN HEIGHT: 28-ft +/-
PROPOSED USE:
Same as Existing (Nothing Proposed at This Time)
AMENITY OPEN SPACE: None Required
TAX ACCOUNT # 01-0103330100
DEED REFERENCE: 9830/238
STORM WATER MANAGEMENT:
None Required, No Improvements Proposed
Previous Improvements occured on Impervious Surfaces
FOREST CONSERVATION:
N/A, REDEVELOPMENT SITE WITH NO ON-SITE FOREST
TAX MAP 95 PARCEL 9
PRIOR PERMITS:
B218972-11/16/94, Erect 7' high fence on property, front, sides, & rear, cannot fence easements
B273651-9/13/96, Construct 2-story addition on side of service garage to be used as offices, restroom & kitchen on second floor & 2 service bays on first floor. 33'-8"x31'7" x28'9" = 2,127-sf. All to remove wall and steel support. DRC # 01026A A-7
B326538-12/16/97, Enclose existing canopy on front of Garage with roll up walls and install 5 garage doors. 65.4'x22.25' = 750-sf (irregular) (It appears that the total area was calcualted incorrectly) DRC#11247P
PRIOR ZONING CASES: See Orders this sheet
DRC ACTIONS:
DRC # 01026A - "The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(A)(7).
DRC # 11247P - "The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(A)(7).
THIS PROPERTY LIES WITHIN ZONE 'A' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP 240010 0390B EFFECTIVE DATE MAR. 2, 1981. Approval to construct the addition in the floodplain was granted in Zoning Case#96-330-SPH
THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWAGE SYSTEMS.
PUBLIC FIRE HYDRANTS EXIST ALONG GYWNN OAK AVENUE
SIGNAGE: NO SIGNAGE IS PROPOSED AT THIS TIME, HOWEVER, ANY FUTURE SIGNAGE SHALL CONFORM TO SECTION 450 BCZR AND ALL ZONING SIGN POLICIES. ANY ILLEGAL AND/OR LEGAL NON-CONFORMING SIGNS WILL EITHER BE REMOVED IN ACCORDANCE WITH SECTION 450.8.D BCZR, OR BROUGHT INTO COMPLIANCE WITH SECTION 450 BCZR.
All Known Structures and Uses are shown within 200-feet of the site
A forest buffer variance was granted fro this site per DEPRM letter 9/3/96
Underground Storage tanks have been removed per MDE letter 12/5/96
All shipping containers have been removed from the site
LIGHTING NOTE: Any fixture used to illiminate an off-street parking area shall be so arranged as to refelct the light away from adjacent residential site and public streets. Existing light fixtures to remain. No proposed lighting at this time.

VICINITY MAP

SCALE: 1"=1000'



Section 405A, Storage of Damaged or Disabled Motor Vehicles on Service Garage Premises (Bill No. 48-1969)
Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements:
405A.1 Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision#1H may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered
405A.2 Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained.

Changes from previously approved plan:
1.) Second floor office area added to addition
2.) Parking calculations and layout revised
3.) Enclose Canopy

Zoning Case#: 96-330-SPH

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of April, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the site plan to show the location of the west wall and sign as built, be and is hereby GRANTED, subject, however, to the following restriction.

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) comments from the Office of the Development Review Division dated April 10, 1996, attached hereto and made a part hereof.

3. There shall be no auto painting, or body and fender work performed on the site.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Zoning Case#: 82-174-X

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of March, 1982, that the Petition for Special Exception for a service garage, in accordance with the site plan prepared by David W. Dallas, Jr. and Sons, Ltd., revised February 22, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Application for and issuance of an occupancy permit in compliance with the comments submitted by the Department of Permits and Licenses, dated December 3, 1981.
2. Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.
3. The service garage operation shall not include body and fender repair, painting, oil change and lubrication, muffler repair or replacement, or automobile repair except to the extent that such repair is necessary within the tire sales operation.
4. All old tires shall be removed from the subject site at least once a week.
5. Compliance with Section 405A of the Baltimore County Zoning Regulations.
6. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

Zoning Case#: 98-480-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 96-330-SPH to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the required average of 60.3 feet for a proposed office addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Code Enforcement Division of the Department of Permits and Development Management (DPDM) shall make an inspection of the subject property and take appropriate action to insure that the property is brought into compliance with the previously approved site plan in prior Case No. 96-330-SPH.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

PARKING TABULATION

Parking Required:
(3.3-spaces/1000-sf)*(5,117-sf) = 17 spaces
Parking Provided:
Total Provided: = 19 spaces (includes HC space)

Typical parking space 8.5'x18'
Parallel parking space 7.5'x21'
Van accessible HC space 18'x16'

Civil Citation#: 97-9692

THEREFORE, IT IS ORDERED by the Code Official, this 1st day of August 1999, as follows:

(1) a civil penalty is imposed in the amount of $1000;
(2) the civil penalty is the amount of $1000 shall be suspended on condition the Respondent remove all auto parts and provide a new approved site plan before 1 October 1999. If the Respondent fails to correct the violations in the time allotted, then the civil penalty imposed shall be $1000.

IT IS FURTHER ORDERED that the inspector, monitor the property to determine whether the violations have been corrected.

Signed: Stanley J. Schapiro
Code Official

NOTES:

1) THIS PLAT WAS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.
2) THE PROPERTY OUTLINE SHOWN HEREON WAS COMPILED FROM DEEDS, TAX RECORDS, AND AVAILABLE PUBLIC INFORMATION AND THEREFORE DOES NOT REPRESENT A BOUNDARY SURVEY.
3) THE TOPOGRAPHIC INFORMATION SHOWN WAS COMPILED FROM AVAILABLE PUBLIC RECORDS.
4) ZONING LINES OBTAINED FROM ZONING MAP NW-2-F

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1756

LEGAL OWNER / PETITIONER

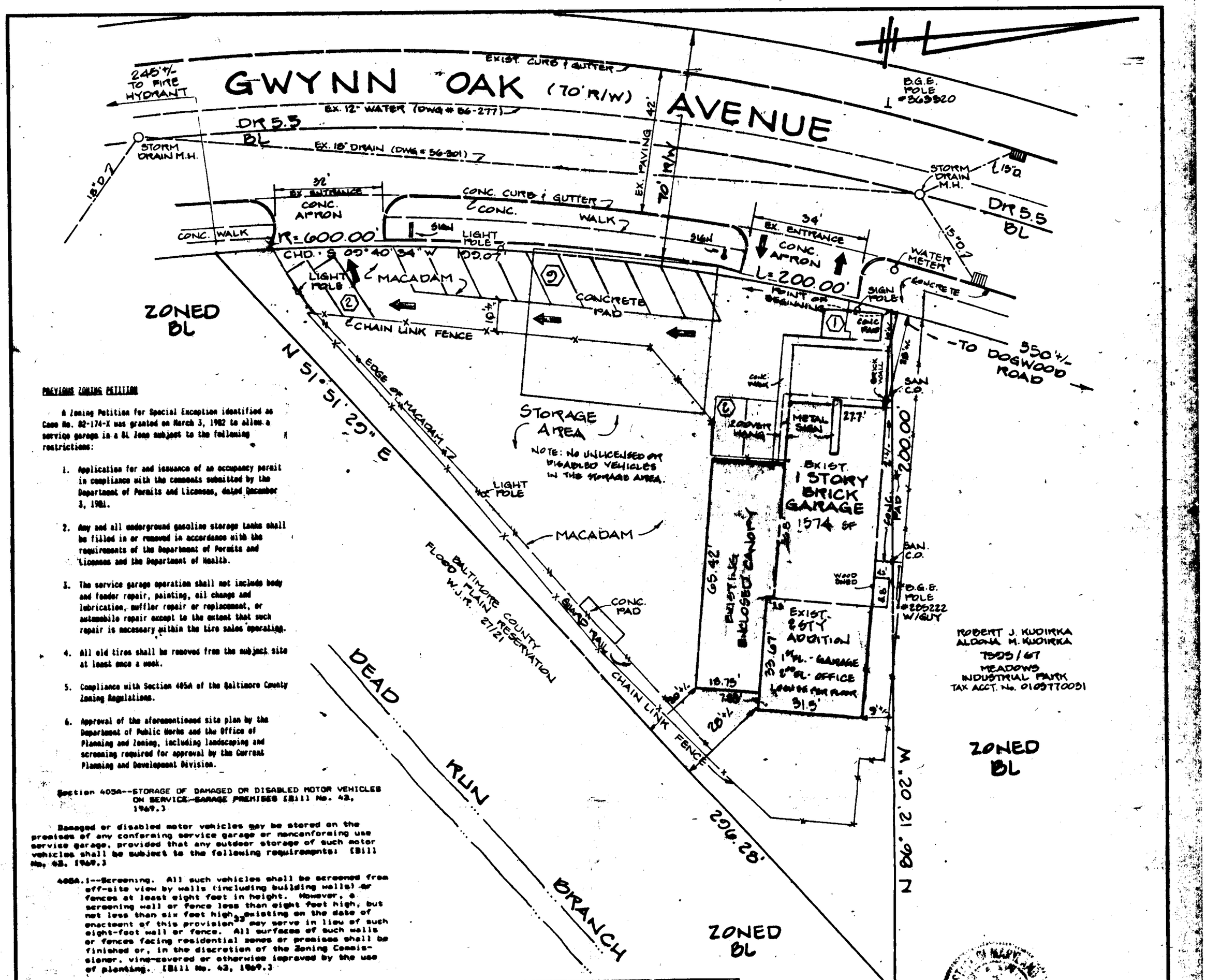
Jeffery K. Jordan
T/A Jordan Auto service
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207
(410)-

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING JORDAN AUTO SERVICE

1725 GWYNN OAK AVENUE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO.1
COUNCILMANIC DISTRICT NO.2

SCALE 1" = 30'
August 15, 2000
MWI 2000055



PREVIOUS ZONING PETITION

A Zoning Petition for Special Exception identified as Case No. 82-174-X was granted on March 3, 1982 to allow a service garage in a BL Zone subject to the following restrictions:

1. Application for and issuance of an occupancy permit in compliance with the comments submitted by the Department of Permits and Licenses, dated December 3, 1981.
2. Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.
3. The service garage operation shall not include body and fender repair, painting, oil change and lubrication, muffler repair or replacement, or automobile repair except to the extent that such repair is necessary within the tire sales operation.
4. All old tires shall be removed from the subject site at least once a week.
5. Compliance with Section 405A of the Baltimore County Zoning Regulations.
6. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Section 405A--STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES [Bill No. 43, 1969.]

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: [Bill No. 43, 1969.]

405A.1--Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high, existing on the date of enactment of this provision[33] may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting. [Bill No. 43, 1969.]

405A.2--Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained. [Bill No. 43, 1969.]

FLOOD PLAIN NOTE
THE ENTIRE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN

ZONING CASE # 96-330 SPH
IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 15TH DAY OF APRIL, 1996 THAT, PURSUANT TO THE PETITION FOR SPECIAL HEARING, APPROVAL TO AMEND THE SITE PLAN TO SHOW THE LOCATION OF THE WEST WALL AND SIGN AS BUILT, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION:
THERE SHALL BE NO AUTO PAINTING, OR BODY AND FENDER WORK PERFORMED ON THE SITE.

DRC APPROVAL NOTE
THIS PROPERTY WAS GRANTED A LIMITED EXEMPTION FROM THE DEVELOPEMENT REGULATIONS UNDER SECTION 26-171 (a)(7) ON JANUARY 9, 1996.

GENERAL NOTES:
1. THERE HAVE BEEN NO C.R.G. PLANS OR WAIVERS FOR THE SUBJECT PROPERTY. THERE HAD BEEN A SPECIAL EXCEPTION GRANTED ON MARCH 3, 1982 IDENTIFIED AS CASE No. 82-174-X.

ZONING PETITION REQUEST
THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO AMEND A PREVIOUSLY APPROVED SITE PLAN, APPROVED BY ORDER DATED APRIL 15, 1996, CASE No. 96-330 SPH; AND ALSO TO APPROVE A MODIFIED PARKING PLAN IN ACCORDANCE WITH THE BCZR SECTION 409.12

OWNER
JEFFREY K. JORDAN
T/A JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE
BALTIMORE, MD 21207

SITE DATA

SITE AREA	0.48 ACS or 20,909 SF
ELECTION DISTRICT	1
COUNCILMANIC DISTRICT	2
EXISTING ZONING	BL
DEED REFERENCE	9820/238
TAX MAP/PARCEL/GRID	95/ 9/ 2
TAX ACCOUNT NUMBER	0109880100
EXISTING USE	AUTO SERVICE GARAGE
PROPOSED USE	AUTO SERVICE GARAGE
EXIST. FLOOR AREA	3,605 SQ FT.
F.A.R. EXISTING	3,605 ÷ 20,909 SF = 0.18
MAX F.A.R. ALLOWED	3.0

PARKING CALCULATIONS
PARKING REQUIRED (EXISTING)
3.3 SPACES PER 1000 SF
3.3 x 3.605 = 11.9 SPACES
PARKING REQUIRED (PROPOSED)
3.3 SPACES PER 1000 SF
3.3 x 4.164 = 14 SPACES
PARKING PROVIDED 14 SPACES

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3536

PLAT TO ACCOMPANY ZONING PETITION

JORDAN AUTO SERVICE

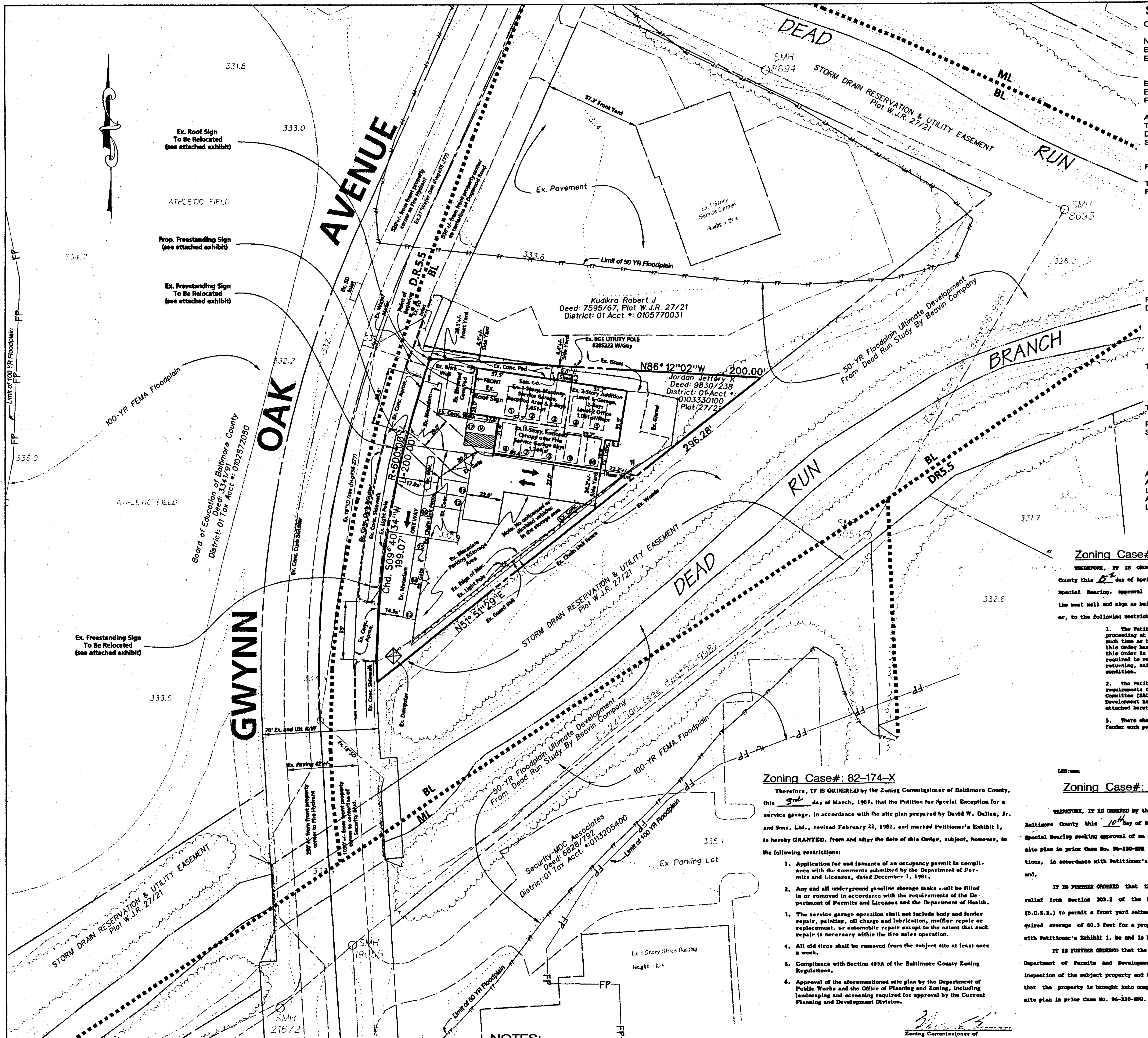
1725 GWYNN OAK AVENUE

00-423-SPH

ELECTION DISTRICT No. 1 BALTIMORE CO., MD.

SCALE: 1" = 20' | DES. BY: | SHT. 1 OF 1
DATE: 3/30/2000 | DRN. BY: PMN

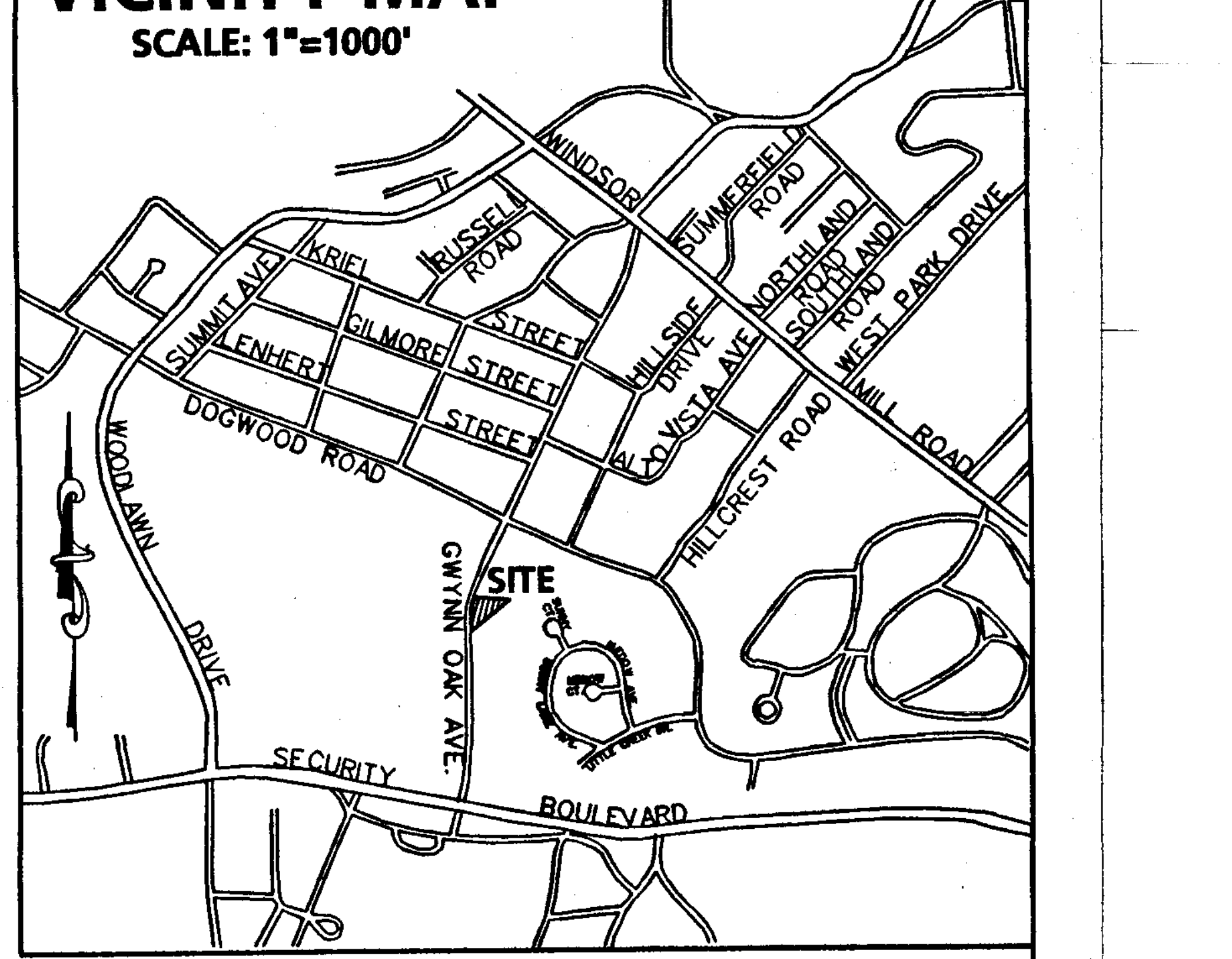
#423 94059



SITE DATA

GROSS AREA OF PROPERTY: 0.62 ACRES +/- 27,304 SF
(Includes 30-ft of Gwynn Oak Avenue R/W)
NET AREA OF PROPERTY: 0.48 ACRES +/- 20,909 SF
EXISTING ZONING: BL
EXISTING USE: 1-Story, 4,056-sf Service Garage with a total of 10-service bays. 5-bays are under an enclosed canopy area. Second Story Office, 1,061-sf
EXISTING F.A.R.: (5,117-sf bldg.)/(27,304-sf lot) = 0.19 (Allowed 3.0)
EXISTING HEIGHT: 28-ft +/-
PROPOSED USE:
Same as Existing (Nothing Proposed at This Time)
AMENITY OPEN SPACE: None Required
TAX ACCOUNT # 01-0103330100
DEED REFERENCE: 9830/238
STORM WATER MANAGEMENT:
None Required, No Improvements Proposed
Previous Improvements occured on Impervious Surfaces
FOREST CONSERVATION:
N/A, REDEVELOPMENT SITE WITH NO ON-SITE FOREST
TAX MAP 95 PARCEL 9
PRIOR PERMITS:
B218972-11/16/94, Erect 7' high fence on property, front, sides, & rear, cannot fence easements
B273651-9/13/96, Construct 2-story addition on side of service garage to be used as offices, restroom & kitchen on second floor & 2 service bays on first floor. 33'-8"x31'7" x26'9" = 2,127-sf. Alt to remove wall and steel support, DRC # 01026A A-7
B326538-12/16/97, Enclose existing canopy on front of Garage with roll up walls and install 5 garage doors. 65.4'x22.25' = 750-sf (irregular) (it appears that the total area was calculated incorrectly) DRC#11247P
Unable to locate permit for existing canopy.
PRIOR ZONING CASES: See Orders this sheet
DRC ACTIONS:
DRC # 01026A - "The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(A)(7).
DRC # 11247P - "The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171(A)(7).
THIS PROPERTY LIES WITHIN ZONE 'A' AS DEPICTED ON THE FLOOD INSURANCE RATE MAP 240010 0380B EFFECTIVE DATE MAR. 2, 1981. Approval to construct the addition in the floodplain was approved as part of the ZAC comments by Robert Bowling in a letter dated April 10, 1996 in Zoning Case#96-330-SPH
THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWAGE SYSTEMS.
PUBLIC FIRE HYDRANTS EXIST ALONG GYWNN OAK AVENUE
SIGNAGE: NO SIGNAGE IS PROPOSED AT THIS TIME, HOWEVER, ANY FUTURE SIGNAGE SHALL CONFORM TO SECTION 450 BCZR AND ALL ZONING SIGN POLICIES. A SIGN PACKAGE IS IS BEING SUBMITTED WITH THIS PLAN TO SHOW COMPLIANCE WITH SECTION 450 BCZR.
All Known Structures and Uses are shown within 200-feet of the site
A forest buffer variance was granted for this site per DEPRM letter 9/3/96
Underground Storage tanks have been removed per MDE letter 12/5/96
All shipping containers have been removed from the site
LIGHTING NOTE: Any fixture used to illiminate an off-street parking area shall be so arranged as to refelct the light away from adjacent residential site and public streets. Existing light fixtures to remain. No proposed lighting at this time.

VICINITY MAP
SCALE: 1"=1000'



Changes from previously approved plan:
1.) Second floor office area added to addition
2.) Parking calculations and layout revised
3.) Enclose Canopy

Storage Area shall be used for the storage of undamaged/operable motor vehicles only.
If damaged/disabled vehicles are stored in the future, an 8' high screening fence and a durable/dustless surface must be provided.

Zoning Case#: 96-330-SPH

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of April, 1996 that, pursuant to the Petition for Special Hearing, approval to amend the site plan to show the location of the west wall and sign as built, be and is hereby GRANTED, subject, however, to the following restriction.

1. **The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) comments from the Office of the Development Review Division dated April 10, 1996, attached hereto and made a part hereof.**
3. **There shall be no auto painting, or body and fender work performed on the site.**

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Zoning Case#: 82-174-X

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of March, 1982, that the Petition for Special Exception for a service garage, in accordance with the site plan prepared by David W. Dallas, Jr. and Sons, Ltd., revised February 22, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. **Application for and issuance of an occupancy permit in compliance with the comments submitted by the Department of Permits and Licenses, dated December 3, 1981.**
2. **Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.**
3. **The service garage operation shall not include body and fender repair, painting, oil change and lubrication, muffler repair or replacement, or automobile repair except to the extent that such repair is necessary within the tire sales operation.**
4. **All old tires shall be removed from the subject site at least once a week.**
5. **Compliance with Section 405A of the Baltimore County Zoning Regulations.**
6. **Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.**

Zoning Commissioner of
Baltimore County

Zoning Case#: 98-480-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of September, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 96-330-SPH to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 10 feet in lieu of the required average of 60.3 feet for a proposed office addition, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Code Enforcement Division of the Department of Permits and Development Management (DPDM) shall make an inspection of the subject property and take appropriate action to insure that the property is brought into compliance with the previously approved site plan in prior Case No. 96-330-SPH.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

PARKING TABULATION

Parking Required:
(3.3-spaces/1000-sf)*(5,117-sf) = 17 spaces
Parking Provided:
Total Provided: = 17 spaces
(includes Service Bays and HC space)

Typical parking space 8.5'x18'
Parallel parking space 7.5'x21'
Van accessible HC space 18'x16'

Civil Citation#: 97-9692

THEREFORE, IT IS ORDERED by the Code Official, this 26 day of August 1999, as follows:

(1) a civil penalty is imposed in the amount of $1000;
(2) the civil penalty in the amount of $1000 shall be suspended on condition the Respondent remove all auto parts and provide a new approved site plan before 1 October 1999. If the Respondent fails to correct the violations in the time allotted, then the civil penalty imposed shall be $1000.

IT IS FURTHER ORDERED that the inspector, monitor the property to determine whether the violations have been corrected.

Signed: Stanley J. Schapiro
Stanley J. Schapiro
Code Official

STEPHEN ANTHONY WARFIELD

NOTES:
1) THIS PLAT WAS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.
2) THE PROPERTY OUTLINE SHOWN HEREON WAS COMPILED FROM DEEDS, TAX RECORDS, AND AVAILABLE PUBLIC INFORMATION AND THEREFORE DOES NOT REPRESENT A BOUNDARY SURVEY.
3) THE TOPOGRAPHIC INFORMATION SHOWN WAS COMPILED FROM AVAILABLE PUBLIC RECORDS.
4) ZONING LINES OBTAINED FROM ZONING MAP NW-2-F

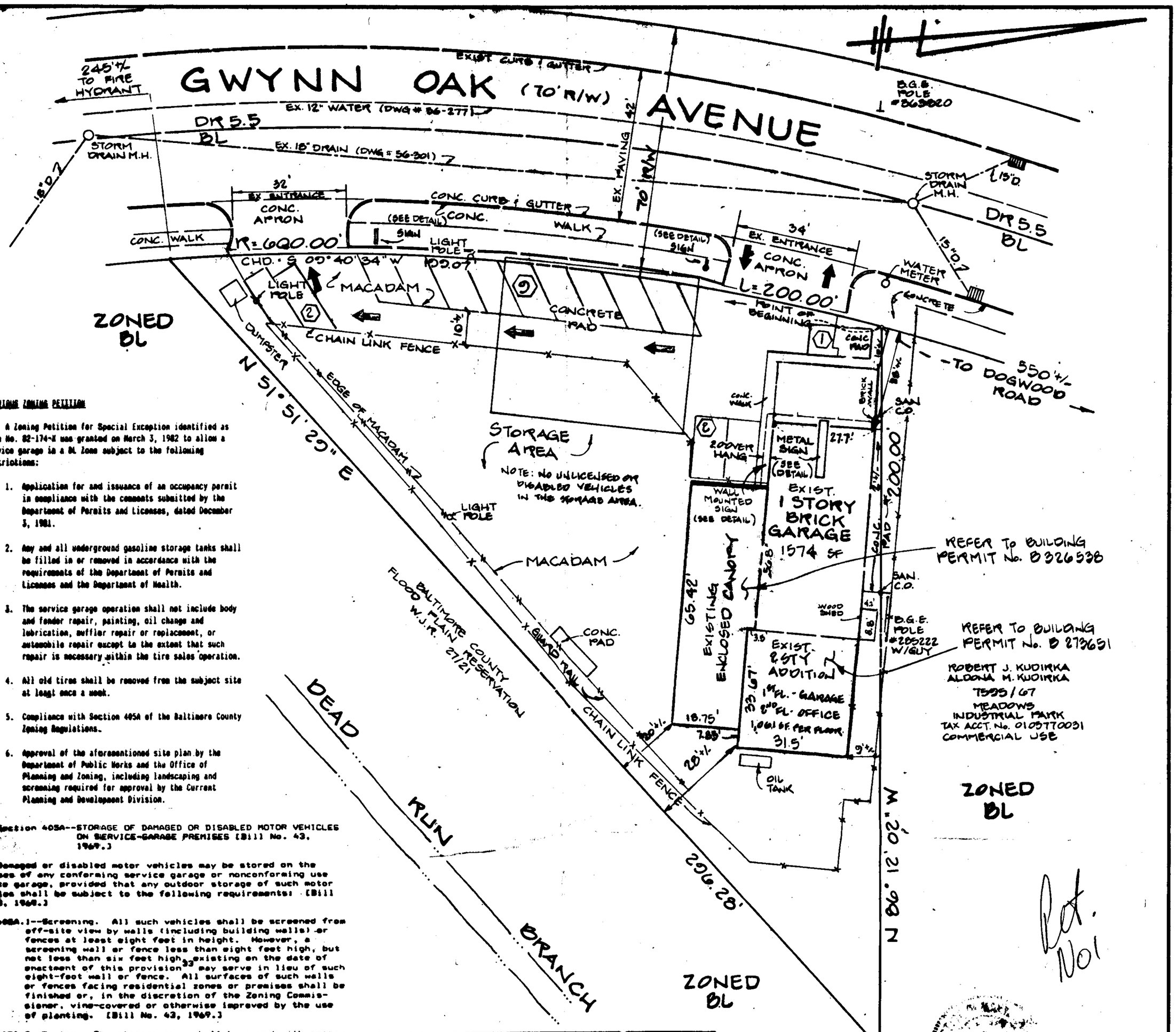
LEGAL OWNER / PETITIONER
Jeffery K. Jordan
T/A Jordan Auto service
1725 Gwynn Oak Avenue
Baltimore, Maryland 21207
(410)-

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

BALTIMORE COUNTY, MD
ELECTION DISTRICT NO.1
COUNCILMANIC DISTRICT NO.2

SCALE 1" = 30'
August 15, 2000
MWI 2000055

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone: (410) 683-7004
Fax: (410) 683-1798



PREVIOUS ZONING PETITION

A Zoning Petition for Special Exception identified as Case No. 82-174-X was granted on March 3, 1982 to allow a service garage in a BL Zone subject to the following restrictions:

1. Application for and issuance of an occupancy permit in compliance with the comments submitted by the Department of Permits and Licenses, dated December 3, 1981.
2. Any and all underground gasoline storage tanks shall be filled in or removed in accordance with the requirements of the Department of Permits and Licenses and the Department of Health.
3. The service garage operation shall not include body and fender repair, painting, oil change and lubrication, muffler repair or replacement, or automobile repair except to the extent that such repair is necessary within the tire sales operation.
4. All old tires shall be removed from the subject site at least once a week.
5. Compliance with Section 405A of the Baltimore County Zoning Regulations.
6. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Section 405A--STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES ON SERVICE-GARAGE PREMISES [Bill No. 43, 1969.]

Damaged or disabled motor vehicles may be stored on the premises of any conforming service garage or nonconforming use service garage, provided that any outdoor storage of such motor vehicles shall be subject to the following requirements: [Bill No. 43, 1969.]

405A.1--Screening. All such vehicles shall be screened from off-site view by walls (including building walls) or fences at least eight feet in height. However, a screening wall or fence less than eight feet high, but not less than six feet high existing on the date of enactment of this provision may serve in lieu of such eight-foot wall or fence. All surfaces of such walls or fences facing residential zones or premises shall be finished or, in the discretion of the Zoning Commissioner, vine-covered or otherwise improved by the use of planting. [Bill No. 43, 1969.]

405A.2--Paving. The storage area shall be paved with permanent all-weather materials over suitably compounded and compacted base materials, and shall be properly drained. [Bill No. 43, 1969.]

FLOOD PLAIN NOTE
THE ENTIRE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN

ZONING CASE # 96-330 SPH

IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 15TH DAY OF APRIL, 1996 THAT, PURSUANT TO THE PETITION FOR SPECIAL HEARING, APPROVAL TO AMEND THE SITE PLAN TO SHOW THE LOCATION OF THE WEST WALL AND SIGN AS BUILT, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION:

THERE SHALL BE NO AUTO PAINTING, OR BODY AND FENDER WORK PERFORMED ON THE SITE.

DRC APPROVAL NOTE

THIS PROPERTY WAS GRANTED A LIMITED EXEMPTION FROM THE DEVELOPEMENT REGULATIONS UNDER SECTION 26-171 (a)(7) ON JANUARY 9, 1996.

GENERAL NOTES:

1. THERE HAVE BEEN NO C.R.G. PLANS OR WAIVERS FOR THE SUBJECT PROPERTY.

ZONING PETITION REQUEST

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO AMEND A PREVIOUSLY APPROVED SITE PLAN APPROVED BY ORDER DATED APRIL 15, 1996, CASE No. 96-330 SPH; AND ALSO TO APPROVE A MODIFIED PARKING PLAN IN ACCORDANCE WITH THE BCZR SECTION 409.12

OWNER
JEFFREY K. JORDAN
T/A JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE
BALTIMORE, MD 21207

SITE DATA

SITE AREA	0.48 Acs or 20,909 SF
ELECTION DISTRICT	1
COUNCILMANIC DISTRICT	2
EXISTING ZONING	BL
DEED REFERENCE	9830/298
TAX MAP/PARCEL/GRID	95/912
TAX ACCOUNT NUMBER	0103930100
EXISTING USE	AUTO SERVICE GARAGE
PROPOSED USE	AUTO SERVICE GARAGE
EXIST. FLOOR AREA	3,605 SQ FT.
F.A.R. EXISTING	3,605 ÷ 20,909 SF = 0.18
MAX F.A.R. ALLOWED	3.0

PARKING CALCULATIONS

PARKING REQUIRED
3.3 SPACES PER 1000 SF
3.3 x 3.605 = 13 SPACES +

PARKING PROVIDED 14 SPACES

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/22/00	REVISED PER ZONING HEARING AND SITE INSPECTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION

JORDAN AUTO SERVICE
1725 GWYNN OAK AVENUE

ELECTION DISTRICT No. 1 BALTIMORE CO., MD

SCALE: 1" = 20'	DES. BY:	SHT. 1 OF 2
DATE: 3/30/2000	DRN. BY: PMN	

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