

IN RE: PETITION FOR SPECIAL HEARING
NE/S of Windsor Mill Road and
NW/S Gwynn Oak Avenue
2nd Election District
2nd Councilmanic District
(2100 Gwynn Oak Avenue)

Namdi C. Iwuoha
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-503-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Namdi C. Iwuoha. The Petitioner is requesting a special hearing for property he owns at 2100 Gwynn Oak Avenue, located in the Woodlawn area of Baltimore County. The subject property is zoned BL-AS. The special hearing request is to amend the previously approved site plan in Case No. 99-287, to remove Restriction No. 4 from Commissioner Schmidt's previous Order and to increase the amount of off-site parking spaces to 22 for the subject property.

Appearing at the hearing on behalf of the special hearing request were Namdi Iwuoha and Ugo Iwuoha. Also in attendance was Mr. William Obrecht, Vice-President of the Security/Woodlawn Business Association. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.16 acres, more or less, zoned BL-AS. The subject property is improved with a two-story brick and block building containing 5,834 sq. ft. of space. In addition, the property contains 9 parking spaces. The property was the subject of a prior hearing heard by Commissioner Schmidt in 1999. In Case No. 99-287-SPHA, Commissioner Schmidt, by Order dated April 19, 1999, granted permission to the Petitioner to construct a second story addition on top of his existing building and also approved a variance to allow 9 parking spaces in

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Date 7/19/00
By J.R. [Signature]

lieu of the required 22. In addition, in that hearing, the Petitioner secured an additional 10 parking spaces by way of a lease agreement with a nearby property owner. Restriction No. 4 of Commissioner Schmidt's Order required that the second floor of the applicant's building be used only as office space and not as retail space. The purpose of that restriction was to lessen the parking requirements, given that the Petitioner was unable to meet his parking obligations to allow the entire building to be used as retail use. Therefore, Commissioner Schmidt deemed it necessary to restrict the use of the second floor of the building.

Since the issuance of Commissioner Schmidt's Order, the Petitioner has leased an additional 12 parking spaces. He submitted into evidence as Petitioner's Exhibit 2 and Petitioner's Exhibit 3 copies of those lease agreements indicating that he is currently leasing an additional 22 parking spaces within 500 ft. of his business. As mentioned previously, he provides 9 parking spaces on-site. Therefore, the Petitioner is providing a total of 31 parking spaces for his building. The parking calculations indicate that the required amount of parking spaces for a building of this size is 30 spaces. Therefore, the Petitioner exceeds the requisite amount of parking by one space. He, therefore, is entitled, pursuant to the Baltimore County Zoning Regulations, to utilize the entire 5,834 sq. ft. of his building for retail use. Restriction No. 4 which was previously imposed by Commissioner Schmidt is no longer applicable, given that the Petitioner has met his parking obligation. Therefore, it is appropriate to eliminate that particular restriction. Further testimony and evidence offered at the hearing by both Mr. Obrecht, as well as the Petitioner, was that parking in this retail area of Woodlawn is a problem. All of the other retail uses at this location do not meet their parking requirements. Mr. Iwuoha is the only property owner who has leased enough parking spaces to satisfy the parking requirements imposed upon him. Therefore, he should not be burdened with the restriction that

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2018/11/21
R. Johnson

was previously imposed by Commissioner Schmidt. However, as an accommodation to this customers and other business owners in the area, he must require that his tenants and employees of his tenants park in those parking spaces furthest from the subject building and not in the parking spaces provided on-site. This will free up more parking for customers and patrons of the businesses who are located in his building at 2100 Gwynn Oak Avenue.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of July, 2000, that Restriction No. 4 previously imposed by Commissioner Schmidt in Case No. 99-287-SPHA, specifically in his Order dated April 19, 1999, be and is hereby eliminated.

IT IS FURTHER ORDERED that Petitioner's request to amend the previously approved site plan in Case No. 99-287, to remove Restriction No. 4 from Commissioner Schmidt's previous Order and to increase the amount of off-site parking spaces to 22 for the subject property, be and is hereby GRANTED, subject, however, to the following conditions and restrictions:

FILED
DATE 7/19/00
BY J.P. [Signature]



Baltimore County
Zoning Commissioner

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

July 19, 2000

Mr. Namdi C. Iwuoha
6502 Kriel Street
Baltimore, Maryland 21207

Re: Petition for Special Hearing
Case No 00-503-SPH
Property: 2100 Gwynn Oak Avenue

Dear Mr. Doak:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. William Obrecht
2137 Gwynn Oak Avenue
Baltimore, MD 21207

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2100 Gwynn Oak Ave. Balto Md 21207
which is presently zoned BL-A

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

An amendment to the order and site plan approved in Case No. 99-287-SPHA to allow the ~~apartments~~ remove restriction number 4 and increase the amount of off ~~site~~ site parking spaces to 22 to accommodate 100% commercial use of bldg.

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:

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

Legal Owner(s):

Namdi C. Iwuoha
Name - Type or Print _____
Namdi C. Iwuoha
Signature _____
NAMD I - C. IWUOHA
Name - Type or Print _____
Signature _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

6502 Friel street (410) 2987211
Address _____ Telephone No. _____
Baltimore Md 21207
City _____ State _____ Zip Code _____

Representative to be Contacted:

Ugo Iwuoha
Name _____
6502 Friel street (410) 9845202
Address _____ Telephone No. _____
Balto. Md 2120
City _____ State _____ Zip Code _____

OFFICE USE ONLY

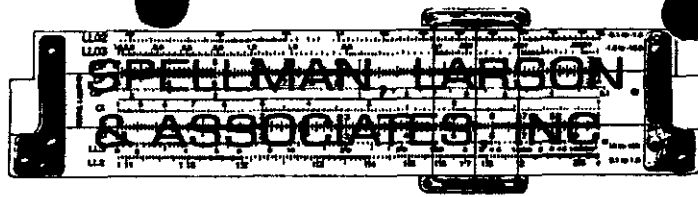
ESTIMATED LENGTH OF HEARING 1-2 hrs

UNAVAILABLE FOR HEARING _____

Case No. 00-503-SPH

Reviewed By MJA Date 5/30/02

COPIES RECEIVED FOR FILING
MAY 30 2002
7:19 AM
MJA



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

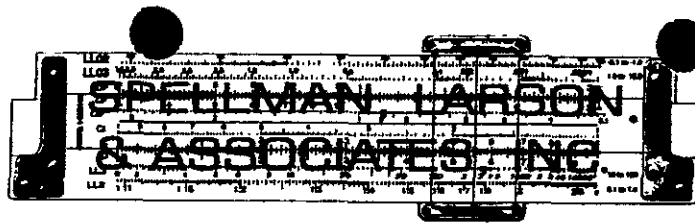
SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

DESCRIPTION FOR A ZONING PETITION
2100 GWYNN OAK AVENUE
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Gwynn Oak Avenue, 40 feet wide, at the end of a cut off connecting the northwest side of Gwynn Oak Avenue and the northeast side of Windsor Mill Road, of variable width, said cut off being shown on Baltimore County Department of Public Works Bureau of Land Acquisitions Plat HRW 63-053-21 said Plat being for a widening of Windsor Mill Road and running thence and binding on the northwest side of Gwynn Oak Avenue north 50 degrees 03 minutes east 44 feet, more or less, thence leaving the northwest side of Gwynn Oak Avenue and running north 36 degrees 09 minutes west 94.31 feet and south 55 degrees 00 minutes west 81 feet, more or less, to the widening line herein referred to running thence and binding on said widening line southeasterly by a curve to the right with a radius of 3472.57 feet the distance of 79.95 feet (the chord of the arc bears south 51 degrees 20 minutes 01 seconds

#503

00-503-SPH



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

DESCRIPTION FOR A ZONING PETITION
2100 GWYNN OAK AVENUE
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Page 2

east 79.95 feet) to the cut off herein referred to as shown on said Plat running thence and binding on said cut off north 86 degrees 48 minutes 30 seconds east 31 feet, more or less, to the place of beginning.

Containing 0.16 acres of land, more or less.

05/19/2000



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081412**

DATE 5/30/2008 ACCOUNT 001 - FISC
Item 503
By MJK AMOUNT \$ 250.00

RECEIVED FROM: Alaska Council Service - 215 - Computer Order

FOR: 040 - Comp Serv. 1 Mem. - \$ 250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT 60004 TIME
9/31/2008 5/20/2008 15:06:56
REG. NO. COUNTY STATE MFG. DRIVER S
Dept. 5 F28 JOURNAL VERIFICATION
Receipt # 15-305 4501
ER NO. 081412

Receipt Int. 250.00
250.00 00 00 04
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #00-503-SPH

2100 Gwynn Oak Avenue

NE/S of Windsor Mill Road and N/W/S Gwynn Oak Avenue

2nd Election District -- 2nd Councilmanic District

Legal Owner(s): Namdi C. Iwuoha

Hearing: Thursday, July 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21284.

Special Hearing: an amendment to the order and site plan approved in Case #99-287-SPHA to remove restrictions #4 and increase the amount of off site parking spaces to 22 to accommodate 100% commercial use of building.

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.

6/23/99 June 22

C400129

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 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 6/22/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING



Baltimore County
Department of Permits and
Development Management

June 16, 2000

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

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: 00-503-SPH
2100 Gwynn Oak Avenue
NE/S of Windsor Mill Road and NW/S Gwynn Oak Avenue
2nd Election District – 2nd Councilmanic District
Legal Owner(s): Namdi C. Iwuoha

HEARING: THURSDAY, JULY 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 111 W. Chesapeake Avenue, Towson, MD 21204

Special Hearing an amendment to the order and site plan approved in Case #99-287-SPHA to remove restrictions #4 and increase the amount of off site parking spaces to 22 to accommodate 100% commercial use of building.

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

Arnold Jablon
Director

C: Namdi and ugo Iwuoha, 6502 Kriel Street, Baltimore, MD 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 28, 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
June 22, 2000 Issue – Jeffersonian

Please forward billing to:
Ugo Iwuoha
6502 Kriel Street
Baltimore MD 21207
410-9840-5202

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: 00-503-SPH
2100 Gwynn Oak Avenue
NE/S of Windsor Mill Road and NW/S Gwynn Oak Avenue
2nd Election District – 2nd Councilmanic District
Legal Owner(s): Namdi C. Iwuoha

HEARING: THURSDAY, JULY 13, 2000 at 9:00 a.m. in Room 407, County Courts Building, 111 W. Chesapeake Avenue, Towson, MD 21204

Special Hearing an amendment to the order and site plan approved in Case #99-287-SPHA to remove restrictions #4 and increase the amount of off site parking spaces to 22 to accommodate 100% commercial use of building.

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/neighborhood 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: BO-503-SFH

Petitioner: Nandi C. Iwuoha

Address or Location: 2100 Gwynn Oak Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ugo Iwuoha

Address: 6502 Kriel Street

Balto. MD. 21207.

Telephone Number: (410) 984-5202



Baltimore County
Department of Permits and
Development Management

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

July 7, 2000

Mandi C. Iwuoha
6502 Kriel Street
Baltimore, MD 21207

Dear Petitioner:

RE: Case Number: 00-503-SPH, Location – 2100 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 May 30, 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.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

C: Ugo Iwuoha, 6502 Kriel Street, Baltimore 21207


Enclosures



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 19, 2000
Item Nos. 503, 504, 505, 508, 511, 514,
and 515

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 16, 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 June 12, 2000

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

503, 504, 508, 510, 511, and 515

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 *(RBS)*
DATE: July 13, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 12, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
503	2100 Gwynn Oak Avenue
506	2401 and 2401A York Road
507	2401A York Road
508	519 Rest Avenue
511	10643 Anglohill Road
514	Middle River Road
515	49 Wiltshire Road



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.12.00

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

RE: Baltimore County
Item No. 503

MJK

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,

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

RE: PETITION FOR SPECIAL HEARING
2100 Gwynn Oak Avenue, Cor NE/S Windsor Mill Rd
& NW/S Gwynn Oak Ave
2nd Election District, 2nd Councilmanic

Legal Owner: Namdi C. Iwuoha
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-503-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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Namdi C. and Ugo Iwuoha, 6502 Kriel Street, Baltimore, MD 21207, Petitioner.


PETER MAX ZIMMERMAN

AVELON REAL ESTATES

July 15, 2000

Honorable Timothy Kotrocco
Deputy Commissioner for Baltimore County
County Court Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Zoning Hearing on July 13, 2000, Case #99-287-SPHA

Dear Deputy Commissioner Kotrocco.

We must thank you for the opportunity given to us to state our concerns as may be related to the above referenced hearing.

It is particularly important to have observed the fairness you exhibited in presiding over the hearing and we hope that fairness will also reflect on your final decision on this issue.

Thank you once again

Sincerely,


Namdi & Ugo Iwuoha

Shared 1999/2100 Chayna Oak/Namdi's letter to the deputy comm for Balto Co

01/26/1994 14:40

=== COVER PAGE ===

TO: _____

FAX: *674108873468

FROM: MR UGO'S OFF. MMU LTD

FAX: 4106641925

TEL: 4106649727

COMMENT: PLEASE CALL

William Obrecht
2137 Gwynn Oak Avenue
Baltimore, Md. 21207

July 12, 2000

Honorable Lawrence E. Schmidt Tim Kotrucu
Zoning Commissioner for Baltimore County
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Amendment to 99-287-SPHA

Dear Mr. Schmidt, Kotrucu

Mr. Iwuoha has built a good looking building which is an improvement over the previous building. In order to build a building twice as large as the previous building, he had to meet certain requirements in order to assure that the larger size would not adversely impact the existing businesses in Woodlawn Village.

I am concerned about Mr. Iwuoha's adherence to the requirements.

On the initial site plan the total floor area was shown as 5,150 square feet. It appears that the building is actually 5,834 square feet

Restriction 4 of the original decision dated April 19, 1999 states that: "The use of the building shall be restricted to allow only a retail operation on the first floor and an office use on the second floor. Any change of use shall require approval by this Zoning Commissioner following a public hearing." Half of the second floor has been a Hair Salon for several months.

Restriction 5 states that "the onsite spaces shall be reserved for customers." This requirement appears to have been followed only during the past several months.

We are now faced with a difficult situation. At the very least no changes in the current use of the building should be allowed. Any changes in the current use of the building should only be considered after a period of one or more years of strict compliance with the existing restrictions.

Sincerely,



William Obrecht



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

April 18, 2000

APR 20

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County

"Hand Delivered"

Re: 2100 Gwynn Oak Avenue
Case No.: 99-287-SPHA
Job No.: 98092

Dear Commissioner Schmidt:

Please be advised that 2100 Gwynn Oak Avenue was the subject of a recent Zoning Petition for Special Hearing and also a Zoning Petition for Variance in conjunction with proposed improvements that the owner was contemplating for the subject property.

Although both Petitions were granted, the Variance Petition was conditioned on the premise that the owner would be required to lease 10 off street parking spaces and also would restrict use of the building to retail use on the first floor and office use on the second floor.

Currently the owner is proposing to convert the second floor to retail use which, of course, triggers the need for additional parking to support this effort.

The owner, in this endeavor, has been successful in gaining additional parking to support the 2nd floor retail use by leasing 12 additional spaces by formal Lease Agreement. These spaces are located in the existing off street parking lot across the street from his office building where his originally leased spaces reside.

Commissioner Lawrence Schmidt
Case No.: 99-287-SPHA
Job No. 98092

SELLMAN, LARSON & ASSOC.
April 18, 2000
Page Two

Please refer to the attached Site Plan for a schematic representation of the parking layout and the 2nd Lease Agreement.

We are formally requesting herein approval of this Site Plan revision as being within the spirit and intent of the Zoning Regulations to allow him to move forward with the retail occupancy of the building.

Should you have any questions or wish to discuss this situation in any further detail please feel free to contact me at any time.

Very truly yours,

SPELLMAN, LARSON & ASSOC.



Joseph D. Larson
PRESIDENT

JLL/bar
Enclosures

CC: Mr. Nnamdi Iwuoha

00-503

No Posting
Cert.

Called PDM to see whether they could locate posting certificate. No success. *ny* 7/20/00

FAX 416-825-5215

Called Joe Larson to see if he had an extra copy of posting certificate. He said he would fax it, but he never did. *ny* 7/21/00

Called Joe Larson's office & requested them to fax copy of posting. They never responded. *ny* 7/26/00

Sophia
7/6/00

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE *
 NE/S Gwynn Oak Ave. & Windsor Mill Rd. * ZONING COMMISSIONER
 2100 Gwynn Oak Avenue *
 2nd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District *
 Nnamdi Iwuoha, Petitioner * Case No. 99-287-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located at 2100 Gwynn Oak Avenue in the Woodlawn Village community of western Baltimore County. The Petitions were filed by Nnamdi Iwuoha, property owner. Special Hearing relief is requested to approve an amended site plan; namely, that plan which was received into evidence as Petitioner's Exhibit No. 1. It depicts the subject property and surrounding locale and is dated January 12, 1999. Variance relief is requested to approve a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 7 parking spaces on site, in lieu of the required 22. However, that variance Petition was amended in an open hearing so that now 9 parking spaces on site are proposed.

Appearing at the requisite public hearing held for this case was the Petitioner/property owner, Nnamdi Iwuoha. The Petitioner was represented by Howard L. Alderman, Jr., Esquire. Also appearing and testifying was Joseph Larson of Spellman, Larson & Associates, Inc. That firm prepared the site plan. Appearing as an interested person was Bill Obriecht, on behalf of the Woodlawn Village Business and Professional Association.

Mr. Larson testified and presented the site plan. The property is roughly rectangular in shape, located adjacent to the intersection of Gwynn Oak Avenue and Windsor Mill Road in the downtown business community known as Woodlawn Village. The property is zoned B.L.-A.S. The property is approximately .16 acres in area.

Photographs submitted at the hearing as well as the site plan show that the property is

improved with a one story brick and block building known as 2100 Gwynn Oak Avenue. Mr. Larson testified that at one time the building was used as a Subway Sandwich Shop and that the building has also been used as a Royal Farm Store. However, the building is presently vacant and has been so for some time.

The existing building is approximately 2,575 sq. ft. in area. The Petitioner proposes making substantial improvements to the structure. Specifically, he proposes adding a second floor which will double the area of the building to 5,150 sq. ft. As to the potential use of the building, Mr. Iwuoha has entered into negotiations with a tenant to operate a Tuxedo/Formal Wear Shop on the first floor. The second floor of the building will be used for Mr. Iwuoha's offices. He is in the construction management business and operates that enterprise with a small office staff of approximately 4 employees.

As part of the site improvements, the HVAC unit will be located on the roof of the building. This will provide two additional parking spaces to the side of the building adjacent to Gwynn Oak Avenue. When completed, there will be 9 parking spaces provided on site. As shown on the site plan, 22 spaces are required under the Section 409 of the BCZR.

That section of the BCZR also allows the Petitioner to lease offsite parking spaces at a location not more than 500 ft. from the subject property, in order to cure a deficient parking arrangement. In this regard, the Petitioner submitted at the hearing a copy of the lease (Petitioner's Exhibit No. 3), indicating that he had made arrangements to lease 10 parking spaces from the private parking lot which is located caddy corner from the subject site, across Windsor Mill Road. Photographs of that lot were submitted as well as a schematic plan (Petitioner's Exhibit No. 4) which shows that the spaces are approximately 145 ft. from the subject property.

In addition to the testimony and evidence described above, the Petitioner offered a series of signed Petitions from neighbors and businesses supporting the request. Those Petitions generally indicate that most of the surrounding business and property owners support an active business on this site, as opposed to the present vacant building. Indeed, the

proposal does represent an opportunity to improve this property, which is located in the heart of the Woodlawn/Security Blvd. Business area. The property, in its present vacant state, has the potential to be a blight on the surrounding area.

Mr. Obrieht offered testimony during the hearing. Although he supports the use of the property, he raised a number of questions and concerns regarding the proposed use. Frankly, some of his suggestions might so limit the use of the property so as to make any business operation thereon untenable. Nonetheless, I am appreciative of Mr. Obrieht's concerns that the use of the property will not over burden the parking which is available in the vicinity.

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions, however, impose certain conditions to alleviate any potential impacts. These restrictions shall be strictly enforced. If the Petitioner fails to comply with the conditions, it is assumed that Mr. Obrieht and/or his association will contact Baltimore County's Bureau of Code Enforcement so that an inspector can visit the property to ensure compliance.

The restrictions/conditions to be entered are:

1. The Petitioner shall redevelop the property only in the manner as shown on the site plan (Petitioner's Exhibit No. 1). The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exhibit No. 1.
2. The Petitioner shall continue, for so long as the building is occupied, to lease 10 off street spaces. This requirement may be modified through another public hearing in the event future circumstances warrant such a change. However, in order to ensure that there will be no congestion in the area, the Petitioner shall lease the 10 spaces described hereinabove.
3. The use of the building shall be restricted to allow only a retail operation on the first floor and an office use on the second floor. Any change of use shall require approval by this Zoning Commissioner following a public hearing.

4. During business hours for the use on the first floor, the onsite parking spaces shall be reserved for customers. Employees of the business and in the office shall park across the street, on the leased premises.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April, 1999 that, pursuant to the Petition for Special Hearing, approval of an amended site plan received into evidence as Petitioner's Exhibit No. 1, depicting the subject property and surrounding locale dated January 12, 1999, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 9 parking spaces on site, in lieu of the required 22, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioner shall redevelop the property only in the manner as shown on the site plan. The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exh. No. 1
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5. During business hours for the use on the first floor, the onsite parking spaces shall be reserved for customers. Employees of the business and in the office on the second floor, shall park across the street on the leased premises.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

THERE ARE NO PREVIOUS ZONING VIOLATIONS OR C.R.E. PLANS FOR THE SUBJECT PROPERTY.

- 2. REFER TO BUILDING PERMIT NUMBERS
 - 0- 356370 - INTERIOR ALTERATIONS TO DEMO INTERIOR AND EXISTING ROOF
 - 9- 356048 - INTERIOR ALTERATIONS TO CONSTRUCT DRYWALL PARTITIONS ETC. AND TO CONSTRUCT FRONT AND 2ND STORY ADDITIONS (CANCELS UNISSUED B395964)
- 3. DEVELOPMENT REVIEW COMMITTEE 4-7 LIMITED EXEMPTION GRANTED MAY 4, 1998 REFER TO O.R.C. # 0504 DC.

LEASE AGREEMENT

Parties to the Agreement

Between

B B J Inc (Contract Purchasers) of the parking lot at Windsor Mill Road and Gerwin Oak Ave 6322 Windsor Mill Road Baltimore, Maryland 21207

And

Nardi Truck - Owner of the property located at 2100 Gerwin Oak Ave Baltimore Md 21207

Made of the 30th of September 1998

Terms of Lease The lease agreement shall be for a period of 5 years beginning the 30th day of September, 1998 and ending on Midnight of 30th day of September 2003

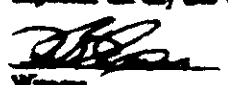
- 1. Only 10 parking spaces will be allocated in this agreement
- Rent The yearly rental amount of the parking space (s) shall be \$5,000.00 due at the beginning of October of each year starting with the year 1998


Maintenance

- 2. Lessee will strip and clean the leased parking spaces
- Alterations There must not be any alterations made to the parking space (s) by the lessee without a written consent or approval of the landlord
- Usage For the parking of automobiles belonging to the lessee, lessee's clients and tenants

Additional terms and conditions agreed to by both parties

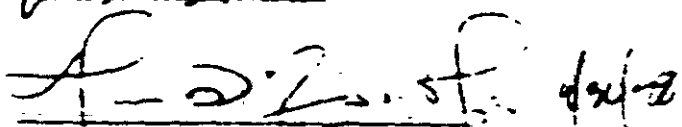
This lease is effective when the landlord delivers a copy signed by both parties to the lessee and the \$5,000.00 check clears the Landlord's bank. The parties have signed this agreement in duplicate the day and year written above


Witness


Landlord/Lessor BBJ Inc by
James R. Nugent, President



Witness


Lessee/Tenant
Nardi Truck

0
NNAMO
6502
BALTIMO
21

LEASE AGREEMENT

This lease agreement:

Between

B.B.J. INC. Landlord and Nnamdi Iwucha tenant agree as follows:

Terms of lease: The lease shall be for a period of 5 years from October 1, 1999 and end on September 30, 2004.

Twelve (12) parking spaces will be allotted in this agreement.

The yearly rent will be \$3,000.00 due beginning on October 1, 1999 and on the 1st of October each year during the term of this lease.

The parking spaces will be used for parking tagged automobiles belonging to the tenant, his employees and customers.

This agreement is in addition to the existing Lease Agreement, signed 9-30 98.

M.R. Sulu

M.R. Sulu

James R. Mudgett
BBJ INC by
James R. Mudgett
Nnamdi Iwucha

0
NNA
650
DAL

VICINITY MAP

SCALE: 1" = 2000'

SITE DATA

AREA 69706 SF or 0.16 ACS. +/-
 DEED REFERENCE 12648/501
 TAX ACCOUNT No. 100001082
 COUNCILMANIC DIST. 2.
 EXIST. ZONING BL-AS
 TAX MAP/PARCEL/GRID MAP NW 5F
 88/20/210

FLOOR AREA RATIO CALCULATIONS

TOTAL FLOOR AREA = 5,150 SF
 SITE AREA = 0.16 ACS. +/-
 5,150 SF ÷ 0.16 ACS. = 0.74

PARKING CALCULATIONS

PROPOSED USE - RETAIL
 SPACES REQUIRED
 5 SPS PER 1000 SF FLOOR AREA
 5 x (5,150/1000) 26 SPACES
 7 PROVIDED ON SITE
 22 SPACES LEASED FROM NEIGHBORING
 PROPERTY; REFER TO LEASE
 AGREEMENT SHOWN HEREON.

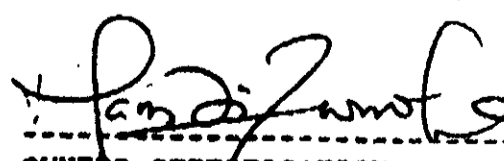
TOTAL PROVIDED PARKING: 29 SPS.

PARKING CALCULATION NOTE

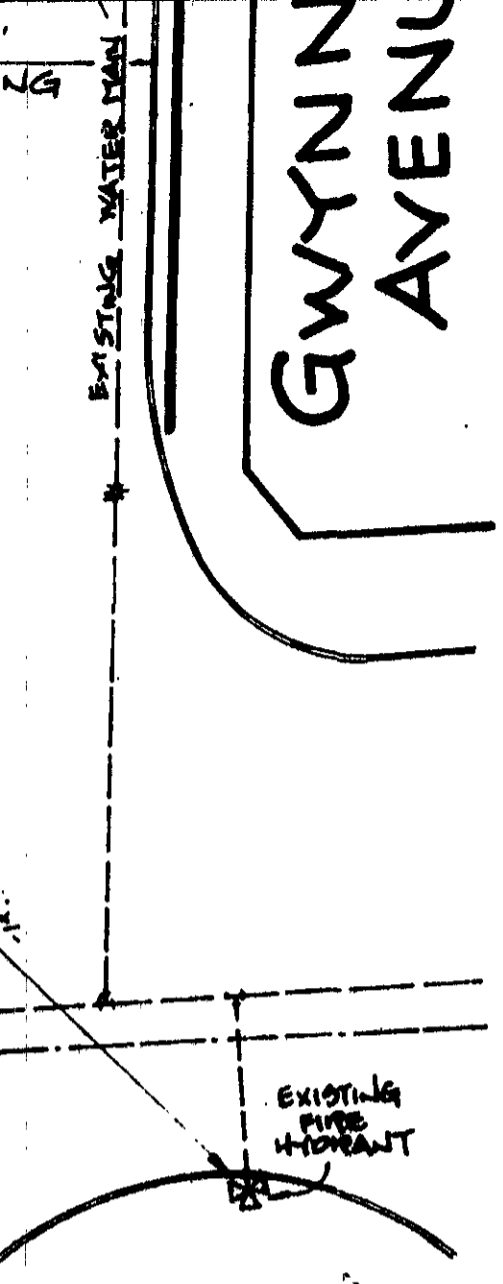
The parking calculations as shown hereon are supported, in part, by the current Five Year Parking Lease for parking spaces on the property across Windsor Mill Road as shown on this Site Plan.

In the event that a long term lease is not achievable at this site within the five year period the owner is responsible to take whatever appropriate measures are necessary to accommodate the parking requirements dictated by the Baltimore County Zoning Regulations. These measures can be accomplished by either obtaining a long term lease at another site or obtaining a Parking Variance from the Zoning Regulations by way of a Zoning Hearing before the Zoning Commissioner of Baltimore County.

Should none of these avenues be available to the owner then at the termination of the five year lease the existing building will have to be vacated to such a degree to only occupy that much of the floor area that can be supported by the parking that is existing on site.


 12/10/98
 OWNERS CERTIFICATION

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/28/00	REV. PER OWNERS REQUEST



PROPOSED 2ND STORY
AND BUILDING ADDITION
SHOWN SHADED

JOSEPH W SCHMITZ JR
BARBARA A SCHMITZ
5026/226
TAX No. 0210450130
ZONED: BL-AS
USE: COMMERCIAL

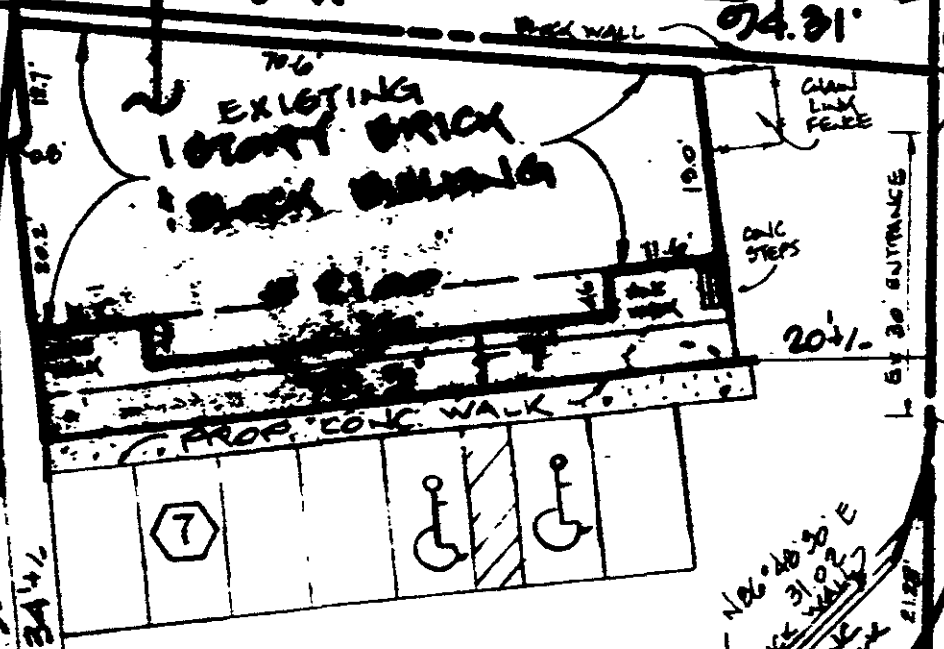
EXIST
BLOG.

CATHERINE A RICHARDSON
TAX No 0218950140
#6400 WINDSOR MILL
ZONED BL-AS
USE COMMERCIAL

EXISTING
BUILDING

S 55°00' W
84.22'

N 36°09' W



18'±
94.31'

EX. SANITARY SEWER

40' R/W

33'
PAVING

N 50°00' E 65.40'
(DEED)

EX. STINK WATER MAIN

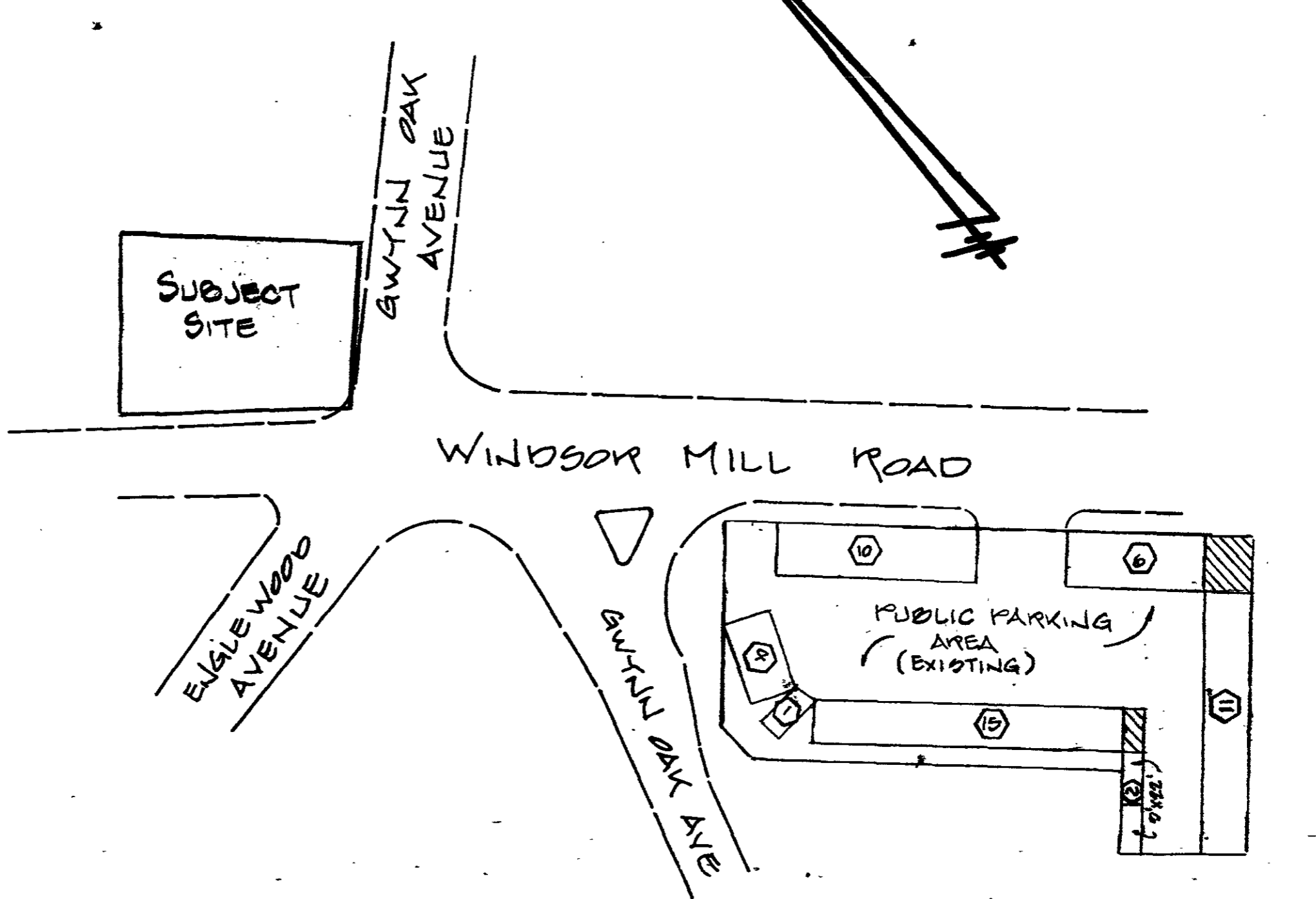
GWYNN OAK
AVENUE

S 46°51' E (DEED)
102.11
HIGHWAY RIGHT
OF WAY 0.010621.
HWY 63-093-21

102.11
HIGHWAY RIGHT
OF WAY 0.010621.
HWY 63-093-21

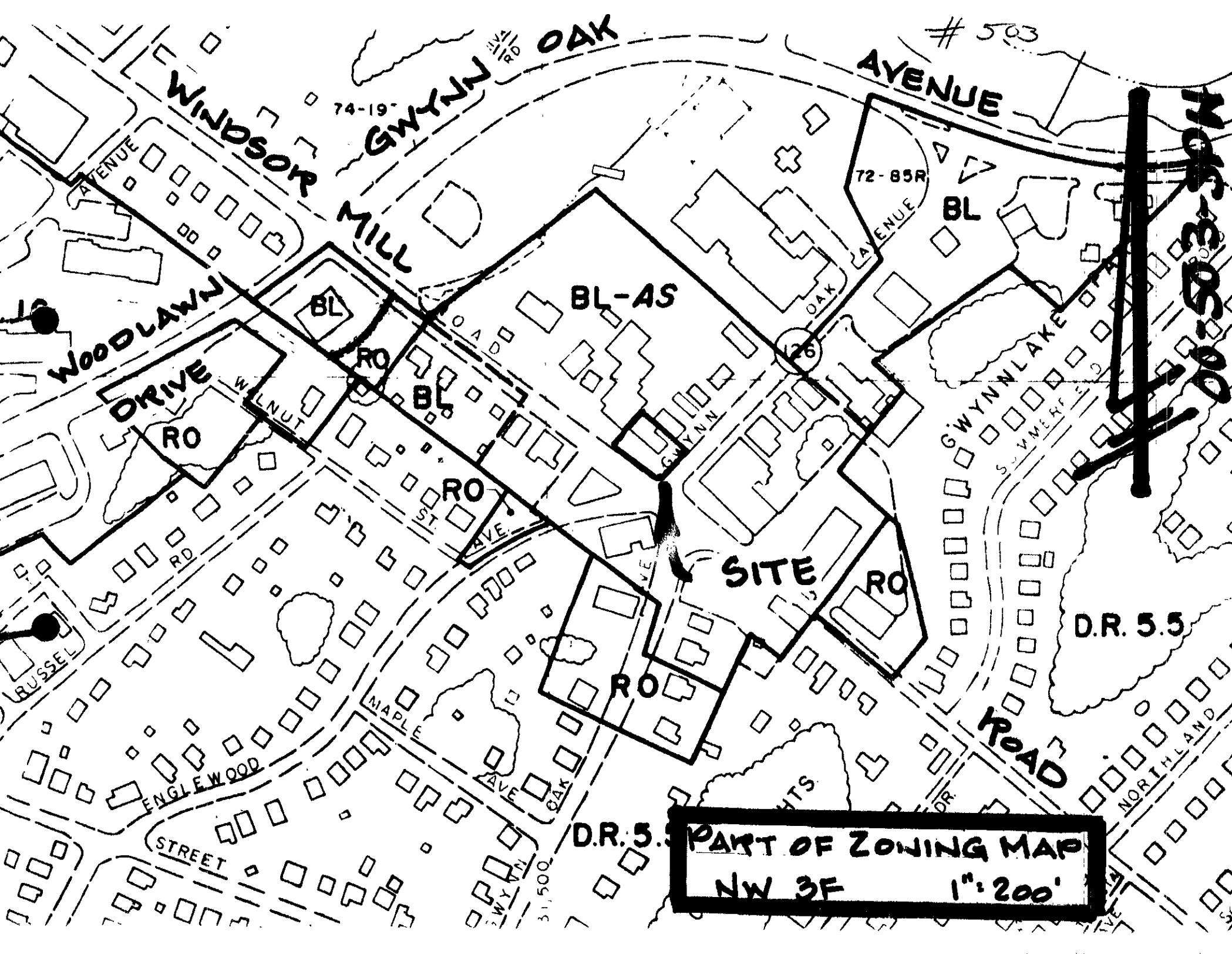
N 66°46'30" E
BRICK WALL 31.02'
TRUNK
MANHOLE 2.12'

60'±



⬡ DENOTES NO. OF PARKING SPACES
9' x 18' TYP.

PLAN
NOT TO SCALE



503

WINDSOR MILL GYNN OAK

AVENUE

WOODLAWN DRIVE

BL-AS

72-85R

BL

RO

BL

RO

BL

RO

SITE

RO

D.R. 5.5

RO

ROAD

STREET

D.R. 5.5

PART OF ZONING MAP
NW 3E 1" : 200'

NO RECORD

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

The question is asked because Avalon Business Center wishes to change from office space to retail space on the second floor of the building. In accordance with the Zoning Commissioner's decision of April 19, 1999 (see the reverse side for the restrictions on the building), this change requires approval by the Zoning Commissioner following a public hearing.

Mr. Nnamdi Iwuoha, the owner of Avalon Business Center has asked that approval be given without a public hearing. At the last meeting of the Security Woodlawn Village Business Association, I agreed to survey the businesses in Woodlawn Village to see whether a change should be permitted without a public hearing.

Recognizing a need for more spaces for retail use instead of office use, Mr. Iwuoha has leased 12 more spaces (he already leased 10 last year) in the large private lot across from Woodlawn Cleaning, Woodlawn Hardware and Rippel's Florist. These spaces have not yet been marked for the use of Avalon Center employees (restriction 5 of the Zoning decision requires that employees park in this lot so that all the spaces in front of Avalon Center will be available for customers).

Except for street parking, we have no public parking in Woodlawn Village. All lots are privately owned. Some owners allow everyone to park on their lots and some owners have "No parking - tow a way signs" or similar restrictions. Naturally all the private lots could be restricted (or sold) if the owners choose to do so.

DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

_____ Yes No Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

_____ Severe _____ Severe at times _____ Moderate _____ Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

_____ Yes No _____ Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

_____ Yes _____ No _____ Don't know

Name of Business Masae Krose of Styhes

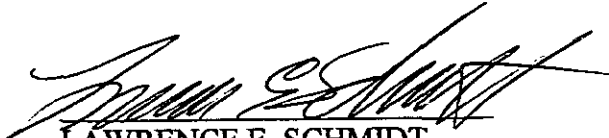
Name Curtis W Mason

Please return the survey to Bill Obriecht, 2137 Gwynn Oak Ave.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April, 1999 that, pursuant to the Petition for Special Hearing, approval of an amended site plan received into evidence as Petitioner's Exhibit No. 1, depicting the subject property and surrounding locale dated January 12, 1999, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 9 parking spaces on site, in lieu of the required 22, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioner shall redevelop the property only in the manner as shown on the site plan. The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exh. No. 1
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

The question is asked because Avalon Business Center wishes to change from office space to retail space on the second floor of the building. In accordance with the Zoning Commissioner's decision of April 19, 1999 (see the reverse side for the restrictions on the building), this change requires approval by the Zoning Commissioner following a public hearing.

Mr. Nnamdi Iwuoha, the owner of Avalon Business Center has asked that approval be given without a public hearing. At the last meeting of the Security Woodlawn Village Business Association, I agreed to survey the businesses in Woodlawn Village to see whether a change should be permitted without a public hearing.

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Except for street parking, we have no public parking in Woodlawn Village. All lots are privately owned. Some owners allow everyone to park on their lots and some owners have "No parking - tow a way signs" or similar restrictions. Naturally all the private lots could be restricted (or sold) if the owners choose to do so.

DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

_____ Yes No _____ Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

_____ Severe _____ Severe at times _____ Moderate _____ Mild

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_____ Yes No _____ Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

_____ Yes No _____ Don't know

Name of Business Heritage Savings Bank

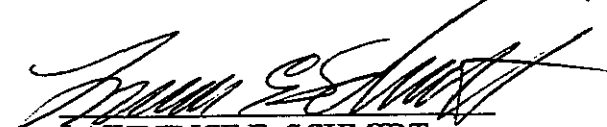
Name L. Ann Bennett

Please return the survey to Bill Obriecht, 2137 Gwynn Oak Ave.

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

The question is asked because Avalon Business Center wishes to change from office space to retail space on the second floor of the building. In accordance with the Zoning Commissioner's decision of April 19, 1999 (see the reverse side for the restrictions on the building), this change requires approval by the Zoning Commissioner following a public hearing.

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DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

Yes No Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

Severe Severe at times Moderate Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

Yes No Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

Yes No Don't know

Name of Business Woodlawn Parkway

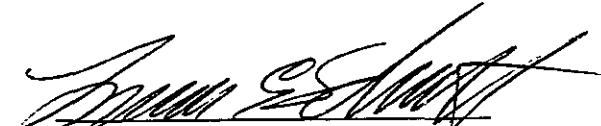
Name D Greenfield

Please return the survey to Bill Obrecht, 2137 Gwynn Oak Ave.

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

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DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

Yes No Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

Severe Severe at times Moderate Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

Yes No Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

Yes No Don't know

Name of Business Woodlawn Barbeu Shop

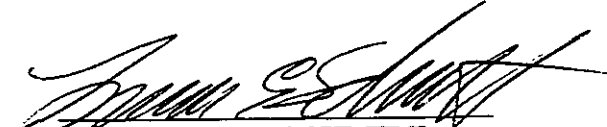
Name Joe Duckworth

Please return the survey to Bill Obrecht, 2137 Gwynn Oak Ave.

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

The question is asked because Avalon Business Center wishes to change from office space to retail space on the second floor of the building. In accordance with the Zoning Commissioner's decision of April 19, 1999 (see the reverse side for the restrictions on the building), this change requires approval by the Zoning Commissioner following a public hearing.

Mr. Nnamdi Iwuoha, the owner of Avalon Business Center has asked that approval be given without a public hearing. At the last meeting of the Security Woodlawn Village Business Association, I agreed to survey the businesses in Woodlawn Village to see whether a change should be permitted without a public hearing.

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DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

Yes No Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

Severe Severe at times Moderate Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

Yes No Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

Yes No Don't know

Name of Business Unique Boutique


Name Theresa Miller

Please return the survey to Bill Obriecht, 2137 Gwynn Oak Ave.

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DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

 P Yes _____ No _____ Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

 P Severe _____ Severe at times _____ Moderate _____ Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

 P Yes _____ No _____ Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

 X Yes _____ No _____ Don't know

Name of Business All Pro Carpets.

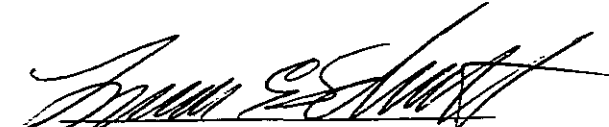
Name Damontré Owens

Please return the survey to Bill Obrecht, 2137 Gwynn Oak Ave.

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_____ Yes _____ No _____ Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

_____ Severe _____ Severe at times _____ Moderate _____ Mild

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_____ Yes _____ No _____ Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

_____ Yes _____ No _____ Don't know

Name of Business Woodlawn Cleaners

Name Patrick Parker

Please return the survey to Bill Obriecht, 2137 Gwynn Oak Ave.

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DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

_____ Yes _____ No Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

_____ Severe _____ Severe at times _____ Moderate _____ Mild

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SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE
SHOULD BE APPROVED?

_____ Yes _____ No Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING
RESTRICTIONS THAT ARE NEEDED?

_____ Yes _____ No Don't know

Name of Business WOODLAWN HARD.


Name BOB SEILER

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Yes _____ No _____ Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

Yes _____ No _____ Don't know

Name of Business S.A.B.


Name [Signature]

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

As you are aware this property was vacant for over 5 years and was giving the appearance of a failing community being located at such a high profiled intersection.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

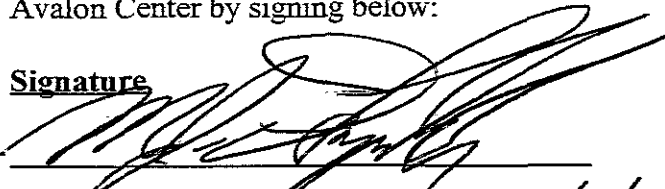
Also, with the nature of construction, this means that some of the equipment such as backhoes, skid loaders, rollers, concrete mixers and so on will be parked in front of the building occasionally. As I mentioned earlier I didn't think this would be an appropriate look for this particular intersection. The upper space is now converted into a salon which required additional parking spaces

So upon completion of the building, I leased additional parking spaces to exceed the minimum parking requirement for the commercial building. It is my desire to participate whole heartedly in the progress of our community and together we will make a better more meaningful Woodlawn Business Association.

I do ask that since the parking requirement have been met, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1044.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature


Name
Michael O. Doss

Name of Business
Woodlawn Carpet and Dry Cleaning

Address
6324 Wilson Blvd
Bethesda, MD 20817

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Tony's Pizza

Address

6375 WindSOR Mill Rd

April 20, 2000

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Jennifer Rites

Name

Jennifer Rites

Name of Business

Security Auto Body

Address

8400 Windsor MM Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

<u>Signature</u> 	<u>Name</u> William F. Connelly
<u>Name of Business</u> Landscaping	<u>Address</u> 38 Summerfield Dr Woodlawn

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha

Name

Claron Jones

Name of Business

Stock

Address

4571 Gwynn Oak Ave
Baltimore MD 21207

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I do ask that since the parking requirement have been met, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1044.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Nenny Mason

Name of Business

Barber

Name

Nenny Mason

Address

5214 Norwood Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Golanda Wilbers

Name

Golanda Wilbers

Name of Business

Salon LOBB part owner

Address

3530 Mill Dale Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

<u>Signature</u>	<u>Name</u>
<u>Tara Kate Lucas</u>	<u>Tara Kate Lucas</u>
<u>Name of Business</u>	<u>Address</u>
<u>Salon 2000 Part Owner</u>	<u>2530 Millvale Rd.</u>

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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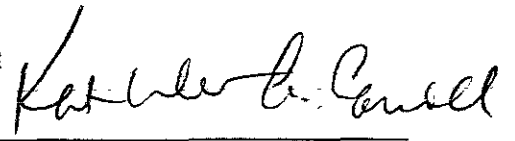
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Signature


Name 

Name of Business 

Address 

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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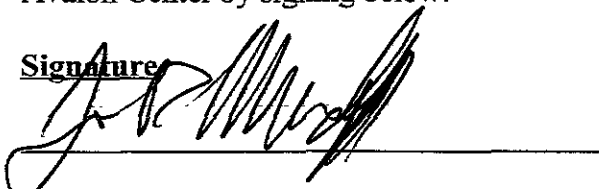
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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

James R. Mudgett

Name of Business

Lawyer

Address

6322 Windsor Mill Rd
Baltimore Md. 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Rachel OZIEC _____

Name

Rachel OZIEC _____

Name of Business

Tanya's PIZZA _____

Address

6325 WINDSOR MILL RD _____

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Kron's Pizza

Address

6403 Winder Hill

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

As you are aware this property was vacant for over 5 years and was giving the appearance of a flooding community.

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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Ruth Recth

Name

R.UTH

Name of Business

ALANDEL CLEANERS

Address

6405
6405 WINDSOR MOBILE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

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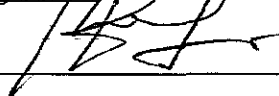
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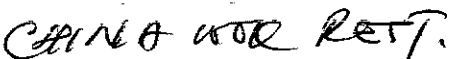
Signature



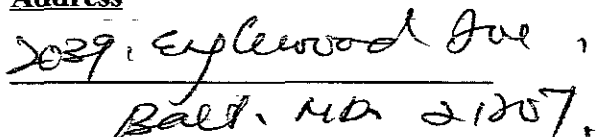
Name



Name of Business



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Will Iwuoha

Name of Business

Woodlawn Cleaners

Address

6324-Windermill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature



Name

Patrick Parkov

Name of Business

Woodlawn Cleaners

Address

6324 Windsor Mill Rd
Belt MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

M.R. Seiler

Name

M.R. SEILER

Name of Business

WOODLAWN HARD

Address

6322 WILSON MILL

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Mel Malinowski

Name

MEL MALINOWSKI

Name of Business

Security Auto Body

Address

6400 WINDSOR MILL Rd 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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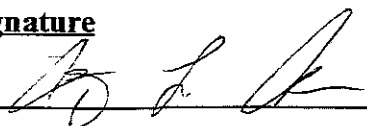
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Signature



Name

Anthony L Arden

Name of Business

Security Auto Body

Address

6444 Windsor Mill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Cecil Shifflett

Name

Cecil Shifflett

Name of Business

Billy's Auto

Address

2110 Gwynn Oak Avenue

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

As you are aware this property was vacant for over 5 years and was giving the appearance of a failing community being located at such a high profiled intersection.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

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Signature

Patrena L. Cadowell

Name

PATRENA L. CADOWELL

Name of Business

*Means-Brunowich PT Services
Inc*

Address

711 W. 40th Street 21211

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature
Patrice Brown

Name
Patrice Brown

Name of Business
Royal Farm

Address
Widdson Mill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature



Name



Name of Business

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature
Richard Sub. Okafor

Name
Richard Sub. Okafor

Name of Business
P.S. FORMAL WEAR

Address
7419 LESAGE AVE.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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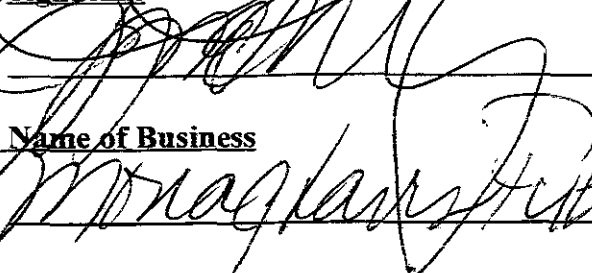
Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Name

Name of Business

Address



JAMES THOMPSON

Monaghan Hub

221 Gwynn Oak Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

T. A. Iwuoha

Name

TIMOTHY A. FEWIKES

Name of Business

RESIDENT

Address

6811 PARSONS AVE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Tracy Furkes

Name

TRACY Furkes

Name of Business

Resident

Address

6911 PARSONS AVE
21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Lamont Massey

Name

Lamont Massey

Name of Business

MASSEY CONSTRUCTION

Address

22 Cedar Street

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Tamara L. Berry

Name

Tamara L. Berry

Name of Business

~~Res.~~ Resident

Address

2023 RUSSELL AVE
WOODLAWN APT. #6

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Kenneth Brown

Name

Kenneth Brown

Name of Business

Resident

Address

2023 RUSSELL AVE.
Woodlawn #6

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature


Name
J.A. Thompson

Name of Business
Parole & Probation

Address
3301 Hillsdale Rd.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Eric K. Ingram

Name

Eric K. Ingram

Name of Business

Solid Rock Concrete, Inc.

Address

6803 Richardson Rd.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

NAMDI IWUOHA

Name of Business

JLN CONSTRUCTION SERV

Address

187 C WHELFIELD RD
BALTIMORE MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Care Wilam

Name

Care Wilam

Name of Business

Truly Stop

Address

2007 Eaglewood Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Lois Colavita

Name

Lois Colavita

Name of Business

Monaghan's

Address

2101 Gwynn Oak Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Kelly A. Hendrix

Name

Kelly Hendrix

Name of Business

Monaghan's

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

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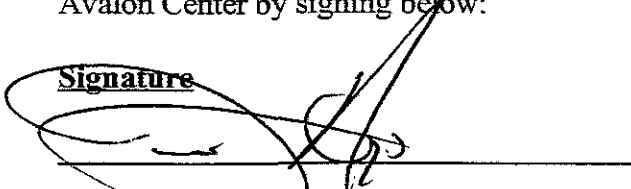
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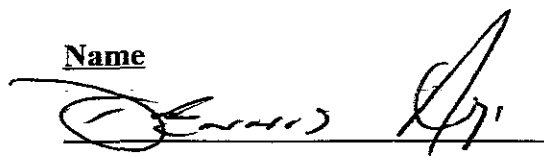
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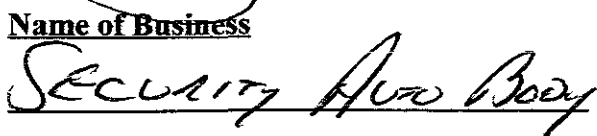
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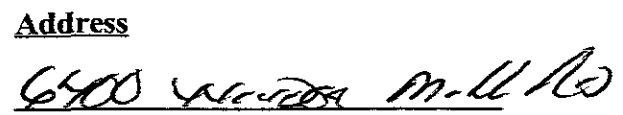
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Signature


Name


Name of Business


Address


April 20, 2000

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Address

4871 Gwynn Oak Ave. Baltimore Md 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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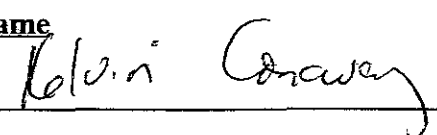
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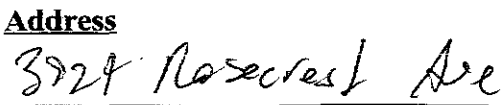

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Signature 

Name 

Name of Business


Address



April 20, 2000

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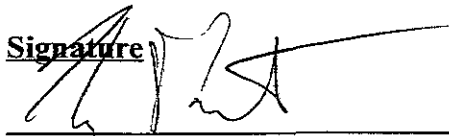
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Signature



Name

Thomas Foster

Name of Business

Z Street Productions

Address

5611 Wilbur Ave

Baltimore, MD 21208

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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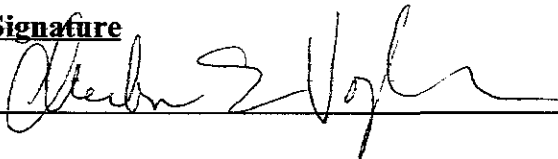
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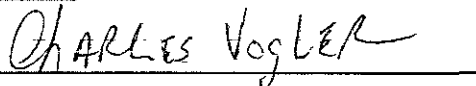
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Signature

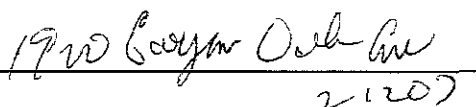


Name



Name of Business

Address



April 20, 2000

MONAHAN

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature



Name

Tad H. Sartest

Name of Business

Ransom Spirits

Address

Corallio, OR

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Benny G. King

Name

Benny G. King

Name of Business

N/A

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Patrick Campbell

Name

PATRICK CAMPBELL

Name of Business

Address

5302 BELLE AVE
BAYTON, MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature
Beverly Anderson

Name
Beverly Anderson

Name of Business
Willow Ridge

Address
3310 Croydon Rd
Bethesda Md. 20817

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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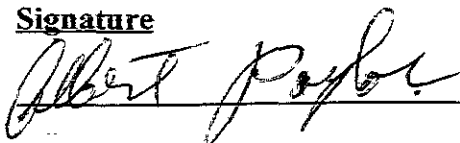
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Signature



Name

ALBERT PAYLOR

Name of Business

Address

3310 CROYDON RD-

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature
Rhonda Byrd

Name
Rhonda Byrd

Name of Business
PJ Formalwear

Address
2100 Gwynn Oak Ave.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Michelle Brooks

Name

Michelle Brooks

Name of Business

F.J. Formal Wear

Address

6402 Walnut Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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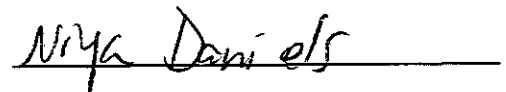
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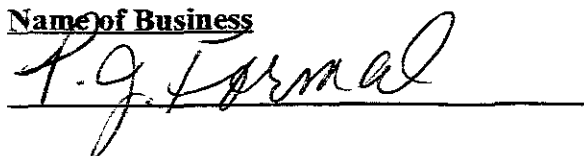
Signature



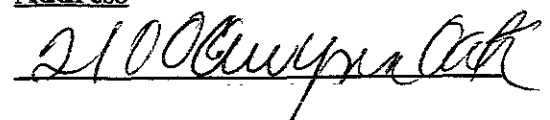
Name



Name of Business



Address



April 20, 2000

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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Deborah Moody

Name

Deborah Moody

Name of Business

D.J. Formal wear

Address

3617 Wabash ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Dynecha Gale

Name

Dynecha Gale

Name of Business

P. J. Formal Wear

Address

3633 Wabash Ave
Baltimore, Md 21215

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Melissa Lee

Name of Business

P.S. Formal Wear

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Nateasha King

Name

Nateasha King

Name of Business

PJ's Formal Wear

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Gloria J. Jennings

Name

Gloria J. Jennings

Name of Business

P. J. Gerald Wear

Address

*2100 Gwynn Oak Ave #A
21207*

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Patricia Hanner

Name

Patricia Hanner

Name of Business

P.J. Formal

Address

2102 Gwynn Oak

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Namdi Iwuoha

Name

GERALD Ausby

Name of Business

Liberty Carpet Connection

Address

2125(A) Gwynn Oak Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Jimmy Artis Jr.

Name

Jimmy Artis Jr.

Name of Business

Woodlawn Fire Department

Address

Woodlawn Rd.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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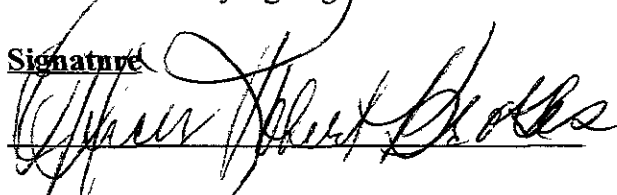
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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature


Name
Officer Robert Brooks

Name of Business
Balt. Police Department

Address
6404 Walnut Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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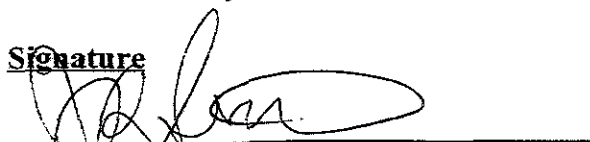
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Signature



Name of Business

Name

JOSEPH STRICKLAND

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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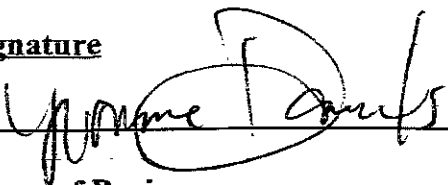
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Signature



Name of Business

Name



Address

April 20, 2000

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Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Address

Belview AVE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Te-Cuma Cousins

Name

Te-Cuma Cousins

Name of Business

Royal Farms

Address

Windsor Mill

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha

Name

~~Big Bills carryout~~

Name of Business

Big Bills carryout

Address

6401 Windsor Mill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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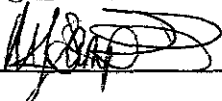
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Signature



Name



Name of Business

Address

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WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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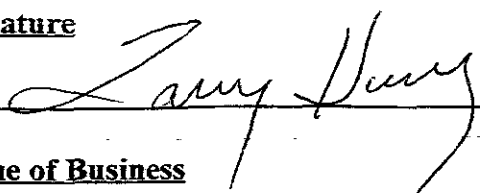
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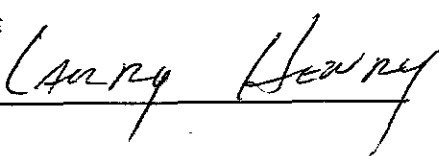
Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name of Business

Name



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

As you are aware this property was vacant for over 5 years and was giving the appearance of a flooding community.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Joseph R. Manns

Name

Joe Manns

Name of Business

Joe Manns Awards, Inc.

Address

2105 1/2 Gwynn Oak Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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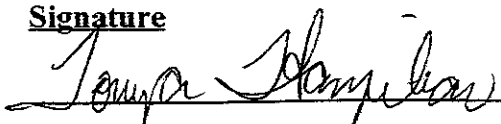
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Signature



Name

Tonya Hamilton

Name of Business

Address

12 Benkert Ave.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Maria J. Jennings

Name

Gloria J. Jennings

Name of Business

P. J. Gerald Wear

Address

*2100 Gwynn Oak Ave #A
21207*

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Patricia Hanner

Name

Patricia Hanner

Name of Business

P.J. Formal

Address

2102 Gwynn Oak

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Namdi Iwuoha

Name

GERALD AUSTBY

Name of Business

Liberty Carpet Connection

Address

2125(A) GWYNN OAK AVE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Jimmy Carter

Name

JIMMY CARTER

Name of Business

Woodlawn Fire Department

Address

Woodlawn St.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Officer Robert Brooks

Name of Business

Balt. Police Department

Address

6404 Walnut Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature



Name of Business

Name

JOSEPH STRICKLAND

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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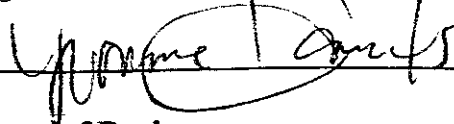
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Signature



Name of Business

Name



Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Address

Belview AVE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Royal Farms

Address

Windsor Mill

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha

Name

~~Big Bills carryout~~

Name of Business

Big Bills carryout

Address

401 Windsor Mill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature



Name of Business

Name



Address

April 20, 2000

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Signature

Larry Henry

Name

Larry Henry

Name of Business

Address

3903 McDowell/CW

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Joseph R. Manns

Name

Joe Manns

Name of Business

Joe Manns Awards, Inc.

Address

2105 1/2 Gwynn Oak Ave

April 20, 2000

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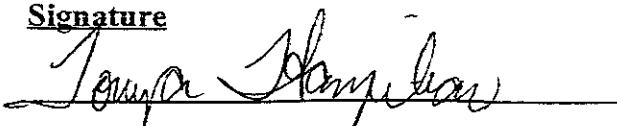
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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Tomia Hamilton

Name of Business

Address

17 Benkert Ave.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

As you are aware this property was vacant for over 5 years and was giving the appearance of a failing community being located at such a high profiled intersection.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

Also, with the nature of construction, this means that some of the equipment such as backhoes, skid loaders, rollers, concrete mixers and so on will be parked in front of the building occasionally. As I mentioned earlier I didn't think this would be an appropriate look for this particular intersection. The upper space is now converted into a salon which required additional parking spaces

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Bruce Reinemann

Name

Bruce Reinemann

Name of Business

N/A

Address

Hitchfield New Hampshire

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Claron Jones

Name

Claron Jones

Name of Business

Stoch

Address

4871 Gwynn Oak Ave
Baltimore Md 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

2100 Gwynn Oak Ave

Address

5214 New Wood Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Yolanda Wilbers

Name

Yolanda Wilbers

Name of Business

Salon 4000 part owner 5530 Mill Dale Rd

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

<u>Signature</u>	<u>Name</u>
<u>Tara Kate Gwynn</u>	<u>Tara Kate Gwynn</u>
<u>Name of Business</u>	<u>Address</u>
<u>Salon 2000 Part C</u>	<u>2530 Millvale Rd,</u>

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Katrina L. Conell

Name of Business

N/A

Address

N/A

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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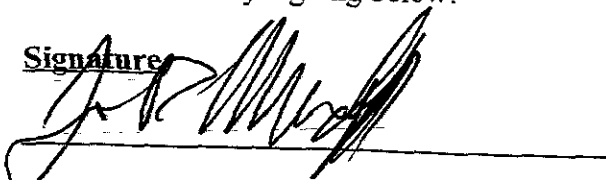
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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

James R. Mudgett

Name of Business

Lawyer

Address

6322 Windsor Mill Rd
Baltimore Md. 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Rachel Ozier

Name

Rachel Ozier

Name of Business

Tanya's PIZZA

Address

6325 WINDSOR Mill RD

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Kron's Pizza

Address

6403 Winder Hill

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

As you are aware this property was vacant for over 5 years and was giving the appearance of a flooding community.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

RUTH Rectel

Name

RUTH

Name of Business

ANGEL CLEANERS

Address

6405
6405 WINNINDSOR M011 RD

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

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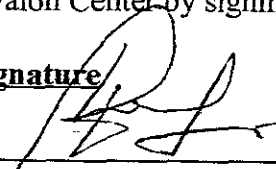
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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

George Phang

Name of Business

CHINA WOK REST.

Address

2029 Eglewood Ave,
Balt. MD 21207.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Will Iwuoha

Name of Business

Woodlawn Cleaners

Address

6324-Windermill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Patrick Parker

Name of Business

Woodlawn Cleaners

Address

6324 Windsor Mill Rd
B-H MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

M. R. Seiler

Name

M. R. Seiler

Name of Business

WOODLAWN HARD

Address

6322 WILSON MILL

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Mel Malinowski

Name

MEL MALINOWSKI

Name of Business

Security Auto Body

Address

6400 WINDSOR MILL RD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center and also a resident of the community. As a new business it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Avenue development of the business district of Woodlawn in my efforts in improving the community .

As you are aware this property was vacant for over 5 years and was giving the appearance of a failing community being located at such a high profiled intersection.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

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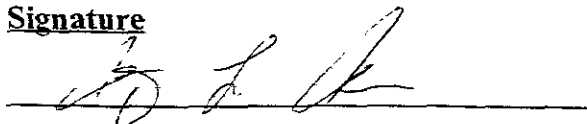
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I do ask that since the parking requirement have been met, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1044.

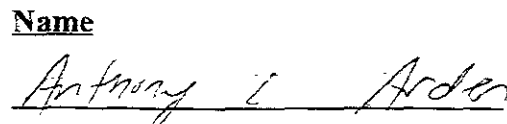
"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

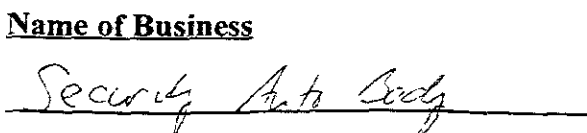
Signature



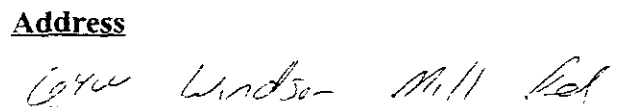
Name



Name of Business



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Cecil Shifflett

Name of Business

Billy's Auto

Address

2110 Gwynn Oak Avenue

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Patrena L. Caldwell

Name

PATRENA L. CALDWELL

Name of Business

Means-Brunowick PT Services
Inc

Address

711 W 40th Street 21211

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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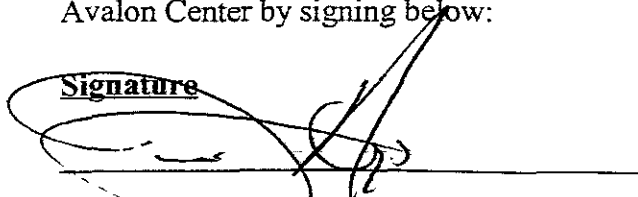
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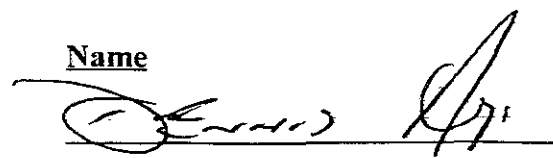
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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature


Name


Name of Business
Security Auto Body

Address
6500 WOODLAWN MILL RD

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Address

4111 Gwynn Oak Ave. Baltimore Md 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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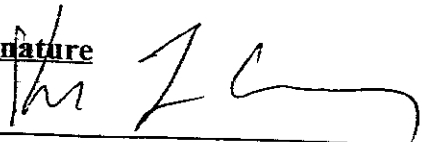
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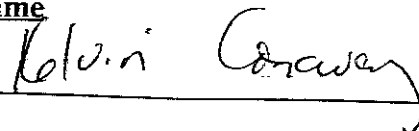
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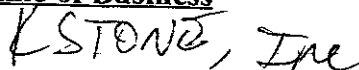
Signature



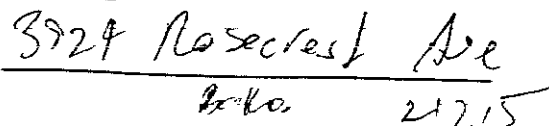
Name



Name of Business



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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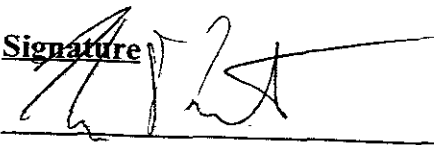
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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Thomas Foster

Name of Business

Z Street Productions

Address

5611 Wiluan Ave
Baltimore, MD 21207

April 20, 2000

MONAHAN

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

PETITION OF SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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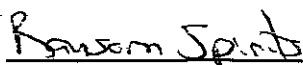
Signature



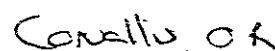
Name



Name of Business



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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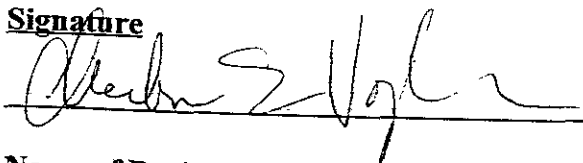
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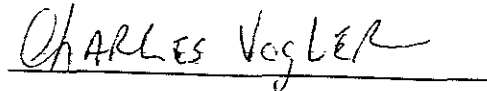
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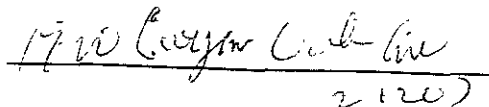


Name



Name of Business

Address



April 20, 2000

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Benny G. King

Name

Benny G. King

Name of Business

W/A

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Patrick Campbell

Name

PATRICK CAMPBELL

Name of Business

Address

5302 BELLE AVE
BALTO., MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Michael E. Rice

Name of Business

Address

6455 Woodgreen Cir

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature
Beverly Anderson

Name
Beverly Anderson

Name of Business
Willow Ridge

Address
3510 Croydon Rd
Baltimore MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

As you are aware this property was vacant for over 5 years and was giving the appearance of a flooding community.

At the conception of the building, I had intended to use the upper floor for my office in which I deal in construction.

Upon completion of the building, I did not think it would be in the best interest of the community to have various construction vehicles and equipment on such a busy intersection.

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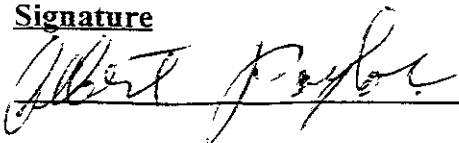
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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

ALBERT PAYLOR

Name of Business

Address

3310 GRYDON RD -

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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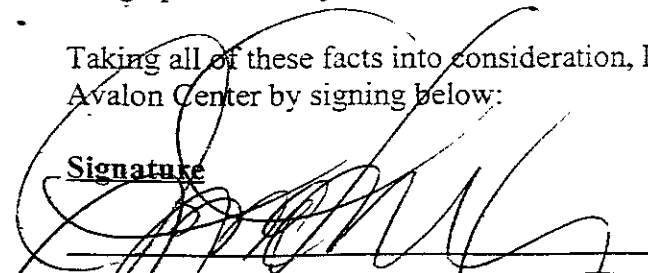
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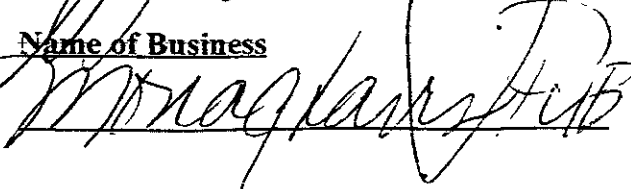
Signature

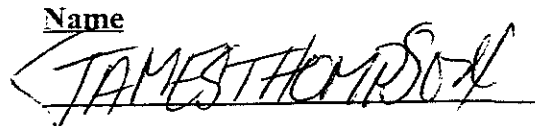
Name

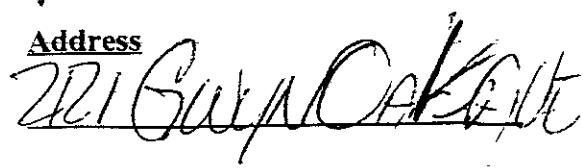
Name of Business

Address









April 20, 2000

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

T. A. Fewkes

Name

TIMOTHY A. FEWKES

Name of Business

RESIDENT

Address

6811 PARSONS AVE

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Tracy Fowlkes

Name

TRACY Fowlkes

Name of Business

Resident

Address

6911 PARSONS AVE
J1207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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I do ask that since the parking requirement have been met, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1044.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn Community.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Bruce Reinemann

Name

Bruce Reinemann

Name of Business

N/A

Address

Hitchfield New Hampshire

JUN 12

William Obriecht
2137 Gwynn Oak Ave.
Baltimore, Md. 21207

June 9, 2000

*Code def.
PPM*

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

Re: April 19, 1999 decision on Avalon Center property

Dear Mr. Schmidt,

It would appear that your April 19, 1999 decision on the Avalon Center property has not been followed. Restriction 4 allows only office space on the second floor. A hair salon is currently located on the second floor.

To gauge the response of nearby businesses, a survey on parking was circulated to Woodlawn Village businesses. Nine survey forms from businesses within 600 feet of Avalon Center have been returned to date. Four report a parking problem in Woodlawn Village, 5 request a public hearing for the change from office to retail on the second floor and 4 request a hearing to determine the type of parking restrictions that are needed.

The complete survey form with the results are attached.

I will be glad to send the actual responses or I will bring them to a hearing if a hearing is scheduled. I can be reached at 410-944-2450 if you would like any additional information.

Sincerely,

William Obriecht
William Obriecht

Betty,
4/30
Per our conversation,
I did advise Mr.
Obriecht that a
SPH was applied
for. - 5
JL
(Case # 00-503-SPH)

TO BUSINESSES IN THE WOODLAWN VILLAGE AREA

Do we or don't we have a parking problem in the middle of Woodlawn Village?

The question is asked because Avalon Business Center wishes to change from office space to retail space on the second floor of the building. In accordance with the Zoning Commissioner's decision of April 19, 1999 (see the reverse side for the restrictions on the building), this change requires approval by the Zoning Commissioner following a public hearing.

Mr. Nnamdi Iwuoha, the owner of Avalon Business Center has asked that approval be given without a public hearing. At the last meeting of the Security Woodlawn Village Business Association, I agreed to survey the businesses in Woodlawn Village to see whether a change should be permitted without a public hearing.

Recognizing a need for more spaces for retail use instead of office use, Mr. Iwuoha has leased 12 more spaces (he already leased 10 last year) in the large private lot across from Woodlawn Cleaning, Woodlawn Hardware and Rippel's Florist. These spaces have not yet been marked for the use of Avalon Center employees (restriction 5 of the Zoning decision requires that employees park in this lot so that all the spaces in front of Avalon Center will be available for customers).

Except for street parking, we have no public parking in Woodlawn Village. All lots are privately owned. Some owners allow everyone to park on their lots and some owners have "No parking - tow a way signs" or similar restrictions. Naturally all the private lots could be restricted (or sold) if the owners choose to do so.

DO WE HAVE A PARKING PROBLEM IN THE MIDDLE OF WOODLAWN VILLAGE?

4 Yes 3 No 2 Don't know

IF YES, HOW SEVERE IS THE PROBLEM?

2 Severe 1 Severe at times 1 Moderate Mild

THE CHANGE FROM OFFICE TO RETAIL WILL REQUIRE MORE PARKING. SHOULD A PUBLIC HEARING BE HELD TO DETERMINE WHETHER THE CHANGE SHOULD BE APPROVED?

5 Yes 3 No 1 Don't know

SHOULD A PUBLIC HEARING BE HELD TO DETERMINE THE TYPE OF PARKING RESTRICTIONS THAT ARE NEEDED?

4 Yes 3 No 2 Don't know

Name of Business _____

Name _____

Please return the survey to Bill Obrecht, 2137 Gwynn Oak Ave.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April, 1999 that, pursuant to the Petition for Special Hearing, approval of an amended site plan received into evidence as Petitioner's Exhibit No. 1, depicting the subject property and surrounding locale dated January 12, 1999, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 9 parking spaces on site, in lieu of the required 22, be and is hereby GRANTED, subject, however, to the following restrictions:

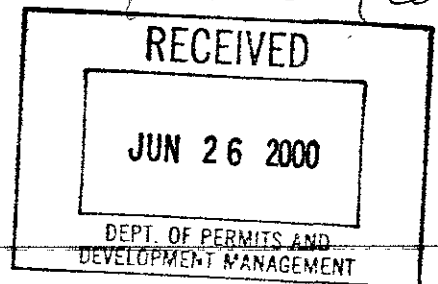
1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioner shall redevelop the property only in the manner as shown on the site plan. The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exh. No. 1
3. The Petitioner shall continue, for so long as the building is occupied, to lease 10 off street parking spaces. This requirement may be modified through another public hearing in the event future circumstances warrant such a change. However, in order to ensure that there will be no congestion in the area, the Petitioner shall lease the 10 parking spaces described hereinabove.
4. The use of the building shall be restricted to allow only a retail operation on the first floor and an office use on the second floor. Any change of use shall require approval by this Zoning Commissioner following a public hearing.
5. During business hours for the use on the first floor, the onsite parking spaces shall be reserved for customers. Employees of the business and in the office on the second floor, shall park across the street on the leased premises.

001 93 RUB


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

00-1690 (Copied in 6/9/00)

from Zoning Comm. Off.





Baltimore County
Zoning Commissioner

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

May 1, 2000

Mr. William Obriecht
2415 Popular Drive
Woodlawn, Maryland 21207

RE: 2100 Gwynn Oak Avenue
Case No. 99-287-SPHA

Dear Mr. Obriecht:

Enclosed please find copies of correspondence I received (dated April 18th and April 24, 2000) from Joseph L. Larson, President of Spellman, Larson & Associates, Inc., relative to the above-captioned property. The owner of the subject property, Mr. Nnamdi Iwuoha, is proposing to convert the second floor of the building thereon to retail use, and through Mr. Larson, is requesting that I approve same as being within the spirit and intent of my original Order. Inasmuch as you actively participated in the proceedings in this case on behalf of the Woodlawn Village Business and Professional Association, I am enclosing herewith a copy of Mr. Larson's letters and the accompanying site plan for your review and consideration.

Please contact me at your earliest convenience and advise me if your organization has any objections to this latest proposal. I am inclined to require that the Petitioner file a new Petition for Special Hearing to amend the Order and site plan approved in prior Case No. 99-287-SPHA. However, if your organization agrees with this latest proposal, I would be willing to make a decision on the merits of their request without a public hearing.

Thank you for your attention in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Larson
Spellman, Larson & Assoc., Inc. 105 W. Chesapeake Avenue, Towson, Md. 21204

Case File

Census 2000

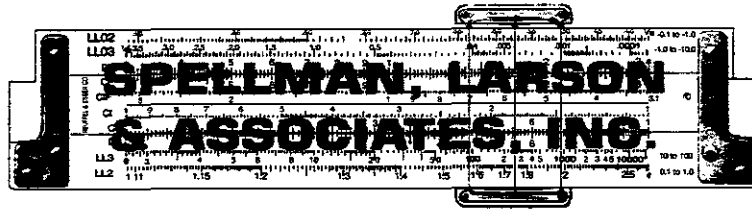
For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County

April 24, 2000

"HAND DELIVERED"

APR 27

Re: 2100 Gwynn Oak Avenue
Case No.: 99-287 SPHA
Job No.: 98092

Dear Commissioner Schmidt:

As a supplement to my letter to you of April 18, 2000, regarding the above-captioned property the owner has forwarded to me sixty-six Petitions in support of the renovations and occupancy of his Avalon Business Center.

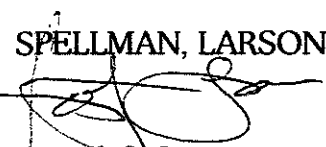
The owner has requested I forward these Petitions to you to demonstrate a community-wide support of his endeavor.

The Petition is quite clear and self explanatory and I trust that the number of Petitions are sufficiently convincing for you to review our request and provide a response in the affirmative.

I will await word from you with regard to your decision on this matter.

Very truly yours,

SPELLMAN, LARSON & ASSOC.


Joseph E. Larson
PRESIDENT

JLL/bar
CC: Nnamdi Uuwaho

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Lamont Massey

Name

LAMONT MASSEY

Name of Business

MASSEY CONSULT

Address

27 Cedar Street

April 20, 2000

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Tamara L. Berry

Name

Tamara L. BERRY

Name of Business

~~Res.~~ RESIDENT

Address

2023 RUSSELL AVE
WOODLAWN APT. #6

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Kenneth Braen

Name

Kenneth Braen

Name of Business

Resident

Address

2023 RUSSELL AVE.
Woodlawn #6

April 20, 2000

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

William F. Connelly

Name

William F. Connelly

Name of Business

Landscaping

Address

*38 Summerfield Dr
Woodlawn*

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Signature

Namdi Iwuoha Sr.

Name

Namdi Iwuoha Sr.

Name of Business

Paro & Probation

Address

3301 Hillsdale Rd.

April 20, 2000

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I do ask that since the parking requirement has been meet, that you kindly support The Avalon Commercial Center. Looking at Woodlawn District, we do have a lot to offer to each other. If you have any questions, please do not hesitate to give me a call at (410) 298-1171.

"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Eric Ingram

Name

Eric K. Ingram

Name of Business

Solid Rock Concrete, Inc.

Address

6803 Richardson Rd.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

Dear business associates, my name is Namdi Iwuoha, I am the owner of The Avalon Center. As a new business in your community once again it is my responsibility to keep you updated on The Avalon Center at 2100 Gwynn Oak Ave. I live in the community and would like to contribute to the development of the business district of Woodlawn.

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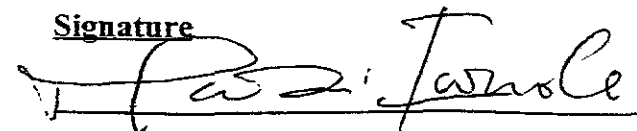
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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature


Name
NAMDI IWUOHA

Name of Business
JLN CONSTRUCTION SERV

Address
1877 C WHITEHEAD RD
BALTIMORE MD 21207

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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"UNITED WE STAND AND DIVIDED WE FALL". So please let's all work together to bring up the Woodlawn District.

Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Namdi Iwuoha

Name

Namdi Iwuoha

Name of Business

Timely Stop

Address

2007 Eaglewood Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Namdi Iwuoha

Name

Lois Colevits

Name of Business

Monaghan's

Address

2101 Gwynn Oak Ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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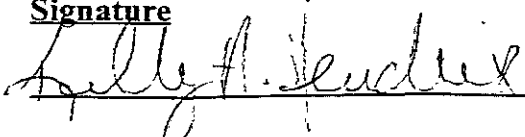
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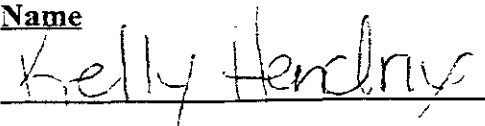
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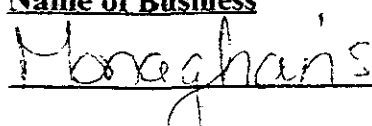
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Signature


Name


Name of Business


Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Patrice Brown

Name

Patrice Brown

Name of Business

Royal Farm

Address

Widdson Mill Rd

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature



Name

Carol Wilson

Name of Business

Address

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Richard Sub. Le.

Name

Richard Sub. Le.

Name of Business

P S FORMAL Wear

Address

7419 LESADA RD.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Rhonda Byrd

Name

Rhonda Byrd

Name of Business

PJ Formalwear

Address

2100 Gwynn Oak Ave.

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Michelle Brooks

Name

Michelle Brooks

Name of Business

F.J. Federal Wear

Address

16403 Walnut Cove

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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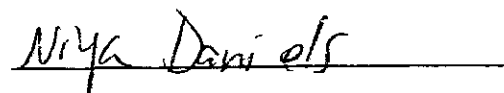
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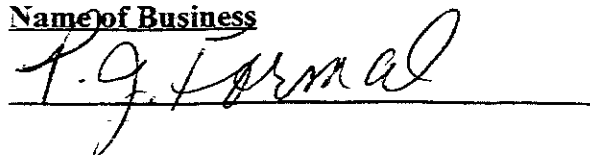
Signature



Name



Name of Business



Address



April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

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Taking all of these facts into consideration, I so humbly ask for your support for the Avalon Center by signing below:

Signature

Deborah Moody

Name

Deborah Moody

Name of Business

D.J. Formal wear

Address

3617 Wabash ave

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Dynecha Gale

Name

Dynecha Gale

Name of Business

P.J. Formal Wear

Address

3633 Wabash Ave
Balto, Md 21215

April 20, 2000

WOODLAWN BUSINESS DISTRICT COMMUNITY SURVEY

SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Melissa Lee

Name

Melissa Lee

Name of Business

P.S. Formal Wear

Address

April 20, 2000

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SUPPORT FOR THE AVALON CENTER AT 2100 GWYNN OAK AVE.

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Signature

Namdi Iwuoha

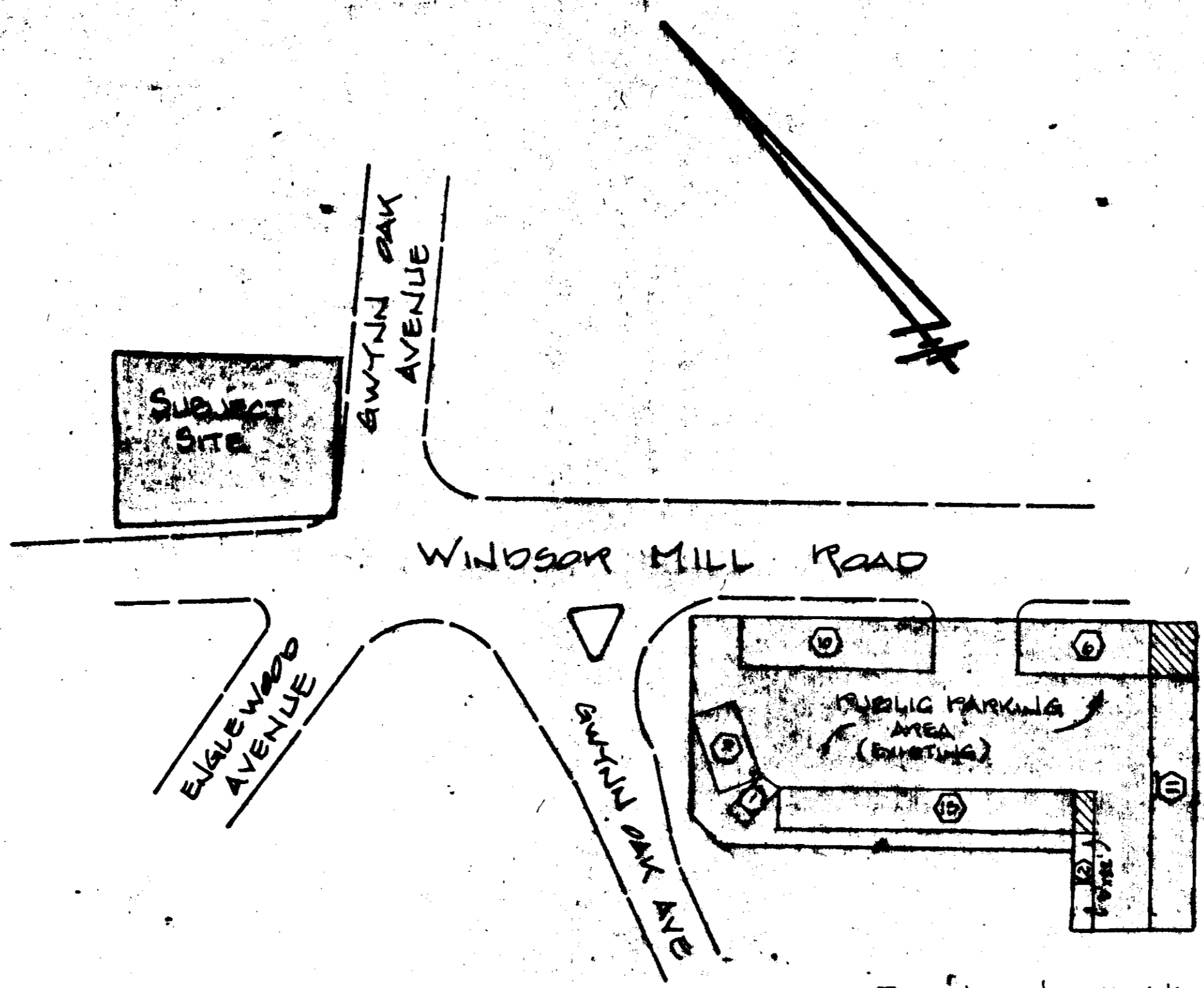
Name

Namdi Iwuoha

Name of Business

PJ's Formal Wear

Address



⊙ denotes no. of parking spaces 9'x10' TYP.

PLAN
NOT TO SCALE

LEASE AGREEMENT

This lease agreement:

Between

B.S.J. INC. Landlord and Nnamdi Iwuoha tenant agree as follows:

Terms of lease: The lease shall be for a period of 5 years from October 1, 1999 and end on September 30, 2004.

Twelve (12) parking spaces will be allotted in this agreement.

The yearly rent will be \$3,000.00 due beginning on October 1, 1999 and on the 1st of October each year during the term of this lease.

The parking spaces will be used for parking tagged automobiles belonging to the tenant, his employees and customers.

This agreement is in addition to the existing Lease Agreement signed 9-30-98.

M.B. Saha

[Signature]
BBJ INC by
James P. Mudgett

M.B. Saha

[Signature]
Nnamdi Iwuoha

OWNER

NJAMDI IWUOHA
6502 KRIEL STREET
BALTIMORE, MARYLAND
21207-4203

Ref Ex 3

REVISIONS	
NO.	DATE

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 408, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

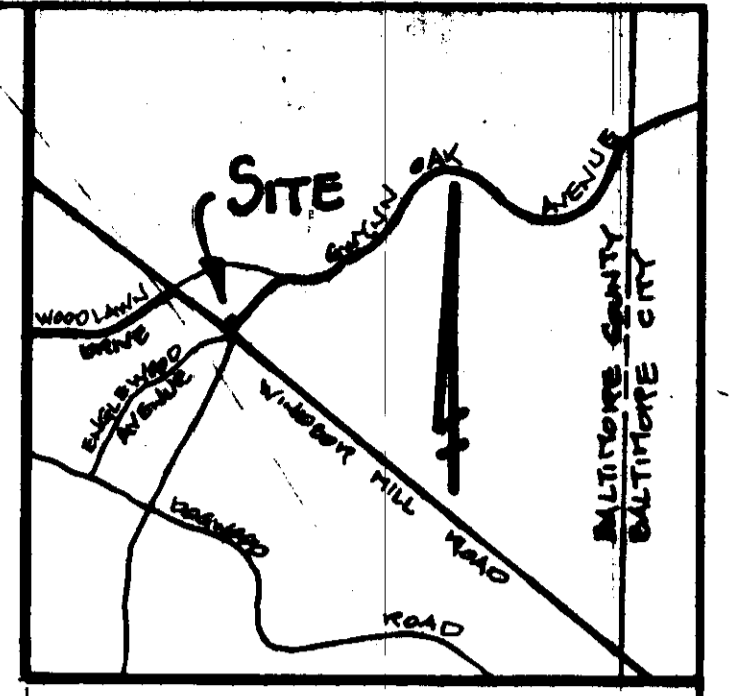
PLAN TO ACCOMPANY APPLICATION FOR BUILDING PERMIT

2100 GWYNN OAK AVE

ELECTION DIST. No 2 BALTIMORE CO., MD

SCALE: AS SHOWN	DES. BY:	SHT. 2 OF 2
DATE: 5/28/00	DRN. BY: P.M.N.	

28076



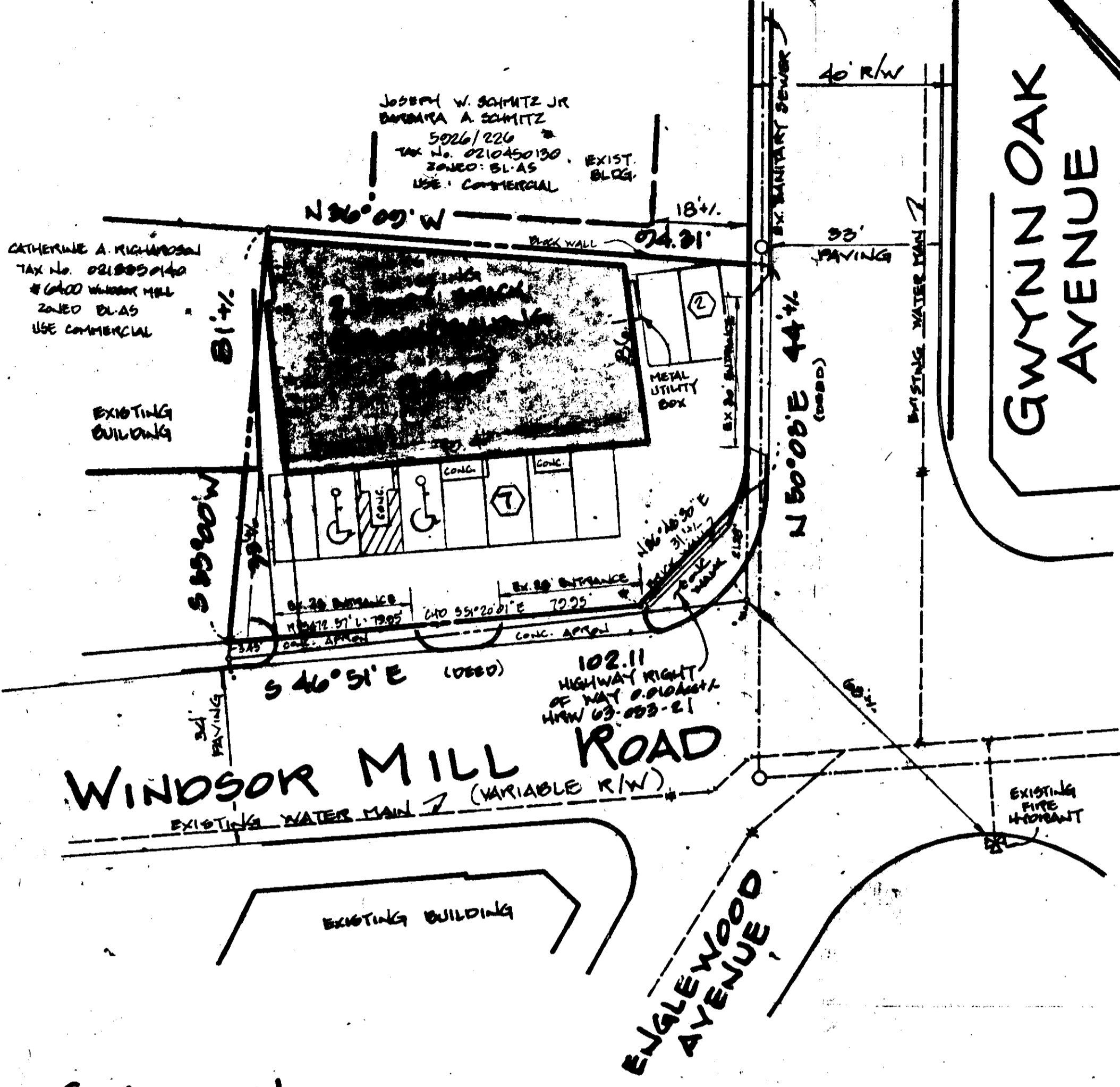
VICINITY MAP
SCALE: 1"=200'

SITE DATA

AREA 6070 SF or 0.16 AC +/-
DEED REFERENCE 12 648 / 501
TAX ACCOUNT No. 17000 1082
COUNCILMANIC DIST. 2
EXIST. ZONING BL-AS
TAX MAP/PARCEL/GRID MAP NW 2F
88/20/210

FLOOR AREA RATIO CALCULATIONS
TOTAL FLOOR AREA = 5834 SF
SITE AREA = 0.16 AC +/-
58 SF / 0.16 AC = 0.83

PARKING CALCULATIONS
PROPOSED USE - OFFICE
TOTAL FLOOR AREA 5834 SF
1ST FLOOR (RETAIL USE) 2917 SF
5 SPACES / 1000 SF
5 X 2.917 = 14.6 SPACES
2ND FLOOR (RETAIL USE) 2917 SF
5 SPACES / 1000 SF
5 X 2.917 = 14.6 SPACES
TOTAL SPACES REQUIRED = 30 SPACES
NUMBER OF SPACES PROVIDED = 31 SPACES



GENERAL NOTES

1. THERE ARE NO PREVIOUS WAIVERS OR C.C.R. PLANS FOR THE SUBJECT PROPERTY.
2. REFER TO BUILDING PERMIT NUMBERS
 D-386375 - INTERIOR ALTERATIONS TO DEMO INTERIOR AND EXISTING ROOF
 D-386248 - INTERIOR ALTERATIONS TO CONSTRUCT DRYWALL PARTITIONS ETC. AND TO CONSTRUCT FRONT AND 2ND STORY ADDITIONS (CASELS UNISSUED D385564)
3. DEVELOPMENT REVIEW COMMITTEE A-7 LIMITED EXEMPTION GRANTED MAY 4, 1998 REFER TO O.R.C. # 0504 DC.
4. THERE ARE NO EXISTING SIGNS ON THE SUBJECT PROPERTY. ANY FUTURE SIGNS WILL COMPLY WITH THE BALTIMORE COUNTY ZONING REGULATIONS.
5. PUBLIC WATER AND SEWER EXIST TO SERVE THE SUBJECT PROPERTY.
6. THIS PROPERTY IS NOT IN THE CHESEPEAKE BAY CRITICAL AREA.

ZONING PETITION NOTE
THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE ORDER AND SITE PLAN APPROVED IN CASE No. 00-287-SPHA TO REMOVE RESTRICTION No. 4 AND INCREASE THE AMOUNT OF OFF-SITE PARKING SPACES TO 32 TO ACCOMMODATE 100% COMMERCIAL USE OF BUILDING.

OWNER
NIAJADI WAJIDA
6502 KRIEL STREET
BALTIMORE, MARYLAND
21207-4203

Peter



REVISIONS		DESCRIPTION
NO.	DATE	

SPELLMAN, LARSON & ASSOCIATES, INC.
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PLAT TO ACCOMPANY ZONING PETITION
2100 GWYNN OAK AVE

ELECTION DIST. No. 02 BALTIMORE Co., MD.
00-53-SPH # 503
SCALE: 1"=20' DES. BY: SMT. 1 OF 1
DATE: 5/10/2000 DRN. BY: P.M.L.