

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
SW/S Liberty Road, 915' NW		
of Windy Hill Road	*	DEPUTY ZONING COMMISSIONER
2nd Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(10233 Liberty Road)		
	*	CASE NO. 00-561-X
Kimberly Dreisch		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Kimberly Dreisch. The Petitioner is requesting a special exception for property she owns at 10233 Liberty Road in the Randallstown area of Baltimore County. The special exception request is for a service garage (i.e. the operation of an automobile body and fender repair facility).

Appearing at the hearing on behalf of the special exception request were Kimberly Dreisch, owner of the property, Tom Hoff, professional engineer who prepared the site plan of the property and Michael Gisriel, attorney at law, representing the Petitioner. Appearing as interested citizens in the matter were Michael Chapman, owner of the adjacent property and Henry Morrison, a future resident of the adjacent neighborhood. Dave Green appeared on behalf of the Office of Planning.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of a gross area of 2.35 acres, more or less, zoned BL. The subject property is unimproved at this time. The Petitioner is interested in constructing a one-story, 17,100 sq. ft. automobile paint and body shop building on the subject property. In addition, a small second floor consisting of 1,500 sq. ft. will be situated on the front corner of the building.

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Date 9/13/00

By J.P. Morrison

The details of the building and associated parking are more particularly shown on the site plan submitted into evidence as Petitioner's Exhibit No. 1.

Testimony further revealed that Ms. Dreisch currently operates an automobile paint and body repair shop in Randallstown and is interested in acquiring the property to expand her business. She has been very successful at her present location. She purchased the subject property from Mr. Chapman, one of the interested citizens in attendance, the next door neighbor to the future body shop building. Ms. Dreisch has worked closely with the Office of Planning in designing the site and has agreed to abide by all the conditions and restrictions requested by the Office of Planning. The Petitioner also agreed to comply with the comments made by the State Highway Administration relative to access to the site.

As stated previously, two citizens appeared at the hearing. These gentlemen appeared not to oppose the Petitioner's request so long as the conditions and restrictions discussed at the hearing were incorporated into the Order.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at this particular location would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with

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Date 9/13/00
By J.P. Jannet

the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

Pursuant to the advertising, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 13th day of September, 2000, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request to allow a service garage (i.e. the operation of an automobile body and fender repair facility), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall submit architectural plans depicting the design and appearance of the building to be constructed on the property to the Office of Planning for their review and approval.
3. The Petitioner shall submit a landscape plan to Avery Harden, Landscape Architect for Baltimore County, which plan depicts appropriate screening to buffer the proposed use from adjacent residential properties.
4. All exterior lighting shall be directed away from adjacent residential properties and public rights-of-way.
5. Any signage associated with the Petitioner's business shall be ground mounted and no taller than 10 ft. in height. Said sign shall not be internally illuminated.
6. When servicing automobiles for repair, the Petitioner shall be required to keep the bay doors located on the north side of the proposed building closed so as to mitigate

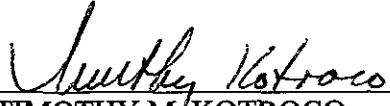
ORDER RECEIVED FOR FILING

Date 9/13/00
BY R. J. [Signature]

any noise and sound from the adjacent residential community. Additionally, no work shall be permitted to occur outside the proposed building.

7. The hours of operation shall be Monday through Friday, 8:00 a.m. to 7:00 p.m. and Saturday by appointment only. The business shall be closed on Sunday.
8. The Petitioner shall be required to comply with the State Highway Administration comment dated July 24, 2000 relative to access to Liberty Road.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 9/13/00
BY R. J. [Signature]



Baltimore County
Zoning Commissioner

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

September 14, 2000

Michael Gisriel, Esquire
15 E. Chesapeake Avenue
Towson, Maryland 21286

RE: Petition for Special Exception
Case No. 00-561-X
Property: 10233 Liberty Road

Dear Mr. Gisriel:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been approved 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 Office 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Ms. Kimberly Dreisch
3508 Offutt Road
Randallstown, MD 21133

Mr. Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Mr. Michael Chapman
10225 Liberty Road
Randallstown, MD 21133

Mr. Henry Morrison
4219 Herriah Court
Randallstown, MD 21133

Mr. Peter O'Neal
3606 Courtleigh Drive
Randallstown, MD 21133

Copies to:

Ms. Kimberly Dreisch
3508 Offutt Road
Randallstown, MD 21133

Mr. Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Mr. Michael Chapman
10225 Liberty Road
Randallstown, MD 21133

Mr. Henry Morrison
4219 Herriah Court
Randallstown, MD 21133

Mr. Peter O'Neal
3606 Courtleigh Drive
Randallstown, MD 21133



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

10233 Liberty Road
for the property located at Randallstown, MD 21133
which is presently zoned B-L

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a "Service Garage", i.e. the operation of an Automotive Collision Center (auto body shop) to rebuild and restore vehicles from accident to pre-accident condition including body work, refurbishing and painting. Because Ms. Dreisch operates her business in an award-winning, professional and "environmentally friendly" manner and complies with all EPA standards (see article from Randallstown Times attached hereto and made a part hereof), we believe that her Special Exception Petition for a

(continued on attached sheet)

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

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

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

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael Gisriel, Attorney

Name - Type or Print

City

Signature

Michael Gisriel, Attorney

Company

15 E. Chesapeake Ave. 410-296-1440

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

Case No. 00-561-X

REV 09/15/98

Legal Owner(s):

Kimberly Dreisch

Name - Type or Print

Signature

Name - Type or Print

Signature

3508 Offutt Rd.

410-521-4770

Address

Telephone No.

Randallstown, MD 21133

State

Zip Code

Representative to be Contacted:

Michael Gisriel, Attorney

Name

15 E. Chesapeake Ave.

410-296-1440

Address

Telephone No.

Towson, MD 21286

Fax: 410-821-7740

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

until Aug 21

Exempt, Sec 25

06-29-00

ORDER RECEIVED FOR FILING

Date

By

9/13/00

[Signature]

(continuation of Petition for Special Exception)

B-L District would not be inconvenient with the spirit and intent of the Baltimore County Zoning Regulations nor would the Service Garage use be detrimental to the health, safety or general welfare of the area. Thus we believe that the subject Special Exception, i.e. the use of the subject Property (2.35 acres) for a Service Garage in B-L Zone be granted.

00-561-X

THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

June 22, 2000

Description of 10233 Liberty Road, to Accompany Petition for Special Exception.

BEGINNING FOR THE SAME at a point on the centerline of Liberty Road (State Route 26) 915 feet more or less from the intersection of the centerline of Liberty Road and the centerline of Windy Hill Road.

Thence binding on the centerline of Liberty Road,

1) North 50 degrees 45 minutes West 180.00 feet,

Thence leaving the centerline of Liberty Road,

2) South 41 degrees 15 minutes West 539.75 feet,

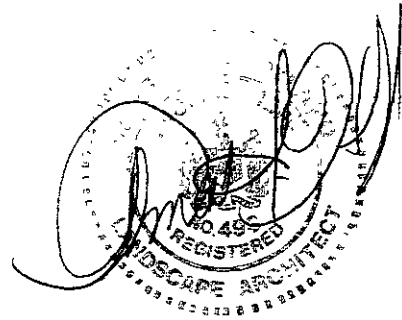
3) South 50 degrees 45 minutes East 200.00 feet,

4) North 39 degrees 08 minutes East 539.5 feet to the place of beginning,

Containing 2.35 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



00-SG1-X

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 083827

DATE 06-29-00 ACCOUNT R. 001-6150

AMOUNT \$ 300.00

RECEIVED FROM: Michael U. Grice, Atty.

FOR: C. SPECIAL EXCEPTION 300
total 300

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

SDA

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
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FOR: C. SPECIAL EXCEPTION 300
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WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

SDA

PAID RECEIPT
PAYMENT ACTUAL TIME
6/30/2000 6/30/2000 13:02:21
REG 0502 CASHIER DDOL DMD INRMR
Dept 5 528 ZONING VERIFICATION
Receipt # 141455
CR NO. 083827

Receipt Tot 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PAID RECEIPT
PAYMENT ACTUAL TIME
6/30/2000 6/30/2000 13:02:21
REG 0502 CASHIER DDOL DMD INRMR
Dept 5 528 ZONING VERIFICATION
Receipt # 141455
CR NO. 083827

Receipt Tot 300.00
300.00 CK .00 CA
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 NO. 86-10
10233 Liberty Road
SW/8 Liberty Road, 916'
NW of Windy Hill Road
2nd Election District
2nd Councilmanic District
Legal Owners:
Kimberly Dreish
Special Exception for a service garage.
Hearing: Tuesday, August 22, 2000 at 8:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
8/04/00 August 3 0408770

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/3/, 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 8/3/ successive weeks, the first publication appearing on 8/3/, 2000.

S. THE JEFFERSONIAN,
S. Williams Jr.

LEGAL ADVERTISING

RE: Case No.: 00-561-X

Petitioner/Developer: _____

Kimberly Dreish

Date of Hearing/Closing: 9-11-00

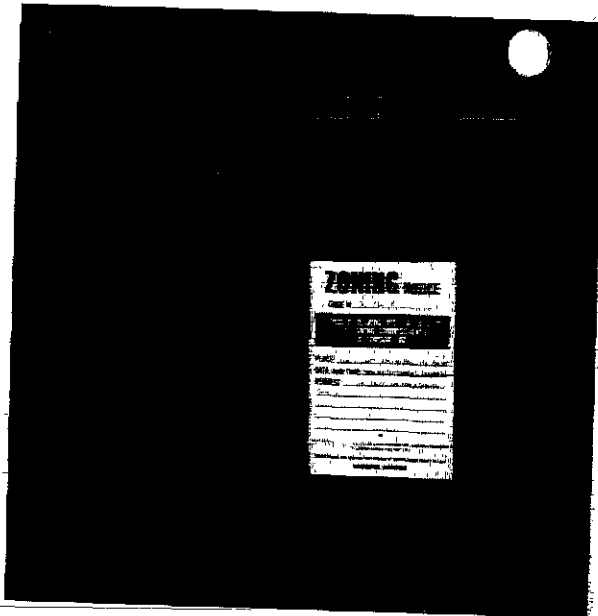
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 10233 Liberty Rd.
Randallstown, MD 21136

The sign(s) were posted on August 25, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner 8-28-00
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

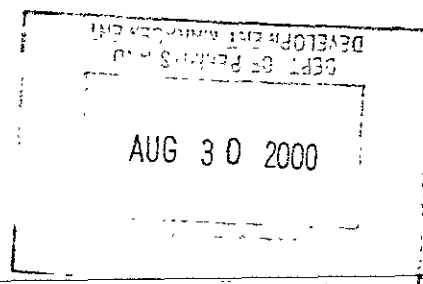
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-30-2000 BY 60322
UCBAW/BJS



RE: PETITION FOR SPECIAL EXCEPTION
10233 Liberty Road, SW/S Liberty Rd, 915' NW of
Windy Hill Rd
2nd Election District, 2nd Councilmanic

Legal Owner: Kimberly Dreish
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-2455

* * * * *

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 28th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Michael Gisriel, Esq., Foard & Gisriel, 15 E. Chesapeake Avenue, Towson, MD 21286, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

July 21, 2000

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-561-X
10233 Liberty Road
SW/S Liberty Road, 915' NW of Windy Hill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Kimberly Dreish

Special Exception for a service garage.

HEARING: Tuesday, August 22, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the date "8/1" written at the end.

Arnold Jablon
Director

C: Michael Gisriel, Esquire, 15 E. Chesapeake Avenue, Towson 21286
Kimberly Dreish, 3508 Offutt Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 7, 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
Thursday, August 3, 2000 Issue – Jeffersonian

Please forward billing to:

Michael Gisriel, Esquire
15 E. Chesapeake Avenue
Towson, MD 21286

410-296-1440

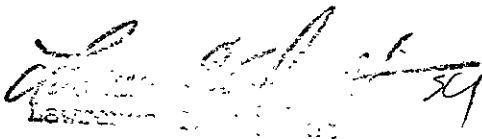
NOTICE OF ZONING HEARING

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10233 Liberty Road
SW/S Liberty Road, 915' NW of Windy Hill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Kimberly Dreish

Special Exception for a service garage.

HEARING: Tuesday, August 22, 2000 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

September 6, 2000

Michael Gisriel, Esquire
Foard, Gisriel & O'Brien, LLC
15 East Chesapeake Avenue
Towson, MD 21286

Dear Mr. Gisriel:

RE: Case Number: 00-561-X, 10233 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 2000.

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

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

Very truly yours,

W. Carl Richards, Jr.
CJZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Kimberly Dreish, 3508 Offutt Road, Randallstown 21133
People's Counsel



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item Nos. 551, 552, 553, 554, 555, 556,
557, 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

July 20, 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: KIMBERLY DREISH - 561
BLAIR HILL LANE, LLC - 563

Location: DISTRIBUTION MEETING OF JULY 17, 2000

Item No.: 561 & 563

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: July 25, 2000

SUBJECT: Zoning Item #561
10233 Liberty Road

Zoning Advisory Committee Meeting of July 17, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- X Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: John Russo

Date: July 19, 2000

PD Jimi 8/22 9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2000

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

JUL 24

SUBJECT: 10233 Liberty Road.

INFORMATION:

Item Number: 561

Petitioner: Automotive Collision Technology, Inc.

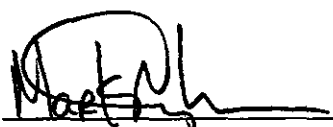
Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

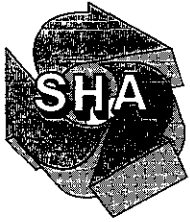
The Office of Planning supports the request to operate a body and fender shop in a BL zone providing the following conditions are met:

1. Screen the proposed site from any adjacent residential uses.
2. The proposed structure should be compatible with the surrounding community.
3. Direct all exterior lighting away from adjacent residential properties and public rights-of-way.
4. Limit any proposed ground mounted sign to 10 feet in height. Said sign should not be internally illuminated.
5. Submit a landscaping/screening plan, and elevation drawings to this office prior to the issuance of any building permits.

Prepared by: 

Section Chief: 

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: July 24, 2000

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

RE: Baltimore County
Item No. 561 (JRA)
10233 Liberty RD
MD 26

Dear Ms. Jackson:

This office has reviewed the referenced Item and has no objection to approval..

However we will require the owner to obtain an access permit and as a minimum the following will be required:

- The site will be limited to one access point on MD 26.
- The entrance shall be 25'-35' in width with curbed radii and 10' curbed tangents.
- Acceleration lane shall be 12' wide, 250' in length with a 100' painted taper.
- Deceleration lane shall be 12' wide, 325' in length with a 100' painted taper.
- A hydraulics analysis will be required.
- Highway widening dedication will be required to an ultimate 80' right-of-way.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

[Signature]
for

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

CC: Robert W. Bowling, P.E.

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

ORDER RECEIVED FOR FILING

Date: 9/13/00

By: R. G. [Signature]



Baltimore County
Department of Permits and
Development Management

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

August 2, 2000

Michael Gisriel, Esquire
Foard, Gisriel & O'Brien, LLC
15 East Chesapeake Avenue
Towson, MD 21286

Dear Mr. Gisriel:

RE: Case Number 00-561-X, 10233 Liberty Road

The above matter, previously scheduled for August 22, 2000, has been postponed at your request. The hearing has been **rescheduled for Monday, September 11, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

AJ:scj

C: Kimberly Dreish, 3508 Offutt Road, Randallstown 21133



**Peter M. O'Neal
3606 Courtleigh Drive
Randallstown, MD 21133**

September 13, 2000

Commissioner Tim Kotroco
401 Bosley Avenue
Towson, MD 21204

PROPOSED GAS STATION ON LIBERTY ROAD IN HARRISONVILLE
Case Number 00-561-x

Dear Sir:

I am writing to object to the proposed building of a service station on Liberty Road in Harrisonville. I currently reside at 3606 Courtleigh Drive in Randallstown which is in the second election district. I am currently building a \$ 400,000 home in the new development, The Plains of Paran. My home is scheduled for completion in December. I am writing to object to the proposed service station on Liberty Road in Harrisonville. My objections are as follows:

1. My new homesite , as well as many of the 37 one acre plus homesites in this new development has areas of forest conservation. In fact, at least an acre of my 3.8 acres is forest conservation. Although I will pay taxes on this land, I can neither build or develop it in any way. The area as it is now is beautiful and rural in nature. A service station does not fit into the rural character of the area. Also, any homesite built on lot 36 would be directly beside this service station. It would impact the view as well as many other lots towards the front of the development.
2. The future residents of Plains of Paran chose this development because of the forest conservation. Our goal was to escape signs of urban blight- not bring them along with us. We do not want our scenic views interrupted by a service station. Once the service station is built, the door will be opened for other similar businesses.
3. The Liberty Road corridor has long been neglected. Hence, there are many businesses that are closed. There is one strip mall that is in serious disrepair. Please see the enclosed photographs.
4. As you can also see in the photographs, there are two boarded up service stations within .75 of a mile of the proposed station that are closed. These properties would be perfect for this

SEP 13

Peter M. O'Neal
3606 Courtleigh Drive
Randallstown, MD 21133

new station. Good use of these properties would encourage renewal on this section of Liberty Road.

5. There is already a service station on the corner of Marriottsville Road and Liberty Road. Is another station really needed ?

PROPOSAL

I propose this service station be built on one of the two existing , vacant and boarded up, service station properties. The Amoco station recently closed and probably still has a customer base willing to return. Possibly the station might be built on the old vacant and boarded up High's store at the corner of Liberty Road and Deer Park Road. The street has recently been widened and a new traffic light installed. This would greatly improve the look of the area and head off further decline.

Thanks for your consideration.



Peter M. O'Neal

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Handwritten signature

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

June 23, 2000

→ 6/27/2000

Zoning Commissioner of Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

→ ATTN: JOHN ALEXANDER

Re: Petition for Special Exception
10233 Liberty Road
Randallstown, Maryland 21133

Dear Sir or Madam:

Enclosed for filing in connection with the above-captioned Special Exception are the following:

- ✓ 1. Three (3) original Petition forms signed and filled out as indicated;
- ✓ 2. Twelve (12) copies of a sealed plat;
- ✓ 3. Three (3) separate copies of a sealed description of the property;
- ✓ 4. One (1) copy of the 1"=200' scale zoning map; and
- ✓ 5. A check in the amount of \$300.00 payable to Baltimore County, Maryland for the filing fee.

If you have any questions or need additional information, please call. Thank you for your attention to this matter.

Very truly yours,

Handwritten signature of Michael Gisriel

Michael Gisriel

MG/mvj

Enclosures

cc: Ms. Kimberly Dreisch

00-561-X

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

July 27, 2000

VIA FAX NO. 410-887-5708
AND FIRST-CLASS MAIL

Baltimore County Department of Permits
and Development Management
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
ATTENTION: SOPHIA

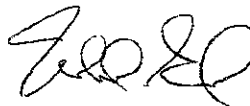
Re: CASE NUMBER: 00-561-X
10233 Liberty Road
SW/S Liberty Road, 915' NW of Windy Hill Road
2nd Election District -- 2nd Councilmanic District
Legal Owner: Kimberly Dreish

Dear Sophia:

Receipt is acknowledged of the Notice of Zoning Hearing dated July 21, 2000, scheduling the above-captioned matter for hearing on Tuesday, August 22, 2000, at 9:00 a.m. I have a scheduling conflict for that date. Please reschedule the hearing for the week of September 11, 2000, and send a new Notice of Zoning Hearing.

Thank you for your assistance in this matter. Best regards.

Very truly yours,



Michael Gisriel

MG/mvj

cc: Ms. Kimberly Dreish

Law Offices
FOARD, GISRIEL & O'BRIEN, L.L.C.
15 East Chesapeake Avenue
Towson, Maryland 21286

Michael Gisriel, P.A.

Fax 410-821-7740
410-296-1440

W. Thomas Gisriel
Of Counsel

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: Sophia, Baltimore County Department of Permits and Development Management

FROM: Michael Gisriel, Esquire

TOTAL NUMBER OF PAGES, INCLUDING THIS PAGE: 2

DATE: July 27, 2000

OUR TELECOPIER TELEPHONE NUMBER IS 410-821-7740

TELECOPY SENT TO TELEPHONE NUMBER: 410-887-5708

IF YOU DO NOT RECEIVE ALL PAGES OR HAVE ANY PROBLEM WITH RECEIVING,
PLEASE CALL MARY AT 410-296-1440.

MESSAGE:

cc: Kimberly Dreisch
Via Fax No. 410-521-5233

HARD COPY TO FOLLOW: Yes

CONFIDENTIALITY NOTICE

The information in this transmission is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify us immediately and send the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Tel 410-
296-1440

NAME

ADDRESS

① MIKE GIBRIEL, ~~et~~

15 E. CHESAPEAKE AVE

TOWSON MD - 21286

② Kimberly Dersch Pearson

3508 Offutt Rd; Randallstown

410.521.4770 MD 21133

③ THOMAS J. HOFF

406 W. PENNSYLVANIA AVE. 21204

④ Michael Chapman

10225 Liberty Rd 21133

⑤ Henry Morrison

* (4219 HERRIAGE CT 21133)

4614 KINGS MILK WAY 21117



THOMAS J. HOFF, INC.
406 W. Pennsylvania Ave. 2nd Floor
TOWSON, MARYLAND 21204

LETTER OF TRANSMITTAL

(410) 296-3668
FAX (410) 296-5326

TO ZONING OFFICE

DATE	9/20/00	JOB NO.	394-01
ATTENTION			
RE:	10233 LIBERTY RD CASE NO. 00-561-X		
TO: JRA Sec me JCA 9/21/00			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

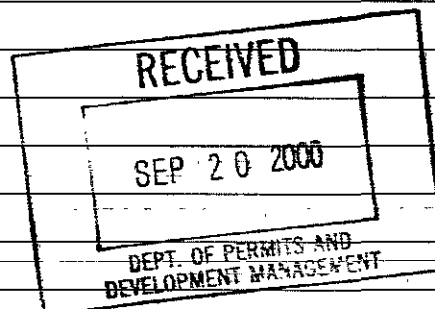
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2	9/19/00	ZON-1	PLAN TO ACCOMPANY...

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| ☐ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ | | ☐ PRINTS RETURNED AFTER LOAN TO US |

REMARKS WE ARE SUBMITTING THESE PLANS FOR YOUR FILE AS DIRECTED BY THE DEPUTY ZONING COMMISSIONER. IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL.



COPY TO _____

SIGNED: _____

THOMAS J. HOFF

00-561

Case No: 03-6304Address: 10233 LIBERTY RD 21133Cmd No: 015 District: 000 Date Rcv: 8/04/2003 Grp: ENF Intk: MSKInspec: Inspec2: Date Inspec: 10/06/2003Close: 0/00/0000 Activity: Delete: Problem: UV;CL Name: OLIVERS OFFICECL Address: 00000 CL Home Phone: CL Work Phone: 410-887-3389 Tax Acct. 0206100050

Enter=Continue F12=Cancel

Case No: 03-6304Notes: 8/5/03 NOTICE ISSUED FOR HGW. COMPL. UPDATED. P/U ON 8/12/03 (D.G/SS)*****8/13/03 GRASS IS CUT. NO MORE VIOLATION. P/U ON 8/30/03. COMPL. UPDATED (D
.G/SS)******8/21/03 GRASS IS CUT 3". P/U ON 9/10/03. MARK 410-922-5751. COMPL. UPDATED
(N.P/SS)******9/11/03 GRASS IS FINE, NO SIGN OF VACANT AUTO. COMPL. UPDATED. CLOSED (D.G
/SS)*******REINSPECT FOR RUNOFF AND DISCHARGE ONTO NEIGHBORING PROPERTIES. NEW COMPLT.
TONY BASEMORE COMM. CONSERV.X4040.

Enter=Continue F12=Cancel

DATE: 10/08/2003

AUTOMATED PERMIT TRACKING SYSTEM

BP1072M

TIME: 12:20:24

FULL SCREEN INQUIRY

SEL	STREET ADDRESS	PERMIT NO	CONTROL NO
10233	LIBERTY RD	B503891	MC-
10233	LIBERTY RD	B515479	GRC-
10233	LIBERTY RD	E514523	514523
10233	LIBERTY RD	P488672	
10233	LIBERTY RD	P504958	504958
10405	LIBERTY RD	P468779	468779
10408	LIBERTY RD	B494597	MR
10430	LIBERTY RD	E533245	533245
10501	LIBERTY RD	P525283	525283
10502	LIBERTY RD	B522317	CAC-
10502	LIBERTY RD	E530742	530742
10518	LIBERTY RD	B466634	CFC-
10518	LIBERTY RD	B474427	CAC-
10518	LIBERTY RD	B474429	C-
10518	LIBERTY RD	E477220	477220
10518	LIBERTY RD	E478949	478949
10523	LIBERTY RD	E479233	479233
10636	LIBERTY RD	E459040	459040

PAGE SCROLL (F/B) F

CLEAR TO RETURN TO THE MENU

ENTER THE LETTER -X- NEXT TO THE ADDRESS TO RECEIVE PERMIT DETAIL

TIME: 12:21:27 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/11/2003
DATE: 10/08/2003 GENERAL PERMIT APPLICATION DATA TLM 15:39:32

PERMIT #: B515479 PROPERTY ADDRESS
RECEIPT #: A479194 10233 LIBERTY RD
CONTROL #: GRC- SUBDIV: HARRISONVILLE
XREF #: B515479 TAX ACCOUNT #: 0206100050 DISTRICT/PRECINCT 02 20

OWNERS INFORMATION (LAST, FIRST)

FEE: 40.00 NAME: DREISCH, KIMBERLY
PAID: 40.00 ADDR: 3508 OFFUTT ROAD, RANDALLSTOWN MD 21133-3514
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 04/11/2003 NAME: STEVEN PARSON

ISSUED: COMPANY:

OCCPNY: ADDR1: 2112 PINE AVENUE
ADDR2: BALTIMORE MD 21244

INSPECTOR: 02C PHONE #: 410-521-0990 LICENSE #:

NOTES: SAS/TLM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 12:21:41 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 04/16/2003
DATE: 10/08/2003 BUILDING DETAIL 1 PLX 09:57:15

DRC#

PERMIT # B515479 PLANS: CONST 00 PLOT 8 PLAT 0 DATA 0 EL 2 PL 2

TENANT

BUILDING CODE: CONTR: DELTA CONTRACTORS

IMPRV 7 GRADING ENGNR:

USE 23 GRADING SELLR:

FOUNDATION BASE WORK: GRADE 19,000SF OF DISTURBED AREA FOR
STORAGE. PERMIT EXPIRES 2 YRS FROM DATE OF
CONSTRUC FUEL SEWAGE WATER ISSUE. (SEE B503891 FOR FENCE)
2E 2E (2000SF TO BE NEW ASPHALT DRIVEWAY & 17000SF
CENTRAL AIR TO BE STONE AREA)

ESTIMATED COST

8,000.00 PROPOSED USE: STORAGE/OFFICE BLDG/SFD & GRADING

OWNERSHIP: 1 EXISTING USE: STORAGE/OFFICE BLDG/SFD

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 12:21:59
DATE: 10/08/2003

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 2

LAST UPDATE 04/16/2003
PLX 09:57:15

PERMIT #: B515479

BUILDING SIZE
FLOOR: 19,000SF
WIDTH:
DEPTH:
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 2.350AC
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

ZONING INFORMATION

DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 06

ASSESSMENTS

LAND: 0107000.00
IMPROVEMENTS: 0115600.00
TOTAL ASS.:

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 12:23:23 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2002
DATE: 10/08/2003 GENERAL PERMIT APPLICATION DATA PDM 10:45:54

PERMIT #: B503891 PROPERTY ADDRESS
RECEIPT #: A462781 10233 LIBERTY RD
CONTROL #: MC- SUBDIV: HARRISONVILLE
XREF #: B503891 TAX ACCOUNT #: 0206100050 DISTRICT/PRECINCT 02 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 20.00 NAME: ACT LLC
PAID: 20.00 ADDR: 3508 OFFUTT RD 21133
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 11/06/2002 NAME: STEVEN PARSON
ISSUED: 11/06/2002 COMPANY: DELTA CONTRACTORS
OCCPNY: ADDR1: 10233 LIBERTY RD
ADDR2: RANDALLSTOWN MD 21133
INSPECTOR: 02R PHONE #: 410.521.0990 LICENSE #:
NOTES: CM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 12:23:41 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/06/2002
DATE: 10/08/2003 BUILDING DETAIL 1 PDM 10:44:55

PERMIT # B503891 PLANS: CONST PLOT 1 PLAT DATA EL 2 PL 2
TENANT ACT LLC
BUILDING CODE: CONTR: DELTA CONTRACTORS
IMPRV 1 ENGNR:
USE 10 FENCE SELLR:

FOUNDATION BASE WORK: CONSTRUCT 760LFT X 8FT C/L FENCE AROUND
CAR HOLDING LOT AS PER SITE PLAN THIS PERMIT
CONSTRUC FUEL SEWAGE WATER DOES NOT GIVE APPROVAL FOR USE
1E 1E

CENTRAL AIR
ESTIMATED COST

PROPOSED USE: CAR LOT & FENCE
OWNERSHIP: EXISTING USE: CAR LOT

RESIDENTIAL CAT:

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 12:23:50
DATE: 10/08/2003

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 2

LAST UPDATE 11/06/2002
PDM 10:44:55

PERMIT #: B503891

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR:

SIZE: 0180.00 X 0000.00

WIDTH:

FRONT STREET:

GARBAGE DISP:

DEPTH:

SIDE STREET:

POWDER ROOMS:

HEIGHT:

FRONT SETB:

BATHROOMS:

STORIES:

SIDE SETB:

KITCHENS:

SIDE STR SETB:

LOT NOS:

REAR SETB:

CORNER LOT:

ZONING INFORMATION

DISTRICT:

BLOCK:

ASSESSMENTS

LAND: 0107000.00

PETITION:

SECTION:

IMPROVEMENTS: 0115600.00

DATE:

LIBER: 000

TOTAL ASS.:

MAP:

FOLIO: 000

CLASS: 06

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

RESUME

THOMAS J. HOFF

THOMAS J. HOFF, INC.
406 West Pennsylvania Avenue
Towson, Maryland 21204
410-296-3668

EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

January 1992 to Present.
THOMAS J. HOFF, INC.
Towson, Maryland

Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

December 1986 to December 1991.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland

Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

Thomas J. Hoff
Resume (cont.)

July 1983 to December 1986.

HOFF, ROSENFELT, AND WOOLFOLK, INC.

Owings Mills, Maryland

Principal - Secretary/Treasurer. Responsibilities included administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

February 1978 to July 1983.

DEVELOPMENT DESIGN GROUP LIMITED

Towson, Maryland

Chief Project Manager. Responsibilities included site design, project management, government agency coordination, and supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

July 1976 to February 1978.

DAFT McCUNE & WALKER, INC.

Towson, Maryland

Staff Landscape Architect. Responsibilities included site design, site plans, grading plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

ORGANIZATIONS:

Baltimore Association of Landscape Architects

PROFESSIONAL REGISTRATION:

Registered Landscape Architect (1981)

Maryland - No. 493

Zoning Hearings:

114 Dundalk Avenue, Baltimore County - Special Exception and Variances, Case No. 00-07-XA, 2000.

103 Riverton Road, Baltimore County – Special Hearing, Special Exception and Variances, Case No. 00-370-SPHXA, 2000.

Sunoco Service Station, 143 Back River Neck Road, Baltimore County – Sign Variances, Case No. 00-348-A, 2000.

405 East Joppa Road/510-514 & 518 Fairmount Avenue, Baltimore County – Special Hearing to amend the Special Exception and Variances, Case No. 00-305-SPHA, 2000.

Sunoco Service Station, 10800 Pulaski Highway, Baltimore County – Special Hearing and Variances, Case No. 00-103-SPHA, 1999.

St. Charles @ Old Court Apartments, Baltimore County – Variance to allow detached garages, Case No. 00-076-A, 1999.

Northwest BMW/Honda, 9700 Reisterstown Road, Baltimore County – Variance, Case No. 00-009-A, 1999.

Sunoco Service Station, 100 West Timonium Road, Baltimore County – Special Exception, Special Hearing and Variances, Case No. 99-408-SPHXA, 1999.

1623 Bellona Avenue, Baltimore County – Special Exception for a physician's office within a primary residence, Case No. 99-283-SPX, 1999.

2448 Spring Lake Drive, Baltimore County - Sideyard Variance, Residential, Case No. 99-71-A, 1998.

9608 & 9610 Belair Road, Baltimore County - Special Exception for Class B Group Child Care, Special Hearing and Variances, Case No. 98-282-SPHXA, 1998.

7303 Belair Road, Baltimore County - Setback Variances, Case No. 98-192-A, 1997.

CVS Pharmacy, 9519 Philadelphia Road, Baltimore County - Parking and Setback Variances, Case No. 97-395-A, 1997.

114 Dundalk Avenue, Baltimore County - Variance, Case No. 96-484-A, 1996.

3419 Sweet Air Road, Baltimore County - Parking Variance for Restaurant, 1996

Zoning Hearings:

Rolling View Green, Baltimore County - Special Hearing and Variances, Case No. 95-432-SPHA, 1995.

The Estates at Rolling View, Baltimore County - Setback Variances for Residential Subdivision, Case No.94-464-A, 1994.

1110 Reisterstown Road, Baltimore County - Variances and Special Hearing, Case No. 94-248-SPHA, 1994.

Edgewood Senior Center, Harford County - Special Exception and Variances, 1994

Hyatt Property, Baltimore County - Setback Variance, 1994

Camp Glyndon, Baltimore County - Special Exception and Sign Variance, 1993

Painters Mill Executive Office Park, Baltimore County - Sign Variance

204 Sudbrook Lane, Baltimore County - Special Exception for Assisted Living Facility in a DR Zone

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Amoco Oil, Route 40, Harford County - Setback Variance

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

Amoco Oil, Carroll Plaza, Carroll County - Sign Variance

Maerk, Ltd., Carroll Plaza Shopping Center, Carroll County -Parking Variance

Methodist Home, Powells Run Rd., Baltimore County - Special Exception & Variance

Board of Appeals:

Bundy Property, Baltimore County – Petition for Reclassification, Case No. R-99-184, 1999.

Easter Property, Baltimore County - CRG Appeal, 1994

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Pizza Palace, Baltimore County - Parking Variance for Restaurant

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

Hearing Officer's Hearings:

Merrymans Manor, Single family detached lots, RC-4 zone, 2000.

Carrington Ridge, Single family detached lots, DR-2 zone, 2000.



STAFF PHOTO BY JASON LEE

Auto Collision Technologies owner Kimberly Dreisch is the only woman who is the sole owner of a auto body shop in the state.

Putting soul into a body shop

She makes a dent in a macho world

BY BOB ALLEN
ANDALLSTOWN

they definitely come first.

"Traditionally, the collision business has been a very greedy business," Dreisch says as she pinches the cheek of a customer's child. "Future customers — gotta keep 'em happy!" she jokes.

"A lot of people were getting rich before the insurance companies started regulating auto body repair work a little more closely," adds Dreisch, who started Automotive Collision Technologies Inc. in partnership with her brother-in-law five years ago.

"I'm interested in making a profit, too," she concedes. "But getting your car all smashed up cannot only be a major inconvenience, it can be a very terrible experience. What I try to do is make the process a little less painful by taking the time to listen to my customers and offer my advice."

Dreisch, who was a computer sales engineer for IBM for 10 years and a stay-at-home mom for five years after that, insists that when you bring your car into her shop, you'll find a people-friendly atmosphere.

She and her eight employees (all men, except for her office assistant Dawn Hamby) make a

point of thoroughly explaining what needs to be fixed and why.

"Someone told me just the other day, 'I came back here because of the way you talked to me. You're a caring person, and that even comes through over the phone,'" adds the Brooklyn-born, Anne Arundel County-raised entrepreneur.

A single mother of two, Dreisch also balances the demands of her sole proprietorship with school field trips, baseball games, cooking dinner and helping her kids, Nicholas, 10, and Alexandra, 8, with their homework every night.

Dreisch enthusiastically shows a visitor the new computer system in her small office. She has an extra-large monitor and software that enable her to actually show her customers detailed schematics of the repairs their vehicles need, right down to the smallest part.

Dreisch, who bought out her brother-in-law and became Auto Technologies' sole owner a year and a half ago, recalls that when she started her business a few people let her know that, as a woman

See PUTTING SOUL INTO BODY SHOP
Page 86

May 15 2000 12:18PM P2

FAX NO. : 4105215233

FROM : Auto Collision Technologies

00-561-X

CTIONS

Putting soul into body shop

Continued from Page B1

in a male-dominated industry, she was a fish out of water.

"The old-line, grouchy, cigar-smoking, whiskey-at-10 a.m. guys flat-out told me that a woman had no place in this business. And they weren't too friendly about it," she says.

According to Shiela Loftus, executive director of the Washington Metro Auto Body Association, which represents body shops in Maryland, Virginia and Washington, D.C., and publishes the monthly trade magazine "Hammer and Dolly," the body shop business is still very much a man's world.

Loftus says that the number of women body shop owners she's aware of remain minuscule, and hasn't increased much during her 21 years in the industry.

If the steady stream of customers in and out of Automobile Collision Technologies' small reception area on a weekday afternoon is an indication, anyone anxiously awaiting Dreisch to fail probably shouldn't hold his breath.

"God bless her, Kim's a good girl," says repeat customer Steve Petersen, who works in Woodlawn. "She's always gone out of her way to help me and my wife out. One time she even had my car towed all the way from Harford County and she paid the bill," adds Peterson, who says he's referred numerous friends to Dreisch. "It's a man's world she's working in, but she's come a long way in a relatively short time."

Despite all the satisfied repeat customers,

competition is tough. There are four other auto body shops within a 5-mile radius of Dreisch's garage, near the intersection of Liberty and Offutt roads. Yet, for now, Dreisch's business seems to be booming. "We started out five years ago in a little tiny rented space across the street," she remembers. "Our first month we did five cars. Now we do five cars a day."

Yet Dreisch admits that building her business to its current profitability and earning gender respect within a macho industry has at times stretched her to the limits.

"I've always wanted to own my own business. But the first year or so I was very stressed out. I drew no salary at all, and there were times when we had no work. I just had the faith that if I built it they would come."

Her seed money for the business was about \$20,000 in savings. Two years ago, she bought the property and built the building where her facility is now located. She estimates that she's currently got about \$200,000 invested in equipment and she meets a weekly payroll of \$7,500 to \$10,000.

"People don't realize that a good body man can earn \$1,500 a week," she says. "The first week my painter walked in the door he made \$2,100. There's very good money in this industry."

Dreisch laughs, "When I started out I didn't know a fender from a quarter panel or a tire from a rim." And she confesses that even today the most skilled task she performs in the shop is sweeping the floor.

"The fact is," she adds, "if you've got good management skills and good people skills you can run just about any kind of business."

Despite the sheer enthusiasm Dreisch seems to bring to her work, she admits she never dreamed she'd end up repairing wrecked and rusted cars.

Says Dreisch, "It was just a good business opportunity that came along and I took it."

"The construction industry isn't for every-

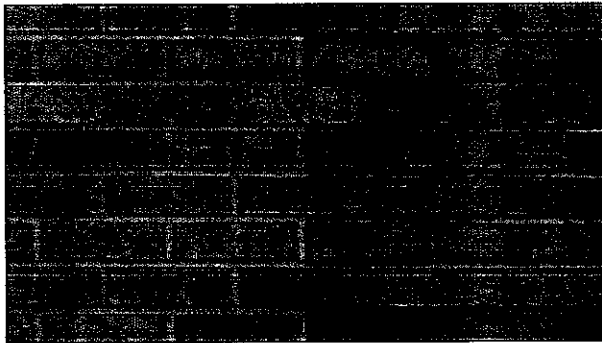


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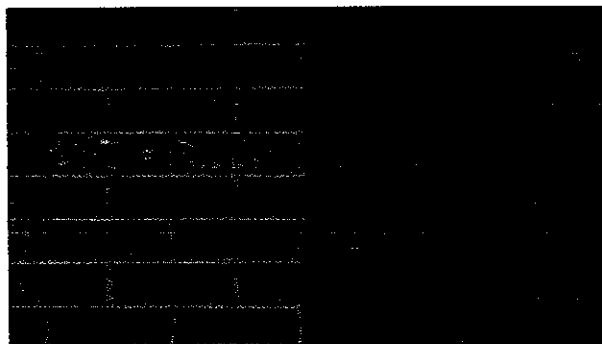
Multi-colored brick with gray mortar

Multi-colored brick with 45H maroon mortar



Pink brick with gray mortar

Pink brick with 10H light buff mortar



Red brick with gray mortar

Red brick with 44H deep red mortar

**SGS CONCENTRATED
A, H, AND X SERIES**

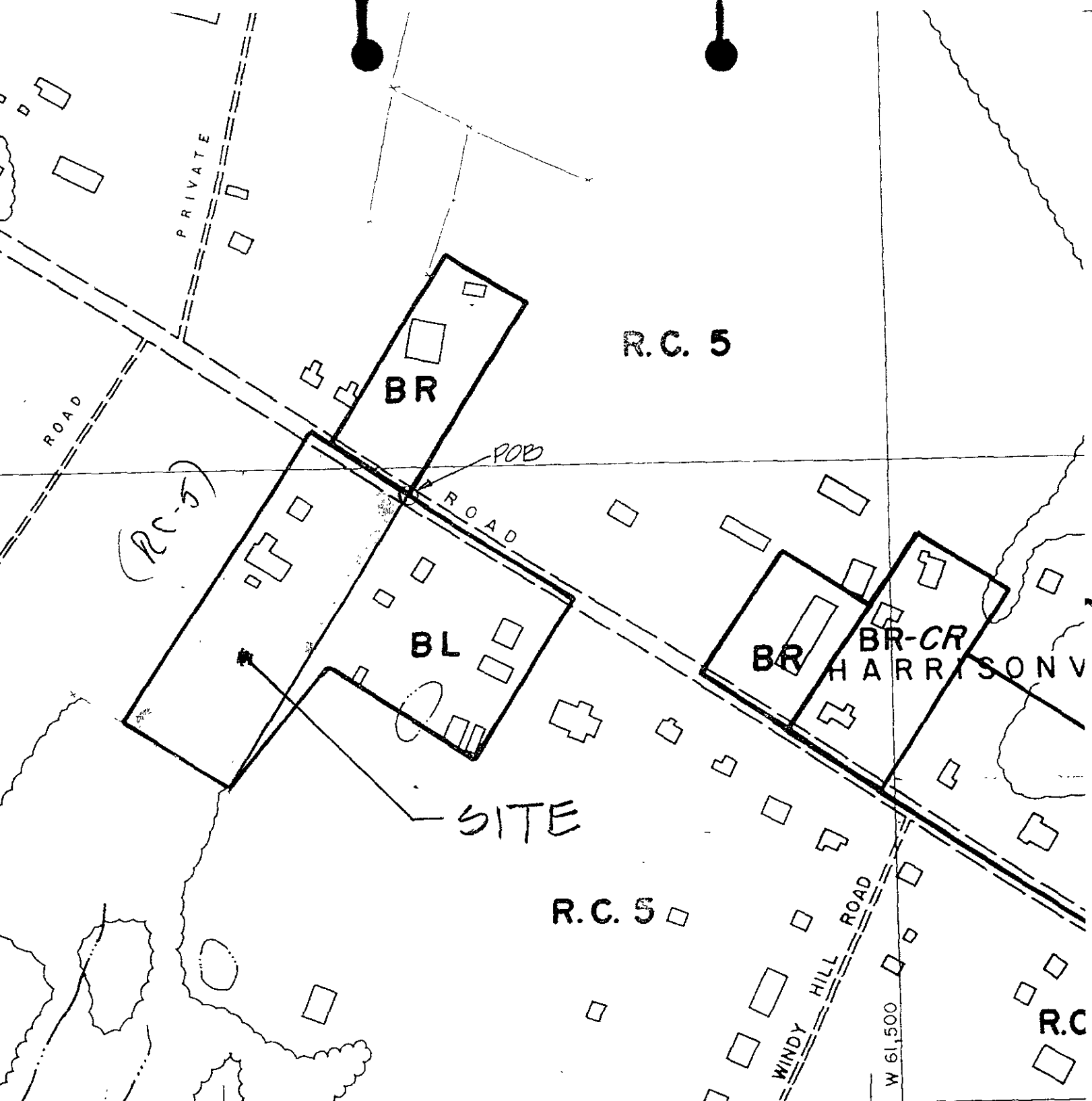
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**SGS SOLOMON
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SCALE	LOCATION	SHEET
1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	HARRISONVILLE	N.W. 9-K

00-SG1-X

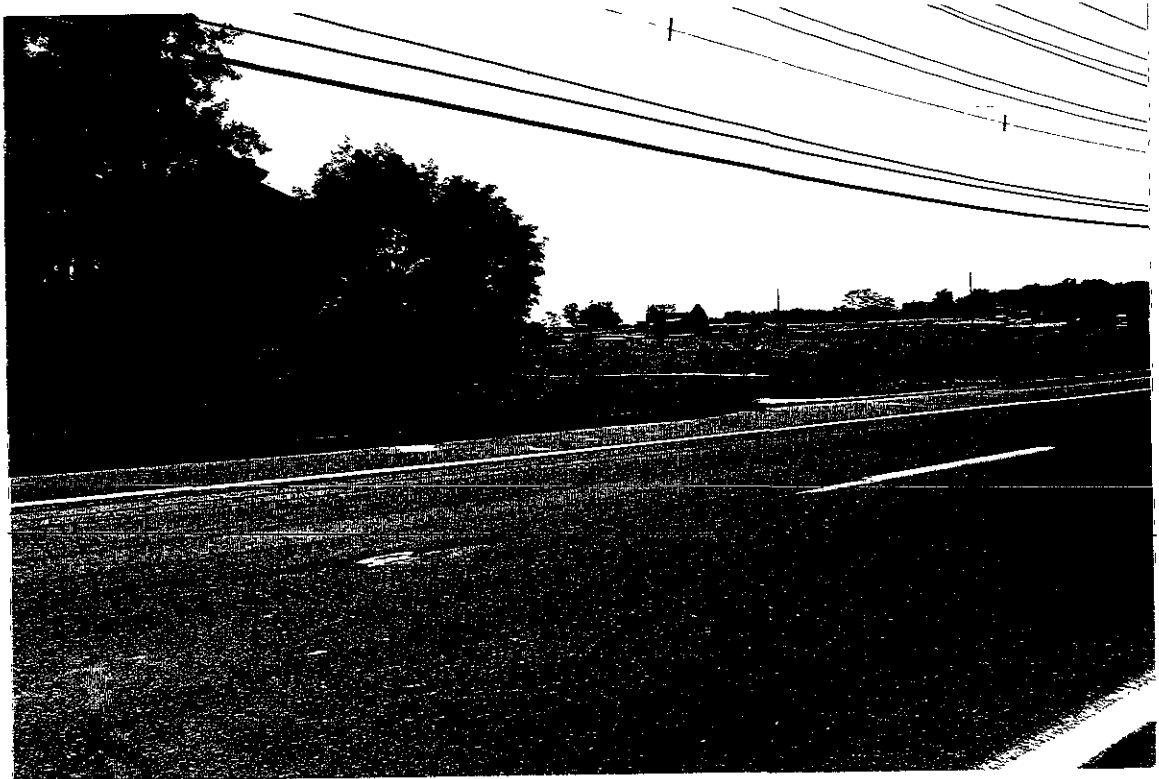
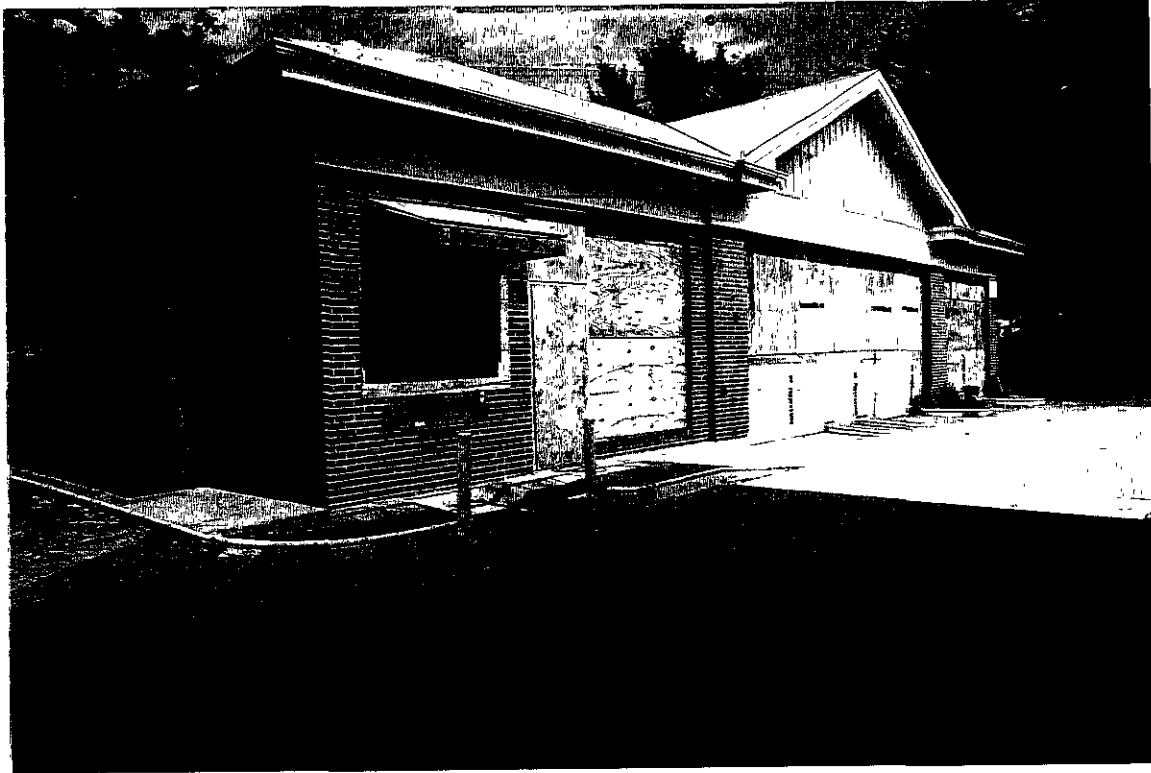


Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

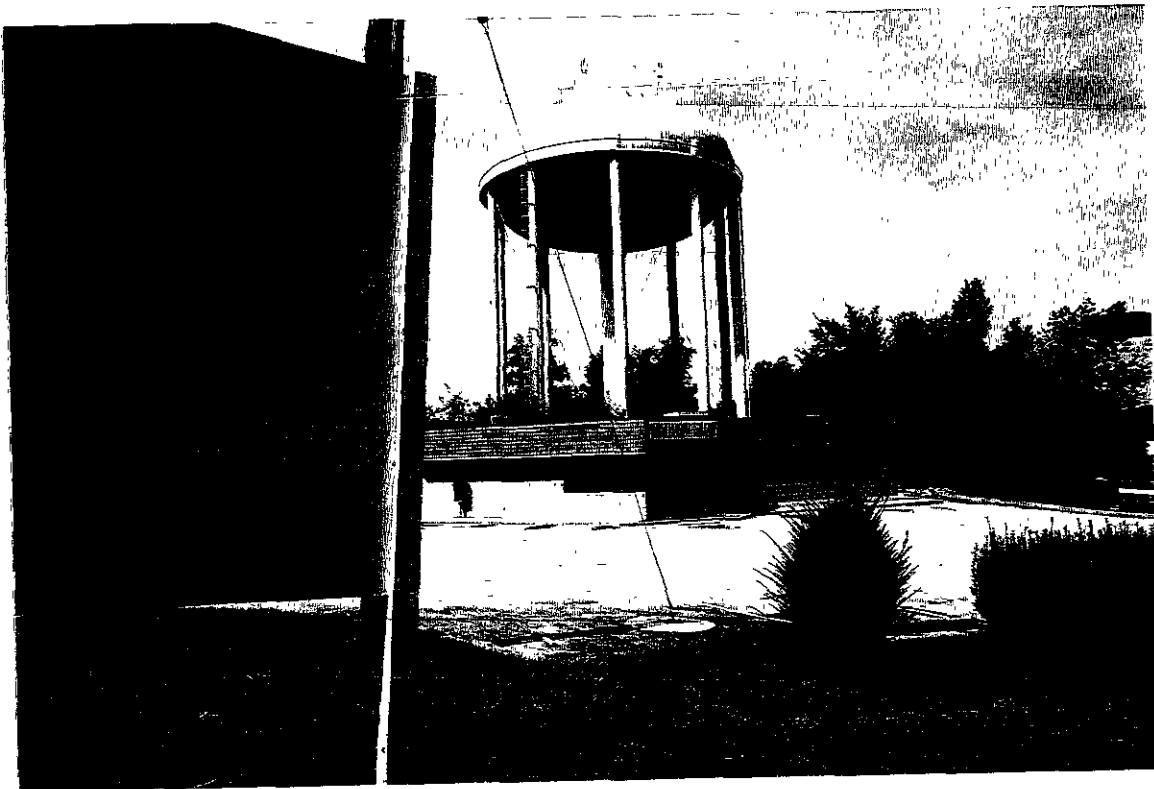
*Photographs
#00 561-X*

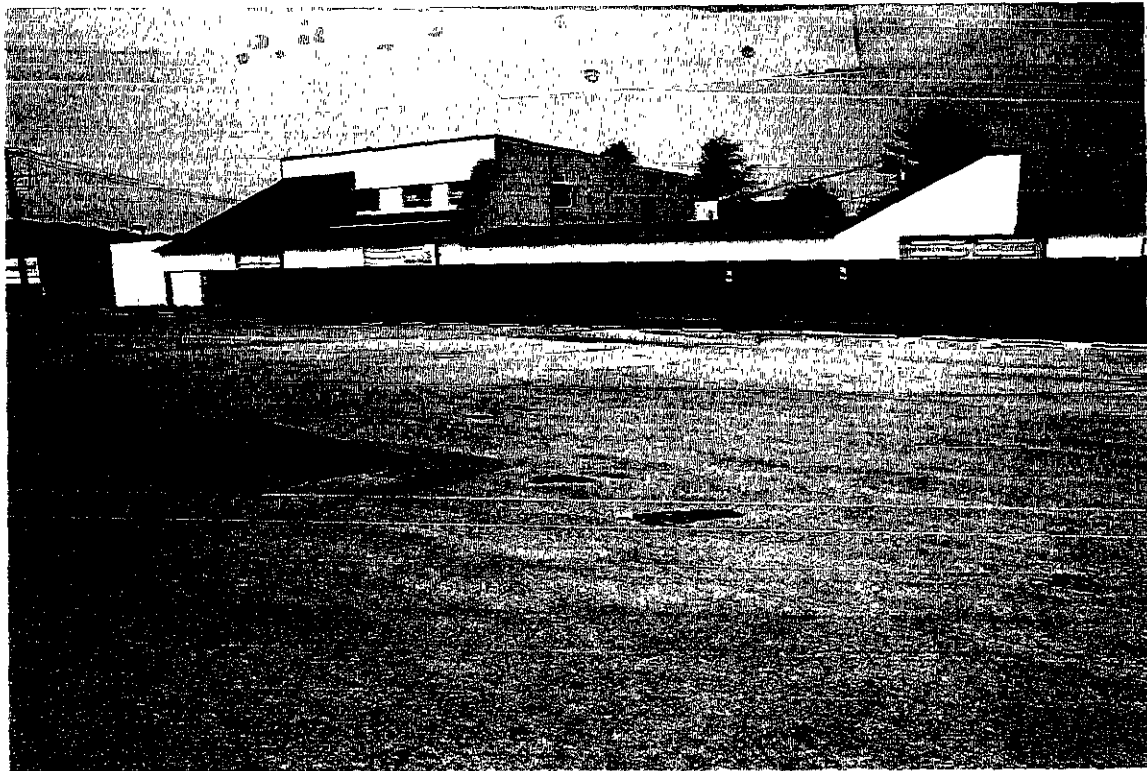
Census 2000

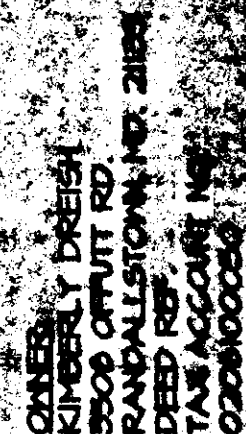


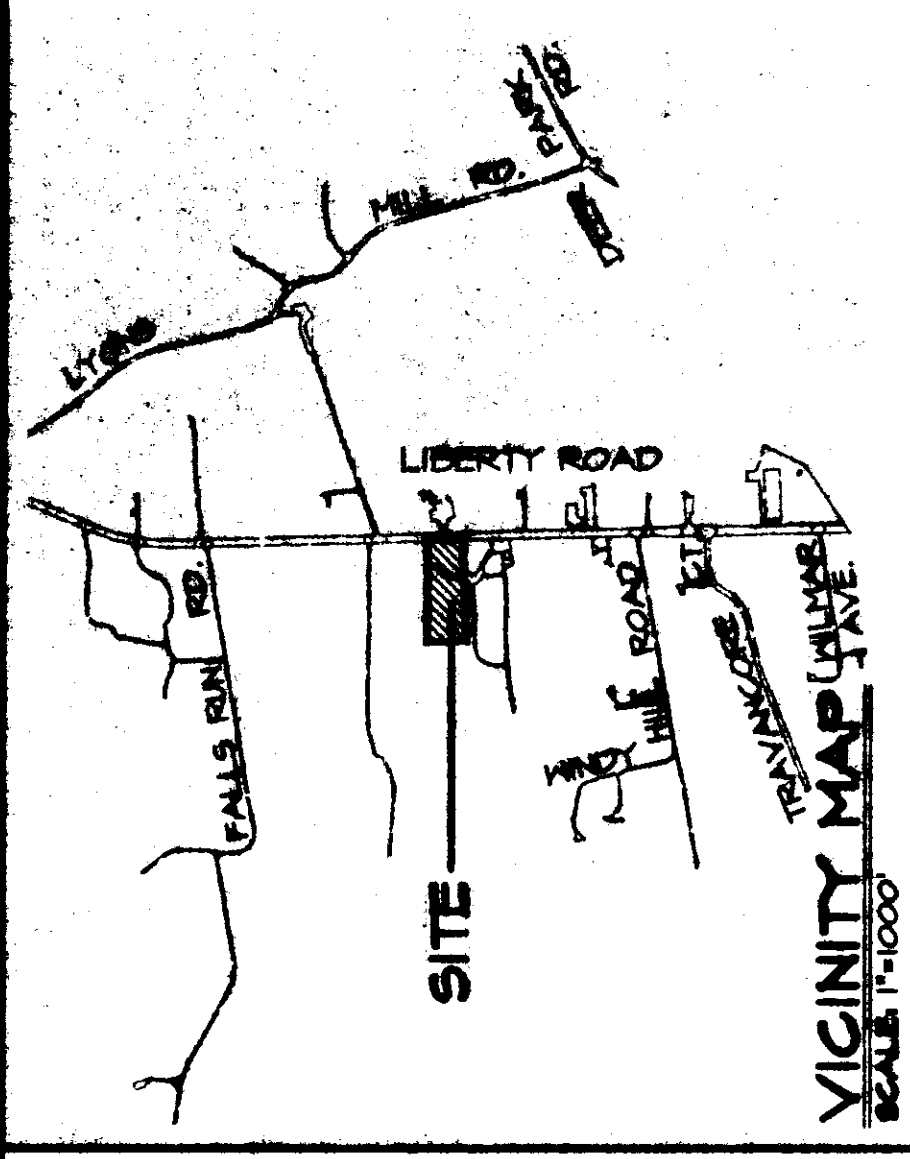












SITE DATA
GROSS SITE AREA - 2.35 AC.-W. 102507 SQ.FT.
NET SITE AREA - 2.19 AC.-W. 98275 SQ.FT.
EXISTING ZONING - BL
PROPOSED ZONING - RC-5
PROPOSED USE - AUTO SERVICE GARAGE
PROPOSED BUILDING AREA
FIRST FLOOR - 17100 SQ.FT.
SECOND FLOOR - 15000 SQ.FT.
TOTAL BUILDING AREA - 32100 SQ.FT.
TOTAL ALLOWED AREA - 19800 SQ.FT.
F.A.R. PROPOSED - 19800 SQ.FT./95275 SQ.FT. = 0.20

PARKING REQUIRED
19800 SQ.FT. @ 53 SPACES/1000 SQ.FT. = 644 SPACES

PARKING PROPOSED
SERVICE BAYS IN BUILDING = 21
SPACES IN PARKING LOT = 45
(INCLUDES 9 ACCESSIBLE SPACES)
TOTAL PARKING PROPOSED = 66 SPACES

ZONING HISTORY
THERE IS NO PRIOR ZONING CASE ON THIS PROPERTY.

COMMERCIAL PERMIT HISTORY
THERE ARE NO PRIOR COMMERCIAL PERMITS ON THIS PROPERTY.

CRS/DEVELOPMENT PLAN HISTORY
THERE ARE NO PRIOR CRS OR DEVELOPMENT PLANS FOR THIS PROPERTY.

SIGNAGE NOTE
ALL SIGNAGE WILL COMPLY WITH BCZ SECTION 450.

ZONING RELIEF REQUESTED
SPECIAL EXCEPTION TO ALLOW A SERVICE GARAGE

AT THE DIRECTION OF THE DEPUTY ZONING COMMISSIONER AT THE ZONING HEARINGS, CASE NO. 00-561-X, ON 9/10/00, THIS PLAN HAS BEEN REVISED PER STATE HIGHWAY COMMENTS.

Revised Plan-00-561-X
Per Order

**PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION**

**AUTOMOTIVE COLLISION TECH, INC.
10233 LIBERTY ROAD**

TAX MAP #66, GRID #22, PARCEL 172
2ND COUNCILMANIC DISTRICT BALTIMORE COUNTY, MD
2ND ELECTION DISTRICT

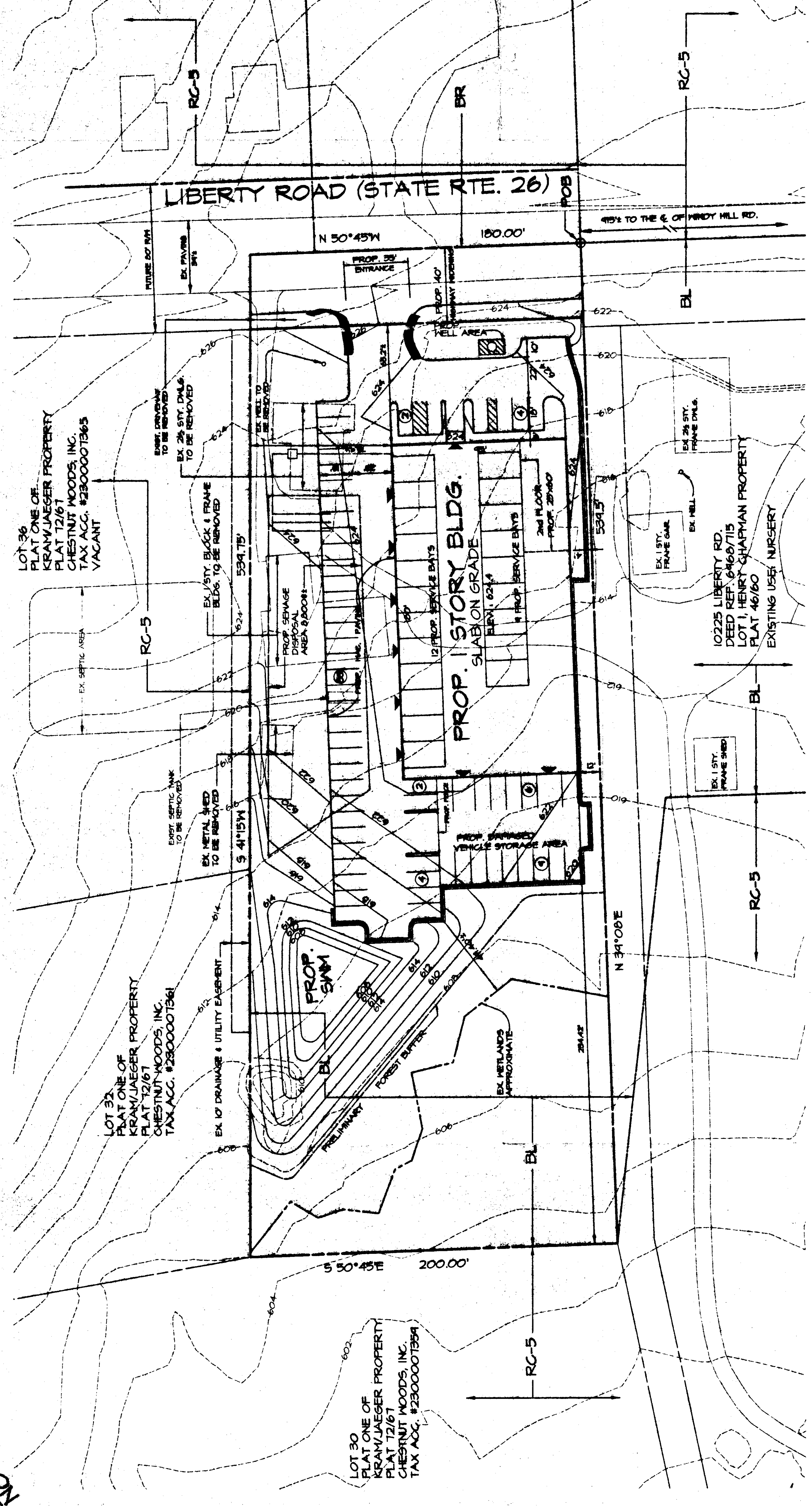
REVISIONS:
4/14/00, 5L

SCALE: 1"=30'
DATE: 6/27/2000
JOB NO.: 544-CI
DESIGNED: T.J.H.
DRAWN: T.J.V.S.L.
CHECKED:
DRAWING NUMBER:

THOMAS J. HOFF, INC.
Land Development
Consultants
and Landscape
Architects

408 W. PENNSYLVANIA AVE.
TOWSON, MD 21204
410-288-3665
FAX 410-288-5335

ZON-I
SHEET 1 OF 1
BY: [Signature]



GENERAL NOTES

- 1) BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
- 2) TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM BALTIMORE COUNTY GIS.
- 3) PUBLIC UTILITIES ARE NOT AVAILABLE TO THIS SITE. SITE WILL BE SERVED BY PRIVATE WELL & SEPTIC.
- 4) ALL EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED. SEPTIC TANK TO BE REMOVED AND EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 5) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 6) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 7) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 8) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 9) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.
- 10) EXISTING WATER WELL TO BE PROPERLY BACKFILLED BY A LICENSED WELL DRILLER.

ON-SITE
KIMBERLY DRENN
5808 OFFUTT RD.
RANDALLSTOWN, MD 21139
DEED REF. 4468/715
TAX ACCOUNT #020000008