

IN RE: PETITION FOR SPECIAL HEARING

E/S Sherwood Road, 170' S
centerline of Overbrook Road
3rd Election District
4th Councilmanic District
(6311 Sherwood Road)

George and Susan Karavedas
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-254-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 owners of the subject property, George and Susan Karavedas. The special hearing request is for property located at 6311 Sherwood Road. The subject property is split-zoned BL and DR 5.5.

Appearing at the hearing on behalf of the special hearing request were George Karavedas, owner of the property and Richard Matz, the professional engineer who prepared the site plan. Appearing as an interested citizen was Peggy Squitieri, representing the Idlewylde Community Association. There were no other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 23,250 sq. ft. more or less, split zoned BL and DR 5.5. The subject property is improved with an existing one-story masonry building wherein the owner of the property operates an automobile service repair facility. The property was approved originally for a service garage by way of Case No. 85-197-X. The Petitioners are now requesting a special hearing to construct a one-story masonry block storage building on the rear of the existing building as shown on Petitioners' Exhibit No. 1, the site plan of the property. In order to proceed with this addition, the special hearing to amend the previously approved special exception is necessary.

2023 RECEIVED FOR FILING

Date

02/14/01

By

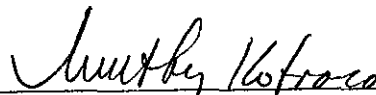
H. J. Gennerson

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 Petitioners seek 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 held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of February, 2001, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an amendment to the special exception approved in Zoning Case No. 85-197-X for an addition to the existing service garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. All conditions and restrictions previously imposed by way of Case No. 85-197-X shall remain in full force and effect.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 2/14/01
By Dr. P. Gannon



Baltimore County
Zoning Commissioner

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

February 14, 2001

Mr. & Mrs. Karavedas
6311 Sherwood Road
Baltimore, Maryland 21239

Re: Petition for Special Hearing
Case No. 01-254-SPH
Property: 6311 Sherwood Road

Dear Mr. & Mrs. Karavedas:

Enclosed please find the decision rendered in the above-captioned case. The Petition 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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Richard E. Matz, P.E.
Colbert, Matz & Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

★ 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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 6311 Sherwood Road
which is presently zoned B.L. and D.R.-5.5

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

An amendment to the Special Exception approved in Zoning Case No. 85-197-X to approve an addition to the existing service garage.

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

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State Zip Code

Case No. 01-254-SBH

Legal Owner(s):

George P. Karavedas

Name - Type or Print

Signature

Susan Karavedas

Name - Type or Print

Signature

6311 Sherwood Road

410-377-0878

Address

Telephone No.

Baltimore

MD 21239

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

410 484-8757

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

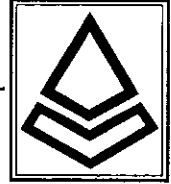
UNAVAILABLE FOR HEARING

Reviewed By BK

Date 12/19/00

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 6311 SHERWOOD ROAD

Beginning at a point on the east side of Sherwood Road, which is 60 feet wide, at the distance of 170 feet south of the centerline of Overbrook Road, which is 40 feet wide. Thence the following courses and distances:

South 00°03'00" East 150.00 ft.;
North 89°57'00" West 155.00 ft.;
South 00°03'00" West 150.00 ft.; and
South 89°57'00" East 155.00 ft., to the place of beginning.

As recorded in Deed Liber 12564, Folio 1. Being Lots 337A, 337b AND 501 in the subdivision of Idlewylde, as recorded in Baltimore County Plat Book 7, Folio 140, as amended. Containing 23,250 square feet (0.54 acre). Also known as 6311 Sherwood Road and located in the 9th Election District.



No.

DATE	ACCOUNT	
1960		
1961		
1962		
1963		
1964		
1965		
1966		
1967		
1968		
1969		
1970		
1971		
1972		
1973		
1974		
1975		
1976		
1977		
1978		
1979		
1980		
1981		
1982		
1983		
1984		
1985		
1986		
1987		
1988		
1989		
1990		
1991		
1992		
1993		
1994		
1995		
1996		
1997		
1998		
1999		
2000		
2001		
2002		
2003		
2004		
2005		
2006		
2007		
2008		
2009		
2010		
2011		
2012		
2013		
2014		
2015		
2016		
2017		
2018		
2019		
2020		
2021		
2022		
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		
2043		
2044		
2045		
2046		
2047		
2048		
2049		
2050		
2051		
2052		
2053		
2054		
2055		
2056		
2057		
2058		
2059		
2060		
2061		
2062		
2063		
2064		
2065		
2066		
2067		
2068		
2069		
2070		
2071		
2072		
2073		
2074		
2075		
2076		
2077		
2078		
2079		
2080		
2081		
2082		
2083		
2084		
2085		
2086		
2087		
2088		
2089		
2090		
2091		
2092		
2093		
2094		
2095		
2096		
2097		
2098		
2099		
2100		
2101		
2102		
2103		
2104		
2105		
2106		
2107		
2108		
2109		

AMOUNT \$ 500.00

RECEIVED
FROM: Shirley L. Brown - 6/14/66

FOR: _____

DISTRIBUTION
WHITE - CASH

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

[The page contains faint, illegible markings and bleed-through from the reverse side.]

**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: #01-254-SPH
6311 Sherwood Road
E/S Sherwood Road, 170' S
of centerline Overbrook Rd.
3rd Election District
4th Councilmanic District
Legal Owner(s): Susan &
George P. Karavedas

Special Hearing: to approve an amendment to the special exception approved in zoning case number 85-197-X to approve an addition to the existing service garage.

Hearing: Monday, February 12, 2001 at 9:00 a.m.
in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E SCHMIDT
Zoning Commissioner for,
Baltimore County

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

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

1/24/7 Jan. 25 C446010

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/25, 2001

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 1/25, 2001.

J. Williams
THE JEFFERSONIAN,
LEGAL ADVERTISING

CERTIFICATE OF POSTING

MR
2/12/01

RE: Case No.: 01-254 SPH

Petitioner/Developer SHERWOOD RD. GAR, Em
R. MATZ, P.E.

Date of Hearing/Closing 2/12/01
09 AM
RM - 407
CCB

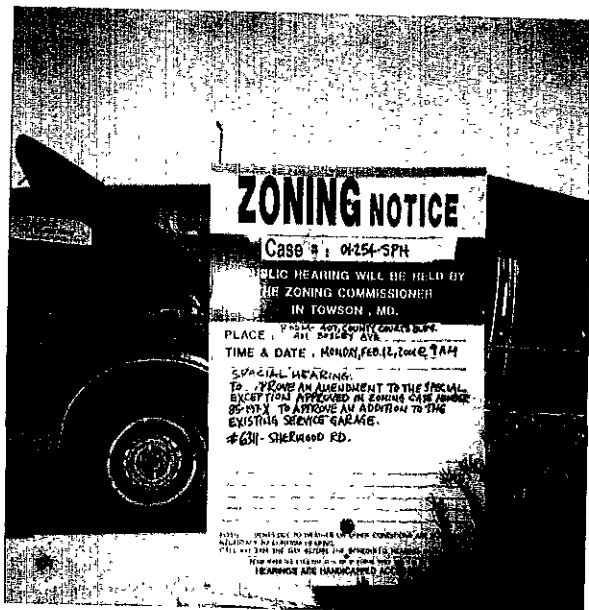
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 #6311 SHERWOOD RD.

The sign(s) were posted on 1/25/01
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe, sr 1/26/

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
6311 Sherwood Road, E/S Sherwood Rd,
170' S of c/l Overbrook Rd
3rd Election District, 4th Councilmanic

Legal Owner: George P. & Susan Karavedas
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-254-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 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.



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

January 10, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-254-SPH
6311 Sherwood Road
E/S Sherwood Road, 170' S of centerline Overbrook Road
3rd Election District – 4th Councilmanic District
Legal Owners: Susan & George P. Karavedas

Special Hearing to approve an amendment to the special exception approved in zoning case number 85-197-X to approve an addition to the existing service garage.

HEARING: Monday, February 12, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Susan & George P. Karavedas, 6311 Sherwood Road, Baltimore 21239
Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue,
Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 27, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 25, 2001 Issue – Jeffersonian

Please forward billing to:

George Karavedas
6311 Sherwood Road
Baltimore MD 121239

410 377-0878

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: 01-254-SPH

6311 Sherwood Road

E/S Sherwood Road, 170' S of centerline Overbrook Road

3rd Election District – 4th Councilmanic District

Legal Owners: Susan & George P. Karavedas

Special Hearing to approve an amendment to the special exception approved in zoning case number 85-197-X to approve an addition to the existing service garage.

HEARING: Monday, February 12, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-254-SPH
Petitioner: GEORGE + SUSAN KARAVEDAS
Address or Location: 6311 SHERWOOD Rd 21235

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE KARAVEDAS
Address: 6311 SHERWOOD Rd
BROOK MD 21235
Telephone Number: 410-577-0878



Baltimore County
Department of Permits and
Development Management

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

February 12, 2001

Susan & George Karavedas
6311 Sherwood Road
Baltimore MD 21239

Dear Mr. & Mrs. Karavedas:

RE: Case Number: 01-254-SPH, 6311 Sherwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 19, 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.

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

WCR: gdz

Enclosures

C: Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G,
Baltimore 21209
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

January 9, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 8, 2001

Item No.: 251, 254, 255

Dear Ms. Stephens:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MC/RBS*

DATE: January 19, 2001.

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 8, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
251	2855 Lodge Farm Road
254	6311 Sherwood Road
255	800 Race Road
257	2005 Security Boulevard
258	15505 Carroll Road
259	10407 Vincent Road
261	1018 Wagner Road
262	15 Hanover Road 10 Westminster Pike
263	9639 Belair Road
265	1678 Bullock Circle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

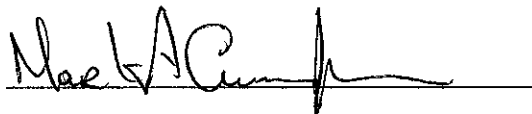
DATE: February 12, 2001

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

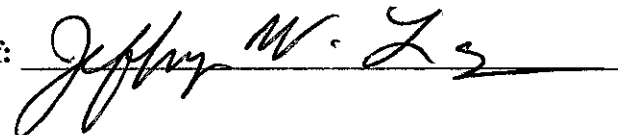
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-254

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 1.10.01

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

RE: Baltimore County
Item No. 254 BR

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

Interest

PLEASE PRINT CLEARLY

REMITTANCE(S) SIGN-IN SHEET

NAME

ADDRESS

Peggy Squitieri

P.O. Box 66106

Baltimore MD 21239



Idlewylde Community Association

P. O. Box 66106
Baltimore, Maryland 21239
410-377-5722

February 9, 2000

The Honorable Lawrence Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue, 4th Floor
Towson, MD 21204

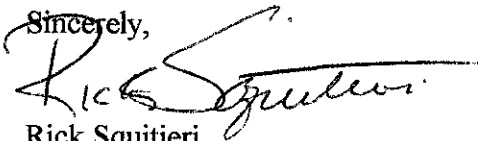
Dear Commissioner Schmidt:

RE: Case Number 01-254-SPH

Sherwood Auto, a long-standing Idlewylde business, is requesting an amendment to the special exception in zoning case 85-197-X to approve an addition to the existing service garage located at 6311 Sherwood Road.

George Karavedas presented his plans to the Idlewylde Community Association's board of directors. It is our understanding that Mr. Karavedas also spoke with and received the support of the two contiguous property owners. Based on his presentation, the plan to expand will not impact the residential nature of the area and the design changes conform with the existing structures. Sherwood Auto is an asset to our community and it is in our best interest for the Sherwood Road businesses to prosper. Therefore, the board supports Mr. Karavedas' request.

Sincerely,



Rick Squitieri
Corresponding Secretary

Per Ex 3A

THE LAW OFFICES OF
WILLIAM KANWISHER P.A.
207 EAST REDWOOD STREET
SUITE 703
BALTIMORE, MARYLAND 21202
TELEPHONE: 410-576-9390
FAX: 410-576-9391

February 9, 2001

Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Expansion of Sherwood Auto Service Inc.

To Whom It May Concern:

I am writing concerning the pending matter regarding the expansion of the Sherwood Auto Inc.

My family and I recently purchased 6210 Beechwood Road in July of 2000. We share a common boundary with Sherwood Auto Inc., along the western length of our property. As I understand from the proprietor, George Karavedas, the planned expansion would bring the structure closer to the boundary that separates our property.

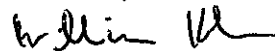
Let me say that Sherwood Auto Inc. has been a good neighbor. The business maintains reasonable hours that do not in any way impede the enjoyment of our own property. The grounds are well-managed and well-kept. Mr. Peter is a responsible proprietor, and a nice man.

Mr. Peter and myself have discussed the expansion, and he has agreed to erect at his own expense an eight-foot high stockade fence at our mutual property line. This fence is to provide the necessary buffer between our residential usage of our property and the business use of his property.

Given these assurances by Mr. Karavedas, my family and I fully endorse the expansion of Sherwood Auto Inc.

Please feel free to contact me should further clarification be necessary.

Sincerely,



William Kanwisher

3B

Mary S. Skipper
901 Overbrook Road
Baltimore, Maryland 21239

February 5, 2001

Zoning Commission of Baltimore County
Baltimore, Maryland

To Whom It May Concern:

I, Mary Skipper own and live at 901 Overbrook Road, Baltimore, Maryland 21239.

The rear of my property borders on Sherwood Auto Service, Inc. 6311 Sherwood Road, Baltimore, Maryland.

Mr. George Karavedas, owner of Sherwood Auto Service, Inc. has shown me blueprint plans to add on to the existing building, on the south side. I have absolutely no problems with this addition. Mr. Karavedas has my full approval. I have no objections.

Please do not hesitate to contact me should have any questions.

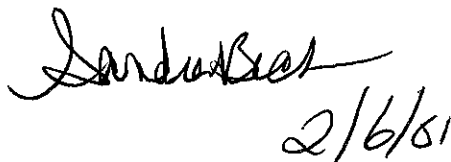
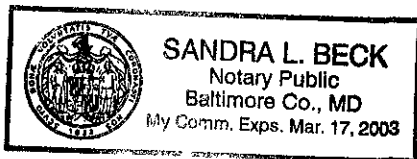
Yours truly,



Mary Skipper

cc: Mr. George Karavedas

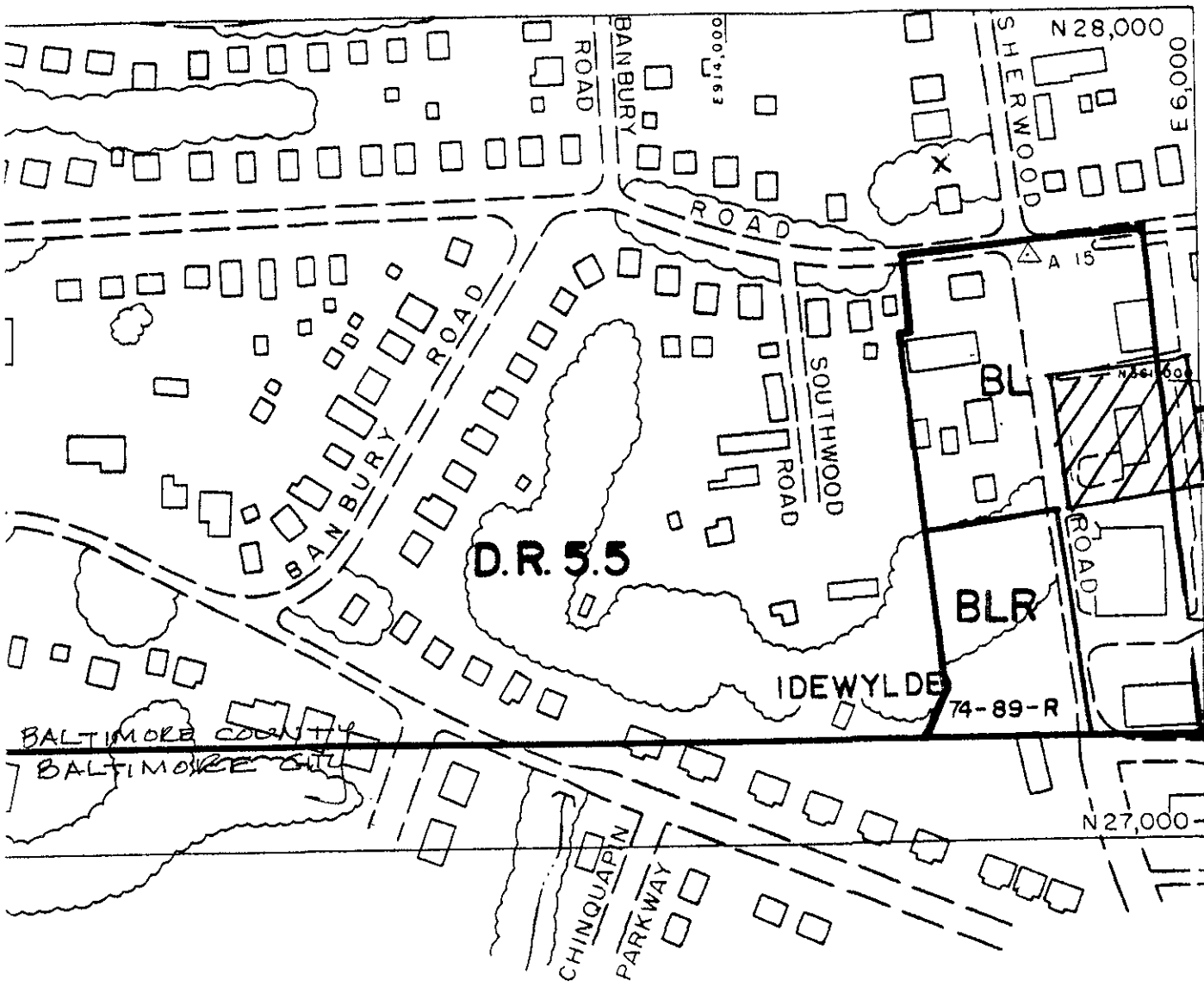
Notary



2/6/01

3C

NE 7-A
1-200'



SITE

#254

N 26,000

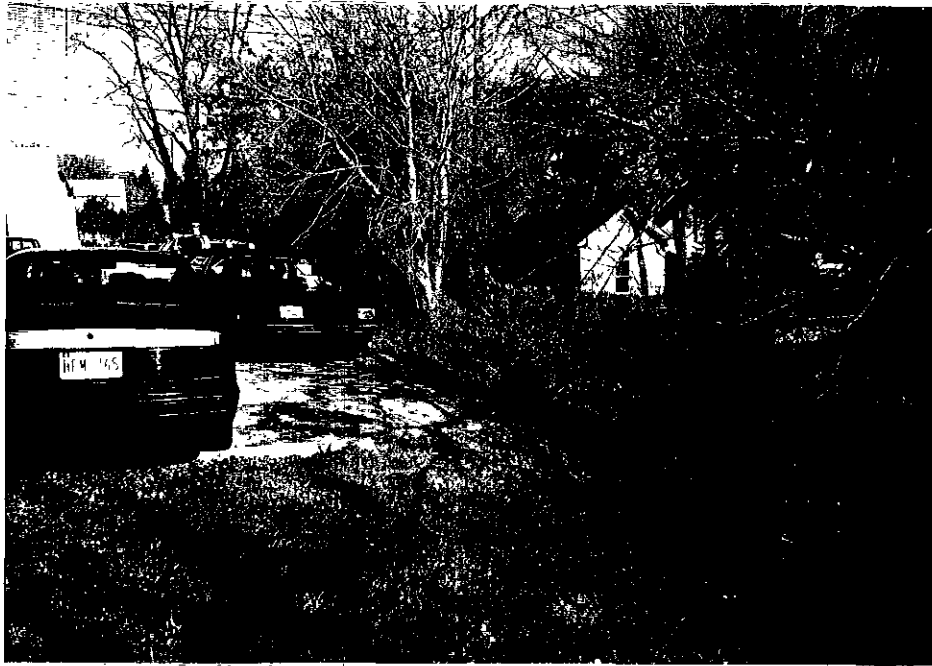
N.E. 7B



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

Printed with Soybean Ink

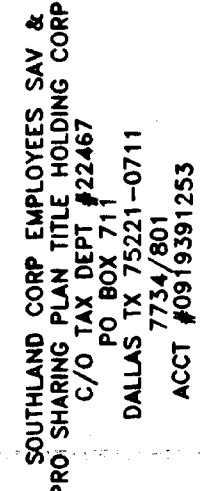
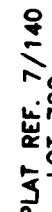
Photographs
01-254-SPH











3. Current Planning and Development Division.
9. A request for a Limited Exemption from the Baltimore County Development Regulations under Section 26-171 (a)(7) was submitted to the Development Review Committee on December 20, 2000.

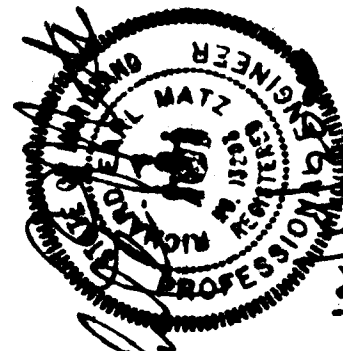
Det. #1

**SHERWOOD AUTO SERVICE
GARAGE**
6311 SHERWOOD ROAD

3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



NO.	DATE	REVISIONS	BY	SHEET 1 OF 1	C-1
					DRAWING NUMBER
					FILED 20020427EN.DWG
					DATE PLOTTED
					DRAWN: EJT
					DESIGNED: EJT
					JOB NO. 20020247
					DATE 11-19-02
					STATUS