

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – E/S Green Spring Drive,
2,030' S of the c/l Timonium Road * ZONING COMMISSIONER
(1947 Green Spring Drive)
8th Election District * OF BALTIMORE COUNTY
4th Council District *
Case No. 01-416-XA
David B. Trapp, et al, Owners;
Jeff Wise, Contract Lessee *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, David B. Trapp, Helen J. Trapp, and Jack E. Trapp, and the Contract Lessee, Jeff Wise, through their attorney, Patrick D. Hanley, Esquire. The Petitioners request a special exception to permit a service garage use on the subject property, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners request a variance from Section 255.1 of the B.C.Z.R. to permit a side yard setback on the north side of 28 feet in lieu of the required 30 feet for an existing building. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Jack Trapp, co-owner of the subject property, Jeffrey S. Wise, Contract Lessee, and Patrick D. Hanley, Esquire, attorney for the Petitioners.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of Green Spring Drive, just south of Timonium Road in the Timonium Business Park. The property consists of a gross area of 0.542 acres, more or less, zoned M.L.-I.M, and is improved with a two-level brick and block building, 40 feet wide by 100 feet deep. The property has been in the Trapp family since 1959. The building was constructed in the early 1960s and was originally used by Mr. Trapp's father to house his contracting/excavation

ORDER RECEIVED FOR FILING

Date

By

business. Ultimately, that business closed and the Trapp family has offered the building for lease for a number of years. Presently, Chase Service Engineers, an air conditioning business, leases the front portion of the building. The rear of the building, which contains two automotive service bays, is leased by Mr. Wise who operates a service garage business known as Wise Automotive Service on the site. Apparently he has been located in this facility for the past 9 years without complaint. Essentially, the Petition for Special Exception was filed to legitimize the operation of the service garage on the property.

In this regard, Mr. Wise testified that his business offers general automotive services to both the public and commercial fleet owners. Mr. Wise indicated that he has a number of business clients in the vicinity who bring their respective fleets of light trucks and cars to his operation for service. Letters of support from these customers were submitted collectively and marked as Petitioner's Exhibits 2A through 2G. It was indicated that a variety of mechanical services are performed on site, from oil changes to engine replacements; however, there is no body/fender work or painting done on the premises. The business is open 7:30 AM to 6:00 PM, Monday through Friday and closed on weekends. It was indicated that the site has more than enough parking to accommodate the business.

Variance relief is requested to legitimize the location of the existing building. It was explained that when the building was built over 40 years ago, it was constructed slightly off-center on the lot. That is, the building maintains a 32-foot setback on the south side and a 28-foot setback to the north. A side setback of 30 feet is required in the M.L.-I.M. zone.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception and variance relief. In my judgment, the operation of the subject service garage business for over 9 years without complaint is dispositive to a finding that the use can be conducted here without detriment to the health, safety and general welfare of the locale. In that the special exception runs with the land, I will enter certain restrictions on the service garage use to insure that future occupants operate a service garage consistent with the current practice. That is, the hours of operation shall be limited to 6:30 AM to 8:00 PM, Monday through Friday, and 8:00 AM to 6:00

PM on Saturdays. These hours are slightly longer than the current operation but this restriction is entered to allow reasonable flexibility for any future tenant. Additionally, the use shall be restricted to mechanical/engine work, only, and shall not include body or fender repairs, or painting. A different service garage tenant or an expansion of the existing use in this regard will require special hearing approval in the future.

As to the variance, I am also persuaded that same should be granted. In this regard, the facts and circumstances presented justify relief pursuant to Section 307 of the B.C.Z.R. It is to be particularly noted that there are similar uses nearby on Green Spring Drive in Timonium and that the existing operation is entirely consistent with other businesses and uses in the area.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 2001 that the Petition for Special Exception to permit a service garage use on the subject property, pursuant to Section 253.2.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 255.1 of the B.C.Z.R. to permit a side yard setback of 28 feet in lieu of the required 30 feet on the north side for an existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception relief granted herein is limited to general automotive services as described above. There shall be no body or fender work performed on site, and no painting of vehicles. A different service garage tenant or an expansion of the existing use in this regard will require special hearing approval in the future.

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Date

By

- 3) The service garage hours of operation shall be limited to from 6:30 AM to 8:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM on Saturdays.
- 4) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/14/01
By [Signature]



Baltimore County
Zoning Commissioner

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

June 14, 2001

Patrick D. Hanley, Esquire
Hanley & Hanley, LLC
206 Washington Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
E/S Green Spring Drive, 2,030' S of the c/l Timonium Road
(1947 Green Spring Drive)
8th Election District – 4th Council District
David B. Trapp, et al, Owners; Jeffrey Wise, Contract Lessee - Petitioners
Case No. 01-416-XA

Dear Mr. Hanley:

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

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jack E. Trapp, 1303 Winespring Lane, Towson, Md. 21204
Mr. Jeffrey Wise, 13038 Beaver Dam Road, Cockeysville, Md. 21030
Mr. J. Scott Dallas, 13523 Long Green Pike, Baldwin, Md. 21013
People's Counsel; Case File

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





FLOOD PLAIN FLOOD C

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1947 Green Spring Drive, Timonium
which is presently zoned ML-IM

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

Service Garage pursuant to BCZR 253.2 B.3

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 th 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:

Jeff Wise
Name - Type or Print
[Signature]
Signature
13038 Beaver Dam Road 410-252-8361
Address Telephone No.
Cockeysville, MD 21030
City State Zip Code

Attorney For Petitioner:

Patrick D. Hanley
Name - Type or Print
[Signature]
Signature
Hanley & Hanley, LLC
Company
206 Washington Avenue 410-823-1174
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

Helen J. Trapp
Name - Type or Print
[Signature]
Signature
David B. Trapp Jack E. Trapp
Name - Type or Print
[Signature]
Signature
1303 Winespring Lane 410-825-2949
Address Telephone No.
Towson, MD 21204
City State Zip Code

Representative to be Contacted:

J. Scott Dallas, Sr.
Name
13523 Long Green Pike 410-817-4600
Address Telephone No.
Baldwin, MD 21013
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING 12th 2 wks in June

Reviewed By CTM Date 4/11/01

ORDER RECEIVED FOR FILING

Case No. 01-416-XA

REV 09/15/98

Date 4/11/01
By [Signature]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92821

DATE 4/11/01 ACCOUNT 2001006 6150

AMOUNT \$ 550.00

RECEIVED FROM: HANLEY, HANLEY

FOR: SPCL EX - WAR

01-416

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/11/2001 4/11/2001 09:25:00
REG MS04 CASHIER DIA. DMD DRINKER 2
RECEIPT # 137517 OFLN
DOP 5 528 ZONING VERIFICATION
CR NO. 042021

Recpt. Tol. 550.00
550.00 OK 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: #01-416-XA
1947 Green Spring Drive
E/S Green Spring Drive,
2030 S centerline Timonium Road
8th Election District
4th Councilmanic District
Legal Owner(s): Helen J. David B. & Jack E. Trapp
Contract Purchaser: Jeff Wise
Special Exception: service garage. Variance: to permit 28 foot side yard setback on North side of property in lieu of the required 30 feet.
Hearing: Tuesday, June 5, 2001 at 2:00 p.m. In Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT/5/756 May 22 C470510

CERTIFICATE OF PUBLICATION

5/24, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/22, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-416-XA

Petitioner/Developer: WISE, ETAL

% HANLEY / DALLAS

Date of Hearing/Closing: 6/5/01

252-8361

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 #1947 GREENSPRING DR.

The sign(s) were posted on

5/20/01

(Month, Day, Year)

FIXED 5/26/01

Sincerely,

Patrick M. O'Keefe 5/20/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

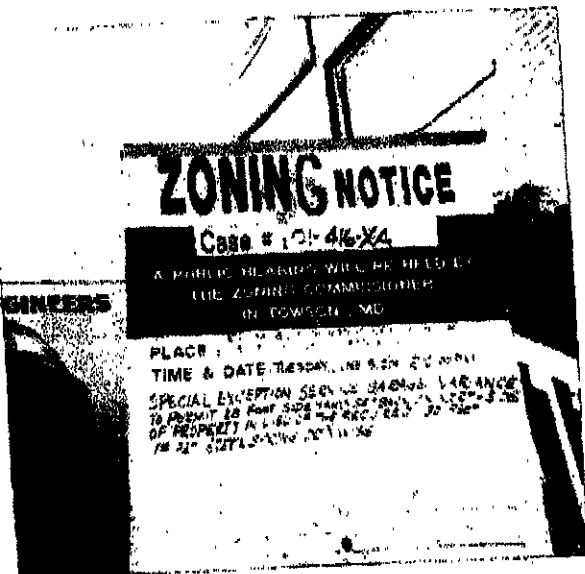
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-416-XA
#1947 GRSPG DR
WISE 6/5/01

**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: 01-416-XA
Petitioner: Jack E. Trapp
Address or Location: 1947 Green Spring Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jack E. Trapp
Address: 1303 Winespring Lane
Towson, MD. 21204
Telephone Number: 410-825-2949



Baltimore County
Department of Permits and
Development Management

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

April 30, 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: 01-416-XA
1947 Green Spring Drive
E/S Green Spring Drive, 2030' S centerline Timonium Road
8th Election District – 4th Councilmanic District
Legal Owners: Helen J, David B & Jack E Trapp
Contract Purchaser: Jeff Wise

Special Exception service garage. Variance to permit 28 foot side yard setback on North side of property in lieu of the required 30 feet.

HEARING: Tuesday, June 5, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon *edz*
Director

C: Patrick D Hanley, Hanley & Hanley LLC, 206 Washington Ave, Towson 21204
Helen J & David B & Jack E Trapp, 1303 Winespring Lane, Towson 21204
Jeff Wise, 13038 Beaver Dam Road, Cockeysville 21030
J Scott Dallas Sr, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 21, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 22, 2001 Issue – Jeffersonian

Please forward billing to:
Jack E Trapp
1303 Winespring Lane
Towson MD 21204

410 825-2949

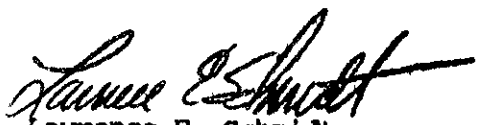
NOTICE OF ZONING HEARING

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: 01-416-XA
1947 Green Spring Drive
E/S Green Spring Drive, 2030' S centerline Timonium Road
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Contract Purchaser: Jeff Wise

Special Exception service garage. Variance to permit 28 foot side yard setback on North side of property in lieu of the required 30 feet.

HEARING: Tuesday, June 5, 2001 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *CD2*
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

June 1, 2001

Helen J & David B Trapp
1303 Winespring Lane
Towson MD 21204

Dear Mr. & Mrs. Trapp:

RE: Case Number: 01-416-XA, 1947 Green Spring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Patrick D Hanley, Hanley & Hanley, LLC, 206 Washington Ave, Towson 21204
Jeff Wise, 13038 Beaver Dam Road, Cockeysville 21030
J. Scott Dallas Sr, 13523 Long Green Pike, Baldwin 21013
People's Counsel



AS
6/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-416

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: Mark A. Cunningham

Section Chief: Jeffrey W. Day

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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**

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

April 25, 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 APRIL 23, 2001

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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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

cc: File

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4-25-01

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

RE: Baltimore County
Item No. 416 LTM

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,

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: April 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 23, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>412</u>	220 Glyndon Watch La.
<u>415</u>	27 Gray Squirrel Ct.
<u>416</u>	1947 Greenspring Dr.
<u>417</u>	217 Sacred Heart La.
<u>418</u>	1905 Broadwy Rd.
<u>419</u>	15233 Jarrettsville Pike
<u>420</u>	3804 Southern Cross Dr.
<u>424</u>	8111 Philadelphia Rd.
<u>426</u>	9301 Seven Courts Dr.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

1947 Greenspring Drive, E/S Greenspring Dr,
2030' S of c/I Timonium Rd
8th Election District, 4th Councilmanic

Legal Owner: Helen, David & Jack Trapp
Contract Purchaser: Jeff Wise
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-416-XA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **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 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Patrick D. Hanley, Esq., 206 Washington Avenue, P.O. Box 5506, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

J. Scott Dallas
Jeffrey S. Wise
Jack Trapp

P.O. 26 Baldwin MD. 21013
13038 Beavertown Rd
1304 Wine Spring Lane





May 29, 2001

To Whom It May Concern:

Wise Automotive Service located at 1947 Greenspring Drive-Timonium, Maryland-21093 is our main automotive repair facility for our fleet of six vehicles. Their location on Greenspring Drive allows for minimum disruption of my business. The easy access to the repair shop within our business neighborhood allows our vehicles to be repaired quickly and puts them back on the road with much less disruption of our business and no lost time from our various projects all over the Baltimore area.

We employ approximately forty employees at this location, many of whom also utilize Wise Automotive Service to repair their cars. Having the shop so close makes it very convenient for them to leave their car for the day and pick it up the same night. This means they spend more time on the job, which leads to greater productivity for my business and less hassles for my employees.

Sincerely,

A handwritten signature in cursive script that reads "Honey K. Kramer".

Honey K. Kramer
President

Handwritten initials "JLA" in a stylized, cursive script.

CVC DIGITAL

POST PRODUCTION SERVICES

Wise Automotive Service is and has been our primary repair facility for our fleet of 6 company vehicles. Their Greenspring Drive location we find to be excellent and convenient for our drivers and staff of 20 employees.

We also express that Jeff Wise and his staff are good neighbors to the business community on Greenspring Drive and provide fast and honest and exceptionally competent vehicle service.

It would be a great hardship to my company and the neighboring business community if he was to relocate.



Chuck Moreland
President

2B

CHASON SERVICE ENGINEERS, Inc.

Air Conditioning & Heating Specialists

1947 GREENSPRING DR. *** TIMONIUM, MD 21093

Phone (410) 252-6300 Fax (410) 560-3260

www.chasonservice.com

May 22, 2001

Ref: Wise Automotive

I wanted to take this opportunity to inform you of the asset Wise Automotive has been to our company and me. Over the past nine years Jeff Wise and his staff have handled most all of our truck and auto repairs including informing me of safety and operational repairs that would have gone unnoticed by my drivers. Without their help we would have had a much more difficult time keeping our fleet of vehicles operating properly, safely and efficiently. With a fleet of trucks and cars, plus our employee's vehicles, Wise has been an important part of daily operation.

We really need more businessmen and businesses in Baltimore County like Jeff and his company!

If you are interested in talking to me please feel free to call on me.

Sincerely,



W. Robert Chason
President

26



June 4, 2001

Lorri Burgess

1941 Greenspring Drive, Timonium, MD. 21093
410-453-9003 Fax 410-453-9004

To Whom it may Concern,

I am the owner of a neighboring Business: Signsations Inc
Jeff together with Wise Automotive has serviced our vehicles for numerous years.
Jeff is an asset to the community. Businesses with fleet trucks and vehicles depend
on his services. Jeff continues to deliver repairs timely keeping our vehicles on the
road where they need to be. We all Thank Jeff for his continued efforts, it is unique
to find such a person. It would be very difficult to find a replacement for his services
and impossible to find someone whom cares as much.

Sincerely,

A handwritten signature in black ink, appearing to be "Lorri Burgess", written over a horizontal line.

27

BALTIMORE FLOOR SUPPLY, INC.

Wholesale Distributor: Hardwood Flooring and Supplies
2001 Greenspring Drive • Timonium, MD 21093
Telephone (410) 560-6155 Fax (410) 560-3827

June 1, 2001

To Whom it may Concern,

Baltimore Floor Supply, Inc. has been in operation on Greenspring Drive since 1996. Since we opened our doors, Wise Automotive Service has been our sole automotive repair facility. In addition to servicing our fleet of six trucks, Wise Automotive also services the personal vehicles of each our employees.

Our vehicles are used constantly. Interruption to their ready use adversely effects our customer relations. Having a repair facility within walking distance that is willing to give us prompt, on demand service is invaluable. This is a unique relationship and one that we would be unlikely to duplicate with anyone else.

Sincerely,



Robert M. Logan
President

2 E

Security Safe & Lock Co. Inc.
2061 York Road
Timonium, MD 21093
Phone: (410) 561-0960 FAX: (410) 561-0995

June 1, 2001

To Whom It May Concern:

Wise Automotive Service is our primary automotive repair facility for our fleet of 6 vehicles. The location on Greenspring Drive allows for minimum disruption of my business. Having our vehicles repaired quickly and available within our business neighborhood directly impacts our business profitability.

We have approximately 10 employees at this location, many of whom also utilize Wise Automotive Service for their car repairs. It is very helpful that this repair shop is so near to our facility. This location translates to improved employee productivity and happiness.



Richard Van Veen
President

Keypads-Card Readers-Electric Strikes-Entry Systems
Access Control-Safes-High Security Locks

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Baltimore Sales District
The Trane Company

9603 Deereco Road Suite 400
Timonium MD 21093 6920
TEL 410 252 8100
FAX 410 252 7330

John J Gregowitz
District Manager

Commercial Sales

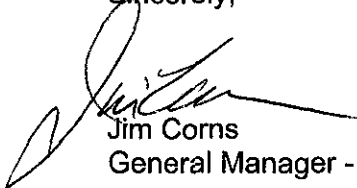
June 4, 2001

Re: Wise Automotive

To Whom It May Concern:

Wise Automotive has been servicing our fleet of 20+ vehicles for over fifteen years. They are a needed resource and are very good at informing me about the condition and safety of our vehicles. Wise also picks up and delivers our vehicles which saves countless hours of wasted shuttle time and allows our technicians to stay on the job and be more efficient and productive. It would be a hardship for me to send our vehicles farther away from our shop for repairs.

Sincerely;



Jim Corns
General Manager - Service

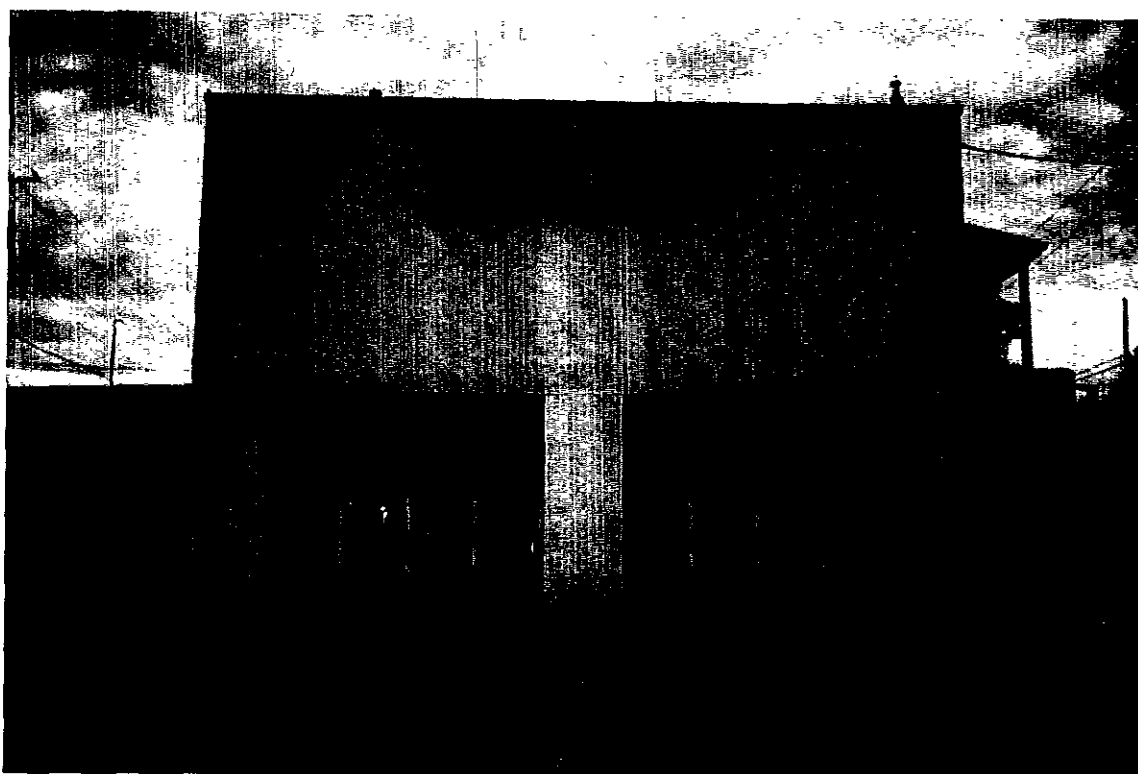
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Petitioner's
Exhibits
3A - 3J

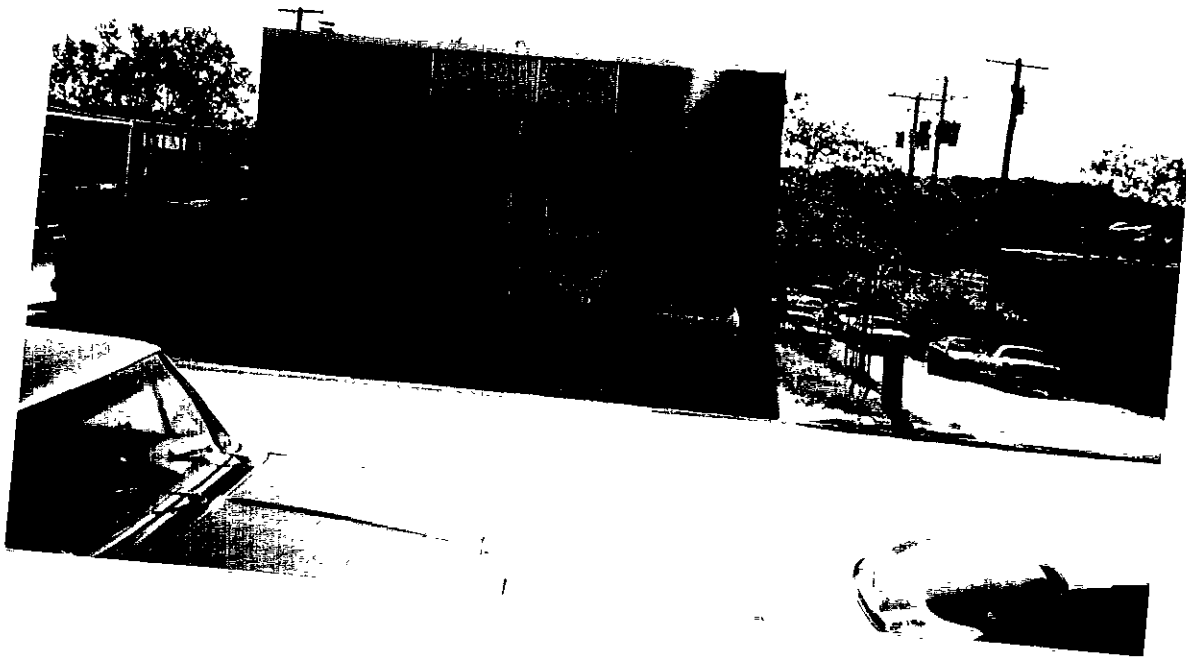
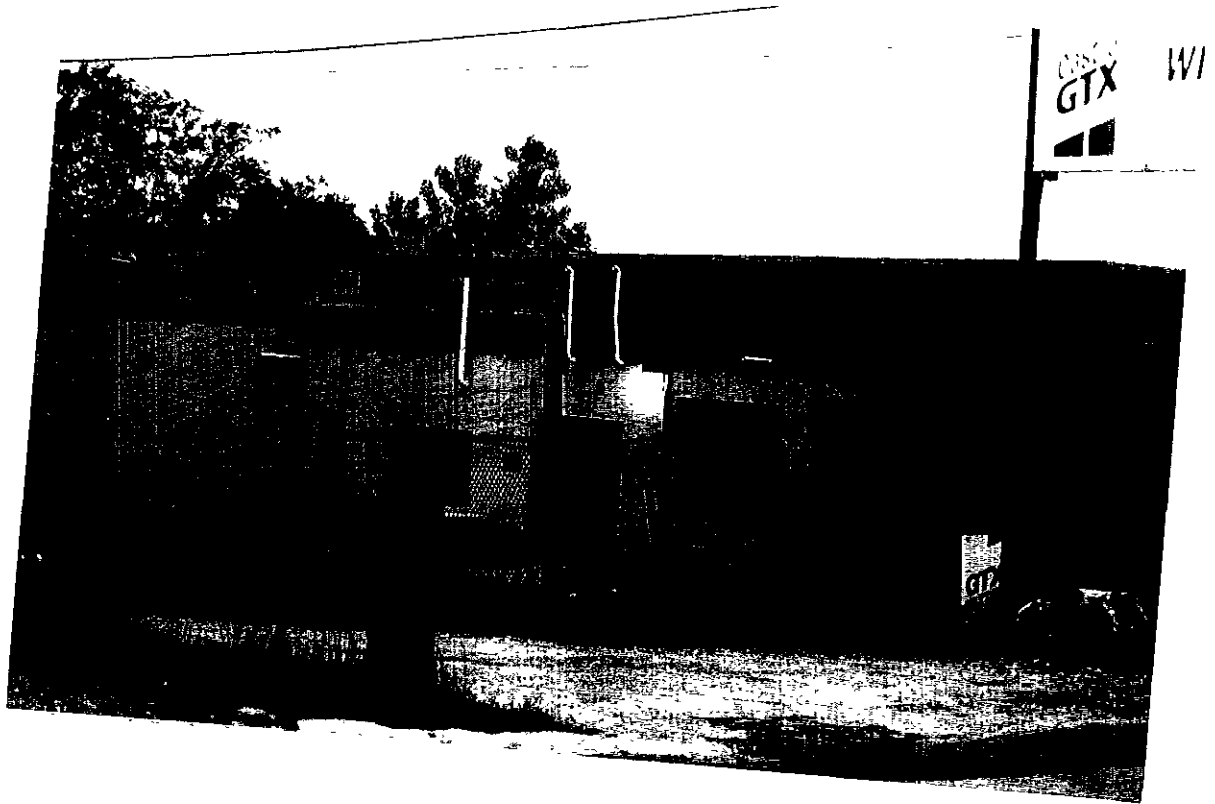
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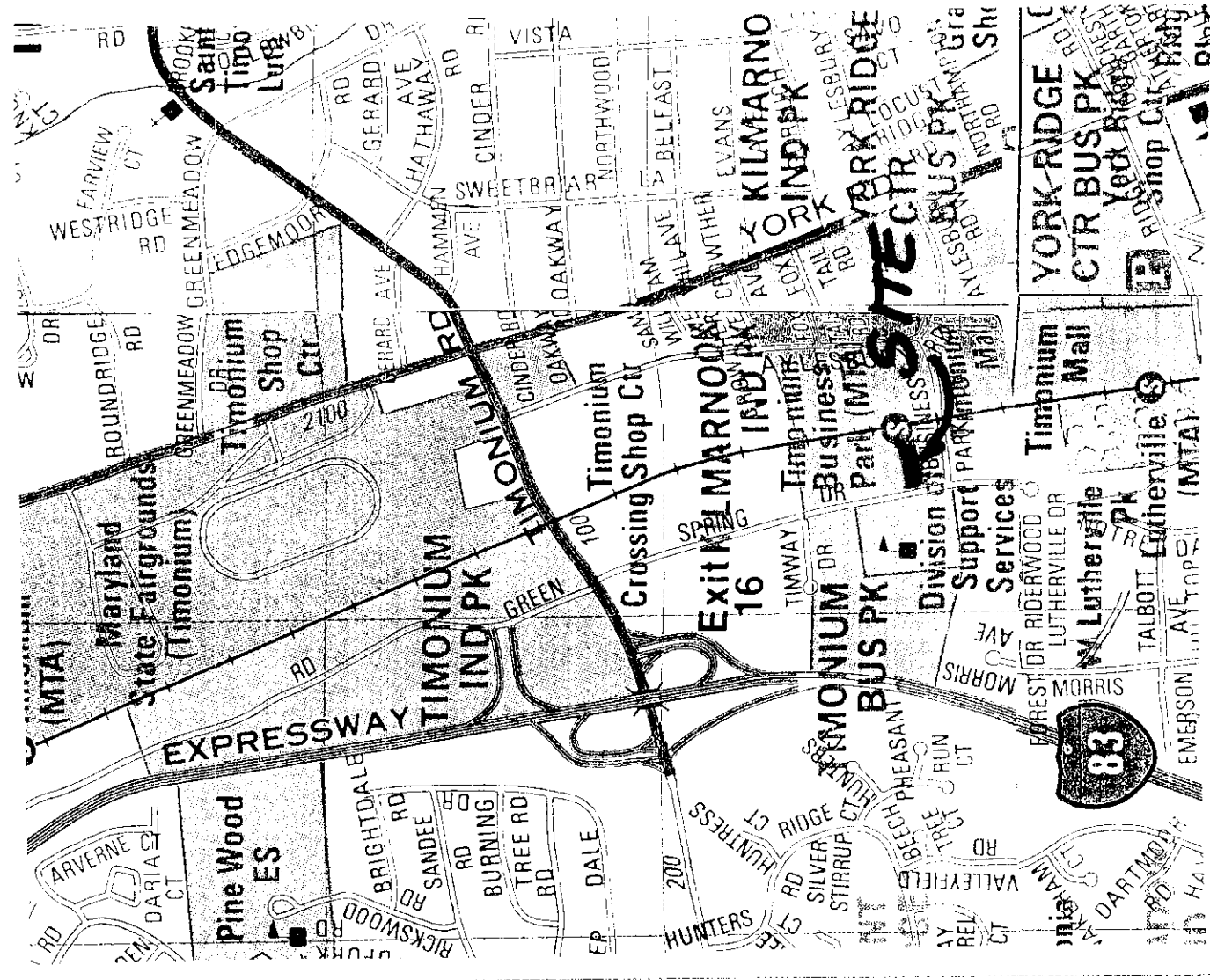






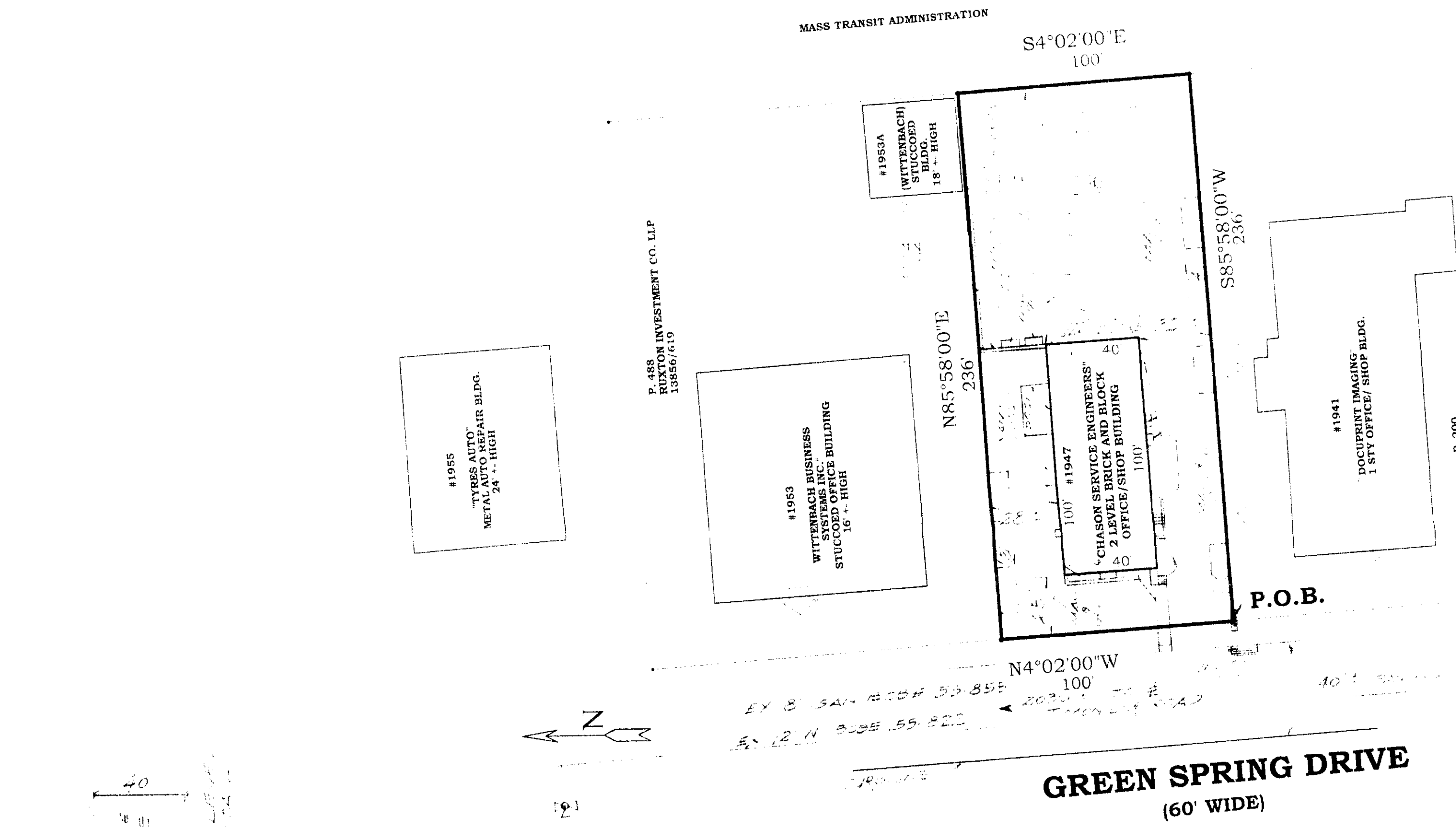






- NOTES**
1. NO KNOWN PRIOR ZONING HEARINGS OR COMMERCIAL PERMIT
 2. OWNERSHIP:
JACK E. TRAPP & DAVID B. TRAPP & HELEN J. TRAPP
DEED REFERENCE 9238/694
1303 WINE SPRING LANE
TOWSON, MD. 21204-3665
PHONE: 410-296-3383
TAX MAP 40 GRID 11 PARCEL 464
ACCT. NO. 082007570
 3. PROPERTY INFORMATION:
AREA OF SUBJECT LOT: 23,600 SF. OR 0.542 AC. +/-
PUBLIC WATER AND SEWER AS REFERENCED HEREON
 4. ZONING OF SITE AND SURROUNDING PROPERTIES ML-IM
 5. SITE LIES OUTSIDE CBGA
 6. FLOOR AREA RATIO = 8000/23,600 = 0.339
 7. PARKING REQUIREMENTS:
UPPER LEVEL OFFICE 1400 SF X 3.3/1000 SF = 5 SPACES
UPPER LEVEL SHOP 1 EMPLOYEE = 1 SPACE
LOWER LEVEL OFFICE 324 SF X 3.3/1000 SF = 2 SPACES
LOWER LEVEL SHOP 3 EMPLOYEES = 3 SPACES
TOTAL SPACES REQUIRED 11 SPACES
 8. TOTAL SPACES PROVIDED 16 SPACES

J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baltimore, MD. 21013
(410) 817-4600



SITE PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE AND SPECIAL EXCEPTION
FOR A SERVICE GARAGE IN AN ML-IM ZONE
#1947 GREEN SPRING DRIVE
8TH ELEC DIST. 4TH COUNCIL DIST. BALTIMORE COUNTY, MD.
MARCH 6, 2001
SCALE: 1"= 40'

J.S. #01-887
Em #1416

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

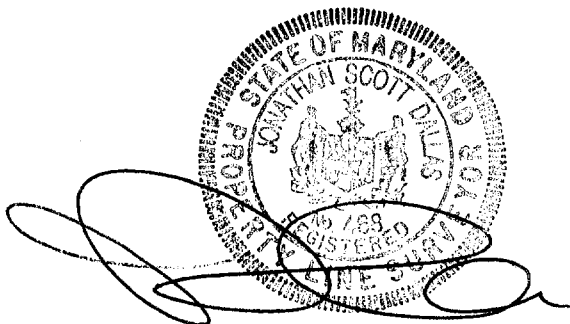
13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION OF #1947 GREEN SPRING DRIVE

BEGINNING at a point on the east side of Green Spring Drive, 60 feet wide, at the distance of 2,030 feet, more or less, south of the centerline of Timonium Road, 80' wide thence running with and binding on said east side of Green Spring Drive North 4 degrees 02 minutes 00 seconds West 100' thence leaving said Green Spring Drive and running North 85 degrees 58 minutes 00 seconds East 236 feet and South 04 degrees 02 minutes 00 seconds East 100 feet and South 85 degrees 58 minutes 00 seconds West 236 feet to the place of beginning, containing 23,600 square feet of land, more or less.

Also known as # 1947 Green Spring Drive and located in the 8th Election District, 4th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



#416