

IN RE: PETITION FOR VARIANCE
N/S Old Padonia Road, 407' W of the c/l
York Road
(22 Old Padonia Road)
8th Election District
4th Council District

Fenwick Properties, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-477-A

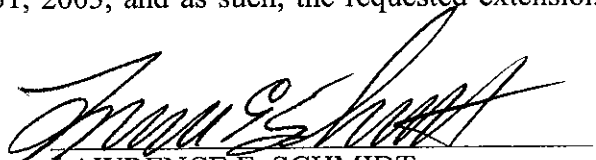
* * * * *

ORDER

This matter came before the Zoning Commissioner's Office for consideration of a Petition for Variance filed by the owners of the subject property, Fenwick Properties, LLC, seeking approval to continue use of an existing gravel and stone parking surface in lieu of the required "durable and dustless" surface. This use was temporary, pending the initiation of construction of a proposed automotive service facility on the site, which was to commence within approximately 15 months.

By Order of then Deputy Zoning Commissioner Timothy M. Kotroco on September 27, 2001, the relief requested was granted, subject to the condition that the use of the parking lot not exceed 15 months from the date of his Order. A subsequent extension until August 30, 2003 was granted in May 2003. The Petitioners now come before me seeking another brief extension through December 31, 2003. It was indicated that an issue relative to the final design of the proposed storm water management plan would be completed and construction of the proposed improvements would commence in that time.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of September, 2003 that use of the existing gravel and stone parking surface on the subject property may continue through December 31, 2003, and as such, the requested extension be and is hereby GRANTED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs
cc: Larry Caplan, Esquire
401 Washington Avenue, #204, Towson, Md. 21204-4804
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 9/17/03
By LES

IN RE: PETITION FOR VARIANCE
N/S Old Padonia Road, 407' W
centerline of York Road
8th Election District
4th Councilmanic District
(22 Old Padonia Road)

Fenwick Properties, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-477-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Fenwick Properties, LLC, by and through Charles C. Fenwick, its member. The Petitioners are requesting a variance for property located at 22 Old Padonia Road, to allow a gravel and stone parking surface in lieu of the required "durable and dustless" surface.

Appearing at the hearing on behalf of the variance request were Charles Fenwick, representing the owner of the property, Michael Fisher and Larry Caplan, attorney at law, representing the Petitioners. Appearing in opposition to the Petitioners' request was Stephen Rhine.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.46 acres, more or less, zoned BM. The subject property is located on the north side of Old Padonia Road, situated to the rear of Valley Motors, which is located along York Road in Cockeysville. The subject property is being utilized at this time by Valley Motors as an employee parking lot, as well as for the storage of new car inventory. Over the years, the owners of Valley Motors have been able to acquire additional land situated to the rear of their existing automobile dealership. The houses which were formerly located on these properties have been torn down and the subject site, at this time, is an open gravel parking lot. Valley Motors plans to construct a service garage building on the subject property at a future date.

ORIGINAL RECEIVED FOR FILING

Date

9/27/01

By

R. J. Jenson

However, at this time they wish to continue to utilize the property as an unpaved parking lot for approximately the next 15 months. It is anticipated that the Petitioners will be prepared to move forward with constructing their new service garage facility on the property at that time. Therefore, they wish to continue to utilize the unpaved parking lot on a temporary basis until such time as their future improvements take place.

Appearing in opposition to the Petitioners' request was Mr. Stephen Rhine. Mr. Rhine at one time lived adjacent to the property which is the subject of this variance request. He has since moved from that home and lives elsewhere in Cockeysville. In addition, he operates a tow truck business in the Cockeysville area. While he is not directly affected by the use of a gravel surface parking lot, he is concerned over any dust that might be generated as a result of cars traveling over this unpaved surface. He also had an issue with some storage containers that exist on the parking lot in question. Mr. Fenwick stated that the storage containers are currently being used to house the files and furniture from the Valley Motors Automobile Dealership which recently caught fire. The property owner has had to temporarily store the contents of the building which caught fire in the storage containers, until such time as repairs and renovations can be made. At that time, the items that are stored within the storage containers can be relocated into the sales and service building.

After considering the testimony and evidence offered at the hearing, I find that the variance request to allow the Petitioners to utilize the gravel parking surface on a temporary basis be and is hereby granted. It would not make sense to require the property owner to pave the parking lot surface only to have them tear the surface up to construct a service garage building a year or so later. Therefore, the use of the parking lot as it presently exists today shall be permitted for the next 15 months.

ORDER RECEIVED FOR FILING
Date 9/27/01
By [Signature]

THEREFORE, IT IS ORDERED this 27th day of September, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance, to allow a gravel parking surface in lieu of the durable and dustless surface, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the use of the gravel parking lot shall not extend beyond 15 months from the date of this Order.

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 9/27/01
By R. Jameson



Baltimore County
Zoning Commissioner

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

September 27, 2001

Larry Caplan, Esquire
401 Washington Avenue, Suite 204
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-477-A
Property: 22 Old Padonia Road

Dear Mr. Caplan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance 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

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Charles Fenwick
9800 York Road
Cockeysville, MD 21030

Michael Fisher
14307 Jarrettsville Pike
Phoenix, MD 21131

Stephen Rhine
1 E. Ridgely Road
Lutherville, MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 22 Old Padonia Road

which is presently zoned BM

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 Variance from Section(s) 409.8 A.2; BCZR, to permit a gravel parking surface in lieu of the required "durable dustless" surface.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This site will be used as a parking area temporarily (for about 12 months) pending development of a building. Owner requests permission to install a gravel surface rather than a paved surface because of the temporary nature of the project.

Requiring paving for this temporary use would be unnecessarily burdensome.

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

I, or we, agree to pay expenses of above Variance, 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:

Larry Caplan, Esquire

Name - Type or Print

Signature

Law Offices of Larry Caplan

Company

401 Washington Avenue, Suite 204 410-821-6351

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Fenwick Properties, LLC

Name - Type or Print

Signature

Charles C. Fenwick, Authorized Member

Name - Type or Print

Signature

9800 York Road

410-666-7777

Address

Telephone No.

Cockeysville, MD 21030

City

State

Zip Code

Representative to be Contacted:

Larry Caplan, Esquire

Name

401 Washington Avenue, Suite 204 410-821-6351

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

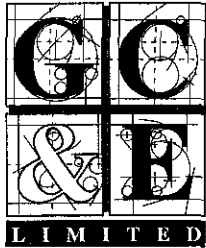
Reviewed By

Date 5-10-01

ORDER RECEIVED FOR FILING

Case No. 01-477A

REV 9/15/98



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 4, 2001

ZONING DESCRIPTION 22 OLD PADONIA ROAD

Beginning for the same at a point on the North side of Old Padonia Road (30 feet Right of Way) being measured Westerly 407 feet, more or less, along said North side of Old Padonia Road from the intersection of the North side of Old Padonia Road with the centerline of York Road (80 feet Right of Way).

Being lot 2, as shown on the Final Record Plat of 9726 York Road, recorded among the Land Records of Baltimore County in Plat Liber S.M. 73, folio 30.

Containing 1.460 Acres of land, more or less, and known as 22 Old Padonia Road.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



Brian Dietz

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92882

DATE 5-10-01 ACCOUNT 661-006-6150

AMOUNT \$

250.00

RECEIVED
FROM:

Fennell Rep, Inc — 22 (1) 5/10/01

FOR:

(K9) VAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/11/01 5/11/2001 09:01:32

NO. 0005 CASHIER LMD LMD DRAWER 3
RECEIPT # 103745 OFLR

DATE 5 520 ZUING VERIFICATION
CR NO. 092002

Amount 250.00
250.00 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: #01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407
W Centerline York Road
8th Election District
4th Councilmanic District
Legal Owner(s): Charles C
Fenwick, Fenwick
Properties LLC

Variance: to permit a gravel parking surface in lieu of the required "durable dust-less" surface.

Hearing: Thursday, July 5, 2001 at 11:00 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.

JT/6/734 June 19 C475905

CERTIFICATE OF PUBLICATION

6/21, 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 6/19, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

**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:

~~XXXXXXXXXXXX~~
N/S Old Padonia Road, 407'
W centerline York Road,
8th Election District
4th Councilmanic District
Legal Owner(s):
Charles C. Fenwick, Fenwick
Properties, LLC

Variance: to permit a gravel parking surface in lieu of the required "durable dust-less" surface.

Hearing: Tuesday, July 24, 2001 at 10:00 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.

JT77/649 July 10 C480358

CERTIFICATE OF PUBLICATION

7/12/, 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 7/10/, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

**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: #01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W
centerline York Road
8th Election District
4th Councilmanic District
Legal Owner(s):
Charles C. Fenwick, Fenwick
Properties, LLC

Variance: to permit a gravel parking surface in lieu of the required "durable dustless" surface.

Hearing: Thursday, September 20, 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.

JT/9/635 Sept4 C491915

CERTIFICATE OF PUBLICATION

9/6/, 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 9/4/, 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 # 01-477-A
PETITIONER/DEVELOPER
Valley Motors
DATE OF HEARING
Thursday July 5, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION

North side of Old Padonia Road

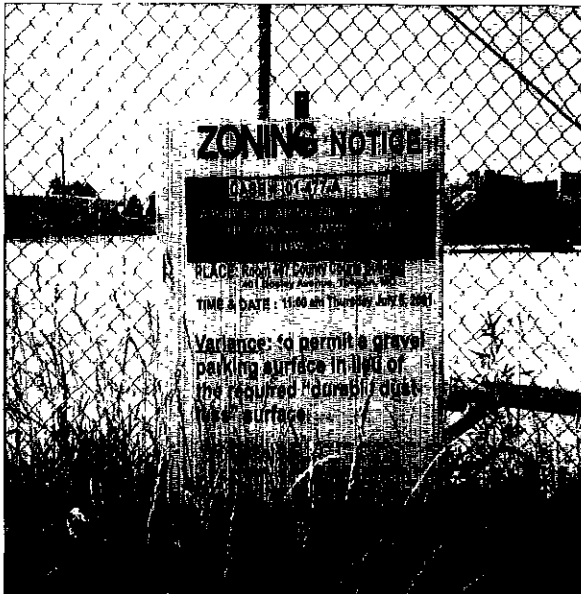
DATE June 20, 2001



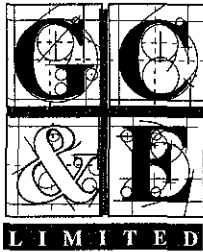
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSON TOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON June 20, 2001



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-477-A
PETITIONER/DEVELOPER:
Charles C. Fenwick, Fenwick
Properties LLC
DATE OF HEARING:
July 24 , 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION

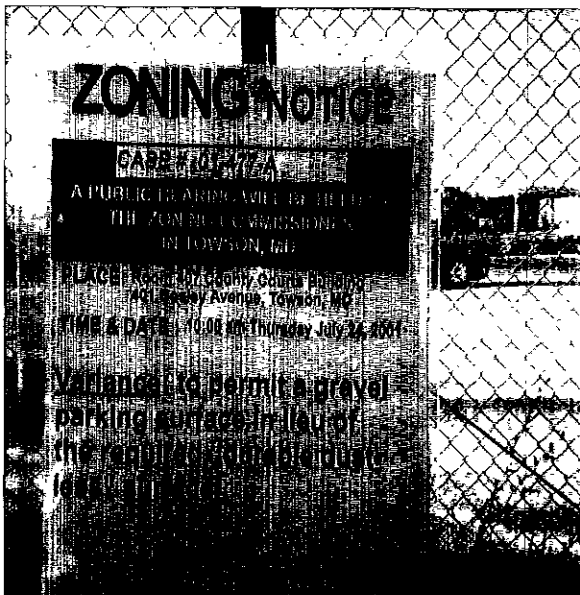
North side of Old Padonia Road, 407' West of the
centerline of York Road

DATE: July 9, 2001

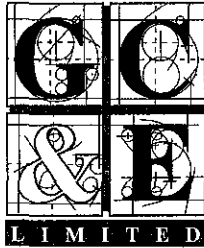
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: July 6, 2001



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-477-A
PETITIONER/DEVELOPER:
Charles C. Fenwick,
Fenwick Properties LLC
DATE OF HEARING:
August 10, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION

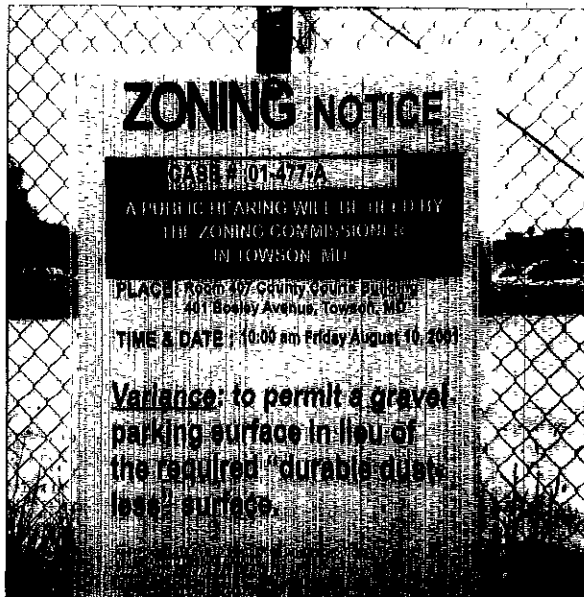
North side of Old Padonia Road, 407' West of the
centerline of York Road

DATE: July 26, 2001

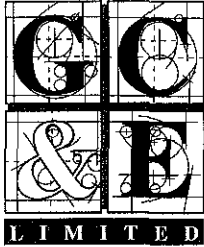
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON July 25, 2001



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-477-A
PETITIONER/DEVELOPER:
Charles C. Fenwick
Fenwick Properties LLC
DATE OF HEARING:
August 21, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

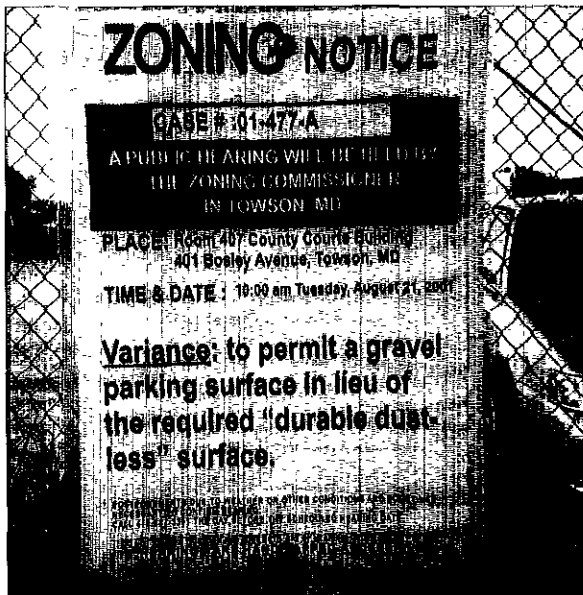
North side of Old Padonia Road
407' West of the centerline of York Road

DATE: July 31, 2001

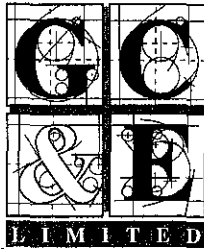
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : July 30, 2001



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

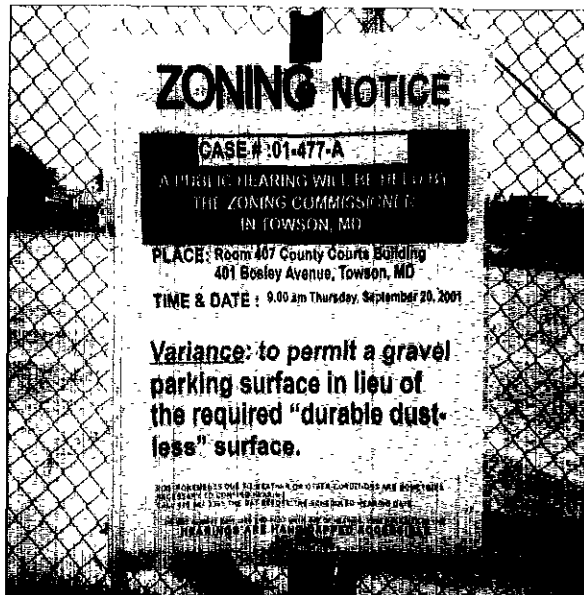
RE: CASE # 01-477-A
PETITIONER/DEVELOPER:
Charles C. Fenwick, Fenwick
Properties LLC
DATE OF HEARING:
September 20, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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



LOCATION:

North side of Old Padonia Road, 407' West of the
centerline of York Road on the West side of the
driveway

DATE: August 31, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON : August 24, 2001

**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/neighbor 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: 477

Petitioner: Fenwick Properties, LLC

Address or Location: 22 Old Padonia Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Fenwick, Jr.

Address: c/o Valley Motors

9800 York Road

Cockeysville, MD 21030-4914

Telephone Number: 410-666-7777

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 19, 2001 Issue – Jeffersonian

Please forward billing to:
Charles Fenwick Jr
Valley Motors
9800 York Road
Cockeysville MD 21030

410 666-7777

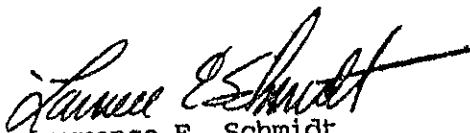
NOTICE OF ZONING HEARING

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: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Thursday, July 5, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

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

June 6, 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: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Thursday, July 5, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Larry Caplan Esquire, 401 Washington Ave., Ste 204, Towson 21204
Charles C Fenwick, Fenwick Properties LLC, 9800 York Road,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 20, 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, July 10, 2001 Issue - Jeffersonian

Please forward billing to:
Charles Fenwick Jr
Valley Motors
9800 York Road
Cockeysville MD 21030

410 666-7777

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: 01-477-A

22 Old Padonia Road

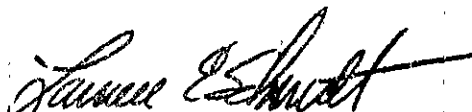
N/S Old Padonia Road, 407' W centerline York Road

8th Election District - 4th Councilmanic District

Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Tuesday, July 24, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
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

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

June 21, 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: 01-477-A

22 Old Padonia Road

N/S Old Padonia Road, 407' W centerline York Road

8th Election District – 4th Councilmanic District

Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Tuesday, July 24, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDL
Director

C: Larry Caplan Esquire, 401 Washington Ave., Ste 204, Towson 21204
Charles C Fenwick, Fenwick Properties LLC, 9800 York Road,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 9, 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.





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 18, 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: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Friday, August 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Larry Caplan Esquire, 401 Washington Ave., Ste 204, Towson 21204
Charles C Fenwick, Fenwick Properties LLC, 9800 York Road,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 26, 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.





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 24, 2001

NOTICE OF ZONING HEARING

CHANGE HEARING DATE & TIME

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; due to the fact that on Friday, August 10, 2001 both the Zoning and Deputy Commissioner will be at meetings we had to change the date:

CASE NUMBER: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Tuesday, August 21, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Larry Caplan Esquire, 401 Washington Ave., Ste 204, Towson 21204
Charles C Fenwick, Fenwick Properties LLC, 9800 York Road,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 4, 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, September 4, 2001 Issue – Jeffersonian

Please forward billing to:
Charles Fenwick Jr
Valley Motors
9800 York Road
Cockeysville MD 21030

410 666-7777

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: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Thursday, September 20, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G22
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

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

August 13, 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; due to the fact that on Friday, August 10, 2001 both the Zoning and Deputy Commissioner will be at meetings we had to change the date:

CASE NUMBER: 01-477-A
22 Old Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District – 4th Councilmanic District
Legal Owner: Charles C Fenwick, Fenwick Properties LLC

Variance to permit a gravel parking surface in lieu of the required "durable dustless" surface.

HEARING: Thursday, September 20, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Larry Caplan Esquire, 401 Washington Ave., Ste 204, Towson 21204
Charles C Fenwick, Fenwick Properties LLC, 9800 York Road,
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 5, 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.



Send copy of order

Larry Townsend

1111 Longbrook Rd.

Lutherville, Md 21093

#01-477-A. ~~Fennich~~
case.



Baltimore County
Department of Permits and
Development Management

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

September 14, 2001

Larry Caplan, Esquire
Law Offices of Larry Caplan
401 Washington Ave, Suite 204
Towson MD 21204

Dear Mr. Caplan:

RE: Case Number: 01-477-A, 22 Old Padonia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Charles C Fenwick, Fenwick Properties LLC, 9800 York Road, Cockeysville 21030
Martin L Kaiser III, President, Martin L Kaiser Inc, P O Box 171, Cockeysville 21030
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** June 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2001
Item No. 477

The Bureau of Development Plans Review has reviewed the subject zoning item.

Old Padonia Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The developer is required to convey, as shown on the record plat, the right-of-way and a 10-foot revertible slope easement to the county along the Old Padonia Road frontage at no cost to the county.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 5, 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 May 21, 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:

461, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474,
477, 478, 479, 482, 483,

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: August 3, 2001

TO: George Zahner
Zoning Review

FROM: James H. Thompson
Code Inspections and Enforcement

RE: Case No. 01-477-A
22 Old Padonia Road
Fenwick Properties, LLC

Please reschedule the referenced variance hearing, since the complainant, in this case Martin L. Kaiser, will be out of the country on August 21, 2001.

It is suggested that you contact Larry Caplan, Esquire (410-821-6351) to find dates that would be open on his calendar. Once you have accomplished this then contact Mr. Kaiser at 410-252-8810 to see what his schedule permits.

By proceeding in this fashion George, we hopefully will not have a sixth hearing date.

JHT/mat

c: Larry Caplan Esquire, 401 Washington Avenue, Suite 204, Towson Maryland 21204
Martin Kaiser, 15 Old Padonia Road, Cockeysville, Maryland 21030

*Aug 6th contacted Mr. Caplan who said
he would furnish dates.*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Handwritten notes in the top right corner:
H/S
7/5/01
Jme
7/24
PP
Rec'd 8/1
9/20

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-464, 01-473, 01-474, ⁰¹10-477, & 01-479

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. Lutz

AFK/JL:MAC

RE: PETITION FOR VARIANCE
22 Old Padonia Road, N/S Old Padonia Rd,
407' W of c/l York Rd
8th Election District, 4th Councilmanic

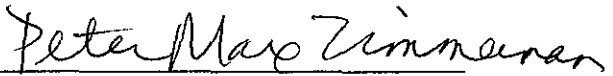
Legal Owner: Fenwick Properties, LLC
Petitioner(s)

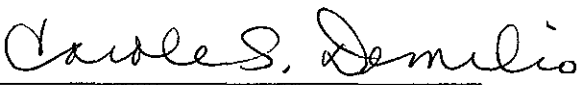
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-477-A

* * * * *

ENTRY OF APPEARANCE

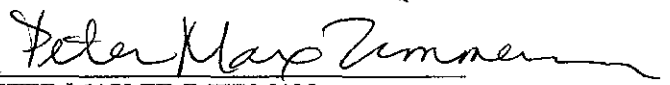
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Larry Caplan, Esq., 401 Washington Avenue, Suite 204, Towson, MD 21204, 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

August 6, 2001

James H Thompson
Code Inspections & Enforcement

Dear Mr. Thompson:

RE: Case Number 01-477-A, 22 Old Padonia Road

The above matter, previously scheduled for Tuesday, August 21, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

AJ: gdz

C: Larry Caplan, Esquire, Law Office of Larry Caplan, 401 Washington Avenue,
Suite 204, Towson 21204
Fenwick Properties LLC, Charles C Fenwick, Authorized Member,
9800 York Road, Cockeysville 21030
Martin L Kaiser III, President Martin L Kaiser Inc, P O Box 171,
Cockeysville 21030



Baltimore County
Zoning Commissioner

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

May 14, 2003

Larry Caplan, Esquire
401 Washington Avenue, Suite 204
Towson, Maryland 21204-4804

Re: Petition for Variance
Case No. 01-477-A
Property: 22 Old Padonia Road

Dear Mr. Caplan:

Thank you for your letter dated May 1, 2003. I have reviewed your letter and the facts surrounding the development proposed at 22 Old Padonia Road. I find it is appropriate to grant to your client the brief extension that you are requesting. Therefore, please allow this letter to serve as an extension of the time to utilize the subject parking area through the end of August, 2003.

Should you have any questions regarding this matter, please feel free to contact my office.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Zoning Commissioner

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

December 16, 2002

Larry Caplan, Esquire
401 Washington Avenue, Suite 204
Towson, Maryland 21204-4804

Re: Petition for Variance
Case No. 01-477-A
Property: 22 Old Padonia Road

Dear Mr. Caplan:

Thank you for your letter dated December 10, 2002. I have had an opportunity to review your letter as well as the underlying case file for this matter. After considering the reasons given in your letter, I find that it is appropriate for an extension of time to be granted to your client. Therefore, please allow this letter to serve as an extension of the time to utilize the subject parking area through June, 2003.

Should you have any questions regarding this matter, please feel free to contact my office.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdm enforce@co.ba.md.us
pdm inspect@co.ba.md.us

July 20, 2001

Martin L. Kaiser III, President
Martin L. Kaiser, Inc.
P.O. Box 171
Cockeysville, Maryland 21030

Post-it Fax Note 7671		Date 7-20-01	# of pages 2
To	MARTIN KAISER	From	Jim Thompson
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	410-887-2824

Dear Mr. Kaiser:

Re: Variance Hearing 01-477A, 22 Old Padonia Road

In response to your letter of July 17, 2001 to Director Arnold Jablon, I have been able to determine that this department re-scheduled the variance hearing to August 10, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue because of the issue of the missing posting sign. As you can see by the enclosed notice dated July 18, 2001, the new posting sign must be erected by July 26, 2001. If this action does not take place, please contact me directly at 410-887-8094.

Finally, as to your request to postpone the variance hearing pending the citation case, Mr. Jablon will not be undertaking such action.

Sincerely,

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/hek

c: Larry Caplan, Esq., 401 Washington Avenue, STE 204, Towson, MD 21204





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

June 21, 2001

Law Offices of Larry Caplan
Larry Caplan, Esquire
401 Washington Avenue
Suite 204
Towson MD 21204-4804

Dear Mr. Caplan:

RE: Case Number: 01-477-A, 22 Padonia Road

The above matter, previously scheduled for Thursday, July 5, 2001 at 11:00 a.m. in Room 407, County Courts Building, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

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).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Arnold Jablon GDZ
Director

AJ: gdz

C: Charles C Fenwick, Authorized Member, Fenwick Properties, LLC,
9800 York Road, Cockeysville 21030
Martin Kaiser, 15 Old Padonia Road, Cockeysville 21030



7/20/01
JF

Martin L. Kaiser, Inc.

MANUFACTURER OF SURVEILLANCE • COUNTER SURVEILLANCE • BOMB DETECTION EQUIPMENT

17 July 2001

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

Attention: Arnold Jablon, Director
Reference: Case Number: 01-477-A

Dear M. Jablon:

As owner of 15 Old Padonia Road West, Cockeysville, I am very concerned about developments at 22 Old Padonia Road West, Cockeysville.

It appears the owner of that property is doing everything in his power to "backdoor" his project. It is my understanding that he initially asked for and received a residential fence permit while knowing full well the property was to be used for commercial purposes. You have now been approached for a variance to permit a gravel parking surface in lieu of the required "durable dustless" surface. I'll oppose that at any hearing.

→ A civil citation (Case No. 01-1206) against the property owner is scheduled for August 15, 2001. It is imperative, under the rules of estoppel, that you postpone the above hearing until after the hearing on the civil citation.

The ZONING NOTICE you mandated appeared shortly after your letter of June 21, 2001. Sometime during the last week the sign vanished and it is still not there as I write this letter.

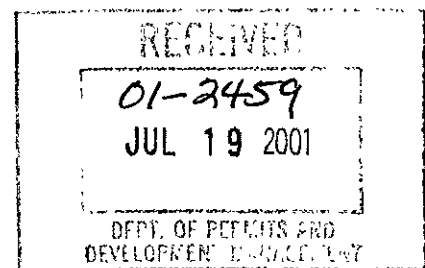
Please do not hesitate contacting me with any questions or comments. Until then, I remain,

Truly,



Martin L. Kaiser III
President,
Martin L. Kaiser, Inc.

Cc: Donna Thompson



P.O. BOX 171 • COCKEYSVILLE, MARYLAND 21030 • U.S.A.

TEL: (410) 252-8810 • FAX: (410) 666-8790

martykaiser@prodigy.net

<http://www.martykaiser.com>



RECEIVED

LAW OFFICES OF LARRY CAPLAN

SEP 15 2003

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

ZONING COMMISSIONER

Telephone: 410-821-6351

Facsimile: 410-583-1053

September 12, 2003

Lawrence Schmidt, Zoning Commissioner
401 Bosley Avenue
MS 3401
Towson, MD 21204

RE: IN RE: Petition for Variance
N/S Old Padonia Road
407' W centerline of York Road
8th Election District
4th Councilmanic District
(22 Old Padonia Road)
Case No. 01-477-A

Dear Mr. Schmidt:

This office represents Fenwick Properties, LLC regarding the zoning variance granted by Timothy M. Kotroco on September 27, 2001. The variance was extended until August 30, 2003 after a request in May.

The purpose of this letter is to request another, brief extension of the variance through the end of calendar year 2003.

Planning and engineering work for the construction of an auto service facility on this site are in the final stages. Site Resources, Inc., the land planners for the project, continue to develop the project in close consultation with County agencies. The one issue unresolved is the final design for the storm water management plan.

The preferred plan requires connection to a storm water drain on and across the property neighboring to the west. Those negotiations have taken longer than expected. Of course, we cannot

dictate how long the neighbor takes to respond to proposals. An easement for the storm water outfall was proposed some time ago. We had hoped it would have been approved and executed in the spring, but negotiations continue.

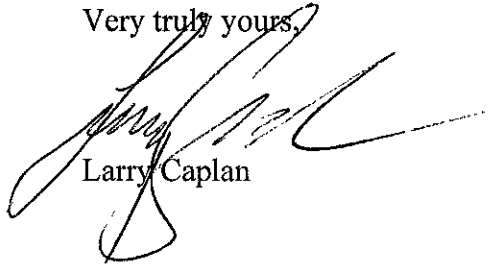
We are requesting an extension of the variance so the current occupant, Valley Motors, Inc., can continue to use the site for employee parking and vehicle storage until construction actually begins. We are making every effort to move that process along.

This project has drawn out longer than expected, in part because of a major fire in 2000 and now because of the difficulties in fine tuning the storm water management issues. An extension of the variance will enable this business to continue operations while the construction planning moves toward completion.

Fenwick Properties, LLC thus respectfully requests an extension of the variance through December 31, 2003.

Please contact me if you have any questions regarding this matter.

Very truly yours,



Larry Caplan

cc: Fenwick Properties, LLC
Site Resources

LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

RECEIVED

MAY - 5 2003

ZONING COMMISSIONER

Facsimile: 410-583-1055

May 1, 2003

Lawrence Schmidt, Zoning Commissioner
401 Bosley Avenue
MS 3401
Towson, MD 21204

RE: IN RE: Petition for Variance
N/S Old Padonia Road
407' W centerline of York Road
8th Election District
4th Councilmanic District
(22 Old Padonia Road)
Case No. 01-477-A

Dear Mr. Schmidt:

This office represents Fenwick Properties, LLC regarding the zoning variance granted by Timothy M. Kotroco on September 27, 2001. The variance was extended until June 30, 2003 by letter of December 16, 2002, a copy of which is enclosed.

The purpose of this letter is to request another, brief extension of the variance.

The plans for going forward with a construction project on the property are moving forward. A recent hurdle was crossed when a neighboring property owner agreed to an easement benefitting Fenwick Properties which will help finalize the storm water management plan. The easement should be signed next week.

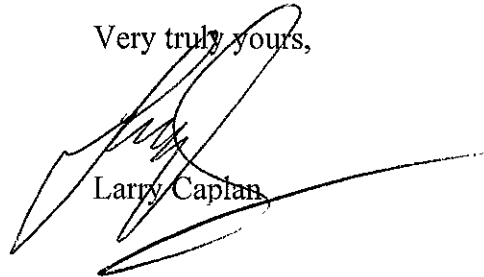
With the easement in hand, the construction plans can be submitted to the County for review. The full review set of plans will be submitted in approximately one month. Assuming 60-90 days to complete the County review process, permits will be pulled and construction will begin at the end of August.

The property owner is cognizant of the temporary nature of the variance. This long process, hampered by a huge fire in 2000, is nearing completion. A brief extension, through August, 2003, will enable the project to continue toward completion.

Fenwick Properties, LLC thus respectfully requests an extension of the variance through August 30, 2003.

Please contact me if you have any questions regarding this matter.

Very truly yours,

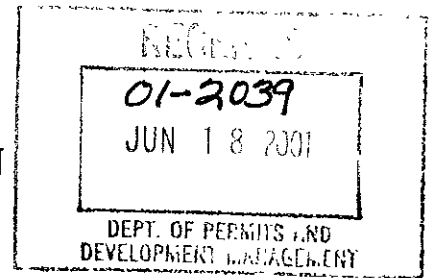
A handwritten signature in black ink, appearing to read 'Larry Caplan', is written over the typed name. The signature is stylized with a large, sweeping initial 'L'.

Larry Caplan

Enclosure

cc: Fenwick Properties, LLC
Site Resources

6/20/01
JLC



LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

Facsimile: 410-583-1053

June 14, 2001

Arnold Jablon
Director
PDM
Baltimore County Office Building
111 E. Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case Number: 01-477-A
22 Padonia Road
N/S Old Padonia Road, 407' W centerline York Road
8th Election District - 4th Councilmanic District
Legal Owner: Charles C. Fenwick, Fenwick Property LLC

REQUEST FOR POSTPONEMENT OF HEARING

Dear Mr. Jablon:

This office represents Fenwick Properties, LLC regarding the Petition for Variance referenced above. The hearing has been initially scheduled for July 5, 2001.

The Petitioner respectfully requests that this hearing be postponed. One of our key witnesses will be unavailable for the hearing that day because of a previously scheduled vacation. We want to be able to present our entire case at the initial hearing, so a postponement would allow us to do so.

Thank you for your attention to this request.

Very truly yours,

Larry Caplan

cc: People's Counsel
Fenwick/Jablon-Ltr

LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

Facsimile: 410-583-1053

8/10/01
no, unless he gives
legitimate reason

August 9, 2001

George Zahner
Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Case No. 01-477-A
22 Old Padonia Road

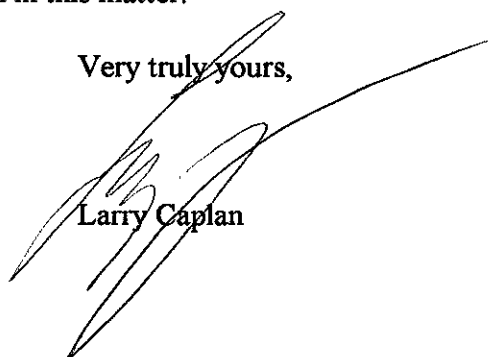
Dear Mr. Zahner:

In response to your recent request, please reschedule the Zoning Variance referenced above to September 20, 2001, preferably in the morning.

Please confirm the new date as soon as possible.

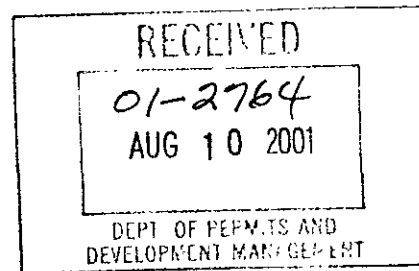
Thank you for your cooperation in this matter.

Very truly yours,


Larry Caplan

cc: Charles C. Fenwick, Jr.
Robert Hoffman, Esquire
Michael Fisher

Fenwick/Zahner-Ltr



LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

Facsimile: 410-583-1053

December 10, 2002

Jim
Larry Schmidt, Zoning Commissioner
401 Bosley Avenue
MS 3401
Towson, MD 21204

RE: IN RE: Petition for Variance
N/S Old Padonia Road
407' W centerline of York Road
8th Election District
4th Councilmanic District
(22 Old Padonia Road)
Case No. 01-477-A

Dear Mr. Schmidt:

This office represents Fenwick Properties, Inc. regarding the zoning variance referenced above. A variance was granted by Timothy M. Kotroco on September 27, 2001. The variance allowed the Fenwick Properties, LLC to use the subject property as a parking area without installing a durable, dust-free surface for a period of fifteen months. The purpose of this letter is to request an extension of the variance until June, 2003.

The property owner's long-range plans for the site have been delayed for several reasons. The site is used as employee parking and car storage for Valley Motors, a large auto dealership adjacent to the site at 9800 York Road. A devastating fire damaged the Valley Motors facility in 2001. Restoring the fire damage has taken longer than originally planned.

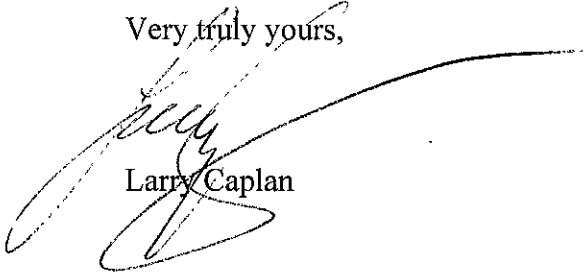
In order to complete the storm water management plan for the site, the owner attempted to secure an easement from an adjoining property owner (James K.S. Hom and Tuey May Hom, 9726 York Road). After long negotiations, that effort was abandoned.

Now, Fenwick Properties is concluding its planning for the site. A possible expansion, by way of purchase of a nearby parcel, is under serious consideration. In the event of such an expansion, the storm water management plan for the site would be affected. Thus, the owner requests some additional time to conclude its plans and storm water management design.

The owner expects construction to begin in April, 2003. We are thus requesting an extension of the variance until June 30, 2003.

Thank you for your consideration of this request.

Very truly yours,



Larry Caplan

cc: Fenwick Properties, LLC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 13, 2001

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

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

SUBJECT: Item No.: 477 (01-477-A)
Legal Owner/Petitioner: Fenwick Properties, LLC & Charles C. Fenwick
Property Address: 22 Old Padonia Road
Location Description: N/S Old Padonia Road, 407' W centerline York Road

VIOLATION INFORMATION: **Case No.: 01-1206**
Defendants: Charles C. Fenwick, Sr., Resident Agent
Fenwick Properties LLC

MAILED
6-13-01

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

NAME	ADDRESS
Martin Kaiser	15 Old Padonia Road, Cockeysville, MD 21030

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

- Complaint Intake Form/Code Enforcement Officer's report and notes
- State Tax Assessment printouts (5)
- Photograph including dates taken
- Correction Notice
- Citation and Proof of Service
- List of Permits for 9701-7811 York Road
- Application for Permit for 22 Old Padonia Road
- Building Permit Number B448293
- Baltimore County Fence Use Permit for 22 Old Padonia Road
- Petition for Variance (Case Number 01-477-A)
- Final Record Plat for 9726 York Road
- Plan to Accompany Change of Occupancy Permit Request for Valley Motors, 22 Old Padonia Road
- Letter from Michael Davis, Esquire to Stanley Schapiro
- Letter from Larry Caplan, Esquire to Director of Permits and Development Management
- Letter from Larry Caplan, Esquire to Donna Thompson

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

RSW/scj

c: Code Enforcement Officer D. Thompson

C DE ENFORCEMENT REPORT

DATE: 3/12/01 INTAKE BY: _____ CASE #: _____ INSPEC: 12

COMPLAINT LOCATION: 22-24-26 Old Padonia Rd.

ZIP CODE: 21030 DIST: _____

COMPLAINANT NAME: KAISER PHONE #: (H) 410-252-8810 (W) _____

ADDRESS: ? ZIP CODE: _____

PROBLEM: Installing Fence No Permit, on File
get New Address and make case

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: ? N/A ZONING: _____

INSPECTION: _____

REINSPECTION: 4/16/01 - no change - attorney

REINSPECTION: _____

REINSPECTION: _____

ENFORCEMENT REPORT

NCF

DATE: 3/14/01 INTAKE BY: TH CASE #: 01-1206 INSPEC: #12

COMPLAINT LOCATION: 9800 YORK RD. 22 OLD PADONIA RD.

ZIP CODE: 21030 DIST: _____

COMPLAINANT NAME: KAISER PHONE #: (H) 410-252-8810 (W) _____

ADDRESS: (See original complaint sheet) ZIP CODE: _____

PROBLEM: INSTALLING FENCE NO PERMIT

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 3/13/01 - off of Old Padonia - fence started being used for parking lot

REINSPECTION: 3/14/01 - Parking lot being used by car dealership for employee vehicles. Crushed run down. No permit on file for fence. Spoke w/ John Gracki - General Manager - will need to submit site plan for grading, change of use, intended use. Told Mr Gracki

REINSPECTION: that work on fence will need to stop until all permits approved by Balto Cnty.
3/15/01 - Notice mailed p/p 4/15/01 (D Thompson)

REINSPECTION: Notice mailed to Charles C Fenwick, Sr. @ 9800 York Rd + 3302 Belmont Rd. ^{214 yndon} 21071-4903

DE ENFORCEMENT REPORT

DATE: 3/16/01 INTAKE BY: DJP CASE #: 01-1206 INSPEC: 12

COMPLAINT LOCATION: 22-24-26 Old Palmaria Rd

ZIP CODE: 21030 DIST: 410

COMPLAINANT NAME: Martin Kaiser PHONE #: (H) _____ (W) 252 8810

ADDRESS: 15 Old Palmaria Rd ZIP CODE: 21030

PROBLEM: razed 3 homes put up fence that comes within 2 feet of road bed (on county property) laid crusher run using as parking (Mercedes Benz dealer)

IS THIS A RENTAL UNIT? YES ☐ NO ☒
IF YES, IS THIS SECTION 8? YES ☐ NO ☐

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 23 00 0107 23 ZONING: _____

INSPECTION: 3/19/01 Called Mr Kaiser re: complaint 252-8810 D. Thompson

3/20/01 - Spoke w/ attorney for Fenwick Prop - Larry Caplan (410-821-6351)
REINSPECTION: 3/29/01 - Per Jeff Perlman attorney came in to file plan - rejected. Also called above complainant re: update (Joan). D. Thompson

REINSPECTION: 4/16/01 - No change. Called complainant

REINSPECTION: _____

Code Enforcement - Daily Worksheet

Inspector - _____

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
012	01-1206	22 OLD PADONIA RD		21030	3/15/2001	5/09/2001

Tax Acct #: 2300010723

Complainant Name: (Last) KAISER (First)
 Addr: Str # Dir Street Name Type Apt
 City ST Zip
 Phone: (Home) (Work) 410/252-8810

Problem: INSTALLING FENCE W/O PERMITS;

Notes:

3/13/01 OFF OF OLD PADONIA RD. FENCE BEING USED FOR PARKING LOT. (D.THOMPSON) ***** 3/14/01 PARKING LOT BEING USED AS CAR DEALERSHIP FOR EMPLOYEES VEHICLES. CRUSHER RUN DOWN. NO PERMIT ON FILE FOR FENCE. SPOKE W/ JOHN GRACKI- GEN.MGNR.. WILL NEED TO SUBMIT SITE PLAN FOR GRADING, CHANGE OF USE, INTENDED USE. TOLD MR.GRACKI THE WORK ON FENCE NEEDS TO BE STOPPED UNTIL ALL PERMITS ARE APPROVED BY BALTO. CO.. (D.THOMPSON) ***** 3/15/01 NOTICE MAILED. P/U 4/15/01. NOTICE MAILED TO CHARLES C. FENWICK SR. @9800 YORK RD, 3300 BELMONT RD, GLYNDON 21071-4903 (D.THOMPSON) ***** 4/16/01 NO CHANGE. WORKING ON . P/U 4/19/01 GIVE TO (D.T) (D,THOMPSON) ***** 54/24/01 CITATION NOTICE ISSUED P/U 5/9/01 FOR SERVICE (D.THOMPSON)
 **4/30/01-LETTER FROM LARRY CAPLAN, ESQUIRE, ENTERING HIS APPEARANCE FOR FENWICK PROPERTIES INC AND NOTICE OF INTENTION TO DEFEND. (DTH/SCJ)

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 3152001 Intake: THOMPSON, D Act: _____ Case #: 01-1206
Insp: THOMPSON, D Insp Grp: ENF Insp Area: 12 Tax Acct: 2300010723
Address: 22 OLD PADONIA RD Apt #: _____ Zip: 21030
Problem Descript.: INSTALLING FENCE W/O PERMITS, ALSO TRAILER ON LOT

Complainant Name (Last): KAISER (First): MARTIN
Complainant Addr: 15 OLD PHILDELPHIA RD
Complainant City: _____ State: _____ Zip: 21030
Complainant Phone (H): _____ (W): 4102528810
Date of Reinspection: 7302001 Date Closed: _____ Delete Code (P):

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: 3/13/01 OFF OF OLD PADONIA RD. FENCE BEING USED FOR PARKING LOT. (D.THOM
PSON)

**3/14/01 PARKING LOT BEING USED AS CAR DEALERSHIP FOR EMPLOYEES VEHICLES. CRUS
HER RUN DOWN. NO PERMIT ON FILE FOR FENCE. SPOKE W/ JOHN GRACKI- GEN.MGNR.. WILL
NEED TO SUBMIT SITE PLAN FOR GRADING, CHANGE OF USE, INTENDED USE. TOLD MR.GRACK
I THE WORK ON FENCE NEEDS TO BE STOPPED UNTIL ALL PERMITS RE APPROVED BY BALTO.
CO. (D.THOMPSON)

**3/15/01 NOTICE MAILED. P/U 4/15/01. NOTICE MAILED TO CHARLES C. FENWICK SR. @
9800 YORK RD, 3300 BELMONT RD, GLYNDON 21071-4903 (D.THOMPSON)

** 4/16/01 NO CHANGE. WORKING ON. P/U 4/19/01 GIVE TO (D.T) (D,THOMPSON)

**4/24/01 CITATION NOTICE ISSUED P/U 5/9/01 FOR SERVICE (D.THOMPSON)

**4/30/01-LETTER FROM LARRY CAPLAN, ESQUIRE, ENTERING HIS APPEARANCE FOR FENWICK
PROPERTIES INC AND NOTICE OF INTENTION TO DEFEND. (DTH/SCJ)

**5/10/01 HEARING SET FOR 6/12/01, OWNERS HAVE ABTAINED FENCE PERMIT B448293, AL
THOUGH NO PERMIT FOR USE OF THIS SITE. P/U TO (D.THOMPSON ON 6/8/01 (D.THOMPSON)

**6/13/01-COPY OF ENFORCEMENT FILE SENT TO ZONING REVIEW FOR INCLUSION IN ZONING
HEARING FILE, CASE NUMBER

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

```
Mode . . . . : CHANGE
File . . . . : PDLV0001
```

Notes: 1. 02-17-11. 1500.

```
F6=Select format
F11=Change
```

DATE: 03/13/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 16:28:55

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
23 00 010723 08 2-3 06-00 N NO 01/08/01

FENWICK PROPERTIES LLC

DESC-1.. IMPS1.460 AC

DESC-2.. 9726 YORK ROAD

9800 YORK RD

PREMISE. 00022 OLD PADONIA

RD

00000-0000

COCKEYSVILLE

MD 21030-4914

FORMER OWNER: HOM JAMES K S

----- FCV -----		----- PHASED IN -----	
PRIOR	PROPOSED	CURR	CURR
LAND: 197,950	197,900	FCV	ASSESS
IMPV: 126,970	127,300	TOTAL.. 325,200	325,200
TOTL: 324,920	325,200	PREF...	0
PREF: 0	0	CURT...	0
CURT: 0	0	EXEMPT.	0
DATE: 12/95	12/98		

---- TAXABLE BASIS ----		FM DATE
01/02 ASSESS:	325,200	12/14/00
00/01 ASSESS:	0	
00/01 ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RH = Charles C. Herndon, Jr.
3302 Kilmont Rd.
Glyndon, 21071

DATE: 03/13/2001

STANDARD ASSESSMENT INQUIRY (2)

RA1001C

TIME: 16:29:02

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 010723	08	2-3	06-00	N	NO		01/08/01
LOT....	2	BOOK....	0073	MAP.....	0051	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0030	GRID.....	0017	LOT DEPTH.....	.00
SECTION..				PARCEL..	0396	LAND AREA..	1.460 A
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 197570
DATE..... 11/06/00
PURCHASE PRICE..... 637,500
GROUND RENT..... 0
DEED REF LIBER..... 14794
DEED REF FOLIO..... 0736
CONVEYED IND..... 1
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 23-00-010723
CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
03903

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 09:41:51

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 008150	08	2-3	07-00	N	NO		01/08/01

FENWICK PROPERTIES LLC

DESC-1.. 2.264 AC

3302 BELMONT ROAD

DESC-2.. TEXAS STATION EAST

PREMISE. 09800 YORK

RD

00000-0000

GLYNDON

MD 21071-4903 FORMER OWNER:

FCV		PHASED IN		
PRIOR	PROPOSED	CURR	CURR	PRIOR
LAND: 305,750	306,500	FCV	ASSESS	ASSESS
IMPV: 0	0	TOTAL.. 306,500	306,500	122,500
TOTL: 305,750	306,500	PREF...	0	0
PREF: 0	0	CURT...	0	0
CURT: 0	0	EXEMPT.	0	0
DATE: 12/95	12/98			

TAXABLE BASIS		FM DATE
01/02 ASSESS:	306,500	12/14/00
00/01 ASSESS:	122,500	06/01/00
99/00 ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY (2)

RA1001C

TIME: 09:41:55

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 008150	08	2-3	07-00	N	NO		01/08/01
LOT....	11	BOOK....	0071	MAP.....	0051	LOT WIDTH.....	.00
BLOCK..		FOLIO...	0121	GRID....	0016	LOT DEPTH.....	.00
SECTION..				PARCEL..	0719	LAND AREA..	2.260 A
PLAT..						YEAR BUILT.....	00

-----TRANSFER DATA-----

NUMBER..... 000000
DATE.....
PURCHASE PRICE..... 0
GROUND RENT..... 0
DEED REF LIBER..... 00000
DEED REF FOLIO..... 0000
CONVEYED IND..... 0
TOT-PART TRAN IND.....
GRANTOR ACCT NO.. 00-00-000000

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
04056

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 09:42:42

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
16 00 001554 08 2-3 22-00 N NO 01/08/01

FENWICK PROPERTIES LLC

DESC-1.. IMPS3.503 AC WS YORK RD

DESC-2.. 500 N PADONIA RD

3302 BELMONT ROAD

PREMISE. 09800 YORK

RD

00000-0000

GLYNDON

MD 21071-4903

FORMER OWNER: FENWICK CHARLES C

----- FCV -----		----- PHASED IN -----		
PRIOR	PROPOSED	CURR	CURR	PRIOR
		FCV	ASSESS	ASSESS
LAND: 680,180	680,100			
IMPV: 1862,740	1925,000	TOTAL.. 2605,100	2605,100	1033,740
TOTL: 2542,920	2605,100	PREF... 0	0	0
PREF: 0	0	CURT... 0	0	0
CURT: 0	0	EXEMPT.	0	0
DATE: 01/96	10/98			

----- TAXABLE BASIS -----	FM DATE
01/02 ASSESS: 2605,100	12/28/00
00/01 ASSESS: 1033,740	06/01/00
99/00 ASSESS: 1025,450	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001
TIME: 09:42:53

STANDARD ASSESSMENT INQUIRY (2)

RA1001C

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
16 00 001554	08	2-3	22-00	N	NO		01/08/01
LOT....	BOOK....	0000	MAP.....	0051	LOT WIDTH.....	526.99	
BLOCK..	FOLIO...	0000	GRID....	0017	LOT DEPTH.....	.00	
SECTION..			PARCEL..	0395	LAND AREA..	3.500 A	
PLAT..					YEAR BUILT.....	00	

-----TRANSFER DATA-----

NUMBER..... 176342
DATE..... 11/01/99
PURCHASE PRICE..... 0
GROUND RENT..... 0
DEED REF LIBER..... 14123
DEED REF FOLIO..... 0449
CONVEYED IND..... 9
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 16-00-001554

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
	95	03902

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	41621

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 09:42:14

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
17 00 010093 08 2-3 06-00 N NO 01/08/01

FENWICK PROPERTIES LLC

DESC-1.. 1.030 AC WSR YORK R

3302 BELMONT RD

DESC-2.. 850 N OLD PADONIA RD

PREMISE. 00000 YORK

RD
00000-0000

GLYNDON

MD 21071-4903 FORMER OWNER: FENWICK CHARLES C

----- FCV -----		----- PHASED IN -----			
	PRIOR	PROPOSED	CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	154,500	154,500			
IMPV:	0	0			
TOTL:	154,500	154,500	TOTAL.. 154,500	154,500	61,800
PREF:	0	0	PREF...	0	0
CURT:	0	0	CURT...	0	0
DATE:	10/95	10/98	EXEMPT.	0	0

----- TAXABLE BASIS -----		FM DATE
01/02 ASSESS:	154,500	12/14/00
00/01 ASSESS:	61,800	06/01/00
99/00 ASSESS:	61,800	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY (2)

RA1001C

TIME: 09:44:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
17 00 010093	08	2-3	06-00	N	NO		01/08/01
LOT....	BOOK....	0000	MAP.....	0051	LOT WIDTH.....		.00
BLOCK..	FOLIO...	0000	GRID....	0017	LOT DEPTH.....		.00
SECTION..			PARCEL..	0565	LAND AREA..		1.030 A
PLAT..					YEAR BUILT.....		00

-----TRANSFER DATA-----

NUMBER..... 176344
DATE..... 11/01/99
PURCHASE PRICE..... 0
GROUND RENT..... 0
DEED REF LIBER..... 14123
DEED REF FOLIO..... 0439
CONVEYED IND..... 9
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 17-00-010093

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
04027

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

***** END OF FILE *****

0000

RA1001E

DATE: 03/14/2001

STANDARD ASSESSMENT INQUIRY

TIME: 09:40:59

CROSS REFERENCE BY OWNER NAME

SEL	----- OWNER NAME ONE -----	----- OWNER NAME TWO -----	PROPERTY NO.
	FENWICK PROPERTIES LLC		23-00-010723
	FENWICK PROPERTIES LLC		23-00-008150
	FENWICK PROPERTIES LLC		17-00-010093
	FENWICK PROPERTIES LLC		16-00-001554

PAGE SCROLL (F/B) F

ENTER ANY CHARACTER NEXT TO ACCOUNT TO PERFORM INQUIRY

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT

RA1001B

DATE: 03/16/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:52:03

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 010723	08	2-3	06-00	N	NO		01/08/01

FENWICK PROPERTIES LLC

DESC-1.. IMPS1.460 AC

DESC-2.. 9726 YORK ROAD

9800 YORK RD

PREMISE. 00022 OLD PADONIA

RD

00000-0000

COCKEYSVILLE

MD 21030-4914

FORMER OWNER: HOM JAMES K S

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	197,950	197,900		FCV	ASSESS	ASSESS
IMPV:	126,970	127,300	TOTAL..	325,200	325,200	0
TOTL:	324,920	325,200	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	12/95	12/98				

----- TAXABLE BASIS -----	FM DATE
01/02 ASSESS: 325,200	12/14/00
00/01 ASSESS: 0	
00/01 ASSESS: 0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

PHOTOGRAPHIC RECORD

Citation/Case Number: 01-1206
Date of Photographs: ~~3/14~~ 3/13/01



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

D. Thompson
Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 x7295 Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1206	Property No. 2300010723	Zoning: B.m.
------------------------------	----------------------------	-----------------

Name(s): MR. CHARLES C. FENWICK, SR., RES. AGENT
FENWICK PROPERTIES LLC

Address: 9800 YORK RD., COCKEYSVILLE, MD 21030-4914

Violation Location: 22 OLD PADONIA RD., 21030

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

B.C.E.R. 101, 102.1, 233, 500.1
BOCA 107.1, BCC 7-36

CEASE THE INSTALLATION OF A COMMERCIAL
FENCE UNTIL ALL APPLICABLE PERMITS
ARE OBTAINED. ALSO THIS LOT SHOULD
NOT BE USED AS A PARKING FACILITY
UNTIL A CHANGE OF OCCUPANCY IS
OBTAINED.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: IMMEDIATELY - 3/15/01	Date Issued: 3/15/01
--	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: DONNA THOMPSON

INSPECTOR: Donna Thompson

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 3/15/01	Date Issued: 3/15/01
----------------------------	-------------------------

INSPECTOR: Donna Thompson

AGENCY



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 X7295
Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-1206	Property No. 22000 10723	Zoning: B.m.3
Name(s): MR. CHARLES C. FENWICK SR., RES. AGENT FENWICK PROPERTIES LLC		
Address: 3302 BELMONT RD., GLENDOLE, MD 21071		
Violation Location: 22 OLD PADONIA RD., COCKEYSVILLE, MD 21030		
Violation Dates: 3/13/01 TO 4/16/01		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

**B.C.Z.R. 101, 102.1, 233, 500.1, 500.4, 409
BOCA 107.1, BCC 7-36, (B.C.B.C.) 116.4**

- 1) INSTALLATION OF A COMMERCIAL FENCE WITHOUT A PERMIT.**
- 2) USE OF LOT FOR A PARKING FACILITY WITHOUT OBTAINING PERMITS.**

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

\$ **7800.00**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **6/12/01**

Time: **9:00 AM**

Citation must be served by:

Date: **5/9/01**

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

Print Name: **DONNA THOMPSON**

Date: **4/24/01** Inspector's Signature: **Donna Thompson**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.:
Address:	

Date: _____ Defendant's Signature: _____

AGENCY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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

BALTIMORE COUNTY, Plaintiff, vs. CHARLES C. FENWICK, SR., Defendant

Hearing Date 6/12/01 Issued Date 4/24/01 Expiration Date 5/9/01

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

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

PROOF OF SERVICE

I hereby CERTIFY that:

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

☒ A Citation and all other papers filed with it were served by personal delivery to MRS. CHARLES C. FENWICK, SR.
Adult person's name

3302 BELMONT RD., on 4/26/01, at _____ a.m./p.m.
At this address 51071 Date _____ Time _____

Description of person served: Race W Sex F Height 5'4"

Weight 125 Age 50+ Other _____

☐ The premises at _____ were posted.

☐ I was unable to serve because _____

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

Donna Thompson
Signature

Code Enf. Officer
Title

Address

Telephone No.

Date

Time a.m./p.m.

DATE: 03/14/2001
TIME: 10:31:34

AUTOMATED PERMIT TRACKING SYSTEM
FULL SCREEN INQUIRY

BP1072M

SEL

STREET ADDRESS

9701 YORK RD
9712 YORK RD
9712 YORK RD
9725 YORK RD
9729 YORK RD
9800 YORK RD
9800 YORK RD
9800 YORK RD
9800 YORK RD
9800 YORK RD
9800 YORK RD
9800-18 YORK RD
9800-18 YORK RD
9800-18 YORK RD
9805 YORK RD
9811 YORK RD

PERMIT NO CONTROL NO

B408459 SI-1
B382530 C-
E414019 414019
B136080 C-1084-92
B404145 SI-2
B354212 TAC- Tank Removal 198
B363361 SI- Sign 198
B363781 TAC- Tank Removal 199
B370582 SI-1
B378688 SI-1 } Signs
B429171 SI-1
E370583 370583
E429160 429160
B432761 C- Construction of Addition
E440385 440385
P438480 438480
B402127 SI-1
B388859 C-

PAGE SCROLL (F/B) F

CLEAR TO RETURN TO THE MENU

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

John Gracki = General Mgr

Volks + Subura

Grading Permit =
Fence Permit =

Commercial plan

Potts + Callahan =

APPLICATION, FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 3-28-01

OEA: 11A
HISTORIC DISTRICT/BLDG

PERMIT #: B
RECEIPT #: A
CONTROL #: GRC-
XREF #:

PROPERTY ADDRESS 22 Old Padonia Road
Cockeysville, MD 21031
SUBDIV: YES ☒ NO
TAX ACCOUNT #: 2300010723 DISTRICT/PRECINCT 08 07
OWNER'S INFORMATION (LAST, FIRST)
NAME: FENWICK PROPERTIES, LLC.
ADDR: 3302 BELMONT ROAD, GLYNDEN, MD 21071-4903

FEE: 127.
PAID:
PAID BY: Appl.
INSPECTOR:

APPLICANT INFORMATION
NAME: Potts & Callahan, Inc.
COMPANY: same
STREET: 500 W. 29th St
CITY, ST, ZIP: Baltimore MD 21218
PHONE #: 410-235-9400 MHIC LICENSE #:
APPLICANT: (Attorney for owner)
SIGNATURE: [Signature] TRACT: BLOCK:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
BOCA CODE ☒

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. X OTHER Grading

DESCRIBE PROPOSED WORK: Grading + Curb + Run For.
CONSTRUCTION OF A TEMPORARY GRAVE
STORAGE LOT FOR CARS AND AN 8' HIGH CHAIN LINK FENCE.

Houses Razed without Permits. This Permit
Expires Two Years From Date Of Issue.
Total Disturbed Area 63,598 sq ft
Refer To Citation # 01-1206

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SPECIFY TYPE

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. X OTHER Grading TEMPORARY GRAVEL STORAGE LOT & 8' CHAIN LINK FENCE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
3. SEPTIC EXISTS PROPOSED
4. PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$20,000.00
OF MATERIALS AND LABOR

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: Parking Lot (VACANT)
EXISTING USE: Property Showing Improvements

OWNERSHIP

1. X PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS CLASS 06
POWDER ROOMS KITCHENS LIBER 73 FOLIO 30

BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR 63598 SIZE 1.46 Acs
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT FRONT SETBK
STORIES SIDE SETBK NC
LOT #'S 2 SIDE STR SETBK
CORNER LOT REAR SETBK
1. Y 2. X N ZONING BM

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : 4/1/01 - OK to file 3-25-01
ZONING : 111
PUB SERV : 111
ENVRMNT : 4/1/01 - OK to file 3-25-01
Planning : 4/1/01 - OK to issue 3-29-01
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Plans Not Pre Approved

Security

Fees Po. - 000



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B448293 CONTROL #: MR DIST: 08 PREC: 01
DATE ISSUED: 04/26/2001 TAX ACCOUNT #: 2300010723 CLASS: 06

PLANS: CONST PLOT 1 R PLAT DATA ELEC NO PLUM NO
LOCATION: 22 OLD PADONIA RD
SUBDIVISION: 9726 YORK ROAD

OWNERS INFORMATION

NAME: PENWICK PROPERTIES LLC
ADDR: 3302 BELMONT RD GLYNDEN MD 21071-4903

TENANT: VALLEY MOTORS

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT 1300LFT X 8FT CHAIN LINK FENCE IN
REAR OF CAR DEALERSHIP AS PER SITE PLAN
GRANTING THIS PERMIT DOES NOT EFFECT MATTERS
REQUIRING A VARIANCE

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY:

OWNERSHIP:

PROPOSED USE: CAR DEALERSHIP & FENCE
EXISTING USE: CAR DEALERSHIP

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: FENCE

FOUNDATION:

BASEMENT

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SLIBACKS

SIZE: 0000.00 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB:

SIDE SETB:

SIDE STR SETB:

REAR SETB:

BALTIMORE COUNTY FENCE USE PERMIT
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204

Fees: \$10.00 Residential \$20.00 Commercial

23-00-018723

Permit No. 13448293
Receipt No. A427396

Make checks payable to Baltimore County, Maryland — PERMIT FEES ARE NON-REFUNDABLE

Type or print in ink:

Work Site Address 22 Old Padonia Road

Election District 8

Owner's Name Fenwick Properties, LLC

Phone No. 410-666-7777

Mailing Address 3302 Belmont Rd. Glyndon MD 21071-4903

Owner's Agent LARRY CAPLAN, Esq.

Phone No. 410-821-6351

COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:

Property line dimensions, easements, existing buildings, road names, and location of alleys.

Corner Lot: Yes ☐ No ☒

Historic District: Yes ☐ No ☒

Proposed fence location (XXXXX), total length 1300', height 8', and type chain link.

Property line setbacks: front _____, sides _____, and _____, and rear _____.

Property use PARKING. Rear/Side yard abuts adjoining front yard: Yes ☐ No ☒

SITE PLAN

FENCE REGULATIONS

Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

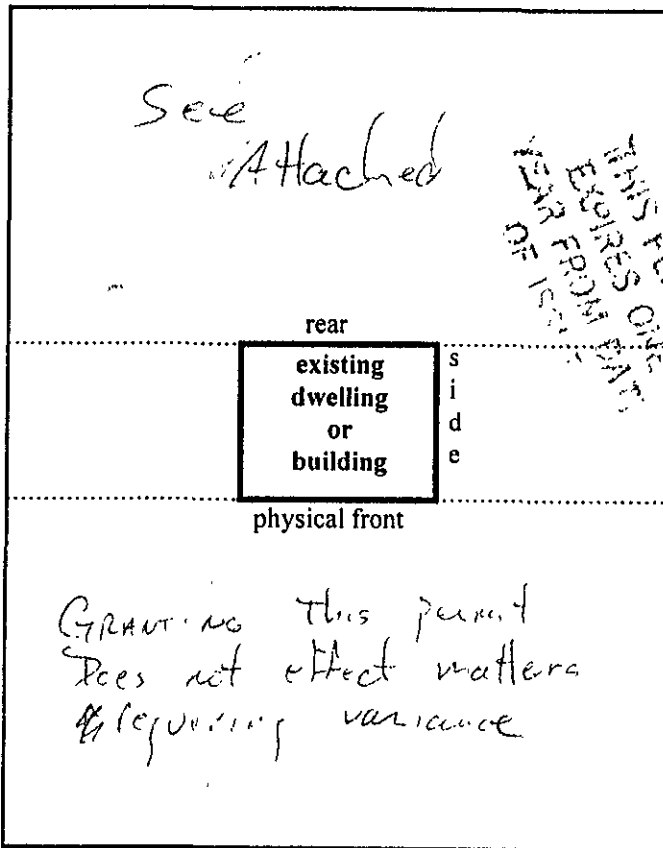
509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for every vertical foot over 6 feet.

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of livestock and when not a safety hazard to the public. No sharp projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoins residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exceptions.



Road Name _____

CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature _____

Date 4/26/2001

Print or Type Name LARRY CAPLAN, attorney

Copies: White - Office, Yellow - Applicant

Authority under Section 500.4 BCZR

PDM APPROVAL (FOR FENCE ONLY)

Signature _____

Print Initials CM

Date 4/26/01



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 22 Old Padonia Road

which is presently zoned BM

Item 477

01-477-A

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8 A.2; BCZR, to permit a gravel parking surface in lieu of the required "durable dustless" surface.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This site will be used as a parking area temporarily (for about 12 months) pending development of a building. Owner requests permission to install a gravel surface rather than a paved surface because of the temporary nature of the project.

Requiring paving for this temporary use would be unnecessarily burdensome.

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

I, or we, agree to pay expenses of above Variance, 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:

Larry Caplan, Esquire

Name - Type or Print

Signature

Law Offices of Larry Caplan

Company

401 Washington Avenue, Suite 204 410-821-6351

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Fenwick Properties, LLC

Name - Type or Print

Signature

Charles C. Fenwick, Authorized Member

Name - Type or Print

Signature

9800 York Road

410-666-7777

Address

Telephone No

Cockeysville, MD 21030

City

State

Zip Code

Representative to be Contacted:

Larry Caplan, Esquire

Name

401 Washington Avenue, Suite 204 410-821-6351

Address

Telephone No

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SMA Date 5-10-01

Case No. 01-477 A

DAK

Filed for record

SM

73

FOLIO

30

Date OCT 20 2000

Test:

Reginae [Signature]

Clerk

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 9-21-00, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

REVISIONS		
NO.	DATE	DESCRIPTION

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

FINAL RECORD PLAT

9726 YORK ROAD

PACIFIC RIM RESTAURANT
(PART OF THE PLAT OF ROBERT H. BUSSEY)

8TH ELECTION DISTRICT

BALTIMORE CO., MD

SCALE: 1" = 30'	DES. BY:	PMN
DATE: 9-8-00	DRN. BY:	
		SHT. 1 OF 1

73-30

96068

OCT 27 2000
DEPT. OF PERMITS AND
CONSTRUCTION

NEW
S. HOM
Y HOM
K ROAD
MARYLAND

RY LINE
 VT LINE
 AD UTILITY LINES
 ROUND STORM DRAIN PIPE
 3 FENCE

PLAN TO ACCOMPANY CHANGE OF OCCUPANCY PERMIT REQUEST Valley Motors 22 Old Padonia Road 8th Election District County Council District 4 Baltimore County, Maryland	
DATE REVISIONS	
 SITE RESOURCES incorporated Comprehensive Land Planning & Site Design Services 14307 Jarrettsville Pike • Phoenix, Maryland 21131 (410) 683-3388 • fax (410) 683-3589	
DRAWN BY: TPD	CONTRACT NO.:
DESIGNED BY: MWF	SCALE: 1" = 30'
CHECKED BY: JLS	SRI PROJECT NO: 00064
DATE: 21 MARCH 2001	SHEET 1 OF 1

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Michael H. Davis
410-494-6284

June 6, 2001

Stanley J. Schapiro
Code Enforcement Hearing Officer
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Fenwick Properties, LLC
Citation No. 01-1206

Dear Stanley:

Larry Caplan and I represent Fenwick Properties in the above-captioned citation scheduled for a hearing on Tuesday, June 12, 2001 at 9:00 a.m.

Fenwick Properties was cited for allegedly (1) installing a commercial fence without a permit and (2) using a lot for parking facility *without obtaining permits*. Subsequent to this citing, Fenwick Properties applied for and received a fence permit. Attached is Permit No. B448293.

We have also taken action regarding the use of the lot without a permit. We have applied for a Petition for a Variance to use the site temporarily as a parking area pending the construction of a building. Fenwick Properties is requesting permission to install a gravel surface rather than a paved surface due to the temporary nature of the project.

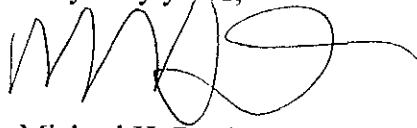
Since our client has resolved both alleged violations, we would respectfully request that either the hearing be postponed or the violation be declared moot since we have resolved the two issues which caused the citation to be issued.

VENABLE
ATTORNEYS AT LAW

Stanley J. Schapiro
June 6, 2001
Page 2

If you have any questions, please do not hesitate to give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'MHD', with a long horizontal flourish extending to the right.

Michael H. Davis

MHD/mar
cc: Larry Caplan, Esq.

TO1DOCS1/#118005 v1

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

1100 E. CHESAPEAKE AVENUE, TOWSON, MD 21204

Fees: \$10.00 Residential \$20.00 Commercial

Make checks payable to Baltimore County, Maryland -- PERMIT FEES ARE NON-REFUNDABLE

Type or print in ink:

Work Site Address 22 Old Padonia Road

Owner's Name Fenwick Properties, LLC

Mailing Address 3302 Belmont Rd. Glyndon MD 21071-4903

Owner's Agent LARRY CARLAN, Esq.

Permit No. 13448293

Receipt No. A427346

Election District 8

Phone No. 410-666-7777

Phone No. 410-821-6351

COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:

Property line dimensions, easements, existing buildings, road names, and location of alleys.

Proposed fence location (XXXXX), total length 1300', height 8', and type Chain Link.

Property line setbacks: front _____, sides _____, and _____, and rear _____.

Property use PARKING. Rear/Side yard abuts adjoining front yard: Yes ☐ No ☒

Corner Lot: Yes ☐ No ☒

Historic District: Yes ☐ No ☒

SITE PLAN

FENCE REGULATIONS

Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

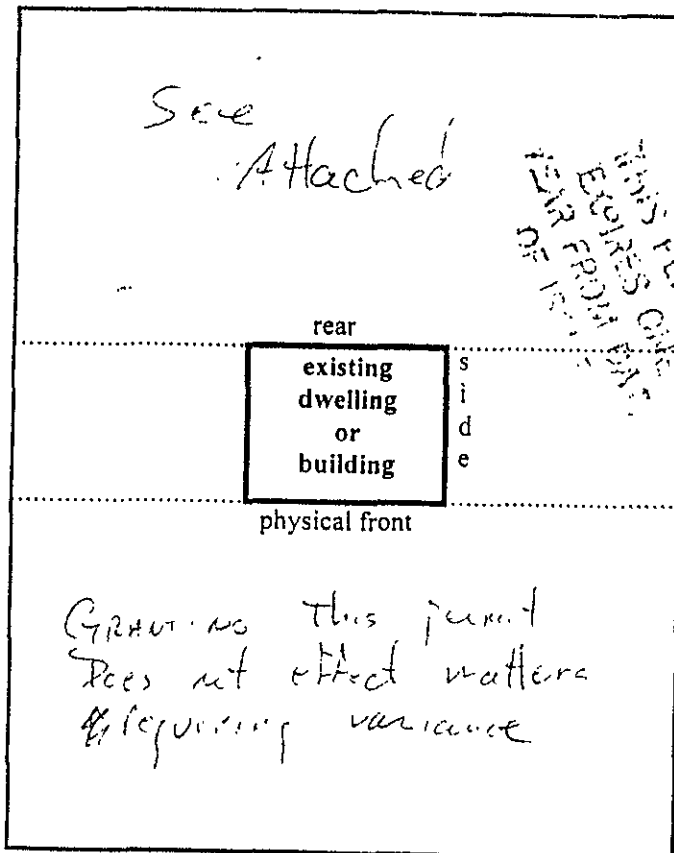
509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for every vertical foot over 6 feet.

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of livestock and when not a safety hazard to the public. No sharp projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 4 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoin residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exception.



Road Name _____

CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature _____

Date 4/26/2001

Print or Type Name LARRY CARLAN, attorney

Authority under Section 500.4/BCZR

PDM APPROVAL (FOR FENCE ONLY)

Copies: White - Office, Yellow - Applicant

Signature _____

Print Initials CM

Date 4/26/01

LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue
Suite 204
Towson, Maryland 21204-4804
www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

Facsimile: 410-583-1053

01-1258
MAY - 1 2001

April 30, 2001

5/2/01
JTY

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

RE: Fenwick Properties, LLC
Citation No. 01-1206
NOTICE OF INTENTION TO DEFEND

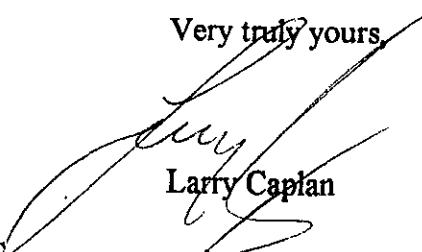
Dear Sir/Madam:

Please enter my appearance as attorney for Fenwick Properties, LLC.

Please note the Intention to Defend of Fenwick Properties, LLC and set this matter for hearing. The hearing date on the Citation is June 12, 2001 at 9:00 a.m.

Thank you for your assistance in this matter.

Very truly yours,


Larry Caplan

cc: Fenwick Properties, LLC
Robert Hoffman, Esquire

LAW OFFICES OF LARRY CAPLAN

401 Washington Avenue

Suite 204

Towson, Maryland 21204-4804

www.lawyers.com/LarryCaplan

Telephone: 410-821-6351

Facsimile: 410-583-1053

April 26, 2001

Donna Thompson
Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

HAND DELIVERED

RE: 22 Old Padonia Road; Citation Number 01-1206

Dear Ms. Thompson:

This office represents Fenwick Properties, LLC regarding the Citation referenced above. This letter will give you an update on matters concerning this property. (I tried calling on many times, but always got a busy signal.)

Just after the Citation was issued, we began the process of obtaining the necessary permits. The enclosed Application for Permit was circulated for approval. A fee of \$2,730.00 was paid. The one hurdle came at Zoning.

Since the request was for a gravel, not paved, parking area, a Zoning Variance is necessary. The owner considered whether to change the plan to a paved area, but has now decided to request the Variance. The Petition for Variance will be filed as soon as the revised site plan is completed.

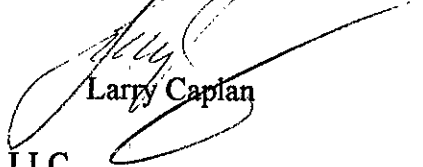
Initially, we were told to wait until the issuance of the grading permit to obtain the fence permit. Since now there will be a delay for the Variance procedure, we obtained the fence permit. A copy is enclosed.

Post-it® Fax Note	7671	Date	5/16/01	# of pages	4
To	MARTIN KAISER	From	DONNA THOMPSON		
Co./Dept		Co.	BALTO CNTY		
Phone #	410-252-8810	Phone #	410-887-4032		
Fax #	410-666-8790	Fax #	410-887-2824		

I will keep you informed of further developments.

Please contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Larry Caplan', is written over the printed name. The signature is fluid and cursive, with a large loop at the end.

Larry Caplan

cc: Fenwick Properties, LLC

BALTIMORE COUNTY FENCE USE PERMIT
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204

Fees: \$10.00 Residential; \$20.00 Commercial

23-00-018723

Permit No. 13449293
Receipt No. A427346

Make checks payable to Baltimore County, Maryland --- PERMIT FEES ARE NON-REFUNDABLE

Type or print in ink:

Work Site Address 22 Old Padonia Road

Election District 8

Owner's Name Fenwick Properties, LLC

Phone No. 410-666-7777

Mailing Address 3302 Belmont Rd. Glenview MD 21071-4403

Owner's Agent LARRY CAPLAN, Esq.

Phone No. 410-824-6351

COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:

Property line dimensions, easements, existing buildings, road names, and location of alleys.

Corner Lot: Yes ☐ No ☒

Proposed fence location (XXXXX), total length 1300', height 8', and type chain link.

Historic District: Yes ☐ No ☒

Property line setbacks: front _____, sides _____, and _____, and rear _____.

Property use PARKING. Rear/Side yard abuts adjoining front yard: Yes ☐ No ☒

SITE PLAN

FENCE REGULATIONS

Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for every vertical foot over 6 feet.

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of livestock and when not a safety hazard to the public. No sharp projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoins residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exceptions.

See
Attached

rear
existing
dwelling
or
building
side

physical front

Granting this permit
Does not effect matters
regarding variance.

Road Name _____

CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature

Date

Print or Type Name

Authority under Section 500.4 BCZR

PDM APPROVAL (FOR FENCE ONLY)

Signature

Print Initials

Date

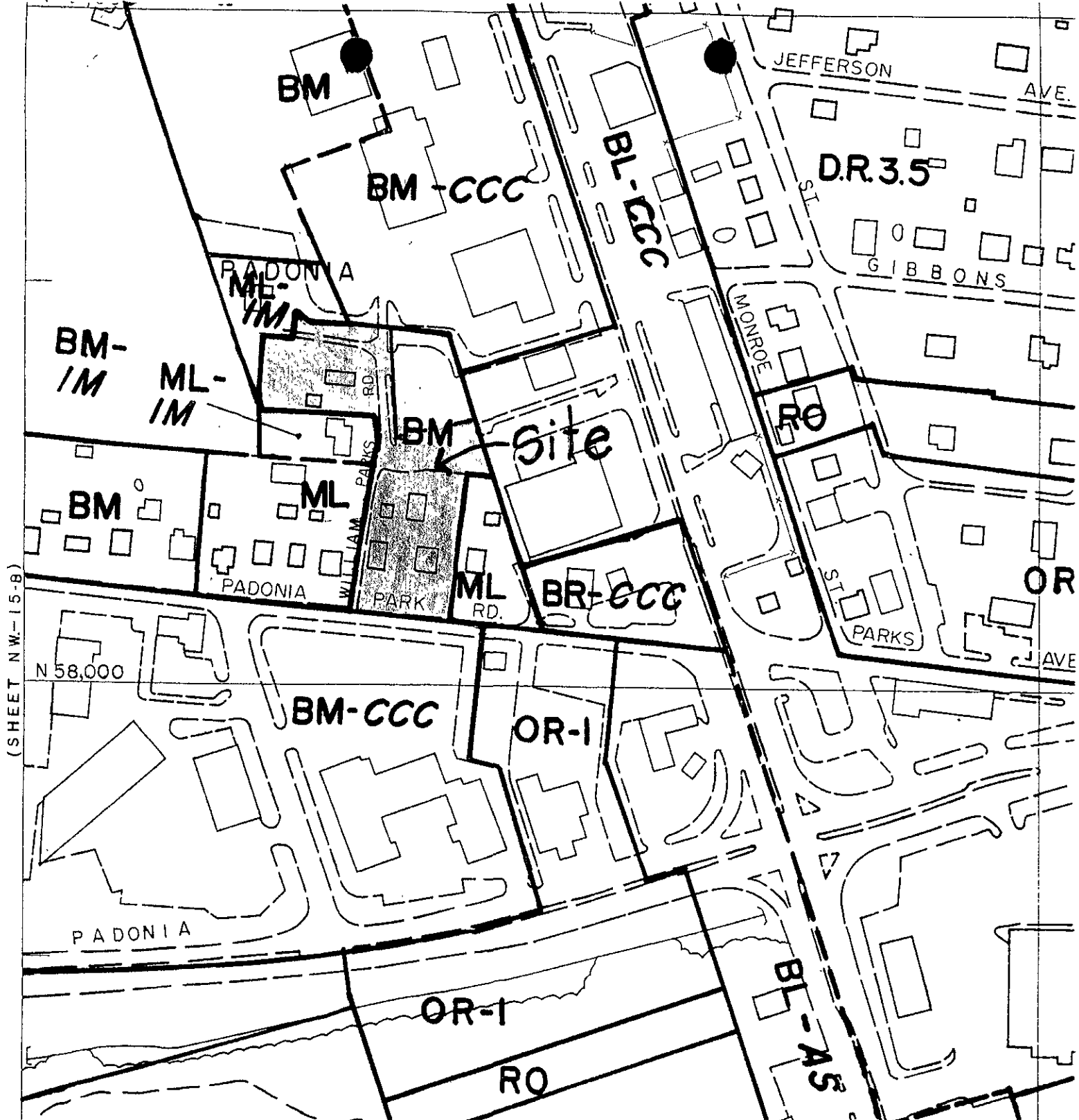
Copies: White - Office; Yellow - Applicant

Case Number 01-477-A

PLEASE PRINT LEGIBLY

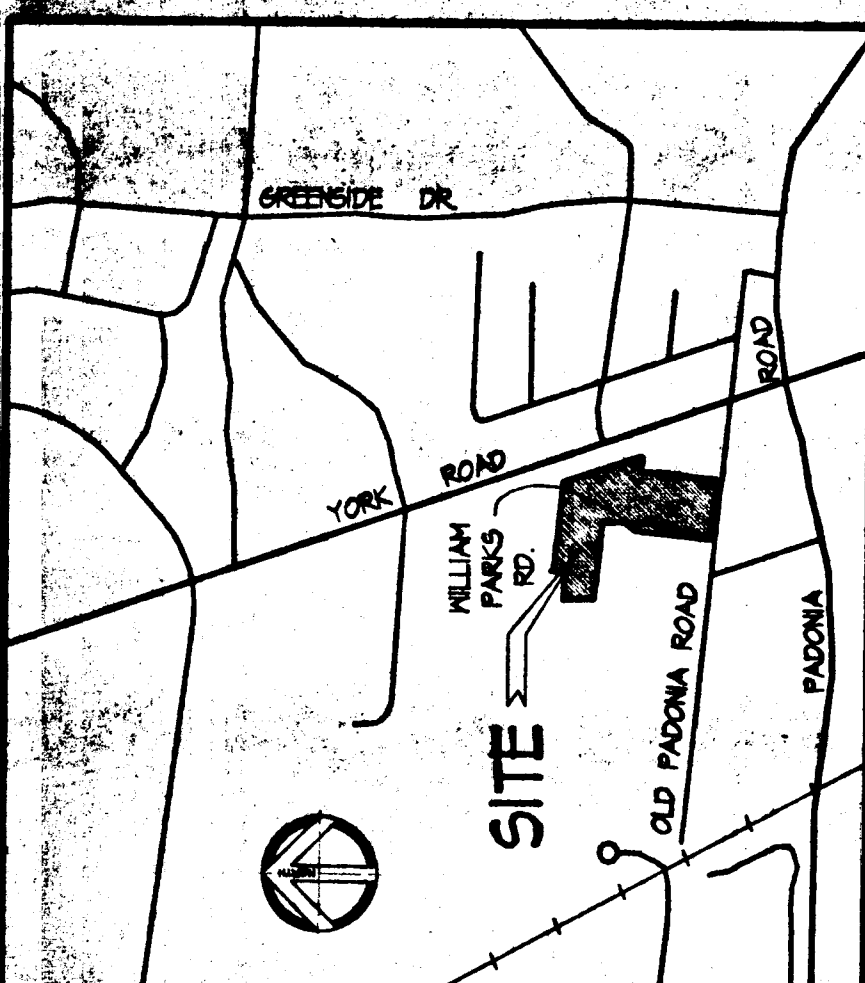
PETITIONER'S SIGN-IN SHEET

[illegible]



Plat to Accompany
Zoning Variance
for
VALLEY MOTORS
Baltimore County Zoning Map NW15A

477



VICINITY MAP
1" = 500'

CONTAINERS SHOWN HEREIN ARE BASED ON THE BALTIMORE COUNTY
VERTICAL DATUM ESTABLISHED ON THE FOLLOWING TRANSVERSE FORMS
5504+ N 5401.78 N 5504.19
5505+ N 5401.78 N 5504.19
ELEVATIONS AND CONTAINERS SHOWN HEREIN ARE BASED ON THE BALTIMORE COUNTY
VERTICAL DATUM ESTABLISHED ON THE FOLLOWING TRANSVERSE FORMS
5504+ N 5401.78 N 5504.19

477

GENERAL NOTES

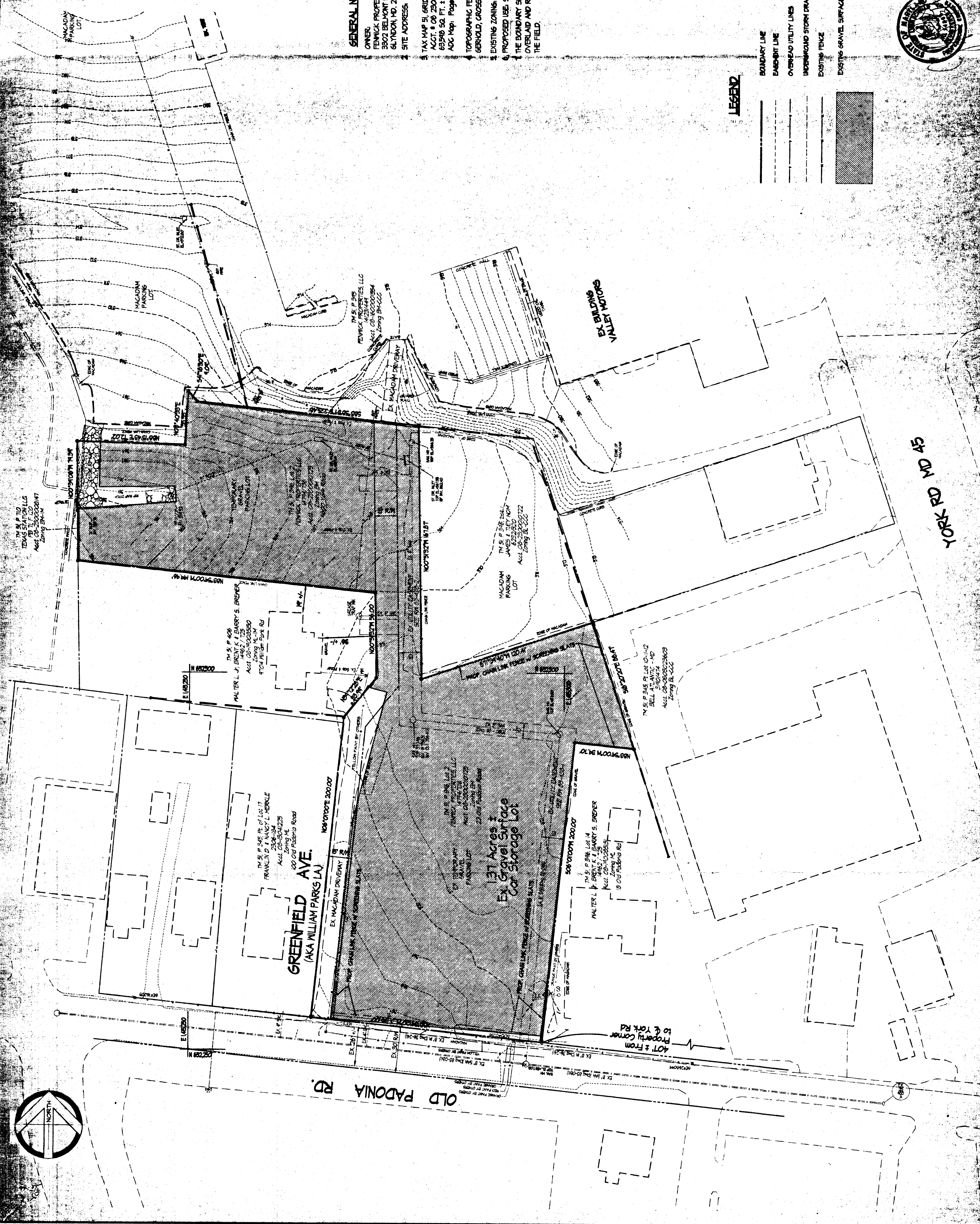
- OWNER: FENWICK PROPERTIES LLC
3302 BELMONT ROAD
BALTIMORE, MD 21207-4403
- SITE ADDRESS: 22 OLD PADONIA ROAD
BALTIMORE, MD 21207
- TAX MAP 51, GRID 11, PARCEL 596 LOT 2
ACCT # 08-200000723
63948 SQ. FT. 1.46 ACRES
AOC Map Page 18, Grid 11
- TOPOGRAPHIC FEATURES SHOWN HEREIN ARE BASED ON A FIELD SURVEY BY
GERHOLD, CROSS & ETZEL, LTD. DATED MARCH 6, 2001.
- EXISTING ZONING: BM ZONING MAP NW 15 A
- PROPOSED USE: STORAGE LOT FOR CAR DEALERSHIP
- THE BOUNDARY SHOWN HEREIN IS COMPILED FROM DEEDS OF RECORD, AND
OVERLAP AND ADJUSTED TO FIT MINIMAL MONUMENTATION RECOVERED IN
THE FIELD.

**Plan to Accompany
Zoning Variance
Valley Motors**

22 Old Padonia Road
8th Election District County Council District 4
Baltimore County, Maryland



DATE	REVISED
DRAWN BY: TPD	CONTRACT NO.
DESIGNED BY: MWF	SCALE: 1" = 30'
CHECKED BY: JLS	SRI PROJECT NO. 00044
DATE: MAY 2, 2001	SHEET 1 OF 1



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND STORM DRAIN PIPE
- EXISTING FENCE
- EXISTING GRAVEL SURFACE



Case Number 01-477-A

PLEASE PRINT LEGIBLY.

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00