

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
NW/S of Creek Road,	*	DEPUTY ZONING COMMISSIONER
at the intersection of Woodrow Avenue		
15th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
(property adjacent to #801 Woodrow Avenue)	*	CASE NO. 02-526-SPHA
Rebecca R. & Michael J. Brewer	*	
<i>Petitioners</i>		

* * * * *

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner for a public hearing on July 30, 2002. Thereafter, a decision was rendered dated the 24th day of September, 2002 which was mailed to the parties in the case, as well as to all Baltimore County reviewing agencies.

After the issuance of my order, requests for modifications of my decision were filed by Mr. Fred Limback and Mr. A. Cheek, and also by Stephen Weber, a representative of the Bureau of Traffic Engineering for Baltimore County.

Mr. Weber filed in response to my order an e-mail directed to my attention dated September 27, 2002. Therein, Mr. Weber mentions that in order for the privacy fencing to be installed, as indicated in my decision, the Petitioners would have to proceed with a formal road closing petition filed with Baltimore County through the Bureau of Land Acquisition. As recited in his e-mail, Woodrow Avenue is in fact a public road and, in order for the fence to be constructed in the manner ordered previously, a road closing would have to occur. Accordingly, it is appropriate for me to amend my previous decision to require the Petitioners to file a Petition for Road Closing with Baltimore County in order to close that portion of Woodrow Avenue that is affected by the privacy fencing.

ORDER RECEIVED FOR FILING

Date 1/28/03

By R. Jensen

The second Request for Modification was filed by Mr. Limback and Mr. Cheek. These gentlemen request that my previous decision be modified to require the privacy fencing to be located on the west side of the new home proposed to be built by Mr. Brewer. At the hearing, Mr. Brewer indicated that he intends to construct a single-family dwelling for himself and his family on Lot #23, which is immediately adjacent to the property owned by Mr. Hubert Cheek. This house, once constructed, will act as a nice buffer between Mr. Cheek's home and the parking associated with the Petitioners' tavern. However, Mr. Cheek is concerned that a house may never be built and parking would continue next to his house. Therefore, until such time as the house is constructed, the Petitioners shall be required to erect a barrier 40 ft. from the common property line shared with Mr. Cheek which barrier shall run parallel to Mr. Cheek's property line. This will result in customer parking being located approximately 40 ft. further west from Mr. Cheek's house, thereby affording a nice open buffer next to Mr. Cheek's house. This open space area will eventually contain the single-family dwelling within which Mr. Brewer will reside. Given the proposal to provide the parking spaces on Lots #19 and #20, it will no longer be necessary for the tavern owners to provide parking on Lot #23. Therefore, my previous decision shall be modified to require a new barrier to be installed 40 ft. west of and running parallel to the property line of Mr. Cheek. This barrier shall consist of a solid row of concrete wheel stops.

Finally, it is appropriate to modify my previous decision to prohibit the Petitioners from constructing any additions to the existing tavern business. The purpose of allowing the Petitioners to provide additional parking on residential property is to accommodate the amount of customers that patronize this establishment at this time. This additional parking is not intended in any way to allow additional expansion of "My Friend's Tavern". Therefore, I shall

require that there be no further expansion of the tavern building over and above what exists on the property today and what is represented on the site plan. Nor shall any additional decking or outside seating be allowed.

THEREFORE, having entertained the Request for Modification of my previous decision, it is this 28th day of January, 2003, by the Deputy Zoning Commissioner for Baltimore County,

ORDERED, that my previous decision dated the 24th day of September, 2002, be AMENDED as follows:

1. The Petitioners shall file a Petition for Road Closing within thirty (30) days from the date of this Order, with the appropriate agency of Baltimore County requesting the closing of Woodrow Avenue in a fashion that would permit the installation of the privacy fence as depicted in the attachment to this Order. In the event the Petitioners are unsuccessful in closing Woodrow Avenue, so as to allow the fence to be installed, then the Petition for Special Hearing to allow parking on Lots #19 and #20 shall be denied.
2. The Petitioners shall be required to install a solid row of concrete wheel stops 40 ft. west of and running parallel to the property line shared with Mr. Hubert Cheek. There shall be no commercial parking associated with the tavern allowed on Lot #23. The installation of this solid row of concrete wheel stops shall occur within thirty (30) days from the date of this Order.
3. There shall be no further additions added onto the tavern building itself. The purpose of allowing commercial parking on Lots #19 and #20, pursuant to this Special Hearing Petition, is to accommodate existing customer parking and not to allow further expansion of the Petitioners' tavern building. Furthermore, there shall be no additional decking or outside seating permitted on the property.

IT IS FURTHER ORDERED, that all other conditions and restrictions previously imposed by my original Order shall remain in full force and effect.

IT IS FURTHER ORDERED, that in the event an appeal is filed by the Petitioners herein, then the continued use of Lots #19 and #20 for customer or employee parking shall cease and desist as of the time of the filing of an appeal. Lots #19 and #20 shall, during the pendency of an appeal, only be used in a residential fashion.

IT IS FURTHER ORDERED, that the Petitioners shall prepare a new site plan consistent with the one attached hereto. It shall be submitted to this office for final review and approval. Said plan shall be submitted within fifteen (15) days from the date of this Order.

IT IS FURTHER ORDERED, that the Petitioners may continue to use Lots #19 and #20 for commercial parking (so long as no appeal is filed by the Petitioners) during the pendency of the Petition for Road Closing. If the road closing is successful, then the Petitioners shall have thirty (30) days to install the fencing and parking islands as shown on the attached plan. If it is determined, which determination shall be within the sole discretion of this Deputy Zoning Commissioner, that the Petitioners are not proceeding with due diligence in their pursuit of this new parking arrangement and other improvements to the property per this plan, then the granting of this Special Hearing may be rescinded and Lots #19 and #20 used strictly for residential purposes.

IT IS FURTHER ORDERED, that any appeal filed in this matter, shall be an appeal of this entire decision. The Petitioners shall not be allowed to appeal any one particular restriction of this decision. The thirty-(30) day appeal period shall run from the date of this decision.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 1/25/03
By [Signature]



Baltimore County
Zoning Commissioner

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

January 28, 2003

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Amended Order
Case No. 02-526-SPHA
Property: Property adjacent to #801 Woodrow Avenue

Dear Mr. Gontrum:

Enclosed please find an Amended Order regarding the above-captioned case.

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:

Mr. & Mrs. Michael Brewer
801 Woodrow Avenue
Baltimore, MD 21221

Scott Dallas, P.E.
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Mr. & Mrs. Fred Limback
809 Woodrow Avenue
Baltimore, MD 21221

Mr. A. Cheek
807 Woodrow Avenue
Baltimore, MD 21221

Mr. Stephen Weber
Bureau of Traffic Engineering
Baltimore County, Maryland

Copies to:

Mr. & Mrs. Michael Brewer
801 Woodrow Avenue
Baltimore, MD 21221

Scott Dallas, P.E.
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Mr. & Mrs. Fred Limback
809 Woodrow Avenue
Baltimore, MD 21221

Mr. A. Cheek
807 Woodrow Avenue
Baltimore, MD 21221

Mr. Stephen Weber
Bureau of Traffic Engineering
Baltimore County, Maryland

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

NW/S of Creek Road,
at the intersection of Woodrow Avenue
15th Election District
7th Councilmanic District
(property adjacent to #801 Woodrow Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-526-SPHA

Rebecca R. & Michael J. Brewer
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Michael and Rebecca Brewer. The Petitioners are requesting special hearing relief to allow business parking in a residential zone, in accordance with Section 409.8B of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the following variance relief is also being requested:

1. From Section 1B01.1B.1.e.(5) of the B.C.Z.R., to allow business parking in a residential area with lot setbacks of 0 ft. and 5 ft. in lieu of the required 50 ft. buffer and 75 ft. setback;
2. From Section 409.8A.2 of the B.C.Z.R., to allow a gravel or crusher run surface in lieu of the durable and dustfree surface; and
3. From Section 409.8A.6 of the B.C.Z.R., to allow a parking area without striping.

Appearing at the hearing on behalf of the zoning requests were Mr. & Mrs. Brewer, owners of the property, Scott Dallas, the surveyor who prepared the site plan of the property, John B. Gontrum, attorney at law, representing the Petitioners, and many residents of the surrounding community. Appearing in opposition to the Petitioners' request were Mr. & Mrs. Limback and Mr. Cheek, nearby property owners.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance requests, is shown on the site plan submitted into evidence as Petitioners' Exhibit No. 1 as Lots #19 and #20. The subject properties were once improved with single-family residential dwellings. However, those dwellings have been razed and much of the area

ORDER RECEIVED FOR FILING

Date

By

cleared for a parking lot. The Petitioners own and operate a tavern known as "My Friend's Tavern". The popularity of the business has grown in recent years, which has caused the Petitioners to find ways to provide additional parking to their customers and patrons. At the present time, many of the individuals who patronize this business park out on the public streets which has an adverse affect on residents who live in the community. In an effort to mitigate this issue, the Petitioners wish to convert Lots #19 and #20 from residential properties to a parking lot to support the restaurant and tavern business.

As is the case with most restaurants and taverns, their busiest days of the week run from Thursday through Sunday. During these times, the business owners have had a problem supplying enough parking spaces for their customers. The testimony revealed that the property owners' employ parking lot attendants who try to direct traffic and patrons to appropriate places for parking. However, this has not always worked and many of the patrons have parked their vehicles on the public streets in front of the driveways of the residents who reside in this community. The plan, as presented by the Petitioners, in their opinion, should be sufficient to accommodate all of their parking needs and would eliminate the overflow-parking problem in the community. However, in order to proceed with the permanent installation of parking on Lots #19 and #20, the special hearing and variance request are necessary.

Mr. Brewer, the owner of the tavern in question, is also interested in constructing a single-family residential dwelling on Lot #23, as shown on the site plan. Lot #23, at this time, is utilized as parking for the tavern. Mr. Brewer wishes to construct his own dwelling on that lot which would act as a buffer to other houses further along Woodrow Avenue. Mr. Brewer also intends to install a board on board privacy fence along the side of his proposed dwelling in an effort to further shield the community from the effects of his business. There is also a proposal

by the Petitioners to fence all other areas around this parking lot, again in an effort to shield the effects of customer parking from the community.

As stated previously, appearing in opposition to the Petitioners' plan were Mr. and Mrs. Limback and Mr. Cheek, nearby residents. These individuals support additional parking being provided for the restaurant and tavern use. They testified that there is an insufficient amount of parking at this time to accommodate all of the customers who patronize this business. They have personally experienced the adverse affects that this overflow-parking problem has on their community. They, therefore, support the Petitioners' efforts to find additional parking for their customers. They do not object to utilizing Lots #19 and #20 as business parking, provided that proper traffic flow management practices are utilized by the parking lot attendants and that the customers who patronize this establishment follow the parking requirements.

Of particular concern to the residents was the installation of a board on board privacy fence around the perimeter of the parking areas in question. This fence would prohibit automobiles and pedestrians from utilizing Woodrow Avenue as an overflow parking lot. Many of the customers who patronize "My Friend's Tavern" park along Woodrow Avenue at this time. These customers block resident's driveways and also walk in front of their homes when leaving the tavern. This is very disruptive to the resident's quiet enjoyment of their properties. Mr. Limback stated that the proper placement of a privacy fence would eliminate this problem by forcing customers and patrons to access the restaurant and parking areas by way of Creek Road and not Woodrow Avenue. This would include extending the privacy fence and blocking what has traditionally been an entrance to the restaurant by way of Woodrow Avenue.

Mr. Gontrum, speaking on behalf of the owner of "My Friend's Tavern" indicated that it may not be possible for the Petitioners to fence this area of Woodrow Avenue, in that it might be considered a public right-of-way. However, as the site plan indicates, that portion of Woodrow

Avenue services no property owner other than the Petitioners herein. I see no reason why the privacy fence could not be extended across Woodrow Avenue, which would address the concerns raised by Mr. Limback.

It was obvious at the hearing, based on the testimony and evidence presented, that something needs to be done to alleviate the overflow parking problem currently experienced by these residents. The Petitioners' proposal for utilizing Lots #19 and #10 for permanent parking comes close to remedying this parking problem. With a few additional modifications, the plan should be able to provide enough parking for all customers and patrons while minimizing the effects of this business on the surrounding community. Therefore, I believe it is appropriate to grant the special hearing to allow business parking on Lots #19 and #20, and the variance relief as requested by the Petitioners. After the close of the hearing, the Petitioners submitted to this office a revised parking layout for the property, which attempts to address the concerns raised by Mr. Limback. However, the plan, as submitted, stamped as September 17, 2002, fails to address all of the concerns raised by Mr. Limback. Accordingly, I shall require the Petitioners to resubmit a new plan incorporating the red line modifications that I have made to the parking proposal, which hopefully will cause this business to be less of a nuisance to the surrounding residents.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24th day of September, 2002, that the Petitioners' Special Hearing request, to allow business parking in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief, as follows:

1. From Section 1B01.1B.1.e.(5) of the B.C.Z.R., to allow business parking in a residential area with lot setbacks of 0 ft. and 5 ft. in lieu of the required 50 ft. buffer and 75 ft. setback;
2. From Section 409.8A.2 of the B.C.Z.R., to allow a gravel or crusher run surface in lieu of the durable and dustfree surface; and

3. From Section 409.8A.6 of the B.C.Z.R., to allow a parking area without striping,
be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the granting of the relief herein is subject to the
following conditions and restrictions:

1. The Petitioners shall be required to submit a lighting and landscape plan to Avery Harden, Landscape Architect for Baltimore County. Said landscape plan shall also take into consideration the board on board privacy fence, which is to be installed pursuant to the plan, attached to this Order. It shall be within the full discretion of Mr. Harden as to the type, height, placement and design of the fencing to be installed on this property. Mr. Harden shall also require additional fencing as is necessary in his opinion.
2. Once the plan is implemented and the new parking lots installed, the Petitioners shall, to the extent possible, prevent customers and patrons from parking out in the residential community on Creek Road or Woodrow Road.
3. The Petitioners shall be required to keep and maintain the parking lot free and clear of all trash and debris, as well as any trash and debris that may be disbursed into the adjacent residential neighborhood.
4. The Petitioners shall be required to post conspicuous signage at the exits to the parking lot indicating that motorists are to make a left turn only when exiting the Petitioners' property. These signs shall be posted as indicated on the site plan attached hereto.

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 9/24/02
By M. J. Janssen



**Baltimore County
Zoning Commissioner**

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

September 24, 2002

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Hearing & Variance
Case No. 02-526-SPHA
Property: Property adjacent to #801 Woodrow Avenue

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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:

Mr. & Mrs. Michael Brewer
801 Woodrow Avenue
Baltimore, MD 21221

Scott Dallas, P.E.
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Mr. & Mrs. Fred Limback
809 Woodrow Avenue
Baltimore, MD 21221

Mr. A. Cheek
807 Woodrow Avenue
Baltimore, MD 21221

Copies to:

Mr. & Mrs. Michael Brewer
801 Woodrow Avenue
Baltimore, MD 21221

Scott Dallas, P.E.
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Mr. & Mrs. Fred Limback
809 Woodrow Avenue
Baltimore, MD 21221

Mr. A. Cheek
807 Woodrow Avenue
Baltimore, MD 21221



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at PROPERTY ADJACENT TO #801
801 WOODROW AVENUE

which is presently zoned DR55

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)

SEE ATTACHED

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

SEE ATTACHED

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:

Name - Type or Print

JOHN B. GONTRUM

Signature

ROMADKA, GONTRUM & MCLAUGHLIN

Company

814 EASTERN BLVD 410-686-8274

Address

Telephone No.

BALTIMORE, MD 21221

City

State

Zip Code

Legal Owner(s):

Michael J Brewer

Name - Type or Print

Michael J Brewer

Signature

Rebecca R Brewer

Name - Type or Print

Rebecca R Brewer

Signature

801 WOODROW AVENUE 410-391-5807

Address

Telephone No.

BALTIMORE, MD 21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 5/24/02

Case No. 02-526-SPHA

REV 9/5/98

ZONING VARIANCES

1. FROM SECTION 1B01.1B.1.e.(5) TO ALLOW BUSINESS PARKING IN A RESIDENTIAL AREA WITH LOT SETBACKS OF 0' AND 5' IN LIEU OF THE REQUIRED 50' BUFFER AND 75' SETBACK.
2. FROM SECTION 409.8A.2 TO ALLOW A GRAVEL OR CRUSHER RUN SURFACE IN LIEU OF THE DURABLE AND DUSTFREE SURFACE.
3. FROM SECTION 409.8A.6 TO ALLOW A PARKING AREA WITHOUT STRIPING.

STATEMENT OF REASONS:

The proposed off-street parking area would occupy to lots adjacent to Petitioner's property along the waterfront in eastern Baltimore County. Proximity to the waterfront and the desire not to pave such area due to critical area concerns is the primary reason for the variance request from the design standards in Section 409.8A. The variance from the RTA requirements is sought based on the relationship of the property to the roadways including a portion of Woodrow Avenue, which is proposed to be closed between these lots and the business conducted by Petitioner. Property located adjacent to the parking lot does not object to the setback proposed. Strict compliance with the regulations would preclude use of the property for desired off-street parking.

Other good and sufficient reasons exist to be presented at the hearing.

02-526-SPHA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Property adjacent to #801
~~100 Woodrow Avenue~~
 which is presently zoned D.R.S.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
 I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print JOHN B. GONTRUM
 Signature [Signature]
 ROMADKA, GONTRUM & McLAUGHLIN
 Company
 814 EASTERN BOULEVARD 410-686-8274
 Address _____ Telephone No. _____
 BALTIMORE, MD 21221
 City _____ State _____ Zip Code _____

Legal Owner(s):

Michael J Brewer
 Name - Type or Print
Michael J Brewer
 Signature
Rebecca Brewer
 Name - Type or Print
Rebecca R Brewer
 Signature
 801 WOODROW AVENUE 410-391-5807
 Address _____ Telephone No. _____
 BALTIMORE, MD 21221
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 5/24/02

Case No. 02-526-SPHA

SPECIAL HEARING

TO ALLOW A USE PERMIT FOR BUSINESS PARKING IN A RESIDENTIAL ZONE
PURSUANT TO BALTIMORE COUNTY ZONING REGULATIONS §409.8B.

02-526-SPMA

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

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

ZONING DESCRIPTION FOR PROPERTY ADJACENT TO # 801 WOODROW AVENUE

BEGINNING at the intersection of the extension of the northwest side of Creek Road, 30 feet wide, and the south side of Woodrow Avenue, which is 30 feet wide.

BEING Lots No.19, 20 and 21 and a portion of Woodrow Avenue (to be closed) as shown on the plat entitled "**DEEP CREEK AVENUE PARK**" and recorded in Baltimore County Plat Book No.7 Folio 2.

SAVING AND EXCEPTING therefrom any property currently zoned BL.

CONTAINING 32,000 square feet of land, more or less or **0.73** acres of land, more or less.

ALSO known as property adjacent to # 801 Woodrow Avenue and located in the 15th Election District 7th Councilmanic District.

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



02-526-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12691

DATE 5/24/02 ACCOUNT R-001-006-6150

AMOUNT \$ 500.00

RECEIVED FROM: Michael & Rebecca Brewer

FOR: SPHA @ Property Adjacent to 801 Woolrow Ave.
(02-526-SPHA)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
5/24/2002	5/24/2002	10:46:28
REC 4806	WALKIN KNOX KNOX DRIVER	4
>>RECEIPT # 079728 5/24/2002 OFLN		
Dept 5 528 ZONING VERIFICATION		
CR NO. 012691		
Recpt Tot		\$500.00
500.00 CK		.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-526-SPHA

Woodrow Avenue

NW/S of Creek Road, at intersection of Woodrow Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Michael J. & Rebecca Brewer

Special Hearing: to allow a use permit for business parking in a residential zone. **Variance:** to allow business parking in a residential area with lot setbacks of 0 feet and 5 feet in lieu of the required 50 feet buffer and 75 foot setback; and to allow a gravel or crusher run surface in lieu of the durable and dust free surface; and to allow a parking area without stripping.

Hearing: Tuesday, July 30, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/7741 July 16

C550559

CERTIFICATE OF PUBLICATION

7/18/, 2002

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 7/16/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

C' 'TIFICATE OF POSTING

RE: Case No. 02-526-SPHA
 Petitioner/Developer: BREWER, ETAL
JOHN GONTROM, ESQ.
 Date of Hearing/Closing: 7/30/02

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

Attention:

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 WOODROW AVE. @
CREEK RD. - ONSITE

The sign(s) were posted on 7/12/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/14/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)

st-it® Fax Note	7671	Date	From	Co.	Phone #	Fax #	# of pages



02-526 SPHA
 WOODROW @ CREEK
 BREWER/GONTROM 7/30/02

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 02-526-SPHA
Petitioner: Brewer
Address or Location: Property Adjacent to 801 Woodrow Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mike Brewer
Address: 801 Woodrow Avenue
Baltimore, MD 21221
Telephone Number: 410.391-5807

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 16, 2002 Issue – Jeffersonian

Please forward billing to:

Mike Brewer
801 Woodrow Avenue
Baltimore MD 21221

410 391-5807

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: 02-526-SPHA

Woodrow Avenue

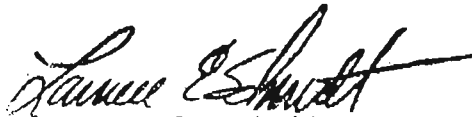
NW/S of Creek Road, at intersection of Woodrow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Michael J & Rebecca Brewer

Special Hearing to allow a use permit for business parking in a residential zone.
Variance to allow business parking in a residential area with lot setbacks of 0 feet and 5 feet in lieu of the required 50 feet buffer and 75 foot setback; and to allow a gravel or crusher run surface in lieu of the durable and dust free surface; and to allow a parking area without stripping.

HEARING: Tuesday, July 30, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *GDZ*
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 11, 2002

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: 02-526-SPHA
Woodrow Avenue
NW/S of Creek Road, at intersection of Woodrow Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Michael J & Rebecca Brewer

Special Hearing to allow a use permit for business parking in a residential zone. Variance to allow business parking in a residential area with lot setbacks of 0 feet and 5 feet in lieu of the required 50 feet buffer and 75 foot setback; and to allow a gravel or crusher run surface in lieu of the durable and dust free surface; and to allow a parking area without stripping.

HEARING: Tuesday, July 30, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GJZ
Director

C: John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Blvd,
Baltimore 21221
Mr. & Mrs. Michael J Brewer, 801 Woodrow Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 15, 2002.**
(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

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

July 26, 2002

John B Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Blvd
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 02-526-SPHA, Woodrow Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 2002.

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: Mr. & Mrs. Michael J Brewer, 801 Woodrow Avenue, Baltimore 21221
Fred Limback, 809 Woodrow Avenue
Code Enforcement Officer Robyn Clark
People's Counsel

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





Baltimore County
Fire Department

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

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

June 5, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 3, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

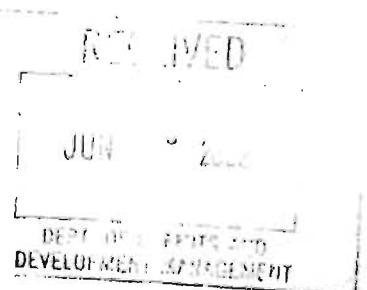
The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

526
524-534

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 19, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2002
Item No. 526

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

Prior to the approval of this plan, a road closing hearing is required, and the road must be formally closed by the County Executive. Also, the developer must create a 30-foot-wide drainage and utility easement over the public utilities in the closed portion of Woodrow Avenue.

This site is located in a tidal flood plain area with a minimum flood protection elevation of 10.4 feet.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

Sediment control provisions will be required for the building permit application and for any grading involved.

The buildings' engineering shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS / RBT*

DATE: July 15, 2002

SUBJECT: Zoning Item 526
Address 801 Woodrow Avenue

Zoning Advisory Committee Meeting of June 3, 2002

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

See the attached copy

Reviewer: Keith Kelley

Date: July 9, 2002

CBCA Zoning Comments (zoning item # 536)

X The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

___ This proposal must use best management practices, which reduce pollutant loadings by 10%.

___ Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet or 31.25% of the lot~~. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

**A gravel or crushed-run surface is considered to be impervious!*

X If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 4 trees for a lot of this size.

X Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

X The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

___ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

___ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

___ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

___ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Jim
7/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2002

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



SUBJECT: Woodrow Avenue

INFORMATION:

Item Number: 02-526

Petitioner: Michael J. Brewer

Zoning: DR 5.5

Requested Action: Variance/Special Hearing

The subject property is a vacant lot previously occupied by two dwelling units that were recently razed. The lot has water frontage on Duck Creek and currently has several mature shade trees dispersed throughout the lot. It is adjacent to other single-family dwellings and a trailer park to the north and east, and to a tavern to the south. The owners of the tavern, who also are the owners of the subject lot, propose to develop the lot for a total of 66 additional parking spaces that would serve the existing tavern. The site plan submitted with the request indicates that a portion of Woodrow Avenue is proposed to be closed and incorporated into the parking area.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning offers the following recommendations:

1. Only the forty-six (46) spaces indicated on the southern portion of the lot – most immediately adjacent to the tavern, should be developed for parking. The area designated on the site plan (lot 19) for 20 spaces shall remain open space to serve as a true transition area, and buffer between the commercial operation located at 801 Woodrow Avenue (the tavern) and the residential property at 824 Creek Road (Lot 18).
2. The large shade trees that exist on Lot 19 – in the above mentioned suggested buffer area should remain and be protected during any construction. The northern most portion of the lot

should be landscaped and screened appropriately. A landscape and lighting plan should be submitted to this office for review and approval prior to the issuance of any permits.

Prepared by: Mark A. Cunningham

Section Chief: Lynne Lankham

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.4.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 526 JHP

Dear Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

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

RE: PETITION FOR SPECIAL HEARING AND
VARIANCE Woodrow Ave, NW/s of Creek Rd, at
intersection of Woodrow Avenue
15th Election District; 7th Councilmanic Distarict

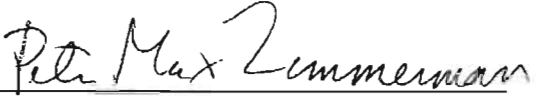
Legal Owner: Michael J. Brewer and
Rebecca Brewer
Petitioner(s)

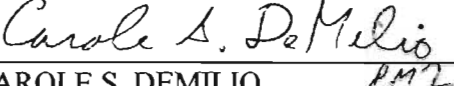
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-526-SPHA

* * * * *

ENTRY OF APPEARANCE

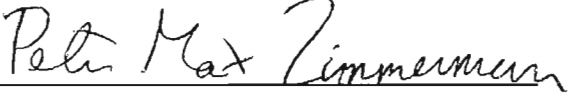
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, ROMADKA, GONTRUM, AND MCLAUGHLIN, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 21, 2002

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

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

SUBJECT: Item No. : 526
Legal Owner/Petitioner: Michael J. and Rebecca Brewer
Property Address: 801 Woodrow Avenue
Location Description: NW/S of Creek Road, at intersection of Woodrow Avenue

VIOLATION INFORMATION: **Case No.: 02-1451**

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:**

**Fred Limback
809 Woodrow Avenue
Baltimore, MD 21221**

*sent
6-24*

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
Correction Notice
Photos

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/lrs

c: Code Enforcement Officer Robyn Clark

CODE ENFORCEMENT REPORT

DATE: 2/21/02 INTAKE BY: JT CASE #: _____ INSPEC: 6

COMPLAINT LOCATION: PARCEL 366, MAP 97 GRID 15

AT INTERSECTION OF CREEK RD + WOODROW AV ZIP CODE: 21221 DIST: _____

COMPLAINANT NAME: FRED LIMBACK ^{ERICK A.} ^{FAX#} PHONE #: (H) 238-0184 (W) _____

ADDRESS: 809 WOODROW AV ZIP CODE: 21221

PROBLEM: USING THIS LOT ON THUR THROUGH SAT
EVENINGS 8-2AM FOR PARTYING - OF MY FRIENDS
TAVERN (NIGHT INSP)

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

OWNER/TENANT INFORMATION: FIND FIRST THEN MAKE CASE #

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 2/28/02 - 9pm inspection not all
parking spaces full - about 85% full. HJ

REINSPECTION: 3-1-02 - spoke w/ informant about
partying, about 5 others, asked us to
make 12 clock inspection - FRIDAY
SATURDAY EVENING. DAVID THOMPSON WILL

REINSPECTION: 3-1-02 OK for 12 clock inspection

⇒ parking on street?

3/13/02 - Posted & nailed notices today. HJ

REINSPECTION: _____



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-1451	Property No. 15 19 322540	Zoning: DR.5.5
Name(s):	ELLA MAE BREWER MICHAEL BREWER	
Address:	801 Woodrow Ave Balto MD 21221-5842	
Violation Location:	Same	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCZR 101, 102.1, 1B01.1A, 409.8 A,B.

**Discontinue use of residential lot #19
for commercial parking from customers
patronizing "My Friends Bar."**

**or apply for use Permit for the use
of land in a residential zone for parking
facilities to meet the requirements
of section 409.6 See attached
sheet**

posted and mailed

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

On or Before: 3/18/02	Date Issued: 3/13/02
---------------------------------	--------------------------------

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 Hope Jacobson

INSPECTOR:

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:	Date Issued:
-----------------	--------------

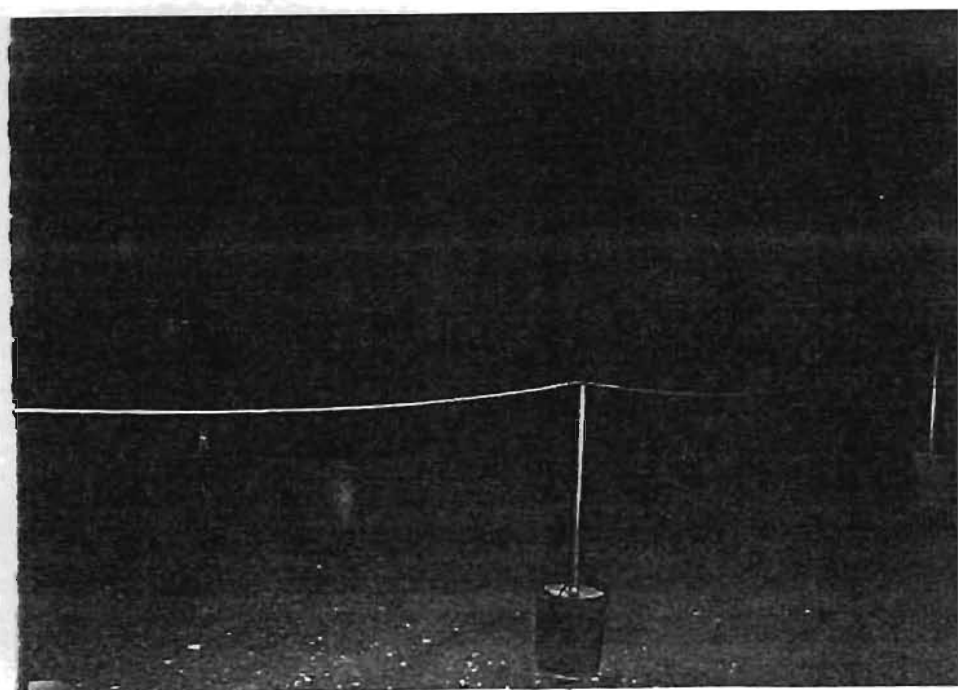
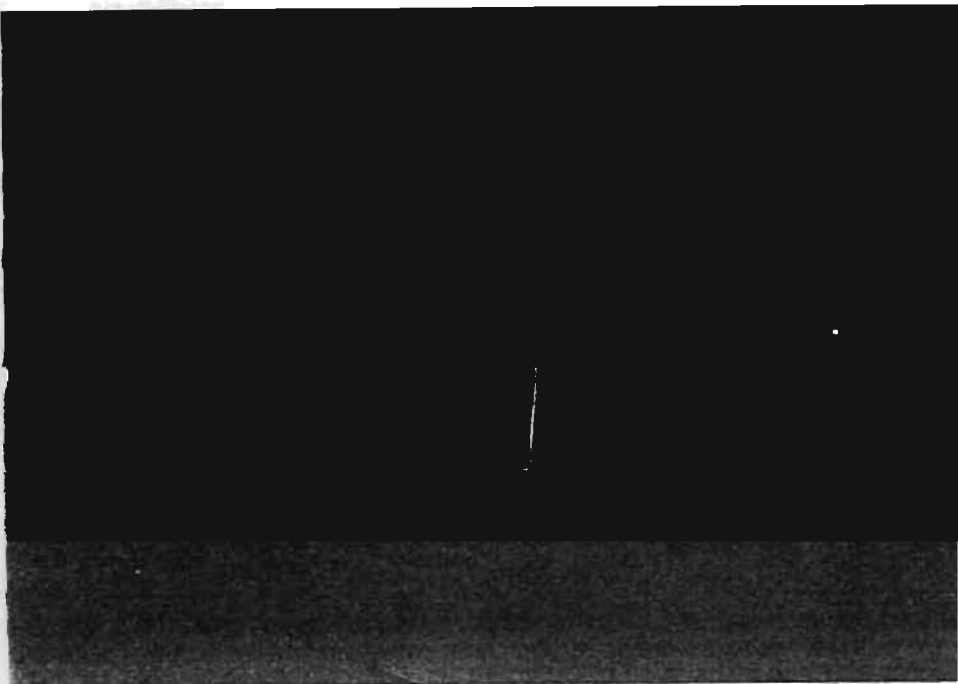
INSPECTOR:

AGENCY

PHOTOGRAPHIC RECORD

Citation/Case Number: 02-1451 801 Woodrow Ave

Date of Photographs: 3-29-02 10:30 pm



ive, and that these photographs
of the above-referenced

n. Clark
ement Officer

Timothy Kotroco - Case No. 02-526-SPHA / Brewer Property, 801 Woodrow Avenue

From: Stephen Weber
To: Timothy Kotroco
Date: 9/27/2002 5:28 PM
Subject: Case No. 02-526-SPHA / Brewer Property, 801 Woodrow Avenue
CC: Lois Bergman; Lynn Lanham

Mr. Kotroco -

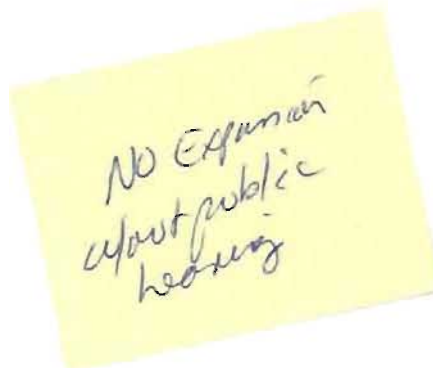
I just received a copy of your order in the above case (dated 9/24/02), sent to us from the Planning Office. In reviewing the plans for this case, we note that it shows an intent to close the portion of Woodrow Avenue west of Creek Road. Mr. Gontrum indicated that the petitioners may not be able to fence off this portion of Woodrow Avenue in that it might be considered a public right-of-way. However, your order indicates the need for the petitioner to submit a revised plan showing, among other things, the installation of a privacy fence across Woodrow Avenue.

Please be advised that the right-of-way for Woodrow Avenue west of Creek Road is in fact a public right-of-way all the way to the waters of Duck Creek and there upon lies a publicly owned and maintained roadway. This road has been in the Baltimore County Dept. of Public Works' inventory for many decades, since records were first kept. As such, the petitioners have no rights to this public right-of-way and cannot use the area for their exclusive use. As a public right-of-way, all zoning laws including 10-foot setbacks to parking spaces and prohibition of backing into the right-of-way from perpendicular parking spaces apply. The petitioner has neither requested nor been granted variances for the same.

For your order to be carried out in the manner you have outlined, the petitioner will have to file for a Road Closing Hearing with Baltimore County thru the Bureau of Land Acquisition. Such a hearing will require the publication of all appropriate legal notices, and preparation of all required plats. At such a hearing, the public would be invited to provide input to the Hearing Officer. In addition, all County agencies including Police, Fire, DPW, Planning, Rec & Parks, etc. will also be requested to provide input. At this point, there is no way to tell whether the petitioner would be able to obtain an order to close this public roadway or not. For your information, this is the only public right-of-way to this portion of the water from this neighborhood. If it is closed, the neighborhood would be denied any public access to Duck Creek. This may not be an issue with the community, but this would have to be determined at such a hearing.

I just wanted to pass this information on to you since you are waiting for the petitioners to provide you a new plan incorporating your red-lined modifications. To ensure that the petitioner is not going to run into problems with the County, and specifically the Dept. of Public Works by illegally closing a public roadway, we request that this information be relayed to the petitioner and their counsel so that they are fully aware they must take an additional step before implementing ANY of their plan on or within 10 feet of the right-of-way lines for Woodrow Avenue. Thanks for your attention to this matter. If you have any questions, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554



7/30/02

ROMADKA & GONTRUM, LLC.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM

RECEIVED

MAR 11 2003

ZONING COMMISSIONER

March 4, 2003

Timothy M. Kotroco, Esq.
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

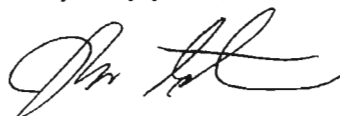
Re: Petition for Special Hearing & Variance
Case No. 02-526 SPHA

Dear Mr. Kotroco:

Per our conversation last month my client has engaged the services of Mr. Dallas to prepare a legal description of the road for filing with a petition for closing. It was my understanding that the date for filing of the petition would be thirty days from the final appeal date of the order. The same date lines would hold true for the installation of the wheel stops so that the order would be final.

It also is my understanding that you do appreciate that the installation of the parking as described on your attachment is contingent upon DEPRM approval. That approval could impact the timing of the full installation of the area as well as the area utilized but not the closing off of Woodrow and fence.

Very truly yours,



John B. Gontrum

cc. Michael Brewer

FAX COVER SHEET

From the desk of Maria T. Limback
410-238 - 0184

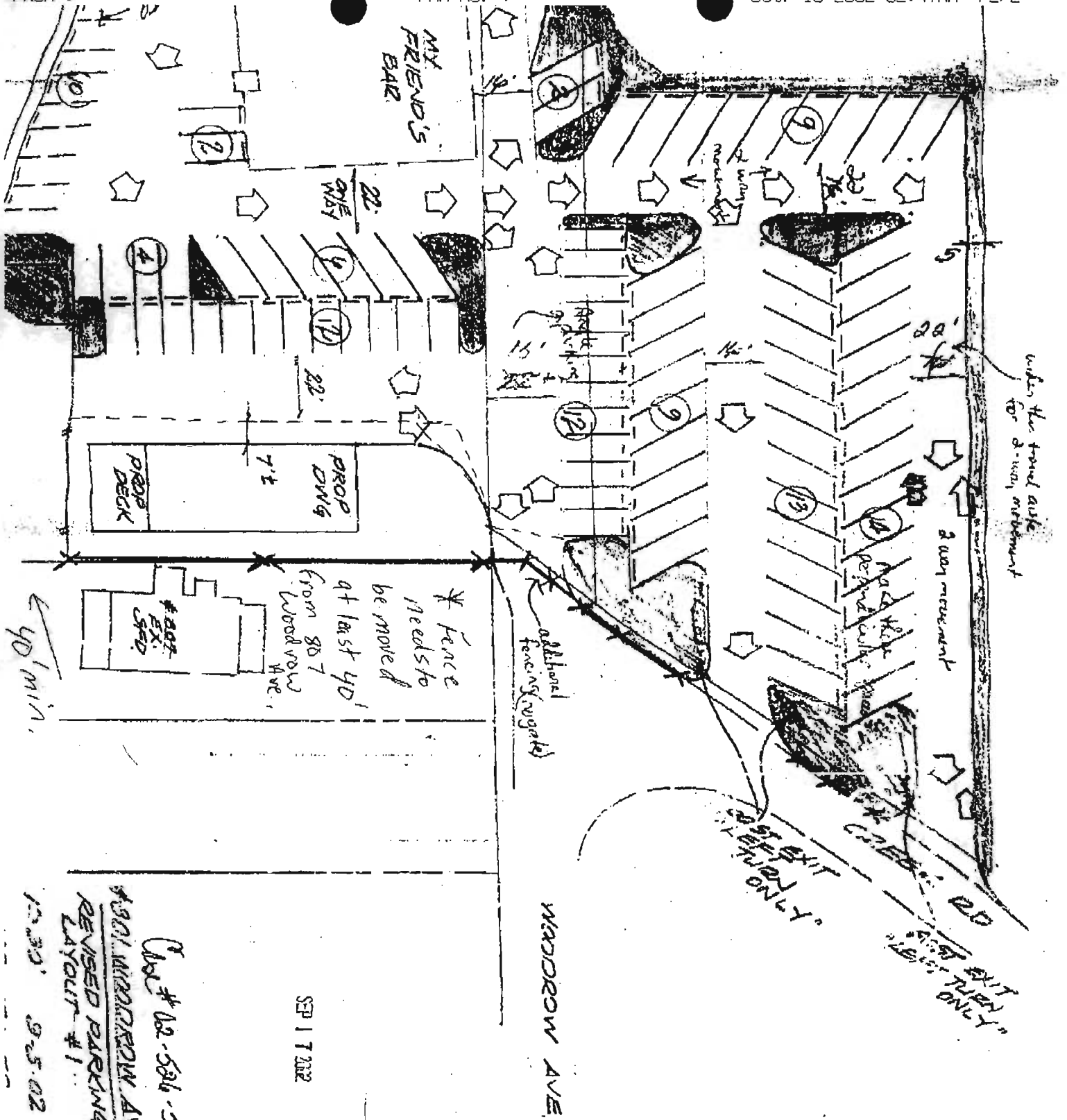
TO: Mr. Timothy Kotroco

REGARDING: Final Resolution of SPHA 02-526

I have conferred with Mr. Cheek and
Mr. Thomas, and we will not initiate an appeal
if we can get the location of the fence at least
40' away from Mr. Cheek's property and if a
reasonable deadline is given to
Mr. Brewer to either install the fencing
or stop using Lot 19 & 20 until your
condition are met.

Thank You, Fred Limback

← please see
offered line
accompanying
Parking
Layout





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 6, 2007

J. Neil Lanzi, P.A.
Attorney At Law
Mercantile Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Spirit and Intent Letter
801 Woodrow Avenue
Case #02-526-SPHA

Your recent letter sent to Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. Based on the information provided therein and our research of the zoning records, the following has been determined:

1. After consulting with William Wiseman, Zoning Commissioner for Baltimore County, the proposed addition consists of 2,112 square feet and to the extent as shown on the provided red-lined plan pursuant to zoning case #02-526-SPHA is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to any restrictions contained in the Zoning Commissioner's order.
2. A copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.
3. A verbatim copy of this response must be affixed to your building permit site plan prior to building permit application.
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jon R. Fernando
Planner II
Zoning Review

JRF:amf

July 23, 2002

Dear Residents,

this letter is intended as a simple invitation to attend the hearing scheduled for 2:00 P.M. Tuesday the 30th of July, Room # 407, County Courts Bld.

401 Bosley Ave., Towson, MD. 21204 Regarding Case # 02-526-SPHA

The owner's of My Friend's Tavern, Michael and Rebecca Brewer are petitioning to use the 2 residential lots at the corner of Woodrow Ave. and Creek Rd. for commercial parking. This property, known as lots 19 and 20, of group 82, parcel 366 total 35,784 square feet and can accommodate between 100 and 200 vehicles.

If the use of these lots is approved, there will be an impact on this neighborhood.

There may be significant increases in traffic congestion, noise, windborne trash, property damage from drunk drivers, as well as a decrease in home values.

Please attend the hearing in order to voice your opinion or to witness these proceedings. Feel free to contact me at 410-238-0184, Fred limback

Summary- MFT

As you can clearly see, the Brewers have a long history of ignoring and circumventing laws and ordinances. They badger, entice and intimidate residents with their words and actions. They have made and broken numerous promises to this community. They are neither entitled to an additional 100+ parking spaces nor are deserving of any special consideration for having tenure at this location.

The bar was sufficiently profitable for 45 years with its original parking allotment. According to Ms. Karen Brown of the 6th District Planning Office, a PROPOSED bar in a small neighborhood like ours would have almost no chance of receiving a liquor license due to the adverse impact to residents. Michael and Rebecca Brewer should appreciate the fact that they were allowed to double their parking spaces in 1999 without being penalized for using the lots illegally for the prior 18 months.

I was told by the following people that the Brewers promised to use lots # 22 and #23 on a short-term temporary basis; Steven Wallace, Joan Biuk, Jonathan Barnett, Jean Gleason, and O'Neil Wagner. The Brewers are seeking to double again their current parking to roughly 200 spaces plus all the street parking on Creek Rd. and Woodrow Ave. If approved this expansion will create unreasonable traffic congestion, noise, trash (both windborne and thrown from vehicles) property damage from drunk drivers and to varying degrees, decreases in home values. I estimate that about 25% of the patrons of the bar contribute to the problems. If this expansion is approved it will then generate twice the negative impact of 1999 levels and approximately 4 times as much as 1997 levels.

I have attempted to represent myself and our neighborhood group in an objective and impersonal fashion being that this was a neighborhood issue. The Brewer's have chosen to make the issues personal by using misinformation, harassment, vandalism and other scare tactics. The only thing I take personally is their policy of informing and involving their customers and staff in our dispute. I have maintained my faith that our state judicial system to bring justice to this situation. I ask you now to deny petition # 02-526-SPHA and to reexamine case # 99-4508-SPHA . The buffers and screening established in 1999 have proven to be insufficient in the opinion of Arnold Cheek and the Limbacks.

VIDEO CLIPS- (12) APPROX. 12 MINUTES

- 1) Michael Brewer grading Lot # 19 (* note: no clearing permit acquired according to Sediment Control.)
- 2) Michael Brewer and others clearing lot # 20 (* note: trees, bushes and 55 gallon drums in dumpster.) According to Balt.Co.Dept. of Sediment Control M. Brewer obtained razing permits for houses on lots 19 and 20, but no permit to clear waterfront land was requested. Removal of more than 40% of topsoil illegal.
- 3) Windborne debris and topsoil from lots 19 and 20 no longer contained by shrubbery.
- 4) 4-month-old Dante Limback woken up by Brewer children illegally riding off-road vehicles on lot # 19.
- 5) 05/10/02- Elder Brewer child off-roading on lot # 20 after receiving verbal warning to desist riding so close to 807 and 809 Woodrow Ave. Warning delivered by Fred Limback and was ignored. Police notified and Citation issued.
- 6) Parking attendants causing noisy back up in intersection of Creek Rd. and Woodrow Ave.(05/18/02)
- 7) Parking attendant promoting their D.J., loudly of course. (05/31/02)
- 8) One parking attendant loudly announcing that Brian's pizza has arrived. (05/31/02)
- 9) Typical noisy conversation of parking attendants and associates at the corner of Woodrow Ave. & Creek Rd. (May,2002)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RM*
DATE: July 21, 1999
SUBJECT: Zoning Item #508
My Friends Bar, 801 Woodrow Ave

Zoning Advisory Committee Meeting of July 6, 1999

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ The existing stone parking lot on lots 22 and 23 is considered impervious already, thus allowed to be paved. The proposed paving on the lawn area between the privacy fence and the water will not be allowed by this Department.



Baltimore County
Zoning Commissioner

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

August 20, 1999

John B. Gontrum, Esquire
Romadka, Gontrum, McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Hearing & Variance
Case No. 99-508-SPHA
Property: 801 Woodrow Avenue

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Hearing and Variance have 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 County Board of Appeals. 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

IN RE: PETITION FOR VARIANCE
S/S Woodrow Avenue, 590' W
of centerline of Marlyn Avenue
15th Election District
7th Councilmanic District
(801 Woodrow Avenue)

Rebecca & Michael Brewer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-508-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Michael & Rebecca Brewer. The Petitioners are requesting a special hearing to approve a use permit for commercial parking in a residential zone and to determine the status of a parking variance granted in Case No. 83-275-SPHA. In addition to the special hearing request, the Petitioners are also requesting a variance from Section 1B01.B.1.e.5 to provide a 10 ft. buffer and a 12 ft. setback in lieu of the required 50 ft. buffer and 75 ft. setback and to allow alternative paving to durable and dustless surface, as well as a variance to allow no striping of parking spaces in lieu of the required striping.

Appearing at the hearing on behalf of the special hearing and variance request were: Michael Brewer, Rebecca Brewer and Jay Scott Dallas, a property line surveyor. The Petitioners were represented by John Gontrum, attorney at law. Appearing as interested citizens in the matter were several residents of the surrounding community, all of whom signed in on the Citizens Sign-In Sheet.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of 16,500 sq. ft., more or less, and is zoned D.R.5.5. The subject property consists of two residential building lots known as Lots No. 22 and 23 of Deep Creek Avenue Park, which subdivision is located in the Deep Creek area of Baltimore County. The

①

subject residential property has been utilized by the Petitioner as an overflow parking lot for the commercial bar and restaurant known as "My Friend's Bar". The subject bar has been run by the Brewer family for many years. It is currently being operated by Michael Brewer who has taken over the business from his father. "My Friend's Bar" has been at this location for the past fifty-five (55) years.

Approximately nine (9) years ago, Mr. Brewer purchased the two lots in question which at that time had a single family residential dwelling thereon. ^{Winter '98} Approximately 1½ years ago, Mr. Brewer razed the old house and began utilizing the subject property for overflow parking. The purpose of acquiring the property was to alleviate parking problems with the surrounding neighbors. Mr. Brewer is able to accommodate his patrons by virtue of the existing parking around the bar itself, as well as this overflow lot which he recently established. In order to continue to utilize the adjacent residential property for commercial parking, the special hearing request is necessary. Furthermore, given that the subject property is a waterfront lot, situated on Deep Creek, the Petitioners have requested to allow a crusher run surface in lieu of the macadam paving. The crusher run surface is more environmentally advantageous in that water runoff is decreased due to the permeability of the surface itself. Given its location on Deep Creek, the parking lot shall remain crusher run. As an extension of allowing a crusher run surface, it is not necessary for the Petitioner to paint parking spaces on that stone surface. Any painting on a crusher run surface would rapidly disappear. However, the Petitioners shall be required to install concrete wheel stops at these parking spaces to delineate the area where patrons are to park their cars.

Citizens who attended the hearing support the Petitioners in their acquisition of the subject property for overflow parking. The neighbors indicated that this additional parking eases the burden upon them in that patrons of the tavern do not park out on Woodrow Avenue which is a narrow road that services their homes. Therefore, they do not object to the Petitioners utilizing the

1
subject property for parking purposes so long as the property remains residentially zoned and the appropriate screening and buffers are established.

In addition to the special hearing request to allow commercial parking in a residential zone, the Petitioners are also requesting that the parking variance previously granted in Case No. 83-275-SPHA be reaffirmed. Testimony revealed that the Petitioners are able to provide thirty-three (33) parking spaces on the tavern property which is zoned BL. A variance was granted in 1983 to allow the Petitioners to provide thirty-three (33) parking spaces in lieu of the seventy-four (74) required. Now, with the acquisition of the residential lots, the Petitioners are able to provide an additional thirty-five (35) parking spaces to their patrons, for a total parking availability of sixty-eight (68) parking spaces in lieu of seventy-four (74). By virtue of this new parking lot, the variance that was previously granted to allow thirty-three (33) spaces in lieu of seventy-four (74) required has now been lessened in that a parking variance for six (6) spaces remains. Therefore, since the Petitioners have made the situation better, the parking variance previously granted in Case No. 83-275-SPHA shall be reaffirmed to allow a variance of six (6) spaces. Furthermore, the installation of a crusher run parking surface in lieu of macadam paving is appropriate and shall be approved.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief requested. It is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R. As was stated by the citizens who attended the hearing, the

①

Brewers have operated "My Friends Bar" for many years at this location. The neighbors have not had any problems with the Brewer family and have had a good relationship with them.

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

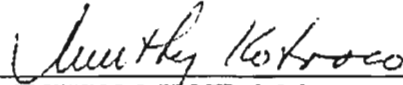
THEREFORE, IT IS ORDERED this 20th day of August, 1999, by this Deputy Zoning Commissioner, that the Petitioners' Special Hearing request to approve a use permit for commercial parking in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the variance previously granted in Case No. 83-275-SPHA is hereby RE-AFFIRMED to allow sixty-eight (68) spaces in lieu of the required seventy-four (74).

IT IS FURTHER ORDERED that the Petitioners' request for a variance from Section 1B01.B.1.e.5 to provide a 10 ft. buffer and a 12 ft. setback in lieu of the required 50 ft. buffer and 75 ft. setback, and to allow alternative paving to durable and dustless surface, as well as a variance to allow no striping of parking spaces in lieu of the required striping, be and is hereby GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The two (2) lots which are the subject of this variance request which are zoned D.R.5.5 at this time shall remain residentially zoned. The Petitioners shall not be permitted to submit a reclassification petition in order to change the zoning from its residential classification to a commercial classification.

- ①
- 3) The Petitioners shall be required to submit a landscape plan to the adjacent property owner, Mr. H. Arnold Cheek. Mr. Cheek indicated that he has had a good working relationship with Mr. Brewer and is more than willing to work out the appropriate landscaping for that area of land adjacent to his house. Mr. Brewer shall be required to install whatever landscaping Mr. Cheek deems to be appropriate along their common property lines.
 - 4) The Petitioners shall not permit outside entertainment which interferes with the neighbors' quiet enjoyment of their properties.
 - 5) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CODE ENFORCEMENT REPORT

98-58316

③

DATE: 3/25/99 INTAKE BY: [signature] CASE #: INSPEC: JR

COMPLAINT LOCATION: 801 Woodrow Ave 803 805

ZIP CODE: 21221 DIST: 410

COMPLAINANT NAME: Steve Wallis PHONE: (W)

ADDRESS: 809 Woodrow 809A 8072 ZIP CODE: 21221

PROBLEM: My Friends Tavern 803 Woodrow was torn down less than 1 year ago + bar is using 803 + 805 for parking

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING: BL + DR 5.5

INSPECTION: 3/26 My research indicates zoning permit for 803 (attached) but proposed use VACANT LOT not parking. Therefore a new permit would be required but none on file. Did speak w/ DEPRM - Scott Porter will be out

REINSPECTION: since lot is > 5000 sq ft. Stay in touch with him at x 3226

REINSPECTION: 3/29/99 - No vehicles are parked in lot JR 745 pm 3/29/99 - 5 vehicles parked on store lot

REINSPECTION: 3/30/99 - mailed notice + will post/deliver - called Scott Porter told him that I was requiring a special use permit - he said as long as it wasn't much over 5800 sq feet - it was no major concern for them

Reinspection 4/12/99 on

03-04-03-08

CODE ENFORCEMENT REPORT

4

DATE: 1/1 INTAKE BY: CASE #: INSPEC:

COMPLAINT LOCATION: 801 WOODROW AVE

MY FRIEND'S TAVERN ZIP CODE: 21221 DIST:

COMPLAINANT NAME: JOHN BARNETT PHONE #: (H) 687-5476 (W) NO ANS
3/13/02

ADDRESS: 802 1/2 WOODROW AVE ZIP CODE: 1:05 PM

PROBLEM: PARKING ON RESIDENTIAL - 99-508-SPHA HQ

809 CREEK - CHANGED TO DR 5.5 22+23

IS THIS A RENTAL UNIT? YES NO 410-687-5815

IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION: DT ONLY - NO LIVE BANDS

TAX ACCOUNT #: ZONING:

INSPECTION: 3RD COMP

DAN THOMAS

813 WOODROW AVE - CELL 443-463-0129

REINSPECTION:

REINSPECTION:

REINSPECTION:

Highlights of conversation between
Fred Limback and Jean Gleason
05/18/02

This conversation resulted from the message given to me by Jonathan Barnett of 802 ½ Woodrow Ave. prior to his death on 05/05/02. While visiting Jonathan at his hospital room on the 24th of March he told me that he had been told by Jean that she wanted to be added to the complaint against My Friend's Tavern, and that she wanted to testify at the hearing.

Jean made the following statements during our 15 minute conversation:

- I won't set foot in any courtroom, I can't risk the consequences.
- Every couple of years some new resident takes on the bar and loses. The county lets them do whatever they want. If you lose, you can just move away like Steve(Wallace) did. I'm retired, I can't afford to move, I'll have to deal with them after you leave.
- The county never does anything for us. They are either gullible or paid off.
- I have impaired hearing in both ears and the noise drives me crazy at times.
- I almost warned you about how bad it was around here when I saw that you were going to buy that house. But, I knew Steve (Wallace) really wanted out of here and I didn't know you.
- This would be a really nice neighborhood if it weren't for the damn bar.
- I really hope you win, trying to raise a baby with all this going on.

Excerpts from conversations with Jonathan Barnett
By Fred Limback

Jonathan Barnett was a 40 year resident of this neighborhood. He was a good, honest and well-liked retiree. Jonathan eagerly called David Taylor of the Enforcement Div. of the Balt. County Zoning Dept. to testify against My Friend's Tavern as recorded on Complaint #02-1451.

- In a conversation sometime in the last week of February, Jonathan and I agreed that the Brewer's plan to buy lot # 20 and join it to lot #19 was unacceptable. We agreed to oppose the move and that I would do most of the groundwork.
- Jonathan said that he used to go into the bar back when Michael Brewer's father ran it, but now he was scared of the clientele.
- He stated that the senior Brewer respected the residents and that it was shameful what Michael had turned it into.
- Jonathan told me that he was terrified of the " Bikers " that hung out there and that sped down the street. He said that he was regularly shaken out of his bed by the noise and that he often was so rattled that he couldn't go back to sleep.
- Jonathan said that he really regretted taking money from Michael Brewer after a drunk driver hit his truck and tore off his side view mirror. Jonathan said he accepted \$200.00 instead of the \$125.00 that it actually cost. He said that he felt very reluctant to call the police to complain about the noise because it might get the bar in trouble.
- Jonathan told me he felt pretty stupid for letting himself be bought off for a mere \$75.00.

Note: On May 31,2002- Michael Brewer accused me or one of the other complainants of forging Jonathan's testimony. Mr. Brewer stated that he confronted Jonathan about being on the complaint, and that Jonathan told him he never called anyone.

(It is quite likely that Jonathan made that statement to Mr.Brewer to get him to stop badgering him. Jonathan had triple bypass surgery in March, and could not defend himself from a verbal grilling.) The noise at night might have impeded his recovery as well.



Baltimore County
Department of Permits and
Development Management

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

June 13, 2002

Mr. John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Dear Mr. Gontrum:

Re: Case No. 02-1451
Case No. 02-526-SPHA
NW/S of Creek Road, at intersection of Woodrow Avenue
Michael J. and Rebecca Brewer

This past week I had an inquiry from a member of the community whether your client could use the above-referenced property for business parking up until the scheduled July 30, 2002 public hearing. I informed this individual that the Bureau of Code Enforcement would issue a citation to the Brewers; if in fact, this activity was currently taking place. Our enforcement records indicate that at the time of our last inspection no commercial parking was taking place. The purpose of this letter is only to insure that your clients maintain compliance with the zoning regulations pending a decision from the zoning commissioner's office.

As always, if additional questions remain please contact me at 410-887-8094.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Thompson", written over a horizontal line.

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/hek

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



Printed with Soybean Ink
on Recycled Paper

8

July23, 2002

Dear Mr. Thompson,

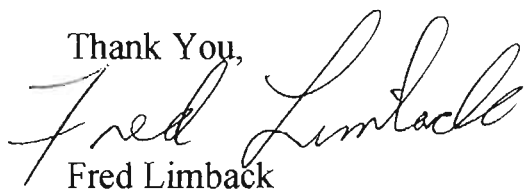
As per our discussion, here is written verification of ongoing violations of your letter dated June 13th, 2002, referencing case #02-1451.

I witnessed that as of 07/12/02 there has been 2 pieces of construction equipment parked on lot # 19 and partially on lot # 20 of parcel 366. The Larger crane has been undergoing repairs, primarily welding according to Arnold Cheek of 807 Woodrow Avenue.

On both the 12th of July and the 20th of July, my wife and I personally witnessed the continued use of lot # 20 for parking of customer vehicles.

Also, the sign placed at the corner of Woodrow and Creek that was installed on the 12th of July 2002 has not been present as of 07/20/02. I am formally requesting that the owner of the property be cited for these violations, and that the equipment be removed A.S.A.P.

Thank You,



Fred Limback

809 Woodrow Avenue



Baltimore County
Department of Permits and
Development Management

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

SERVE ON: John B. GONTROM, Esq
Code Enforcement: 410-887-3351
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.	Property No.	Zoning
02-1451	15-08-001370	DR-5.5
Name(s):	MICHAEL J. BREWER REBECCA R. BREWER	
Address:	901 Woodrow Ave. Balto. 21221	
Violation Location:	902 Woodrow Ave - Lot # 20	
Violation Dates:	7.12.02 A 7.20.02	

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

101, 102.1, 1301.1A, 409.8 B -
B.C.Z.R.

BUSINESS PARKING IN A
RESIDENTIAL ZONE WITHOUT
BENEFIT OF A USE PERMIT
BEING ISSUED BY THE ZONING
COMMISSIONER.

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:

\$ 400.00/100

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

Date: 9.12.02

Time: 9:00 AM

Citation must be served by:

Date: 8.10.02

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: JAMES H. THOMPSON

Date: 7.26.02
Inspector's Signature

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.:
	02-1451
Address:	

Date: Defendant's Signature: AGENCY

10

[Click here for a plain text ADA compliant screen.](#)

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1523751851

Owner Information

Owner Name: L & B ENTERPRISES LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 506 MARLYN AVE Deed Reference: 1) /13557/ 341
BALTIMORE MD 21221 2)

Location & Structure Information

Premises Address: 506 MARLYN AVE Zoning: BL Legal Description: 4.84 AC WS MARLYN AV
506 MARLYN AVE
700 S PLATINUM AVE

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:
97	9	784					82	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class					
Primary Structure Built			Enclosed Area	Property Land Area			County Use	
0000			3,714 SF	4.84 AC			06	
Stories		Basement		Type			Exterior	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
			07/01/2001	07/01/2002
Land:	206,800	206,800		
Improvements:	101,830	129,100		
Total:	308,630	335,900	326,810	335,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: JORDAN JERRY D	Date: 03/01/1999	Price: \$241,500
Type: NOT ARMS-LENGTH	Deed1: /13557/ 341	Deed2:
Seller: CUCCHIELLA ANTHONY ENZO,SR	Date: 09/13/1983	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6588/ 581	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

BALTIMORE COUNTY
Department of Environmental Protection and Resource Management
Inspection and Enforcement

Phone: 410-887-3226

Fax: 410-887-4808

Job Location: 802 WOODROW AVE. District 15Grading Permit # None Building Permit # Date 4/9/02

☐ Correction Notice	☒ Complaint
☒ Stop Work Order	SC# <u>94-0001</u>
☐ Illegal Continuance	

I have, this day, inspected this site and have found the following violations(s) of the Baltimore County Code, Section 14.194.

STOP ALL GRADING & APPLY FOR RAZING PERMIT & APPLY
FOR GRADING PERMIT FOR PARKING LOT.

STABILIZE SHORE SHORELINE WITH TEMPORARY SEED &
STRAW.

4/18/02 RAZING PERMIT ISSUED B401407

These conditions must be corrected no later than 4/20/02. Failure to comply with this directive will result in the forfeiture of the security posted for the referenced permit and/or referral to the Office of Law for consideration of District Court action.

Inspector: P. BrundageReceived by: Mike [Signature]

Shore Inspection Date: <u> </u>	Inspector: <u> </u>
Correction(s) approved: <u> </u>	

July 29, 2002

Daniel N. Thomas
813 Woodrow Avenue
Baltimore, MD 21221

To Whom it May Concern:

I am unable to attend this hearing due to scheduling conflicts. I have a few concerns about My Friends Bar located in Essex, MD. My truck has been struck in hit and run accidents twice while parked in front of my house. A friends vehicle was also struck while parked in front of by home. The owner of My Friends Bar has paid two of the deductibles.

I think that the parking lot is a good idea as long as when it gets full the overflow of customers do not park along the street causing the bar to be past its legal limit of patrons. I am worried that the parking lot will not stop the vehicles from racing up and down the street and causing more damage to my property and family.

I think if the bar wishes to grow and enlarge its parking lot it needs to guarantee it will provide the court with a plan that can be enforced by the court to protect its residents and their property. A few suggestions would be.

1. Resident only parking signs placed along the street.
2. Speed bumps.
3. More police monitoring on the weekends to catch drunk drivers.
4. Lot attendants to be more aware of speeding, reckless driving and noise control.

Thank you for considering our requests.

Sincerely,



Daniel N. Thomas

#02-526-SPHA
7/30/02

7/30/02

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Prot Ex #1

INCIDENTS AND EVENTS INVOLVING
MY FRIEND'S TAVERN

- 1944- My friend's tavern begins operation(1).
- 1990- Michael Brewer purchases lots 22 and 23 including 1 residence(1).
- 1997-1998- Michael Brewer razes house on lot 22 and begins to use lots 22 and 23 for commercial parking. No permit or hearing is requested. (1)
- 1998- Breakaway Bar & Grill (506 Marlyn Ave.), which is partially owned by the Brewers is cited for A) nightclub in DL, B) parking lot in disrepair and C) expanding building without a permit. (2)(10)
- 1999- (March) citation # 113163 issued My Friend's Tavern for illegally using lots 22 and 23 for commercial parking. Complaint made by Steven Wallace of 809 Woodrow Ave. on 03/25/99 (3)
- 1999- Summer- Petition for special hearing and variance (case # 99-508-SPHA) is submitted. The Brewers reportedly promise that these two lots will be used temporarily for overflow parking. According to case summary (Pg.#3) presided over by Mr. Kotroco, the approval of this petition was expected to eliminate the parking problems created by patrons of the bar parking on Woodrow Ave. This never happened, an explanation will follow.
- 2000 Spring- in front of my home(809 Woodrow Ave.) I have a conversation with Michael Brewer in which I voice my unhappiness with the noise coming from his bar and the trash being thrown into my yard by his patrons. His response was " you knew the bar was here when you moved in, so complaining now is pretty stupid, don't you think? " And in response to the problem of patrons traveling well beyond the 25 M.P.H. speed limit, Mr. Brewer claimed that he tried to install speed bumps but the county would not let him. He also claimed that his parking attendants write down the tag numbers of any speeders and prevent the vehicles from returning. * in the 2 plus years since that statement I have yet to see any employee of the bar with paper and pen in their possession.

2001

September

I visited Lt. Bangert at the Essex Precinct to file a complaint against the bar for the excessive noise generated by the sound system of the bar, the owner for condoning the illegal use of off-road vehicles on lot #19, and about the noise created by the parking staff. I also relayed the concerns of my neighbor regarding over occupancy at the bar as well as underage drinking. I was advised that I could request an undercover investigation for the underage drinking and occupancy violations. The 4- wheeling would be addressed with a warning and then citations if the activity persisted. At this time I also inquired as to the legality of the use of lot # 19 for commercial parking, and was told that this was a zoning violation and that the Brewers had a history of violations at both My Friend's Tavern and at the Breakaway Bar & grill. (no other action was taken at this time due to my job related travel and the Sept. 11 Bombings)

November 23, at approximately 7:00 p.m. I walked out to the group of parking attendants & friends stationed in front of 807 Woodrow Ave. There were 4 men plus the elder son of the Brewers sitting on and standing around a station wagon " bullshitting " very loudly. I politely explained to them that I had been putting up with the noise from the bar from 10:00 p.m. to 3:00a.m. Thursday night through Sunday nights as well as the off-road vehicle noise afternoons and weekends. I informed them that their conversation was disturbing my 4 month old son's nap, and could they please tone it down. I was told " Hey, No problem" by the spokesman for the group. The volume decreased substantially. However, on Sunday the 25th, I discovered that the windshield of my van had been hit twice with what was most likely a 1.5" pipe. I reported the incident to the police and questioned the neighbors immediately. The officer agreed that the damage to my vehicle appeared to have been caused by someone leaning from the passenger window of a car as it drove by. * note: at this point I had been living in my house for 1.5 years and had witnessed no vandalism whatsoever in the neighborhood. The investigating officer agreed that an associate of the bar most like did this in retaliation but that it would be almost impossible to prove.

2001

December- I relayed the incidents of 11/23 to 11/25 to Lt. Bangert and he asked me to work with Officer Betty Dewey in order to coordinate an investigation into the complaints of my neighbors and myself. Since we were at the outset of the slower Winter Months, Officer Dewey and I decided to put off our plans until April or May 2002. (See photos)

2002

January 20th, vehicle with tag number JEL 364 parks across my driveway. Possibly to avoid the risk of a fender bender in the bar's parking lot. I call the police and the car is ticketed.

February 16th, extremely loud noise from the Brewer children riding off-road vehicles in the street and on lot # 19 prompt me to call in a complaint to the police. Their noise disrupts my son's napping. Michael Brewer is able to convince the officer that no laws were broken. I suggest to the officer that he check with Officer Dewey or Lt. Bangert about the current regulations since they each told me that off-road vehicles are not allowed to be operated within 300 ft. of a residence.

20 minutes later Michael Brewer comes to my house to find out "what the Hell my problem is". I explain to him that his family's illegal activities are negatively impacting my family and that I have had enough. We talk for about 45 minutes, he defends his children's right to ride off-road vehicles across the street from my house and he denies that his use of lot # 19 is a zoning violation. I complain to him about the noise his parking staff makes and the trash his customers are throwing in my yard. I inform him that earlier that day I picked up a beer bottle and a bag of McDonalds refuse from my front yard. He claims that my statement is bullshit because he drove by at 4:30 A.M. and checked my yard personally and that there was nothing there. The McDonalds trash was from the dinner menu not the breakfast. Mr. Brewer states that he has been a resident of this community far longer than I have and that I should try harder to get along. I reply that only people that live here are residents, and that I would be happy to record the noise generated by his business and play it outside his bedroom window at the same volume levels. He declines to give me his address or home phone number. Before leaving he informs me that he is buying lot #20 and that after he joins it to lot #19 he hopes the county will let him build a house on lots 22 & 23. I almost laugh out loud since he has been promising to build there for 3 years.

I decide to try to be the bigger man and I agree to try to ignore the off-road riding weekdays from 3 to 6 P.M. if the children stay on lot # 19 and refrain from riding on the weekends. I also tell Mr. Brewer that I had been working with Officer Dewey and that he would have to tone things down at the bar or I would follow through with the noise, over-occupancy and underage drinking charges.

Feb. 20th, I called the Zoning Enforcement Office and verified with David Taylor that the activities in question were in fact illegal. I initiated case

Feb. 20th, I called the Zoning Enforcement Office and verified with David Taylor that the activities in question were in fact illegal. I initiated case #02-1451 for commercial use of a residential property. As per Mr. Taylor's advice, I inform the other neighbors that feel as I do that they need to join in the complaint in order to form a strong opposition to the bar's activities.

March 21st - 5 day letter is delivered to the bar ordering them to cease and desist their parking activities. The next day 4 vehicles exiting the bar stop at my driveway and the occupants either stare at me or curse at me.

March 24th Maria, Fred and Dante Limback visit Jonathan Barnett in his hospital room. We discuss our case against the bar and Jonathan informs me that Jean Gleason would like to be added to the complaint.

April 09th - I questioned Jim Brendel of the Sediment Control Dept. about the legality of the removal of trees, bushes and topsoil from a waterfront lot. They informed me that removal without a permit was illegal and that no more than 40% of the surface vegetation of a waterfront lot in Baltimore County may be removed. I was also informed that the bar had not applied for a permit and that someone would be sent out to stop the removal.

April 20th - I question real estate appraiser Tom Ckeckalos about the effects of having 2 lots totaling over 35,000 sq. ft. of commercial parking on the value of the homes in the neighborhood. He said that he was not qualified to act as an expert witness, and it usually takes an analysis of sale prices over a 2 to 3 year period, but a decline in home values of up to 10% is possible.

May 3rd - I observe the elder Brewer child doing laps around the perimeter of both lots #19 and #20 as seen in video segment # 5. I explain to him that I had told his father that I would not call the police if the agreement were kept and that if he continued to ride on lot #20 the deal would be off.

May 10th - Elder Brewer child and friend are riding around the perimeter of lot #20, making a ton of noise and stirring up much dust. I call the police and a citation and warning letter are issued.

May 14th - I observe from my office window both a van and a pick-up truck stop at my driveway and apparently write down the tag numbers of our vehicles. I believe this is an attempt to intimidate us or to find some information that could be used against us. So far this has not amounted to anything.

May 18th - Talked to Jean Gleason about testifying at the hearing. (5)

May 31st- lots #19 and #20 are filled with customer vehicles in violation of the cease & desist letter. The 4 parking attendants cause and generate a great deal of noise. (See Video- scenes 6,7 & 8) At 11:10 P.M. I phone in a complaint to the police referencing the noise and the violation. (report # 02-151-2056) When the officers arrive, Michael Brewer convinces them that because he filed his petition on the 24th of May, he can use the lots until it is determined otherwise at the hearing. The officers refuse to do anything about the shouting or about the illegally parked vehicles on Creek Rd. In his statement to the police officers, Michael Brewer states that I am the only person on the complaint of case # 02-1451 and that the testimony of Jonathan Barnett was faked. (6)

As I attempted to return home Michael Brewer chased after me in an attempt to get me to confront him in front of a hostile crowd. He had 3 bouncers with him. I refused to be drawn into a 4 against 1 fight while in my pajamas, so Mr. Brewer resorted to calling me names.

June 4th- I spoke to Daniel Thomas (who is on the complaint) and Jennifer Smith about their fear of reprisal for their testimony against the bar. (4)(12)

June 10th- met with Robin Clark and Jim Thompson of Zoning Enforcement and Jerry Kilduff of the Liquor Board to discuss violations and procedures pertaining to this case. I explained Mr. Brewer's contention that his staff has a legal right to stand in the intersection hollering instructions back and forth rather than quietly using signal devices to direct traffic. Mr. Thompson verifies that the 2 lots are not to be used for any commercial application unless permission is granted at the hearing. Mr. Thompson states that " we (the zoning enforcement office) are well aware of the Brewer's policy of putting the cart before the horse, of knowingly using residential lots for overflow parking until they get caught and then getting Mr. Grontum to file the forms to make it legal." Mr. Kilduff promised to speak with Lt. Bangert about the noise generated by the parking attendants since they were positioned off of the bar's parking lot and one of them would speak to Mr. Brewer about the law pertaining to Disturbing the Peace. (2)

June 13th & 14th- Mr. Thompson drafts a letter to Mr. Grontum reiterating the fact that it is unlawful for lots 19 & 20 to be used for any commercial purposes. I receive a copy by fax on the 13th and the bar receives it in the mail on the 14th. (7)

July 3rd- I get stuck behind the mail truck driven by Rebecca Brewer as she has a conversation with Jean Gleason in the middle of Woodrow Ave. Mrs. Brewer keeps me waiting about 40 seconds until another vehicle pulls behind me, she then moves over.

July 12th- Afternoon- the sign notifying the neighborhood of the impending hearing is installed facing the bar rather than the neighborhood. Also a large construction crane is brought to lot #20 and has been parked there since.

That evening around 9:30 p.m. my mother, my wife and I return home from dinner to observe the sign blocked by the car belonging to the parking attendant. Lot # 20 is about half full with bar customer vehicles, primarily around the perimeter along the street.

July 20th- 11:30 P.M.-We arrive home from vacation and observe the construction cranes are still there. We also observe the parking attendants car parked where the sign had been. Michael Brewer and 2 other men are sitting on the hood staring at us the whole time that we unload the van and collect the mail. Lot # 20 is again being used in violation of the cease and desist letter and the letter of the 13th of June.

July 21st- I get an update from Arnold Cheek in which he informs me that The new crane had been under going repairs on lot # 19 while I was gone. He also tells me that Michael Brewer claimed to have contacted every resident on Woodrow Ave. other than the two of us and received support for his parking lot expansion plans from everyone else on the street.

July 22nd- I talk to Dan Thomas at 813 Woodrow Ave. on the phone. Dan tells me that Michael Brewer never even talked to him, making the claimed promise of support a lie.

I talk to Mr. Thompson in the afternoon and report to him that the Notification sign has been removed, the cranes are still there and the letter of the 13th was being ignored. Mr. Thompson has me fax a letter stating my observations.

July 24th- a representative from the Zoning enforcement Office inspects the 2 lots for violations (8) The Notification sign is reinstalled.

That evening I speak with Nancy Wilhelm of 811 Woodrow Ave. She informs me that she was not recently approached by Michael Brewer and she neither supports nor opposes the petition, she wishes to remain neutral. I also informed her of the possibility of Jean Gleason being persuaded to reverse the Brewers and the possibility that I would have to submit a written copy of her comments to me.

July 26th- I receive the fax violation citation written by Jim Thompson that resulted from the inspection of the 24th. At 11:00 P.M. I check my front yard for my newspaper and observe Michael brewer and his parking staff positioned at the corner once again ignoring the compliance letter by allowing or directing vehicles to park on the perimeter of lot # 20.

Photix 2A





Pet Ex #3

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME:

ADDRESS:

Cruise Wacker

824 Creek Rd 21221

Michael F. Boul

820 CREEK Rd 21221

NILES STEIN
Niles Stein

818 CREEK RD. 21221

Anna Thornton

810 Creek Rd 21221

John T Thornton

810 Creek Rd 21221

Lusard Mouna

807 Creek Rd 21221

Edwin G. Bertozzi, Sr.

822 Creek Road, 21221

Craig Sammons

815 Creek RD

Tricia Sammons

815 Creek Rd

Russel Sharp

805 Creek Rd.

Edna O'Hess.

805 Creek RD

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME:

ADDRESS:

~~John & Mary~~

5 CARDINAL LA.

Debbie Waggy

10 CARDINAL LA.

Janeva Jones

812 Creek Rd.

Michael & Emily

803 Creek Rd

Ray W. Parvitor

808 CREEK RD

Jim McFetry

801 CREEK RD

Morothy McFetry

801 Creek Rd

Dawn Suwara

822 Woodrow Ave

Pat Goldberg

813 Creek Rd.

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME:

Harry W. Dennis

Gary J. Thompson

Leslie Thompson

Robert Thompson

Chad Watts

Barbara Renshaw

Eugene C. Lee

June Abbe

Horace Abbe

ADDRESS:

823 Woodrow Avenue 21221

824 Woodrow Ave 21221

824 " " "

824 " " "

820 Woodrow Ave —

812 Woodrow Ave

3 DOVETAIL LANE

7 DoveTail Lane

7 DoveTail Lane

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME: Nancy Wilhelm
NANCY WILHELM

ADDRESS: 811 WOODROW AVE. #21221

Jeanneth Pearson

804 Woodrow Ave. 21221

Marianne Wilt

804 Woodrow Ave 21221

Jean Schaf

808 Woodrow Ave 2122

Betty J. Coke

817 Woodrow Ave. 2122

Charlotte Ritzmann

816 Woodrow Ave 2122

Ken Thompson

816 WOODROW AVE 21221

Oliver R. Legue

818 WOODROW AVE " " "

Stella Dennis

823 Woodrow ave

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME:

Chuck & Paul

Margaret V. Moore

FRED NEUMAYER

Honesty Aull

JAMES MARTIN

DARLEN & SIGGMA

Ralph Berwanger

Dorothy Berwanger

Mrs + Mr. Daryl Williams

ADDRESS:

1 Blumberg La.

1 Cardinal Lane

10 CARDINAL LANE

9 DOVETAIL LANE

8 DOVETAIL LANE

14 DOVETAIL LANE

20 Dovetail Lane

30 dovetail Lane

17 Cardinal Lane

APPLICATION FOR SPECIAL HEARING AND VARIANCE TO PERMIT BUSINESS
PARKING
802 WOODROW AVENUE

I HAVE HAD THE OPPORTUNITY TO REVIEW THE SITE PLAN AND REQUEST
OF MICHAEL AND REBECCA BREWER TO USE THE LOT NEXT TO MY FRIENDS
TAVERN FOR ADDITIONAL OFF-STREET PARKING AND SUPPORT THE REQUEST.

NAME:



ADDRESS:

813 WOODROW AVE

High-Visibility Reflective Vests

The Easy Way to Comply with
ANSI's/ISEA 107-1999, Class 2 Standard

Extremely bright, lightweight, breathable material keeps you in compliance while providing many hours of visible, comfortable wear.

Specifications: Vests incorporate 2"W 3M Scotchlite™ reflective tape for 360° visibility coverage. Simple hook-and-loop closures keep vests securely fastened. Choose from fluorescent yellow or orange colors. Available in sizes S-XXXL.

Please Specify Size: S (35-37"), M (37-39"), L (39-43"), XL (43-46"), XXL (46-49"), XXXL (49-52").

New



No.	Description	Color	Size	1	Each 10	20
2BW-83328	High-Visibility Vest	Orange	S-XL	23.50	21.90	20.40
2BW-83328	High-Visibility Vest	Orange	XXL	XXX.XX	XXX.XX	XXX.XX
2BW-83328	High-Visibility Vest	Orange	XXXL	XXX.XX	XXX.XX	XXX.XX
2BW-83329	High-Visibility Vest	Yellow	S-XL	23.50	21.90	20.40
2BW-83329	High-Visibility Vest	Yellow	XXL	28.80	26.10	24.30
2BW-83329	High-Visibility Vest	Yellow	XXXL	30.30	28.20	26.30



New

OCCULUX™ Breakaway Reflective Safety Vests

High Visibility Plus Breakaway Protection

The shoulders and sides of these Safety Vests attach with hook-and-loop closures, which come apart when pulled with moderate force. 2"W 3M Scotchlite reflective striping ensures you'll be seen.

Specifications: Hook-and-loop front closure. Pocket on outside right front features a pencil/pen subcompartment. Pocket on inside left chest has a hook-and-loop closure to keep contents secure. Utility loop on outside left chest for ID cards, microphone or other small tools and devices. Lightweight polyester fabric is machine washable. Choose from fluorescent orange or fluorescent yellow.

Compliance: Meets ANSI 107-1999 Class 2 High Visibility Safety Apparel Standard.

Please Specify Size: M (37-39"), L(39-43"), XL(43-46"), XXL (46-49"), XXXL (49-52").

No.	Description	Color	Size	1	Each 10
2BW-92486	Breakaway Vest	Orange	M-XL	32.60	30.40
2BW-92486	Breakaway Vest	Orange	XXL	35.90	33.40
2BW-92486	Breakaway Vest	Orange	XXXL	XXX.XX	XXX.XX
2BW-92487	Breakaway Vest	Yellow	M-XL	32.60	30.40
2BW-92487	Breakaway Vest	Yellow	XXL	35.90	33.40
2BW-92487	Breakaway Vest	Yellow	XXXL	38.50	35.90

•Modacrylic
background fabric
meets ASTM F1506
Vertical Flammability
Standard

New



OCCULUX™ Flame-Retardant High-Visibility Reflective Vest

Meets ANSI High-Visibility Standard Requirements

A great combination of functions in one vest!

Specifications: Fluorescent yellow material and 3M reflective tape on the shoulders, chest and waist for high visibility. Durable, flame-retardant cotton binding, hook and loop. Seams are sewn with flame-resistant Nomex® thread.

Compliance: Meets ANSI 107-1999 Class 2 Standard for High-Visibility Apparel and ASTM F1506 Vertical Flammability Standard.

Please Specify Men's Chest Size: S (35-37"), M (37-39"), L (39-43"), XL (43-46"), XXL (46-49"), XXXL (49-52").

Note: Does not meet electric arc requirements of ASTM F1506. However, when worn on top of other garments, the combination may exceed the ASTM F1506 electric arc minimums.

No.	Description	Size	1	Each 4
2BW-92531	Flame-Retardant High-Visibility Vest	M-XL	81.80	76.10
2BW-92531	Flame-Retardant High-Visibility Vest	XXL	90.00	83.70
2BW-92531	Flame-Retardant High-Visibility Vest	XXXL	107.00	99.60



Traffic Vests

Stand Out in High-Traffic Areas

These vests help to provide maximum visibility for increased safety around vehicles or machinery. **Specifications:** The lightweight (3.0-oz./sq. yd.) knitted polyester is soft enough to wear against the skin, yet durable enough to wear over work clothes. 8"L side ties allow easy adjusting. Front Velcro® closure. Bright orange color commands attention. Optional 1½"W reflective striping at front and back enhances visibility. Made in the USA.

No.	Description	1	Each 24	48
2BW-9811	Traffic Vest	4.70	4.30	4.00
2BW-9812	Traffic Vest with Striping	7.55	6.85	6.40



High-Visibility Traffic Vest

Distinctive Lime-Green Adds Visual Impact

Super-lightweight vest offers daytime visibility without confinement. Ideal for road crews, tarmac personnel and construction workers in high-traffic areas.

Specifications: Breathable nylon mesh allows air and moisture through. Wear over clothing in any weather. Convenient one-size-fits-all design features adjustable hook-and-loop closure in front and nylon ties at both sides. Hemmed edges for durability and neatness. Made in the USA.

No.	Description	1	Each 12	144
2BW-31806	High-Visibility Traffic Vest	5.95	5.40	5.00

Reflective T-Shirts

A Lightweight Alternative to Help You Stay Safe—Day or Night!

Comfortable shirts are lightweight, breathable, absorbent and very noticeable! Great to wear when the weather is warm.

Specifications: 100% cotton, short-sleeve shirts with pocket have two vertical reflective stripes on the front and two on the back so you are visible from both directions. Reflective trim is a 1½" yellow stripe with silver center. Safe to wash—reflective strips should remain affixed through at least 50 washings. Fluorescent materials are guaranteed not to fade materially for at least one year of use. Choose orange or lime-green color.

Please Specify Men's Size: M, L, XL, XXL, XXXL.

Note: These shirts may decrease the need for a traditional safety vest. However, a safety professional should be consulted to determine requirements for specific work environments.



No.	Description	Size	Each 1	12
2BW-54368	Orange Reflective T-Shirt	M, L, XL	18.80	16.90
2BW-54368	Orange Reflective T-Shirt	XXL	22.40	20.20
2BW-54368	Orange Reflective T-Shirt	XXXL	25.40	22.90
2BW-54369	Lime-Green Reflective T-Shirt	M, L, XL	18.80	16.90
2BW-54369	Lime-Green Reflective T-Shirt	XXL	22.40	20.20
2BW-54369	Lime-Green Reflective T-Shirt	XXXL	25.40	22.90



Reflective Traffic Safety Vests

Low-light situations increase your risks tremendously. Fluorescent orange vest accented with reflective Scotchlite™ or Reflexite® is easily seen, day or night.

Specifications: PVC-coated, polyester mesh vests resist mold and mildew, yet remain breathable. **Vest with Scotchlite Bands** features fluorescent lime-yellow, 1½"W woven nylon straps trimmed with a ½"W, mirror-reflective, silver glass-bead stripe. **Vest with Reflexite Bands** includes 2"W, lime-yellow vinyl stripe. Launderable. 18"W x 47"L size fits all. Front Velcro® closure, elastic side straps.

No.	Description	1	Each 12	24
2BW-83391	Vest with Scotchlite Bands	12.50	11.30	10.20
2BW-83392	Vest with Reflexite Bands	11.70	10.60	9.50

3B



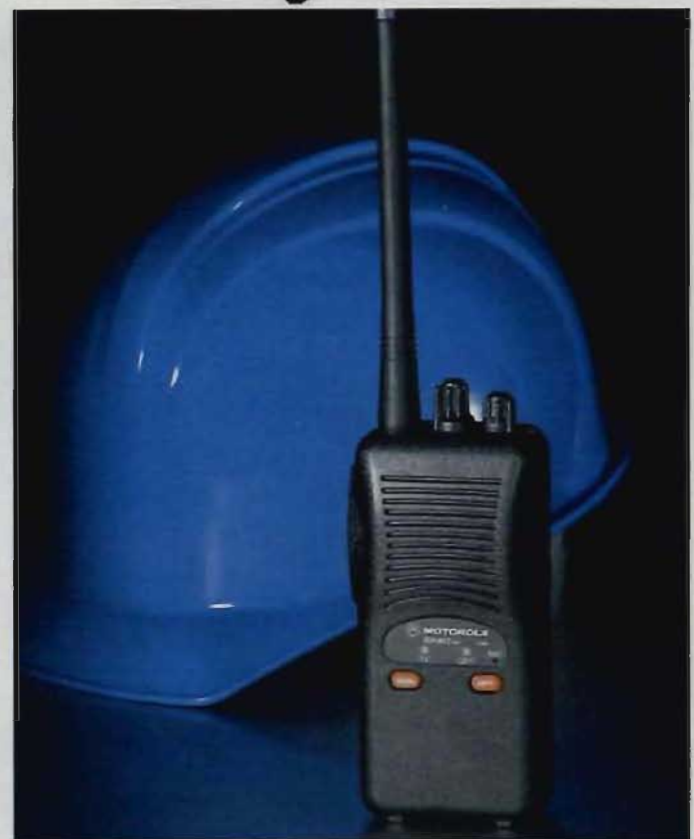
MOTOROLA®
Series Professional Two-Way Radios

These Radios Withstand 5' Drop to Concrete
 Selectable frequencies include: 58 UHF, 27 VHF, 38 analog and 83 digital private line codes. Strong range of up to six miles unobstructed.

Specifications: LCD with battery meter and signal strength indicator. Dual power modes use four AA batteries when the rechargeable NiMH battery runs low. 2W models have voice scramble feature for greater privacy. Optional **Multi-Unit Charger** makes it easy to match the frequencies and private line codes for multiple units. Clones five radios and charges up to six radios or batteries at a time.

Compliance: Meets Mil Specs 810 C, D, E and IP54 standards for drop, vibration, moisture and dust penetration. Measures 3.9" H x 2.5" W x 1.3" D. Weighs 9.9 oz. Antenna height: VHF 5", UHF 2.4".

No.	Description	Watts	Channel	Coverage	Each
2BW-79782	UHF	1	1	200,000 sq. ft., 15 floors, 5 miles	249.00
2BW-79783	UHF	2	1	250,000 sq. ft., 20 floors, 6 miles	299.00
2BW-79784	UHF	2	6	250,000 sq. ft., 20 floors, 6 miles	319.00
2BW-79785	VHF	1	1	150,000 sq. ft., 8 floors, 5 miles	209.00
2BW-79786	VHF	2	1	180,000 sq. ft., 10 floors, 6 miles	249.00
2BW-79787	VHF	2	6	180,000 sq. ft., 10 floors, 6 miles	299.00
2BW-79788	Desktop Charger, Standard 10 hour				24.90
2BW-79789	Desktop Charger, High rate 2 hour				64.90
2BW-79790	NiMH Extended Life Battery				35.90
2BW-79791	Multi-unit Charger				219.00
2BW-79792	Leather Swivel Holster with Quick Release				34.90



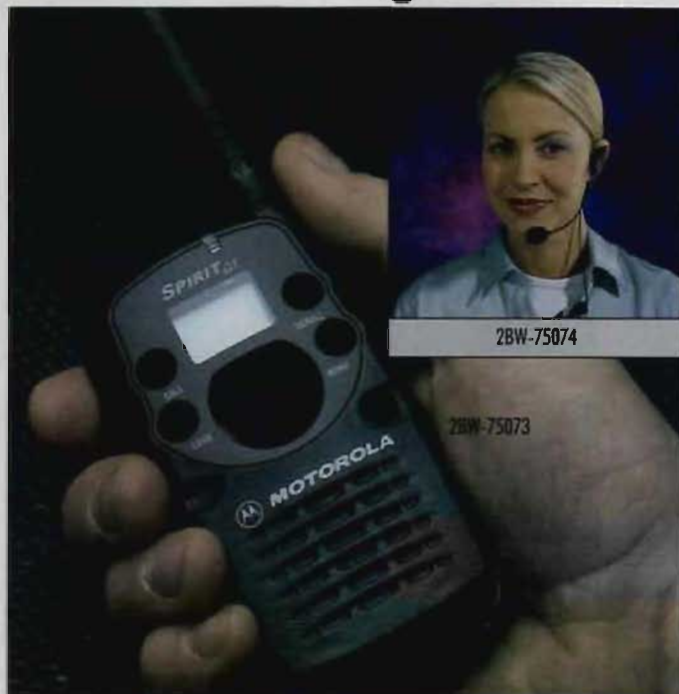
MOTOROLA® High-Power Two-Way Radios

Motorola's newest high-power, two-way radios are compact, lightweight and rugged enough to take a drop to concrete and resist water, dust, dirt and vibration.

Specifications: Ten preprogrammed channels. Channel scan simultaneously monitors all channels. No. 87700 (UHF) range: 450-470Mhz. No. 87699 range: 150-170Mhz programmable frequencies. Battery life for both models is six to eight hours in 2W mode or four to five hours in 4- or 5W mode. Wall charger, rechargeable battery and heavy-duty belt clip included. Measures 5.2"H x 2.5"W x 1.28"D. Weighs 14.4 oz. One-year repair warranty.

Compliance: Meets Limited Mil Spec 810 C, D, E Approvals.

No.	Description	Each
2BW-87699	SPIRIT HP Radio, 10-Channel, 4W, VHF	403.00
2BW-87700	SPIRIT HP Radio, 10-Channel, 4W, UHF	434.00
2BW-88801	10-Hour Drop-In Desk-Top Charger	59.60
2BW-88802	3-Hour Rapid Charger	75.80
2BW-79780	Spare NiCad Extended Life Battery	44.90
2BW-88803	Speaker Mic	85.90
2BW-88804	Headset with Swivel Mic	69.70
2BW-30071	Spare NiCad Rechargeable Battery	42.10



MOTOROLA® Spirit GT Two-Way Radio

Ultra Compact and Powerful

Instant communication at incredible ranges helps you save time, increase productivity and increase safety.

Specifications: Rugged, one-channel *Radio* is 4" x 2.5" x 1" and weighs only 7 oz. Four call tones alert you to incoming message. Back-lit display shows frequency information and battery level. Built-in voice activation (VOX) allows for hands-free operation when you pair radio with *Headset*, sold separately below. Outdoors, you can keep in contact from as far as 4 miles away when unobstructed or up to 1.5 miles with obstructions. In and around steel and concrete, radios will transmit up to 200,000 sq. ft. or 15 floors. Select from eight built-in professional UHF business frequencies. Built-in coded squelch blocks out unwanted reception and interference when other parties are using the same code frequency. Each radio includes rechargeable NiMH battery, charger and convenient belt clip.

No.	Description	Each	
		1	12
2BW-75073	1W Rechargeable 1-chnl. UHF Two-Way Radio	191.00	182.00
2BW-79793	1W Rechargeable, 2-chnl UHF Two-Way Radio	179.00	170.00
2BW-79794	6 Unit Charger for GT Series	239.00	228.00
2BW-75074	Ultralite GT Headset with Microphone	65.70	62.50
2BW-64134	Spare NiMH Rechargeable Battery	36.20	34.40
2BW-79795	Carry Holster with Strap	34.90	34.90
2BW-79796	Carry Holster with Clip	34.90	34.90
2BW-64140	Earbud	12.70	12.00
2BW-64141	Earbud with Push-to-Talk Microphone	30.90	29.10
2BW-64142	Flexible Ear Receiver	12.70	12.00



MOTOROLA® Talkabout Radios

Portable, Versatile Two-Way Radios for Everyday Use

Ideal for two-way outdoor communication within a two-mile range. Combine several radios for multi-way communication.

Specifications: Radios feature an audio jack for headphones and other accessories. Multiple caller alert tones and 14 channels/frequencies plus 38 privacy codes. Powered by three AA batteries (not included). 30-hour battery life. *No.79802* is 6.4"H x 2.3"W x 1.4"D and weighs 6.2 oz. *No.79803* adds NOAA weather channels, 10 tones and VIBRA-alert. Measures 6.1"H x 2.2"W x 1.3"D and weighs 5.8 oz.

No.	Description	Each
2BW-79802	Talkabout Radio, Pkg. of 2	84.90
2BW-79803	Talkabout Radio with Weather Alert	64.90



MOTOROLA®

Two-Way Radio Accessories

Everything You Need to Keep Your Radios Working

Great options to make your two-way radios even easier to use on the job.

Specifications: *Remote Speaker/Microphone* makes communication easy. *NiCad Batteries* are long-life rechargeable. *Nylon Carry Cases* have a snap belt T-strap for convenience.

No.	Description	Each
-----	-------------	------

Audio Accessories

2BW-79814	Remote Speaker/Microphone for Radius H-T 100C MTS2000, MTX8000, MTX9000	83.00
2BW-79815	NiCad High Capacity Battery, 1500mAh, 7.5V for HT1000, MT2000, MTS2000, MTX8000, MTX9000 Series	99.00
2BW-79816	NiCad Battery, 1100 MA, 10V for MT1000, MTX800, MTX900 Series	75.00

Two-Way Chargers

2BW-79817	Single Unit Rapid Rate Desktop Charger P1225, P110, GP300, GP350	55.00
2BW-79818	Single Unit Enhanced Desktop Rapid Rate Charger MT2000, HT1000, MX8000, MX9000	135.00

Two-Way Carry Accessories

2BW-79819	Nylon Carry Case with Belt Loop for SP50	25.90
2BW-79820	Nylon Carry Case for High and Ultra High Capacity Battery Models MT2000, MTS2000, HT1000, MX8000, MX9000	23.90



Smith & Wesson®
PROFESSIONAL FLASHLIGHTS

Push-button on/off switch

Professional Aluminum Flashlights

Aerospace Engineering, Smith & Wesson Standards

For heavy-duty, all-weather use. Anodized aluminum resists corrosion. Push-button on/off switch for one-handed operation.

Specifications: All models feature a Philips krypton bulb, a shatterproof lens, a spare bulb in the endcap and spot-to-beam focus capability. All flashlights, except No. 85467, include a free, removable Powergrip™ sleeve that resists mold, mildew and chemical and provides insulation and a secure, comfortable grip. No. 85467 includes 2AA batteries and a flashlight holster. All other models do not include batteries. Limited lifetime guarantee.

No.	Description	Batteries (Qty./Size)	Each	
			1	12
2BW-85467	Flashlight	2AA	13.80	12.50
2BW-85468	Flashlight	2D	24.80	22.30
2BW-85469	Flashlight	3D	25.60	23.00
2BW-85470	Flashlight	4D	27.30	24.60
2BW-85471	Flashlight	5D	28.80	26.00
2BW-9875	Rayovac Industrial AA Alkaline Batteries, 6/Pkg.		8.15	7.40
2BW-9878	Rayovac Industrial D Alkaline Batteries, 6/Pkg.		8.10	7.80



Bright Star Director Flashlight

Keep Traffic Moving in Any Kind of Weather

Control traffic with tough, highly visible director lights. Colored wands remove easily for quick conversion to standard flashlight.

Specifications: Waterproof. Crush-resistant thermoplastic polymer case with easy-grip ribbing. Unbreakable Tuflexx® lens. Three-way switch and switch guard. Comes with ring hanger and spare bulb. Choose red, yellow or white direction wands. Heavy-Duty Holder or Velcro Holder available. Uses two D batteries (not included).

No.	Description	Each	
		1	6
BW-75086	Waterproof Flashlight	9.90	9.25
BW-64395	Red Wand	3.50	3.25
BW-64396	Yellow Wand	3.50	3.25
BW-64397	White Wand	3.50	3.25
BW-64398	Heavy-Duty Holder	6.85	6.35
BW-64399	Velcro Holder	3.85	3.60
BW-64403	Replacement Bulb for No. 75086	1.60	1.45
BW-9878	Rayovac® Industrial D Batteries, 6/Pkg.	8.10	-

Smith & Wesson®
PROFESSIONAL FLASHLIGHTS

High Caliber™ Series Heavy-Duty Rubber Flashlights

More Reliable and 200% Brighter!

Weatherproof, super-tough industrial-strength rubber flashlights are built to withstand impact and exposure to oil, grease and chemicals. Long lasting krypton bulbs consistently provide higher performance than standard bulbs.

Specifications: All models feature a krypton bulb, a shatterproof, scratch-resistant lens, anti-roll bar and a textured handle for a firm grip. Lifetime warranty. Batteries not included.

Compliance: Nos. 85463, 85464 and 85465 are UL and cUL listed, Class I, Div. 2, Groups A, B, C and D; Class II, Div. 2, Group G. Nonincendive.

FLASHLIGHTS | LIGHTING



No.	Description	Batteries (Qty./Size)	Each	
			1	12
2BW-85463	Flashlight	2 AA	6.75	5.95
2BW-85464	Flashlight	2 D	8.90	7.95
2BW-85465	Flashlight	3 D	9.85	8.90
2BW-85466	Lantern	4 D	12.50	11.30
2BW-9875	Rayovac Industrial AA Alkaline Batteries, 6/Pkg.		8.15	7.40
2BW-9878	Rayovac Industrial D Alkaline Batteries, 6/Pkg.		8.10	7.80



2L Lithium Flashlight

Battery Shelf Life of 5-10 Years

Lots of power—little weight. Perfect for discrete high intensity light or emergency work. Brighter than conventional D-cell security flashlights. Ideal for police work and disaster readiness kits. O-ring sealed against dust, water and mud.

Specifications: Xenon lamp. 6V. 2.1W. Burn time: 3-4 hours. Made of nonconductive ABS. Rubber sheath molded over bezel for better impact resistance and glare reduction. Uses two DL123 lithium batteries (included). Measures 4.35" x 1.2". Clip lets you attach to belt loop or gear.

No.	Description	Each	
		1	6
2BW-91347	Lithium Flashlight	32.70	31.10
2BW-91512	Replacement Lamp/Reflector	8.30	-

Order by Phone 1-800-356-0783

Order Online www.labsafety.com

Order by Fax 1-800-543-9910

LAB SAFETY SUPPLY 1273



Bright Star Hospital Flashlights

Designed for the Demands of Hospitals

White color makes inspection for cleanliness easy. Designed to prevent rolling.

Specifications: Internal battery protection. *Heavy-Duty* model has a two-way switch and spare bulb holder. Operates on two D batteries (not included). *Compact* model has a three-way switch and a ring hanger. Uses two AA batteries (not included).

No.	Description	Each	
		1	6
2BW-64401	Heavy-Duty Hospital Flashlight	5.45	5.05
2BW-64402	Compact Hospital Flashlight	4.55	4.20
2BW-64403	Replacement Bulb for No. 64401	1.60	1.45
2BW-64404	Replacement Bulb for No. 64402	2.50	2.25
2BW-9878	Rayovac® Industrial D Batteries, 6-Pack	8.10	-
2BW-9875	Rayovac® Industrial AA Batteries, 8-Pack	8.15	-



RAYOVAC® Industrial™ Flashlights

Tough Enough to Stand Up to Demanding Use

Nonconductive polypropylene case resists water, shock, grease and many chemicals.

Specifications: Unbreakable lens resists scratches. Krypton bulb and prismatic reflector provide brighter and whiter light. Non-roll design allows hands-free use and keeps flashlight where you need it. Requires two D batteries, sold separately below. Full lifetime warranty. Flashlight with heavy-duty magnet allows easy storage.

No.	Description	Each	
		1	6
2BW-13566	Flashlight	5.90	4.95
2BW-13567	Flashlight with Magnet	8.55	8.40
2BW-9878	Rayovac® Industrial D Batteries, 6-Pack	8.10	-



Hospital Flashlights

Compact and Bright

You'll never need to look for light with one of these handy and powerful flashlights. Fits your shirt or lab-coat pocket.



Specifications: Housings are made of unbreakable, high-impact polycarbonate resin. Watertight to 500 ft. Focused beam. Shirt clip and Laser Spot® lamp module included. *Mini MityLite with Lanyard* comes with breakaway safety neck lanyard, two night vision discs (red and blue/green) and one AAA Energizer® alkaline battery. Dimensions: 3 7/16" L x 5/8" dia. Two AAA Energizer alkaline batteries and a Litebender are included with *MityLite*. Dimensions: 4 3/4" L x 3/4" dia.

Compliance: No. 81749 is FM approved. No. 81750 is FM, CSA and CE approved.

No.	Description	Each	
		1	12
2BW-81749	Mini MityLite with Lanyard, White	11.10	10.30
2BW-81750	MityLite, White	12.20	11.50



Brinkmann LED Flashlight

Batteries Lasts 20 Times Longer!

Get 20 times more battery life than in regular 2 AA flashlights. LED (Light Emitting Diode) spells low battery drain—bulbs last over 100,000 hours! Push button on the tail cap makes on/off operation easy.

Specifications: Made of tough ABS plastic. Rubber grip. Resists water and shock. Unique lens and reflector mean maximum brightness. Batteries included.

No.	Description	Each	
		1	6
2BW-87647	2 AA LED Flashlight	15.80	14.90

Pet Ex 4

July 23, 2002

Dear Residents,

this letter is intended as a simple invitation to attend the hearing scheduled for

2:00 P.M. Tuesday the 30th of July, Room # 407, County Courts Bld.

401 Bosley Ave., Towson, MD. 21204 Regarding Case # 02-526-SPHA

The owner's of My Friend's Tavern, Michael and Rebecca Brewer are petitioning to use the 2 residential lots at the corner of Woodrow Ave. and Creek Rd. for commercial parking. This property, known as lots 19 and 20, of group 82, parcel 366 total 35,784 square feet and can accommodate between 100 and 200 vehicles.

If the use of these lots is approved, there will be an impact on this neighborhood.

There may be significant increases in traffic congestion, noise, windborne trash, property damage from drunk drivers, as well as a decrease in home values.

Please attend the hearing in order to voice your opinion or to witness these proceedings. Feel free to contact me at 410-238-0184, Fred Limback



My Friend's Tavern
801 Woodrow Ave. • 410-687-9686

Sunday - KARAOKE by
"AMERICAN STAR" 9 p.m. - 2 a.m.

\$1.00 DOMESTIC BEER
ALL DAY/ALL NIGHT
• Open Pool Tables •

Thursday - 7 p.m. - 2 a.m. - **DJ "Rousing Rick"**
2 for 1 Drinks FREE POLISH & REGULAR
HOT DOGS All Day, All Night

Friday - 9 p.m. - 11 p.m. - **2 for 1 Drinks**
9 p.m. - 2 a.m. - **DJ "Rousing Rick"**

Plot 5A



Fogge Rd.
Marilyn Ave.
Wooden Ave.



Reflex 5B

Community, police concerned about ATVs

By JEAN A. FLANAGAN

THE AVENUE NEWS STAFF

On any given Saturday residents of the Back River Neck peninsula are awakened by the incessant whine of unmuffled two and four-cycle engines. It begins in the early morning hours and sometimes continues into the night. The sound comes from dirt bikes and All-Terrain Vehicles (ATVs).

"The problem is the noise," said one resident. "Generally speaking, they're a nuisance."

Operators of ATVs and dirt bikes, often children and teenagers, seem to think any open space or wooded area is an invitation to ride. Since the Back River Neck peninsula is relatively rural, it has become one of the area's favored locations for off-road vehicles.

Residents complain the vehicles destroy vegetation and wetlands, frighten wildlife and startle motorists by darting out into the street. While they agree, there should be a place to ATVs in Baltimore County, they feel their quiet community is not that place.

What operators may not realize is they are often breaking the law, risking hefty fines and imprisonment. They are also risking personal injury and death by operating the vehicle in an unsafe manner.

"We want to educate people," said Officer William Ledley of the Baltimore County Police Department's Precinct 11. "I think most people [who own ATVs] are unaware of what the laws are."

As the warm weather approaches, Baltimore County Police and local residents are working together to educate owners of these off-road vehicles as to their safe and legal operation. "We definitely need the community's involvement," Ledley said.

When the owner of an off-road vehicle is identified to police, a letter is sent outlining the laws and offering tips on safety and security.

"One of our big problems is theft," Ledley said. "A lot of times the vehicles are just parked in people's yards or on the back of their trucks. It's a perfect opportunity for thieves."

All off-road vehicles must be registered in Baltimore County by the Department of Permits & Development Management. The cost is \$50 per year and the registration year runs from August 1 through July 31.

"Even if you don't ride in Baltimore County, the vehicle must be registered in Baltimore County if you live here," Ledley said. "And if you don't live in Baltimore County, but ride here, the vehicle must be registered."

The registration plate must be displayed on the vehicle and the registration card must be carried while the vehicle is in operation. Ledley said he and other officers are working to allow ATV dealers to register the vehicles at the point of sale.

Driving an off-road vehicle on roadways or public property is prohibited.

Driving on private property is permitted if the driver has written permission from the property owner. The written permission must be with the operator at all times. Operating an ATV on private property without the owner's permission could lead to a criminal trespassing charge.

"A lot of people are afraid of the liability issues," Ledley said. If an operator of an off-road vehicle injures him/herself on your property, you can be sued.



PHOTO BY JACKIE NICKEL

This hill on Wildwood Beach has been scared by 4-wheelers.

"It's the same issue for Baltimore County," he said. "If the county had a place to ride, they could be held liable if someone got hurt."

ATVs cannot be operated within 300 feet of a residence and cannot be operated between 8 p.m. and 7 a.m.

Minors must wear protective headgear and eye protection. Adults must wear eye

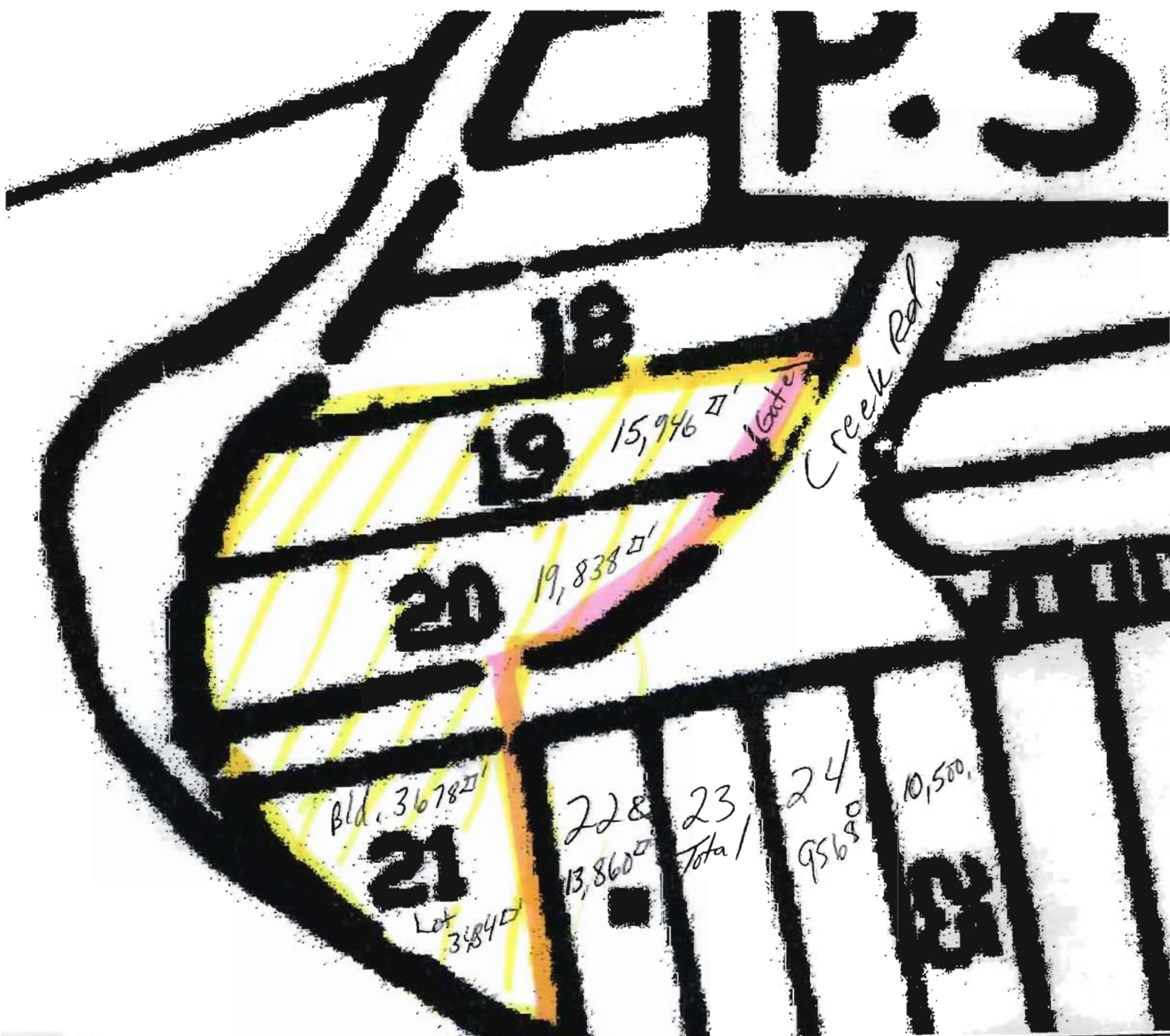
See ATVs, 27 ►

Pet Ex 7

Property
Information

Maryland Department of Assessments and
Real Property System

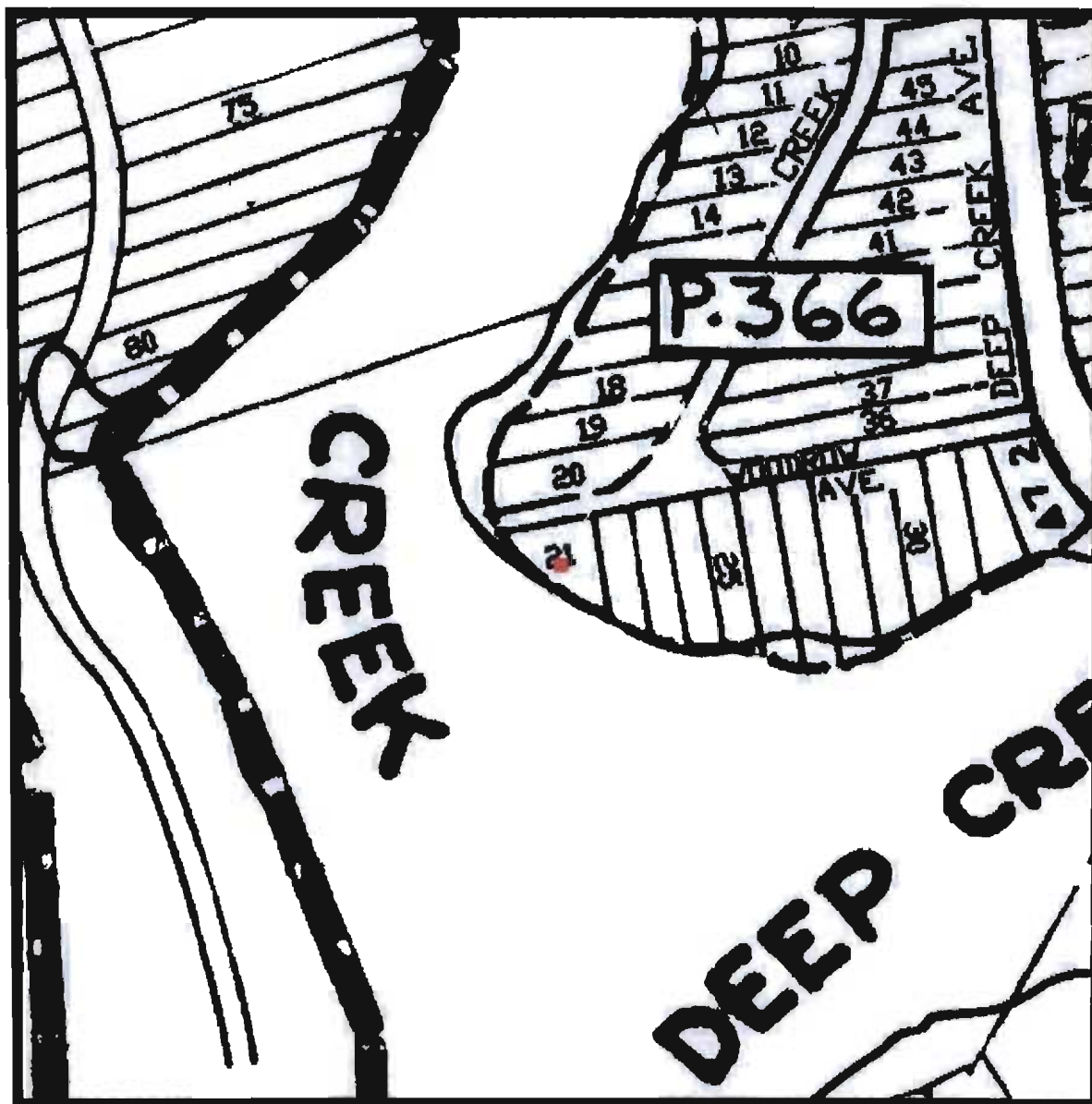
Account ID : 04152300003564



Department of Assessments and Taxation
RE COUNTY
erty Data Search

ount Number - 1519322540





Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us



**Real Property
Information**

**Maryland Department of Assessments and Taxation
Real Property System**

[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

Page 1 of 1

Click on the Owner's Name to select:

Owner Name	Account Number	Street Location	OCC	Map	Parcel
BALTIMORE COUNTY	04121202000552	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04121202000563	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04121202019041	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04121600010280	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04121600010282	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04121600010284	WOODROW AVE	N	96	168
BALTIMORE COUNTY	04151502190220	WOODROW RD	N	97	366
BREWER MICHAEL JO	04152300003564	WOODROW AVE	N	97	366
COHEA BETTY JEAN	04151503472051	WOODROW AVE	N	97	366
SAFCHUCH PAUL L	04121219001110	WOODROW AVE	N	96	200
BREWER ELLA MAE	04151519322540	801 WOODROW AVE	D	97	366
HANDZLIK FRANK JR	04151508001370	802 WOODROW AVE	N	97	366
CHEEK HUBERT A	04151501350470	807 WOODROW AVE	H	97	366
LIMBACK FREDERICK	04151506100920	809 WOODROW AVE	H	97	366
WILHELM NORMAN L	04151523156270	811 WOODROW AVE	H	97	366
THOMAS DANIEL	04151508007050	813 WOODROW AVE	H	97	366
COHEA BETTY JEAN	04151503472052	817 WOODROW AVE	H	97	366
GRAP FRANK O	04151501950020	819 WOODROW AVE	H	97	366
DENNIS H WOODROW	04151504200560	823 WOODROW AVE	H	97	366
DENNIS H WOODROW	04151504200561	823 WOODROW AVE	N	97	366
HARGIS THOMAS	04151513400380	825 WOODROW AVE	H	97	366
STASS JUSTIN THOM	04151506350180	827 WOODROW AVE	H	97	366
LUCICH WILLIAM J	04121202020650	6800 WOODROW AVE	H	96	200
SAFCHUCH PAUL L	04121219001111	6801 WOODROW AVE	H	96	200
BRZUCHALSKI MICHA	04121202072620	6802 WOODROW AVE	H	96	200
CHAWLITKO FRANK P	04121203026720	6805 WOODROW AVE	H	96	200
KARAGIANNIS PAULO	04121218001360	7201 WOODROW AVE	H	96	168
PEARCE BARBARA J	04121216015230	7202 WOODROW AVE	H	96	168
KUS CARL HILTONPA	04121218047220	7203 WOODROW AVE	H	96	168
YUTCHISHEN FLOREN	04121225070610	7204 WOODROW AVE	N	96	168

DUCK CREEK

~~PLAY~~
~~OUTLINE~~

CFD →

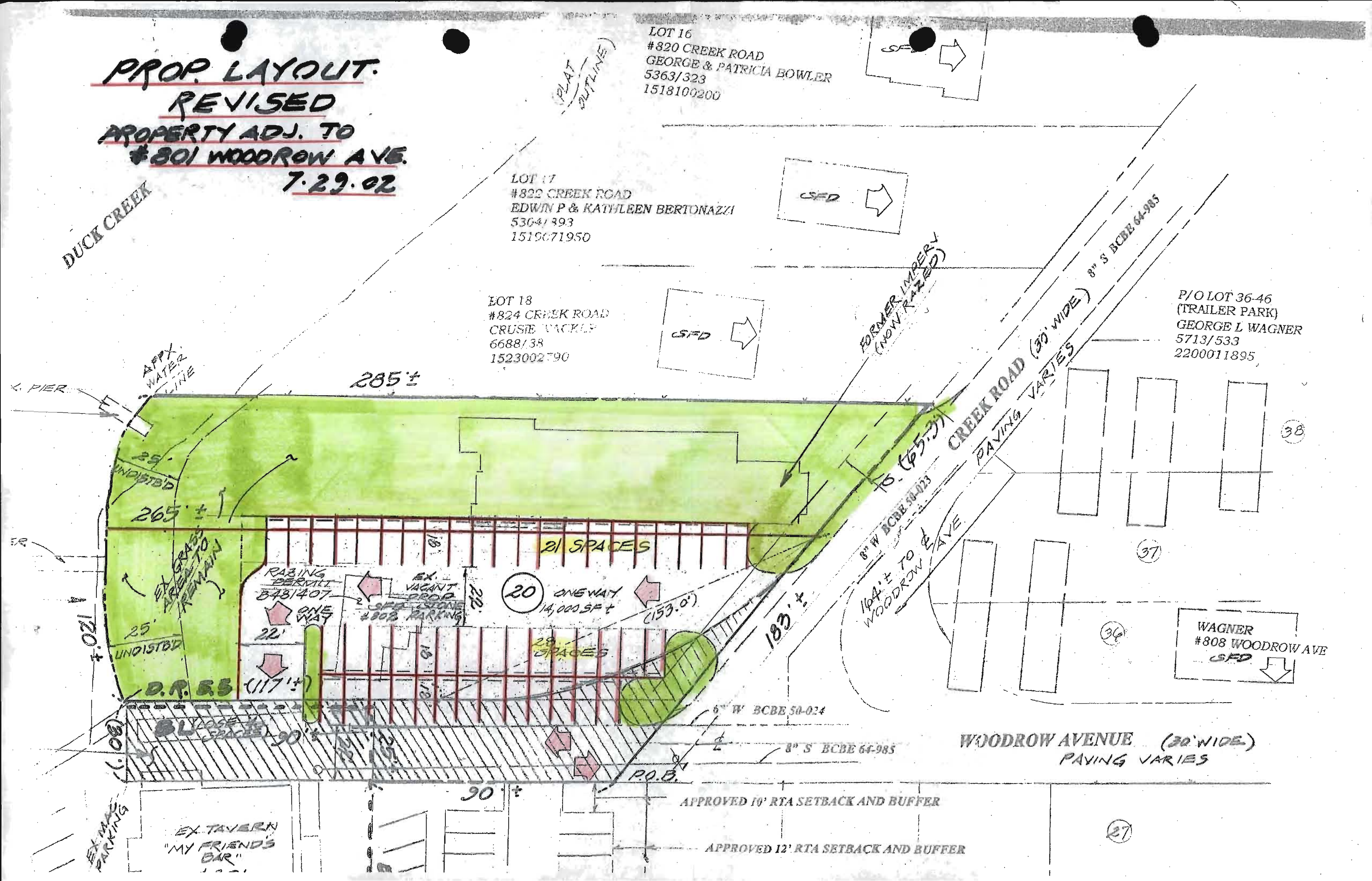
GFD 

FORMER IMPERIAL
KNOW RAZED

WAGNER
#808 WOODROW
SFD

APPROVED 12' RTA SETBACK AND BUFFER

EX TAVERN
"MY FRIENDS
BAR"



widen this travel aisle
for 2-way movement

2 way movement

make these
perpendicular spaces

2 way
movement

additional
fencing (rogals)

EXISTING
PARKING TO
REMAIN

MY
FRIEND'S
BAR

PROP
DNG

PROP
DECK

#807
EX.
SFD.

WOODROW AVE.

SEP 17 2002

Case # 02-526-SPNA
#801 WOODROW AVE
REVISED PARKING
LAYOUT #1

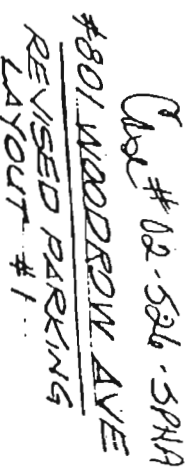
1"=30' 9-5-02

103 SPACES

Drawing: 7/30/02

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

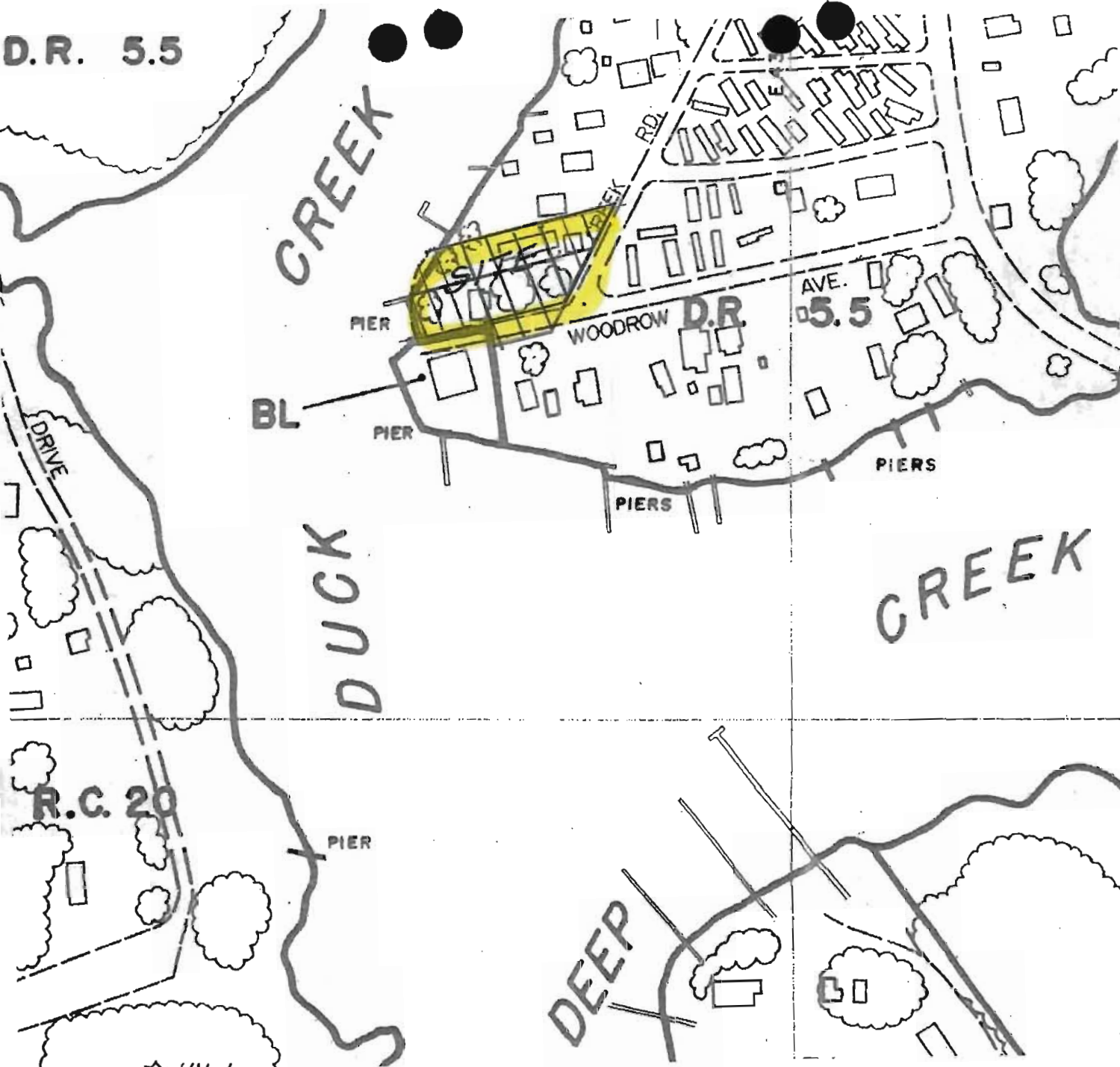
DUCK CREEK



9-5-02 1:30

103 SPACES

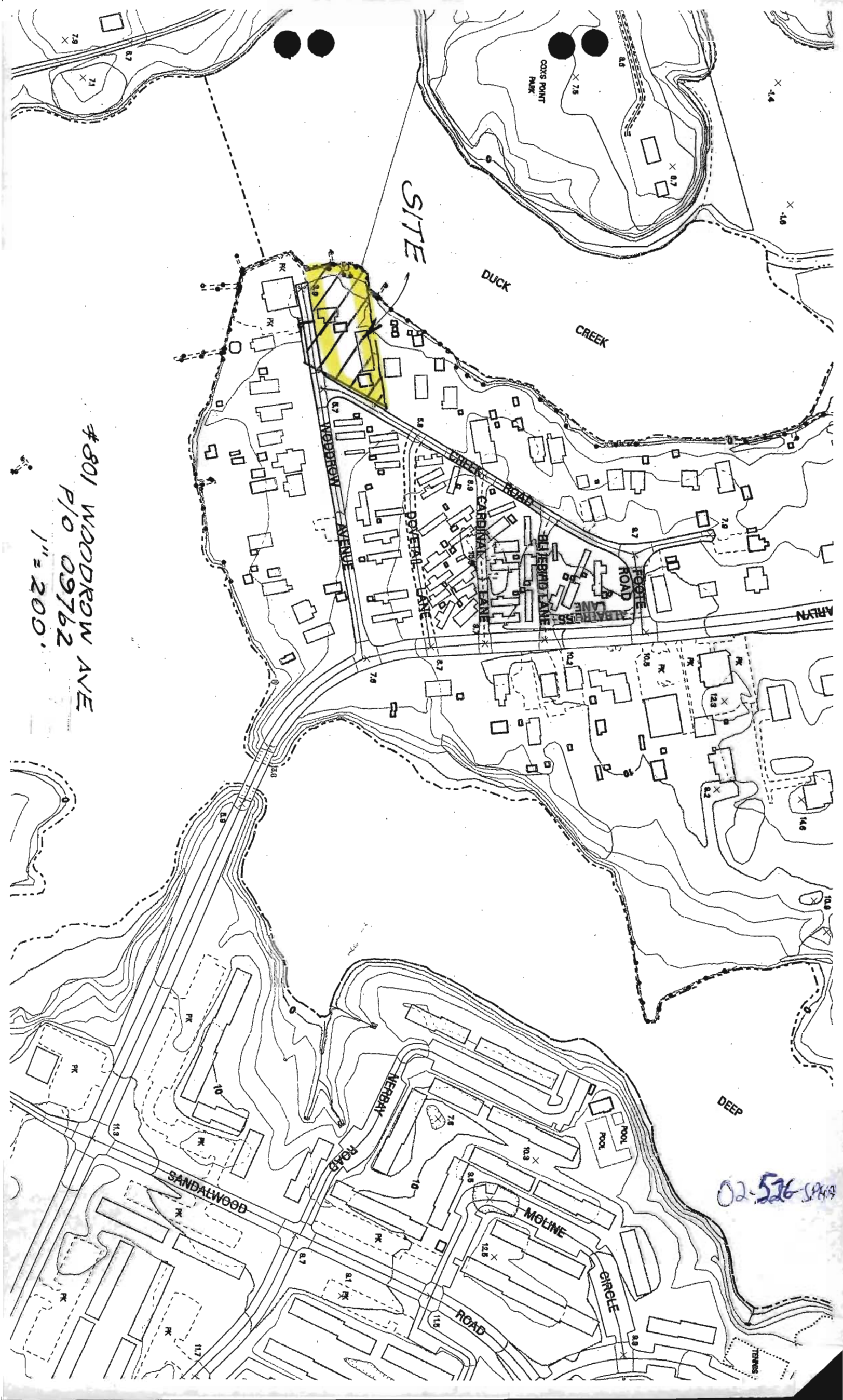
D.R. 5.5



PART OF OPZ ZONING MAP
SE 1-H 1"= 200' +/-

#801 WOODROW AVE.

02-526-SPHA

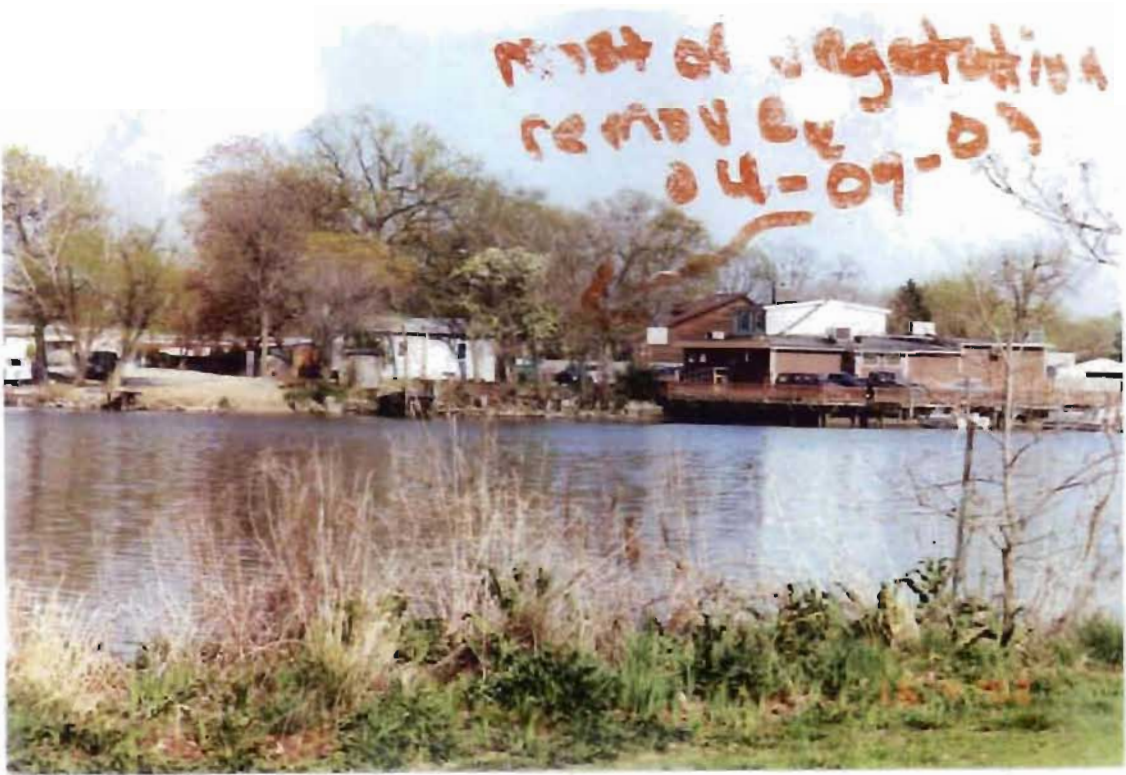


SITE

DUCK CREEK

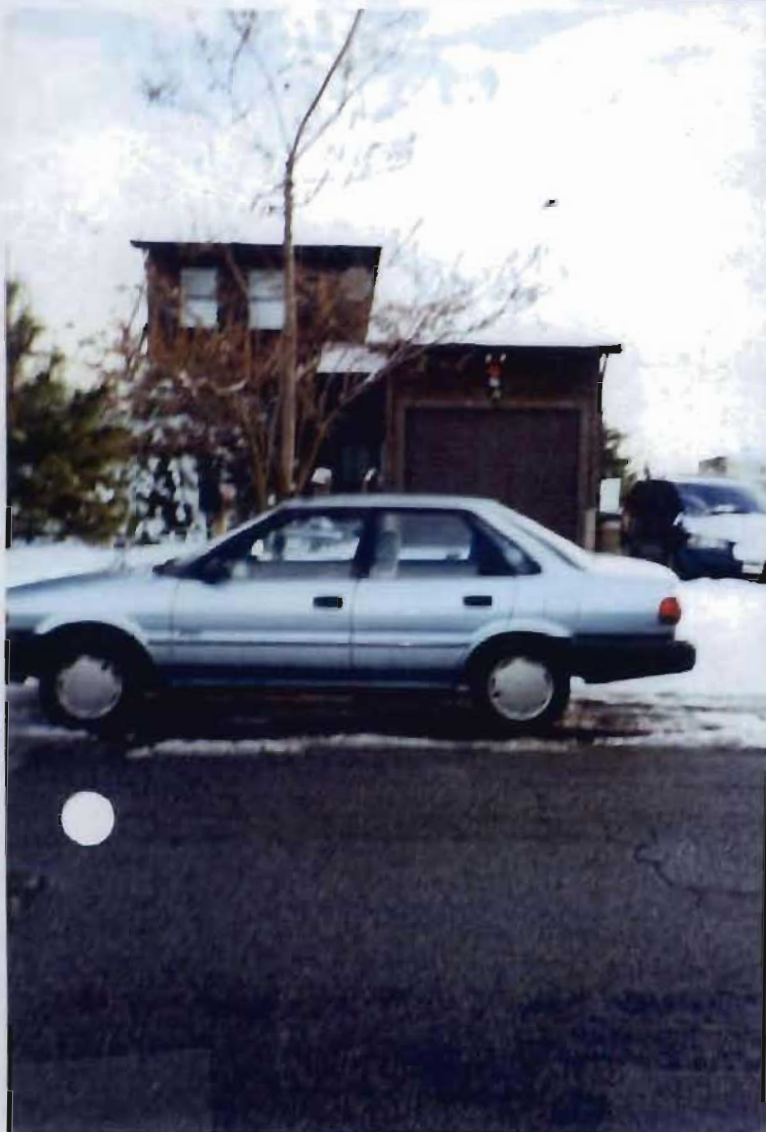
#801 WOODROW AVE
P/O 09762
1"=200'

02-526 SP4A













Cor 7-20, 7-21
27-21 ✓



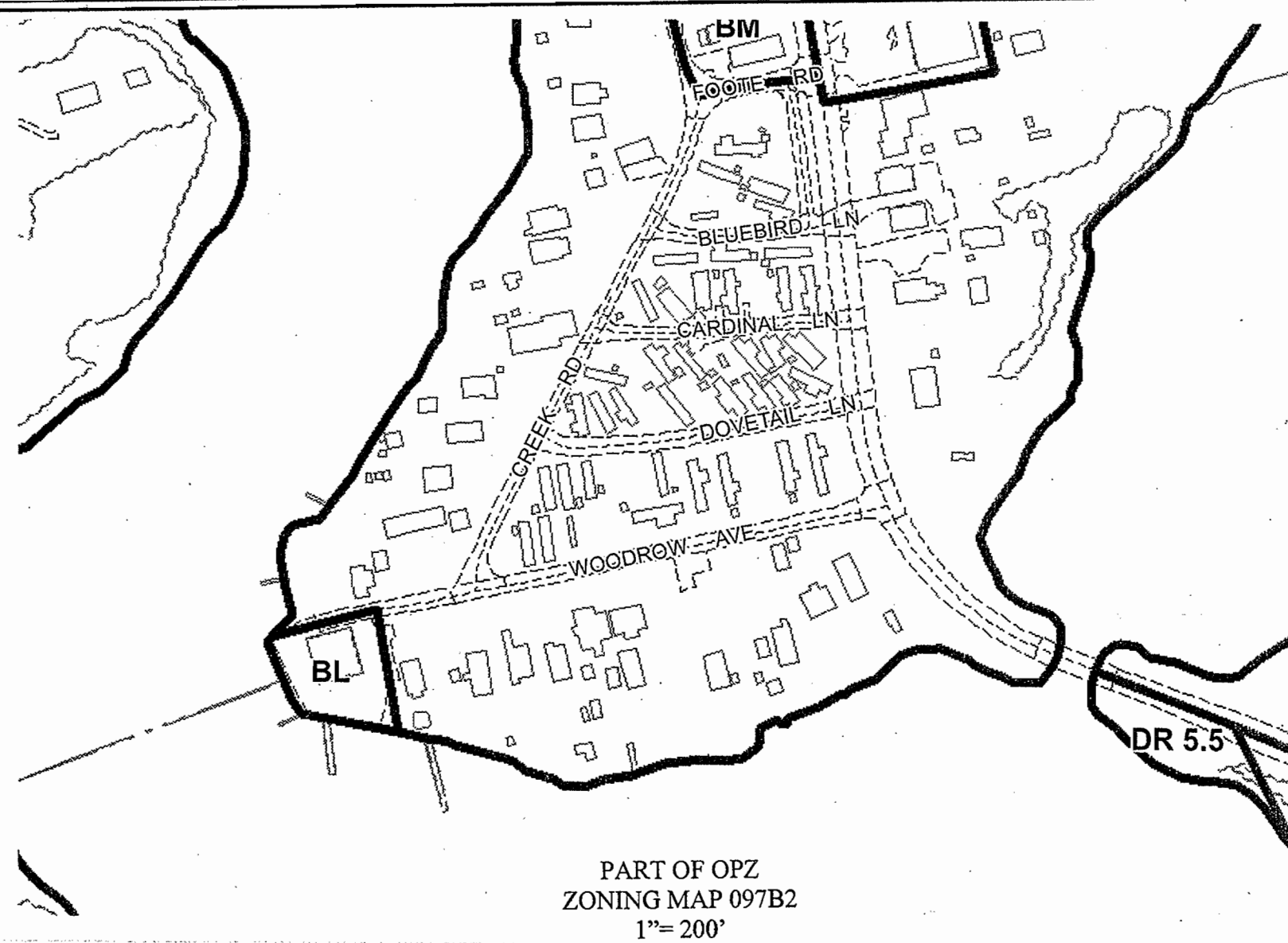
7-21



HE-11







IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S of Creek Road,
at the intersection of Woodrow Avenue
15th Election District
7th Councilmanic District
(property adjacent to #801 Woodrow Avenue) *

Rebecca R. & Michael J. Brewer
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Michael and Rebecca Brewer. The Petitioners are requesting special hearing relief to allow business parking in a residential zone, in accordance with Section 409.8B of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the following variance relief is also being requested:

1. From Section 1B01.1B.1.e.(5) of the B.C.Z.R., to allow business parking in a residential area with lot setbacks of 0 ft. and 5 ft. in lieu of the required 50 ft. buffer and 75 ft. setback;
2. From Section 409.8A.2 of the B.C.Z.R., to allow a gravel or crusher run surface in lieu of the durable and dustfree surface; and
3. From Section 409.8A.6 of the B.C.Z.R., to allow a parking area without striping.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24th day of September, 2002, that the Petitioners' Special Hearing request, to allow business parking in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief, as follows:

1. From Section 1B01.1B.1.e.(5) of the B.C.Z.R., to allow business parking in a residential area with lot setbacks of 0 ft. and 5 ft. in lieu of the required 50 ft. buffer and 75 ft. setback;
2. From Section 409.8A.2 of the B.C.Z.R., to allow a gravel or crusher run surface in lieu of the durable and dustfree surface; and
3. From Section 409.8A.6 of the B.C.Z.R., to allow a parking area without striping,

be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the granting of the relief herein is subject to the following conditions and restrictions:

1. The Petitioners shall be required to submit a lighting and landscape plan to Avery Harden, Landscape Architect for Baltimore County. Said landscape plan shall also take into consideration the board on board privacy fence, which is to be installed pursuant to the plan, attached to this Order. It shall be within the full discretion of Mr. Harden as to the type, height, placement and design of the fencing to be installed on this property. Mr. Harden shall also require additional fencing as is necessary in his opinion.
2. Once the plan is implemented and the new parking lots installed, the Petitioners shall, to the extent possible, prevent customers and patrons from parking out in the residential community on Creek Road or Woodrow Road.
3. The Petitioners shall be required to keep and maintain the parking lot free and clear of all trash and debris, as well as any trash and debris that may be disbursed into the adjacent residential neighborhood.
4. The Petitioners shall be required to post conspicuous signage at the exits to the parking lot indicating that motorists are to make a left turn only when exiting the Petitioners' property. These signs shall be posted as indicated on the site plan attached hereto.

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
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

THE MATTER OF THE
CLOSING OF A PORTION
OF WOODROW AVENUE
IN THE THIRTEENTH ELECTION DISTRICT *

* BEFORE THE
* COUNTY EXECUTIVE
* FOR
* BALTIMORE COUNTY

RECEIVED

DEC 17 2003

WIT: MICHAEL J. BREWER & REBECCA R. BREWER

ORDER

WHEREAS, the Petitioners, MICHAEL J. BREWER AND REBECCA R. BREWER, County, petitioned for the closing of a portion of Woodrow Avenue in the Fifteenth Election District of Baltimore County; and;

WHEREAS, Notice of said closing was published in a local Baltimore County newspaper for three successive weeks giving notice by publication of the intention to close a portion of said road; and

WHEREAS, a hearing as set forth in the advertisement hereinabove referred to was held on September 11, 2003, at 10:00 AM in Room 215 of the County Office Building, Towson, Maryland, for the purpose of receiving objections; and

WHEREAS, the County Hearing Officer has found that the hereinafter described portion of WOODROW AVENUE is no longer necessary for public travel.

NOW THEREFORE, it is this 24th day of December, 2003, by Baltimore County, Maryland

ORDERED, that the portion of WOODROW AVENUE containing 0.171 acre (7,454 square feet), more or less shown and indicated "AREA TO BE CLOSED" on the drawing which is attached hereto as Exhibit "A", and made a part hereof and the same is hereby closed.

RESERVING unto Baltimore County, Maryland all easements, expressed, proposed, or implied, including, but not limited to slope, water, sewer, and storm drains within the entire closure area until such time as all utilities have been removed and/or relocated and new easements granted for said utilities.

RESERVING ALSO unto Verizon all easements for utility facilities, including, but not limited to, underground cables, poles, and overhead wires.

WITNESS:

Donal Rascob

By: *Donal Rascob* (SEAL)
DONALD RASCOB
HEARING OFFICER

APPROVED FOR LEGAL FORM AND SUFFICIENCY*
(Subject to Execution by the Duly Authorized Administrative
Official and/or Chairman of the County Council, as indicated.)

Donal Rascob
OFFICE OF THE COUNTY ATTORNEY 1284

(*Approval of Legal Form and Sufficiency Does Not
Convey Approval Or Disapproval of the Substantive
Nature of This Transaction. Approval is Based Upon
Typeset Document-All Modifications Require Re-Approval.)

11/24/03

DFM:LMB:slb

ZONING HISTORY

Case No. 02-526-SPHA, Petition for Special Hearing and Variance. Special Hearing to allow business parking in a residential zone. Petition for Variance to allow business parking in residential area with lot setbacks of 0 feet and 5 feet in lieu of the required 50 feet buffer and 75 feet setback, to allow a gravel or crusher run surface in lieu of the durable and dust free surface and to allow a parking area without striping. All relief granted by Order dated September 24, 2002.

Case No. 00-248-X. Petition for Special Exception for arcade use in combination with existing tavern granted by Order dated January 20, 2000.

Case No. 99-508-SPHA. Petition for Special Hearing to approve use permit for commercial parking in a residential zone and variance to allow a 10 foot buffer and 12 foot setback in lieu of the required 50 feet buffer and 75 foot setback and to allow alternative paving to durable and dustless surface as well as a variance to allow no striping of parking spaces in lieu of the required striping. All relief requested was granted by Order dated August 20, 1999. The same Order also reaffirmed the variance previously granted in Case No. 83-275-SPHA allowing 68 parking spaces in lieu of the required 74.

Case No. 83-275-SPHA. Petition for Special Hearing to approve a nonconforming use to allow commercial parking in a residential zone. Petition for Variance to allow 24 parking spaces in lieu of 59 required. All zoning relief granted by Order dated June 22, 1983.

Case No. 463. Petition for Reclassification to change the zoning from A Residential to E Commercial approved by Order dated April 24, 1946.

GENERAL NOTES:

1. SUBJECT PROPERTY CONSISTS OF LOTS 19 AND 20 - PLAT OF DEEP CREEK AVENUE PARK (7/2).
2. ZONING HISTORY: LOT 21 (BAR SITE) SPECIAL HEARING AND VARIANCE 83-275-SPHA ALLOWING 25 PARKING SPACES IN LIEU OF THE REQUIRED 39 SPACES.
3. OWNER: (LOTS 22 AND 23) WILLIAM G. AND HOLLY D. BREWER 801 WOODROW AVE. BALTIMORE, MD. 21221 410-391-5807
4. EXISTING ZONING OF LOTS 19 AND 20 D.R. 5.5
5. EXISTING USE OF LOTS 19 AND 20 VACANT (LOT 20 RAZING PERMIT FOR EX DWLG-B481407)
6. PROPOSED USE OF LOTS 19 AND 20- PARKING TO SUPPORT TAVERN USE AT ADJACENT LOT 21 (MY FRIEND'S BAR- #801 WOODROW AVE.)
7. TOTAL AREA LOTS 19 AND 20- 32,000 SF+ (0.73 AC +/-) - INCLUDES ROAD CLOSURE AREA IN D.R. 5.5
8. SITE IS IN C.B.C.A. (LDA)

PARKING NOTES:

1. PARKING CALCULATIONS FOR TAVERN (PER PREVIOUS SPECIAL HEARING AND VARIANCE PLAN)
TAVERN FLOOR AREA = 3568 SF
REQUIRED PARKING = 3568 X 20/1000 = 72 SPACES + 2 SPACES FOR 2ND STORY APARTMENT MINUS 34 SPACES PER 83-275 SPH = 40 SPACES REQUIRED.
EXISTING STRIPED PARKING = 33 SPACES (INCLUDING 1 HCP. SPACE).
LOT 22/23 PARKING = 33 SPACES
PROPOSED LOT 19/20 PARKING= 66 SPACES
PROPOSED TOTAL (EXISTING AND PROPOSED) PARKING SPACES = 95 SPACES
ANCHORED WHEEL STOPS SHALL BE PROVIDED AROUND PARKING LOT.
DESIGN, SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SEC 26-283 BALTIMORE COUNTY CODE, 1988 EDITION, AS REVISED.
2. ANY FIXTURE USED TO ILLUMINATE THE PARKING FACILITY SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING OR LANDSCAPING.

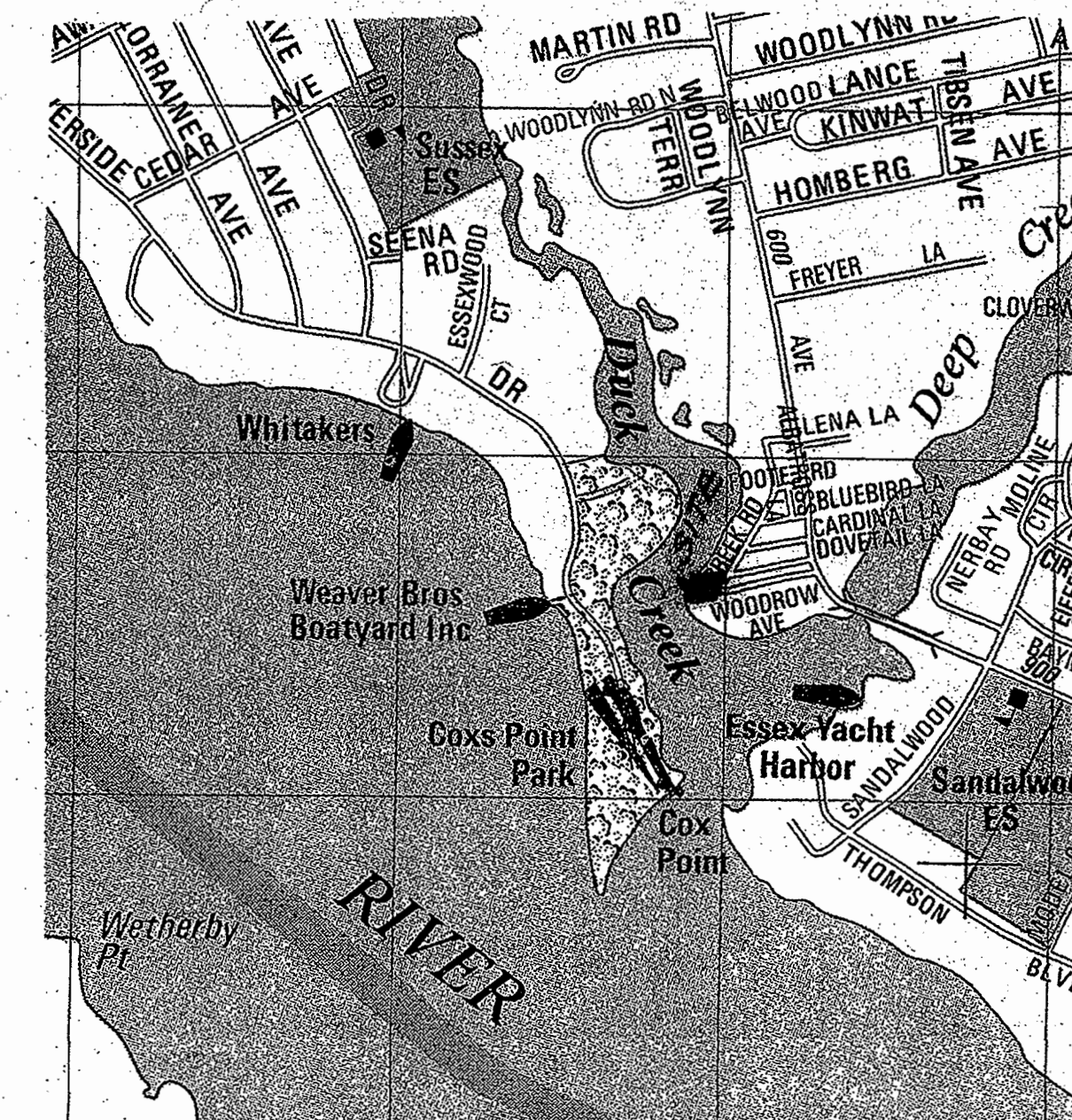
RESIDENTIAL TRANSITION AREA NOTES:

1. ALL DWELLINGS AND VACANT LOTS OF RECORD WHICH CREATE RESIDENTIAL TRANSITION AREAS ON THIS SITE ARE SHOWN ON THIS PLAN.

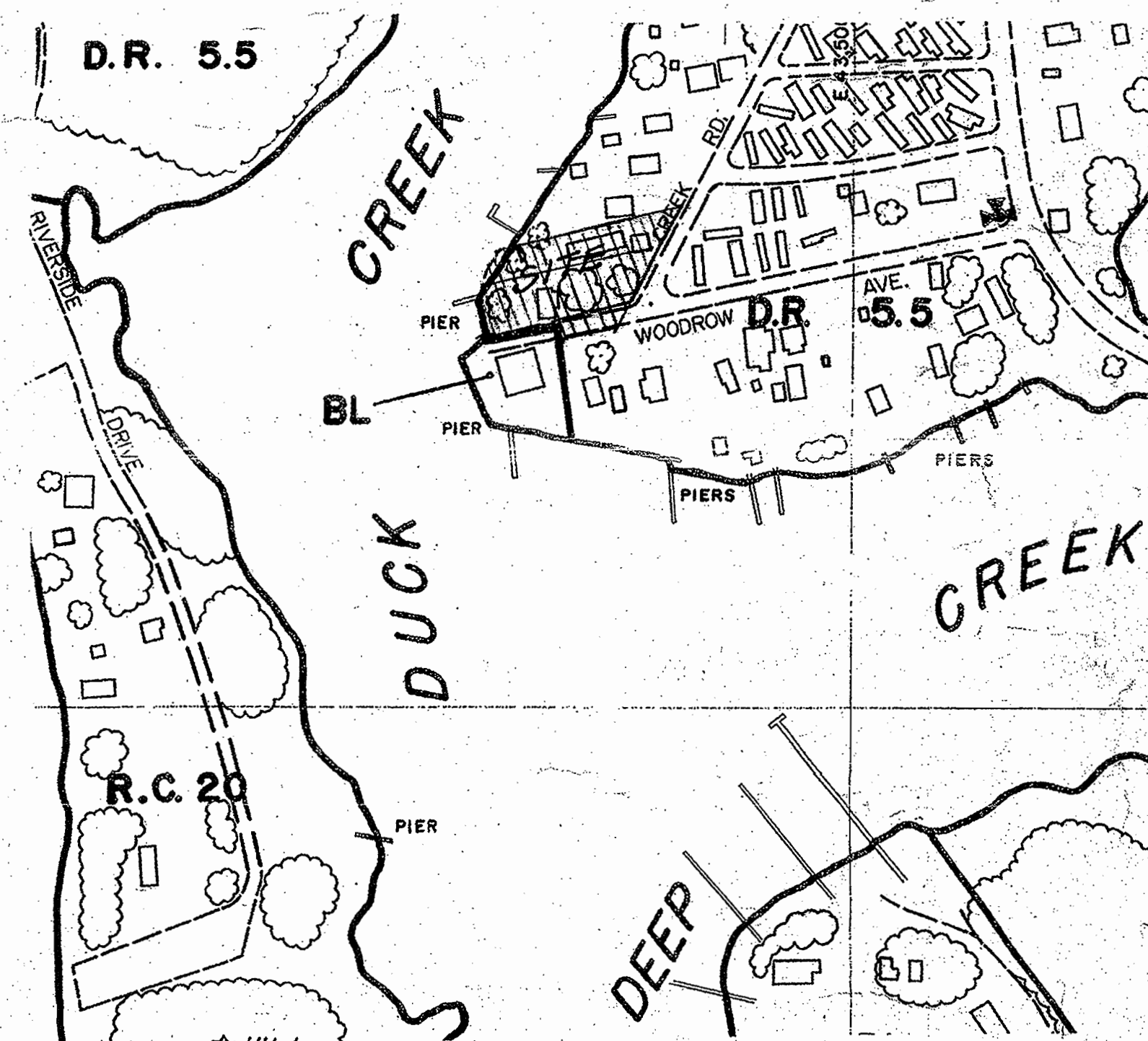
9. SITE IS ENTIRELY IN R.T.A.
10. PARKING WITHIN ROAD AREA IS CONDITIONED UPON ROAD CLOSURE.
11. PARKING LOT HOURS 10 AM - 2:15 AM (USE) ILLUMINATION DUSK - 2:15 A.M.
12. FIRM 240010 0440 S ZONE 43
13. PARKING LOT TO BE REGULARLY MAINTAINED (STONE & BUMPER BLOCKS)
14. ONLY EXIT FROM PROP. PARKING LOT WILL BE VIA PROPOSED ROAD CLOSURE ON TO WOODROW AVE

REDLINE NOTES APRIL 20, 2007
TAVERN FLOOR AREA = 3568 SF
ADDITION FLOOR AREA = 2112 SF
TOTAL = 5680 SF
5680 X 20/1000 = 114 SPACES
2ND STY. AP. = 2 SPACE
- 34 SPACES PER - 34
83-275SPH
82 SPACES
TOTAL REQ'D.
PARKING PROVIDED = 114 SPACES

- Design standards:
- A. Requirements for parking facilities in all zones. All off-street parking facilities shall be subject to the following requirements:
 1. Design, screening and landscaping. Design, screening and landscaping shall be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code, 1988 Edition, as revised.
 2. Lighting. Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.
 3. Distance to street line. No parking space in a surface parking facility for a nonresidential use shall be closer than 10 feet to the right-of-way line of a public street, excluding vehicle overhang, except that in the C.T. District of Towson such setback is not required if the parking facility is screened from the street in accordance with the Landscape Manual.
 4. Dead ends. All dead-end drives shall be designed to provide sufficient backing area for the end parking spaces.
 - B. In addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:
 - a. The land to be used must adjoin or be across an alley or street from the business or industry involved.
 - b. Only passenger vehicles, excluding buses, may use the parking facility.
 - c. No loading, service or any use other than parking shall be permitted.
 - d. Lighting shall be regulated as to location, direction, hours of illumination, glare and intensity, as required.
 - e. A satisfactory plan showing parking arrangement and vehicular access must be provided.
 - f. Method and area of operation, provision for maintenance and permitted hours of use shall be specified and regulated as required.
 - g. Any conditions not listed above which, in the judgment of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.



VICINITY MAP
1" = 1000' +/-



PART OF OPZ ZONING MAP
SE 1-H 1" = 200' +/-

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE NO. 02-526-SPHA
Must Comply with Sect 409.8.B.2
SIGNED BY WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY
DATE 6/6/07

"REDLINE"
SPIRIT AND INTENT PLAN
SHEET 1 OF 2
#801 WOODROW AVENUE
4-20-07

SITE PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE AND VARIANCES TO RESIDENTIAL TRANSITION AREA REQUIREMENTS AND DESIGN STANDARDS

PROPERTY ADJACENT TO
801 WOODROW AVENUE
15TH ELEC. DIST. 7TH COUNC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 30' MAY 24, 2002

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



02-526-SPHA 97.743

GENERAL NOTES:

1. SUBJECT PROPERTY CONSISTS OF LOTS 19 AND 20 - PLAT OF DEEP CREEK AVENUE PARK (7/2).
2. ZONING HISTORY: LOT 21 (BAR SITE) SPECIAL HEARING AND VARIANCE 83-275-SPHA ALLOWING 25 PARKING SPACES IN LIEU OF THE REQUIRED 59 SPACES.
3. OWNER: (LOTS 22 AND 23) WILLIAM G. AND HOLLY D. BREWER 801 WOODROW AVE. BALTIMORE, MD. 21221 410-391-5807
4. EXISTING ZONING OF LOTS 19 AND 20 D.R. 5.5
5. EXISTING USE OF LOTS 19 AND 20 VACANT (LOT 20 RAZING PERMIT FOR EX DWLG- B481407).
6. PROPOSED USE OF LOTS 19 AND 20- PARKING TO SUPPORT TAVERN USE AT ADJACENT LOT 21 (MY FRIEND'S BAR- #801 WOODROW AVE.)
7. TOTAL AREA LOTS 19 AND 20- 32,000 SF+ (0.73 AC ±) - INCLUDES ROAD CLOSURE AREA IN D.R. 5.5
8. SITE IS IN C.B.C.A. (LDA)

PARKING NOTES:

1. PARKING CALCULATIONS FOR TAVERN (PER PREVIOUS SPECIAL HEARING AND VARIANCE PLAN)
TAVERN FLOOR AREA = 3568 SF
REQUIRED PARKING = 3568 X 20/1000 = 72 SPACES + 2 SPACES FOR 2ND STORY APARTMENT MINUS 34 SPACES PER 83-275 SPH = 40 SPACES REQUIRED.
EXISTING STRIPED PARKING = 33 SPACES (INCLUDING 1 HCP. SPACE).
LOT 22/23 PARKING = 33 SPACES
PROPOSED LOT 19/20 PARKING = 66 SPACES
PROPOSED TOTAL (EXISTING AND PROPOSED) PARKING SPACES = 95 SPACES
ANCHORED WHEEL STOPS SHALL BE PROVIDED AROUND PARKING LOT.
2. DESIGN, SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SEC 26-283 BALTIMORE COUNTY CODE, 1988 EDITION, AS REVISED.
3. ANY FIXTURE USED TO ILLUMINATE THE PARKING FACILITY SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL LOTS AND PUBLIC STREETS. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING OR LANDSCAPING.

RESIDENTIAL TRANSITION AREA NOTES:

1. ALL DWELLINGS AND VACANT LOTS OF RECORD WHICH CREATE RESIDENTIAL TRANSITION AREAS ON THIS SITE ARE SHOWN ON THIS PLAN.

9. SITE IS ENTIRELY IN R.T.A.

10. PARKING WITHIN ROAD AREA IS CONDITIONED UPON ROAD CLOSURE.

11. PARKING LOT HOURS 10 AM - 2:15 AM (USE) ILLUMINATION DUSK - 2:15 A.M.

12. F.I.R.M. 240010 0440 0 RONE A9

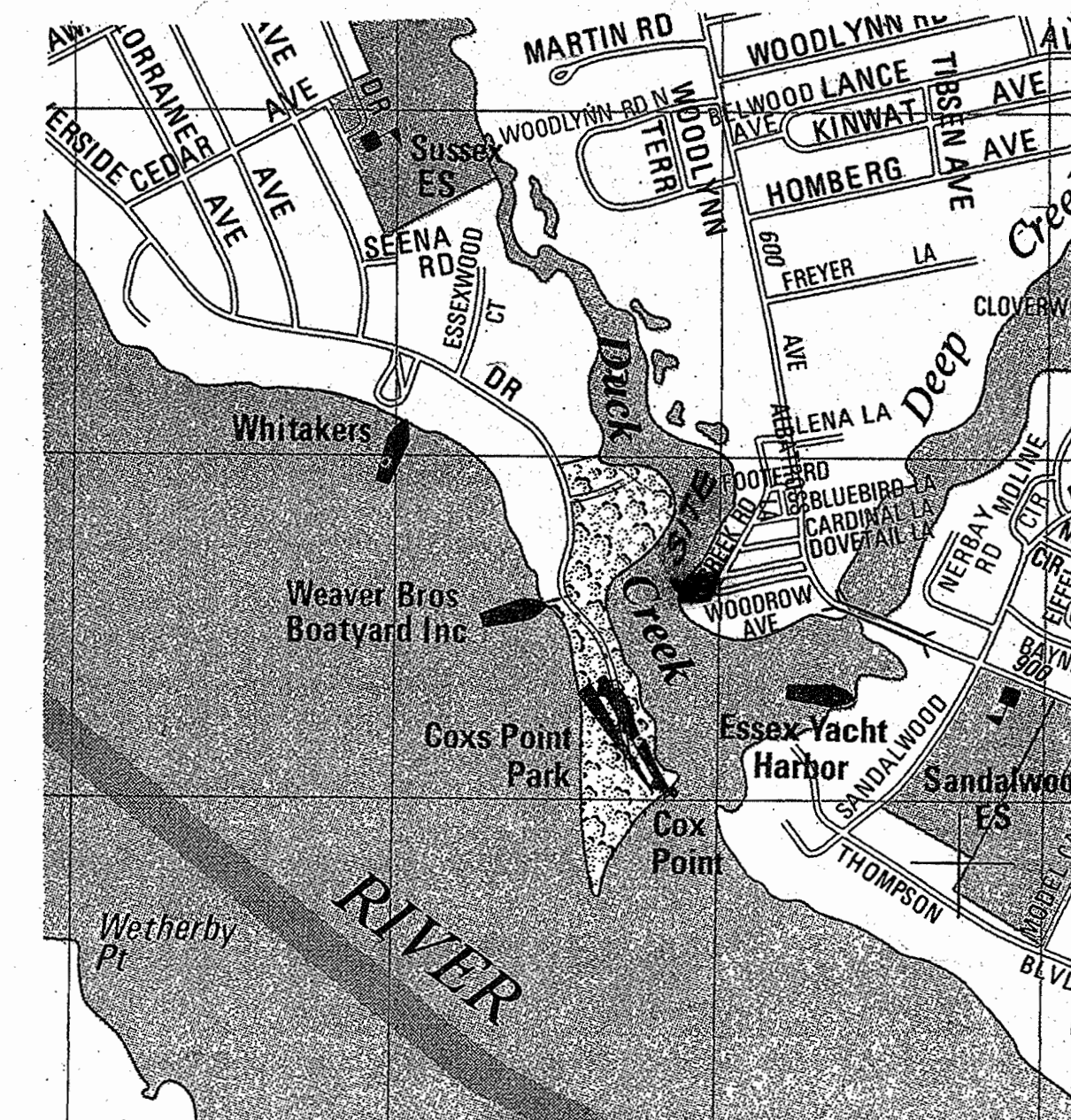
13. PARKING LOT TO BE REGULARLY MAINTAINED (STONE & BUMPER BLOCKS).

14. ONLY EXIT FROM PROP. PARKING LOT WILL BE VIA PROPOSED ROAD CLOSURE ON TO WOODROW AVE.

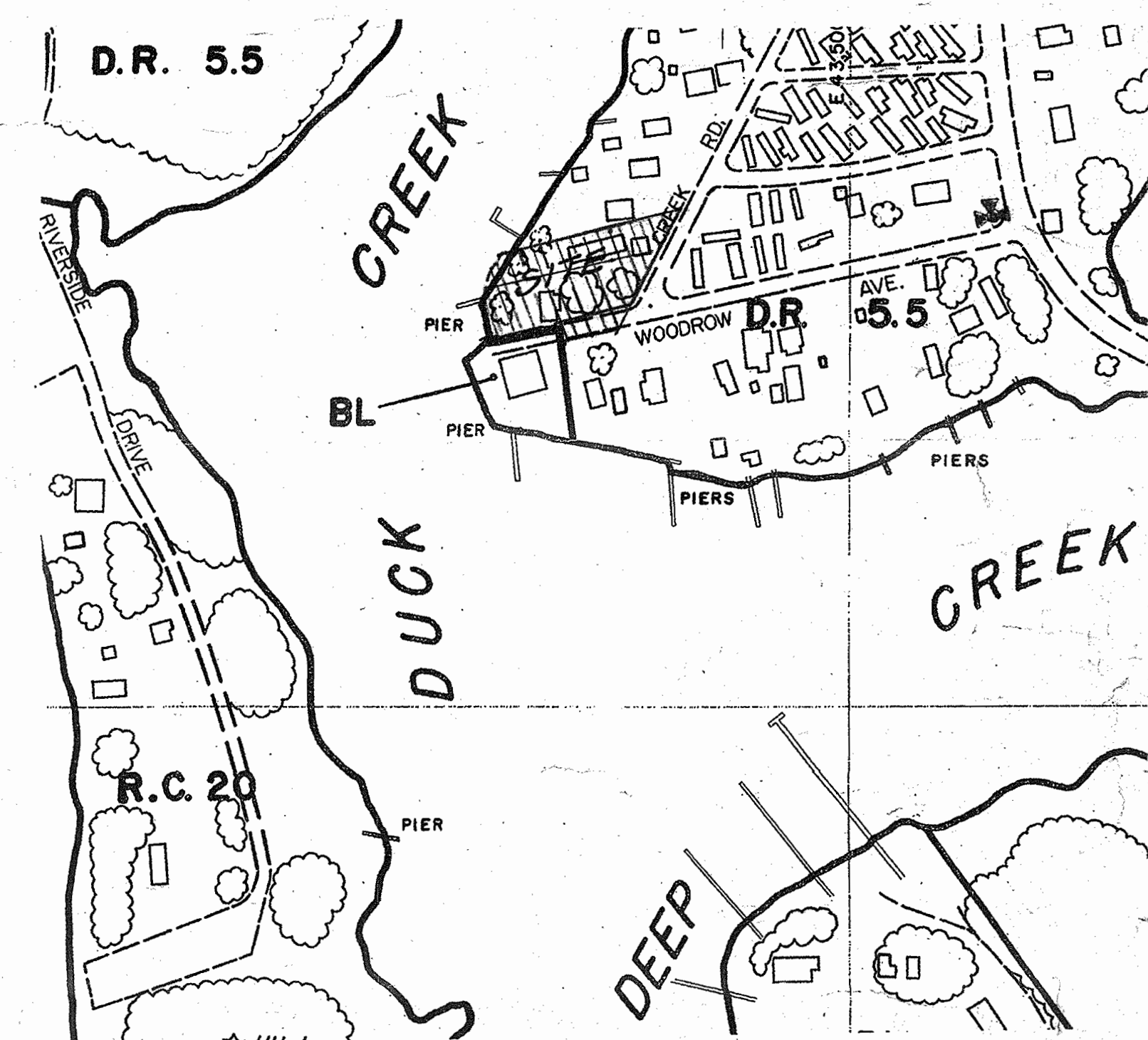
Design standards:

- A. Requirements for parking facilities in all zones. All off-street parking facilities shall be subject to the following requirements:
 1. Design, screening and landscaping. Design, screening and landscaping shall be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to Section 26-283 of the Baltimore County Code, 1988 Edition, as revised.
 2. Lighting. Any fixture used to illuminate any parking facility shall be so arranged as to reflect the light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping.
 3. Distance to street line. No parking space in a surface parking facility for a nonresidential use shall be closer than 10 feet to the right-of-way line of a public street, excluding vehicle overhang, except that in the C.T. District of Towson such setback is not required if the parking facility is screened from the street in accordance with the Landscape Manual.
 4. Dead ends. All dead-end drives shall be designed to provide sufficient backup area for the end parking spaces.

- A. In addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:
 - a. The land so used must adjoin or be across an alley or street from the business or industry involved.
 - b. Only passenger vehicles, excluding buses, may use the parking facility.
 - c. No loading, service or any use other than parking shall be permitted.
 - d. Lighting shall be regulated as to location, direction, hours of illumination, glare and intensity, as required.
 - e. A satisfactory plan showing parking arrangement and vehicular access must be provided.
 - f. Method and area of operation, provision for maintenance and permitted hours of use shall be specified and regulated as required.
 - g. Any conditions not listed above which, in the judgment of the Zoning Commission, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.



VICINITY MAP
1"= 1000' ±



PART OF OPZ ZONING MAP
SE 1-H 1"= 200' ±

Ref Ex #1



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

SITE PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING TO PERMIT BUSINESS PARKING IN A RESIDENTIAL ZONE AND VARIANCES TO RESIDENTIAL TRANSITION AREA REQUIREMENTS AND DESIGN STANDARDS
PROPERTY ADJACENT TO # 801 WOODROW AVENUE
15TH ELEC. DIST. 7TH COUNC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"= 30' MAY 24, 2002

02-226-SPHA 97.743