IN RE: PETITION FOR SPECIAL HEARING NW/S Philadelphia Road, 300' NE of Lloyd Avenue (11540 Philadelphia Road) 11th Election District

11th Election District
5th Council District

John Q. Kluttz, III, William E. Kluttz, and Aaron W. Kluttz, Owners; *
Carl Muffoletto, Contract Lessee - Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

Case No. 03-085-SPH

* * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, John Q. Kluttz, III, William E. Kluttz, and Aaron W. Kluttz, and the Contract Lessee, Carl Muffoletto, through their attorney, Gerald W. Soukup, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan in prior Case No. 67-240-XA and to delete the service garage portion of the property from the special exception. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Carl Muffoletto, Contract Lessee, and Gerald W. Soukup, Esquire, attorney for the Petitioners. There were no Protestants present; however, several business associates and family of Mr. Muffoletto appeared in support.

The subject property under consideration is an irregular shaped parcel located on the northwest side of Philadelphia Road, near Lloyd Avenue and New Forge Road in White Marsh. The instant request relates to a small area of the subject property in the front portion of the site immediately adjacent to Philadelphia Road. This area of the property contains approximately 0.2042 acres, zoned B.R., and is improved with a two-story frame building and an attached garage that are used as a service garage operation. The balance of the site is improved with a trailer park.

ORDER REGENTED FOR FILING Date 10/10/20 FOR FILING By 20/10/20 Apparently, pursuant to the relief granted in prior Case No. 67-240-XA, the subject property was granted a special exception and variance relief for the operation of a trailer park, and the two-story building and garage were used in conjunction therewith. Recently, the two-story building and garage were converted for use for Mr. Muffoletto's service garage. The Petitioners now come before me seeking approval to amend the previously approved site plan and delete the area of the service garage from the area of the trailer park. It is to be noted that a service garage is a use permitted by right in the B.R. zone.

Mr. Muffoletto is the proprietor of Action Cycle, which has been in existence for approximately 22 years. The business has previously operated from three different locations; however, recently relocated to the subject property. Mr. Muffoletto currently operates his business on the first floor of the two-story building and within the garage that exists on the site. The second floor of the building is not in use at the present time. The nature of Mr. Muffoletto's business is to provide long-term restoration and repair of motorcycles, predominantly Harley Davidson models. Mr. Muffoletto indicated that approximately 25% of his business is the restoration/customization of motorcycles, and 75% is in the repair of those cycles. Services include engine overhauls, as well as customized work. This work is done by appointment, only. It was indicated that he has approximately three customer visits to the shop per week. Typically, the customer brings the bike to the shop for one or more services as described above. Mr. Muffoletto may keep the vehicle for as long as a year to complete certain highly technical repairs and restorations.

There were no Protestants present and a favorable Zoning Advisory Committee (ZAC) comment was received from the Office of Planning. Apparently, the business has minimal impact on the area and the trailer park operates without complaint. Based upon the testimony and evidence presented, I am persuaded to grant the request. In my judgment, the proposed use will not be detrimental to the health, safety or general welfare of the locale.

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

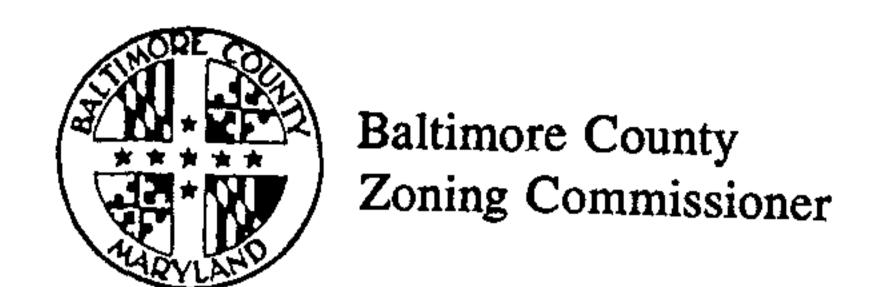
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______day of October, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 67-240-XA and to delete the service garage portion of the property from the special exception, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

410-887-4386 Fax: 410-887-3468

October 16, 2002

Gerald W. Soukup, Esquire 9407 Harford Road Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE

NW/S Philadelphia Road, 300' NE of Lloyd Avenue

(11540 Philadelphia Road)

11th Election District – 5th Council District

John Q. Kluttz III, William Kluttz, Aaron Kluttz, Owners;

Carl Muffoletto, Contract Lessee - Petitioners

Case No. 03-085-SPH

Dear Mr. Soukup:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

Messrs. John Q. Kluttz/III, William Kluttz, Aaron Kluttz

P.O. Box 5030, Baltimore, Md. 21220

People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	11540	PHUADEZPHIA	RD
which is	presently zoned	BR	•

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

To amend the previously approved Case No. 67-240-XA and to delete the service garage portion of the property from the Special Exception.

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

If 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 purs	uant 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:	<u>Legal Owner(s):</u>
Name - Type or Print	JOHN Q. KLUTTZ TIE, AARON KLUTTZ, Name - Type or Print
Signature So3 EARCHON Ps. 410 3916872 Address Telephone No	Signature Signature WILLIAM KLUTT 2 Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	P.O. BOX 5030 (410)679-0000
Name Type or Print W. SOUKUP	Address BALTIMORE City Telephone No. Z/2ZO State Zip Code
Signature	City State Zip Code Representative to be Contacted:
Company Company Address Telephone No.	WILLIAM KLUTTZ OR AARON KLUTTZ Name 911 PULASKI HWY 410) 679-00 Address Telephone No.
15115) MX. 21234	70PPA MD. 21085
210 661 - 1964 Zip Code	City State Zip Code OFFICE USE ONLY
34	ESTIMATED LENGTH OF HEARING
Case No. 03-085-SPH	UNAVAILABLE FOR HEARING
Revie	wed By D. THOMPSON Date 8/19/02
和 9/1\$ 198	

ZONING DESCRIPTION SPECIAL HEARING (CM)

To Accompany a Special Exception for Action Cycle

#11540 Philadelphia Road Baltimore County, Maryland

July 24, 2002

BEGINNING at a point in or near the centerline of Philadelphia Road (Maryland Route 7), at a distance of 600 feet +/- northeasterly of Lloyd Avenue feet wide. Thence the following courses and distances:

North 51 degrees 36 minutes 00 seconds West, 541.14 feet, thence; South 44 degrees 45 minutes 00 seconds West, 265.51 feet, thence; North 56 degrees 28 minutes 13 seconds West, 20.39 feet, thence, North 44 degrees 45 minutes 00 seconds East, 267.25 feet, thence; North 51 degrees 36 minutes 00 seconds West, 219.88 feet, thence; North 38 degrees 24 minutes 00 seconds East, 151.38 feet, thence; North 84 degrees 36 minutes 30 seconds East, 398.31 feet, thence; South 44 degrees 45 minutes 00 seconds West, 188.97 feet, thence; South 56 degrees 31 minutes 00 seconds East, 530.90 feet, thence; South 41 degrees 18 minutes 00 seconds West, 285.08 feet to the place of beginning, as recorded in deed Liber 8155, Folio 670.

Being Tax Parcels Numbers 261, 87 and 218, Grid 2, Map 73 as depicted on the Baltimore County Tax Maps. Also know as 11540 Philadelphia Road, located in the 11th Election District, Baltimore County, Maryland.



ZONING DESCRIPTION

To Accompany a Special Hearing for

Action Cycle

#11540 Philadelphia Road Baltimore County, Maryland

August 29, 2002

BEGINNING at a point in or near the centerline of Philadelphia Road (Maryland Route 7), at a distance of 300 feet +/- northeasterly of Lloyd Avenue. Thence the following courses and distances:

North 51 degrees 36 minutes 00 seconds West 86.23 feet, thence; North 41 degrees 18 minutes 00 seconds East 105.49 feet, thence; South 48 degrees 42 minutes 00 seconds East 86.12 feet, thence, South 41 degrees 18 minutes 00 seconds West 101.13 feet to the place of beginning.

BEING the southernmost corner of Tax Parcels Numbers 261, 87 and 218, Grid 2, Map 73 as depicted on the Baltimore County Tax Maps. Also know as 11540 Philadelphia Road, located in the 11th Election District, Baltimore County, Maryland.



Revised 5PH 03-085-5PH

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 16463
DATE	0066150
AMOUNT $\frac{$25}{}$).00-
RECEIVED (ARL MIFROLETTO	
FOR: ITEM # 085 03-085-SPH	······································
11540 PHILADELPHIA 20 3	y D.T.
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	

PAID RECEIPT
BUSINESS -ACTUAL TIME
3/19/2002 8/19/2002 11:48:50
REC WSOS WALKIN KWCM KXW DRAWER >>RECEIPT # 097265 8/19/2002 OFLA
Dext 5 528 ZONING VERIFICATION
CR #0. 016463
Recet Tot \$250.00
250.00 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 dentified herein as follows:

Case #03-085-SPH
11540 Philadelphia Road
on or near centerline Philadelphia
Road, 600' NE of Lloyd Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): William Kluttz,
John Kluttz, Ill and Aaron Kluttz
Special Hearing: to amend
the previously approved
case no 67-240-XA to delete service garage portion
of the property from the
Special Exception
Hearing: Wednesday,
September 25, 2002 at
11:00 a.m. in Room 106,
Baltimore County Office
Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.
(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-

3391. JT/9/667 Sept 10 C561656

CERTIFICATE OF PUBLICATION

9/12,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $\frac{9/0}{10}$, $\frac{2002}{10}$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
*
S. Wilkings

LEGAL ADVERTISING

POSTED 9/10/02 Julie 20/10/02

A ST MEN A

	Petitioner/Developer:
	CARL MUFFOLEPTO
	Date of Hearing/Closing: 9/25/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Towson, MD 21204 MR. GEORGE SAHWER Attention: Ms Gwendolyn Stephens	
adies and Gentlemen:	•
ere posted conspicuously on the property	PHILADERPHIA 120-
ne sign(s) were posted on	
ro pigu(a) more begrea ou	9/10/02
	(Month, Day, Year)

RE:	PETITION FOR SPECIAL HEARING 11540 Philadelphia Road - in/near ctrl	*	BEFORE THE
	of Philadelphia Road, 600' NE of Lloyd A 11th Election District 5th Councilmanic	Ave.*	ZONING COMMISSIONER
	District	*	FOR
	Legal Owner: William Klutz, John Klutz	,III	
	& Aaron Klutz	*	BALTIMORE COUNTY
	Contract Pur.: Carl Muffoletto		
	Petitioner(s)	*	03-085-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Gerald Soukup, Esq., 9407 Harford Road, Baltimore, MD 21234 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 10, 2002 Issue – Jeffersonian

Please forward billing to:

Mr Carl Muffoletto 803 Earlton Road

Havre De Grace MD 21078

410 391-6872

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: 03-085-SPH
11540 Philadelphia Road
in or near centerline Philadelphia Road, 600' NE of Lloyd Avenue
11th Election District – 5th Councilmanic District
Legal Owner: William Kluttz, John Kluttz III and Aaron Kluttz

Contract Purchaser: Carl Muffoletto

Special Hearing to amend the previously approved case no 67-240-XA to delete service garage portion of the property from the Special Exception.

HEARING: Wednesday, September 25, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Museu E. Schmidt

LAWRENCE E. SCHMIDT COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

Fax: 410-887-5708

August 28, 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: 03-085-SPH
11540 Philadelphia Road
in or near centerline Philadelphia Road, 600' NE of Lloyd Avenue
11th Election District – 5th Councilmanic District
Legal Owner: William Kluttz, John Kluttz III and Aaron Kluttz
Contract Purchaser: Carl Muffoletto

Special Hearing to amend the previously approved case no 67-240-XA to delete service garage portion of the property from the Special Exception.

HEARING: Wednesday, September 25, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon GDで

Director

C: Gerald W Soukup, 9407 Harford Road, Baltimore 21234 Carl Muffoletto, 803 Earlton Road, Havre De Grace 21078 William Kluttz, P O Box 5030, Baltimore 21220 Aaron Kluttz, 911 Pulaski Highway, Joppa 21085

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 10, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-085-SPH
Petitioner: MUFFOLETTO
Address or Location: 11540 PHILADELPHIA RD.
PLEASE FORWARD ADVERTISING BILL TO:
Name: MR. CARL MUFFOLETTO
Address: 11540 PHILADELPHIA RD.
BALTO. MD 21162
Teiephone Number:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

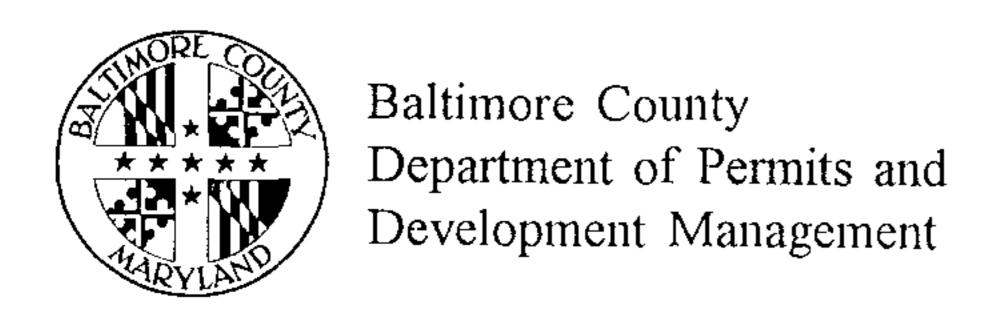
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Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This 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: 03 - 085 - SPH
Petitioner: <u>MUFFOLETTO</u>
Address or Location: 1540 PHILADELPHIA RD.
PLEASE FORWARD ADVERTISING BILL TO:
Name: MR. CARL MUFFOLETTO
Address: 11540 PHILADELPHIA RD.
803 EARLTON RD., HAVRE DE BRACE, MD 21078
Telephone Number: 410-391-6872

Revised 2/20/98 - SCJ



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

September 20, 2002

Gerald W Soukup 9407 Harford Road Baltimore MD 21234

Dear Mr. Soukup:

RE: Case Number: 03-085-A, 11540 Philadelphia Road

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

W. Carl Richards, Jr. 602 Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Carl Muffoletto, 803 Earlton Road, Havre De Grace 21078 William Kluttz, P. O. Box 5030, Baltimore 21220 Aaron Kluttz, 911 Pulaski Highway, Joppa 21085 People's Counsel



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

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

August 30, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 081 085 088, 090-093

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 21, 2002

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 3, 2002

Item Nos. 081, 082, 083, 084, 085, 086, 088, 089, 091, 092, and 093

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and

Development Management

DATE: September 3, 2002

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

11540 Philadelphia Road

INFORMATION:

Item Number:

03-085

Petitioner:

William Kluttz, et al

Zoning:

BR

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to amend the previously approved Case 67-240 XA, and to delete the service garage portion of the property from the Special Exception.

Prepared by:

Section Chief:

AFK/LL:MAC:



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date:

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

RE:

Baltimore County Item No. (085

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS 7. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1. J. Sredle

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



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F Williams Administrator

Date: 9.18.02

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

RE: Baltimore County

Item No. 03 - 085 - 5PH

REVISED

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 Gredlem 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 _____________

PLEASE PRINT CLEARLY

CASE	NAME_			
CASE	NUMBE	FR_		
DATE_	9	25	102	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
CARL HUFFELETTO	HESTY 803 FARILTON RD	HAURE de GRACE 21078	
	<u> </u>		· · · · · · · · · · · · · · · · · · ·
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		<u> </u>	

NOTE TO FILE FOR 03-085-SPH

DATE:

August 26, 2002

TO:

Zoning Commissioner

FROM:

Donna Thompson, Planner II, Zoning Review

SUBJECT: 03-085-SPH, 11540 Philadelphia Rd.

Per Carl Richards, Zoning Supervisor, advised Petitioner, Carl Muffoletto that plan needs to show use division line around service garage use and that the description for property must also reflect service garage use area.

03-085-SPH

GEORGE -

PLEASE SET THIS CASE IN WITH LARRY SCHMIDT DUE TO COMPLICT OF INTEREST WITH TIM KOTROCO.

THANKS,

DONNA THOMPSON





DIVISIONS OF LEMANS CORPORATION

3501 KENNEDYRD. • P.O. BOX 5222 • JANESVILLE, WI 53547-5222 • PHONE 608/758-1111 • FAX 608/758-1097

TO:

Whom It May Concern

FROM:

Jeremy Wilson

Dealer Development Assistant Manager

DATE:

September 24, 2002

RE:

DEALERSHIP STATUS

Action Cycle & Machine, Inc., located at 11540 Philadelphia Road, White Marsh, MD, is currently an active dealer with Drag Specialties. They have been doing business with us since 1989.

Chesaco Motors, Inc.

811 Pulaski Highway Joppa, Maryland 21085 410-678-0000

September 24, 2002

Dear Sir or Madam:

This letter is to inform of my working and personal relationship with Mr. Carl Muffletto. For more than 20 years my brother William Kluttz and I have had the pleasure of doing business with Mr. Muffletto. We feel that he should be able to keep the zoning licensing need to do business at 11540 Philadelphia Road, White Marsh, MD 21162.

Action Cycle and Mr. Mulfietto should be allowed to keep the license need for zoning to do business in the White Marsh area. It would a great loss to the community if they are not allowed to stay. Action Cycle is an asset to the community.

Sincerely,

Aaron Kluttz

MENDED WELDING CO. WELDING METHODS WHITEMAN IN TRAILER HITCHES

METRIC HITCHES & PARTS

BALTINORE, MD 21237

TRLEPHONE 686-3740

To Whom it mean

-jept, 23,2002

With action Crists and Barl Muffeletto for about 22 years the secondes us with many sublet folis the plant the years the San Act of the San Act of the secondes with many provides his immerces costomers with excelent with excelent with the secondes with excelent with the secondes with the secondes with excelent with the secondes with excelent with the secondes with the secondes with excelent with the secondes with the secondes with the seconder with the secondes with the secon

who has been of great support and help.

Greeks Trady Schame a Moar President

JB'S AUTO MACHINE, INC.

Complete Hoad and Machine Service - Parts

(410) 686-6530 Fax (410) 686-9678

9701 Philadelphia Rd. Baltimore, MD 21237-3403

to whom it may concern:

Carl, from Action Cycle, has been dealing with us for a number of years. He is a one man shop, honest and a good business man.

Sincerely,

July McGeary



Serving the Wholesale Motorcycle Industry 188 Keystone Drive • Telford, PA 18969 Phone 215-257-4650 FAX 215-257-4676

September 24,2002

Action Cycle & Machine Inc. 11540 Phila Rd. Suite 100 Whitemarsh, MD 21162

To whome it may concern,

Action Cycle & Machine Inc. has been doing business with our company for 13 years. We have always had a good working relationship with Carl Muffoletto.

Sincerely,

Performance Tire Inc. Cicilia Karep Cecilia Knott

ACTION

Cycle and Machine Inc.

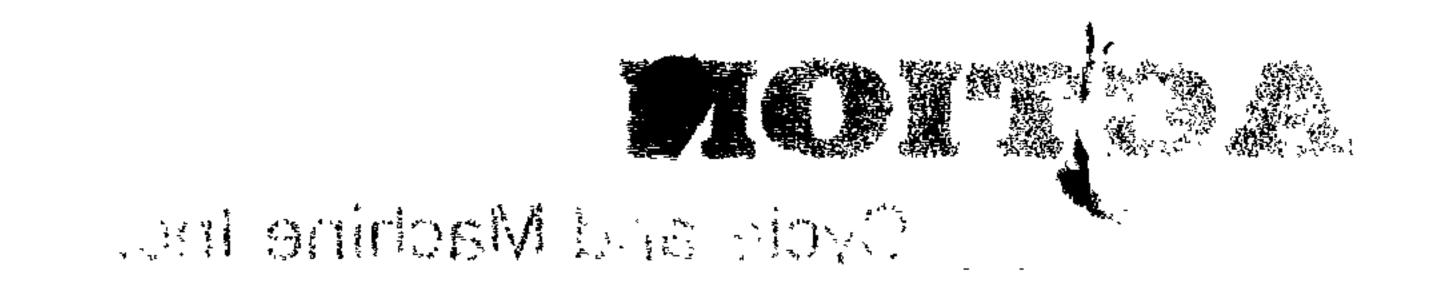
8.31-02

Since 1981 Ms. Thompson,

Thank you for your input An this matter, betting this of go thru is a matter of survival to me. At it truly my whole fife. At is my identity, Any nelp you can give me would be a True act of pundness:

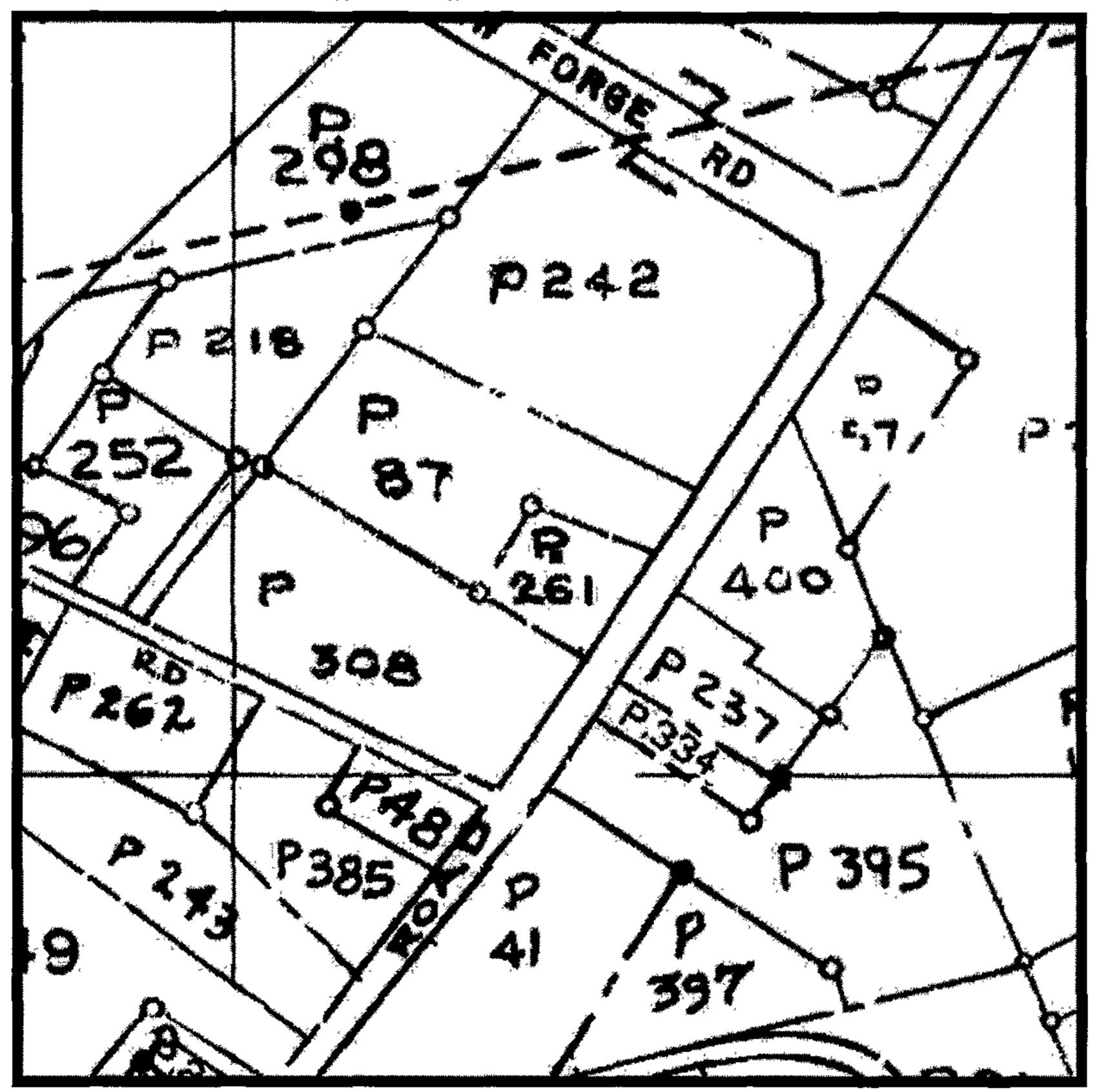
Thank you for your attention in This motter,

Carl Muffoldto.



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