

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: November 12, 2003

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton *TRS*
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

<u>BOARD OF APPEALS CASE NUMBER</u>	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
03-458-SPHA	<i>03-458-SPHA</i>	ROBERT BLAKE BP AMOCO	7730 WISE AVENUE
03-387-A	<i>03-387-A</i>	THOMAS J MURPHY, III	BRIAR POINT ROAD
02-437-SPHA	<i>02-437-SPHA</i>	REISTER COURT, LLC	3757 OLD COURT ROAD
03-179-SPH	<i>03-179-SPH</i>	GEORGE KOSMAKOS MARYLAND TOWING & RECOVERY	NO ADDRESS NO LOCATION
02-105-A	<i>02-105-A</i>	MARK E. GREEN	8 GREENSPRING VALLEY ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED

7/02/03

IN RE: PETITION FOR SPECIAL HEARING
(No Particular Location)

George Kosmakos and Maryland
Towing & Recovery - Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
CASE NOS. 03-179-SPH

* * * * *

ORDER OF DISMISSAL OF PETITION

This matter came before this Board on August 6, 2003 on a *de novo* appeal of a decision on a Petition for Special Hearing filed by George Kosmakos and Maryland Towing & Recovery by Barrett Browning. The Petition does not relate to any specific property. The Petitioners had been represented by Deborah C. Dopkin, attorney, who withdrew her appearance in a letter to this Board on July 8, 2003.

The Zoning Commissioner granted the relief requested in the Petition for Special Hearing. The Office of People's Counsel filed a timely *de novo* appeal.

The matter was scheduled for hearing on August 6, 2003 before the County Board of Appeals. Petitioners were duly advised of the hearing date. Deputy People's Counsel, Carole S. Demilio, was present at the Board hearing at 10:00 a.m. and was prepared for trial. Ms. Demilio requested the Petitions be dismissed with prejudice in light of Petitioners' failure to appear and to notify the Board.

WHEREAS, the Petitioners failed to appear on the aforementioned hearing date; and

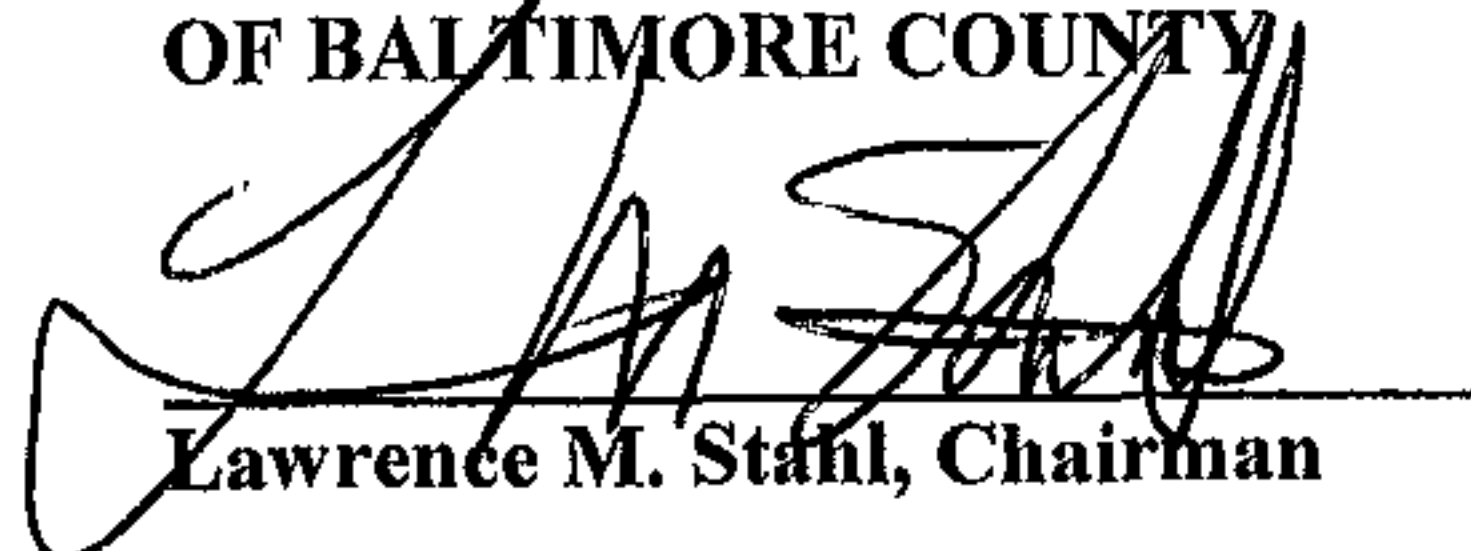
WHEREAS, the Petitioners failed to notify the Board in writing or by telephone prior to August 6, 2003 that they did not intend to proceed on the Petition in this case.

IT IS THEREFORE, this 8th day of September, 2003,
by the County Board of Appeals of Baltimore County:

ORDERED that said Petition for Special Hearing in Case No. 03-197-SPH be and is hereby **DISMISSED WITH PREJUDICE**; and

It is further **ORDERED** that the Order of the Zoning Commissioner for Baltimore County dated January 7, 2003, including any and all relief granted to Petitioners and any and all relief generally granted therein since the Petition did not refer to any specific property, is rendered **NULL AND VOID**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence M. Stahl, Chairman


Charles L. Marks


Lawrence S. Wescott



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

September 8, 2003

Carole S. Demilio
Deputy People's Counsel for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: In the Matter of: George Kosmakos and
Maryland Towing & Recovery - Petitioners
Case No.: 03-179-SPH

Dear Mrs. Demilio:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Kathleen C. Bianco/als
Kathleen C. Bianco
Administrator

Enclosure

c: George Kosmakos
Barrett Browning – Maryland Towing & Recovery
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
John H. Thompson, Code Enforcement, PDM
Timothy Kotroco, Director/PDM
C. Robert Loskot, Assistant County Attorney
Edward J. Gilliss, County Attorney



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

September 4, 2003

CAROLE S. DEMILIO
Deputy People's Counsel

Lawrence M. Stahl, Chairman
Board of Appeal for Baltimore County
Old Courthouse
400 Washington Avenue, Rm 49
Towson, MD 21204

Re: George Kosmakos and Maryland Towing & Recovery
Case No.: 03-179-SPH

Dear Mr. Stahl:

Enclosed for your review, please find the proposed Order of Dismissal of Petition, which I have drafted with regard to the above-mentioned case.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Carole S. Demilio/rmw".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

CSD/rmw
Enclosure

RECEIVED

SEP - 4 2003

BALTIMORE COUNTY
BOARD OF APPEALS

Case No. 03-179-SPH

In the Matter of: George Kosmakos – Legal Owner; Maryland Towing
and Recovery – C.P.

SPH – Interpretation of use regulations to determine whether the
storage of vehicles is permitted under the BM-AS zoning and district
classification.

1/07/03 –Z.C.'s decision in which SPH was GRANTED.

4/21/03 – Notice of Assignment sent to following; assigned for hearing on Wednesday, August 6, 2003
at 10:00 a.m.:

Office of People's Counsel
Deborah Dopkin, Esquire
George Kosmakos
Barrett Browning /Maryland Towing & Recovery
Donald Gerding
Conrad J. Poniatowski, President
Greater Towson Council of Community Associations
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
James H. Thompson, Code Enforcement /PDM [**Enforcement Case #02-3400**]
Arnold Jablon, Director /PDM
C. Robert Loskot, Assistant Cuntty Attorney
Edward J. Gilliss, County Attorney

7/08/03 – Letter via FAX from Deborah Dopkin, Esquire – withdrawing appearance on behalf of Maryland Towing
& Recovery. File noted. (Hard copy received 7/09/03)

8/06/03 – Board convened for hearing as scheduled (Stahl, Wescott, Marks); Carole Demilio, Deputy People's
Counsel, appeared as Appellant; neither Petitioner, nor a representative on his behalf was present. The
Board convened at 10:30 a.m. and, upon Motion by Ms. Demilio to dismiss for failure to appear, the
motion was granted and the Pctition dismissed. Ms. Demilio to prepare Order for Board's review.



Baltimore County
Zoning Commissioner

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

February 27, 2003

Edward J. Gillis, Esquire
C. Robert Loskot, Esquire
Baltimore County Office of Law
400 Washington Avenue, Room 219
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
No Particular Location
George Kosmakos and Maryland Towing & Recovery – Petitioners
Case No. 03-179-SPH

Dear Messrs. Gillis & Loskot:

In response to the Motion for Reconsideration filed by you in the above-captioned matter on February 6, 2003, the following comments are offered.

You are no doubt aware by now that the Office of People's Counsel for Baltimore County filed an appeal of my decision on January 15, 2003. The filing of their appeal vests jurisdiction over this matter with the County's Board of Appeals. Therefore, I am unable to entertain the Motion and the Board will ultimately conduct a de novo hearing on this matter in the near future.

Should you have any questions in this regard, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000, Towson, Md. 21204
Mr. Arnold Jablon, Director, DPDM; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING
(No Particular Location)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-179-SPH
*

George Kosmakos and
Maryland Towing & Recovery - Petitioners

* * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

WHEREAS, This matter came before the Zoning Commissioner for consideration of a Petition for Special Hearing seeking an interpretation of the use regulations to determine whether the storage of vehicles is permitted under the B.M.-A.S. zoning and district classifications. The Petition was not related to any specific property, but was filed, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), by George Kosmakos and Maryland Towing and Recovery through their attorney, Deborah C. Dopkin, Esquire.

At the public hearing held on November 21, 2002, George Kosmakos, Barrett Browning, a representative of Maryland Towing and Recovery, the initiators of the Petition, and their attorney Deborah C. Dopkin, Esquire, appeared. Also appearing as interested parties/citizens were Francis Clark, Ali Ghobadi, Chuck McLaughlin, Michael Steyer, Barbara Roberts, and Michael Ready.

Upon due consideration of the testimony and evidence presented, I found that the use of a parcel zoned B.M.-A.S. for the temporary storage of motor vehicles brought to the site by tow truck is permitted, by right, under the B.C.Z.R. It is a use encompassed within the description of those activities specifically identified and allowed under Section 259.2.B of the B.C.Z.R. Thus, by Order dated January 7, 2003, I granted the Petition for Special Hearing.

Subsequent to the issuance of said Order, the Baltimore County Office of Law, through Edward J. Gilliss and C. Robert Loskot, filed a Motion for Reconsideration, requesting that I reopen the hearing. Within its Motion, the Office of Law opined that this Zoning Commissioner failed to consider the longstanding interpretation of the regulations by the Zoning Review Division of the Department of Permits and Development Management (DPDM) and suggested that I would benefit from hearing

ORDER RE: PETITION FOR SPECIAL HEARING

Date _____

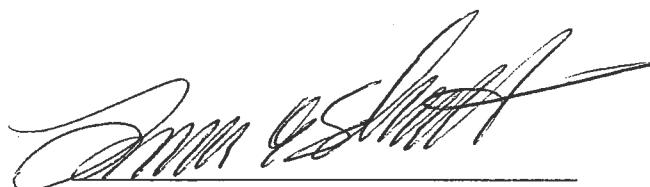
By _____

testimony from its Supervisor, W. Carl Richards, Jr. It further argued that I failed to consider the language and substance of recently enacted Baltimore County Council Bill #104-02, which addresses towing operations. It is to be noted that no one appeared at the hearing from DPDM or the Office of Law. Moreover, there was no response to the Motion filed by any interested party. Nevertheless, in view of the Office of Law's position in this regard, I am persuaded to reopen the hearing for further proceedings. The Office of Law will be responsible for subpoenaing any individual(s) deemed appropriate by them to appear as a witness on their behalf.

26th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of February 2003 that the Motion for Reconsideration filed in the above-captioned matter be and is hereby GRANTED and the Findings of Fact and Conclusions of Law and Order issued January 7, 2003 STRICKEN; and,

IT IS FURTHER ORDERED that the hearing in the matter shall be reopened for further proceedings, to be held on Wednesday, March 12, 2003 at 9:00 AM in Room 407 of the Circuit Courts Building.

By copy of the foregoing Order, all parties to the case have been notified that the matter is being scheduled for another hearing.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Deborah C. Dopkin, Esquire, 409 Washington Ave., Suite #1000, Towson, Md. 21204
Edward J. Gilliss and C. Robert Loskot, Baltimore County Office of Law
Arnold Jablon, Director, Department of Permits & Development Management
Mr. George Kosmakos, 14716 Jarrettsville Pike, Phoenix, Md. 21131
Mr. Barrett Browning, Maryland Towing/Recovery, 2608 Wendover Rd., Baltimore, Md. 21234
Mr. Francis Clark, 1032 Kenilworth Drive, Towson, Md. 21204
K. Prevas, Esquire, 231 E. Baltimore Street, Baltimore, Md. 21202
Mr. Ali Ghobadi, 418 Range Road, Towson, Md. 21204
Mr. Chuck McLaughlin, 430 Gilmore Road, Joppa, Md. 21085
Mr. Michael Steyer, 6 Bamborough Court, Baltimore, Md. 21236
Ms. Barbara Roberts, 2326 Amoss Mill Road, Pylesville, Md. 21132
Mr. Donald Gerting, 335 Old Trail, Baltimore, Md. 21212
Mr. Michael Ready, 6516 Loch Hill Road, Baltimore, Md. 21239
People's Counsel; Case File

2/26/03

**IN RE: PETITION FOR
SPECIAL HEARING
(No Particular Location)**

**George Kosmakos and
Maryland Towing and Recovery,

Petitioners.**

*** BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 03-179-SPH

MOTION FOR RECONSIDERATION

Baltimore County, Maryland, by Edward J. Gilliss, County Attorney, and C. Robert Loskot, Assistant County Attorney, hereby moves, pursuant to Rule 2 K of the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County, Baltimore County Zoning Regulations, Appendix G, for reconsideration of the Zoning Commissioner's Findings of Fact and Conclusions of Law, and says:

1. On January 7, 2003, the Zoning Commissioner issued his Findings of Fact and Conclusions of Law (the "Order") in the instant case. In the Order, the Zoning Commissioner issued an interpretation of the use regulations to determine whether the storage of vehicles is permitted under the B.M.-A.S. zoning and district classifications.

Specifically, the Zoning Commissioner considered the language in Baltimore County Zoning Regulations §§ 259.2B, 233, 230.9, 101, 102.1, 233.2, and 409.1. In considering the definition of a "service garage," BCZR § 101, a use permitted by right in the B.M. zone, *see* BCZR § 233.2. The Zoning Commissioner, however, neglected to consider both the

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FEB 6 2003

ZONING COMMISSIONER

ORDER FOR TOWING
Date 2/26/03
By [Signature]

longstanding interpretation of the Regulations held by the Zoning Review Office, and the substance of Bill 104-02.

The Zoning Review Office has long held that a towing operation, such as that described by Maryland Towing and Recovery ("MTR"), must be run out of a service garage. Since MTR does not have a garage building located on the property, it does not qualify to operate a service garage and, therefore, may not use the property in question to operate its towing service. Since "an administrative agency's interpretation and application of the statute which the agency administers should ordinarily be given considerable weight," the Zoning Commissioner would have benefitted by hearing testimony from W. Carl Richards, Jr., Supervisor, Zoning Review Office, regarding the Office's interpretation of the regulations at issue. *Lussier v. Md. Racing Commission*, 343 Md. 681, 696-697 (1996); *McCullough v. Wittner*, 314 Md. 602, 612 (1989)(interpretation of statute by officials charged with its administration entitled to weight).

In addition, Bill 104-02, recently enacted by the County Council, directly contradicts the interpretation reached by the Zoning Commissioner.

Since the Zoning Commissioner considered neither the interpretation of the regulations at issue held by the Zoning Review Office, nor the language of Bill 104-02, the Zoning Commissioner should grant the County's motion and reconsider the matter at issue after so doing.

WHEREFORE, Baltimore County respectfully requests the Zoning Commissioner to grant its Motion for Reconsideration, reopen the hearing in the instant matter and accept

FILED FOR FILING
2/21/03
[Signature]

testimony from W. Carl Richards, Jr., and consider Bill 104-02, and revise his Findings of Fact and Conclusions of Law in concert with such evidence.

Respectfully submitted,

EDWARD J. GILLISS
County Attorney



C. ROBERT LOSKOT
Assistant County Attorney
400 Washington Avenue, Room 219
Towson, Maryland 21204
410-887-4420

Attorneys for Baltimore County, Maryland

CERTIFICATE OF SERVICE

I HEREBY CERTIFY this 6th day of February, 2003, that a copy of the foregoing

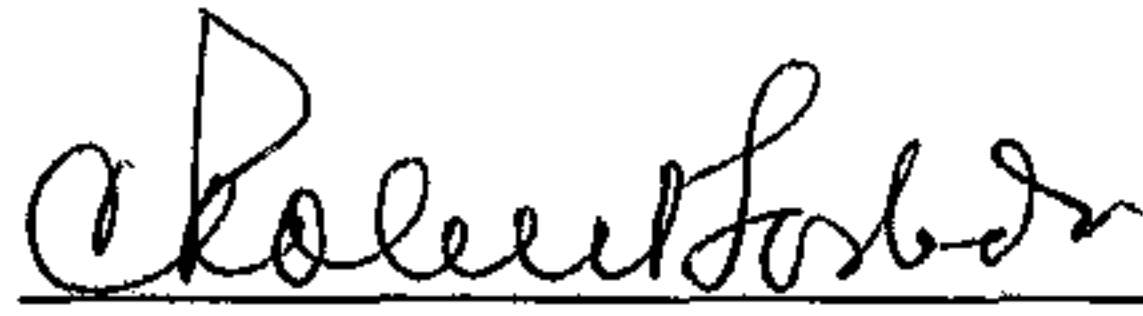
Motion for Reconsideration, was mailed, first class, postage prepaid, to:

Deborah C. Dopkin, Esquire
1000 Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

Attorneys for Petitioners

Arnold Jablon, Director
Department of Permits and Development Management
111 West Chesapeake Avenue
Mail Stop 1105
Towson, Maryland 21204

ORIGINAL FILED FOR FILING
2/26/03
JP



C. ROBERT LOSKOT

Assistant County Attorney

ORDERED FOR FILING

Date 2/26/13

By [Signature]

APPEAL

Petition for Special Hearing
No Address
No Location
None - Election District None - Councilmanic District
George Kosmakos - Legal Owner
Maryland Towing & Recovery - Contract Purchaser
Case No.: 03-179-SPH

- ✓ Petition for Special Hearing (October 9, 2002)
- ✓ Zoning Description of Property - *NONE*
- ✓ Notice of Zoning Hearing (October, 2002)
- ✓ Certification of Publication (The Jeffersonian issue November 5, 2002)
- ✓ Certificate of Posting (posted not posted)
- ✓ Entry of Appearance by People's Counsel (October 22, 2002)
- ✓ Petitioner(s) Sign-In Sheet
~~None~~
- ✓ Protestant(s) Sign-In Sheet
None
- ✓ Citizen(s) Sign-In Sheet
~~None~~
- ✓ Zoning Advisory Committee Comments
- ✓ Petitioners' Exhibits:
None
- ✓ Protestants' Exhibits:
None
- ✓ Miscellaneous (Not Marked as Exhibits):
 - ✓ 1. Code Enforcement Citation
 - ✓ 2. BCZR Showing zones
 - ✓ 3. Letter to Deborah Dopkin
- ✓ Zoning Commissioner's Order (January 7, 2003 - GRANTED)
- * ✓ Notice of Appeal received on January 16, 2003 from Peter M. Zimmerman, People's Counsel of Baltimore County

c:

James H. Thompson, Code Enforcement (Enforcement Case No. 02-3400)
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
George Kosmakos, 13716 Jarrettsville Pike, Phoenix 21131

date sent 1/16/03 r/h

DEBORAH DOPKIN, ESQUIRE
409 WASHINGTON AVENUE
TOWSON MD 21204

*w/d appearance
7/29/03*

APPEAL

Petition for Special Hearing
No Address
No Location
None - Election District None - Councilmanic District
George Kosmakos - Legal Owner
Maryland Towing & Recovery - Contract Purchaser
Case No.: 03-179-SPH

Petition for Special Hearing (October 9, 2002)

Zoning Description of Property

Notice of Zoning Hearing (October, 2002)

Certification of Publication (The Jeffersonian issue November 5, 2002)

Certificate of Posting (posted not posted)

Entry of Appearance by People's Counsel (October 22, 2002)

Petitioner(s) Sign-In Sheet
None

Protestant(s) Sign-In Sheet
None

Citizen(s) Sign-In Sheet
None

Zoning Advisory Committee Comments

Petitioners' Exhibits:
None

Protestants' Exhibits:
None

Miscellaneous (Not Marked as Exhibits):
1. Code Enforcement Citation
2. BCZR Showing zones
3. Letter to Deborah Dopkin

Zoning Commissioner's Order (January 7, 2003 - GRANTED)

Notice of Appeal received on January 16, 2003 from Peter M. Zimmerman, People's Counsel of Baltimore County

c:

James H. Thompson, Code Enforcement (Enforcement Case No. 02-3400)
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
George Kosmakos, 13716 Jarrettsville Pike, Phoenix 21131

date sent 1/16/03 rlh



Baltimore County
Department of Permits and
Development Management

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

January 16, 2003

Ms. Deborah Dopkin
409 Washington Avenue
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case No. 03-179-SPH, No Location

Please be advised that an appeal of the above-referenced case was filed in this office on January 15, 2003 by Peter M. Zimmerman of People's Counsel of Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

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

Arnold Jablon
Director

AJ:rlh

c: Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM
People's Counsel
Maryland Towing and Recovery, Barrett Browning, 2608 Wendover Road,
Baltimore 21234
George Kosmakos, 13716 Jarrettsville Pike, Phoenix 21131



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 14, 2003

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
No Particular Location
**Legal Owners: George Kosmakos and Maryland
Towing & Recovery - Petitioners**
Case No.: 03-179-SPH

Dear Mr. Jablon:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated January 7, 2003 of the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

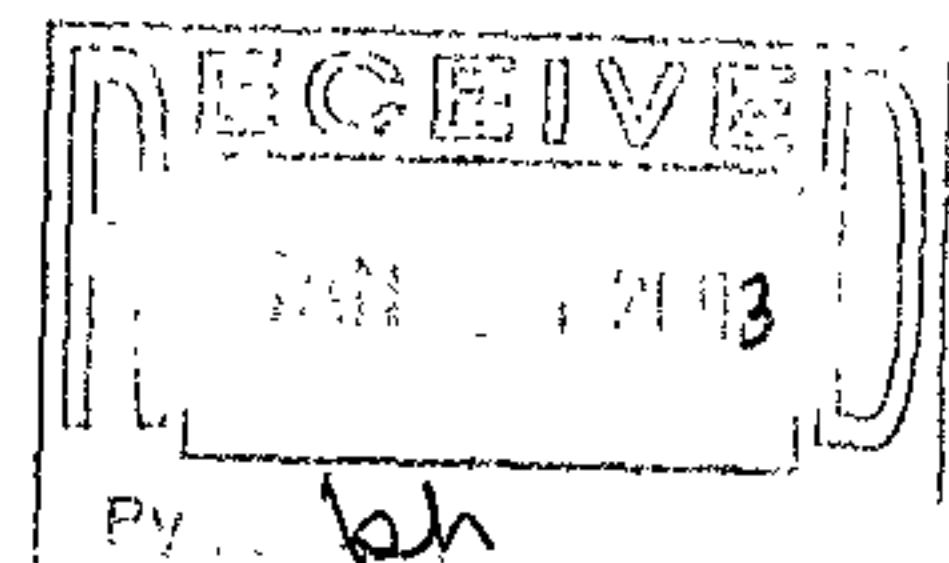
Peter Max Zimmerman
People's Counsel for Baltimore County

A handwritten signature in cursive script that reads "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel

PMZ/rmw

cc: Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, MD 21204





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

January 13, 2003

Deborah C. Dopkin, P.A.
409 Washington Avenue Suite 1000
Towson, MD 21204

Re: Use Permit # 16864
Maryland Towing and Recovery
39 York Road
9th Election District

Dear Ms. Dopkin:

I have spoken to Mr. Arnold Jablon, Director of Permits Development Management, in reference to the Use Permit issued by this office on 1-10-03. As indicated to you on that date the appeal period for the Zoning Case No. 03-179-SPH (in which the Zoning Commissioner granted this use) does not expire until February 6, 2003.

Per Mr. Jablon, he is asking the Zoning Commissioner for a reconsideration of the order. He has stated that the Use Permit was issued prematurely and is now rescinded.

If you have any questions you call me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS/rjc

c: Mr. George Kosmakos 14716 Jarrettsville Pike Phoenix, MD 21131
Mr. Barrett Browning Maryland Towing and Recovery 2608 Wendover Rd
Baltimore, MD 21234

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

1/7/03
IN RE: PETITION FOR SPECIAL HEARING
(No Particular Location)

George Kosmakos and
Maryland Towing & Recovery - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-179-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 George Kosmakos, and Maryland Towing and Recovery, by Barrett Browning, through their attorney, Deborah C. Dopkin, Esquire. The Petition does not relate to any specific property, but was filed pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) seeking an interpretation of the use regulations to determine whether the storage of vehicles is permitted under the B.M.-A.S. zoning and district classifications.

Appearing at the public hearing held in this matter were George Kosmakos, Barrett Browning, a representative of Maryland Towing and Recovery, the initiators of the Petition, and their attorney Deborah C. Dopkin, Esquire. Also appearing as interested parties/citizens were Francis Clark, Ali Ghobadi, Chuck McLaughlin, Michael Steyer, Barbara Roberts, and Michael Ready.

Section 500.6 of the B.C.Z.R. vests the Zoning Commissioner with the authority to conduct hearings involving any violation or alleged violation/non-compliance with any zoning regulation. Additionally, that Section allows the Zoning Commissioner to conduct a hearing to determine the proper interpretation of the B.C.Z.R. Similarly, Section 500.7 of the B.C.Z.R. allows the Zoning Commissioner to conduct such hearings and pass such orders as shall be necessary for the proper enforcement of all zoning regulations.

ORDER RECEIVED FOR FILING

Date

By

1/7/03
[Signature]

Most often, Petitions considered by the Office of the Zoning Commissioner relate to a specific property. The lack of a specific property being identified, however, is not fatal to the subject Petition. Clearly, pursuant to the language referenced above in Sections 500.6 and 500.7 of the B.C.Z.R. the Zoning Commissioner possesses the authority and jurisdiction to interpret the provisions of the B.C.Z.R., even when a specific parcel is not at issue. Indeed, there have been other cases the Zoning Commissioner has considered where no specified property was identified. (See e.g. Case No. 99-371-SPH.)

As suggested by the name, Maryland Towing and Recovery is in the business of towing motor vehicles. It was indicated at the hearing that Maryland Towing and Recovery typically tows vehicles that have been repossessed by banks and finance companies. On other occasions, vehicles that have been illegally parked are towed. The vehicles that are towed may then be stored at a property in Baltimore County zoned B.M.-A.S. That property is typically a vacant lot. Usually, storage is short-term, only a day or two in length. Occasionally, a vehicle may be stored for as long as 30 days; however, the vast majority of vehicles are removed from the premises within 5 days. It was also indicated that most vehicles towed as part of the Maryland Towing and Recovery business are operable and tagged.

Under Baltimore County's zoning scheme, all private property in Baltimore County is designated with a specified zone. Most zoning is done during the County Council's quadrennial rezoning process. During that time, the Council reviews "issues" wherein a request for a change in zoning is sought. In other instances, the County Board of Appeals has authority to rezone property during intervening years from the Council's rezoning process. Baltimore County's zones are varied in nature and classification. Arguably, the most restrictive zone is R.C.2. That zone promotes agricultural uses and provides for resource conservation. To the other extreme, the County's most intensive zone is M.H. This zone promotes and provides for areas where heavy manufacturing is permitted. There are other zones in the "middle" of these two extremes. For example, the B.M. (Business, Major) zone is, as the title suggests, a zone that permits and encourages business and commercial uses.

ORDER RECEIVED FOR FILING
Date 11/2/03
By [Signature]

In addition to zones, the B.C.Z.R. also identifies certain districts. These districts are set out in Section 259 of the B.C.Z.R. One such district is the A.S. district, which permits automobile services and uses. This district may be applied to properties within the urban rural demarcation line zoned B.L, B.M. or B.R., which are appropriate for uses dominated by the parking and servicing of automobiles or characterized by frequent parking turnover, such as fuel service stations and car wash operations. (See 259.2B of the B.C.Z.R.)

As noted above, the instant Petition seeks an interpretation as it relates to any property zoned B.M. zone with the A.S. district. The B.M. regulation provides that all business uses that are identified as permitted by right in the B.L. (business-local) zone are also permitted in the B.M. zone. The B.M. zone also identifies additional uses that are not permitted in the B.L. zone, but permitted in the more intense B.M. classification.

The B.C.Z.R. are written in the inclusive (see Kowalski v. Lamar, 25 Md. App. 493 (1975) and Section 102.1 of the B.C.Z.R.). That is, only uses specifically identified as permitted by right or by special exception are allowed. Indeed, the preface in Section 233, which regulates the B.M. zone, states, "The following uses only are permitted." (Emphasis added). As noted above, the B.M. zone allows any uses permitted in the B.L. zone. Within Section 230.9, "Parking Lot" is a use identified as of right in the B.L. zone. Unfortunately, a parking lot is not defined in Section 101 of the B.C.Z.R., wherein definitions for the words used throughout the regulations are provided. In such a case, the B.C.Z.R. directs the reader to consult Webster's Third New International Dictionary of the English Language, Unabridged. Webster's has simplistically defined parking lot as "an outdoor lot for the parking of motor vehicles."

In addition to permitting a parking lot as allowed by the B.L. regulations, the B.M. use regulations also identify a "garage, service" as a use permitted by right (see Section 233.2 of the B.C.Z.R.). A service garage is defined in Section 101 as "A garage, other than a residential garage, where motor driven vehicles are stored, equipped for operation, repairs or kept for remuneration, hire or sale." The use of the word "or" in the definition is persuasive to a finding that same must be read in the disjunctive. That is, for a given use to be deemed a service garage,

the activity need only be one of the elements listed within the definition. Thus, a business that repairs vehicles would be considered a service garage, even though that business might not equip, store or repair vehicles on site. Although the storage of vehicles on a given property may be a service garage activity, it need be noted that the "garage, service" definition requires that a building be located on the property. The definition specifically identifies a "garage" as part of the use. Section 101 of the B.C.Z.R. defines a "garage, community" as "A structure, or series of structures for the storage of automobiles of residents of a neighborhood, and not used for making repairs." (Emphasis added). A "garage, residential" is likewise defined as "An accessory building, portion of a main building, or building attached thereto used for storage of private motor vehicles." (Emphasis added). Webster's likewise defines the word garage as a building where vehicles are stored. Thus, without a building, there can be no service garage use under the B.C.Z.R. A building where towed vehicles are stored would be a service garage.

The language contained in the A.S. district definition is most instructive. As noted above, that language indicates that the A.S. district is appropriate for uses dominated by the parking and servicing of automobiles, or characterized by frequent parking turnover.

Upon due consideration of the testimony and evidence offered, it is the judgment of the undersigned Zoning Commissioner that the activity described at the hearing would be permitted on a property zoned B.M., with the A.S. district overlay. The use, as described at the hearing, is consistent with the uses expressly permitted and identified in the B.M. zone and A.S. district. Clearly, as discussed above, the described use is not a service garage, in that there is no building or structure involved. Moreover, it is not a "parking lot" as that term is used and regulated in the B.C.Z.R. A parking lot is a general use wherein any vehicle might be parked in an outdoor area. Typically, one thinks of parking lots as incidental to another use occurring on the property, be it retail, commercial or residential. This is not to say that some properties are not used in and of themselves as parking lots, only. However, even in those circumstances, the vehicles arrive at the site under their own power and not by tow truck. Moreover, Section 409.1 (the off-street parking regulations) is not applicable because this is not a case where parking is accessory to a primary

ORDER RECEIVED FOR FILING

Date

By

use. The towing component of the subject operation is a factor that persuades the undersigned that the use as described at the hearing is not merely a parking lot. In sum, although neither a "parking lot" or "garage, service" per se, the use is of the nature described in the A.S. regulations and substantially similar to uses permitted by right in the B.M. zone. (See Section 259.2.B, "uses dominated by the parking and servicing of automobiles"). As such, it is the judgment of the undersigned Zoning Commissioner, in the exercise of the discretion afforded in Sections 500.6 and 500.7 of the B.C.Z.R., that the use of a parcel zoned B.M.-A.S. for the temporary storage of motor vehicles brought to the site by tow truck is permitted, by right, under the B.C.Z.R. It is a use encompassed within the description of those activities specifically identified and allowed under Section 259.2.B of the B.C.Z.R.

THEREFORE, pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of January, 2003 that the storage of vehicles is permitted under the B.M.-A.S. zoning and district classification, and as such, the Petition for Special Hearing is hereby GRANTED.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/27/03
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 7, 2003

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
No Particular Location
George Kosmakos and Maryland Towing & Recovery – Petitioners
Case No. 03-179-SPH

Dear Ms. Dopkin:

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: Mr. George Kosmakos, 14716 Jarrettsville Pike, Phoenix, Md. 21131
Mr. Barrett Browning, Maryland Towing & Recovery, 2608 Wendover Rd, Baltimore, Md. 21234
Mr. Francis Clark, 1032 Kenilworth Drive, Towson, Md. 21204
K. Prevas, Esquire, 231 E. Baltimore Street, Baltimore, Md. 21202
Mr. Ali Ghobadi, 418 Range Road, Towson, Md. 21204
Mr. Chuck McLaughlin, 430 Gilmore Road, Joppa, Md. 21085
Mr. Michael Steyer, 6 Bamborough Court, Baltimore, Md. 21236
Ms. Barbara Roberts, 2326 Amoss Mill Road, Pylesville, Md. 21132
Mr. Donald Gerting, 335 Old Trail, Baltimore, Md. 21212
Mr. Michael Ready, 6516 Loch Hill Road, Baltimore, Md. 21239
People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _____
which is presently zoned BM-AS

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 Commissioners should approve pursuant to Section 500.6 of the BCZR to determine whether the storage of vehicles is permitted under the BM-AS zoning and district classification.

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:

Maryland Towing and Recovery
Name - Type or Print
By: Bennett Brown
Signature Bennett Brown
2608 Wendover Road
Address
Baltimore, Maryland 21234
City State Zip Code
Telephone No.

Attorney For Petitioner:

Deborah C. Dopkin
Name - Type or Print
Signature Deborah C. Dopkin
Deborah C. Dopkin, P.A.
Company
409 Washington Avenue, #1000 (410) 821-0200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print GEORGE KOSMAKOS
Signature [Signature]
Name - Type or Print
Signature

Address 13716 JARRETTVILLE PIKE Telephone No. 410 683 8340
City PHOENIX State MD Zip Code 21131

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

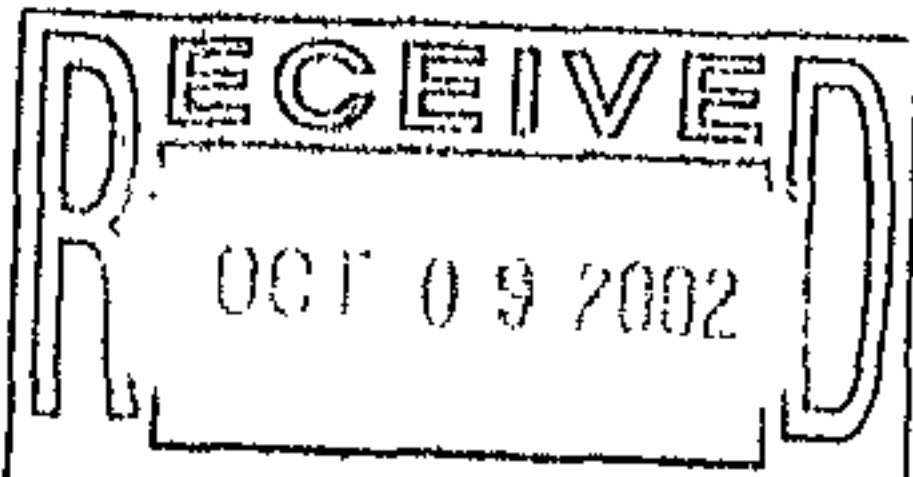
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By WCR JR Date 10-9-02

NO LOCATION 410
Case No. 03-179-SPH

REV 9/15/98



MARYLAND TOWING RECOVERY & TRANSPORT

P.O. BOX 10249
BALTIMORE, MD 21234

1064

7-11/520
244

DATE 10-9-02

PAY TO THE
ORDER OF

Baltimore County

\$ 250 ~~00~~

Two hundred Fifty

⁰⁰
100

DOLLARS

Security Features
are available
Please see back



allfirst

Allfirst Bank
R/T 052000113
www.allfirst.com

For

Barrett

RP

⑈001064⑈ ⑈052000113⑈

970093156⑈

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17801

DATE 10-10-02 ACCOUNT 001 006 6150

AMOUNT \$ 250

RECEIVED FROM: BARRETT BROWNING
MARYLAND TOWING + RECOVERY

FOR: SPECIAL HEARING NO LOCATION

PER W. CARL RICHARDS JR

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

03-179-SPH

CASHIER'S VALIDATION

Code in the paper
but no post.

Carl



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

September 18, 2002

Mr. Barrett A Browning
Maryland Towing & Recovery
39 York Road
Towson MD 21204

RE: 39 York Road
Temporary Storage of Impounded Vehicles
9th Election District

Dear Mr. Browning:

Your letter to Arnold Jablon, Director of Permits and Development Management, and accompanying survey has been referred to me for reply. The zoning of this site (parcel 1) per the 1 inch = 200 feet scale zoning map # NE, 9-A is Business Major – Automotive Service (BM-AS) along York Road for a depth of approximately 105 feet and BM in the rear portion.

Your request is for a use permit and verification that the use of temporary storage of impounded vehicles is permitted at this site pursuant to Section 405.A of the Baltimore County Zoning Regulations (BCZR). However, this site does not meet the definition of a service garage as there is not service garage (building) on site. Additionally the entire lot surface must be paved pursuant to Section 409.8.A.2 Baltimore County Zoning Regulations (BCZR).

A special hearing would be required before the Zoning Commissioner for a determination which would allow the proposed use without a service garage. A variance would also be required for the lot surface. Enclosed are 9 of the 10 submitted surveys.

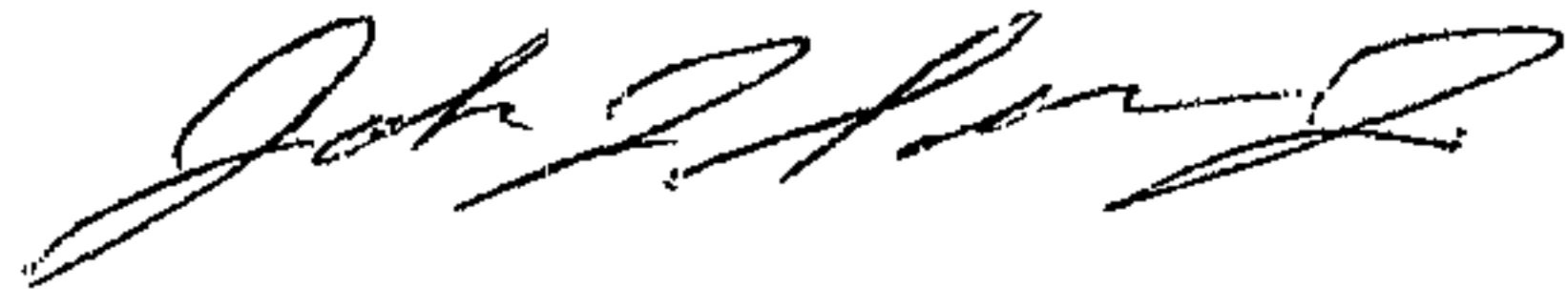
Come visit the County's Website at www.co.ba.md.us



Mr. Barrett A Browning
Maryland Towing & Recovery
39 York Road
Page 2

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,



John J. Sulliver, Jr.
Planner II
Zoning Review

JJS: gdz

Enclosure

c: Letter File

**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: #03-179-SPH
No address
No location
Election District - None
Councilmanic District - None
Legal Owner(s): George Kosmakos

Contract Purchaser: Maryland Towing and Recovery

Special Hearing: to determine whether the storage of vehicles is permitted under BM-AS zoning and district classifications.

Hearing: Thursday, November 21, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT/11/027 Nov5 0572870

CERTIFICATE OF PUBLICATION

11/7/2002

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 11/5/2002.

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

J. Wilkinson

LEGAL ADVERTISING

**NO LOCATION
NOT POSTED**



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

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: 03-179-SPH

No address

No location

Election District-None – Councilmanic District-None

Legal Owner: George Kosmakos

Contract Purchaser: Maryland Towing and Recovery

Special Hearing to determine whether the storage of vehicles is permitted under BM-AS zoning and district classifications.

HEARING: Thursday, November 21, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rh

C: Deborah Dopkin, P.A., 409 Washington Avenue, # 1000, Towson 21204
George Kosmakos, 13716 Jarrettsville Pike, Phoenix 21131
Maryland Towing and Recovery, 2608 Wendover Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY (NO POSTING)**
- (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.

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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 5, 2002 Issue – Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Avenue, # 1000
Towson, MD 21204
410-821-0200

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: 03-179-SPH

No address

No location

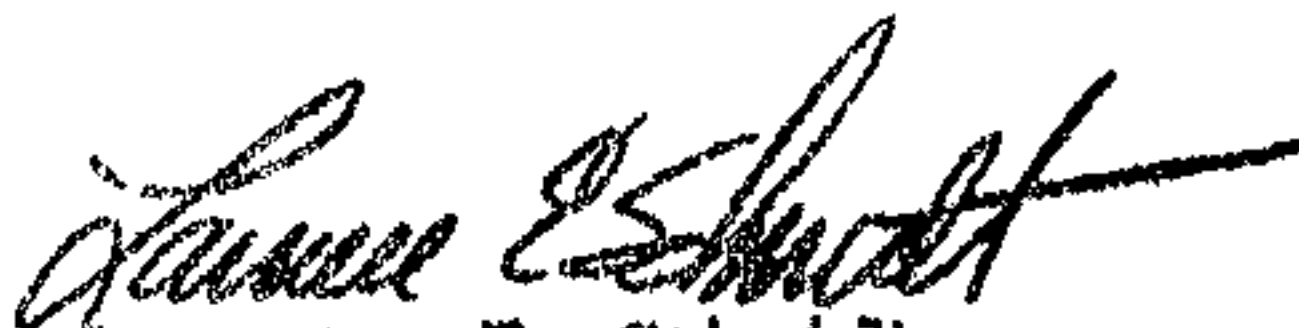
Election District-None – Councilmanic District-None

Legal Owner: George Kosmakos

Contract Purchaser: Maryland Towing and Recovery

Special Hearing to determine whether the storage of vehicles is permitted under BM-AS zoning and district classifications.

HEARING: Thursday, November 21, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

April 21, 2003

NOTICE OF ASSIGNMENT

CASE #: 03-179-SPH

IN THE MATTER OF: GEORGE KOSMAKOS – Legal Owner;
MARYLAND TOWING & RECOVERY – C.P.
No address; No location

1/07/03 – Petition for Special Hearing GRANTED by ZC.

ASSIGNED FOR:

WEDNESDAY, AUGUST 6, 2003 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel

~~Counsel for Petitioners~~ : ~~Deborah Dopkin, Esquire~~

Petitioners

: George Kosmakos

Barrett Browning /Maryland Towing & Recovery

Donald Gerding

Conrad J. Poniatowski, President

Greater Towson Council of Community Associations

Pat Keller, Planning Director

Lawrence E. Schmidt, Zoning Commissioner

James H. Thompson, Code Enforcement /PDM [Enforcement Case #02-3400]

Arnold Jablon, Director /PDM

C. Robert Loskot, Assistant County Attorney

Edward J. Gilliss, County Attorney

W/D appearance 7/08/03





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

November 15, 2002

Deborah C. Dopkin
409 Washington Avenue, Suite 1000
Towson, MD 21204

Dear Ms.Dopkin:

RE: Case Number: 03-179-SPH, No Address, no location

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
George Kosmakos, 13716 Jarrettsville Pike, Phoenix 21131
Maryland Towing & Recovery, Barrett Browning, 2608 Wendover Rd, Baltimore 21234

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



AS
11/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 30, 2002

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

3 / 402

SUBJECT: No Specific Location

INFORMATION:

Item Number: 179

Petitioner: Maryland Towing and Recovery

Zoning: BM-AS

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is opposed to the Petition for Special Hearing, which seeks a determination that the storage of vehicles is permitted under the BM-AS zoning and district classification.

There are many undeveloped and underutilized parcels zoned BM-AS along commercial corridors throughout Baltimore County. It is apparent that the proposed use would be inappropriate for many properties zoned BM-AS.

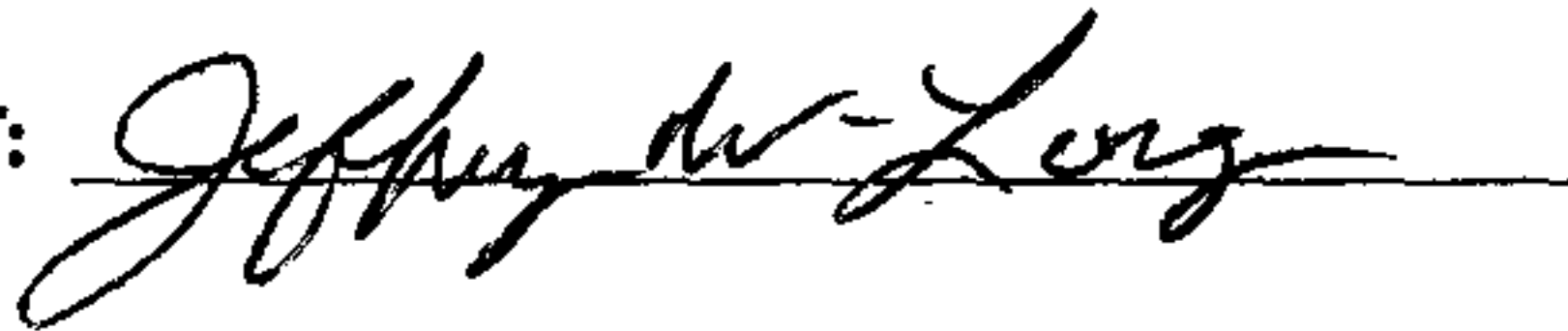
Section 101 of the Baltimore County Zoning Regulations defines a Service Garage as follows: "A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale." Storage of vehicles, presumably in connection with a towing operation, is inconsistent with the above-referenced definition. It appears that the specific use outlined in the Petition for Special Hearing is not addressed in the zoning regulations. To enable a towing operator to locate on any property zoned BM-AS could produce negative impacts from a land use perspective.

The Zoning Commissioner is being asked to make a determination based on the submission of very few facts. Clearly any decision regarding the appropriateness of such a use on BM-AS zoned property should be made after careful consideration of the impacts to adjacent properties-

both commercial and residential. As this proposal contains no level of detail, it is difficult to measure impact. How would setback, design, and landscaping requirements be applied to this type of use given its hybrid nature?

Finally, the Office of Planning suggests that the legislative process provides the most appropriate means to determine if a particular use should be permitted in a given zone. In addition, public input could be considered as part of the legislative process, as well. This last point is particularly important, as there is no posting requirement when a petition is submitted in the matter in which the instant case has been filed. Therefore, notification under these circumstances is minimal at best.

Division Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Planning

*Parris N. Glendening
Governor*

*Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary*

*Mary Abrams
Deputy Secretary*

October 22, 2002

Mr. George Zahner
111 West Chesapeake Avenue
County Office Building, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, October 28, 2002
Case numbers 03-171-A, 03-173-SPH, 03-174-SPHA, 03-175-A, 03-176-A, 03-177-A,
03-178-A, 03-179-SPH, 03-180-SPHA, 03-181-SPH, and 111 Hanover Pike Property

Dear Mr. Zahner:

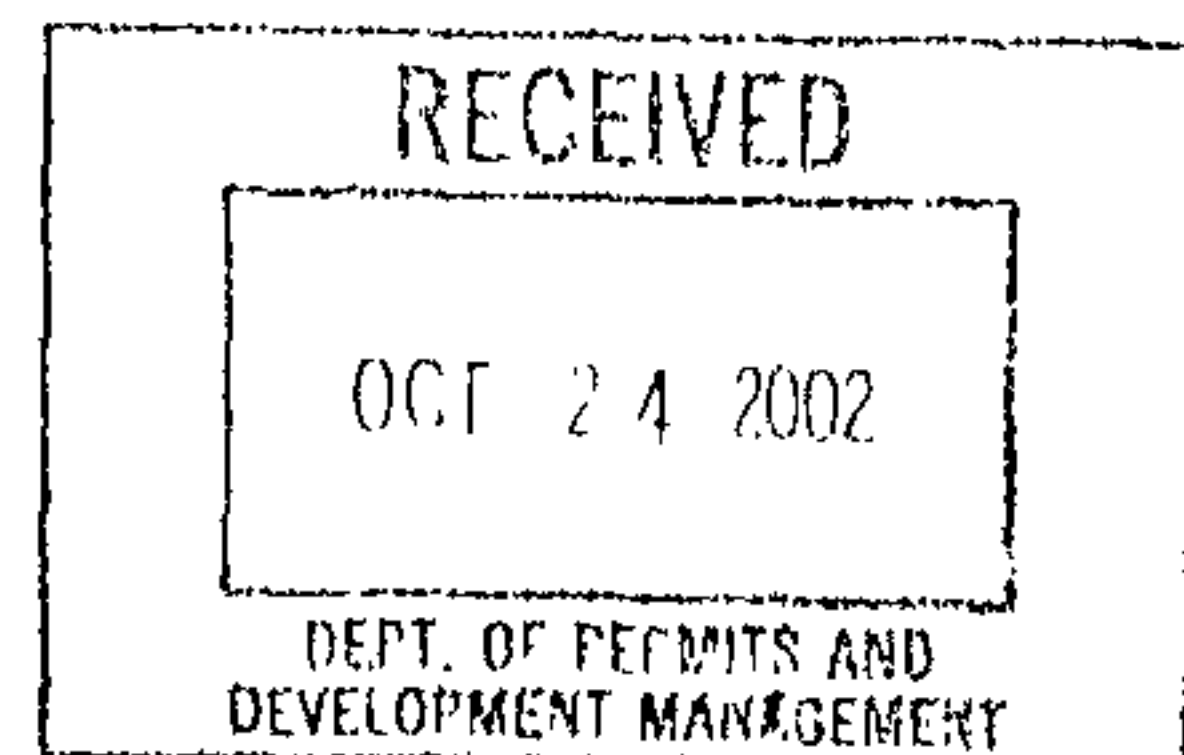
The Maryland Department of Planning has received the above-referenced information on 10/21/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup





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

October 22, 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: 171-179, 181

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

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.22.02

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

RE: Baltimore County
Item No. 179

WCR

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,

1-

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

My telephone number is _____

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

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



Baltimore County
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

October 22, 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: 171-179 181

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

cc: File

RE: PETITION FOR SPECIAL HEARING
No Specific Location

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-179-SPH

Legal Owner: George Koswakos
Contract Pur.: Maryland Towing and
Recovery
Petitioner(s)

* * * * *

ENTRY OF APPEARANCE

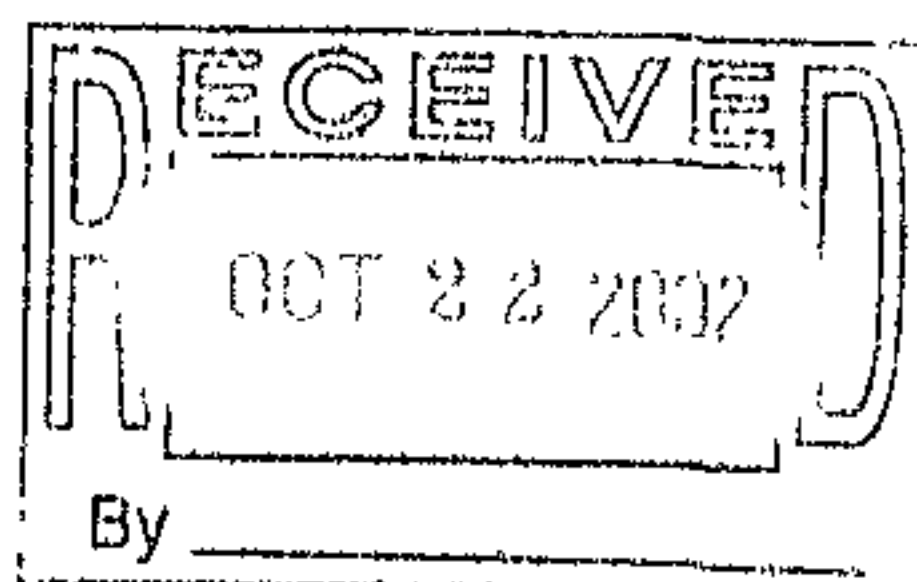
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 22nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 1000 Mercantile-Towson Building, 409 Washington Avenue, Towson, MD 21204 Attorney for Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 x7281 Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-3400	Property No. 0919 511590	Zoning: BM
Name(s): Gus Kosmakos, George Kosmakos + Nick Kosmakos		
Address: 13716 JARRETTVILLE PIKE, PHOENIX, MD 21131		
Violation Location: 39 YORK RD.		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BCZR-101; 102.1; 1B01.1A; 405A.1;
405A.2; 500.4**

Provide proper screening

Provide proper paving

Obtain use permit

**Contact the Zoning Office AT
410-887-3391**

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

On or Before: 06/27/02	Date Issued: 05/23/02
----------------------------------	---------------------------------

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 Lavette Street

INSPECTOR:

Lavette Street

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:
-----------------	--------------

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. 02-3400	Property No. 09 19 511 590	Zoning: BM
Name(s): Gus Karmakos		
Address: 13716 Jarrettville Pike, Phoenix, MD 21131		
Violation Location: 39 YORK RD		
Violation Dates: 05/23/02		

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

BCCR-10.1; 102.1; 500.4
Failure to obtain a use permit

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:

\$ **27,800**

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

Date: **10/09/02**

Time: **9:00 AM**

Citation must be served by:

Date: **08/30/02**

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: **Lnette Street**

Date: **08/15/02** Inspector's Signature: **Lnette Street**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____



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 CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 02-3400	Property No. 0919511590	Zoning: BM
Name(s): Gus Kosmakos		
Address: 13716 JARRETTVILLE PIKE, PHOENIX, MD 21131		
Violation Location: 39 YORK ROAD		
Violation Dates: 05/23/02 THRU 07/15/02		

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

BC22-101; 102.1; 500.4
Failure to obtain a use permit.

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:

\$ **20,000**

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

Date: **09/04/02**

Time: **9:00 AM**

Citation must be served by:

Date: **07/22/02**

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: **Larry H. Street**

Date: **07/15/02**
Inspector's Signature: **[Signature]**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION
NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.:
Address:	

Date: _____ Defendant's Signature: _____
DEFENDANT

PANEL BP1003M

TIME: 15:01:06 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/18/2002
DATE: 10/23/2002 GENERAL PERMIT APPLICATION DATA KXA 14:57:37

PERMIT #: B499532 PROPERTY ADDRESS
RECEIPT #: A460571 2729 CLAYBROOKE DR
CONTROL #: MR SUBDIV: CLAYBROOKE
XREF #: B499532 TAX ACCOUNT #: 2200024160 DISTRICT/PRECINCT 02 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: SCOTT, MONICA
PAID: 65.00 ADDR: 2729 CLAYBROOKE DR 21244
PAID BY: APP

DATES APPLICANT INFORMATION
APPLIED: 09/23/2002 NAME: JOHN BIEMER
ISSUED: 09/23/2002 COMPANY: CUSTOM PATIO ROOMS
OCCPNY: ADDR1: 9600 PULASKI PARK DR #115
ADDR2: BALTO., MD 21220
INSPECTOR: 02R PHONE #: 410-682-6970 LICENSE #: 120902
NOTES: CPC/KRA
REISSUED 10/18/02 TO REFLECT CORRECT ADDRESS & OWNER'S NAME. RSD
PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1018M

TIME: 15:01:23 AUTOMATED PERMIT TRACKING SYSTEM
DATE: 10/23/2002 APPROVALS DETAIL SCREEN

LAST UPDATE 09/23/2002
KXA 12:40:16

PERMIT #: B499532

PASSWORD :

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
ZONING	09/23/2002	01	LTM/KRA
PERMITS	09/23/2002	01	KRA

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

PANEL BP1005M

TIME: 15:01:15 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/23/2002
DATE: 10/23/2002 BUILDING DETAIL 2 KXA 12:39:58

PERMIT #: B499532	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 144	SIZE: 0000.00 X 0000.00
	WIDTH: 12'	FRONT STREET:
GARBAGE DISP:	DEPTH: 12'	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: 5"/5"
KITCHENS:		SIDE STR SETB:
	LOT NOS: 97	REAR SETB: 37'
	CORNER LOT:	

ZONING INFORMATION		ASSESSMENTS
DISTRICT:	BLOCK:	LAND: 0034000.00
PETITION:	SECTION:	IMPROVEMENTS: 0078360.00
DATE:	LIBER: 006	TOTAL ASS.:
MAP:	FOLIO: 129	
	CLASS: 04	

PLANNING INFORMATION

MSTR PLAN AREA:	SUBSEWER:	CRIT AREA:	PASSWORD:
-----------------	-----------	------------	-----------

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1004M

TIME: 15:01:14 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/23/2002
DATE: 10/23/2002 BUILDING DETAIL 1 KXA 12:39:58

PERMIT # B499532 PLANS: CONST PLOT 1 DRC# DATA EL 1 PL 2
TENANT

BUILDING CODE: CONTR: CUSTOM PATIO ROOMS
IMPRV 2 ENGNR:
USE 01 SELLR:

FOUNDATION BASE WORK: CONST STEEL STRUCTURE ENCLOSURE ON REAR OF EX
SFTH, ON EX DECK. WILL COMPLY WITH CODE MEMO#1
CONSTRUC FUEL SEWAGE WATER 12'X12'=144SF
1E 1E

CENTRAL AIR

ESTIMATED COST

9,000.00 PROPOSED USE: SFTH & ADDITION

OWNERSHIP: 1 EXISTING USE: SFTH

RESIDENTIAL CAT: 4

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU



**Baltimore County
Office of Law**

400 Washington Avenue
Towson, Maryland 21204
410-887-4420
Fax: 410-296-0931

March 5, 2003

Kathleen Bianco
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Maryland Towing and Recovery
39 York Road
Zoning Case Number: 03-179-SPH

Dear Ms. Bianco:

Please enter my appearance in the above captioned case, on appeal from a decision of the Zoning Commissioner, and keep me advised of all future proceedings.

Should you have any questions, please do not hesitate to contact me. Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Robert Loskot".

C. Robert Loskot
Assistant County Attorney

CRL/eg

cc: Edward J. Gilliss
Deborah C. Dopkin, Esquire
Peter Max Zimmerman
Konstantine Prevas, Esquire
Arnold Jablon

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



DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

FAX TRANSMISSION LEAD SHEET

NOTICE

The information contained in the following pages is PRIVILEGED AND CONFIDENTIAL and belongs to Deborah C. Dopkin, P.A., and/or its clients. The information is intended solely for the use of the person or entity named below to whom it is addressed. Deborah C. Dopkin, P.A. expressly preserves and asserts all privileges and immunities applicable to this transmission. If you are not the intended recipient or an agent or employee of the intended recipient, then you have received this transmission in error -- READ ONLY THIS COVER SHEET. immediately call the phone number below to explain that you have received this transmission in error, and return all pages to us by mail. If you are not the intended recipient, any review, examination, use, disclosure, reproduction, or distribution of this transmission or the information contained herein is PROHIBITED.

DATE: July 8, 2003

NAME: Kathleen Bianco

COMPANY: County Board of Appeals

FAX: (410) 887-3182

RE: Case No. 03-179-SPH
Maryland Towing & Recovery

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410)821-0200 should you experience any problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 2

Hard Copy to Follow? Yes

Comments to Recipient:

GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS

P.O.BOX 5421, TOWSON MARYLAND 21285-5421

410-828-8694

www.geocities.com/gtcca_towson/updates.html

gtcca_towson@yahoo.com

RESOLVED: That the GREATER TOWSON COUNCIL of COMMUNITY ASSOCIATIONS, Inc. shall, from January 1, 2002 to January 31, 2003, assign official responsibility for review, representation, and action on all zoning and development matters to the EXECUTIVE BOARD and the Chair and Deputy Chairs of the Zoning Committee, which consists of the following members:

Conrad J. Poniatowski, President

Timothy Silcott, Vice President

Judy Gregory, Treasurer

Corinne Becker, Recording Secretary

Stacy Weiss, Corresponding Secretary

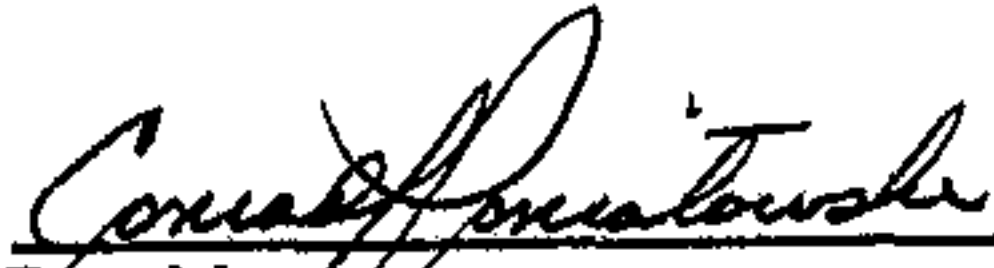
J.Donald Gerding, Zoning Committee Chair

Richard Parsons, Zoning Committee Deputy Chair

AS WITNESS: Our hands and seal this 17th day of January 2002.

ATTEST: GREATER TOWSON COUNCIL of COMMUNITY ASSOCIATIONS, INC.


Secretary


President



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

1/15/03

January 13, 2003

Mr. D. Gerding
335 Old Trail
Baltimore, MD 21212

RE: Case No.: 02-519-A
7116 Oxford Road

and 03-179-SPH

Dear Mr. Gerding:

This letter is to follow-up the telephone conversation we had this date on the above referenced case, wherein you requested a copy of the Board's Order. As of this date, the matter has not been heard before the Board and no hearing date has been scheduled.

In accordance with office policy, if you want to receive notification of the hearing date, the request must be in writing to the Board of Appeals.

If you have any questions, or if I can be of any future assistance, please do not hesitate to call the office.

Very truly yours,

Theresa R. Shelton

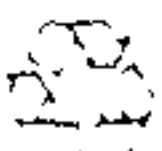
Theresa R. Shelton

Legal Secretary

Baltimore County Board of Appeals

1/16/03

/trs Please accept this memo as my organization
desire to receive 'Notification' and copy of 'decision'
in the above matter - Case 02-519-A
Please note attached
Thank you Donald Gerding



DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

July 8, 2003

Kathleen C. Bianco, Administrator
County Board of Appeals
of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Case No. 03-179-SPH

Dear Ms. Bianco:

This is to advise you that I am withdrawing my appearance on behalf of Maryland Towing & Recovery in the above captioned case, now scheduled for August 6, 2003.

Any future communications from the Board should be directed to Maryland Towing & Recovery, c/o Mr. Barrett Browning, 2608 Wendover Road, Parkville, Maryland 21234.

Thank you for your attention to this matter.

Very truly yours,


Deborah C. Dopkin

DCD/kmc

cc: People's Counsel
Maryland Towing and Recovery

C:\docs\KMC\DCD\LETTERS 2003\Bianco Kathleen.wpd

RECEIVED

JUL 09 2003

BALTIMORE COUNTY
BOARD OF APPEALS



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

SUBJECT: POLICY MANUAL

DATE: 9/20/85

This POLICY MANUAL is a compilation of legislative, executive, and administrative public policies. These policies are promulgated by the Zoning Commissioner of Baltimore County, pursuant to the Baltimore County Charter, §522.1, and the Baltimore County Zoning Regulations, §500.8. The principles enunciated herein have the limited purposes of facilitating and improving the implementation of procedures throughout the Baltimore County Department of Planning & Zoning, Administrative Offices.

The policies organized here are subject to alteration, modification, or revision in accordance with the authority under which they are initially adopted. As such, the policies have no binding effect within a Court of law, although they may be utilized by the Courts to interpret and construe pertinent zoning regulations. Hofmeister v. Frank Realty Co., Inc., 373 A 2d 273 (1977); Farber's, Inc. v. Comptroller of the Treasury of the State of Maryland, 266 Md 44 (1972).

This Manual could not have been prepared without the experience and knowledge of James Dyer, Zoning Supervisor; Diana Itter; Douglas Swam; and Nicholas Commodari, Zoning Coordinator; and especially without the time, effort and ability of Carl Richards.

BM-20 TOWING LICENSES

Towing licenses are permitted and approved only at properly zoned service garages or junk yards. All such sites must comply with the provisions of Section 405A. of the Baltimore County Zoning Regulations.

BM-21 TRUCK AND CAR RENTAL AND TAXICABS

Truck and car rental and taxicab businesses may be permitted as a service garage use but must be in enclosed buildings in the B.L. zone.

BM-22 VOLUNTEER FIRE COMPANY

A volunteer fire company is permitted by special exception in the B.L. zone and a permitted use in the B.R. zone. In the B.M. zone there is no listing. Notwithstanding the fact that Section 233.1 states "Uses Permitted in B.L. zone" and the wording "and limited" was not used, a volunteer fire company will be permitted in the B.M. zone by special exception.

Note - If the applicant would disagree with this interpretation then they may file for a special hearing for a determination that it be considered a permitted use in the B.M. zone.

1991 Edition

Baltimore County
Zoning Commissioner's Policy Manual



Administrative Supplement to the Baltimore County Zoning Regulations

ZONING COMMISSIONER'S POLICY MANUAL

SECTION

405.4.C.1 VEHICLE REPAIR SERVICES may include a towing service license. All such sites must comply with the requirements in Section 405A, B.C.Z.R., Page 4-23.

TWO SEPARATE TRADERS LICENSES

Two separate traders licenses may be issued to separate parties or automotive service station properties provided the site plan is amended with the following note:

NOTE: Two separate traders licenses will be issued to separate parties for gasoline sales and service work at _____ as long as the service work:

1. Only involves minor repairs to customer's licenses cars;
2. Does not include any body, fender or painting work
3. Remains accessory in area and volume to gasoline sales

This in no way will affect the operation of the overall automotive service station and said overall operation will comply in all respects to the uses and standards on this plan and in Section 405 of the B.C.Z.R.

CASE NAME 03-179 SPH
CASE NUMBER _____
DATE 11-21-02

CASE NUMBER _____
DATE 11-21-02

Tops FORM 3002P
MADE IN U.S.A.

PLEASE PRINT CLEARLY

CASE NAME KOSMOKOS
CASE NUMBER 03179 SPH
DATE NOV 21 02

CITIZEN'S SIGN-IN SHEET

0

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

LONI INGRAHAM

TOWNSHIP 409 WASHINGTON

AVENUE 21204

Lingraham@patuxent.com

MICHAEL READY

6516 LAUREL RD.

BETHESDA MD. 21239

Deb Chapman

400 Washington Ave.

21204

Councilman Skinner's office

Barbara Albright

400 Washington Ave

21204

Councilman Skinner's office

~~Barbara Roberts~~

Section 233, Business, Major (B.M.) Zone Use Regulations [BCZR 1955]

The following uses only are permitted (Section 233.3):

233.1. Uses permitted in B.L. Zone.

233.2^{EN} (1)Animal boarding place, Class A [Bill No. 85-1967^{EN(2)}]^{EN(3)}

Boatyard [Bill Nos. 64-1963; 85-1967]

Bowling alleys

→ Carpentry, electrical, plumbing, heating, sheet metal, electroplating and painting shops
Catering hall [Bill No. 110-1993]

Clothes cleaning and dyeing where not more than two units with combined capacity of not more than 50 pounds are employed

Commercial beach, with provision of adequate parking area, and permitting dressing facilities, snack bar, picnic area and boat rental [Bill Nos. 64-1963; 85-1967]

Commercial recreation enterprises, including dance halls, skating rinks and others which, in the judgment of the Zoning Commissioner, are similar, but excluding merry-go-rounds and freak shows, shooting galleries and penny arcades

Community building, swimming pool or other structural or land use devoted to civic, social, recreational and educational activities [Bill Nos. 64-1963; 85-1967; 26-1988]

Funeral establishment [Bill No. 43-1970]

Garage, service

Golf course, country club or other outdoor recreation clubs; also quasi-public camp, including day camps, but no such uses shall be located on less than five acres, and no building, parking lot or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line [Bill Nos. 64-1963; 85-1967]

Hotel

Machinery sales store

Marina [Bill Nos. 64-1963; 85-1967]

New automobile sales facility and adjoining outdoor sales area, provided that dismantled or junked cars unfit for operation on the highways may not be stored outdoors. [Bill No. 71-2001]

Nightclub^{EN(4)}

Printing, lithographing or publishing plant, employing not more than 25 persons

Secondhand store^{EN(5)}

Theater, excluding drive-in

Transit centers, subject to Section 434 [Bill No. 91-1990]

Warehouses [Bill No. 18-1967^{EN(6)}]
Yacht clubs [Bill No. 136-1996]

233.2A Combinations of the above uses. [Bill No. 111-1968]

233.2B Accessory uses or structures, including signs (see Section 450), garages and parking spaces for the use of owners, employees, tenants and invitees. A maximum of six coin-operated children's rides are permitted as an accessory use. [Bill Nos. 111-1968; 29-1982; 89-1997]

233.3 All permitted uses are subject to the following conditions: [Bill No. 40-2001]

- A. They shall be contained, except in the case of signs, restaurants, swimming pools, outdoor sales or display areas and parking lots, within a completely enclosed building.
- B. Not more than 25 employees shall be regularly engaged in fabrication, repair, cleaning or other processing of goods or articles in any one establishment.
- C. Where the requirements in Section 233.3.A or B would create undue hardship, the Zoning Commissioner may approve a modified plan upon petition and public hearing thereon.
- D. Dance halls and nightclubs may not be located within 1,000 feet of a lot zoned residentially or devoted primarily to residential use.

233.4 Special exceptions. The following uses when permitted as special exceptions (Sections 270 and 502):^{EN(7)}

Arcade, subject to the provisions of Section 423B [Bill No. 29-1982]
Automotive-service station, subject to the provisions of Section 405 [Bill Nos. 40-1967; 85-1967]
Bus terminal
Car wash [Bill Nos. 108-1964; 85-1967]
Drive-in restaurant [Bill Nos. 40-1967; 85-1967]
Excavations, controlled (Section 403)^{EN(8)}
Golf driving range, miniature golf and baseball batting range
Heliport, Type I [Bill No. 85-1967]
Heliport, Type II [Bill No. 85-1967]
Laboratory
Living quarters in a commercial building^{EN(9)}
Pawnshop [Bill No. 112-1995]
Public utility uses other than those noted in Sections 200.11^{EN(10)} and 230.9 (Section 411)(11)
Signs, outdoor advertising (see Section 450) [Bill No. 89-1997]

*Baltimore County Zoning Regulations
PC/Codebook for Windows*

Sludge disposal facility - co-landfilling (Section 412A.2.A) [Bill No. 46-1982]
Sludge disposal facility - composting (Section 412.2.B) [Bill No. 46-1982]
Sludge disposal facility - handling in general (Section 412A.2.C) [Bill No. 46-1982]
Sludge disposal facility - incineration (Section 412A.2.D) [Bill No. 46-1982]
Sludge disposal facility - landspreading (Section 412A.2.E) [Bill No. 46-1982]
Striptease business [Bill No. 137-1990]
Wireless telecommunications towers, subject to Section 426 [Bill Nos. 61-1967;
85-1967; 64-1986; 30-1998]

Section 230, Business, Local (B.L.) Zone Use Regulations [BCZR 1955]

The following uses only are permitted (see Section 230.12):

- 230.1 Uses permitted and as limited in the residential zone immediately adjoining, except that animal boarding place, Class A, is permitted only as a special exception and kennel is prohibited. [Bill No. 85-1967]
- 230.2 Convalescent home.
- 230.3 Tourist home, boarding or rooming houses.
- 230.4 Fast food, drive-through only restaurant, carry-out restaurant, fast food restaurant, and standard restaurant, tearoom, convenience store and dairy bar, except drive-in restaurant. [Bill Nos. 40-1967; 110-1993; 86-1994]
- 230.5 Bank, building and loan association.
- 230.6 Offices and office buildings.
- 230.7 Private colleges, dancing schools, conservatory for music and the arts, dormitories and fraternity and sorority houses. [Resolution, November 21, 1956; Bill No. 47-1985]
- 230.8 Business and trade schools.
- 230.9^{EN(1)}
 - Alcoholic beverage package store
 - Amusement devices, subject to the provisions of Section 422 [Bill No. 29-1982]
 - Antique shop
 - Arcade, subject to the provisions of Section 423.A [Bill No. 29-1982]
 - Automobile accessory shop
 - Automobile parking lot
 - Bakery, but goods baked on the premises must be sold only at retail on the premises
 - Barbershops and beauty shops [Bill No. 9-1999]
 - Billiard and pool rooms [Bill Nos. 61-1967; 85-1967]
 - Bowling alley [Resolution, November 21, 1956; Bill Nos. 58-1957; 85-1967]
 - Camera, photo-supply or film-processing shops or pickup stations (including "drive-by" facilities) [Bill No. 43-1970]
 - Candy store, but goods made on the premises must be sold only at retail on the premises
 - Clothing and accessory stores

Commercial film production, subject to Section 435 [Bill No. 57-1990]
Dairy products store
Department store
Dressmaking and millinery establishments
Drugstore
Dry cleaning establishment, coin-operated, or retail store plant, etc. (as regulated by the Baltimore County Building Code, Baltimore County Fire, Health and Police Regulations) [Bill Nos. 142-1962; 85-1967]
Dry cleaning pickup station
Duplicating service business [Bill No. 117-1983]
Electrical contractors and appliance repair shop [Bill Nos. 58-1957; 85-1967]
Florist
Food store
Fortune-telling establishments [Bill No. 124-1978]
Fuel service stations in a planned shopping center or drive-in cluster only, subject to Section 405 [Bill No. 172-1993]EN(2)
Furniture and upholstery stores
Garden center [Bill No. 41-1992]
Gift shop
Hand laundry employing not more than five persons
Hardware store
Helistop [Bill No. 85-1967]
Hobby shop
Household appliance store
Jewelry store
Laundromat or self-service laundry
Laundry-pickup station
Medical clinic [Bill No. 37-1988]
Parking lot [Resolution, November 21, 1956; Bill No. 85-1967]
Pet shop
Photographic studio
Picnic grove [Resolution, November 21, 1956; Bill No. 85-1967]
Public utility service center
Radio shop
Radio studio
Rail passenger stations, subject to Section 434 [Bill No. 91-1990]
Residential art salon [Bill No. 85-1967]
Shoe repair shop
Social clubs and fraternal organizations

Sporting goods store

Stationery store

Swimming pool

Tailor shop

Tavern [Bill Nos. 43-1963; EN(3) 85-1967]

Television shop

Television studio

Temporary or occasional outdoor sales of cut flowers or live plants (not in connection with florists' establishments), provided that the sales area does not exceed 200 square feet and that the sales are carried on for no more than 120 days per year. Before approving an application for any license required, the Zoning Commissioner must approve a site plan for the premises, showing the sales area and the dates on which flowers or plants are to be sold. Any provision of these regulations to the contrary notwithstanding, the Zoning Commissioner's approval of such a license shall expire one year after its issuance; however, such a license may be reappraised annually upon request of the licensee [Bill No. 174-1981]

Transit facilities [Bill No. 91-1990]

Variety and dry goods store

Veterinarian's office [Bill No. 85-1967]

Veterinarian [Bill No. 85-1967]

Wireless telecommunications antennas or wireless telecommunications towers, subject to Section 426. [Bill Nos. 64-1986; 30-1998]

230.10 Combinations of the above uses. [Bill No. 111-1968]

230.11 Accessory uses or structures, including signs (see Section 450), garages and parking spaces for the use of owners, employees, tenants and invitees. A maximum of six coin-operated children's rides are permitted as an accessory use. [Bill Nos. 111-1968; 29-1982; 89-1997]

230.12 All the above uses in Section 230 are subject to the following conditions:

A. They shall be contained, except for signs, restaurants, swimming pools, outdoor sales or display areas, parking lots, helistops or picnic groves within completely enclosed buildings. [Bill No. 85-1967]

B. Not more than five persons shall be engaged in the repair or fabrication of goods on the premises.

C. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such

machines.

- D. Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than five feet in front of the required front building line.
- E. In case any property line of a commercially zoned corner lot abuts a residential zone on a side street, no separate and distinct commercial use may be made of that portion of the lot which abuts on the side street unless a site plan for the entire corner lot as a commercial unit shall have been approved by the Baltimore County Office of Planning and the Baltimore County Bureau of Engineering, Department of Public Works. Any division of ownership of such lots shall be a subdivision and require approval of the Office of Planning. [Resolution, November 21, 1956]
- F. Where the requirements in Section 230.12.A, B or C would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and public hearing thereon.

Endnotes

1 (Popup)

Editor's Note: Of the entries which follow, the ones without bracketed historical information were reenacted without substantive amendment by Bill No. 58-1957, and again by Bill No. 9-1999.

2 (Popup)

Editor's Note: "Funeral establishments," which followed this item, was repealed by Bill No. 43-1970.

3 (Popup)

Editor's Note: Bill No. 43-1963 erroneously indicates that this entry was listed in this Section in BCZR 1955 and repealed by Bill No. 58-1957. Actually, the entry was originally listed only in Section 233.2; the entry was, however, erroneously deleted from the latter section as printed in the 1957 published edition of the amended zoning regulations.

- 500.4 In cases in which no building permit is required, any person desiring to use any land for any purpose other than that for which said land is being used at the time of adoption of this Order and Resolution^{EN(1)} shall make application to the Zoning Commissioner for a use permit, upon such form as the Zoning Commissioner may prescribe. If such use is permissible the Zoning Commissioner may issue a use permit, conditioned by other provisions contained in the regulations which shall indicate that it authorizes the particular use applied for. [Resolution, November 21, 1956]

*Baltimore County Zoning Regulations
PC/Codebook for Windows*

- B. A.S. (Automotive Services) District. The A.S. District may be applied within the urban-rural demarcation line (URDL) to certain parcels of land zoned B.L., B.M. or B.R., which are appropriate for uses dominated by the parking and servicing of automobiles or characterized by frequent parking turnover, such as fuel service stations and car wash operations. Any land heretofore classified as C.N.S., C.S.A., C.S.-1 or C.S.-2 on the effective date of Bill No. 172-1993 shall hereby be classified an A.S. District. [Bill No. 172-1993^{EN(1)}]

*Baltimore County Zoning Regulations
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BOATYARD -- A commercial or nonprofit boat basin with facilities for one or more of the following: sale, construction, repair, storage, launching, berthing, securing, fueling and general servicing of marine craft of all types. [Bill No. 64-1963]

RAIL PASSENGER STATION -- A facility designed as a place for boarding and alighting from rail passenger vehicles. A rail passenger station may include such facilities as bus bays, parking areas or taxicab stands as accessory uses. [Bill No. 91-1990]

*Baltimore County Zoning Regulations
PC/Codebook for Windows*

GARAGE, SERVICE -- A garage, other than a residential garage, where motor-driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale.

Towing Companies in Baltimore County

Name/Location	Garage	Office	Yard	Surface	Zone
Baltimore Towing 4112 North Point Blvd.	No	Yes	Yes	stone	BL
Blake's Towing 1107 Lawrence Avenue	No	Yes	Yes	stone	
Carrolls Towing 2819 North Point Blvd.	No	Yes	Yes	stone	BR-CS1
Captain Hook Towing 11021 Pulaski Hghwy	No	Yes	Yes	stone	ML?
Security Recovery 1101 Hengemihle Ave..	No	Yes	Yes	stone	ML
Mc & Mc Transporting 7519 Belair Road	No	Yes	Yes	macadam	
Jim Elliotts Towing 900 York Road	No	Yes	Yes	macadam	B
Pikeway Towing 1832 E. Joppa Road	No	Yes	Yes	macadam	B
Rockdale Towing 1121 Berrymans Lane	No	Yes	Yes	stone	B&BR
Valley Towing 8510 Old Harford Road	No	Yes	Yes	macadam	

Baltimore County Zoning Regulations
PC/Codebook for Windows

	B.L.							B.M.	B.R.			
Contractor's equipment storage yard	X	X	X	X	X	X	X	X	S.E.	--	--	
Convalescent home	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	--	--	--	X	X	
Conversion of dwelling for tearoom or restaurant	S.E.	S.E.	X	X	X	--	--	--	--	X	X	
Drive-in restaurant ¹¹	X	X	X	X	X	X	S.E.	S.E.	S.E.	X	X	X
Elevator apartment, with accessory business uses ²⁰	X ²¹	X ²¹	X ²¹	X ²¹	X ²¹	S.E. ²¹	X ²²	X ²²	X ²²	X	X	
Excavations, controlled	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E. ⁺	S.E. ⁺	
Funeral establishment	S.E.	S.E.	S.E.	S.E.	X ¹⁷	S.E.	-- ²³	--	--	X	X	
Garage, service	X	X	X	X	X	X	S.E.	--	--	-- ²⁴	X	
Golf course, country club or other outdoor recreation club; also quasi-public camp, including day camps ¹⁴	S.E.	S.E.	S.E.	X ¹⁷	S.E.	S.E.	S.E.	--	--	-- ⁷	--	
Golf driving range, including miniature golf, etc.	S.E.	S.E.	X	X	X	X	S.E.	S.E.	S.E.	X	X	
Heavy manufacturing uses listed in Section 256.4	X	X	X	X	X	X	X	X	X	X ²⁵	S.E.	
Helipoint, Type I ^{6,26}	X ²⁶	X	X	X ²⁷	X	X	X	S.E.	S.E.	--	--	-- ²⁸
Helipoint, Type II ^{6,26}	X ²⁶	X	X	X ²⁷	X	X	S.E.	S.E.	S.E.	--	--	S.E.
Helistop	S.E. ⁶	S.E.	S.E.	S.E.	S.E.	S.E.	--	--	--	--	-- ⁶	-- ⁶
Hospital, Class B ²⁹	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	X	X ²	
(All notes appear at end of table.)												
Hotel	X	X	X	X	X	X	S.E.	--	--	X ³⁰	X	
Junkyard	X	X	X	X	X	X	X	X	X	X	S.E.	
Kennel	-- ⁶	S.E.	S.E.	S.E.	X	X	X	X	--	S.E. ⁶	S.E. ⁶	X ⁶
Laboratory	S.E. ³¹	X ³¹	X ³¹	X ³¹	X ³¹	X ³¹	S.E.	S.E.	--	--	--	
Living quarters in a	X	X	X	X	X	X	S.E. ²²	S.E. ²²	S.E. ²²	X ³²	X ³²	

SCHEDULE OF SPECIAL EXCEPTIONS²

S.E. Use Permitted by Special Exception Only.
-- Use Permitted Without Special Exception.
X Use Prohibited.

(All notes appear at end of table.)

USE	R.40 ³	R.20 ³	R.10 ³	R.6 ³	R.G. ³	R.A. ³	B.L.	B.M.	B.R.	M.L.	M.H.	ML.R. ²
Airport	S.E.	X	X	X	X	X	X	X	S.E.	X ⁴	X	
Amusement park	X	X	X	X	X	X	X	X	S.E.	X ⁵	X ²	
Animal boarding place, Class A ⁶	--	S.E.	S.E.	S.E.	X	X	S.E.	--	--	-- ⁷	--	X
Animal boarding place, Class B ⁶	S.E.	S.E.	S.E.	X	X	X	X	X	--	-- ⁷	--	X
Antique shop ⁶	S.E.	X ⁸	X	S.E. ⁹	X	X ¹⁰	--	--	--	-- ⁷	X	X
Boardinghouse ¹³	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.	--	--	--	X	X	
Boatyard ¹⁴	S.E.	S.E.	S.E.	S.E.	X	S.E.	S.E.	--	--	--	--	
Bus terminal	X	X	X	X	X	X	X	S.E.	S.E.	--	--	
Car wash ¹⁵	X	X	X	X	X	X	S.E.	S.E.	S.E.	X ¹⁶	X	
Cemetery	S.E.	S.E.	S.E.	S.E.	X	X	X	X	S.E.	S.E. ⁷	S.E.	
Commercial beach ¹⁴	S.E.	S.E.	S.E.	S.E.	X ¹⁷	S.E.	S.E.	--	--	-- ⁷	--	
Community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities ¹⁴	S.E.	S.E.	S.E.	S.E.	X ¹⁷	S.E.	S.E.	--	--	-- ¹⁸	--	
Conservatory, music and arts ¹⁹	S.E.	S.E.	S.E.	S.E.	S.E.	S.E.						



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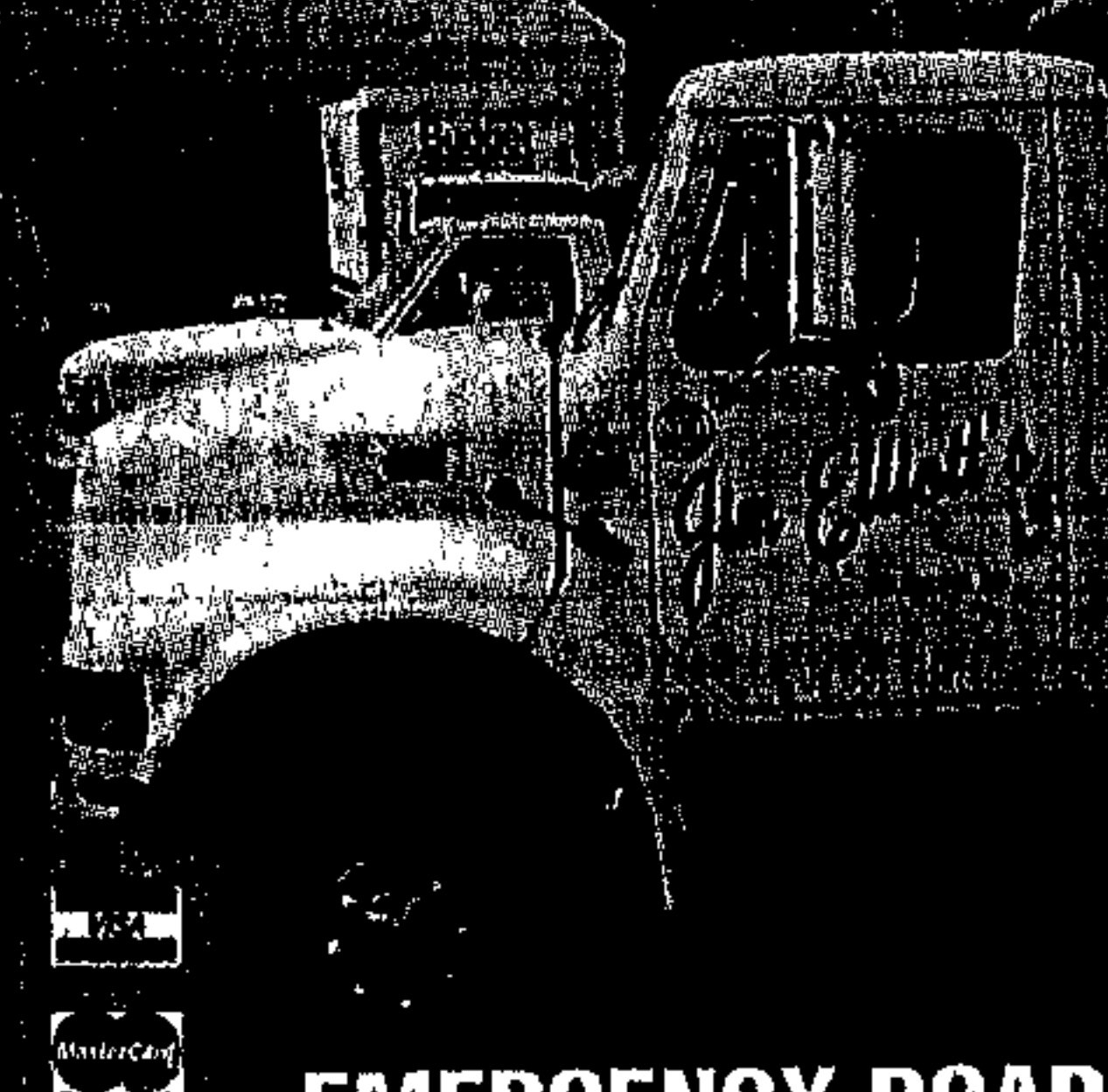
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TOWING/AUTOMOTIVE (Cont'd)

Starting Gate Service Center Inc

3521 Whiskey Bottom Rd Laurel Baltimore Tel No 410 860-3225

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7971 Dorsey Run Rd Jessup 410 759-9150
Stevens Auto Recovery & Towing Elkridge 410 796-4417

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1425 E Patapsco Av Baltimore 410 354-6161
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TRUCK REPAIRING
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Ted's Towing Service

4920 Hazletwood Av Baltimore 410 325-6700
Thomas & Sons Towing & Storage Inc 9253 Pigeonwing Pl Columbia 301 896-2897

Thomas Transport Service Inc

48 Ruber Ct 410 298-0331
Thomas Trucking & Services Millersville 410 729-5400

ThunderCats Towing & Hauling

Baltimore MD 410 391-7600

TIM'S AUTOMOTIVE

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Tom's Towing & Transport Inc

Baltimore MD 410 732-2336

TOM'S USED AUTO PARTS

2723 North Point Blvd Dundalk 410 284-7000
Tony's Towing & Automotive Repair 13188 Bloomingdale Rd Baltimore 410 945-7047

24-7 Towing And Hauling

112 Sandhill Rd Essex 410 391-6768
Two Dudes Towing 1006 Goff Rd 410 391-8867

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1700 Reisterstown Rd Baltimore 410 484-4540

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State Inspections
8000 Loch Raven Blvd Towson 410 837-8004

VALLEY TOWING INC

Towson 410 321-6454
Wall Eger Service Center 1450 Grimm Rd 410 519-8445

Warfield's Towing

Baltimore 410 444-5501
White-Hart Towing Inc 4000 Belair Road Brooklyn 410 636-0605

Whitelock Towing Inc

2634 Horst Baltimore 410 582-2769

WILLIAMS AUTOMATIC TRANSMISSION

2841 Eastern Blvd 410 682-4422
Winfield Auto Repair 1716 W Old Liberty Rd Westminster 410 875-9400

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**TOWING
AUTOMOTIVE (Cont'd)**

Wise Towing & Services LLC
12050 Hall Shop Rd Clarksville
410 631-3099
Woodbine Towing
Woodbine
410 795-0656
York Rd Auto & Body Shop
4501 York Rd
410 323-1313
York Rd Auto Repairs Inc
4811 York Rd
410 435-9650

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AUTOMOTIVE**

B A Products Co
8925 McGaw Court Columbia
301 596-2710
B A Products Co
8925 McGaw Court Columbia
410 381-1700
Diggle And Associates
2236 W Lexington St Baltimore
410 945-7990
Gene's Towing Service
7862 Saint Monica Dr North Point
410 477-5670
Green's Towing
410 744-8566
WEST END SERVICE INC
8600 Frederick Rd Ellicott City
410 465-4455

TOYS-REPAIRING

Little Pitstop Speedway
1923 Inverton Rd Baltimore MD
410 477-9794

TOYS-RETAIL

All Wound Up
Light Street Pavilion
410 727-6866
ANIME N MORE
2228 Baltimore Pike
410 836-0248

BARSTONS CHILDS PLAY

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Village Of Cross Keys
410 435-0804
Calico Teddy The
22 E 24th St
410 366-7011
Colleen Bode Toy Hotline
207 Stockdale Av Reisterstown
410 526-1154
Discovery Toys
Ann-Marie Martin - Senior Manager
5033 Sussex Rd Towson
410 494-0640
FAO Schwarz
825 Dulany Valley Rd Towson
410 583-7000
Funco Land
Baltimore
Mondawmin Mall Baltimore
410 225-9828
York Road Plaza
410 372-0544
Westside Shopping Center
Columbia
410 945-3100
Dobbin Center Columbia
Glen Burnie
410 740-2090
Governor Plaza Glen Burnie
410 769-0538

G&E HILL INC

Baltimore MD
410 922-3521
Great Bears Toys Ltd
1643 Thomas St
410 276-4429
Hammitt's Learning World
White Marsh Mall
410 931-6940
Highland Toys And Stuff
3926 Eastern Av
410 522-6855
Imaginarium
Dwight Mill Mall
410 581-1395

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Jack And The Box Toy Co
7900 Ritchie Hwy Glen Burnie MD
410 766-7900
Key-Bee
Eastpoint Mall
410 285-2565
Key-Bee Toy & Hobby Shop
Owings Mills Town Centre
410 363-6754
Key-Bee Toy & Hobby Shop
7900 Ritchie Hwy Glen Burnie
410 760-9243
Key-Bee Toy & Hobby Shop Inc
White Marsh Mall
410 931-6995
Key-Bee Toy & Hobby Shops
2046 Mondawmin Mall
410 523-5792
Key-Bee Toys
Westview Mall
410 719-9034
Key-Bee Toys
10300 Little Patuxent Pkwy Columbia
410 997-8741
Key-Bee Toys
Security Square Mall
410 298-9692
Key-Bee Toys
Towson Town Center
410 821-7535
Key-Bee Toys & Hobby Shop
400 N Center St Westminster
410 876-3817
Learning Express
1809 Reisterstown Rd Pikesville
410 486-9699
Learning Express The
58 Mountain Rd Glen Burnie
410 590-2170
Live And Learn
Owings Mills
443 394-8501
Mumbles & Squeaks Toy Gallery
8133 Main St Ellicott City
410 750-2803
Over Again
735 W 36th St
410 235-1743

PLAY N' LEARN INC

9133 Red Branch Rd Columbia
410 992-0992
Scavenger's Gallery
300 Trepper Rd Dundalk
410 285-2818
Shanigans Specialty Toy Shop
5004 Lawndale Av Baltimore
410 532-8384
Toy Chest The
1210 Reisterstown Rd
410 653-1113
Toy Factory
2107 Gwynn Oak Av
410 597-8210
Toy Land
2401 N Point Rd Dundalk
410 284-2869
Toys-R-Us
10200 Reisterstown Rd Owings Mills
410 356-4824
Zany Brainy
55 W Aylesbury Rd Timonium
410 308-0131
Zany Brainy
Snowden Square Shopping Center
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CONSUMER**

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410 771-4398
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Eldersburg
410 795-1051
Eldersburg
410 781-7601

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Shapper - Grady - Koss - Scag
1818 Cranberry Glen Burnie
410 766-5120

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Upper Co
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