RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

*

11016 Reisterstown Road; SW side

Reisterstown Rd, 377ft NW of Pleasantville Rd Legal Owner(s): Richard J & Maria Sansbury* Contract Owner(s): Griffin's Service Center,

Inc, Stanley Griffin

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-314-XA

* * * * * * *

ENTRY OF APPEARANCE

*

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

PETER MAX/ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of January, 2003, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, Deborah C. Dopkin, P.A., 409 Washington Avenue, Suite 1000, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAXZIMMERMAN

People's Counsel for Baltimore County



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Legal Owner(s):

for the property located at _11016 Reisterstown Road which is presently zoned _BL_ / 202-10.5

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

To use the herein described property:

As living quarters in a commercial building; and as a service garage (i.e., parking and storage of four (4) tow trucks.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by 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:

Griffin's Service Center, Inc.	Richard J. Sansbury
Signature 11016 Reisterstown Road Address Owings Mills, Maryland 21117	Maria Sansbury Name - Type or Pint Our Caustus
Attorney For Petitioner:	Sighature 10196 Green Clover Drive 410-465-402 Address Telephone No.
Deborah C. Dopkin, Esquire Name - Type or Print City Onher	Ellicott City, Maryland 21043-1694 State Zip Code Representative to be Contacted:
Signature Deborah C. Dopkin, P.A.	Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000 Address Telephone No.	410-821-0200 409 Washington Avenue, Suite 1000 Address Telephone No.
Towson, Maryland 21204 City State Zip Code	Towson, Maryland 21204 City State Zip Code
	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 7, 500
	UNAVAILABLE FOR HEARING
	Name-Type or Print 11016 Reisterstown Road Address Telephone No. Owings Mills, Maryland 21117 City State Zip Code Attorney For Petitioner: Deborah C. Dopkin, Esquire Name Type or Print City Signature Deborah C. Dopkin, P.A. Company 410-821-0200 409 Washington Avenue, Suite 1000 Address Towson, Maryland 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11016 Reisterstown Road which is presently zoned BL, DR-1015

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

To be presented at hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s):

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:

REV 9/15/98

Griffin's Service Center, Inc. Name - Type or Print, Name	Richard J. Sansbury
Signature Signature	Liebert Sombliere
11016 Reisterstown Road 4/0 -922 - Tows Address Telephone No.	Maria Sansbury
Owings Mills, Maryland 21117 City State Zip Code	Name Type, or Print Our, Jauklry Signature
Attorney For Petitioner:	10196 Green Clover Drive 410-465-40スタ
Deborah C. Dopkin, Esquire Name Type or Print City	Address Telephone No. Ellicott City, Maryland 21043–1694 State Zip Code
Signature Chapter	Representative to be Contacted:
Deborah C. Dopkin, P.A.	Deborah C. Dopkin, Esquire Name
410-821-0200 409 Washington Avenue, Suite 1000 Address Telephone No.	409 Washington Avenue, Suite 1000 Address Telephone No.
Towson, Maryland 21204 City State Zip Code	Towson, Maryland 21204 City State Zip Code
	OFFICE USE ONLY
Case No. 03-314-X4	ESTIMATED LENGTH OF HEARING See Sp. Exi
*	UNAVAILABLE FOR HEARING

<u>Variance Petition</u>

A variance from sections:

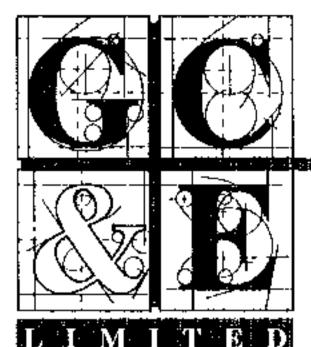
409.8.A To permit a gravel driveway and parking area in lieu of a paved surface;

To permit the parking area not to be striped;

To permit the existing 6' high wood fence and existing vegetation to remain in lieu of that required by 409.8A and the Baltimore County Landscape Manual; and

409.4.A To permit a driveway of 10' wide in lieu of the required 20 Feet;

C'\docs\DCD\ZONING\Sansbury\petitiondraft



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

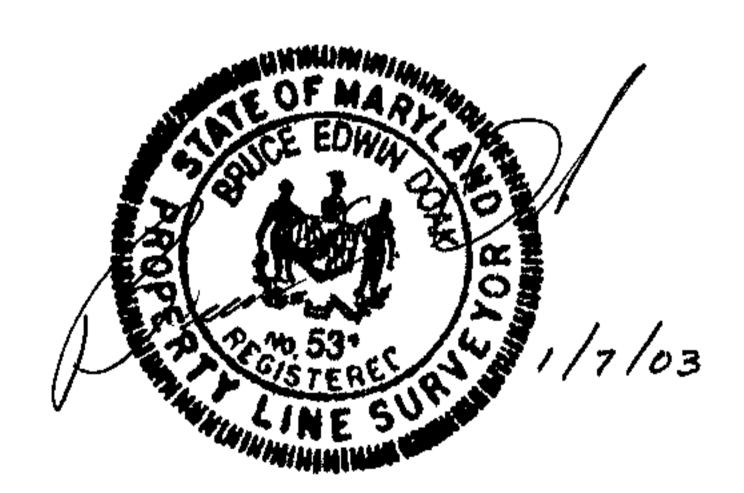
December 20, 2002

SANSBURY PROPERTY 110610 REISTERSTOWN ROAD BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southwest side of Reisterstown Road being northwesterly 377 feet, more or less, from the intersection of Reisterstown Road and Pleasantville Road and 35 feet, more or less, perpendicular southwesterly to the zoning point of beginning, thence running and binding, the following five courses and distances, viz: (1) South 48 degrees West 257 feet, (2) South 55 degrees 30 minutes West 93 feet, (3) North 13 degrees 30 minutes West 213 feet, (4) North 54 degrees 45 minutes East 259 feet, to the southwest side of Reisterstown Road and thence binding on the southwest side of Reisterstown Road, (5) South 42 degrees East 160 feet to the zoning point of beginning.

Containing 1.25 Acres of land, more or less.

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



NOTICE OF ZONING HEARING

The Zoning Commissioner of Battimore 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 #03-314-XA

11016 Reisterstown Road
SW/side Reisterstown Road
377 feet north west of Pleasantville Road
4th Election District - 4th Councilmanic District
Legal Owner(s): Richard and Maria Sansbury
Contract Purchaser: Griffin's Service Center, Inc.
Special Exception: to approve property as living quarters in a commercial building and as a service garage: Variance: to permit a gravel driveway and parking area not be striped; to permit the existing 6' high wood fence and existing vegetation to remain in lieu of that required by 409.8A and the Baltimore County Landscape Manual; and to permit a driveway of 10' wide in lieu of the required 20

Hearing: Monday, February 24, 2003 at 2:00 p.m. fr Room 407, County Courts Building, 401 Bosley Avenue.

0

LAWRENCE E. SCHMIDT
Zohing Commissioner for Baltimore County
MOTES: (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.

THIS IS TO CERTIFY, that the annexed advertisement was published

successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., once in each of

以 The Jeffersonian

Arbutus Times

Catonsville Times

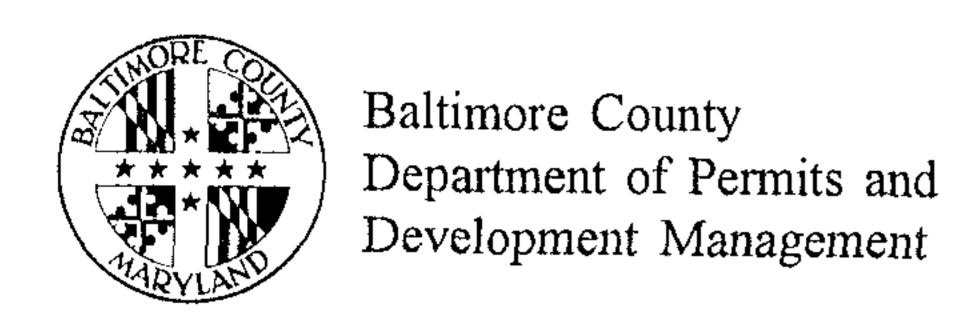
Towson Times

Owings Mills Times

NE Booster/Reporter

North County News

DISTRIBUTION WHITE - CASHIER	RECEIVED TOOM:	BALTIMOR MISCELLA	
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YELLOW - CUSTOMER	AMOUNT	ACCOUNT	
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CASHIER'S WILDA			



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

Fax: 410-887-5708

February 12, 2003

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: 03-314-XA

11016 Reisterstown Road

SW/side Reisterstown Road 377 feet north west of Pleasantville Road

4th Election District – 4th Councilmanic District

Legal Owners: Richard J. and Maria Sansbury Contract Purchaser: Griffin's Service Center, Inc.

Special Exception to approve property as living quarters in a commercial building and as a service garage. Variance to permit a gravel driveway and parking area in lieu of a paved surface; to permit the parking area not to be striped; to permit the existing 6' high wood fence and existing vegetation to remain in lieu of that required by 409.8A and the Baltimore County Landscape Manual; and to permit a driveway of 10' wide in lieu of the required 20 feet.

Hearings:

Tuesday, March 25, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

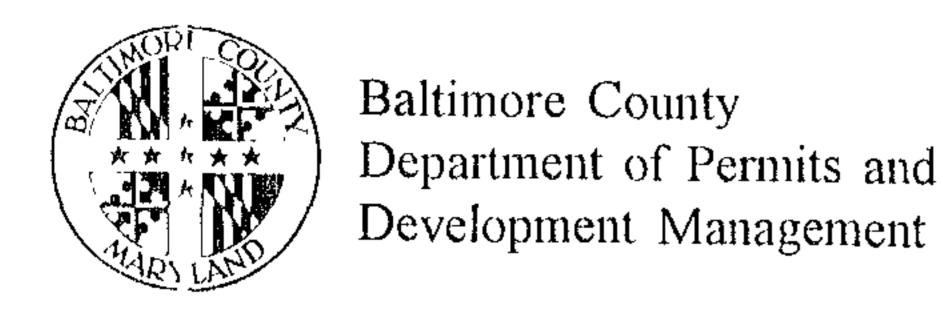
Director

AJ:rlh

C: Deborah Dopkin, 409 Washington Avenue, Suite 1000, Towson 21204 Richard and Maria Sansbury, 10196 Green Clover Drive, Ellicott City 21043-1694 Griffin's Service Center, Inc., 11016 Reisterstown Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 10, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.



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

Fax: 410-887-5708 January 23, 2003

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: 03-314-XA

11016 Reisterstown Road

SW/side Reisterstown Road 377 feet north west of Pleasantville Road

4th Election District – 4th Councilmanic District Legal Owner: Richard and Maria Sansbury

Contract Purchaser: Griffin's Service Center, Inc.

Special Exception to approve property as living quarters in a commercial building and as a service garage. Variance to permit a gravel driveway and parking area in lieu of a paved surface; to permit the parking are not be striped; to permit the existing 6' high wood fence and existing vegetation to remain in lieu of that required by 409.8A and the Baltimore county Landscape Manual; and to permit a driveway of 10' wide in lieu of the required 20 feet.

Hearings:

Monday, February 24, 2003 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: Mr. and Mrs. Richard Sansbury, 10196 Green Clover Drive, Ellicott City 21043 Deborah Dopkin, 409 Washington Avenue, Suite 1000, Towson 21204 Griffin's Service Center, Inc. 11016 Reisterstown Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 8, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

TO. PATUXENT PUBLISHING COMPANY Thursday, February 6, 2003 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin, Esquire 409 Washington Avenue, Suite 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: 03-314-XA

11016 Reisterstown Road

SW/side Reisterstown Road 377 feet north west of Pleasantville Road

4th Election District – 4th Councilmanic District

Legal Owner: Richard and Maria Sansbury

Contract Purchaser: Griffin's Service Center, Inc.

Special Exception to approve property as living quarters in a commercial building and as a service garage. Variance to permit a gravel driveway and parking area in lieu of a paved surface, to permit the parking are not be striped; to permit the existing 6' high wood fence and existing vegetation to remain in lieu of that required by 409.8A and the Baltimore county Landscape Manual; and to permit a driveway of 10' wide in lieu of the required 20 feet,

Hearings:

Monday, February 24, 2003 at 2:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

And the state of t

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.

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

DEPARTMENT PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

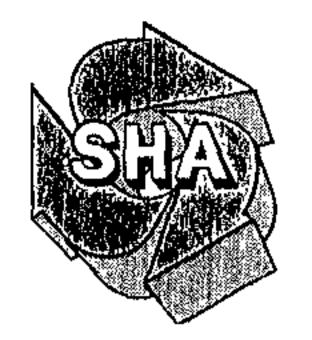
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign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

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

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

For Newspaper Advertising:
Item Number or Case Number: 03-314-XA Petitioner: Griffing Service Center
Address or Location: 1016 Reisterstown
PLEASE FORWARD ADVERTISING BILL TO:
Name: Deborgh C. Dopkin, ESR.
Address: 409 Washington Ave, Suite 1000
Towson, Md, 21204
Telephone Number: 4/0-82/-0200

Revised 2/20/98 - SCJ



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 1.17.03

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

RE: Baltimore County

Item No. 314 111

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS 1467. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

1

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



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No(s):

306, 312-315

Dear Ms. Hart:

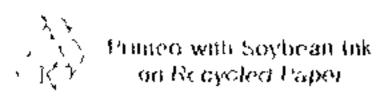
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jabion

FROM:

R. Bruce Seeley RBS 1765

DATE:

February 20, 2003

SUBJECT:

Zoning Item 314

Address

11016 Reisterstown Road

Zoning Advisory Committee Meeting of: January 21, 2003

An evaluation of the septic system may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: February 7, 2003

BALTIMORE COUNTY, MARYLAND 3/8

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 10, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

11016 Reisterstown Road

FEB 1 0 2003

ZONING COMMISSIONER

INFORMATION:

Item Number:

03-314

Richard J. Sansbury

Zoning:

Petitioner:

BL/DR 10.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's requests be **DENIED** due to the following:

- 1. Ingress and egress to the site is via a major arterial road. The requested 10-foot driveway is not sufficient to accommodate two-way traffic.
- 2. The nature of a towing business (noise, lights, and late hours) could be detrimental to adjacent residential uses.

Prepared by:

Section Chief:

ies: Kalny Enlaynan

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 28, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM()

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 27, 2003

Item Nos. 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 320, 321, 322, 323, 324, and 325

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

RWB:HJO:Jrb

cc: File

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 RECEIVED

MAR 2 8 2003

DEBORAH C DOPKIN

LONNIG COMMISSIONER

March 27, 2003

Mr. Lawrence E. Schmidt Zoning Commissioner for Baltimore County County Courts Building 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

RE: <u>Case No. 03-314-XA</u>

Dear Commissioner Schmidt:

This office represents Richard and Marie Sansbury, the property owners and Petitioner in the above captioned matter. I have been directed to withdraw the Petition for Special Exception and Variances in this matter. I apologize for any inconvenience this matter has caused you.

Very truly yours,

Deborah C Dorkin

DCD/kmc

cc: Arnold Jablon, Director

Mr. and Mrs. Richard Sansbury

Mr. Bruce E. Doak

C:\docs\KMC\DCD\LETTERS 2003\Schmidt Lawrence.wpd

Ann G. Benz, President Pleasant Hill Road Homeowners Association 24 Pleasant Hill Road Owings Mills, MD 21117

March 18, 2003

Mr. Timothy Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner **Baltimore County Courts Building** Suite 405 401 Bosley Avenue Towson, MD 21204

Re: Zoning Case #03-314-XA

Dear Mr. Kotroco:

Enclosed is a copy of my letter to Mr. Arnold Jablon requesting an explanation for the granting of an "indefinite" postponement of the zoning hearing for the above referenced case. I want to keep you informed of all the developments in this case in an effort to see that the members of our group have an opportunity to exercise their rights as citizens of Baltimore County to a fair hearing of all the facts in this zoning case.

Thank you for your attention to this matter.

Respectfully,

Ann G. Benz

RECEIVED

MAR 2 0 2003

ZONING COMMISSIONER

Ann G. Benz, President Pleasant Hill Road Homeowners Association 24 Pleasant Hill Road Owings Mills, MD 21117

March 18, 2003

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Zoning Case #03-314-XA

Dear Mr. Jablon:

I am writing on behalf of our homeowner's group to request an explanation for the "indefinite" postponement of the zoning hearing granted by your office in the above referenced zoning case. I have been told by Robin in the Zoning Commissioner's Office and by James Thompson, Supervisor of the Bureau of Code Enforcement, that the attorney representing Griffin's Towing, the plaintiff in this case, requested and was granted an indefinite postponement of the scheduled March 25, 2003 hearing so that Griffin could meet with the community group on Pleasant Hill Road.

As president of the Pleasant Hill Road Homeowners Association, I met with Richard Sansbury, owner of the property at 10116 Reisterstown Road where Griffin's Towing is located, last August at his request to discuss the zoning complaint that had been filed against Griffin's. At that time I tried to work with him to identify and address complaints that our members had about Griffin's Towing. Although Mr. Sansbury promised last August to see that Griffin's behaved as a better neighbor, we have seen no change in their operation since then. The recent threat voiced to one of our members as she was standing in her yard observing Griffin's operation on March 16 by a Griffin's employee has upset our members to the extent that we have no further wish to meet with Mr. Sansbury or anyone from Griffin's. The threat to burn down this resident's home was reported to the Baltimore County Police and has been documented in a formal written report, a copy of which is attached to this letter.

Because of this thuggish behavior, as well as Richard Sansbury's failure to follow through with any of the promises he made last summer about changing the way Griffin's was operating, I declined to meet with Mr. Sansbury when he contacted me most recently on March 17, 2003. I can see no point in once again listening to promises of changes that we have no guarantee will be acted on. Our group simply wants the zoning hearing to go forward so we can testify before the Zoning Commissioner. We are baffled that Griffin's Towing is allowed to continue operating in violation of the zoning, continually delaying the holding of a hearing that would resolve the

matter. Their failure to post the property with the required zoning hearing notice before the first scheduled hearing on February 24, 2003 resulted in a postponement at their attorney's insistence. Representatives of our group appeared for that hearing and were ready to testify, only to be told that the hearing was postponed until March 25, 2003. Now we understand that the March 25th hearing is "indefinitely" postponed seemingly to allow the plaintiff more time to intimidate and threaten us. Would you please explain to us why Baltimore County is allowing this to happen?

Your attention and response to this matter is most sincerely appreciated, Mr. Jablon.

Respectfully,

Ann G. Benz

amy. Pens

Copies to: Mr. Timothy Kotroco, Deputy Zoning Commissioner, Baltimore County

Mr. James Thompson, Supervisor, Bureau of Code Enforcement The Honorable Kenneth N. Oliver, Councilman, Fourth District



B TIMORE COUNTY POLICE DEPA __ MENT CRIME REPORT

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JA PO

March 5, 2003

Louise Sunde 21 Pleasant Hill Road Owings Mills, MD 21117

Mr. Timothy Kotroco, Deputy Zoning Commissioner
Office of the Zoning Commissioner
Baltimore County Courts Building
Suite 405
401 Bosley Avenue
Towson, MD 21204

RECEIVED

MAR 1 1 2003

ZONING COMMISSIONER

Re: Zoning Case Number 03-314-XA

Hearing Date: March 25, 2003

Dear Mr. Kotroco:

I am writing as a member of the Pleasant Hill Road Homeowners Association to express my opposition to approval of the Special Exception and Variances requested for the property at 11016 Reisterstown Road. I will be unable to attend the scheduled hearing so I am submitting this letter as my written testimony with respect to the above referenced case.

There have been numerous problems and concerns regarding the Griffin's towing operation such as:

- -Late night operation that generates noise and strong lighting which disturbs the neighboring properties.
- -Speeding tow trucks down Pleasant Hill Road.
- -Exhaust fumes.
- -Annoying beeping sounds when the trucks back up.

The quality of life on Pleasant Hill Road has been negatively impacted by Griffin's Towing, especially for those neighbors who are directly adjacent to their business.

Please reject this application for Special Exception and Variances at 11016 Reisterstown Road to protect our community from further negative impacts.

Sincerely,

Louise K. Sunde

doeuse Sunda

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.

March 6, 2003 DATE:

Zoning Office for Baltimore County NAME:

Attention: Becky

FAX NO. (410) 887-3468

11016 Reisterstown Road RE:

Case No. 03-314-XA

Deborah C. Dopkin, Esquire SENDER:

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:

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 ddapkin@dopkinlaw.com

DEBORAH C. DOPKIN

March 6, 2003

VIA FACSIMILE TRANSMISSION AND FIRST CLASS MAIL

Arnold Jablon, Esquire, Director Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

11016 Reisterstown Road - Case No. 03-314-XA

Dear Mr. Jablon:

This office represents Richard and Maria Sansbury, owner of the above captioned property.

The Sansburys are hereby requesting a postponement of the hearing in the above captioned case because of the opposition that has been raised by the community in correspondence to the Deputy Zoning Commissioner. My clients wish to reconsider the plan and then meet again with the president of the Community Association to investigate whether a compromise can be achieved.

After the property owner has taken these steps, we would like the opportunity to reschedule the hearing.

I would appreciate your getting back to me on whether or not this postponement will be granted since the property must be posted by March 10, 2003, and we do not wish to have a sign go up if the hearing is to be rescheduled.

Thank you for your prompt attention to this matter.

Very truly yours,

DCD/kmc

cc: Mr. and Mrs. Richard Sansbury

Mr. Bruce Doak

Zoning Office for Baltimore County

C:\docs\KMC\DCD\LETTERS 2003\Jablon Amold-sansbury.wpd

Craig Steinweg Susan Steinweg 5 Pleasant Hill Road Owings Mills, Md. 21117

February 13, 2003

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FEB 1 4 2003
ZOWNG COMMISSIONER

Mr. Timothy Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner Baltimore County Courts Building Suite 405 401 Bosley Avenue Towson, Md. 21204

RE: Zoning Case Number 03-314-XA Hearing Date February 24, 2003

Dear Mr. Kotroco,

I am writing to express our <u>opposition</u> to the approval of the Special Exception and Variances requested for the property at 11016 Reisterstown Road. It is important for me to express our views NOW, and in this manner, as we are uncertain that we will be able to attend the scheduled hearing.

Having lived at this residence since 1985, there is no question that there has been enormous growth in Owings Mills and specifically along Reisterstown Road. Controlled and strict adherence to codes NOW is imperative as this business growth begins to negatively impact the residential life of taxpayers in the area and more specifically along the residential community on Pleasant Hill Road.

Zoning and Codes I believe are placed into effect to mange business growth and maintain residential harmony in a community. Clearly the above request DOES NOT maintain the spirit and purpose of a proper balance that your office strives to maintain.

Listed below are some of the facts generated from the existence of this Towing business that is directly next to a residential community:

- -Noise generated as a result of motors left running on heavy duty vehicles
- -When they back up...the beeping sound that results is loud for a reason and does have a familiar sound...not unlike an alarm clock...especially at all hours of the night.

(Please keep in mind...this is a 24 hour business)

- -As a result of our community begin "up hill" from the Towing business, exhaust fumes from the idling motors fills the air.
- -Because of the 24 hour nature of this business, intrusive nighttime lighting is apparent as a result of inadequate screening

-Currently there exists inadequate fencing to visually screen the business from neighboring residential properties.

I sincerely hope and trust that you have obtained an even better understanding of the nature of the business we are dealing with in this case and its negative impact on our residential community. It is entrusted to you and your department that you will agree not to grant the requested variances against the already established codes.

Sincerely,

Craig Steinweg

Susan Steinweg

Ann G. Benz, President Pleasant Hill Road Homeowners Association 24 Pleasant Hill Road Owings Mills, MD 21117

February 13, 2003

Mr. Timothy Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner Baltimore County Courts Building Suite 405 401 Bosley Avenue Towson, MD 21204

Re: Zoning Case Number 03-314-XA Hearing date: February 24, 2003

Dear Mr. Kotroco:

I am writing on behalf of the members of the Pleasant Hill Road Homeowners Association to express our organization's opposition to approval of the Special Exception and Variances requested for the property at 11016 Reisterstown Road. Because I am not certain that I will be able to attend the scheduled hearing, I wish to submit this letter as my written testimony with respect to the above referenced case.

As president of our neighborhood group, I have received numerous reports and complaints of activities occurring on the property where Griffin's Towing is doing business at 11016 Reisterstown Road. Several of the residents of Pleasant Hill Road have properties that are directly adjacent to this parcel along the rear and side property lines and their complaints include the following negative impacts of Griffin's operation:

Noise generated by tow trucks left with their motors idling.

Annoying beeping sounds emitted as a warning whenever tow trucks are backing up. Exhaust fumes from the idling motors that fill the air.

Intrusive nighttime lighting that is inadequately screened to keep from shining on neighboring residential properties.

Lack of adequate fencing to visually screen the business from neighboring residential properties.

Late night operation with its accompanying noise and lighting that diminish the quality of life for residents on the neighboring properties.

Failure by Griffin's drivers to observe the 30 mile per hour speed limit on Pleasant Hill Road.

Use of the narrow shoulder on both sides of Reisterstown Road for loading vehicles onto car-carrier tractor trailers and flat bed tow trucks on a dangerous section of the road that has no center left turn lane and reduced sight lines because of the steep hill.

RECEIVED

FEB 1 9 2003

ZONING COMMISSIONER

In addition to these zoning issues the neighborhood residents are alarmed that the owners of Griffin's Towing refuse to keep a pit bull dog and a Rottweiler dog that they own confined on their property. Their complete disregard for the safety of the small children and elderly residents on neighboring properties who have been menaced by these aggressive dogs seems indicative of the lack of consideration that they have for our residential neighborhood.

During the last re-zoning cycle, our neighborhood group successfully opposed the re-zoning of a property just a short distance to the north of Griffin's Towing on which a developer planned to build a storage unit complex. At that time we feared all the same negative impacts that Griffin's Towing has now brought to our neighborhood. We believe that the quality of life on Pleasant Hill Road has been seriously diminished by the presence of Griffin's Towing, particularly for the long time residents who are directly adjacent to their business. We also find it troubling that a business that makes its profit by towing illegally parked vehicles has so little regard for observing the zoning ordinances, animal control laws, and traffic regulations of Baltimore County that are in place to protect county residents. We urge you to reject this application for Special Exception and Variances at 11016 Reisterstown Road in order to protect our residential community from further negative impacts.

Respectfully,
Ann G. Benz

Julia F. Wright 8 Pleasant Hill Road Owings Mills, MD 21117

February 13, 2003

Mr. Timothy Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner Baltimore County Courts Building Suite 405 401 Bosley Avenue Towson, MD 21204

Re: Zoning Case Number 03-314-XA Hearing Date: February 24, 2003

Dear Mr. Kotroco:

I am a resident of Pleasant Hill Road and a member of the Pleasant Hill Road Homeowners Association. I am writing to express my opposition to approval of the Special Exception and Variances requested for the property at 11016 Reisterstown Road. I am planning on attending the schedule hearing, but in case extraneous circumstances should arise I would like my opposition to have been received and recorded by your office.

The location of Griffin's Towing at 11016 Reisterstown Road backs up directly to the northern edge of my property, 8 Pleasant Hill Road. The sight I see out of the back of my house is that of abandoned & stored vehicles, heavy equipment, tractor cabs and tow trucks. Some of these vehicles remain "stored" for weeks at a time, and in full view, as there is no fence blocking their lot. My screened porch no longer provides a quiet place to sit after a long days work, nor is the view through my back yard a pleasant one. After dark, two-security lights shine directly into my house, and at any given hour of the day or night there is activity on this property. Tow trucks are left idling for long periods of time, or are going in and out of the property. Upon return, they can be heard honking loudly on air horns to gain entry through a locked gate, followed by the sound of back up warning alarms as they off load cars from a roll-back or other types of tow trucks.

Another matter of concern is the property owners' Rottweiler that has been on my property a number of times. I have personally called Griffin Towing to alert them that their dog was on my property and was acting aggressively toward my Labrador Retriever who was contained in his fenced yard. Since that incident, I understand, the same dog has been aggressive toward my elderly neighbor, again on my property; she has filed a complaint with Animal Control. The family living at 10 Pleasant Hill Road has two small children who often play outside and would like to continue playing outside safely.

As a resident who is directly affected by activities generated by this property <u>I strongly urge</u> you to reject the application for Special Exception and Variances at the location of 1016 Reisterstown Road. There are many residents of Pleasant Hill Road, including myself, who would like to see the integrity and charm of their neighborhood remain. Thank you for your complete consideration to my testimony of the above mentioned case.

Respectfully

Julia F. Wright

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FEB 2 0 2003

ZONING COMMISSIONER

MINITANT MESSAGE
FOR
DATE 3/1/ TIME 745 A.M. P.M.
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PHONE 410-581-9868
AREA CODE NUMBER EXTENSION
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Mr. Timothy Kotroco.

Re: Zoning Case No. 03-3/4XA Hearing date: Fab 24, 2003 2:00PM

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Mr. Sogre Welliams
Mr. Rabert R Welliams
& Pleasant/Leir RL
Owing Miss Md 21117

ZONING COMMISSIONER

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• RECEIVED

Dear Mi Kotroco, ZONING COMMISSIONER Washave level at Bleasant This Rd for 43 years. Os we are en our 705 I thought Olev time ken woeddnat be a prablem. We do not approve of Sheffens Towing. 11016 Reistous R. L' Diese foi: Noise goverated by tow trechs all hours 24 hours " Spat leghts stening en bedroom werden, the lack of respect for other people There Ove many cars trees outher læt. It looks leke a junk fæd. also I have seen tractor touselve & Rigo on property. Wedone treed this Kind af approval alouded Please

Please reject their application for Spaceal Exception and Variances at 11016 Resteustour Rd. We have no where else to go. Ikark Jour. Mis Joeke Welliams & Pleasant There Rd Ownp miles Mb 21117

~ ` ***



DEPARTMENT OF THE TREASURY

INTERNAL REVENUE SERVICE
OFFICE OF CHIEF COUNSEL
SMALL BUSINESS/SELF-EMPLOYED DIVISION COUNSEL
31 HOPKINS PLAZA, SUITE 1300
BALTIMORE, MARYLAND 21201
(410) 962-3108
FAX (410) 962-9652

February 21, 2003

FACSIMILE TRANSMITTAL FORM

TO: Baltimore County Office of the Zoning Commissioner

ATTENTION: TIMOTHY KOTROCO, Dep. Zoning Commissioner

Fax Telephone Number: 410-887-3468

FROM: RICHARD A. STONE

Senior Attorney (SBSE)

This transmittal contains 3 pages (including this cover sheet). If you do not receive all of the pages, please call us at the telephone number listed above.

COMMENTS: Regarding a hearing scheduled for Monday, February 24, 2003.

Sent	ph:	······································	Time:	······································
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Note: This communication is intended for the sole use of the individual to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering the communication to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication may be strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone call, and return the communication to the address above via the United States Postal Service. Thank you.

Fax:4109629652

RICHARD A. STONE

Attorney at Law

28 Pleasant Hill Road Owings Mills, Maryland 21117 410-356-0022

Member New York and Illinois Bars

February 20, 2003

VIA FACSIMILE

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Office of the Zoning Commissioner
Baltimore County Courts Building
Suite 405
401 Bosley Avenue
Towson, Maryland 21204

in re: Zoning Case #03-314-XA 11016 Reisterstown Road

Dear Mr. Kotroco:

The purpose of this letter is for my family and I to voice our opposition to the request for special exemptions and variances which have been requested for the property at 11016 Reisterstown Road. As we understand the request, the owners of the property desire the exemptions and variances so they may operate a towing business from the premises.

To our knowledge, the owners are currently operating a towing business from the premises in violation of current zoning and with callous disregard of the residents living near and bordering the property. Among the nuisances created by the towing operation are: exhaust fumes from idling tow trucks; the noise created by the trucks; the on-going, late-night operation of the tow trucks; the excessive night lighting from the premises; the lack of fencing to protect the surrounding residential properties from the business premises, and; the use of a residential street as a main thoroughfare for the operation.

This last item is of particular concern to my family. Although we live several houses up the block from the operation, we have often been outside when the tow trucks have come speeding up and down Pleasant Hill Road on their way to or from calls. To say that the vehicles exceed the posted speed limits on a regular basis is an

2/21/03/ED

understatement. This is a particularly dangerous situation in view of the large number of younger children in the neighborhood.

I have personally experienced the danger these tow trucks present to the residential neighborhood. I often take a long walk with one of my dogs during the evening hours. Since Pleasant Hill Road is an older neighborhood without sidewalks, we are forced to walk on the edge of the road. For safety purposes I wear reflective clothing, a blinking red light and carry a powerful flashlight. Even having taken such precautions, on more than one occasion I have had to jump out of the way (dragging the dog with me) of a tow truck which was "flying" up Pleasant Hill Road at an excessive speed.

Some of our neighbors who live close to the site of the towing operation have stated that the late night operation has reduced the quality of life for the residents in that area. Furthermore, the operation has prevented the neighboring residents from enjoying the use and enjoyment of their residential properties.

Many of our neighbors have expressed strong concerns because the owners have refused to take action to restrain two large dogs, apparently a Rottweiler and a pit bull, which the owners keep on the premises of the operation. This is not a safe situation in any residential neighborhood, but it is particularly egregious in a neighborhood containing substantial numbers of both young children and elderly residents. Factor in the number of young parents who stroll the neighborhood with their infants in baby carriages and the situation is a disaster waiting to happen.

Accordingly, for the aforementioned reasons we request that the application for special exemptions and variances for the property at 11016 Reisterstown Road be denied.

Sincerely

Richard A. Stone, for

Ellen B. Stone

Jeremiah J. Stone

Jeff Nicol

Sara E. Nicol

ROAD TO PROTECT OUR NEIGHBORHOOD.

RESPECTFULLY

DENNIS M. BAUGHAN

February 21, 2003

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Mr. Timothy Kotroco, Deputy Zoning Commissioner Office of the Zoning Commissioner Baltimore County Courts Building Suite 405 401 Bosley Avenue Towson, MD 21204

Re: Zoning Case Number 03-314-XA Hearing Date: February 24, 2003

Dear Mr. Kotroco,

I am a resident of Pleasant Hill Road in Owings Mills. I am writing in regard to the above zoning case to express my opposition to approve the Special Exception and Variances requested for the property at 11016 Reisterstown Road.

I first became aware of the presence of Griffin's Towing on Reisterstown Road when I began to notice their tow trucks speeding down our narrow road. I called to complain and spoke with the owner who assured me that he would make sure the trucks no longer used our road. This has not happened. I continue to see tow trucks use our road, and travel at speeds much in excess of our 30 mph limit.

Some time after my complaint, we were informed by our neighborhood association that Griffin's Towing had opened up their facility in violation of existing zoning regulations. Our community organization had successfully defeated a request for zoning change for this very property by a developer who wished to put in mini-storage units. Now someone had just moved in, creating the same kind of disturbances we were afraid of with the mini-storage units, but had done so illegally. They want to get a special exemption to these zoning ordinances now that they are already there. Doesn't it condone their illegal actions to now grant special exemptions to these zoning ordinances? They probably did not seek the changes in advance, because our community had defeated the last attempt. Perhaps they thought that we wouldn't notice if they just "showed up" one day and started operating.

I hope that your office will refuse to grant the special exemption to this company. I am sure they can find another place to operate their business in Owings Mills legally.

Sincerely,

Barbara S. Rebele 29 Pleasant Hill Road

Ju 25

Mrs. Renee Faison 16 Pleasant Hill Road Owings Mills, MD 21117

February 18, 2003

Mr. Timothy Kotroco, Deputy Zoning Commissioner
Office of the Zoning Commissioner
Baltimore County Courts Building
Suite 405
401 Bosley Avenue
Towson, MD 21204

Re: Zoning Case Number 03-314-XA Hearing Date: February 24, 2003

Dear Mr. Kotroco:

I am writing you today in reference to the above zoning case. My husband and I and our 10 year old daughter have resided at 16 Pleasant Hill Road in Owings Mills for the past 16 years.

Griffin's Towing is doing business at 11016 Reisterstown Road which is adjacent to along the rear and side property lines of our home.

+ + + 2 A

The trucks are pulling in and out during the late hours. I have observed a mid-night full operation. Even operating high noise machinery. Bright truck lights going off and the beeping sounds from the trucks backing up. They seem to have no regards to the surrounding neighborhood. They have a pit bull dog and rottweiler not confined on their property. We have a 10 year old daughter who loves to play outside with the neighborhood children, and I am concerned for their safety.

As I travel down Reisterstown Road on my afternoon pick-up from school, Griffins' Tow Trucks brings the traffic on Reisterstown Road to a complete stop so that they can back into their driveway. This is a very dangerous place to stop traffic as there is a hill and you are unable to see cars at a complete stop as you travel over hill.

Please consider my letter expressing the negative impacts on the quality of life that Griffin's Towing is having on my neighborhood.

Sincerely,

Mrs. Renee Faison

Renée Faison

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

March 6, 2003

VIA FACSIMILE TRANSMISSION AND FIRST CLASS MAIL

Arnold Jablon, Esquire, Director Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

> 11016 Reisterstown Road - Case No. 03-314-XA RE:

Dear Mr. Jablon:

This office represents Richard and Maria Sansbury, owner of the above captioned property.

The Sansburys are hereby requesting a postponement of the hearing in the above captioned case because of the opposition that has been raised by the community in correspondence to the Deputy Zoning Commissioner. My clients wish to reconsider the plan and then meet again with the president of the Community Association to investigate whether a compromise can be achieved.

After the property owner has taken these steps, we would like the opportunity to reschedule the hearing.

I would appreciate your getting back to me on whether or not this postponement will be granted since the property must be posted by March 10, 2003, and we do not wish to have a sign go up if the hearing is to be rescheduled.

Thank you for your prompt attention to this matter.

Very truly yours,

Deborah C. Dopkin

DCD/kmc

cc: Mr. and Mrs. Richard Sansbury

Mr. Bruce Doak

Zoning Office for Baltimore County

C \does\KMC\DCD\LETTERS 2003\Jablon Arnold-sansbury.wpd

Zoning Case No. 03-314 XA

Date Completed/Initials

1-17-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp or front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
~ · · · · · · · · · · · · · · · · · · ·	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
***** TE TO TO STORE TO THE PARTY STORE	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
······································	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



Robert I., Ehrlich Jr.
Governor
Michael S. Steele
Lt. Governor

Andrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. 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

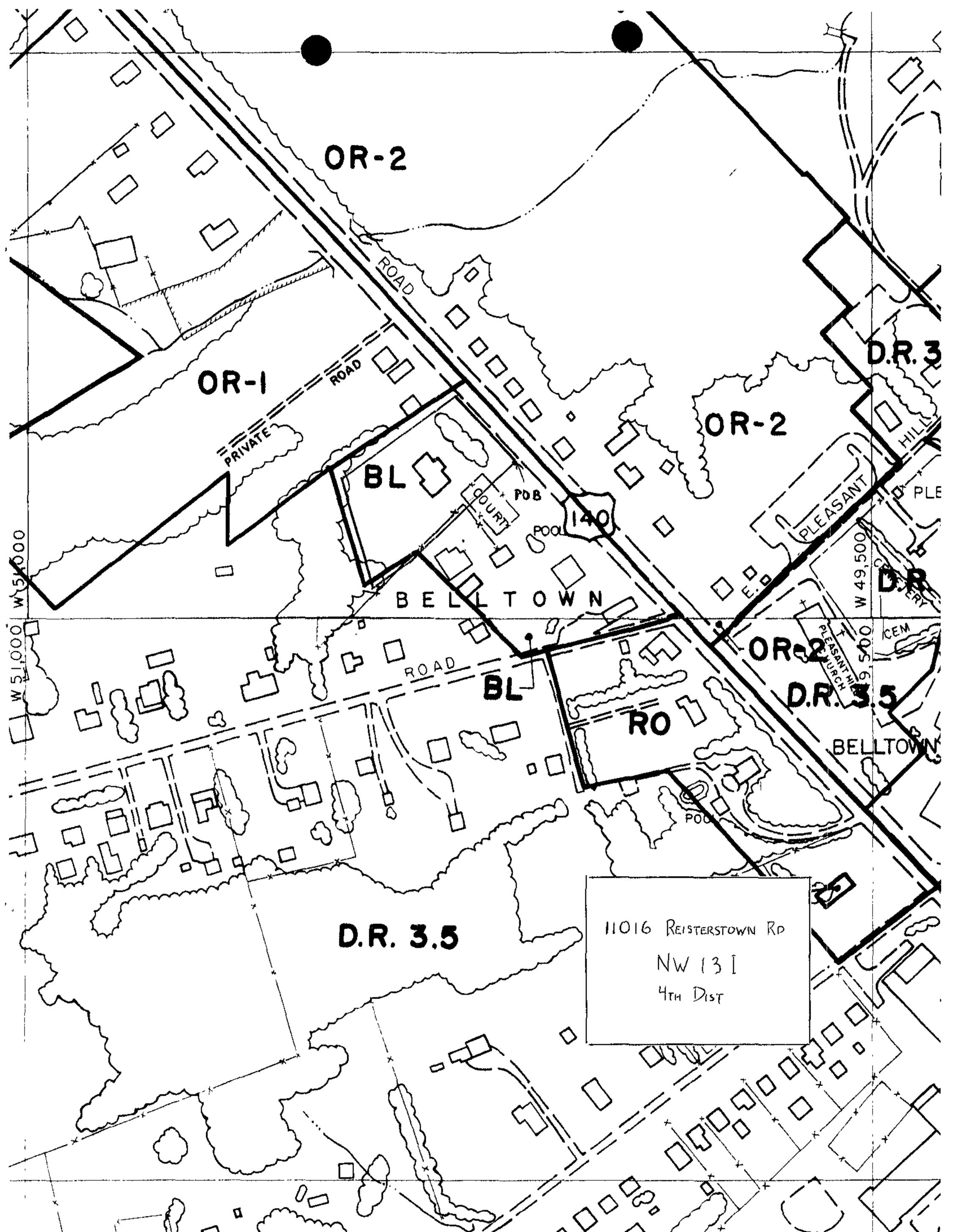
Manager


Metropolitan Planning

min R. Call

Local Planning Assistance Unit

cc: Mike Nortrup





DENNIS M. BAUGHAN 9 PLEASANT HILL ROAD OWINGS MILLS, MD 21117 RECEIVED FEB 2 1 2003

FEBRUARY 15,2003

ZONING COMMISSIONER MR. TIMOTHY KOTROCO, DEPUTY ZONING COMMISSIONER OFFICE OF THE ZONING COMMISSIONER BALTIMORE COUNTY COURTS BUILDING SUITE 405 401 BOSLEY AVENUE **TOWSON, MD 21204**

RE: ZONING CASE NUMBER 03-314-XA **HEARING DATE: FEBRUARY 24, 2003**

DEAR MR. KOTROCO:

I AM WRITING TO EXPRESS MY OPOSITION TO THE APPROVAL OF THE SPECIAL EXCEPTION AND VARIANCE REQUESTED FOR THE PROPERTY AT 11016 REISTERSTOWN ROAD. AS I WILL BE UNABLE TO ATTEND THE SCHEDULED HEARING, I WISH TO SUBMIT THIS LETTER AS MY TESTIMONY WITH RESPECT TO THE ABOVE REFERENCED CASE.

SOME OF THE COMPLAINTS THAT MY FAMILY AND MY NEIGHBORS HAVE EXPERIENCED WITH RESPECT TO GRIFFIN'S TOWING LOCATED AT 11016 REISTERSTOWN ROAD ARE:

- INTRUSIVE LIGHTING THAT IS INADEQUATELY SCREENED TO KEEP FROM SHINING ON NEIGHBORING RESIDENTIAL PROPERTIES.
- NOISE GENERATED BY TRUCKS LEFT RUNNING FOR LONG PERIODS OF TIME.
- ANNOYING SOUNDS EMMITED TO WARN WHENEVER A TRUCK IS IN REVERSE.
- EXHAUST FUMES FROM TRUCKS LEFT IDELING FOR LONG PERIODS OF TIME.
- INADEQUATE FENCING TO SCREEN THE BUSINESS FROM NEIGHBORING RESIDENTIAL PROPERTIES.

ALL NIGHT BUSINESS OPERATIONS WITH LOUD NOISES AND BRIGHT LIGHTS.

WITH A FAMILY INCLUDING TWO SMALL CHILDREN, MY MOST ALARMING COMPLAINT CONCERNS TWO WATCH DOGS, A PIT BULL AND A ROTTWEILER THAT I HAVE FOUND ON MY PROPERTY ON SEVERAL OCCASIONS. THE COMPLETE DISREGARD FOR THE SAFETY OF MY FAMILY BY THE OWNERS OF GRIFFIN'S TOWING IS INDICATIVE OF THE LACK OF CONSIDERATION THAT THEY HAVE FOR OUR NEIGHBORHOOD.

I BELIEVE THAT GRIFFIN'S TOWING HAS NOT ONLY IMPACTED THE QUALITY OF LIFE FOR ITS RESIDENTUAL NEIGHBORS BUT ALSO OUR PROPERTY VALUE. I URGE YOU TO REJECT THIS APLICATION FOR SPECIAL EXEMPTION AND VARIANCES AT 11016 REISTERSTOWN ROAD TO PROTECT OUR NEIGHBORHOOD.

DENNIS M. BAUGHAN