

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
2200 E. Joppa Road; NE corner of Joppa	*	
Road & Emla Avenue	*	ZONING COMMISSIONER
9 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Geraldine E. Hare	*	FOR
& Amalia Hatfield	*	
Contract Purchaser(s): Ronald West Gray	*	BALTIMORE COUNTY
(D&L Window Tinting)	*	
Petitioner(s)	*	05-460-X

* * * * *

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 and 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 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed Francis X. Borgerding, Jr, Esquire, 409 Washington Avenue, Ste. 600, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

MAR 31 2005

Per C.B......

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

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

April 15, 2005

Francis X. Borgerding, Jr.
409 Washington Avenue, #600
Towson, Maryland 21206

Dear Mr. Borgerding:

RE: Case Number: 05-460-X, 2200 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 2005.

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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Geraldine Hare and Amalia Hatfield 8902 Audrey Avenue Baltimore 21234
Ronald West Gray 10811 Pulaski Highway White Marsh 21162

Visit the County's Website at www.baltimorecountyonline.info



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 10, 2005

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 05-460-X
Property: 2200 E. Joppa Road

Dear Mr. Borgerding:

Please find enclosed the ZAC comment submitted by the Office of Planning regarding the above-referenced case. As I recall, this comment was not in the Commission file on the day of the hearing and I wanted to give your client an opportunity to react to the three comments. In addition, Mr. Lee indicated that the plan satisfied the Bureau of Development Plans Review comment, but that he would review the right-of-way issue with them to be sure.

If you have any further information or reaction to either of the above, please let me know in writing at your convenience.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

The Fire Marshal's Office has no comment at this time.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: April 8, 2005

FROM: Dennis Kennedy, ^{DMK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2005
Item No. 460

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-foot. Set backs shall be modified accordingly.

DAK:CEN:clw

Cc: file

ZAC-ITEM NO 460-04192005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: April 13, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 28, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-458

05-459

05-460

05-464

05-465

05-471

05-472

Reviewers: Sue Farinetti, Dave Lykens

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



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 3.25.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 460 JRF

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 19, 2005

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

RECEIVED

APR 22 2005

SUBJECT: 2200 E. Joppa Road

INFORMATION:

Item Number: 5-460

Petitioner: Amalia Hatfield

Zoning: BL-AS

Requested Action: Special Exception

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to use the subject property for an auto window tinting service garage provided the following conditions are met:

1. Submit a landscaping plan to Avery Harden, Baltimore County landscape architect for review and approval prior to the issuance of any building or occupancy permit. All landscaping must conform to the Baltimore County landscape manual and shall include the following:
 - a. A 6-foot landscape buffer between the subject property and adjacent commercial property (2208 East Joppa Road).
 - b. Replace the existing fencing with a board-on-board type fence. The board-on-board fence shall wrap around to the 35-foot wide curb cut along the northwest corner of the property to help screen commercial activity from those residing at 8906 Emla Avenue.
 - c. Replace the paving between the building and Joppa Road with landscaping.
2. According to section 450.4 of the BCZR, a single free-standing enterprise sign is permitted per lot frontage. Field inspection reveals two free-standing enterprise signs existing on the

subject property. This office recommends that the larger of the two signs (formerly "White Tiger Teakwondo), be removed.

3. One-way signage shall direct traffic to enter the site from the single curb cut fronting East Joppa Road, and exit from Emla Avenue on the west side of the site to reduce conflict between.

For further information concerning the matters stated herein, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Marla Cunningham

Division Chief:

Lynne Perkins

AFK/LL:MAC:

May 5/26

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3368 • Fax: 410-887-3468

**Baltimore County**

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 10, 2005

25-058

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RECEIVED

Re: Petition for Special Exception
Case No. 05-460-X
Property: 2200 E. Joppa Road

MAY 24 2005

CENTURY ENGINEERING, INC
32 WEST ROAD
TOWSON, MARYLAND 21204

Dear Mr. Borgerding:

Please find enclosed the ZAC comment submitted by the Office of Planning regarding the above-referenced case. As I recall, this comment was not in the Commission file on the day of the hearing and I wanted to give your client an opportunity to react to the three comments. In addition, Mr. Lee indicated that the plan satisfied the Bureau of Development Plans Review comment, but that he would review the right-of-way issue with them to be sure.

If you have any further information or reaction to either of the above, please let me know in writing at your convenience.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Post-it® Fax Note 7671		Date 5/23/05	# of pages 3
To Paul Lee	From Robin		
Co/Dept.	cc Zoning Comm. Office		
Phone #	Phone #		
Fax # 410-823-2184	Fax #		

Re: 05-460-X

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 19, 2005

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

RECEIVED

APR 22 2005

SUBJECT: 2200 E. Joppa Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-460

Petitioner: Amalia Hatfield

Zoning: BL-AS

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to use the subject property for an auto window tinting service garage provided the following conditions are met:

1. Submit a landscaping plan to Avery Harden, Baltimore County landscape architect for review and approval prior to the issuance of any building or occupancy permit. All landscaping must conform to the Baltimore County landscape manual and shall include the following:
 - a. A 6-foot landscape buffer between the subject property and adjacent commercial property (2208 East Joppa Road).
 - b. Replace the existing fencing with a board-on-board type fence. The board-on-board fence shall wrap around to the 35-foot wide curb cut along the northwest corner of the property to help screen commercial activity from those residing at 8906 Exala Avenue.
 - c. Replace the paving between the building and Joppa Road with landscaping.
2. According to section 450.4 of the BCZR, a single free-standing enterprise sign is permitted per lot frontage. Field inspection reveals two free-standing enterprise signs existing on the

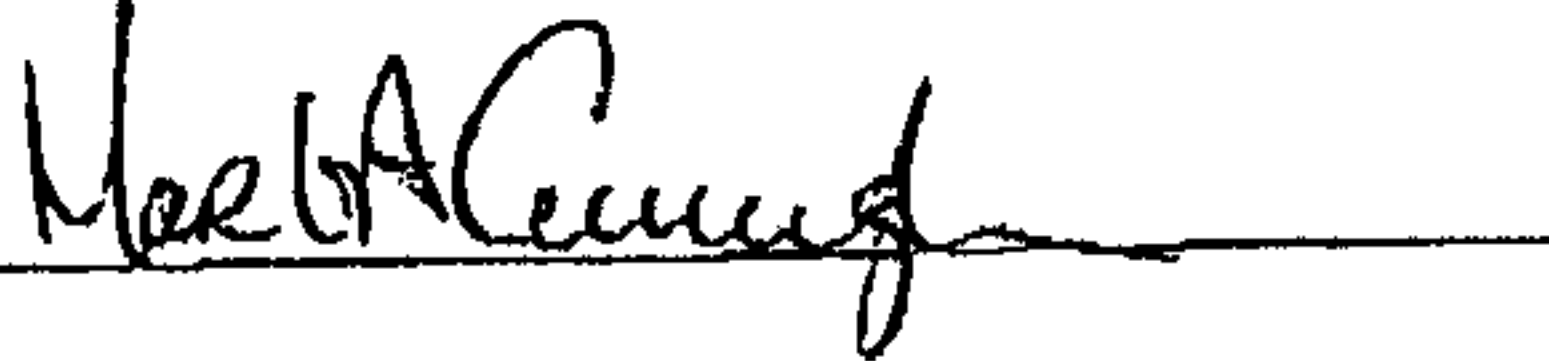
Fence equivalent to fence at 110811 Pulaski Hwy
D. & L. Window Tinting as shown in photos - wood
painted white is acceptable. J. Larkins 6/01/05

subject property. This office recommends that the larger of the two signs (formerly "White Tiger Teakwondo"), be removed.

3. One-way signage shall direct traffic to enter the site from the single curb cut fronting East Joppa Road, and exit from Emla Avenue on the west side of the site to reduce conflict between.

For further information concerning the matters stated herein, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LI:MAC:

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 31, 2005

Frank Borgerding
409 Washington Avenue, Ste. 600
Towson, MD 21204

Dear Mr. Borgerding:

RE: Case Number: 05-460-X, 2200 E. Joppa Road

The above matter, previously scheduled for April 27, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice of hearing is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Geraldine Hare/Amalia Hatfield, 8902 Audrey Avenue, Baltimore 21234
D & L Window Tinting, 10811 Pulaski Highway, White Marsh, 21162
Paul Lee, Century Engineering, 32 West Road, Towson 21204

Visit the County's Website at www.baltimorecountyonline.info

FRANCIS X. BORGERDING, JR.

Attorney at Law

MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

*Postponement Granted
YMK*

March 29, 2005

Timothy Kotroco
Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

MAR 30 2005

Per.....*KCM*

RE: Case No.: 05-460-X
Property Location: 2200 East Joppa Road
Legal Owners: Geraldine E. Hare & Amalia Hatfield
Contract Purchaser: Ronald West Gray (D & L Window Tinting)
Hearing Date: April 27, 2005 at 9:00 a.m. - Room 407
County Courts Building

Dear Mr. Kotroco:

I am writing to request a postponement of the above-referenced hearing now scheduled for Wednesday, April 27, 2005, at 9:00 a.m., in Room 407 of the County Courts Building. The reason for my requested postponement is that I will be out of the country during the week, which includes April 27th.

I apologize for any inconvenience this causes, however, I am forwarding this request directly after receiving notice of the scheduled hearing. Could you please have your office contact me in order that I may coordinate the rescheduled date with my schedule, as well as my clients and Paul Lee of Century Engineering. Thank you very much for your consideration in this matter.

Very truly yours,



FRANCIS X. BORGERDING, JR.

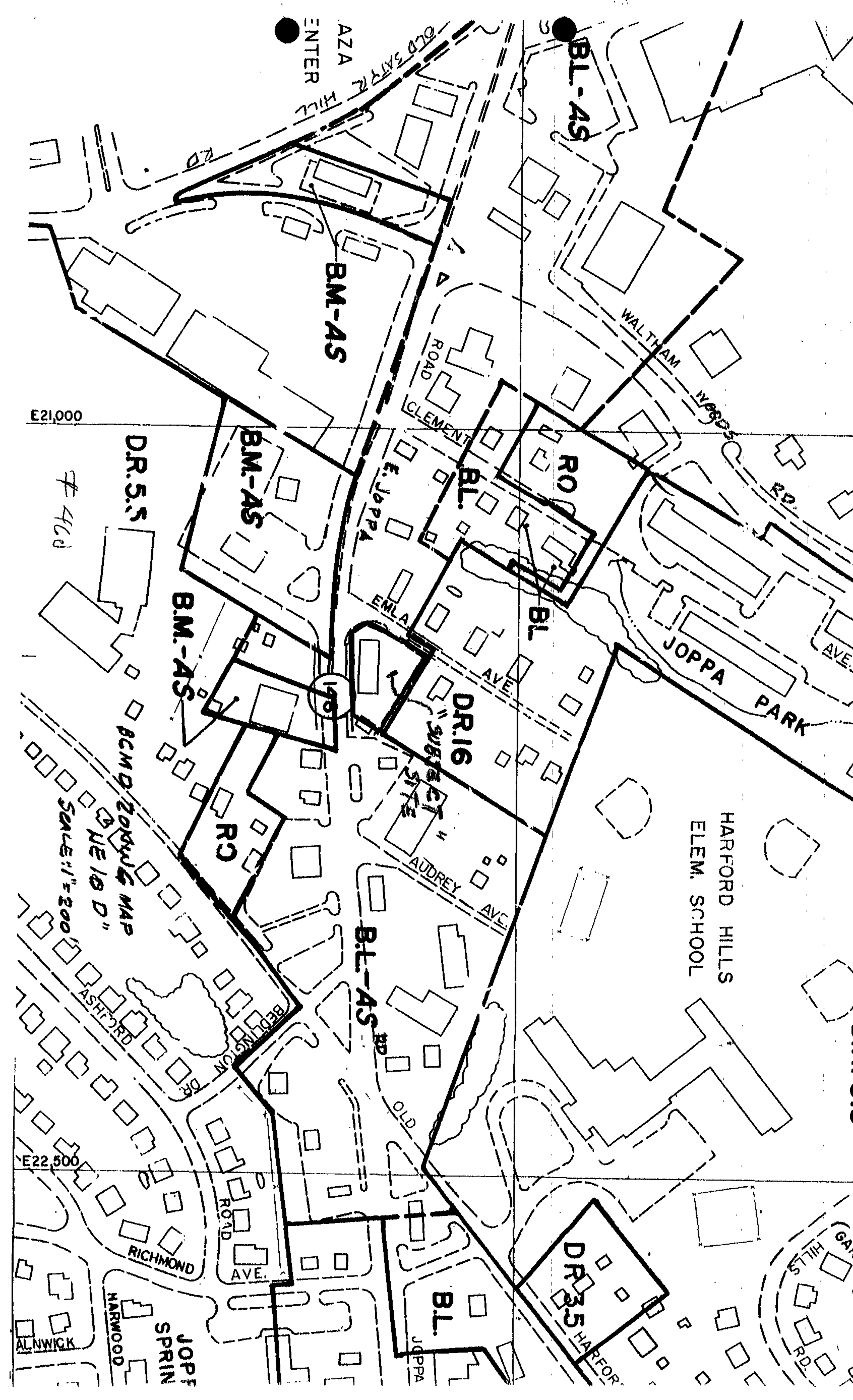
FXBJr:bjk
cc: Mr. Paul Lee

CASE NAME 2200 E. Joppa Rd
CASE NUMBER 05-460-X
DATE 5/4/05

PETITIONER'S SIGN-IN SHEET

[illegible]







Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

#4A-4L
and

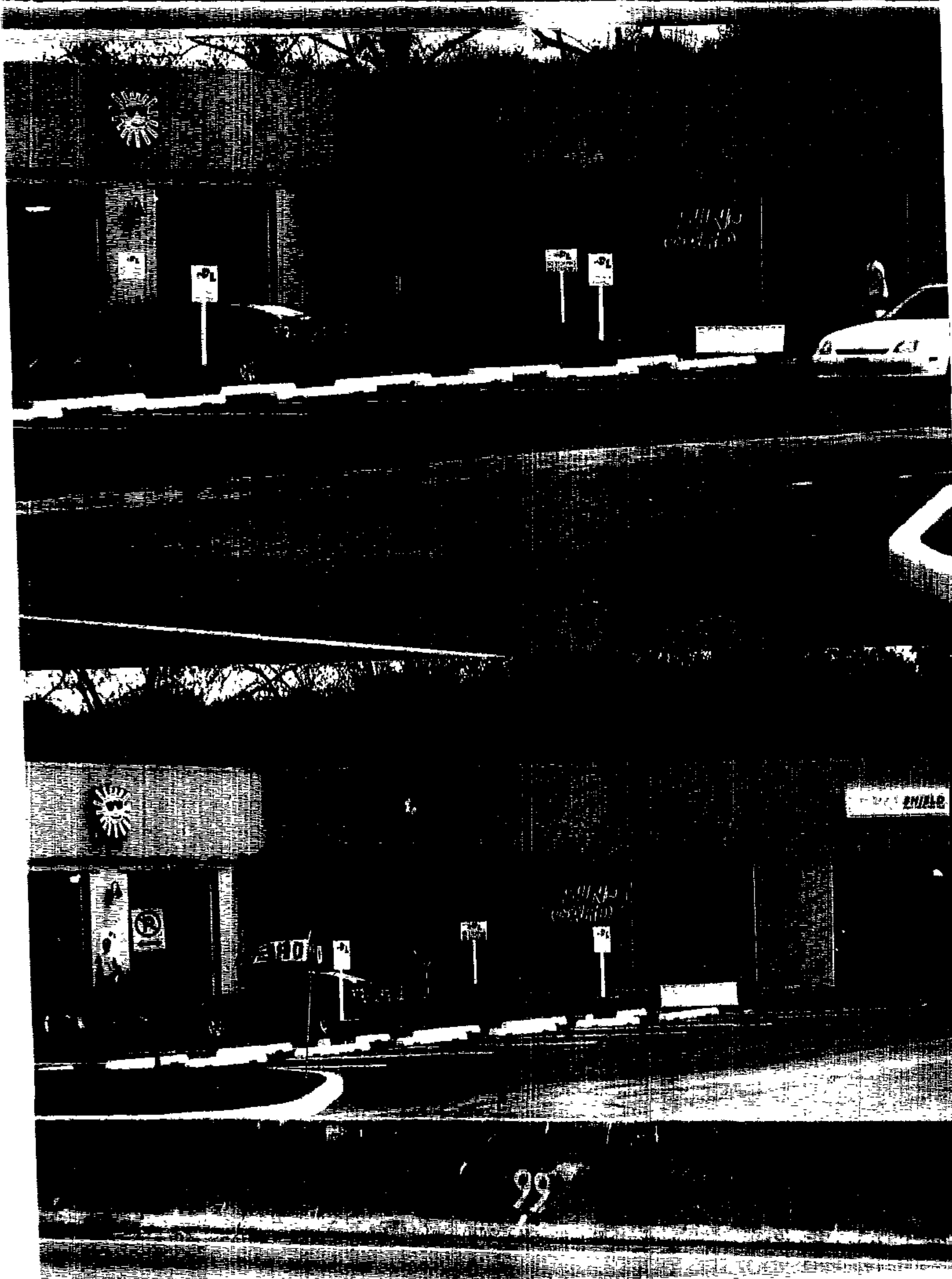
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Ret 24

05-460 X

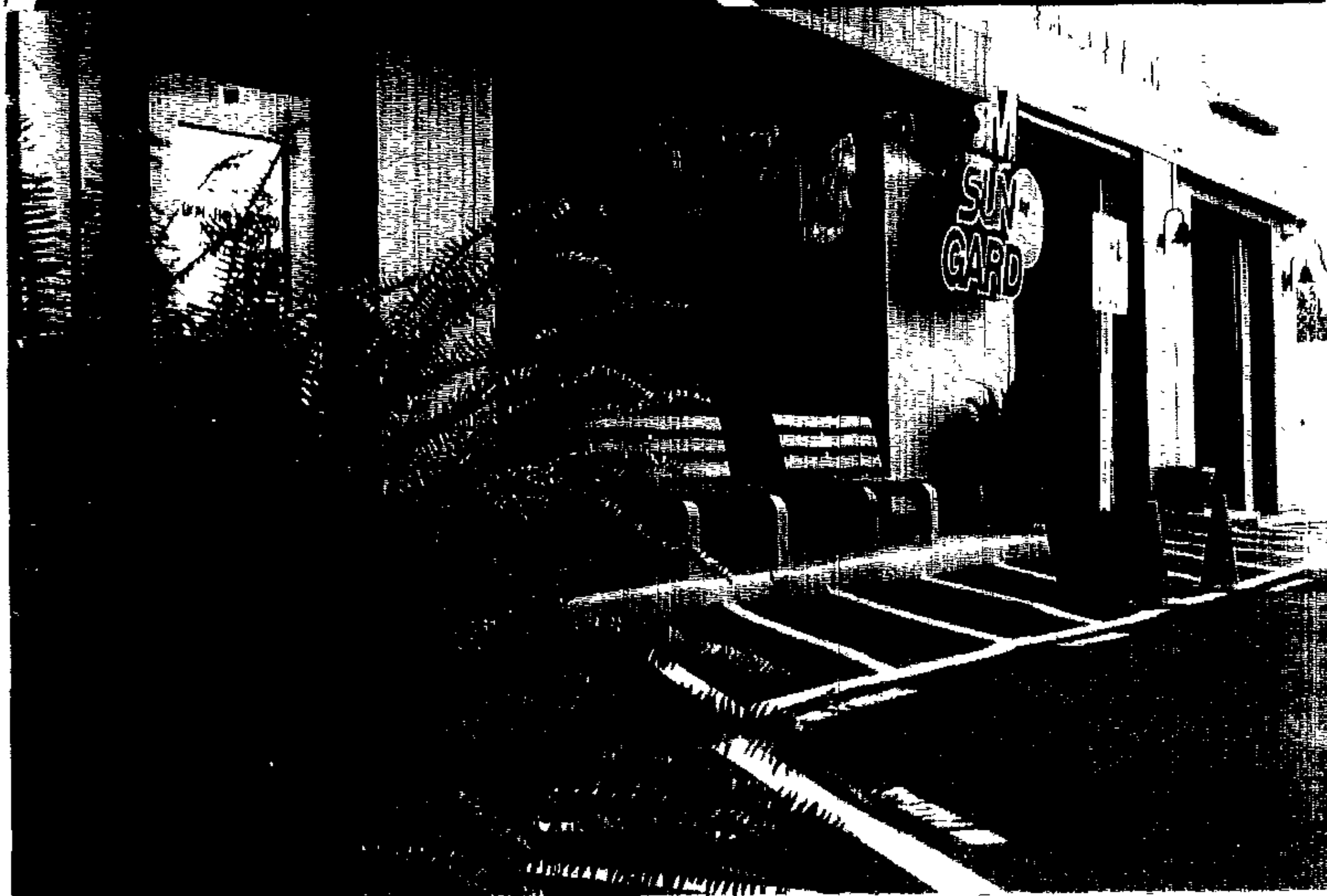
①

1 Pol Ex 3A-3F



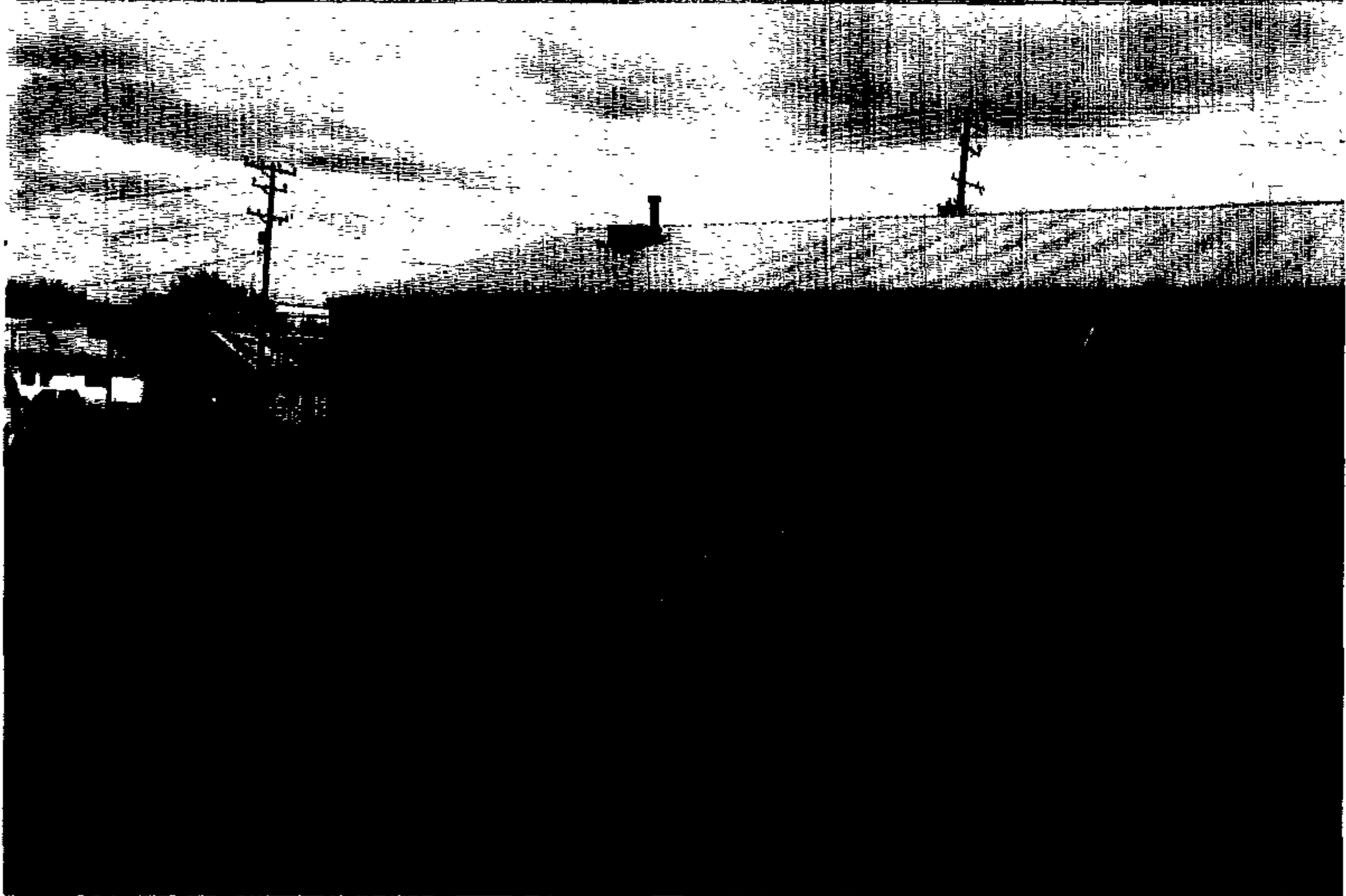
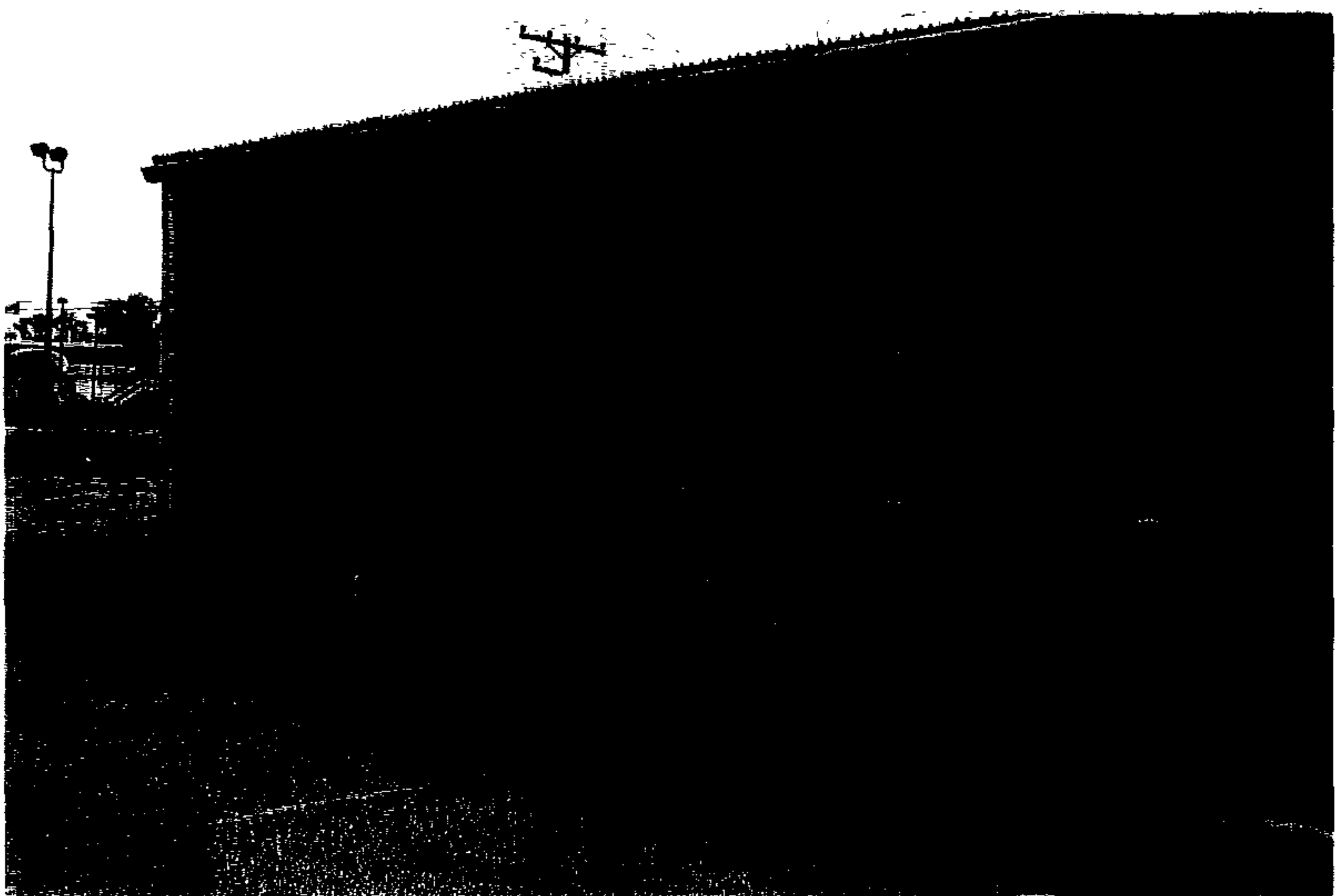
(2)

Con't
Pet. Ex 3A-3F



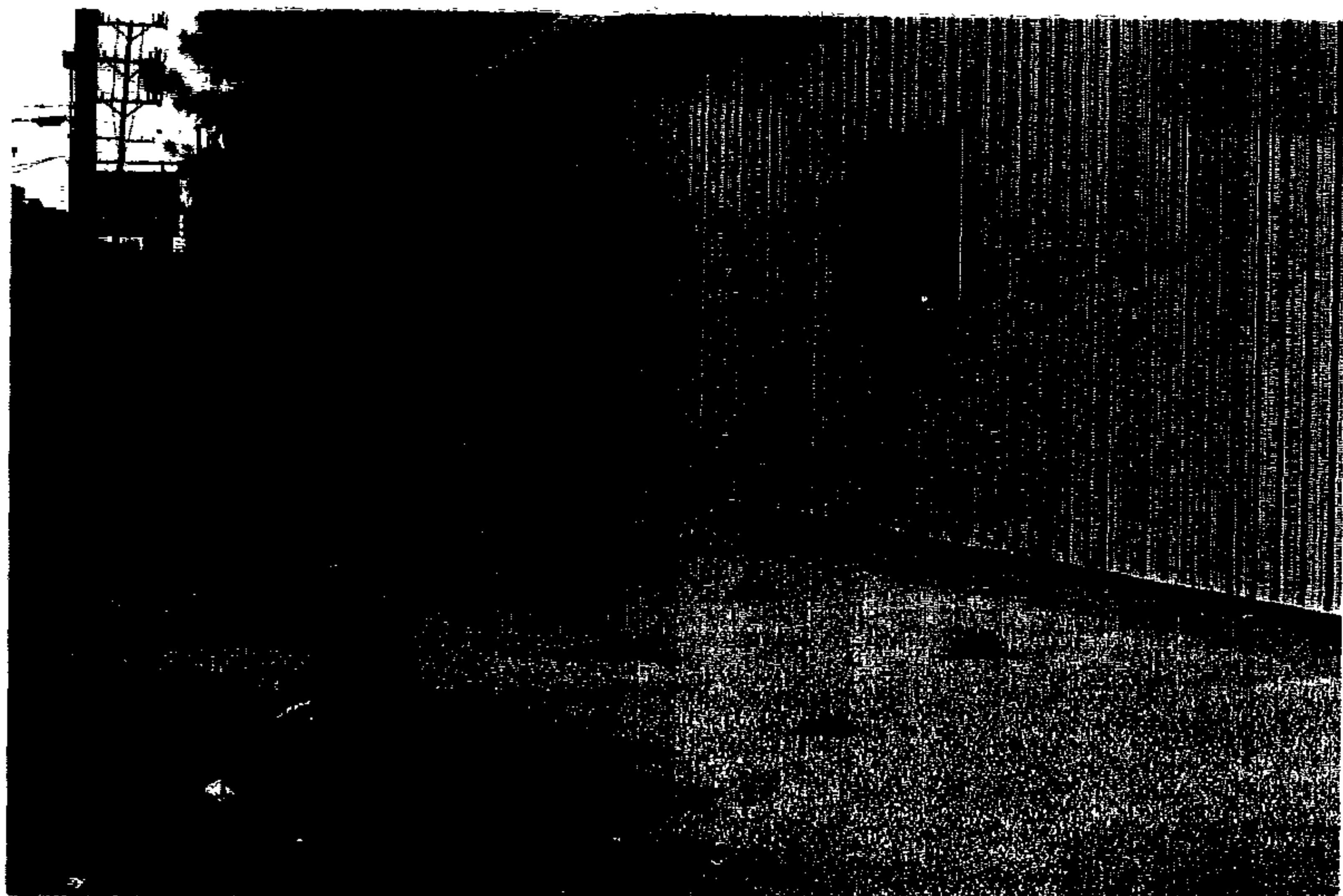
(2)

CON'T
Pet. Exs. # 4A-4L



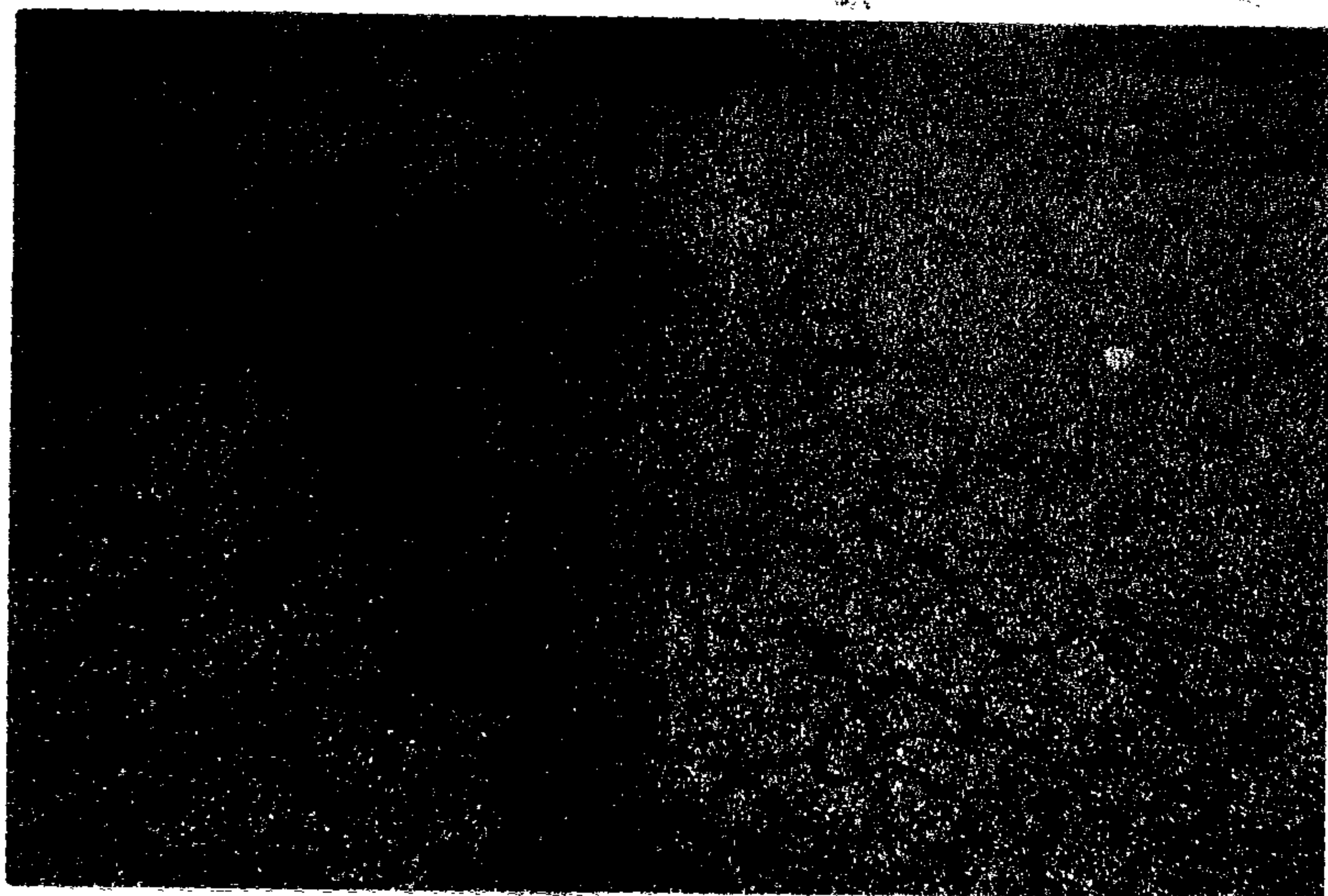
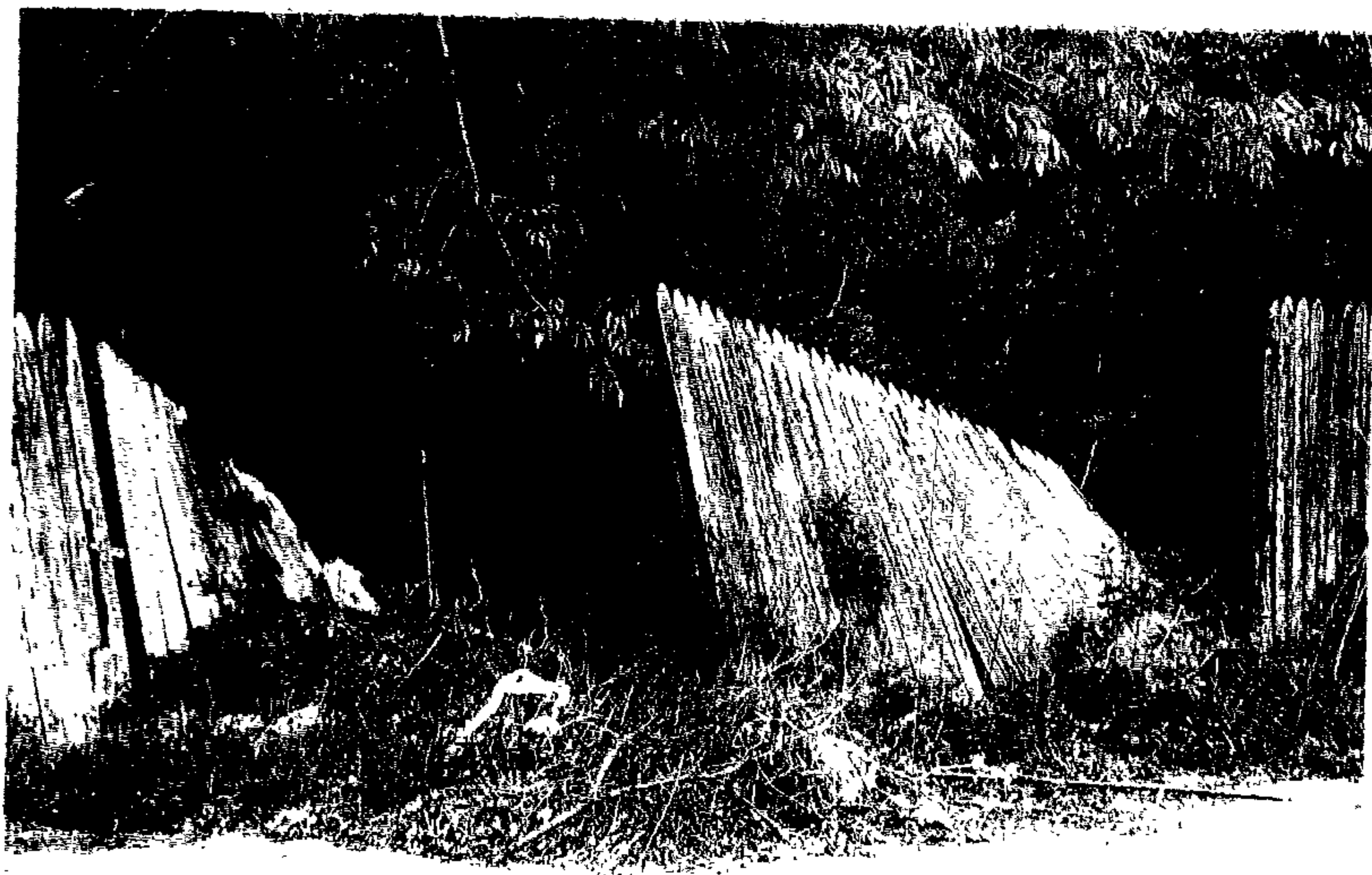
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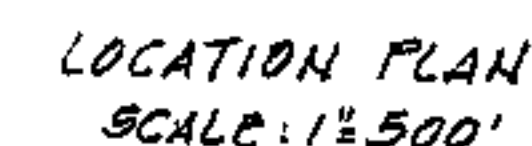
CON'T
Pct. EXS. # 4A-4L



4

Cont
Pet. Exs. # 4A-4L





1. AREA OF PROPERTY = 0.4514 AC. (GROSS = 0.66 AC.±)
2. EXISTING ZONING OF PROPERTY = "BL-A5"
3. PROPOSED ZONING OF PROPERTY = "BL-A5" W/ SPECIAL EXCEPTION
4. EXISTING USE OF PROPERTY = "RETAIL STORE" (VACANT)
5. PROPOSED USE OF PROPERTY = "AUTO WINDOW TINTING SERVICE"
6. REQUIRED OFF STREET PARKING (EX. 4000 S.F. METAL BUILDING)
4000 S.F. @ 2.3/1000 = 13.2 OR 14 P.S. (3 BAY)
7. NO. OF PARKING SPACES SHOWN (EXISTING) = 23 (INCL. 1 H.C.)
8. PUBLIC UTILITIES EXISTING AT PROPERTY.
9. PERMITTED F.A.R. = 30, EXISTING F.A.R. = 4000/28749 = 4.139
10. PETITIONER REQUESTING A SPECIAL EXCEPTION TO PERMIT
A SERVICE GARAGE FOR AUTO WINDOW TINTING SERVICE
IN A "BL-A5" ZONE.
11. PROPERTY IS LOCATED ON BALTO. COUNTY ZONING MAP
"NE 100."
12. ZONING HISTORY: CASE #92-394XA, SPECIAL EXCEPTION &
VARIANCES FOR ADVERTISING SIGN - DENIED 6-24-92
13. LANDSCAPING WILL BE PROVIDED ALONG WITH INSTALLATION
OF NEW 6' HIGH WOOD STOCKADE FENCE.

PLAT TO ACCOMPANY PETITION
FOR

ELECT. DIST. 205
SCALE: 1" = 20'

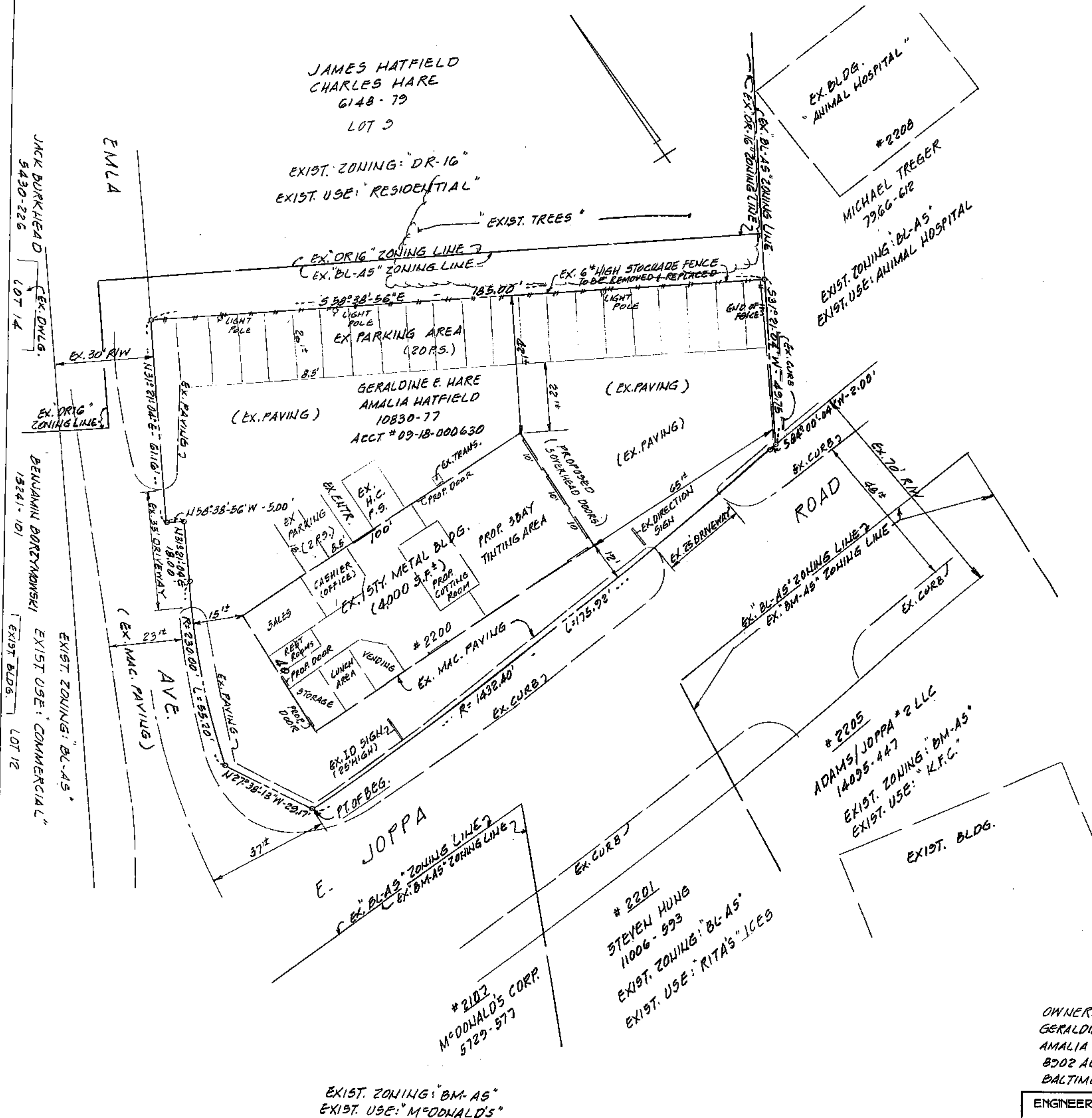
BALTIMORE CO., MD.
MAR. 11, 2005

OWNERS:
GERALDINE E. HARE
AMALIA HATFIELD
8902 AUDREY AVE.
BALTIMORE, MD. 21234

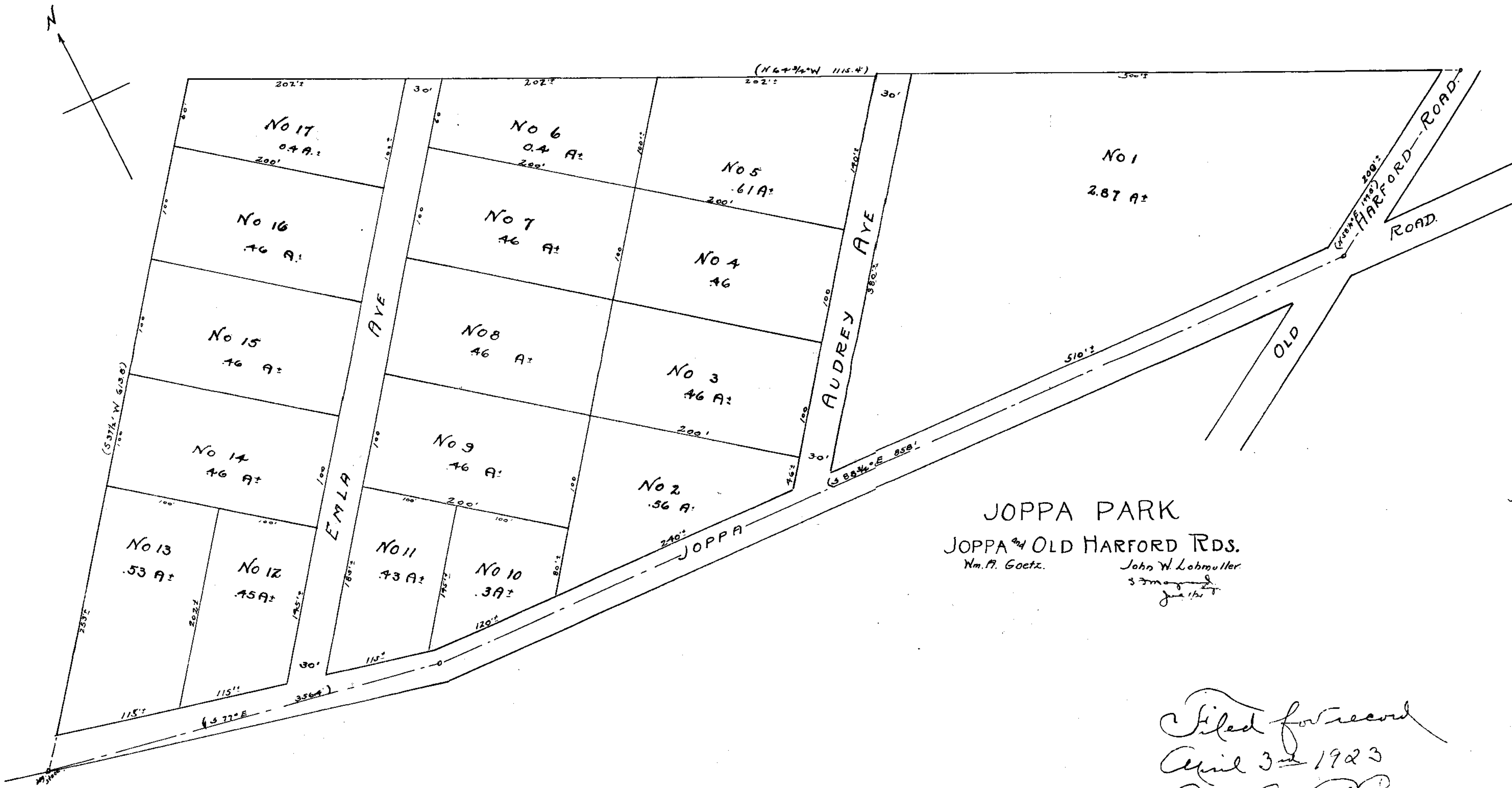
ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070



25-058



W.F.L 5-85



JOPPA PARK
JOPPA and OLD HARFORD RDS.
Nm. P. Goetz.
John W. Lohmuller
3 May 1923

Filed for record
April 3rd 1923
Test: J. W. Lohmuller
Clerk.



Det #2
P 71497