IN RE: PETITION FOR SPECIAL EXCEPITION **BEFORE THE** N/E side Main Street * ZONING COMMISSIONER 370' NW Walgrove Road (607 Main Street) 4th Election Districts * FOR 3rd Council District **BALTIMORE COUNTY** * Meisel Capital Partners 607 LLC, Case No.: 05-552-X Legal Owners WG Properties, LLC, Contract Purchasers * **Petitioners**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the property, Meisel Capital Properties 607, LLC, and W.G. Properties, LLC, Contract Purchaser through their attorney, Sebastian A. Cross. The Petitioner requested a Special Exception to permit a service garage on the subject site, pursuant to Section 230.13 of the Baltimore County Zoning Regulations ("B.C.Z.R."). The subject property and requested relief are more particularly described on the site plan which was accepted into evidence and marked as Petitioner's Exhibit No. 4.

Appearing at the requisite public hearing in support of the request on behalf of W. G. Properties, LLC were Mordehai Gur and Jay Weinberg, managing members and owners/operators of Camden Body and Fender, and their attorney, Sebastian A. Cross. Testimony was also offered in support of the Petition from expert witnesses. These included Mitchell Kellman, a planner/zoning consultant with Daft-McCune-Walker, and Gregory H. Reed, the Professional Engineer who prepared the site plan for this property. Additionally, a letter supporting Petitioners development of this property was received from the Reisterstown, Owings Mills and Glyndon Chamber of Commerce and accepted as Petitioners Exhibit No. 8.

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The issues presented in this case generated significant public interest and ten individuals from the Chartley Community appeared and/or testified in opposition to the request. They include David L. Powers, John W. Sloan, Salvatore and Catherine Vaccarino, Arthur D. and Lorraine A. Grodkiewicz, Carol Payne, Ha Nguyen, John D. Boblits and Jeffrey W. Spurrier. In addition, a written petition was presented requesting denial of the Special Exception for a service garage/body shop and marked as Protestants Exhibit No. 4. Also worthy of mentioning is County Councilman McIntire's support of the Chartley Community in this regard (see Protestants Exhibit No. 5). Appearing as spokesperson(s) for the group on behalf of the Chartley Homeowners' Association was George Vince, President of the organization and Milton Payne, an adjoining neighbor.

PROPERTY AND PROPOSAL

Testimony and evidence was offered describing the subject property and proposal by Mordehai Gur, Jay Weinberg, Mitchell Kellman and Gregory Reed. The subject property is rectangular in shape and contains a site area of 2.06 acres, however, the area proposed for the service garage involves approximately 1.44 acres, (139' wide by 329' deep) located along the east side of Reisterstown Road, north of Walgrove Road opposite from Berrymans Lane and is zoned primarily B.L. with a small strip of D.R.3.5 towards the rear of the property, away from Reisterstown Road. The property currently contains the abandoned Canopy Restaurant with a paved impermeable surface surrounding this former use. The Petitioner proposes redevelopment of the north west portion of the site with an approximate 18,625 square foot service garage which will undertake auto body repair. The proposed building will encompass a one story structure with a second story mezzanine, less than 40 feet in height, measuring approximately 75' wide and 195' long. Elevations of the building were prepared by Greene Architecture and submitted

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as Petitioners Exhibit No. 7. These elevations revealed a brick and metal facade along the sides of the building and a brick facade with several decorative windows facing Reisterstown Road, as well as the rear of the property. The Petitioner stated these elevations were commissioned and employed into the design with the intent of keeping the proposed development within the character of the Reisterstown Road corridor.

This site exists along the commercial corridor of Reisterstown Road, primarily surrounded by other business and office zoning classifications incorporating retail and service operations. Behind this strip of commercial uses along the east side of Reisterstown Road exists residential property primarily zoned D.R.3.5.. This portion of the Reisterstown Road corridor contains several other automobile service establishments encompassing the types of uses generally permitted with the operation of a service garage.

Mr. Gur is the owner/operator of Camden Body and Fender Company which currently runs an operation in Baltimore City. This operation is part of a family business dating back 80 years with the first establishment existing on what currently is Camden Yards in Baltimore City. This body shop moved several times through the years and currently operates at 4113 Amos Avenue in Baltimore. He explained the family history of owning and operating this body shop, as well as testifying as to the amicable relationship they have shared with their surrounding neighbors. Evidence of this positive relationship is contained in 13 letters received from current Amos Avenue property owners and introduced as Petitioners Exhibit No. 1. These neighbors describe Camden Body & Fender as a good neighbor and offer support of the new proposed operation along Reisterstown Road.

Mr. Gur stated the proposed body and fender shop would operate Monday through Friday from 8:00 a.m. to 5:00 p.m., and Saturday from 8:00 a.m. to 10:00 a.m. At his current operation

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actual work on cars does not begin until 9:00 a.m., with no work on cars occurring on weekends. Rather, these weekend hours are provided merely as a convenience for customers to drop off and pick up their cars and/or to complete paperwork. He anticipates a mirror image of this operation at the proposed facility. In this regard he stated Camden Body & Fender employed approximately 20 employees at its current location and predicted a similar number at the proposed County site. The new development would contain an office/reception area along the frontage with Reisterstown Road, with the service bays being located in the main body of the building. These service bays will have doors opening along the side of the building facing commercially zoned property. There will be a pedestrian door in the rear of the building to provide access to the storage lot, which will be screened with fencing and landscaping, where damaged and inoperable cars will be placed as well as dumpsters for the shop.

Mr. Gur highlighted the advances made through modernized machinery for auto body shops which, as a result, have reduced noise and noxious emissions to a level that would be undetectable to surrounding neighbors. Mr. Gur stated he has never had a violation from a city, county or state regulatory agency or a complaint from neighbors next to the Company's current operation, which has operated continuously for over 20 years. Of particular concern to the community were the paint booths on site. He explained there would be two booths, fully enclosed and equipped with air filtration systems which circulate air through three different filtering processes in order to maintain the air quality from the time it is drawn in until released.

There are no fumes or odors and no emissions. This filtration system is monitored by state and county environmental agencies. He also stated any run-off materials from this painting operation would be collected through a grating system in the floor and disposed of regularly by an experionmental specialty company. The contents and emissions of this runoff are regulated by

county and state agencies. Furthermore, all solvents and paints are stored inside the building in 55 gallon drums and located on container pallets in the event of a leak. Mr. Gur testified that the new modernized equipment is quiet and no longer produces air compressor noise. Also the air driven ratchets have been modernized and silenced. New technology coupled with modern automobile manufacturers trend to build light, thin-framed cars which no longer require the noisy processes, associated with body shops in the past. Most repair work is now spent removing replaceable damaged parts (panel units) without the need to pound and straighten.

Mr. Weinberg then testified as to the environmental licensing and monitoring needed to take place both for the paint booths, as well as other refuse from the body shop. He stated many of the unusable parts were to be disposed of in the dumpsters located towards the rear of the property and this dumpster would be hauled away approximately once per week. An additional dumpster for refuse traditionally encountered with any type of commercial operation would also be on-site and would be emptied from the site on a regular basis.

Mitchell Kellman accepted as an expert in the field of planning and zoning, then testified for the Petitioner stating the proposed building and outlying parking area met all applicable bulk regulations of Baltimore County. He pointed out this site had more buffer, both to the west of the building adjoining an O-3 zone, and towards the rear of the building adjoining residences in a D.R.3.5 zone than the county currently required. Mr. Kellman stated there is a required 20 ft. rear yard setback for the building under B.C.Z.R. and the proposed building contained 66 ft. of setback. Additionally, the fenced-in storage area contained a landscape buffering area of 12 ft. in conjunction with a 15 ft. vegetated, existing drainage and utility easement for a total of 27 ft. of erreening adjoining the residential zone towards the rear of the property. Mr. Kellman also estified as to the mitigation of impacts incorporated with this development stating noise would

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be reduced by the service bay openings facing away from the residential areas and towards a currently vacant commercial parcel to the east of the building. He stated the general public would only view the front brick facade of the building from Reisterstown Road, while the rear of the building would be almost completely screened from the neighborhood. He pointed out there would be ample parking and circulation upon the site, as well as an enhanced appearance to what currently exists for the abandoned Canopy Restaurant.

Mr. Kellman then went on to describe this corridor of Reisterstown Road and surrounding neighborhood as existing in a similar fashion to many commercial corridors in Baltimore County. These arterial corridors are characterized by commercial uses existing along the road frontage itself with residentially zoned property away from the commercial frontage. In particular, He pointed out this type of use was in keeping with this adjoining portion of the Reisterstown Road neighborhood, as there are several other service garages in the area similarly zoned B.L. Among these, Mr. Kellman pointed out ProCare Auto, Satellite Auto Glass, Reisterstown Car Center, Bransfield Motor Company and Jiffy Lube as examples of service garages existing in the area. Mr. Kellman stated most, if not all, of these uses were immediately adjoined by residentially zoned property. As such, Mr. Kellman stated the detrimental impact coming from this proposed development would not be as great and, in fact, would actually be less than these formerly listed uses due to a modernized building being required to satisfy todays more stringent building regulations and environmental code. Among some of these modern regulations, Mr. Kellman pointed to a higher requirement for buffering imposed upon uses of this type than service garages were subjected to previously, as well as the building itself being constructed of superior materials with modernized machinery reducing both emissions and noise upon the surrounding neighborhood.

Mr. Kellman testified this type of operation within a B.L. zone was indeed very similar to not only the Reisterstown Road neighborhood but also to Baltimore County, in general, as many commercial corridors are made up of commercially zoned property immediately adjacent to roadways with residential zoning existing behind commercial strips, away from the road. He testified the impacts from this use would be less than normally encountered with similar service garages due to the modernized regulations, the buffering incorporated into the site, the loading bays facing away from the residential property and the characteristics of modern body shops.

PROTESTANTS ISSUES

Regarding the proposal and the development outlined by the Petitioner's consultants, most of the issues raised by the attending community members revolved around safety issues (traffic problems) and the idea that there was not need for another service garage in the area and that such a proposed use was not compatible with the revitalization of Reisterstown's main street. See Protestants Exhibits No. 1 thru 5 submitted and received into evidence.

George Vince of the Chartley Community Association cross-examined the Petitioner's witnesses focusing on the impacts this type of use would have on the neighboring community. Mr. Vince expressed concern about the storage of broken-down cars towards the rear of the property immediately adjoining the residential neighborhood, as well as dumpsters with automobile parts being located in this same area. He pointed to circulation problems that would be created when moving additional wrecked and inoperable vehicles into this area while contemporaneously trying to empty the dumpsters. He asked Mr. Gur whether these inoperable vehicles would leak noxious fluids in close proximity to the neighborhood. Mr. Vince also took issue with the proposed Landscape Plan (Petitioners Exhibit 5) and highlighted concern over the potential for Camden Body and Fender to eliminate the foliage currently existing on the 15 ft.

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drainage and utility easement taking away much of the natural filtration for run-off water currently from this site. The effect of this loss would create a hazardous, flooding condition particularly for those immediate neighbors and generally for the neighborhood at large.

Mr. Milton Pyne echoed these concerns as his property lies immediately adjacent to the rear of this site. Mr. Pyne pointed out there are severe grades incorporated with this property which guides virtually all run-off water from this paved surface directly to the rear of the property, many times overflowing into his rear yard. Mr. Pyne stated the current storm water control devices, previously incorporated by the Canopy Restaurant, were not effective and stated a new development of this size would only increase these negative effects. Both of the previously listed opponents also testified there were at least six to seven other body shops in the immediate area as well as the Heritage and Len Stoler car dealerships and that development of yet another service garage would change the character of their neighborhood and damage Reisterstown as a whole. Questions were also raised about what type of storm water management facility would be employed upon this site.

In rebuttal to these questions and testimony, Petitioners engineer testified about storm water management controls Baltimore County had in place for any development plan. Mr. Reed stated in order for this development to gain approval, it would have to be expressly reviewed by the Department of Environmental Protection and Resource Management ("DEPRM") and satisfy standards as to both run-off water and storm water management in order to gain a building permit. Mr. Reed testified Camden Body and Fender was proposing a superior curb and gutter system towards the rear of the project than previously existed with the Canopy operation which utilized an asphalt ramp. Additionally, Mr. Reed stated a landscape plan would pass through a similar type of review by the Baltimore County Office of Planning. He stated typically when

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conducting this landscape plan, all vegetation was not slated to be cleared but, rather, a tree study would be made in order to save as many trees as possible while removing dead and undesirable trees. In concluding, he pointed out that none of the County agencies that undertook a review of the proposal, including the architectural elevations and landscape plan, submitted a negative Zoning Advisory Comment (ZAC). Additional comments were then taken from the community, which are summarized as a belief that this use was not proper for this area of Reisterstown and a desire to see other types of businesses at this location that could service the community regardless of the ZAC comments.

APPLICAB.L.E LAW

Governmental regulation of land use is largely a local function. In Baltimore County, zoning requirements are set out in the B.C.Z.R. The Baltimore County Council adopts zoning maps for Baltimore County every four years, pursuant to the Comprehensive Zoning Map Process, and under those Maps, every property in Baltimore County is assigned one of the nearly 40 zoning classifications listed in the B.C.Z.R. These classifications range from RC (Resource Conservation zones) to MH (Manufacture Heavy) zones. Each zone contains its own specific regulations governing use of a property so zoned. For example, the restrictive RC zones promote agricultural and low density residential use. At the other end of the spectrum, the MH (Manufacturing Heavy) zone encourages manufacturing and heavy industrial use. As noted above, the subject property is B.L., which means "Business, Local." Of the three business zones in Baltimore County, the B.L. permits the least intensive uses.

In all zones, the B.C.Z.R. lists uses that are permitted as-of-right and uses that are prohibited altogether. As a middle ground, the B.C.Z.R. also identifies special exception uses. The term "special exception" is a misnomer, as the uses listed thereafter are neither special nor

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exceptional. In other jurisdictions in Maryland, special exception uses are labeled "conditional" uses. This is a better description of such uses. Special Exception uses are those uses, which may be permitted in the B.L. zone; however, prior to establishing a special exception use, the property owner/applicant must petition the Zoning Commissioner for approval of the proposed use.

Although the current proposal meets all the "bulk" standards, i.e. size, height, distance, etc., the issues generated in this case are driven by the actual use. As noted above, this is a Special Exception use and is not permitted by right. Special Exception uses are regulated in the B.C.Z.R. under Section 502.1 thereof. Due to the importance of that Section, it will be recited here:

"Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A) be detrimental to the health, safety or general welfare of the locality involved;
- B) tend to create congestion in roads, streets, or alleys herein;
- C) create a potential hazard from fire, panic, or other danger;
- D) tend to overcrowd land and cause undue concentration of population;
- E) interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements;
- F) interfere with adequate light and air (Bill No. 45-1982);
- G) be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these zoning regulations (Bill No. 45-1982);
- H) be inconsistent with the impermeable surface and vegetative retention provisions of these zoning regulations (Bill No. 45-1982); nor
- I) be detrimental to the environment and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in the RC-2, RC-4, RC-5, or RC-7 zone(Bill No. 74-2000)."

The highest courts of this State have reviewed the treatment of proposed special exception and conditional uses by various local zoning boards and commissions. The seminal regarding special exceptions is <u>Shultz vs. Pritts.</u> 291 Md. 432, A.2d 1319 (1981). In that

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case, the Court noted that a special exception use is part of the comprehensive zoning plan and thus, shares the legal presumption that it is in the interest of the general welfare and therefore valid. The Court noted that a special exception use is a valid zoning mechanism that delegates to an administrative board or body a limited authority to allow certain enumerated uses, which the legislature (in this case, the Baltimore County Council) has determined to be permissible, absent any facts or circumstances, which negate that presumption.

The Court further noted the applicant for a proposed special exception use does not have the burden of establishing affirmatively that the proposal would be of benefit to the community. The test is not whether another use is more preferable or whether the property could be used for a higher or better purpose, rather the test to be considered by the local administrative body is whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the underlying zoning scheme.

The Court of Appeals of Maryland further explained the special exception test in Mossberg vs., Montgomery Co., 29 Md. 494, 620 A.2d 886 (1993). In that case, an applicant sought approval for a solid waste transfer station in Montgomery County. That use was a conditional/special exception use under the Montgomery County Ordinance. In its written opinion, the Court noted there were certain inherent negative effects associated with any solid waste transfer station. For example, such a station would be expected to produce traffic, noise, dust, etc. Moreover, it could be presumed that such impacts would negatively affect surrounding properties. However, although such presumptions are valid, the Court emphasized the existence of these impacts did not provide a sufficient basis for the local administrative body to deny the Petition for Special Exception. Instead, the Court reasoned the local body must show those

impacts are greater at the subject location than would normally be associated with such use. That is, the criteria is not whether the proposed use carries with it adverse impacts as such adverse impacts are assumed in the first instance by designating the use a special exception rather than by right. Rather, the test is whether that impact at the subject property will produce effects above and beyond those normally inherent with such a use within the same zoning district. Therefore, in considering the present application, it is not enough to simply conclude the proposed service garage application will produce adverse effects on the neighborhood. It most certainly will, and such an effect is inherent in any service garage operation. The test is whether the adverse effects produced by the proposed operation will cause an impact at this location above and beyond such impact if proposed elsewhere in a B.L. zone.

DECISION

As noted in the discussion above regarding all Special Exceptions, the undersigned is required to focus upon the impacts of the proposed use and how they particularly affect the locality involved. The undersigned has reviewed the proposal in that light and as a result finds the Special Exception request has meet the burden set out in Section 502.1 of the B.C.Z.R. The following are the factors that justify this conclusion.

The majority of the opposition to this request related to alleged negative impacts this service garage would have on the neighboring Chartley Community. These effects included noise and emissions from the shop as well as potential hazards of storing dumpsters and inoperable vehicles in the rear of the property. Also an issue was raised in regard to water and fluid runoff off affecting the adjacent properties in particular and the larger neighborhood in general.

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Although some of these negative impacts may result from the proposed use upon this parcel, I am not convinced these negative effects would be above and beyond any of the other service garages in the area or services garages county wide located in a B.L. zone. In particular, substantial testimony was presented by Petitioner's experts that this service garage had mitigated potential adverse impacts through greater buffering and screening, compliance with heightened County review of storm water management, landscaping and environmental controls previously not required for older service garages. Also the Petitioners testified as to the modernized equipment and filtration systems that would be employed onsite. This equipment and these systems are monitored by County and State agencies, which formally had less stringent requirements for service garages. Testimony was received as to the planning involved in developing this site with the overall goal of providing a compatible but modern architecturally The evidence presented relating to mitigating adverse factors for this attractive building. development was substantial and convincing. Although the opposition in this case did raise concerns as to adverse impacts on the surrounding community, no evidence was presented proving these impacts would be greater then those generally encountered by service garages in the B.L. zone.

Similarly, much of the opposition stated their belief that too many of these automobile service uses existed in this neighborhood of Reisterstown and, as such, this use would not greatly benefit the community. This position, however, is in conflict with the Chamber of Commerce that supports the project and states that "it is in keeping with the commercial nature of Main Street... and, in fact, will improve upon the Canopy property in its current condition". Although these are genuine community concerns, as previously stated, the B.L. zoning allows for service garages as a special exception and these special exception uses have been deemed to be in the

interest of the general welfare and therefore valid. If a petitioner satisfies the burden of proof as to the effect of any adverse impacts on this use, these types of uses are presumed to be in harmony with the underlying zone. Not allowing an authorized use in an underlying zone simply due to a proliferation of similar operations in the area would be assuming the legislative role of providing for the comprehensive zoning of Baltimore County. As such, this Commissioner will not deny the Special Exception request based on these objections. I am persuaded that this use will not adversely affect the health, safety or welfare of the community nor the provisions of Section 502.1 of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of July, 2005, that the Petition for Special Exception seeking relief pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a service garage (body shop), in accordance with Petitioners Exhibits 4,5,6 and 7, be and is hereby GRANTED, subject to the following conditions:

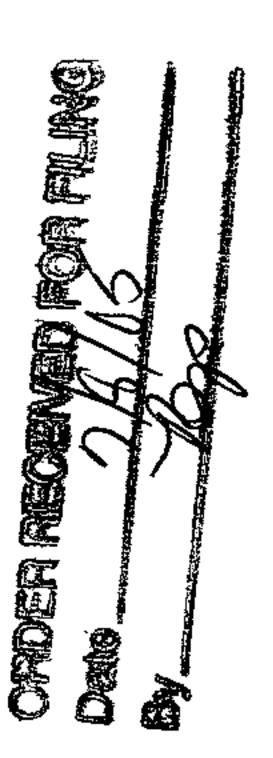
- 1) The Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- That the site plan (Exhibit No. 4) denoting a proposed 8' high chain link fence with slats surrounding the 40'x75' "Storage Area for Damaged Disabled Vehicles and Mechanical Area" be amended to show a minimum 6' high stockade "board on board" fence at the rear of this operation.
- The hours of operation shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturdays, 8:00 a.m. to 11:00 a.m.

- 4) A Landscape Plan and Lighting Plan, with lighting directed away from residential property, must receive approval from the Office of Planning prior to the issuance of any building permits.
- When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within

(30) days of the date hereof.

William J. Wiseman, II Zoning Commissioner for Baltimore County



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

July 12, 2005

Sebastian A. Cross, Esquire Gildea & Schmidt 300 E. Lombard Street, Suite 1400 Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION

NE/S Main Street, 370' NW of Walgrove Road

(607 Main Street)

4th Election District – 3rd Council District

Meisel Capital Partners 607 LLC, Owners; WG Properties LLC, Contract Purchasers

Case No. 05-552-X

Dear Mr. Cross:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception 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.

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WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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cc: Messrs. Mordehai Gur and Jay Weinberg, 4113 Amos Avenue, Baltimore, Md. 21215 Messrs. Greg Reed & Mitch Kellman, Daft-McCune-Walker, Inc.

200 E. Pennsylvania Avenue, Towson, Md. 21286

Mr. & Mrs. Arthur D. Grodkiewicz, 610 Piper Road, Reisterstown, Md. 21136

Mr. & Mrs. Salvatore Vaccarino, 608 Piper Road, Reisterstown, Md. 21136

Mr. David L. Powers, 523 Glen Granite Road, Reisterstown, Md. 21136

Mr. John W. Sloan, 223 Northway Road, Reisterstown, Md. 21136

Mr. & Mrs. M. J. Payne, Jr., 612 Piper Road, Reisterstown, Md. 21136

Mr. George Vintz, 518 Glen Granite Road, Reisterstown, Md. 21136

Mr. Ha Nguyen, 614 Piper Road, Reisterstown, Md. 21136

Mr. John D. Boblitz, 604 Piper Road, Reisterstown, Md. 21136

Mr. Jeffrey W. Spurrier/607 Piper Road, Reisterstown, Md. 21136

People's Counsel; Case File



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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 607

Main Street

IWe do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

Which is presently zoned BL, DR-3.5 owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and herein described property for

a service garage (body shop) as per BCZR 230.13

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.

Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
WG Properties, LLC Name - Type of Print Mully	Meisel Capital Partners 607, LLC Name-Type of Print
Signature Mordehai Gur, Owner 4113 Amos Avenue (410)358-0393	Signature Jeff Litman, Member
Baltimore, MD 21215 City Telephone No. State Telephone No. Zip Code	Name - Type or Print Signature
Attorney For Petitioner:	8 Reservoir Cr., Suite 202
Sebastian A. Cross Name - Type or Print	Baltimore, MD 21208 (410)602-8488 City State Zip Code
Signature Gildea & Schmidt, LLC Company	Representative to be Contacted: Sebastian A. Cross
300 Lombard St., Suite 1440 Address Telephone No.	Name 300 E. Lombard St., Suite 1440 Address Telephone No.
Baltimore, MD 21202 (410)234-0070 Cy State Zip Code	Baltimore, MD 21202 (410)234-0070 City State Zip Code
dd	OFFICE USE ONLY
No. 05-553-X	ESTIMATED LENGTH OF HEARINGUNAVAILABLE FOR HEARING
REV 09 15 98	Reviewed By NP Date 4/27/05

Description

To Accompany Zoning Petition

For An Area of Special Hearing

Meisel Capital Partners 607, L.L.C.

607 Main Street

Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point of intersection of the centerline of Walgrove Road with the centerline of Reisterstown Road (MD Route 140), (1) Northwesterly along the centerline of Reisterstown Road (MD Route 140) 370 feet, more or less, and thence Northeasterly 33 feet, more or less, to the point of beginning, said point being at the end of the first or North 43 degrees 41 minutes 24 seconds West 249.17 foot line of the land which, by deed dated May 13, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 20111, Folio 545, was conveyed by Canreal Corp., a Maryland Corporation, to Meisel Capital Partners 607, L.L.C., a Maryland Limited Liability Company, thence binding on and running with all of the second line of said deed, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District: (1) North 45 degrees 30 minutes 07 seconds East 329.38 feet, to the end of said second line, thence binding on and running with a portion of the third line of said deed, (2) South 43 degrees 40 minutes 25 seconds East 139.01 feet, thence leaving said third line and running across a portion of the property described herein, (3) South 45

05-552-X

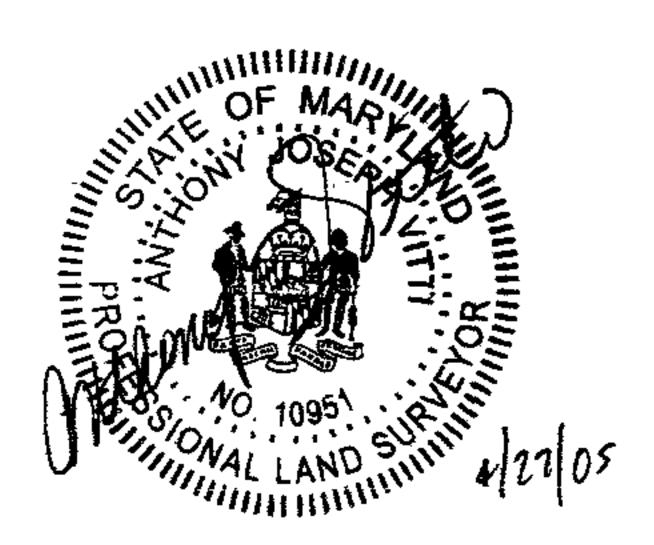
degrees 30 minutes 07 seconds West 328.52 feet to intersect the first line of said deed and the northeast side of said Reisterstown Road, thence binding on and running with a portion of said first line and the northeast side of said Reisterstown Road, (4) North 44 degrees 01 minute 22 seconds West 139.00 feet to the point of beginning; containing 1.050 acres of land.

Being and comprising a portion of the land which, by deed dated May 13, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 20111, Folio 545, was conveyed by Canreal Corp., a Maryland Corporation, to Meisel Capital Partners 607, L.L.C., a Maryland Limited Liability Company.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 27, 2005

Project No. 05040 (05040)



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there's et ene Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows: Case: #05-552-X
607 Main Street
N/east side of Main Street,
370 feet n/west of
Walgrove Road
4th Election District 4th Election District
3rd Councilmanic District
Legal Owner(s): Meisel
Capital Partners 607 LLC
Contract Purchaser WG
Properties ELC
Special Exception to allow
a service garage (body
shop):
Hearing Tuesday, June
14, 2805 at 9:98 a.m. in Room 487, County Courts Building, 481 Bosley Ave nue, Towson 21284. on the bound of the comment of the contract of WILLIAM J. WISEMAN, III... 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 Zon-ing Review Office at (410) 887-3391. JT 5/796 May 31 53242

CERTIFICATE OF PUBLICATION

611,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>5 31</u> ,20 <u>05.</u>
. /
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 05-552-X:
· ·	Petitioner/Developer: <u>U-G</u>
	PROPERTIES LLC
	Date of Hearing/Closing: 6/14/05
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	•
	erjury that the necessary sign(s) required by law were t: AIN ST.
The sign(s) were posted on	MAY 27, 2005
-	(Month, Day, Year)
The contraction of the contracti	Sincerely,
	- Robert Black 5/31/05
	(Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Monday, May 31, 2005 Issue - Jeffersonian

Please forward billing to:

Gildea & Schmidt, LLC 300 E. Lombard Street, Ste. 1440 Baltimore, MD 21202 410-234-0070

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: 05-552-X

607 Main Street

N/east side of Main Street, 370 feet n/west of Walgrove Road

4th Election District – 3rd Councilmanic District

Legal Owners: Meisel Capital Partners 607, LLC

Contract Purchaser: WG Properties, LLC

Special Exception to allow a service garage (body shop).

Hearing: Tuesday, June 14, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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.

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

May 9, 2005

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: 05-552-X

607 Main Street

N/east side of Main Street, 370 feet n/west of Walgrove Road

4th Election District – 3rd Councilmanic District

Legal Owners: Meisel Capital Partners 607, LLC

Contract Purchaser: WG Properties, LLC

Special Exception to allow a service garage (body shop).

Hearing: Tuesday, June 14, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Muly Kotroco
Timothy Kotroco

Director

TK:klm

C: Sebastian Cross, 300 E. Lombard St., Ste. 1440, Baltimore 21202 Jeff Litman, Meisel Corp., 8 Reservoir Cr., Ste. 202, Baltimore 21208 WG Properties, LLC, 4113 Amos Avenue, Baltimore 21215 Mitch Kellman, DMW, 200 E. Pennsylvania Avenue, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 30, 2005.
 - (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.

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number $-05-52-x$
Petitioner Messel Capital Partners 607, UC
Address or Location. 607 Freet
PLEASE FORWARD ADVERTISING BILL TO
Name: Silder & Schnidt LLC
Address 300 E. Lambard Suite AMM 1440
Baltimare Md 2/202
Telephone Number: 410 234-0079

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

June 6, 2005

Sebastian A. Cross Gildea & Schmidt, LLC. 300 E. Lombard Street, Ste. 1440 Baltimore, Maryland 21202

Dear Mr. Cross:

RE: Case Number: 05-552-X, 607 Main Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 27, 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, U. Callaball D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Meisel Captial Partners 607, LLC Jeff Litman 8 Reservoir Circle, Ste. 202 Baltimore 21208



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Timothy M. Kotroco, Director DATE: May 16, 2005 TO:

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Acting Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 16, 2005 Item No. 542, 543, 545, 550, 552, 553, 554, 555, 563

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

Dak:CEN:clw x cc: file

ZAC-NO COMMENTS-05162005.doc



TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

May 24, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 9, 2005

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

05-543

05-546

05-550

05-551

05 550

05-554

05-555

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: June 7, 2005

JUN - & 2005

ZONING COMMISSION

SUBJECT:

607 Main Street

INFORMATION:

Item Number:

5-552

Petitioner:

Jeff Litman

Zoning:

BL, DR 3.5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

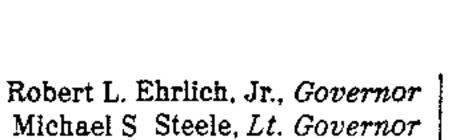
The Office of Planning does not oppose the petitioner's request to permit a service garage (body shop) in the above-mentioned BL zone. This recommendation is based on a review of the petition, landscape plan, architectural elevations and discussion with the community.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Jimhan

Division Chief:

AFK/LL: CM





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

Maryland Department of Transportation

Date: 5.6.05

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

RE: Baltimore County

Item No. 552

JMP

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

1. J. Hoelh

RE:	PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
	607 Main Street; NE/side Main Street, 370' NW Walgrove Road	*	ZONING COMMISSIONER
	4 th Election & 3 rd Councilmanic Districts Legal Owner(s): Meisel Capital Partners 60	7,*	FOR
	LLC by Jeff Litman, Member Contract Purchaser(s): WG Properties, LLC	*	BALTIMORE COUNTY
	by Mordehai Gui, Owner Petitioner(s)	*	05-552-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.

People's Counsel for Baltimore County

MAY 1 0 ZIE

RECEIVED

Per....

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 10th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County





Chartley Komeowners Association, Snc. P. O. Box 408, Reisterstown, MD 21136-0408

June 17, 2005

Mr. William J. Wiseman III Zoning Commissioner Office of Zoning Commissioner 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland 21204

Dear Mr. Wiseman:

At the June 14, 2005 Zoning Hearing the residents of the Chartley community heard a more detailed explanation of the Camden Body and Fender Company's plan for development of the 607 Main Street property in Reisterstown. Based on this presentation, we believe the following comments are relevant and should be considered along with an inspection of this property. Specifically, our comments are:

- The US Environmental Protective Agency, Envirofacts Data Warehouse lists Camden Body Fender Company of 4111 Amos Ave., Baltimore, MD.as "Potential Uncontrolled Emissions -100 tons/year". We believe these emissions may be acceptable in an industrial park but any emissions of this nature in a residential community are unacceptable. The web site where this information is located is: :http://epa.gov/epahome/commsearch.htm. (key zip code 21215 and tickle down to Camden Body and Fender Company.)
- In keeping with the County Executives speech on June 9, 2005 in Reisterstown, "The Revitalizing Main Street Plan" is designed to bring shopping back to the main streets of Baltimore County. Our County Executive, Jim Smith, specifically addressed Main Street, Reisterstown with the intent of encouraging more foot traffic to the local area businesses. If Camden Auto Body request for a Special Exception is approved automobile and truck traffic will dramatically increase on a road that is over crowed.

In addition, Camden Body and Fender stated they plan to service 30 to 40 clients per week. Based this estimate, it appears their planned parking needs are understated and will not support this many automobiles along with employee parking and storage. Reisterstown Road is not a viable alternative for parking and we certainly would not want their parking needs spilling over into the residential community.

- Two (2) different Zoning Commissioners rejected a request for variance exception for the property located next to 607 Main Street in 1996 and again in the calendar year 2000 under the Comprehensive Zoning Plan for the same purpose as this entity (service garage/body shop). Should this Special exception be approved it will only open the door to the further commercialization of the adjacent properties and encourage encroachment into the residential community.
- Also, it should be noted that the buffer area between the end of the 607 Main Street property and the Piper Road residents contains an under ground sewer drainage that is designed as a protective barrier for rain water and snow melting run off. Under the proposed development plan, the existing trees that are planted directly in front of the under ground sewer drainage system will be removed. By clear-cutting these trees, and altering the grading and landscape of this property, Camden Body and Fender will be removing an integral part of the defensive system of this property. The absences of mature, well-rooted trees create opportunity for grease, leaking oil, solvents, paint and other undesirable fluids to drain into the sewer system and area streams.
- The landscape plan and the placement of two (2) dumpsters along with disabled cars/trucks at the back of the property next to residential properties will definitely provide a breeding area for rats and other undesirable animals. Also, the 6-foot trees and a 4-foot chain link fence will do little to protect the Piper Road residents from the noise, odors, and unsightly trash and debris.

President

cc: Jim Smith, Baltimore County Executive

T. Bryan McIntire, Baltimore County Councilman, 3rd District

Mr.& Mrs. Milton J. Payne

5/16/05

TO BILL WISEMAN

FROM M. J. TAYNE 410-835-0414

THE FOLLOWING IS A COPY OF THE LETTER WE FOUND IN OUR DOOR. ALSO A COPY OF THE LETTER PAYED TO KRISTEN MATTHEWS, PER GEORGE UINTZ.

Thuis Jung

4/14/05

Name Address CityStateZip

Dear

Salutation,

I have been notified of an application by Meisel Capital Partners for a Special Exception hearing for 607 Main Street to allow a service garage/ body shop at that location. This is the site of the vacant Canopy Restaurant.

It is my policy to keep my conditionery informed of development issues which may affect the use of their property and the friend quality of life. Should you wish to make comment to Baltimore County regarding this application, you may do so in two ways. You may provide written comments to the Zoning Commissioner which must be received before May 16th. Address your comments to the Department of Permits and Development Management, Room 111, County Office Building, 111 West Chesapeake Ave, Towson, MD 21205 Attention: Kristen Matthews. You may also attend the hearing before the commissioner which will be conducted on June 14th, 9 A.M. in Room 407 of the County Courts Building, 401 Bosley Avenue, Towson, MD 21204. Be sure you refer to Item Number 552 and case number 5-552-X.

Should you need any further assistance please do not hesitate to contact my office at 410-887-3387 or by e-mail at beedistrict3@comeast.net.

Yours truly,

T. Bryan McIntire Councilman Third District

FAX COVER SHEET

Date: 05/16/05

TO: Kristen Matthews

FROM: Milton and Carol Payne

PAGES: 2 including cover

SUBJECT - Special Exception Hearing for 607 Main Street, Reisterstown

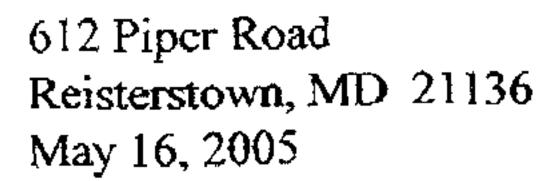
Please forward this letter to Kristen Matthews. It must be to her by today.

Thank you.

Carol Payne

If you do not receive all pages, please contact 410-833-0414 - fax operator

7) acce - 4/12-833-04/4



Department of Permits and Development Management Room 111 County Office Building 111 West Chesapeake Avenue Towson, MD 21205

Attention: Kristen Matthews

Dear Ms. Matthews:

My husband, Milton J. Payne, Jr. and myself, Carol L. Payne, are objecting to the issuance of a Special Exception for the development of the property at 607 Main Street for a service garage/body shop.

First, we feel there are enough of these types of services on Main Street at present. Secondly, we feel this type of business is not in line with the revitalization of Main Street that our county is presently encouraging.

My husband and I live directly behind this property. Our property is downhill from this proposed facility. We do not believe there is any possible way this new business could possibly guarantee that there will never be a spill or leak of oil related products that would affect our property and our health.

We also plan to attend the hearing on June 14th, 2005 to voice our opinion and disapproval.

Thank you.

Carol & Milton Payne

FAX COVER SHEET

Date: 05/16/05

TO: Kristen Matthews

FROM: Milton and Carol Payne

PAGES: 2 including cover

SUBJECT - Special Exception Hearing for 607 Main Street, Reisterstown

05-552-×1

Please forward this letter to Kristen Matthews. It must be to her by today.

Thank you.

Carol Payne

If you do not receive all pages, please contact 410-833-0414 - fax operator

7) acce - 4/1-833-04/4

May 13, 2005

Department of Planita
And Development Management
Room III County Office Building
III West Chasapeake Die.
Towson, Md. 21205
Attention Kristen Matthews,

I am writing in reference to item number 552 and Case mumber 5-552-X I live at 606 Piper Ad. In my opinion a Change in zoning to permit a garage on the let previously used as a restaurant and now vacant would seonomically deteriorate property valued in the local area of Main Street and piper Rd. The valunt adjoining lot next to it is 3 oned for an office building. Peper Rood Joins the rear of the lot in question. There are other car repair shops and garages for cars and trucks further down Main Street. Another one is not feasible in the areas A change of zoning will not do justice in the area. As it is now, the neighbors on Wiper Road would not appreciate the noise of ham mering on lars, the racing of motors of lars being repaired, and fumes from exphaust. This will have effect on property values on Piper Road. The back of my property on Piper Road is against the lot in question, a change in zoning a 604 Main Street would not be of the highest and best use of the land. I therefore protest a change to down grade the use of lot 601 Main Street Sincerely. Howard). White CASE NAME
CASE NUMBER OS- SSZ. X
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	GITY, STATE, ZIP	E- MAIL
(4,000 VINIA	518 Glen Gamiss a	Min	112 VINGS @20 June.
M. THY WE 12	612 Apre Ro	DE OM I WOZ	136 MSE313ReHolman, Com
Day Linger	523 Cles Gendite Ro.	Reisterstand, mo. 21136	1/4
Jahn W. SLOAN	223 NORTHWAY RD.	\ 	BJ425, MDP NETZERO, CON
Mary SALVATORE VACCAGE	608 Restant Prorre	reteration	
raino Grathieu		1 Storstow	
CROWIE WELL	610 "PIDER 20	House Me	
7	612 P. per Rd	MOZI	PMyne carol photmail.Com
HA NOWEN	614 Prop. Rd	Reigheltstown MO21126	
John & Bolite	604 Pizer Rd	10 MB 3113	
S	607 Piner Kall	100	36 J.W. Syrumon Mehod
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	and the second s		
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	2111808 J. J. 2081175		
	WENT SAMMENT		

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER OS - 552) DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Sebastian Closs	300 E Lomback 57. 1440 Balt 21202		Scrosse 3 idealle. com
GREG REED	ZOOE PENUSYLVIUM MVE	Towson mn 21286	GREED DAW, CON
MORDEHA! GUR	4113 Ayes AVE	Balls Md. 215	CAMAL DOLOS SASONALICET
Jay Weishers	4113 Anos Am	RACTO. H.d. 2/2/2	Candesbo d. a Storogeaner
1 Mitch Kellman	200 E. Pennsylvania Au	Ü	m Kellma, L. Duly, com
•			

Case No.: 05-552X

Exhibit Sheet

Petitioner/Developer

GEORGE VINCE MR PAYNE MILTON Protestant

No. 1	FROM CURRENT AMOSS AVE LOCATION PROPERTY OWNERS	Community assoc.
No. 2	AMOSS AVE OPERATION WILL RETAIN THIS OPERATION	Mr. + Mrs. Payma
No. 3	GOT MAIN STREET HOUTENST CANOPY RESTAURANT	7 Resident BACCARINO LETTER
No. 4	Site PLAN	Petition from Community
No. 5	LAND SCAPE PLAN	McINTRS Letter 6-14-2005
No. 6	Blde Elevationi ColoR	
No. 7	Black Elevatori Cerchitzenial-Black White 10 11 10 1011 LOCALE	
No. 8	Chamber of Commerce LETER	
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

1

Prince Telecom 4122 Amos Ave Baltimore, MD. 21215

Friday, May 27, 2005

To Whom It May Concern:

Prince Telecom has resided at 4122 Amos Ave for many years and has been the neighbors of Camden Body & Fender Company. Camden Body & Fender has always operated an upscale and respectful business and we at Prince has always had positive interaction with Camden. Camden Body has existed as a courteous and conscientious business in regards to community concerns, upkeep and maintenance of the neighborhood. Camden Body keeps a very clean and neat area, while operating a quiet business with no external distractions to Prince Telecom.

Prince Telecom understands Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai Gur, Mr. Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

Prince Telecom may be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

John D. Ash

Project Manager

BMC Region

Office: 410-358-9826 Fax: 410-358-9827

Cell: 410-977-2853

E-Mail: jash@princetelecom.com





26 May 2005

To Whom It May Concern:

We do business in Owings Mills, Maryland and have been customers of the Camden Body & Fender Company for many years. They have existed as a courteous and conscientious business in regards to community concerns, upkeep and maintenance of their facility. Camden Body & Fender operates an upscale and respectable business and has always had positive interaction with their customers. They keep a clean and neat area and operate a quiet business with no external distractions.

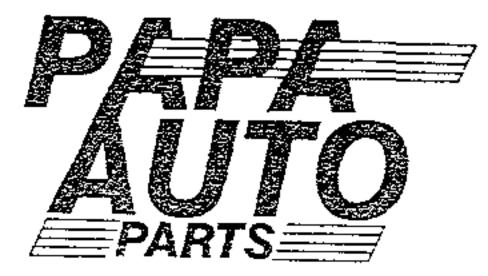
We understand that Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business, we would ask consideration of our supportive recommendation for approval of this project.

I am available directly at 410-356-1666 if you would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

Larry Frank

Partner/Vice President



Stores Baltimore

Phone: 410-669-0800 Fax: 410-669-6720

Brooklyn

Phone: 410-636-2466 Fax: 410-636-2595

Catonsville

Phone: 410-788-4146 Fax: 410-788-4149

Charltey

Phone: 410-833-0050 Fax: 410-526-5798

Columbia

Phone: 410-312-9090

301-596-2064 410-312-9009

Eastpoint

Fax:

Phone: 410-288-1580 Fax: 410-288-1584

Frankford

Phone: 410-488-1900 Fax: 410-488-3847

Glen Burnie

Phone: 410-636-2466 Fax: 410-636-2595

Laurel

Phone: 410-792-4916
Fax: 301-498-6696
Fax: 410-792-2148

Randallstown

Phone: 410-922-1414 Fax: 410-655-3807

Westminster

Phone: 410-526-2295

Fax: 410-861-8884 410-526-2289

Main Office

2230 Reissterstown Road Baltimore, MD 21217 Phone: 410-669-0808

Acct. Receivable/Payroll

P.O. Box 376
Reisterstown, MD 21136

Phone: 410-833-0218 Fax 410-833-0482

Acct. Payable

P.O. Box

Baltimore, MD 21207 Phone: 410-669-0300 Fax: 410-669-1347 May 16, 2005

To Whom It May Concern:

We have been a supplier of Camden Body and Fender for over three decades. Through the years we have seen them as a courteous and conscientious business in regards to their customers, community, neighbors and neighborhood. They have always maintained a respectable, quiet and meticulously clean business with positive interaction with their neighbors and no external distractions.

We understand Camden Body and Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body and Fender. Thank you for your consideration on this matter.

Sincerely,

Norman Fine President

P.A.P.A. Auto Parts



NATIONAL INSTRUMENT COMPANY, INC.

to provide a contract of the Contractor and Packaging Systems

May 18, 2005

TO WHOM IT MAY CONCERN:

National Instrument, LLC, located at 4119 Fordleigh Road, has been a neighbor of Camden Body & Fender Company for many years. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood.

Camden Body & Fender operates an upscale and respectable business and has always had positive interaction with its neighbors. They maintain a clean and neat area and operate a quiet business with no external distractions.

We understand that Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business, we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender.

Thank you for your consideration in this matter.

Sincerely,

NATIONAL INSTRUMENT, LLC

James W. Braithwaite Sr.

Director of Manufacturing

JWB/ss

Martin Bamberger Co.
FOOD MARKET AND RESTAURANT EQUIPMEN

FOOD MARKET AND RESTAURANT EQUIPMENT 4110 Pinkney Road · Baltimore, Md. 21215

PHONE: 410-358-9700

888-915-5300

FAX: 410-358-4512

To whom it May Concern:

The Martin Bamberger Company has been located at 4110 Pinkney Road for over 28 years and neighbors of Camden Body and Fender Company. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body and Fender operates an upscale and respectable business and have always had positive interaction with their neighbors.

They keep a very clean and neat area, and operate a quiet business with no external distractions.

We understand Camden Body and Fender is now seeking to develop a new operation in Reisterstown, Md. Based on our positive experience with Mr. Jay Weinberg and Mr. Mordechai "Mota" Gur and their business, we would ask consideration of our supportive recommendation for approval of this project.

We are available at 410-358-9700 if anyone would like to inquire further as to our experience with Camden Body and Fender. Thank you for your consideration of this matter.

Sincerely,



ARYLAND SEPTIC TANK AND SEWER COMPANY

COMPLETE SEWAGE DISPOSAL SYSTEMS • DESIGNING • INSTALLATIONS
SEWAGE TREATMENT PLANTS • SANITARY SEWERS AND STORM DRAINS COMPLETELY INSTALLED

4105 AMOS AVENUE • BALTIMORE, MD 21215 • PHONE: 358-4100

May 19, 2005

To Whom It May Concern:

We are located at 4105 Amos Ave and have been neighbors of the Camden Body and Fender Company for many years. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender operates an upscale and respectable business and have always had positive interaction with their neighbors. They keep a clean ,neat area and operate a quiet business with no external distractions.

We understand Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

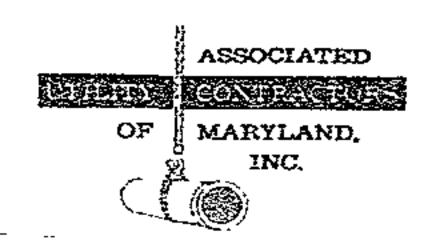
If you have any further concerns or questions please feel free to contact us.

Very Truly Yours,

Mostages

WE DIG AMERICA









Phone: **410-358-7878**Fax: **410-358-4786**

May 19, 2005

To Whom It May Concern:

I am the owner of Marble Designs, Ltd. located at 6144 Reisterstown Road and have been a neighbor of the Camden Body & Fender Company for 14 years. They have been a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender Company operates an upscale and respectable business and has always had a positive relationship with their neighbors. They keep a clean and neat area and operate a quiet business with no external distractions.

I understand Camden Body & Fender Company is now seeking to develop a new operation in Reisterstown, Maryland. Based on my positive experience with Mr. Jay Weinberg and Mr. Mordechai "Mota" Gur, as well as their business, I would ask consideration of my supportive recommendation for approval of this project.

If anyone has further questions regarding my experience with Camden Body & Fender Company, please call me at 410-358-7878. Thank you for your consideration on this matter.

Sincerely,

Glenn C. Resnick

President

Mitchell B. Felder 4110 Amos Avenue Baltimore, MD 21215

May 18, 2005

To Whom It May Concern:

We live at 4110 Amos Avenue and have been neighbors of the Camden Body & Fender Company for many years. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender operates an upscale and respectable business and have always had positive interaction with no external distractions.

We understand Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

Mr. Mitchell B. Felder 410-358-3725 - Home

Sharon. Felder 4110 Amos Avenue Baltimore, MD 21215

May 18, 2005

To Whom It May Concern:

We live at 4110 Amos Avenue and have been neighbors of the Camden Body & Fender Company for many years. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender operates an upscale and respectable business and have always had positive interaction with no external distractions.

We understand Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

Mrs. Sharon Felder 410-358-3725 – Home 410-965-7051 - Work

Whaton Hold

Anthony Clark 4104 Amos Avenue Baltimore, MD 21215

May 18, 2005

To Whom It May Concern:

We live at 4104 Amos Avenue and have been neighbors of the Camden Body & Fender Company for many years. They have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender operates an upscale and respectable business and have always had positive interaction with no external distractions.

We understand Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

anthon Clark. Mr. Anthony Clark 410-764-0982



NORTHWEST CITIZENS PATROL

P.O. Box 30072 • Baltimore, Maryland 21270 • 410-664-NWCP



Camden Body & Fender Company 4113 Amos Avenue Baltimore, MD 21215

ATTN: Mr. Mordehai Gur

Neil Schachter President

Matthew Hochberg

Stanley Fishkind Vice President

Chairman of the Board

Arthur Shugarman Secretary-Treasurer

Dina M. Blaustein Program Director

Rodney W. Matthews Officer, Baltimore Police

Maria Wallace Detective, Baltimore Police

Allan J. Gibber, J.D. Legal Counsel

May 19th, 2005

Dr. Rusty White President Emeritus

To Whom It May Concern:

We have been neighbors of Camden Body & Fender Company for numerous years. They have shown to be a courteous and conscientious business in regards to community involvement and upkeep and maintenance of the neighborhood. They operate an upscale and reputable business and have always gotten along with their neighbors. They keep a clean and neat area, and operate a quiet business with no noise distraction.

Sincerely,

Mr. Neil Schachter

President

"We are our brothers' keepers."

N.W.C.P. is a volunteer, non-profit corporation. Donations are tax deductible.

To Whom It May Concern:

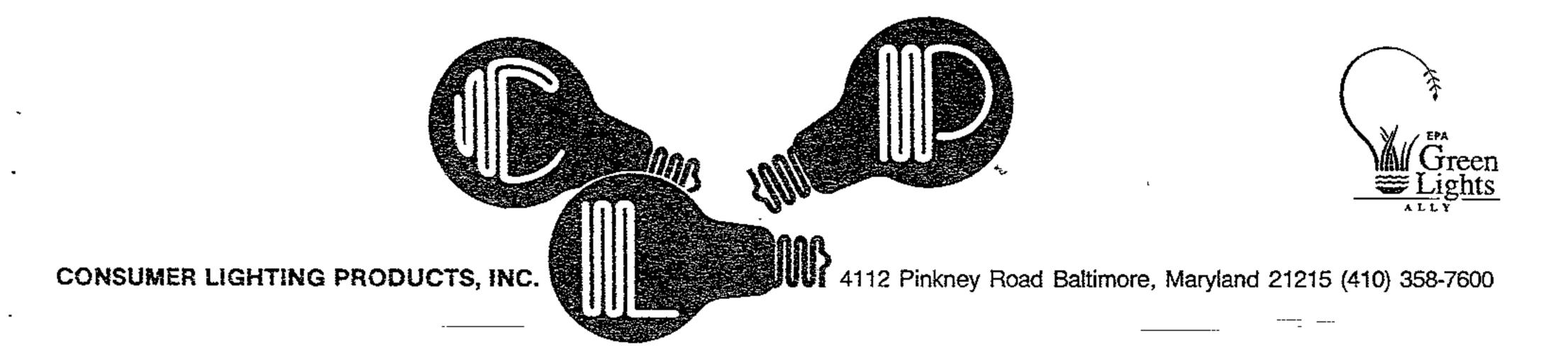
My name is Stephen Mackler, and my Company is Consumer Lighting Products. We opened at our present address, 4112 Pinkney Rd in February 1977. We have been neighbors shared a common alley with Camden Body & Fender for over 28 yrs. It has come to my attention that Camden Body & Fender is looking to expand their business into the Reisterstown area. Because of their caring leadership in the Menlo Park area our employee's feel safe, our neighborhood remains clean and thrives.

I have never written a letter like this! It's my pleasure to recommend Mr. Jay Weinberg and Mr. Mordehai Gur, feel they would be a real asset to any community they certainly have been to ours! Should you like to contact me at 410-358-7600 ext. 113.

Thank You for Your Consideration,

Respectfullx

Stanban Mackler





Comcast Cable 5801 Metro Drive Baltimore, MD 21215

May 16, 2005

TO WHOM IT MAY CONCERN

We have retained Camden Body & Fender Company for many years as the sole repair facility for Comcast of Baltimore City. Camden Body & Fender have existed as a courteous and conscientious business in regard to community concerns, upkeep and maintenance of the neighborhood. Camden Body & Fender operates an upscale and respectable business and have always had a positive interaction with their neighbors. They keep a clean and neat area, and operate a quiet business with no external distractions.

We understand Camden Body & Fender is now seeking to develop a new operation in Reisterstown. Based on our positive experience with Mr. Mordehai "Mota" Gur, Mr. Jay Weinberg and their business, we would ask consideration of our supportive recommendation for approval of this project.

We are available to be reached directly if anyone would like to inquire further as to our experiences with Camden Body & Fender. Thank you for your consideration on this matter.

Sincerely,

Robert V. Hunt, CUSA

Manager, Safety/Security/Fleet

Comcast of Baltimore City



REISTERSTOWN • OWINGS MILLS • GLYNDON CHAMBER OF COMMERCE

66 Painters Mill Road, Suite 1 ◆ Owings Mills, MD 21117-3641 410-356-2888 • Fax 410-356-5112

E-mail romg@romgchamber.org • Web address romgchamber.org

Donna S Clare, President Hannah More School

Brian A. Ditto, Executive Director Brian D Litofsky, President-Elect Crown Trophy

Roger Wolff, 1st Vice President Bagel Bin & Deli

Jessica Strom, 2nd Vice President Atrium Village

James Carroll, Treasurer James Carroll, CPA L L C

Alice Ann Frenkil, Secretary Washington Uniform Inc.

Jeffrey B Eline, Past President Eline Funeral Home

Bill Anderson T Rowe Price

Karen Baranowski BUCS Federal Bank

Glenn Barnes Long and Foster Realtors

Diana Cavey Franklin Boulevard Exxon

Charles P. Crerand Owings Mills Mall

Ed Dreiband Northwest Honda/BMW

Carolyn Eichler Bransfield Motor Company

Carolyn Floyd Atrum Village

Larry Frank The Classic Catering People

Pat Hildreth Arthritis Foundation MD Chapter

Bill Keeney Keeney Architects

Bill Leonhardt Hilton Garden Inn Owings Mills

James E. Miele Waddell & Reed Financial Services, Inc.

Anne Paulus GoToMyTown.com

Karen Pelton Regal Bank & Trust

Kırsten Sauter

Manpower International, Inc.

Allan Senker Immediate Care Medical Center June 13, 2005

Mr. William J. Wiseman III Zoning Commissioner Office of the Zoning Commissioner 401 Bosley Ave., Ste. 405 County Courts Building Towson, MD 21204

RECEIVED, JUN 1 6 2005

ZONING COMMISSIONER

Dear Mr. Wiseman:

On behalf of the 300-strong member Reisterstown-Owings Mills-Glyndon Chamber of Commerce, I am writing to express the support of our business organization for the proposed Camden Body & Fender Co. to occupy the former Canopy restaurant property located at 607 Main St., Reisterstown. Our Legislative/Economic Development/Zoning Committee reached its unanimous vote of support after a June 8 meeting with Camden owner Mordehai Gur, his attorney, Sebastian A. Cross and Daft-McCune-Walker, Inc., zoning specialist Mitchell J. Kellman during which we were able to hear plans for the proposal and ask questions on behalf of our member constituents.

In hearing Mr. Gur's plans and after reviewing his supporting documentation and accompanying renderings, we believe his proposed project is in keeping with the commercial nature of Main Street, Reisterstown and, in fact, will improve upon the Canopy property in its current condition. In addition, it will remedy a vacancy on a prime piece of commercial property.

While we understand that there has been limited community concern (primarily from Piper Road residents in the Chartley community whose properties back to the Canopy), we feel it incumbent to point out that these homeowners have coexisted with commercial businesses on this site for more than 20 years in various guises, and that Mr. Gur and his representatives are actively working to mitigate any undesirable factors. Furthermore, Baltimore County is in the midst of a revitalization effort in all of its older commercial areas, including Reisterstown, and our belief is that Mr. Gur's business, business practices and community support will contribute positively toward this goal.

Thank you for your time in reviewing this matter. Should you have questions about our decision, or need to reach us, please feel free to do so.

Yours most sincerely,

Brian A. Ditto **Executive Director**

Bui Ditte

PETITIONER'S

EXHIBIT NO.

Fax Number: 444 887-3468



Reisterstown • Owings Mills • Glyndon Chamber of Commerce

66 Painters Mill Road, Suite I Owings Mills, MD 21117-3641 410-356-2888 Fax: 410-356-5112

E-mail: romg@romgchamber.org Web address: romgchamber.org

Fax Transmittal

To: William Wiseman

Company: Office of Jones Commessioner	Telephone Number:
Company: Office of Jones Commissioner From: Bresi Detto Kefer. Director	Number of Pages: 2
Re: Camber Body & Frender Co.	Date: 6/13/05
m, t	
Mr. Wearners	
attached please find a letter of augo	it from our organization for the proposed
Canden Body & Frenden Co. on the C	anopy property at 607 Main St. in
Reiderstown. Please call us if you have	e any questions. Thank you.
	-Brue Ditto
	-Brai Ditto

230.13 = Garage, Service

SPECIAL EXCEPTION/CONDITIONAL USE

TEST: GREATER ADVERSE EFFECT AT THIS LOCATION THAN IT WOULD HAVE AT SOME OTHER LOCATION WITHIN THE ZONE (COMPERATIVE DEGREE OF ADVERSE IMPACT)

ADVERSE EFFECTS	S - vs.	ADVERSE EFFECTS –	
Common to	zone	Unique to this site	
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Days Cove Reclamation v. Queen Anne's' Co. 146 Md App 469 (2002) Board of County Commissioners for Cecil County v. Holbrook 314 Md 210 (1988) Schultz v. Pritts, 291Md 1 (1981)

1000-X



Charley Homeowners Association, Snc. P. O. Box 408, Reisterstown, MD 21136-0408

June 10, 2005

Zoning Commissioner

Dear Commissioner Wiseman:

At the June 7, 2005 Board of Directors meeting, our Chartley Homeowners Association voted to oppose the approval of a Special Exception for the development of the property at 607 Main Street for a service garage/ body shop. The Chartley area in Baltimore County consists of 786 homes. Our Homeowners Association respectfully request that you hear and listen to our voice.

During the meeting the request for the zoning exception being sought by Camden Body and Fender Company, to occupy the location of the former Canopy Restaurant at 607 Main Street, Reisterstown, Md. 21136 was brought up for consideration, discussion, and vote. The Board of Director of this Homeowners Association reviewed the details of Camden Body and Fender Company's proposal and voted unanimously to oppose the application for a new zoning exception for some of the following reasons.

Our position is that another body and fender shop in our neighborhood is unnecessary. Ample opportunity now exists to obtain these services from any one of the four (4) existing body and fender shops that are located in the Reisterstown area. Including an additional two shops providing the same services in the neighboring community of Owings Mills, there are a total of six body and fender shops and one automotive transmission repair shop in this area.

We believe that the development of this property for this purpose is not a good fit for the revitalization of Reisterstown's Main Street. In addition there is the opportunity for added traffic congestion, and traffic hazard to the community with the approval of the special exception.

PROTESTANT'S

EXHIBIT NO.

410-833-5372

Zoning Commission, June 10, 2005 Page Two

On behalf of the Chartley Homeowners Association, Inc., I respectfully request the commission to deny the special zoning exception for Camden Body and Fender Company. If you have any questions or comments, please feel free to contact me between the hours of 8:30 A.M. and 4 P.M., Monday through Friday at telephone number 410-833-5372.

Sincerely yours,

Y' O 'II T

President.

cc: Jim Smith, Baltimore County Executive

T. Bryan McIntire, Baltimore County Councilman, 3rd District

612 Piper Road Reisterstown, MD 21136 May 16, 2005

Department of Permits and Development Management Room 111 County Office Building 111 West Chesapeake Avenue Towson, MD 21205

Attention: Kristen Matthews

Dear Ms. Matthews:

My husband, Milton J. Payne, Jr. and myself, Carol L. Payne, are objecting to the issuance of a Special Exception for the development of the property at 607 Main Street for a service garage/body shop.

First, we feel there are enough of these types of services on Main Street at present. Secondly, we feel this type of business is not in line with the revitalization of Main Street that our county is presently encouraging.

My husband and I live directly behind this property. Our property is downhill from this proposed facility. We do not believe there is any possible way this new business could possibly guarantee that there will never be a spill or leak of oil related products that would affect our property and our health.

We also plan to attend the hearing on June 14th, 2005 to voice our opinion and disapproval.

Thank you.

Levelly mill mill mill

PROTESTANT'S

EXHIBIT NO.

2.

Carol & Milton Payne

My name is Catherine Vaccoruno, my hubband name is Salvatore Vaccarino. We are both Deaf, We have lived on Piper Road for 38 years - I don't want the proposeà Skrwice Garage / Body Shop to be placed in the old Canopy Bestaurant area. My husband Was diagnoed with cancer in 1995, I was diagnoced lights. We are both in remission but Lear Jumes. from the Dervice Garage y Body Shop could put up at rush Even though we are deal we are sensitive to un bratons, light and smells, Please reconsider the place ment of this Dervice Garage | Body Shop so close to our residential community. Thambs.

Catherino Varcarino June 14,2005
Sebata Varcarino June 14,2005
608 Piper Road
Reisterstown, Md 21136

PROTESTANT'S
EXHIBIT NO.



Charley Komeannon Addociation. Suc.

Petition to Deny The Approval of a Special Exception for the Property at 607 Main Street for a Service Garage/Body Shop

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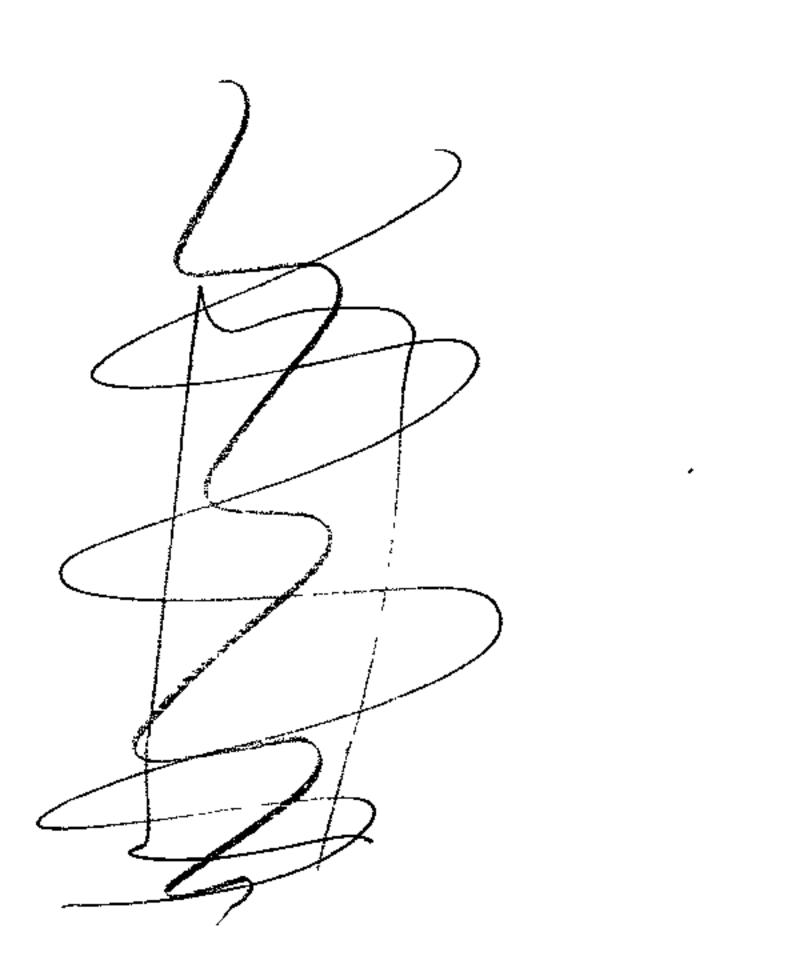
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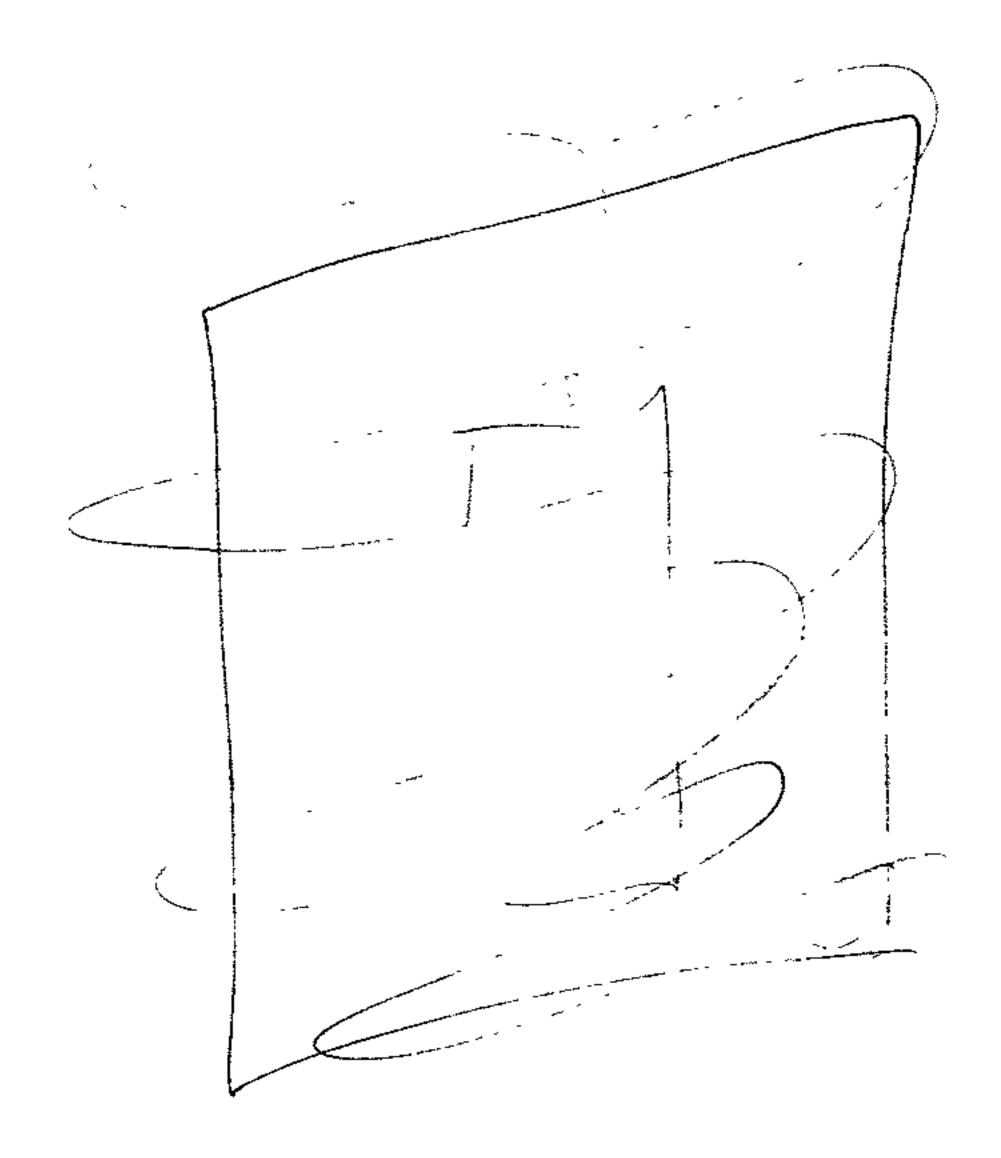
Charley Hameowners Association, Gra.

Petition to Deny The Approval of a Special Exception for the Property at 607 Main Street for a Service Garage/Body Shop

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11.	447 C/A	RELEY PARK I	R. Collection
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COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

T. BRYAN MCINTIRE COUNCILMAN, THIRD DISTRICT

COUNCIL OFFICE: 887-3196

887-3387

June 14, 2005

Robert Walker, President Reisterstown-Owings Mills-Glyndon Coordinating Council P.O. Box 117 Reisterstown, Maryland 21136

Re: Case #5-552-X

Dear Mr. Walker:

Responding to your invitation for comments concerning the above-captioned property, I want to call to your attention that the adjoining property, 609 Main Street, Reisterstown, Maryland was before me twice for rezoning, once in 1996 and once in 2000. The owner of that property wished to change its zoning so as to permit a service garage (body and transmission shop). On both occasions I declined the request because the rear or eastern most portion of these properties adjoins the western most portion of residential properties located on Piper Road. As you can readily observe, Piper Road is surrounded by a shopping center on the north as well as other commercial businesses on the southeast side of Chartley Drive. Piper Road, notwithstanding its proximity to commercial enterprises, has remained an anchor for the Chartley community. It has retained its residential nature and all of the properties are well maintained. It is my belief that if the properties facing Main Street contiguous to the southwestern boundary of the properties on Piper Road should become body shops, it would threaten the stability, not only of Piper Road, but the entire Chartley community. Once the Chartley community starts a downward slide, it will spread throughout the entire community and upset the stability of the

PROTESTANT'S

EXHIBIT NO.

£3

entire area. We do not want the judgment of PADM to start an avalanche that the County has experienced in many of the east side communities.

T. Bryan McIntire


Councilman, Third District


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
cc: George Vintz, President


Chartley Community Association

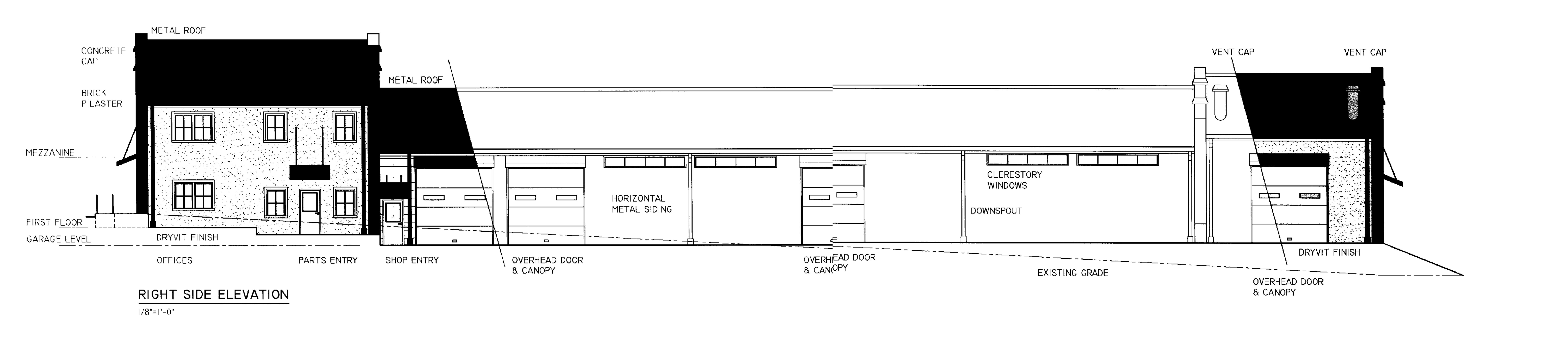
Mr. Calvin L. Reter Mr. Arthur Grodkiewicz

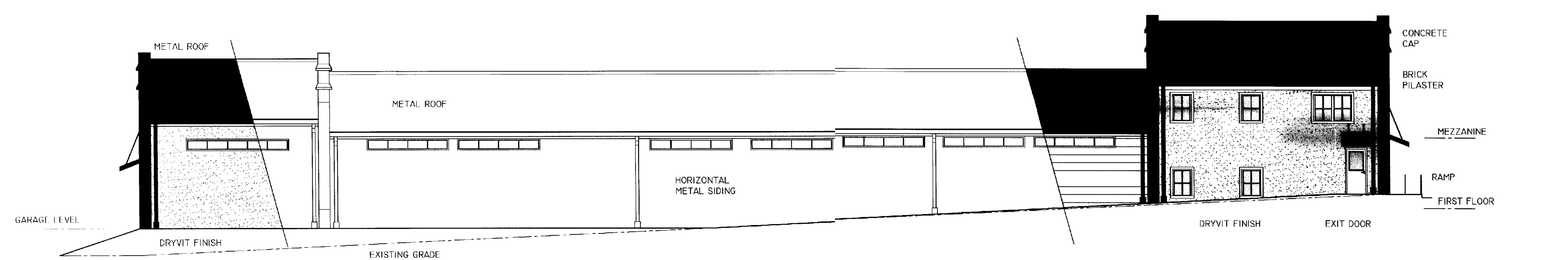




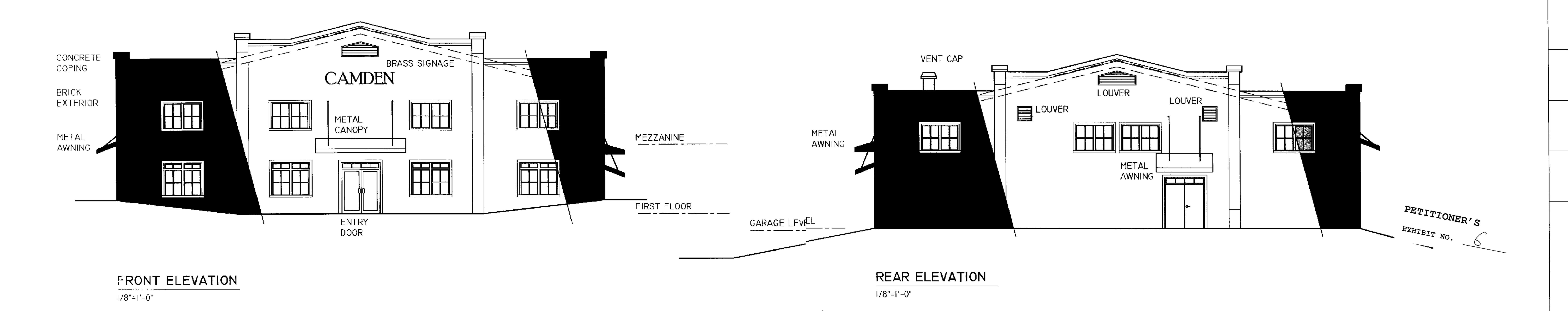








LEFT SIDE ELEVATION 1/8"=1' 0"



G R E E N E
ARCHITECTURE

313 E. MELROSE AVE.
BALTIMORE, MD 21212
410-532-7396
301-370-2410

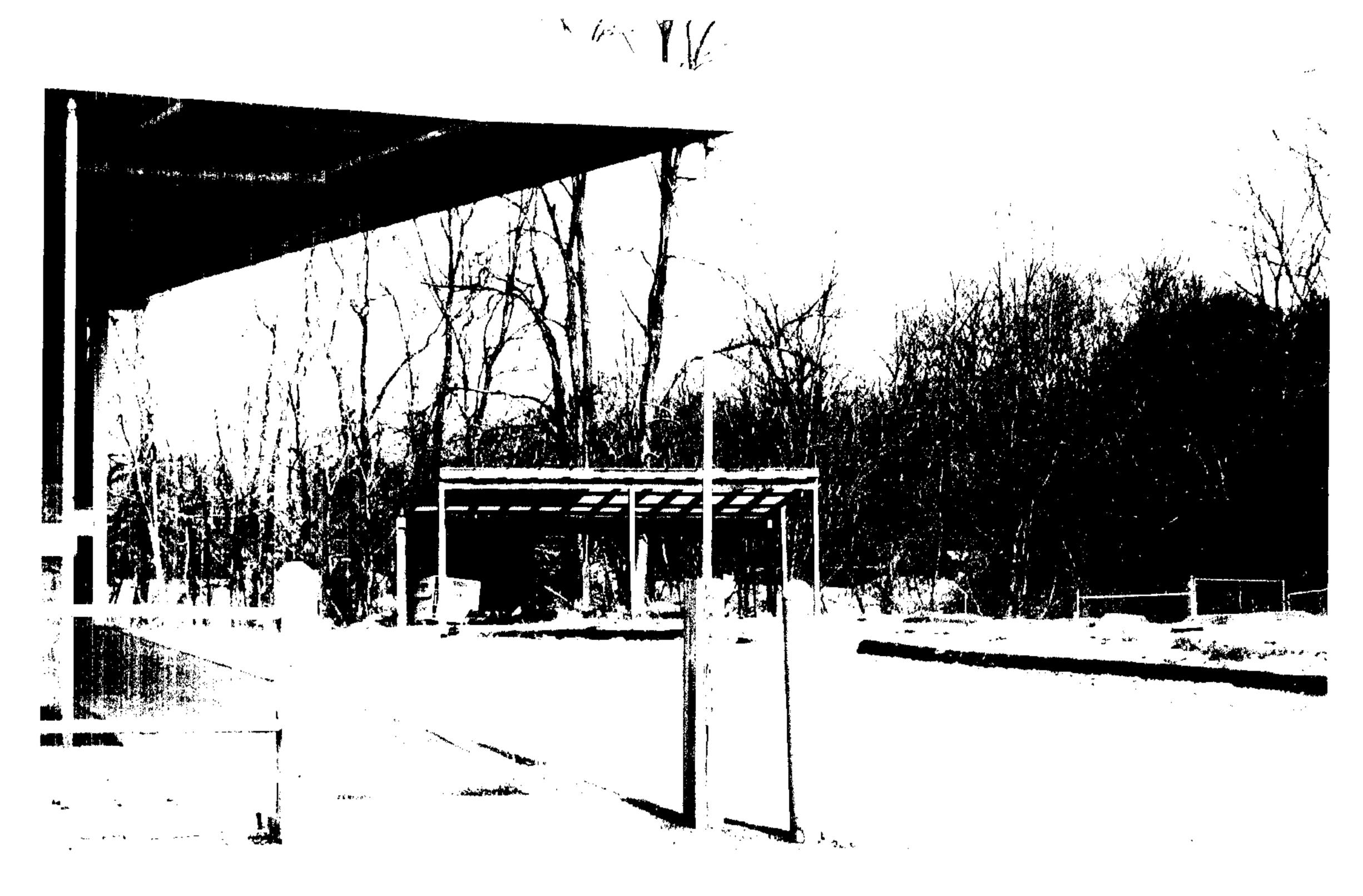
AMDEN BODY & FENDER
607 MAIN STREET

JUNE 6, 2005

REVISED

DRAWING TITLE
ELEVATIONS

Shicit













Daft-McCune-Walker Inc.

Paft·McCune·Walker, Inc.

Do East Pennsylvania Avenue

Dowson, Maryland 21286

La

10) 296-3333

Enginer 296-4705

ROPOSED SITE PHOTOGRAPHS

CAMDEN BODY & FENDER

Baltimore County, MD

DATE BY REVISIONS

ISSUE DATES

REVIEW:

DESIGNED:

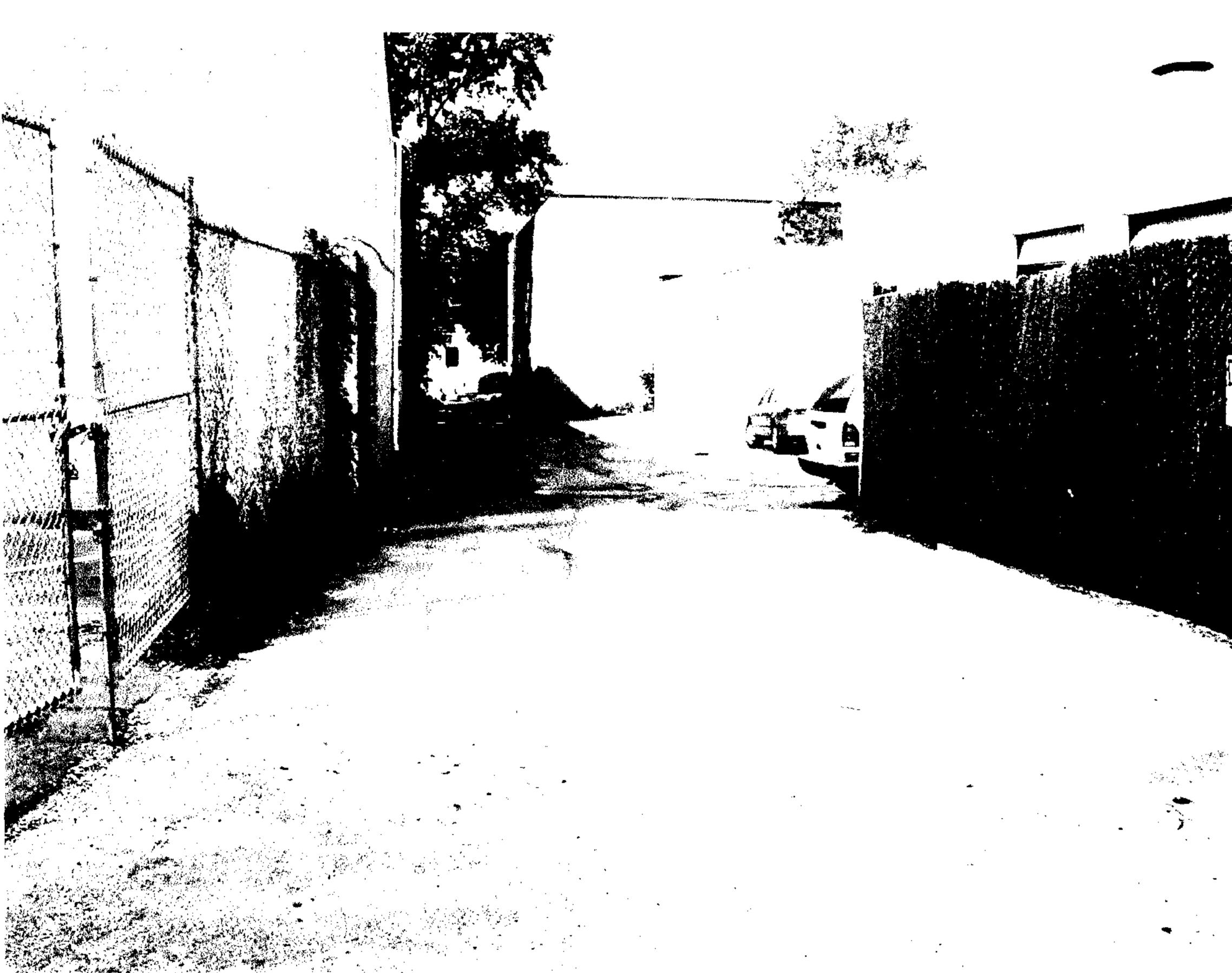
CHECKED BY:

CONSTRUCTION:

DATE CHECKED:

PETITIONER'













PETITIONER'S

EXHIBIT NO.

Towson, Maryland 21286 (410) 296–3333 Fax 296–4705	Landscape Architects, Engineers, Surveyors & Environmental Professionals	
EXISTING SITE PH	HOTOGRAPHS	
CAMDEN	BODY & DER	
	Baltimore County, MD	
DATE BY R	EVISIONS	**
		ME\$\$\$
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ISSUE DATES	BASE: CTR	**
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Daft-McCune · Walker, Inc.