IN RE: PETITION FOR SPECIAL EXCEPTION SW/S Reames Road, 300' SE of the c/l Pulaski Highway **(1319 Reames Road)** 15th Election District 6th Council District Henry Schlogel Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-070-X

* * * * * * * * * * *

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 subject property, Henry Schlogel. The Petitioner requests a special exception for a service garage on the subject property, in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request wee Henry Schlogel, property owner, his wife, Linda Schlogel, and David Billingsley and Bob Infussi, the consultants who assisted the Petitioners in the zoning process. Bob Wiley, Charles Terry and Howard and Sandy Frank, all nearby residents, appeared in opposition to the request.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southeast side of Reames Road, just east of its intersection with Pulaski Highway in eastern Baltimore County. The property contains a gross area of 0.539 acres, predominantly zoned M.L.-I.M. (0.479 acres), with a small strip of R.O.-zoned land[1] (0.060 acres), and is unimproved but for an existing gravel and macadam paved surface. The Petitioner recently purchased the property and proposes a redevelopment of the site. As shown on the site plan, a 3200 sq.ft. service garage building containing three service bays is proposed with a vehicle storage area to the rear. Testimony indicated that Mr. Schlogel is an auto mechanic by trade and has been in the towing and automotive service business for many years. In this regard, the Petitioner has owned and operated Henry's Towing, Inc., which is located further south of the subject site at 9726

[1] Subsequent to the filing of the instant Petition and related site plans, the R.O. zoned portion of the subject property was rezoned B.L. as a result of the Comprehensive Zoning Map Process in December 2004.

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Date 1/21/05
By

Pulaski Highway, for the past 11 years. Henry's Towing, Inc. is an authorized U-Haul dealer, towing company, emergency aid vendor, and repair facility for U-Haul Repair of Baltimore. In fact, 90% of Mr. Schlogel's business is the service and repair of U-Haul trucks; however, Mr. Schlogel has developed a reputation for providing honest and reliable automotive services to many residents of the surrounding community as evidenced by the numerous letters of support submitted at the hearing. In any event, the Petitioner purchased the subject property in June 2004 for the purpose of expanding that operation to the subject site. The new business will operate under the name of White Marsh Car & Truck. It was indicated that the property previously operated for approximately 15 years as a truck terminal and a trash recycling operation; however, has been vacant for some time. Thus, the proposed use will be an improvement to the property and provide a service to the surrounding community. Further testimony indicated that there will be no auto body repair work or painting done on the premises and that the use will be limited to mechanical repairs of automobiles and trucks. The hours of operation will be 8:00 AM to 6:00 PM, Monday through Friday and 8:00 AM to 1:00 PM Saturday with no hours on Sunday. The proposed building will meet all area and setback requirements and the required number of parking spaces will be provided; however, due to the zoning of the property, the requested special exception relief is necessary.

As noted above, several residents from the surrounding community appeared in opposition to the request. Robert Wiley is President of the Windlass Run Community Association and on behalf of that organization, he submitted a Petition signed by 33 of the residents in the area who are opposed to the requested special exception. Mr. Wiley indicated that the community is generally concerned with the overall appearance and condition of the site. Apparently the property has been the subject of prior zoning violations and has been in a state of disrepair for some time. In this regard, testimony indicated that shortly after his purchase of the property, the Petitioner installed an 8-foot tall screen fence around the perimeter of the site to buffer its view and commenced utilizing the property for storage purposes. Subsequently, he suffered a stroke and has not made much progress in cleaning up the site. The Protestants also complained about tow trucks blocking the road when vehicles are dropped off at the site and raised concerns regarding increased

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truck traffic, and environmental impacts. An examination of the site plan shows that there is a small stream that runs through the adjacent property.

The test for whether special exception relief should be granted is set forth in Section 502.1 of the B.C.Z.R. Essentially, the applicant must show that the use can be carried out at the location proposed without detrimental impact to the health, safety and general welfare of the locale. However, as construed by the appellate courts of this State in Schultz v. Pritts, 291 Md. 1 (1981), and Mossberg v. Montgomery County, 107 Md. App. 1 (1995), it is not merely the existence of potential impacts of the use that warrant the denial of a requested special exception. That is, the Court noted that impacts from a proposed special exception use are inherent by virtue of the fact that the legislative body has designated the use as permitted only by special exception, as opposed to being permitted by right. Thus, the test is whether the anticipated impacts are more egregious at the proposed location than elsewhere in the zone. In this regard, it is to be noted that the property is located just 300 feet from Pulaski Highway, a major commercial corridor in this area. With the exception of the adjacent B.L.-zoned lot (previously zoned R.O.) that formerly operated as "Charlotte's" strip club, the subject property is surrounded by M.L.-zoned land and commercial/industrial uses. Moreover, the fact that prior uses on the property included a truck terminal and trash recycling business is significant. Although those uses were abandoned some time ago, the proposed service garage is a similar use and is consistent with other uses in the immediate vicinity. Thus, I find that the proposed use is appropriate in this instance and will not result in any detriment to the health, safety or general welfare to the surrounding locale.

Based upon all of the testimony and evidence offered, I am persuaded that the Petitioners have met the standards set out in Section 502.1 of the B.C.Z.R. for special exception relief to be granted. However, in granting the relief, I will impose certain conditions. In this regard, Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning initially recommended a denial of the request, pending receipt of building elevation drawings of the proposed structure and a landscape proposal. Thus, I will require that the Petitioner provide such drawings and plans to that agency prior to the issuance of any building permits. Moreover, the proposed development must be in compliance with Department of Environmental Protection

ORDER RECEIVED FOR FILING
Date 1/21/03
By

and Resource Management (DEPRM) regulations, as set forth in their ZAC comment dated September 7, 2004, a copy of which is attached hereto and made a part hereof. Finally, there shall be no storage of damaged or disabled vehicles on the site and the Petitioners shall remove all trash and debris and otherwise maintain the property in good condition.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of January 2005 that the Petition for Special Exception for a service garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

2) Prior to the issuance of any permits, the Petitioners shall submit elevation drawings of the proposed building and landscape plans to the Office of Planning for review and approval.

3) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management, dated September 7, 2004, a copy of which is attached hereto and made a part hereof.

4) There will be no auto body repair work or painting done on the premises and the service garage use will be limited to the mechanical repair and servicing of automobiles and trucks. There shall be no storage of damaged and/or disabled vehicles on the property.

5) Hours of operation will be limited to 8:00 AM to 6:00 PM, Monday through Friday and 8:00 AM to 1:00 PM Saturday with no hours on Sunday.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/21/05
By

WJW:bjs

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 1 4 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: September 7, 2004

SUBJECT: Zoning Item # 05-070
Address 1319 Reames Road

Zoning Advisory Committee Meeting of August 16, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING
Date 12/16
By

Additional Comments:

A variance to Section 14-341 of the above referenced regulations would be required for approval of the proposed development.

An evaluation of the well water supply must be made prior to approval.

Reviewer: Glen Shaffer, Sue Farinetti Date: September 14, 2004

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

14-331 – 14-350 (now –
14-341 (now –

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

January 21, 2005

Mr. Henry Schlogel
11 Choptank Avenue
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Reames Road, 300' SE of the c/l Pulaski Highway
(1319 Reames Road)
15th Election District – 6th Council District
Henry Schlogel - Petitioner
Case No. 05-070-X

Dear Mr. Schlogel:

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.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi, P.O. Box 1043-7043, Bel Air, Md. 21014
Mr. Bob Wiley, 13 Silver Maple Court, Baltimore, Md. 21220
Mr. Charles Terry, 12512 Buttonwood Lane, Baltimore, Md. 21220
Mr. & Mrs. Howard Shank, 11 Silver Maple Court, Baltimore, Md. 21220
Code Enforcement Division, DPDM; Office of Planning, DEPRM
People's Counsel; Case File

Printed on Recycled Paper

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1319 REAMES ROAD

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for SERVICE GARAGE

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

HENRY SCHLOGEL
Name - Type or Print

X Henry Schlogel
Signature

Name - Type or Print

Signature

11 CHOPTANK AVE. (410) 977-5544
Address Telephone No.

BALTIMORE MD. 21220
City State Zip Code

Representative to be Contacted:

ROBERT INFUSSI
Name

P.O. BOX 1043-7043 (410) 812-2236
Address Telephone No.

BEL AIR MD. 21014-
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 8/5/04

ORDER RECEIVED FOR FILING
Date 11/21/03
By

Case No. 05-070-X

2000/09/15/98

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1319 REAMES ROAD

Beginning for the same at a point on the southwest side of Reames Road (variable width), said point being distant S 49°02' 47" E 300 feet from it's intersection with the center of Pulaski Highway (U.S. Route 40), thence (1) S 49°02' 47" E 124 feet, thence (2) S 40° 57' 04" W 150.00 feet, thence (3) N 49°04' 00" W 75.00 feet, thence (4) N 40°53' 58" E 5.00 feet, thence (5) N 49°04' 00" W 49.00 feet and (6) N 40°53' 58" E 145.00 feet to the place of beginning.

Containing 0.424 acres of land, more or less.

Being known as 1319 Reames Road. Being located in the 15th Election District, 6th Councilmanic District of Baltimore County, Maryland.

STATE OF MARYLAND
GEOFFREY A. TIZARD II
NO. 15453
REGISTERED
PROFESSIONAL ENGINEER

05-070-X

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: #05-070-X
1319 Reames Road
S/west side of Reames Road 300 ft. s/east of Pulaski Highway(U.S. Route 40)
15th Election District
6th Councilmanic District
Legal Owner(s): Henry Schlogel
Special Exception: to permit a service garage.
Hearing: Monday, December 6, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
11/192 Nov. 18 29941

CERTIFICATE OF PUBLICATION

11/18/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/18/, 2004.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

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: # 05-070-X
1319 Reames Road
Southwest side of Reames Road, 300 feet southeast of Pulaski Highway (U.S. Route 40).
15th Election District — 6th Councilmanic District
Legal Owner(s): Henry Schlogel

Special Exception: to permit a service garage.

Hearing: Wednesday, October 6, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/731Sept. 21 22458

CERTIFICATE OF PUBLICATION

9/23/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/21/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39388

DATE 8/5/04 ACCOUNT R-001-006-6150

AMOUNT $ 220.00

RECEIVED FROM: Henry Schlagel

FOR: Special Exc - 1319 Reamer Road
05-070-X (Schlogel)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/05/2004	8/05/2004	09:38:50	9

REG 0603 ANALYTH KPOR REP
>>RECEIPT # 277946 8/05/2004 OPLH
Dept 5 528 ZONING VERIFICATION
CR NO. 039388
Recpt Tot $220.00
$325.00 CK $55.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-070-X

Petitioner/Developer: HENRY SCHLOGEL

Date of Hearing/Closing: 12/6/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1319 REAMES RD

This sign(s) were posted on November 20, 2004.
(Month, Day, Year)

Sincerely,

11/20/04
(Signature of Sign Poster and Date)

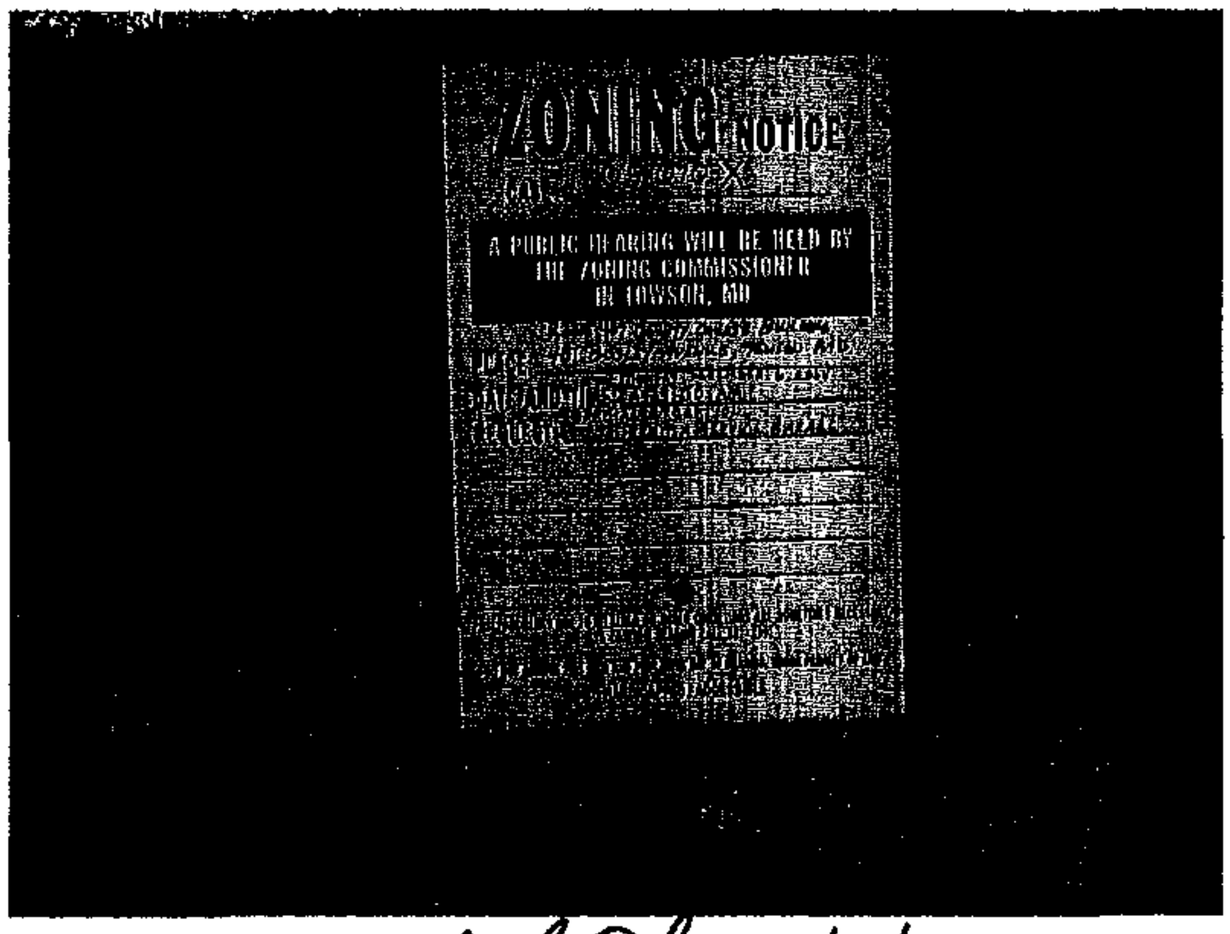
Martin Ogle
(Printed Name)

5016 Castlestone Drive
(Address)

Balto.MD 21237
(City,State,Zip Code)

(410)-933-9470
(Phone Number)

im000121 (1152x864x256 jpeg)



11/20/04

Certificate Of Posting

RE: Case NO.: 05-070-X

Petitioner/Developer:
EXPEDITE LLC / HENRY SCHLOGEL

Date of Hearing/Closing: 10/6/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1319 LEAMES ROAD

This sign(s) were posted on September 20, 2004.
(Month, Day, Year)

Sincerely,

Martin Ogle 9/20/04
(Signature of Sign Poster and Date)

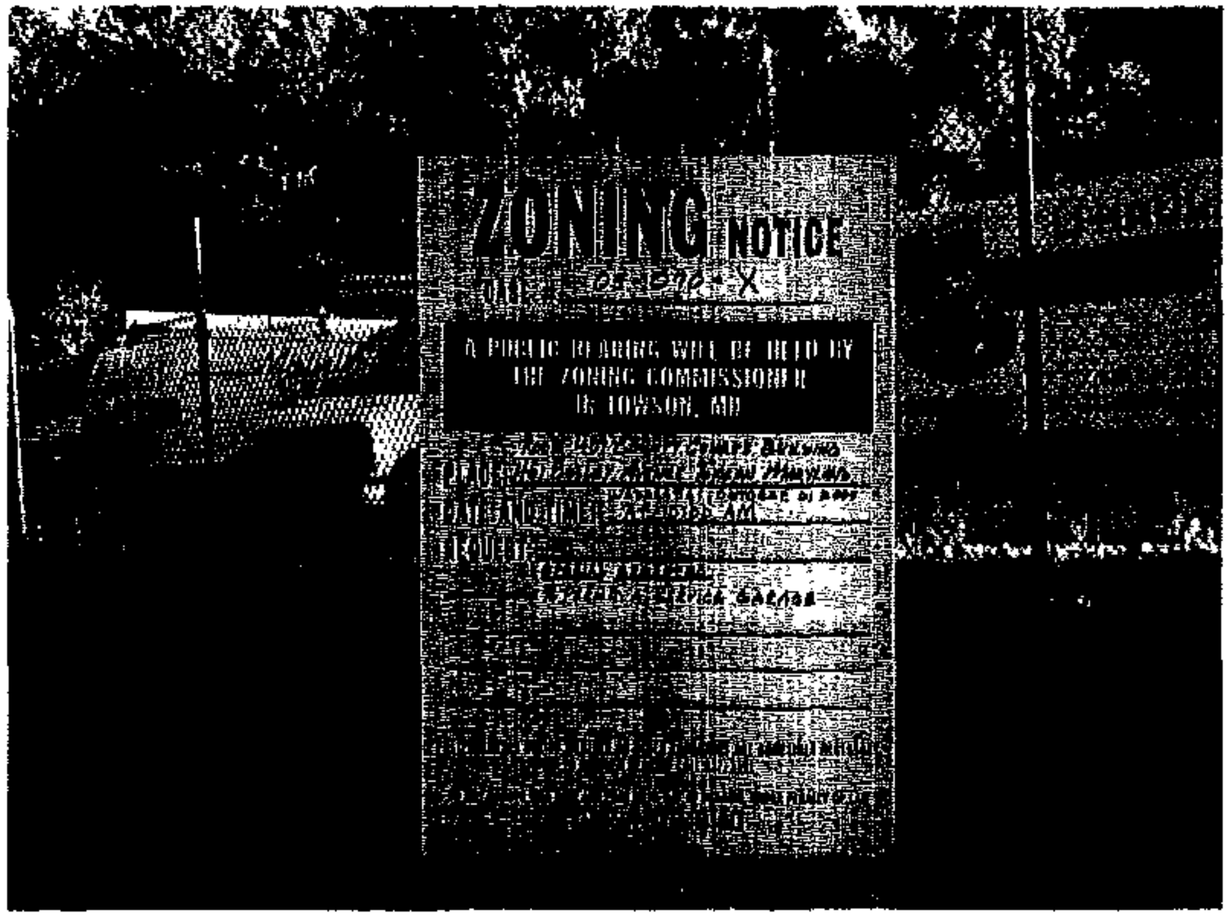
Martin Ogle
(Printed Name)

5016 Castlestone Drive
(Address)

Balto,MD 21237
(City,State,Zip Code)

(410)-933-9470
(Phone Number)

im000080 (1152x864x24b jpeg)



Maitland Ogle 9/20/04

Certificate Of Posting

RE: Case NO.: 05-070-X

Petitioner/Developer: HENRY SCHLOGEL

Date of Hearing/Closing: 10/26/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1319 RENNES RD

This sign(s) were posted on October 15, 2004.
(Month, Day, Year)

Sincerely,

Martin Ogle 10/15/04
(Signature of Sign Poster and Date)

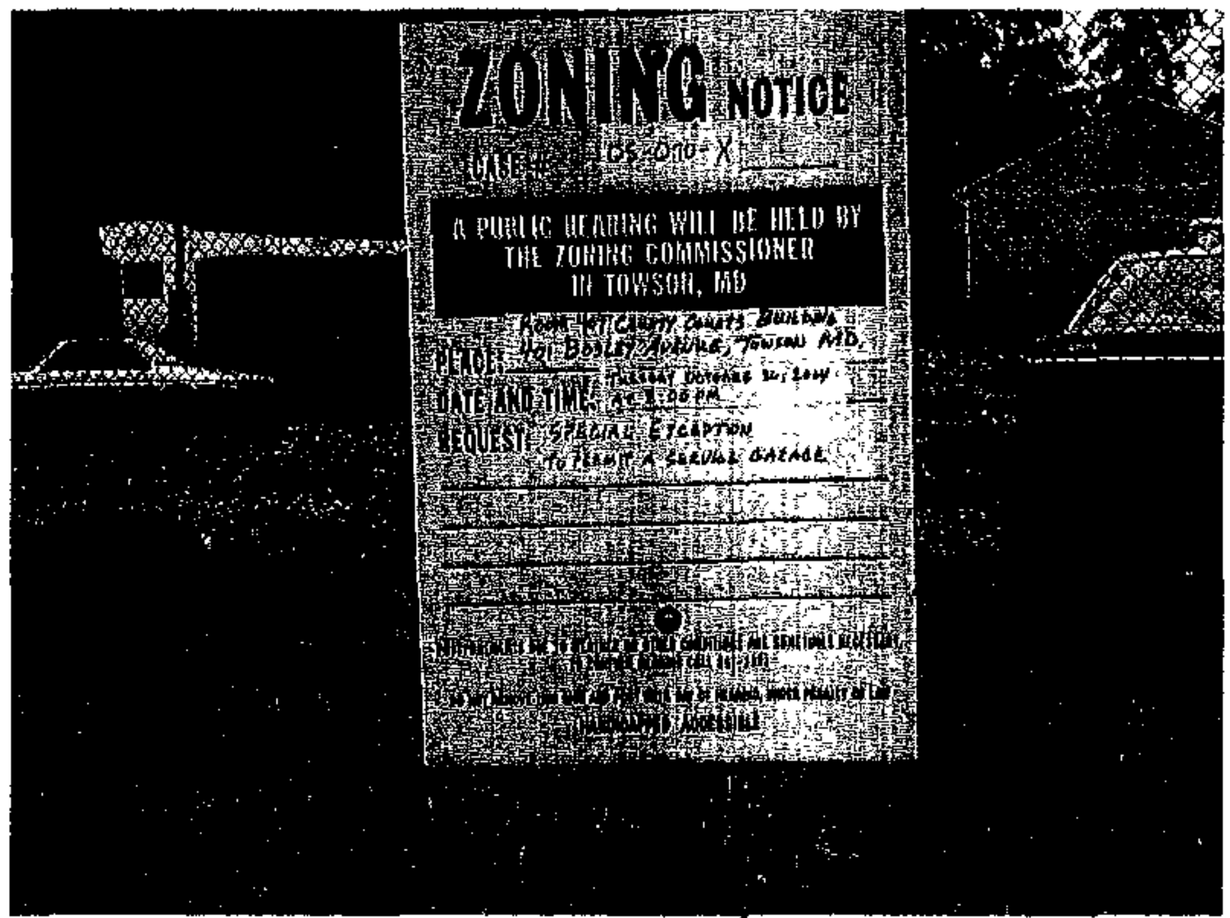
Martin Ogle
(Printed Name)

5016 Castlestone Drive
(Address)

Balto.MD 21237
(City,State,Zip Code)

(410)-933-9470
(Phone Number)

im000103 (1152x864x24b jpeg)



10/15/04

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 21, 2004 Issue - Jeffersonian

Please forward billing to:
Henry Schlogel
11 Choptank Avenue
Baltimore, Maryland 21220

410-977-5544

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: 05-070-X
1319 Reames Road
Southwest side of Reames Road, 300 feet southeast of Pulaski Highway (U.S. Route 40).
15th Election District—6th Councilmanic District
Legal Owner: Henry Schlogel

Special Exception to permit a service garage.

Hearing: Wednesday, October 6, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

August 12, 2004

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: 05-070-X
1319 Reames Road
Southwest side of Reames Road, 300 feet southeast of Pulaski Highway (U.S. Route 40).
15th Election District—6th Councilmanic District
Legal Owner: Henry Schlogel

Special Exception to permit a service garage.

Hearing: Wednesday, October 6, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

Timothy Kotroco
Director

TK: clb

C: Henry Schlogel 11 Choptank Avenue Baltimore 21220
Robert Infussi P.O. Box 1043-7043 Bel Air 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY.TUESDAY,SEPTEMBER 21, 2004**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

September 29, 2004

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: 05-070-X
1319 Reames Road
S/west side of Reames Road, 300 ft. s/east of Pulaski Highway (U.S. Route 40)
15th Election District – 6th Councilmanic District
Legal Owners: Henry Schlogel

Special Exception to permit a service garage.

Hearing: Tuesday, October 26, 2004, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Henry Schlogel, 11 Choptank Avenue, Baltimore 21220
Robert Infussi, P.O. Box 1043-7043, Bel Air 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 11, 2004.**
(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.

Printed on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 18, 2004 Issue - Jeffersonian

Please forward billing to:
Henry Schlogel
11 Choptank Avenue
Baltimore, MD 21220

410-977-5544

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: 05-070-X
1319 Reames Road
S/west side of Reames Road, 300 ft. s/east of Pulaski Highway (U.S. Route 40)
15th Election District – 6th Councilmanic District
Legal Owners: Henry Schlogel

Special Exception to permit a service garage.

Hearing: Monday, December 6, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

November 3, 2004

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: 05-070-X
1319 Reames Road
S/west side of Reames Road, 300 ft. s/east of Pulaski Highway (U.S. Route 40)
15th Election District – 6th Councilmanic District
Legal Owners: Henry Schlogel

Special Exception to permit a service garage.

Hearing: Monday, December 6, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Henry Schlogel, 11 Choptank Avenue, Baltimore 21220
Robert Infussi, P.O. Box 1043-7043, Bel Air 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 20, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: 05-070-X

Petitioner: Henry Schlogel

Address or Location: 1319 Reames Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY SCHLOGEL

Address: 11 CHOPTANK AVE.
BALTO., MD. 21220

Telephone Number: (410) 477-5544

Revised 2/20/98 - SCJ

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

October 20, 2004

Henry Schlogel
11 Choptank Avenue
Baltimore, Maryland 21220

Dear Mr. Schlogel:

RE: Case Number:05-070-X , 1319 Reames Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Bel Air 21014

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

November 29, 2004

Henry Schlogel
11 Choptank Avenue
Baltimore, Maryland 21220

Dear Mr. Schlogel:

RE: Case Number: 05-070-X, 1319 Reames Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 5, 2004.

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.

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Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Belair 21014

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 1 4 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: September 7, 2004

SUBJECT: Zoning Item # 05-070
Address 1319 Reames Road

Zoning Advisory Committee Meeting of August 16, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

A variance to Section 14-341 of the above referenced regulations would be required for approval of the proposed development.

An evaluation of the well water supply must be made prior to approval.

Reviewer: Glen Shaffer, Sue Farinetti Date: September 14, 2004

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

14-331 – 14-350 (now –
14-341 (now –

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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 16, 2004

Item No.: 070

Pursuant to your request, the 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.

3. 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.

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

cc: File

Printed on Recycled Paper

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

SHA State Highway Administration Driven to Excel

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

Maryland Department of Transportation

Date: 8.13.04

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

RE: Baltimore County
Item No. 070 JNP

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, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 1, 2004

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2004
Item Nos. 061, 062, 063, 064, 065,
066, 067, 068, 069, 070, 072, 074, 075,
076, 077, 079, 080, and 081

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 2004

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

SUBJECT: 1319 Reames Road

INFORMATION:

Item Number: 5-070

Petitioner: Henry Schlogel

Zoning: ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and does not support the subject Special Exception request due to the following:

The current state of the property is one of disrepair. Other than the proposed 8-foot high screen fence, which does not call out materials, there is no provision shown for landscaping or structural/architectural improvements. When the owner's legal representative was queried about this, this office was told that after the Special Exception is granted plans will be drawn up to provide the requested enhancements. It is the Office of Planning's position that these plans should be provided prior to the consideration of the granting of a Special Exception.

Is addition, the community is in opposition to the subject request.

Therefore, this office recommends that the petitioner's request be **DENIED**.

RECEIVED

OCT - 4 2004

ZONING COMMISSIONER

Prepared by: Marla Cummings

Division Chief: Lyn Lanham

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Permits & Development Mgmt.

DATE: October 26, 2004

FROM: Robin Jameson
Office of Zoning Commissioner

SUBJECT: Case No. 05-070-X
Hearing: 10/26/04 @ 2:00 p.m., #407

Jack Murphy asked that I return the above-captioned file to your office so that a new hearing date can be scheduled.

The Petitioners did not have the property posted for the requisite period of time so the case was postponed. It will be necessary for them to re-post and re-advertise this matter once they have a new hearing date.

Thanks.

:raj

RE:	PETITION FOR SPECIAL EXCEPTION 1313 Reames Road; SW/side Reames Road, 300' SE Pulaski Highway (Route 40) 15th Election & 6th Councilmanic Districts Legal Owner(s): Henry Schlogel Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-070-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 19th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED
AUG 19 2004
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carl is OK VNP. 8/05/04

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

Per Sophia

~~Chris~~ OCT 18
3 PM
Kristin
Sign up
Date for
hearing was.
changed
JLL

DATE: October 15, 2004

TO: W. Carl Richards, Jr.
Supervisor, Zoning Review

FROM: Sophia C. Jennings
Code Enforcement Officer

SUBJECT: 1319 Reames Road
Zoning Case 05-070-X
Code Enforcement Case 02-2426

This memo is being written to notify your office that, as of last night (October 14, 2004), there was not a hearing sign posted on the above property for the hearing to be held on October 26, 2004.

I called Mr. Infussi this morning and left a voice message that this sign was to be posed by October 11, 2004 and suggested that he call either Kristin or Rose in your office if he had any questions.

If the sign is not posted immediately, I would like to request that the hearing be postponed as it is an enforcement case and the neighborhood was not given proper notice.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: October 15, 2004

TO: W. Carl Richards, Jr.
Supervisor, Zoning Review

FROM: Sophia C. Jennings pcj
Code Enforcement Officer

SUBJECT: 1319 Reames Road
Zoning Case 05-070-X
Code Enforcement Case 02-2426

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PDLV0102P Permits & Development - Livability System

View Cases

15-070-X

Case No: 02-2426

Address: 01319 REAMES RD 21162

Insp Area: 002 Dist: 000 Date Rcv: 34/23/2002 Grp: ENF Intk: GH

Inspec: JENNINGS Inspec2: Date Inspec: 2/03/2005

Close: 00/00/0000 Activity: Delete: _

Problem: SCATTERED JUNK & DEBRIS; 2ND COMPL - STORAGE OF JUNKED VEHS,TRASH, ANONYMOUS COMPL; 3RD COMPL - U/V'S, TOWING BUSINESS "HENRY'S TOWING", NO SCREEING, ANONYMOUS COMPL MAP: 37 J 1; RAY'S REFUSE

CL Name: BLAIR TOM

CL Address: 00000 STATE ENVIROMENTAL

CL Home Phone: CL Work Phone: 410-631-8067 Tax Acct. 1523950100

Owner:

Enter=Continue F12=Cancel

PDLV0103F Permits & Development - Livability System

View Cases

Case No: 02-2426

Notes: 02-2426, PAGE 5, SEE FOUR PRIOR NOTE PAGES IN FILE
***10/13/04, SPOKE TO BOB INFUSSI WHO ASKED FOR AN EXTENSION, THEY HAVE FILED
FOR A SPX FOR A SERVICE GARAGE & HAVE A HEARING DATE, IF NOT APPROVED, THEY
WILL REMOVE EVERYTHING, I TOLD HIM I'D GIVE AN EXTENSION UNTIL DECISION WAS
RENDERED & IF DENIED, THEN I'D PROCEED W/MY NOTICES, HE AGREED, ZONING CASE #
05-070-X SCHEDULED FOR 10/26/04, P/U 11/11/04, SCJ/CP***
**10/21/04 CORRECTION NOTICE RETURNED STAMPED NO SUCH STREET, UNABLE TO FORWAR
D. LRS***
***11/01/04 CONVERSATION WITH BOB INFUSSI REGARDING PUBLIC HEARING, WITH THE P
UBLIC HEARING BEING POSTPONED ON TWO OCCASSIONS ALREADY, I WILL EXTENT OUR P/U D
ATE TO 12/17/04. JHT/LRS***
**1/13/05 I RECIEVED A COMPL. ABOUT OWNER OF THIS PROP. PUTTING DRIVEWAY, THR
OUGH CHARLOTTE'S PROP. & CUTTING DOWN WETLANDGRASSES. I CALLED PAUL DENNIS-DEPRM
& REFERRED IT TO HIM. TOOK COMPL. & WILL HAVE IT CHECKED OUT. ON 1/14/05 CHECKE
D COMPL. FOR P/U SET FOR 12/17/04, BUT NEVER GOIT IT, SO P/U ON 1/18/05. SCJ/
SS

Enter=Continue F12=Cancel

PDLVQ1644 Permits & Development - Livability System

View Cases

Case No: 02-2426

Notes: 1/19/05 SPOKE TO BETTE IN ZC OFFICE, CASE WAS HEARD, DECISION WILL BE
SHOULD BE OUT IN NEXT WEEK OR 2, P/U 2/3/05, ANONYMOUS COMPL, SCJ/CP***

Enter=Continue F12=Cancel

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 16, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Timothy M. Kotroco
Director
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **PETITION FOR SPECIAL EXCEPTION**
(1319 Reames Road)
Case No. 05-070-X

Dear Mr. Kotroco:

Thank you for providing me with a copy of Mr. Infussi's recent letter concerning the Order I issued in the above-captioned case. Let me state briefly the reason for that portion of the Order's restriction which prohibits the "storage of damaged or disabled vehicles" on the property. Community members represented by Robert Wiley of the Windlass Run Community Association opposed a service garage largely due to concerns with the overall appearance and condition of this site. Apparently it had been, in the past, something resembling a junkyard. The storage of unlicensed, inoperable junked vehicles, trailers and car parts were everywhere. Mr. Henry Schlogel, as the new owner of the property, gave assurances during the hearing that he would operate his proposed White Marsh Car and Truck service garage for the purpose of performing only mechanical repairs to automobiles and light trucks. For those reasons, the Order prohibiting auto body repair work on the property with its attendant storage of damaged vehicles awaiting repairs was added. Conceivably, unlicensed or inoperable (not damaged) motor vehicles would be brought to this facility for mechanical repairs. Perhaps some of these vehicles might need to stay there for a few days, if needed, while parts have to be ordered or found before repairs can be completed. For those reasons, I believe Mr. Infussi's comments are appropriate, that the intent of my Order was to restrict a reoccurrence of damaged, unlicensed vehicles and car parts accumulating on this lot.

I trust that the above comments give you my reasoning and purpose for incorporating Condition #4 into the Order. Please do not hesitate to call should you desire a further response.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Robert Infussi, President, Expedite, LLC,
P.O. Box 1043-7043, Bel Air, Maryland 21014

Expedite, LLC
Consulting

Robert M. Infussi, Sr Principal

May 5, 2006

Mr. Timothy M. Kotroco
Director, Permits Management
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case # 05-070-SPH

Dear Mr. Kotroco;

The purpose of this correspondence is to request and expert opinion from your staff in regard to **Restriction # 4 of CASE # 50-070-SPH** copy enclosed.

January 21, 2005, Zoning Commissioner William J. Wiseman, III approved a Special Exception for a service garage located 1319 Reames Road, Baltimore County, Maryland 21221. In his decision he stated there shall be no storage of damaged or disabled vehicles on the property.

What my client is asking in order to have a service garage we need to tow disabled vehicles to this location in order to service them. In meeting with Commissioner Wiseman to explain this restriction he said that the intent of the said restriction was to not allow a junk yard at this location, we are not going to do this and we have completed all requirements that the county has instructed us to do such as a privatizes fence and we have plants trees and brushes so that the community we not be effected.

Again this restriction and wordage was not his intent and has recommended that we sent this letter to you and your staff as a way to be in compliance with the law. I have spoken to James Thompson, Zoning Enforcement Chief about the issue and he said his office would be satisfied if you were to grant this change.

As per my meeting with Commissioner Wiseman he said that you could discuss with him what his feeling are toward this ruling.

I would like to thank you in advance with helping my client with this decision and if you need additional information call my office (410) 812-2236

With regards;

Robert Infussi, President
Expedite,LLC

P.O. Box 1043-7043 • Bel Air, Maryland 21014
410.812.2236 • Fax: 410.893.8647
e-mail: expedite.llcrinfussi@comcast.net

Expedite, LLC
Consulting

Ritty:
Send to Bill Wiseman.
I need a letter from
him stating this is
OK.
1 - 3468

Mr. Timothy M. Kotroco
Director, Permits Management
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case # 05-070-SPH

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With regards;

Robert Infussi, President
Expedite,LLC

P.O. Box 1043-7043 • Bel Air, Maryland 21014
410.812.2236 • Fax: 410.893.8647
e-mail: expedite.llcrinfussi@comcast.net

Expedite, LLC
Consulting

Robert M. Infussi, Sr Principal

OK to postpone.
T. K.

September 22, 2004

Mr. Timothy M. Kotroco, Director
Department of Permits and Development Mgmt.
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case #05-070-X

Dear Mr. Kotroco:

I would like to respectfully request a postponement for a special exception to permit a service garage located at 1319 Reames Road, 15th District, 6th Councilmatic District, property owned by Henry Schlogel, case #05-070-X. The original hearing date was set for Wednesday, October 6, 2004 at 2:00 p.m. in Room 407 of the County Courts Building. I was informed by my client that he will be out of town for that date. I would ask your office to reschedule the hearing around the end of October if possible.

Thank you for any consideration into this matter. Should you have any questions or require further information, please do not hesitate to contact my office at (410) 812-2236.

Regards,

Robert M. Infussi, Sr.
Principal
Expedite LLC Consulting

RMI\cci\kotroco3.doc

P.O. Box 1043-7043 • Bel Air, Maryland 21014
410.812.2236 • Fax: 410.893.8647
e-mail: expedite.llcrinfussi@comcast.net

RECEIVED
04-3355
SEP 23 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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

September 29, 2004

Henry Schlogel
11 Choptank Avenue
Baltimore, MD 21220

Dear Mr. Henry Schlogel:

RE: Case Number: 05-070-X, 1319 Reames Road

The above matter, previously scheduled for October 6, 2004, has been postponed. The hearing has been rescheduled and the new notice 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,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Infussi, P.O. Box 1043-7043, Bel Air 21014

Printed on Recycled Paper

10/26/04 | 05-070-X

Bob Infusi
David Billingsley

Rec'd - notice of posting after or cert

- postponed - reschedule

repost

readvertise

PLEASE PRINT CLEARLY

CASE NAME 1319 REAMES ROAD
CASE NUMBER 05-070X
DATE 10/26/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID BILLINGSLEY	601 CHARWOOD COURT	EDGEWOOD, MD. 21040	
ROBERT INFUSSI	P.O. BOX 1043	BEL AIR, MD 21014	
Henry Schlegel JR	P.O BOX 74122	Balto. MD 21237	

PLEASE PRINT CLEARLY

CASE NAME 1319 REAMES RD.
CASE NUMBER 05-070-X
DATE 10/26/04

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MR. & MRS. HOWARD W. SHAUK	11 SILVER MAPLE COURT	BALTIMORE, MD. 21220	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-070 X
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID BILLINGSLEY	601 OAKWOOD CT	EDGEWOOD, MD 21040	
Bob Infussi	P.O. Box 1043	Bel Air, Md 21014	
Henry Schlogel	P.O Box 72144	Rosedale, MD 21237	
Linda Schlogel	P.O. Box 72144	Rosedale, Md 21237	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-070X
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bob Wiley	13 Silver Maple Ct	Balto Md 21220	rlwiley@comcast.net
Charles Terry	12512 Buttonwood Ln	Balto Md 21220	
Sandy Shank	11 Silver Maple Ct.	" " 21220	
Howard "	" " "	" " "	

Case No.: 05-070 X

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Site Plan	Petitioners Against Service Garage (33 in Number - Collectively #1)
No. 2	(15-Collectively #2) Letters of Support	Photo's of Property
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

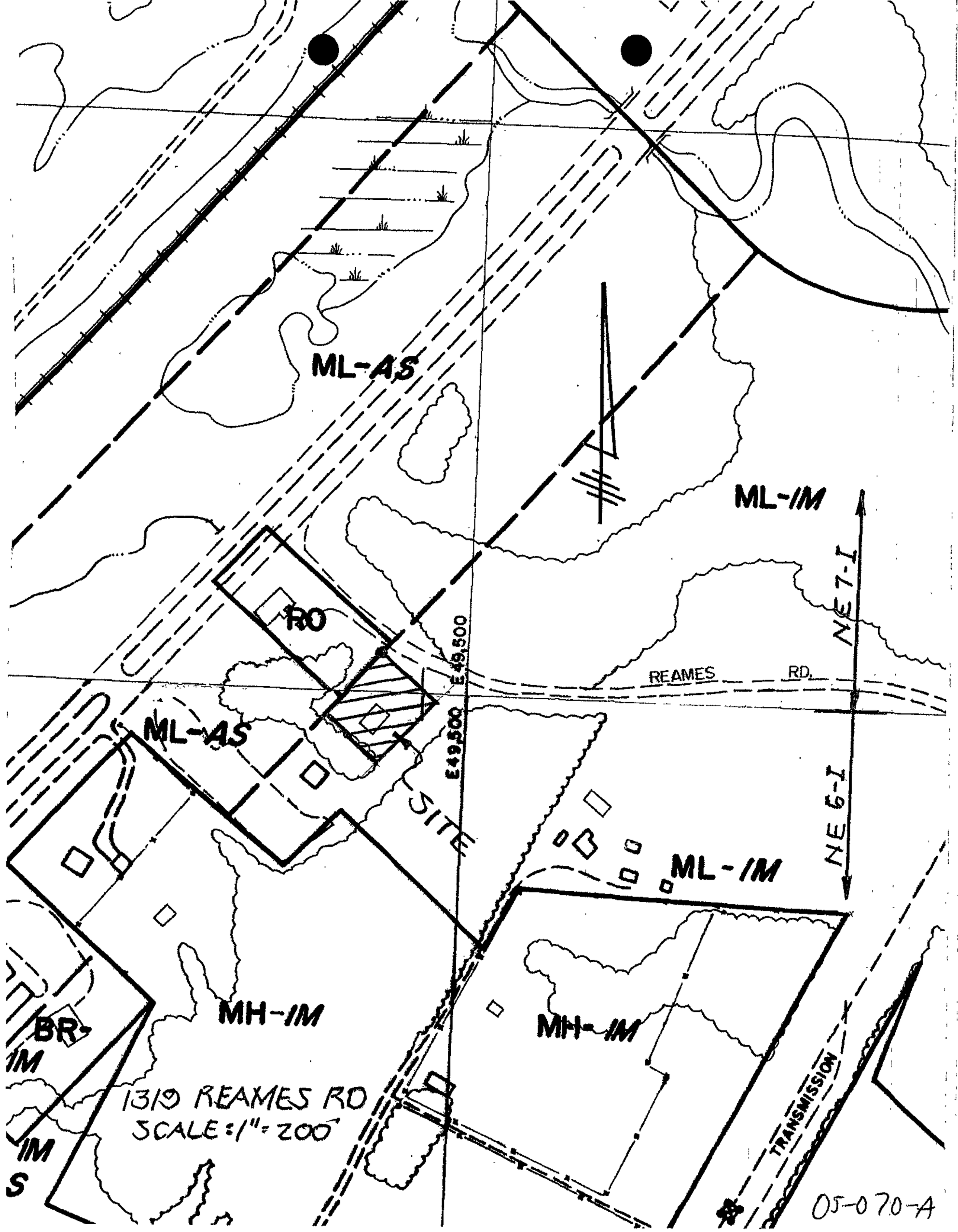
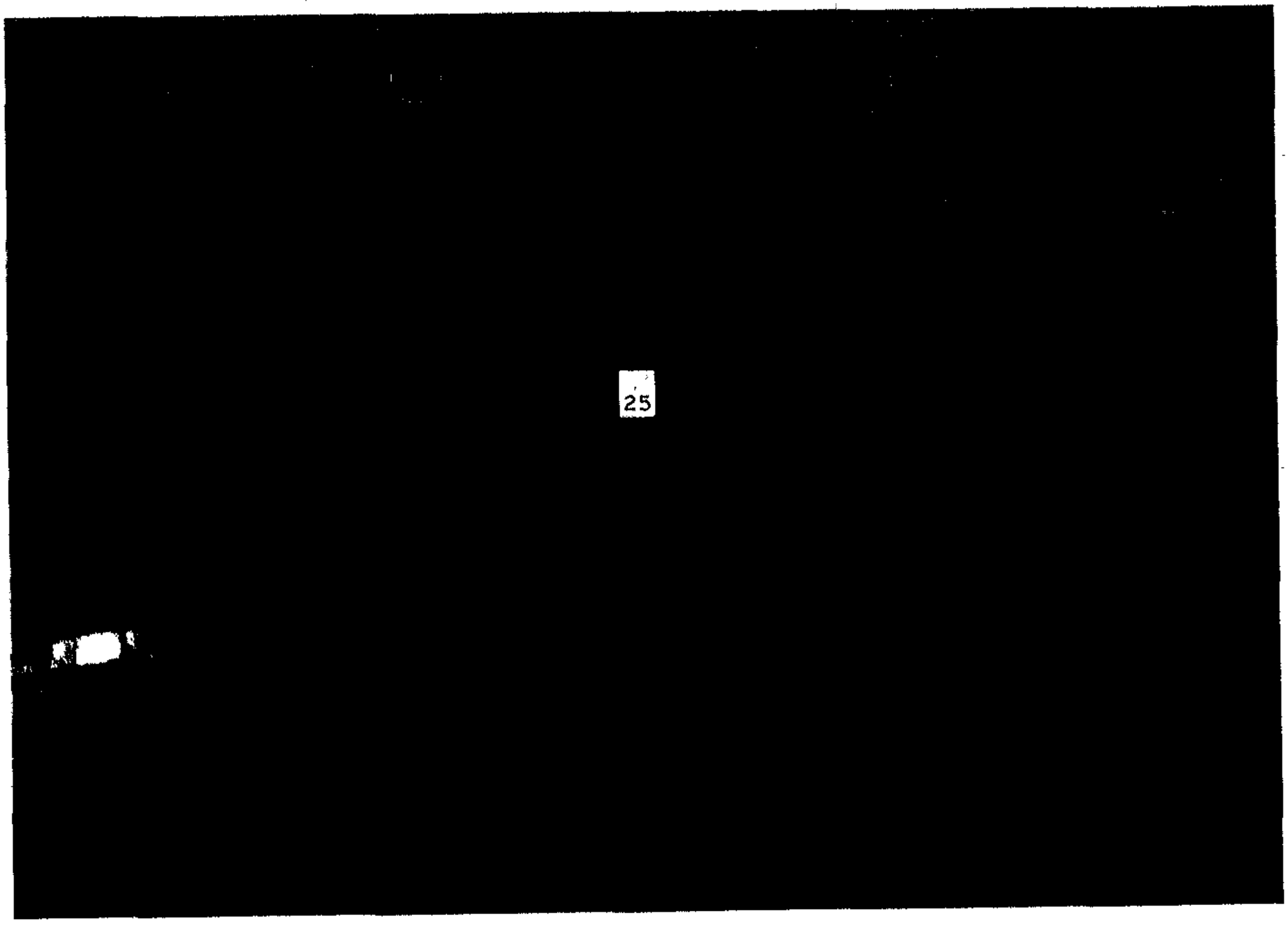
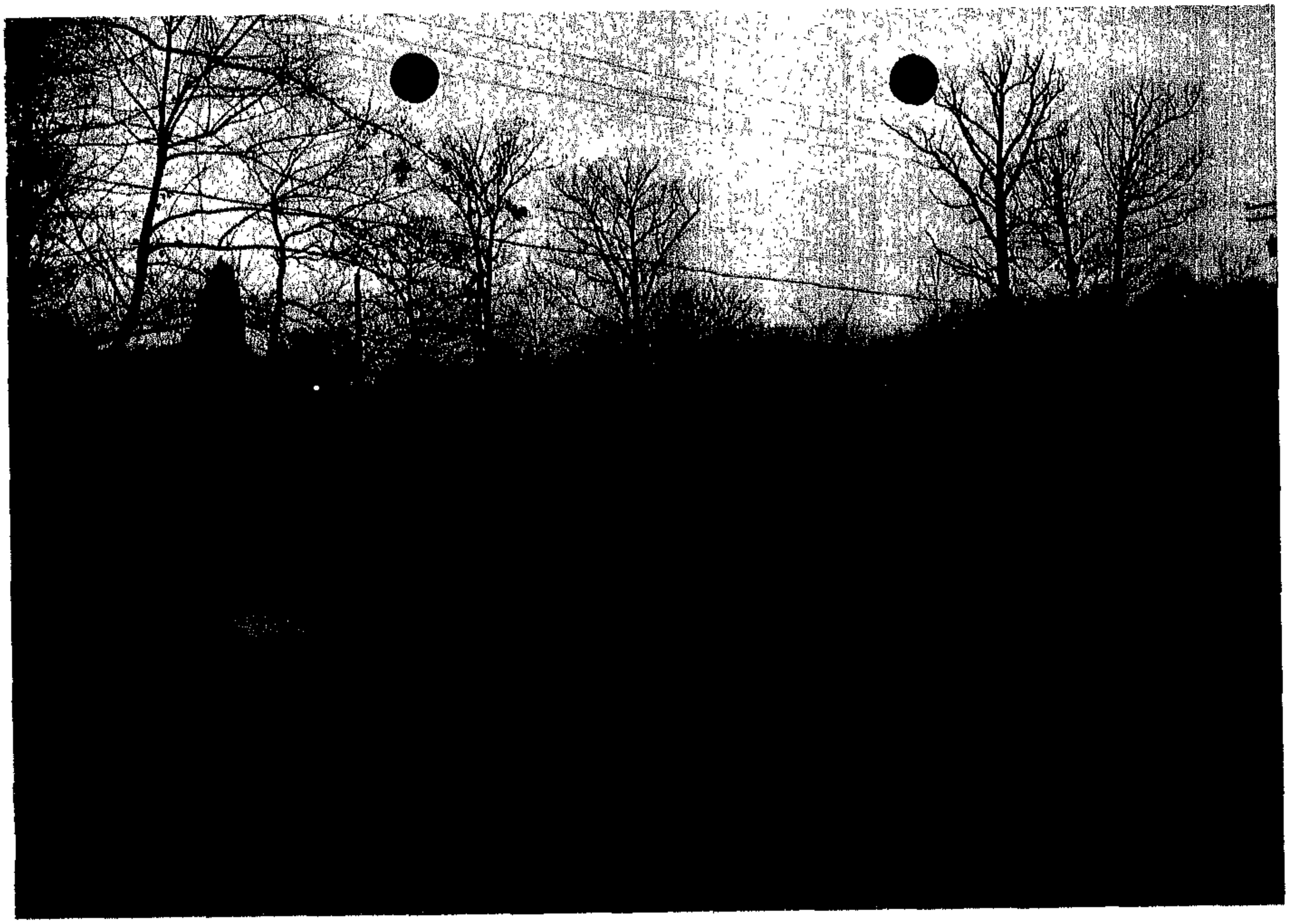
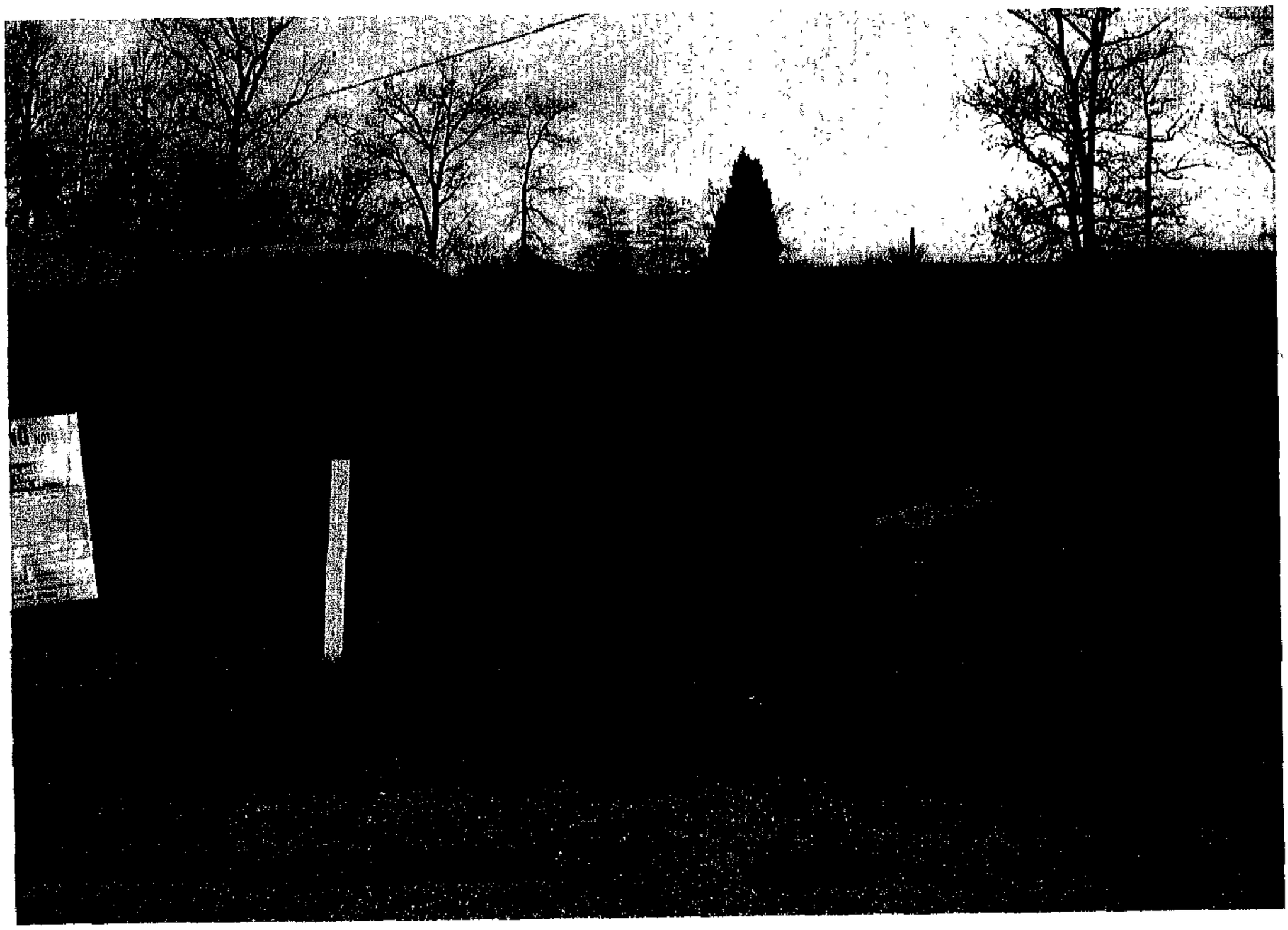
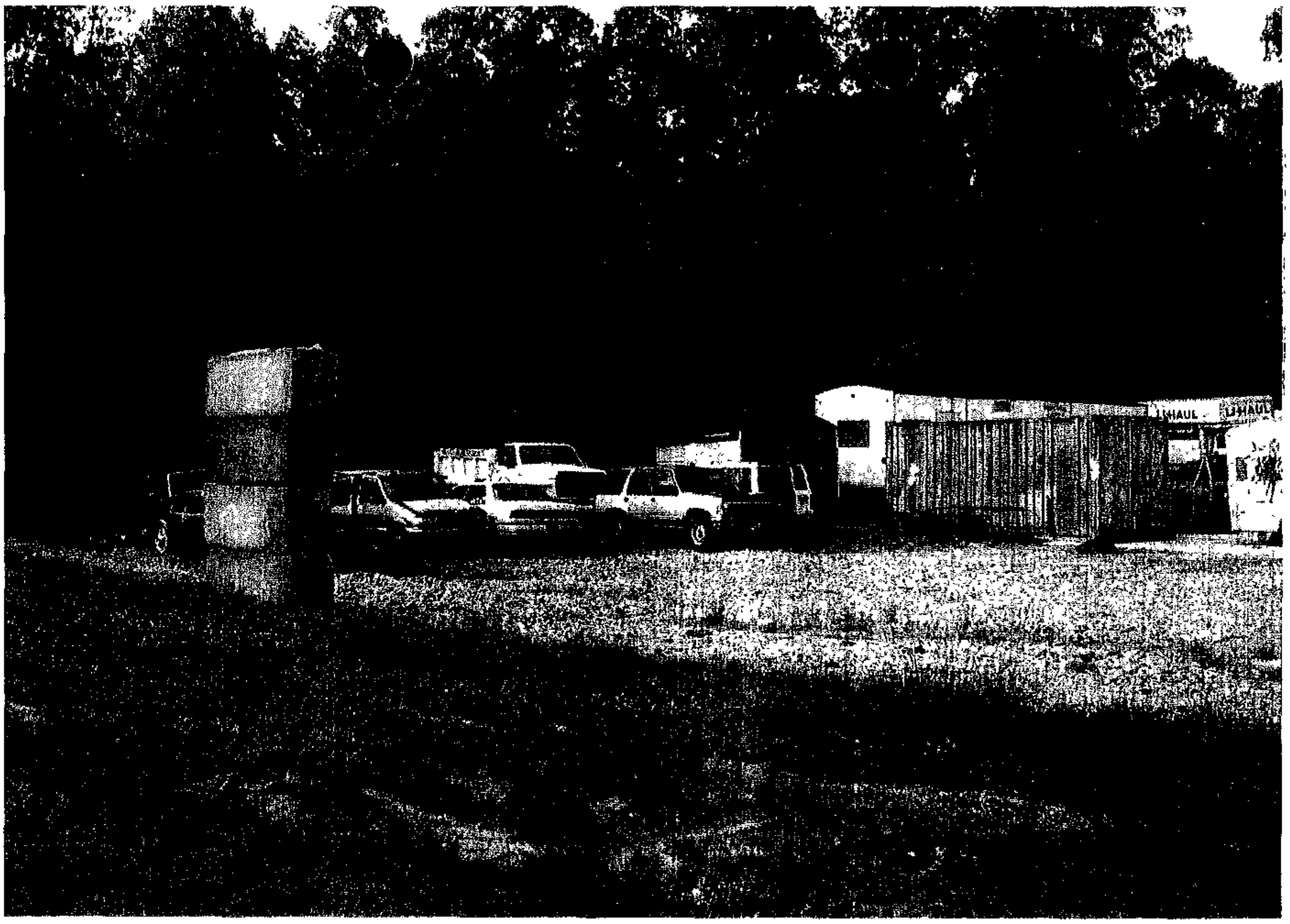

ML-AS
ML-IM
RO
E49,500
E49,500
REAMES RD.
NE 7-I
NE 6-I
ML-AS
SITE
ML-IM
MH-IM
MH-IM
BR-
IM
IM
S
TRANSMISSION
1319 REAMES RD
SCALE: 1" = 200'
05-070-A

EXHIBIT NO. 2


25






U-HAUL
U-HAUL

U-HAUL
U-HAUL
MOVING VAN RENTALS
U-HAU

I am totally for his building A shop at Reames Rd.
It's A great location right off of Pulaski Hyw.
here's lots of truck traffic along that area Already so
Tow trucks shouldn't create A problem. A good Auto-
motive facility should be A good thing for
the nearby AreA, And once Again this will need staffing
Another chance to employ right from the community. I know
this sounds repititious, but the point that I'm trying to
MAKE is, This is A local buisness that's growing in
our community, hiring from the community wanting to
Expand into bigger things, meaning more jobs opportunities
for our neighbors. As long As this buisness is given A chance
to MAKE A difference, it will MAKE A difference. Ask
the families of the who have taken jobs with Henry Schlog
He is consistant, He stands by his word He's A good
MAN. A pillar of the community. Thank you for your tim

PETITIONER'S
EXHIBIT 2

U-HAUL COMPANY OF BALTIMORE
8641 PULASKI HIGHWAY • BALTIMORE, MARYLAND 21237 • PHONE: (410) 682-5804

To Whom It May Concern,

Henry's Towing is an authorized U-Haul dealer, towing company, emergency aid vendor and a repair facility for U-Haul Repair of Baltimore. It is very beneficial to U-Haul that Henry's Towing has a repair facility in our community. He is a great asset in keeping our customers moving and safe. Please take this into consideration when making your decision.

Thanks In Advance,

Paul J Locco,
Shop Manager

TO WHOM IT MAY CONCERN:

As a long time customer of Henry Schlogel, I want to write and tell you how much of an asset he is to the community. He's a rarity these days: an honest mechanic! As a widow it is very comforting to me to know I can trust Henry and not be ripped off with work that doesn't need to be done. He is not only honest and reliable, he stands behind his work 100%. Never have I had such a competent person to work on my car. I think of him as a hard working, trustworthy friend.

Any neighborhood that has him there has gained more than a good neighbor, they've gained a blessing. Henry Schlogel makes this world a better place.

Sincerely,

Pat Harris

Madeline (Pat) Harris
2215 Bauernschmidt Drive
Baltimore, MD 21221
410-918-1946

P. O. Box 15381,
Middle River, MD 21220

October 7th, 2004

To Whom It May Concern

I, Jerry Olanbiwonnu, have known Henry, the owner of Henry Towing Services, for the past fifteen years.
Over the years, Henry has proven beyond a mechanic, his customers problem are always his primary concern and always looking for avenue to meet and satisfy their needs.
Many customers that I have come across over the years, have made similar comments about Henry. They respect his true judgment on what needs to be done on their automobiles. Henry is a man of integrity, who will not compromise with injustice and believes that "quality of job and fairness always leads to customer satisfaction."
Through the work ethics and the love Henry has for this community I, Jerry Olanbiwonnu, has recommended his quality jobs to others and many have become committed customers to him.
I hereby recommend Henry Towing Services for any assistance he will need from your end and please keep his services in this community.
If you need further information concerning Henry, kindly fill free to call me at 410-682-6419.

Thanks for your cooperation,

Jerry Olanbiwonnu

October 19, 2004

To whom it may concern;

I am writing this letter in reference to support Henry's Towing. Henry's Towing has been a reliable business and the current location is convenient.

Thank you for your time;

Adam Smith

Adam Smith

)(

October 19, 2004

To whom it may concern;

I am writing this letter in reference to support Henry's Towing. I am a long-time customer and have always been pleased with the work that has been done on my vehicles and the towing services. The current location of Henry's Towing is very convenient for me and other customers.

Thank you for your time;

Ronald Miller Jr.

410-419-8018

October 25, 2004

Mr. & Mrs. Thomas W. Bialozynski
13 Choptank Ave
Baltimore, Maryland 21237

To whom it may concern,

I Thomas & Bonnie Bialozynski have known Henry Schlogel for 8 years. He is a honest, hard working and reliable person. Henry has worked on my cars also people in my family's cars. He is always there to help his neighbors and keeps his property nice. Mr. Schlogel would be an asset to any community.

Thank You

Thomas Bialozynski
Bonnie Bialozynski
Thomas & Bonnie Bialozynski

October 25, 2004

Mr. & Mrs. Thomas W. Bialozynski
13 Choptank Ave
Baltimore, Maryland 21237

To whom it may concern,

I Thomas & Bonnie Bialozynski have known Henry Schlogel for 8 years. He is a honest, hard working and reliable person. Henry has worked on my cars also people in my family's cars. He is always there to help his neighbors and keeps his property nice. Mr. Schlogel would be an access to any community.

Thank You

Thomas W. Bialozynski
Bonnie Bialozynski

Thomas & Bonnie Bialozynski

To Whom it may Concern: 10-25-04

410 780-1724

My name is Cynthia Molick and my husbands name is William Molick. We are both City Police officers B.P.D. We have known Mr. Schlogel and his wife for the past three years. During this time we have noticed that he bought a home that was a fixer upper and has transformed this house into a beautiful home which has greatly improved the value of the neighbor. Also Mr Schlogel has shown an interest in the neighborhood children and during the summer months has giving them jobs to do so they hang on the streets. He also involves them in recreational activitys such as fishing & jet skiing and crabbing. It is in our oppinion that he would be an asset in any neighborhood. When people from the neighborhood come to him with vehicle problems and they can't pay until latter. Mr Schlogel never turns them away, And tells them they can pay when they have the money.

Sincerly Mrs Cynthia Molick

Jeff & Val Exum
1013 Meadow Glen Rd
Middle River, MD 21220
410-687-3211

October 19,2004

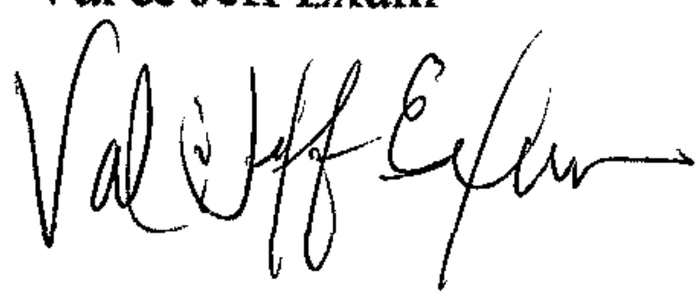
To Whom It May Concern:

I am writing this letter in reference to Henry Schlogel. Henry is a dedicated husband and father. He is a hard worker, a loyal businessman and a great neighbor. He has always been involved in our community affairs; he's always willing to lend a hand to help his neighbors in any way. Henry is well liked and respected in our community. He is a "Big" supporter of the Middle River Football, cheerleaders and several community schools fund raisers.

He has given our community a well needed but most important an honest Automotive Service Shop. My husband and I first met Henry when we were new to the neighborhood and was having car problems. Not even knowing us, Henry came to our house and was able to get my car started, took it back to his shop and repaired my problem. It turned out to be something minor. However, neither my husband nor I knew anything about car repairs, It would have been so easy for Henry to be dishonest and charge us for a major repair job. Instead he was caring and honest, and since then we have only depended on Henry for all our vehicles repairs and it's now been 10 years. I always recommend him to all I encounter in need for repair services. Henry is truly the kind of person you would call Loyal, Honest, and Caring and it shows in his work and through his business. But he is also someone we call our "FRIEND".

Sincerely,

Val & Jeff Exum



Dear Sir or Maam:

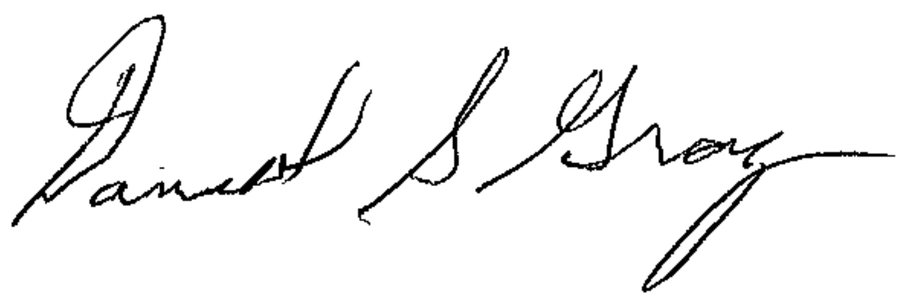
I am ~~sending~~ sending this letter to let you know ~~the~~ A pillar in our community. A small business owner. And A resident of our community. That in it self says alot about this person. (Henry Schlogel) He has been in buisness for his self for most of his adult life, And as long as I've known him he has never turned his back on anyone, or any job he has begun. I've known this man for 13 years And in this time his contribution in the community has gotten bigger And bigger. A small buisness in our community that takes hold and grows means more jobs for our neighbors, giving more oportunity to turn whats not so great in our area, into a possitive avenue to make a difference. Mr Schlogel started Henry's Towing Inc. with One truck And no employee's. In Two years there were two trucks, 4 employees, who were hired out of our community. Now at present, Henry's Towing has 4 tow trucks 3 service trucks, and employs 10 residents from our neighborhood. This to me says alot for a man. If his formula is working why shouldn't we as a community stand behind his plan for improving our part of the Rt. 40 corridor.

To Whom It May Concern:

I have been a customer, neighbor and friend of Henry Schlogel (Henry's Towing) and his family for over 4 years I know him to be honest, fair, and hard working because I also worked for him part time for almost a year. I wouldn't have a problem if his shop was in my community.

Thanks

Dan Gray
101 Choptank Avenue
Baltimore, MD 21237



1705 Beech bank way,
Belair, MD 21015.
410 340 1863.
October 18, 2004.

Dear Sir/Madam,

REF: Mr. Henry Schlogel

Mr. Henry has proven to me as a reliable mechanic.

For the eleven years I have known him he has motivated me for the good deeds he has shown to me and the community. He is a hard working man, reliable, committed and charming.

I have trusted him working on my cars for the last eleven years.

In 1996 during the blizzard Mr. Henry opened his garage and turned one of the bays to shelter the homeless for duration of the blizzard. This proved him as a hero to the needy. We were proud of him.

I therefore recommend for any assistance you might be to him. For more Information reach me back at the above address.

I look forward to you considering Mr. Henry that way he can be back in full business at his new location.

Sincerely,

Robert Matu.

October 13, 2004

To Whom It May Concern,

Henry Schlogel of Henrys' Towing has been my auto mechanic for the past ten years. I've found him to be a very honest and reputable person. He has not only serviced my vehicles he has also serviced the vehicles of my children and friends. It would be a great asset to the community to have his auto shop built on the site known as 1319 Reams Rd.

William Cosden
2128 Cockspur Rd.
Baltimore, MD 21220

To Whom It May Concern:

I have been a customer, neighbor but most importantly a friend of Henry Schlogel (Henry's Towing) and his family for over 5 years I know him to be honest, fair, hard working and a good family man. He is and will continue to be an asset to any community.

Thanks

Gerry Nickerson

Gerry Nickerson
102 Choptank Avenue
Baltimore, MD 21237

To Whom It May Concern:

I have lived on Baltimore County's east side for 33 years. I witnessed the decline of the area and I have seen first hand the negative affects it has on communities and families. The east side has finally been recognized as a waterfront community. We are finally seeing real revitalization happening in our area.

With this revitalization comes increased home value which in turn generates more tax dollars for the county and thus allows the area to grow more. What community, in any area, could possibly benefit from the building of a service garage so close to a residential area? We are talking about the front door to the community. We already have the misfortune of a dilapidated strip club/ bar next to Mr. Henry Scholgel's property and a waste pumping station that is only a block away from the first house in the community.

We in the community already deal with traffic concerns on Reames Rd. The pumping station has trucks, tankers, buses, etc. coming in to unload waste at the pumping station. We constantly deal with speeding traffic on Reames Rd. Adding a service garage will cause even more traffic concerns on a road that is in desperate need of resurfacing.

In addition to traffic concerns there are also environmental issues. With a service garage come oil, grease, and other toxins. Any rain will wash the toxins into the stream that runs by Reames Rd and eventually make its way to the Bay. How can we in a community so close to the water support anything that may further damage the waterways that we are so desperately trying to protect?

I believe County Executive Jim Smith was right when he said that we need to start thinking of the long term growth in this area. With that in mind careful consideration should be given to the future plans of our community. I believe Baltimore County has made many bad decisions in the past in regards to the relationship between residence and business. It's time that we all adopt a new way of thinking. REVITALIZATION.

It is not right to let one individual profit while an entire neighborhood suffers from lower home values. We need to learn from the mistakes the county has made in the past. Do not let history repeat itself. Think of the community as a whole. Think long term. We certainly deserve it.

Sincerely,
Tim, Dana, Eli, & Josh Gregory
12155 Buttonwood Ln

Bill Wiseman - Zoning Hearing 05-070-X

From: "expedite.llcrinfussi" <expedite.llcrinfussi@comcast.net>
To: "William J Wiseman" <wwiseman@co.ba.md.us>
Date: 12/21/2004 2:46:02 PM
Subject: Zoning Hearing 05-070-X

Bill:

Zoning hearing dated 12/06/2004 case # 05-070-X for 1319 Reames Road, White Marsh, Maryland 21162 in the 15th election district and 6th councilmanic district with legal owner Henry Schlogel.

Hearing for SPECIAL EXCEPTION TO PERMIT SERVICE GARAGE.
According to the site plan the total area is 0.539 ac and the zoning classification is ML-IM. In our presentation, we made the case that all along Rt. 40, businesses are ML-IM. This service is constant with the area. The folks who were present tried to make a case that the area is labeled a growth area by community. If that were the case the community should have filed for zoning re-classification with the planning department and did not.

This property for over the last fifteen years has been a Truck terminal and a trash re-cycling operation and the community did nothing to stop all of these businesses in order to keep the area as they say a "clean operation".

My client has been in business for the past twelve years and is a good community person who has always given back to the community and will have a clean operation if he is granted this special exception for his service garage business.

If you do so choose to grant the request as part of the findings, we will work closely with Baltimore County when designing our landscaping plan and will provide fencing around the property to make it very private. The new building will be an asset to the area and the community can be proud of the area that for so many years has been in disrepair. As in my many years of government, you cannot please everyone but we have done everything according to the zoning regulations set forth by Baltimore County. Also as part of the permit process, water quality and storm water management will be addressed.

In closing, if you agree to allow this special exception, it would be for the good of the community and my client. If you need additional information, please feel free to call me at 410-812-2236.

Thank you in advance for your consideration.

Bob Infussi
Expedite, LLC Consulting
Office 410-812-2236
Fax 410-893-8647

From: David Billingsley <dwb0209@yahoo.com>
To: <wwiseman@co.ba.md.us>
Date: 12/29/2004 8:25:17 AM
Subject: [Possible-SPAM] 1319 REAMES ROAD CASE 05-070-X

BILL:

A. USE WILL NOT BE DETRIMENTAL TO HEALTH SAFETY OF WELFARE OF LOCALITY
B. USE WILL GENERATE LIMITED AMOUNT OF TRAFFIC
C. USE WILL NOT CREATE A POTENTIAL HAZARD FROM FIRE, PANIC OR OTHER DANGER
D. USE WILL NOT OVERCROWD LAND OR CAUSE UNDUE CONCENTRATION OF POPULATION
E. USE WILL NOT REQUIRE ADDITIONAL SCHOOLS, PARKS, UTILITIES OR OTHER IMPROVEMENTS
F. USE WILL NOT INTERFERE W/ ADEQUATE LIGHT AND AIR
G. USE WILL SERVE THE INDUSTRIAL BUSINESS IN THE AREA AND IS THEREFOR CONSISTANT W/ THE SPIRIT AND INTENT OF THE BCZR
H. REQUIRED PAVING EXIST OR WILL BE PROVIDED AND LANDSCAPING WILL BE PROVIDED PER LANDSCAPE MANUAL AND AVERY HARDIN (DEVELOPMENT PLAN REVIEW SECTION)
I. PROVISIONS FOR WATER QUALITY AND STORMWATER MANAGEMENT WILL PROTECT STREAMS, WETLANDS, ETC.

CALL IF YOU NEED ADDITIONAL INFO.

HAPPY NEW YEAR AND HAVE A GOOD TRIP

DAVE BILLINGSLEY

Do you Yahoo!?
Yahoo! Mail - Find what you need with new enhanced search.
http://info.mail.yahoo.com/mail_250

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the *following reasons:*

1. The cars , trucks, boats that are stored on this property is an eyesore.
2. Work is being done on these vehicles such as oil changes, transmission work and service work on U_HAUL trucks. This work is being done in the open exposing the soil to whatever fluids fall to the ground and eventually making its way into nearby streams.
3. At times Tow trucks block Reames Rd. which is a narrow roadway already, and you are forced to wait for the drivers to get out of the trucks, unlock the gates, return to the truck, and turn the truck around then back into the yard.
4. Our area has improved in the past few years, to a point where now it is being recognized as a highly preferred residential community. We hope you will deny the rezoning for this property in the interest of our community and for the future of our environment. This repair shop or tow yard is a potential polluter of the environment. Help us to preserve what we are doing to our community to make this area a better place to raise our families.

Thank You

Name: Charles B. Tew

Address: 12452 Buttonwood Ln.

Date: 12-2-04

I would like to add the following to the above reasons:

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PROTESTANT'S
EXHIBIT NO. 1

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Christine D. Bartolomeo

Address: 12121 Buttonwood Lane 21220

Date 12-05-04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Janet Parker

Address: 12150 Buttonwood Lane

Date 12-5-04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Samer Qreitem

Address: 12153 Buttonwood Lane

Date: 12-6-04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Sue Bungoin

Address: 12151 Buttonwood Lane, Balto. Md 21220

Date: 12/5/04

I would like to add the following to the above reasons:

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Thank You

Name: Jennifer Spiker

Address: 12156 Buttonwood Lane

Date 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name:.....Charlotte G. Spiker.....

Address:...12156.....Buttonwood.....Lane.....

Date.....12-6-04.....

I would like to add the following to the above reasons:

.....Other.....business.....enterprises.....that.....are.....investing
.....in.....this.....area.....are.....giving.....this.....part.....of
.....Route.....40.....a.....real.....face.....lift.....The.....
.....current.....operation.....is.....below.....that.....standard. We
.....hope.....that.....this.....area.....can.....attract.....and.....help
.....many.....businessed.....to.....profit.,.....but.....we.....are
disappointed by the maintaince and opperation standards at this address.

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Terry Bowser

Address: 12148 Buttonwood La. Baltimore, MD 21220

Date: 12/5/04

I would like to add the following to the above reasons:

Concerned about added truck traffic to Reames Road. This is a rural type road, not intended for truck/~~tow~~ traffic.

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Theresa Duckett

Address: 12146 Buttonwood Lane 21220

Date 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name: JAMES R. CARTER

Address: 12142 BUTTONWOOD LN

Date: 12.5.04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Kathy Wellman

Address: 1213 B Buttonwood Ln

Date: 12-5-2004

I would like to add the following to the above reasons:

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4. Our area has improved in the past few years, to a point where now it is being recognized as a highly preferred residential community. We hope you will deny the rezoning for this property in the interest of our community and for the future of our environment. This repair shop or tow yard is a potential polluter of the environment. Help us to preserve what we are doing to our community to make this area a better place to raise our families.

Thank You

Name: SUSAN Porter

Address: 12119 Buttonwood Ln.

Date 12/5/04

I would like to add the following to the above reasons:

I don't want a junkyard in our community!

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

1. The cars , trucks, boats that are stored on this property is an eyesore.
2. Work is being done on these vehicles such as oil changes, transmission work and service work on U_HAUL trucks. This work is being done in the open exposing the soil to whatever fluids fall to the ground and eventually making its way into nearby streams.
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Thank You

Name: Mrs Gale L Dawson

Address: 12118 Buttonwood Lane

Date: Dec 5, 2004

I would like to add the following to the above reasons:

to much traffic already
road is getting torn up from large trucks
more traffic — more trash on roadside
eye sore

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: RICHARD SASSER

Address: 12130 BUTTONWOOD LANE

Date 12/5/04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Vickie Shrader

Address: 12114 Buttonwood Lane

Date: 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name: Ed Gould

Address: 12112 Buttonwood

Date: 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name: Steve Porter

Address: 12119 Buttonwood Ln

Date: 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name: Dr Frank M Gray

Address: 12123 Buttonwood Lane

Date: 12-5-04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Harold Williams

Address: 12125 Buttonwood Ln.

Date: 12/8/04

I would like to add the following to the above reasons:

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Thank You

Name: Deb Smith

Address: 12129 Bottomwood Lane

Date.....

I would like to add the following to the above reasons:

Save the Waterway

We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Orus V White

Address: 12127 Buttonwood Lane Balto., Md 21220

Date 12/5/04

I would like to add the following to the above reasons:

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Thank You

Name: Julie Goins

Address: 6 White Ash Ct Baltimore MD 21220

Date: 12/5/04

I would like to add the following to the above reasons:

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Thank You

Name: Edna Evans

Address: 16 White Oak Dr

Date: 12-5-2004

I would like to add the following to the above reasons:

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Thank You

Name: George Savage

Address: 11 white ash ct

Date: 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name: GREGORY S. WALKER SR

Address: 12 WHITE ASH CT.

Date: 12-5-04

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Thank You

Name: STEVE MUSKA

Address: 5 WHITE ASH CT.

Date: 12/5/04

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Thank You

Name: Joe Rohel

Address: 12158 Buttonwood Ln

Date: 12/5/04

I would like to add the following to the above reasons:

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Thank You

Name: Patti Robel

Address: 12158 Buttonwood Lane

Date: 12/5/04

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Thank You

Name: George Lorlver

Address: 12157 Buttonwood Lane

Date: 12/5/04

I would like to add the following to the above reasons:

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Thank You

Name: Mary Alice + Erik Hatfield

Address: 12149 Buttonwood lane Balt. MD 21220

Date: 12/5/04

I would like to add the following to the above reasons:

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We the undersign are against the rezoning of the property at 1319 Reams Rd. for the following reasons:

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Thank You

Name: Richard M. Parker

Address: 12150 Buttonwood Lane

Date: 12-5-04

I would like to add the following to the above reasons:

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Thank You

Name:.....William....Spiker.....

Address:.....12156.....Buttonwood....Lane.....

Date.....12-6-04.....

I would like to add the following to the above reasons:

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Thank You

Name: Daniel Bangoski

Address: 10151 Buttonwood Lane

Date: 12-5-05

I would like to add the following to the above reasons:

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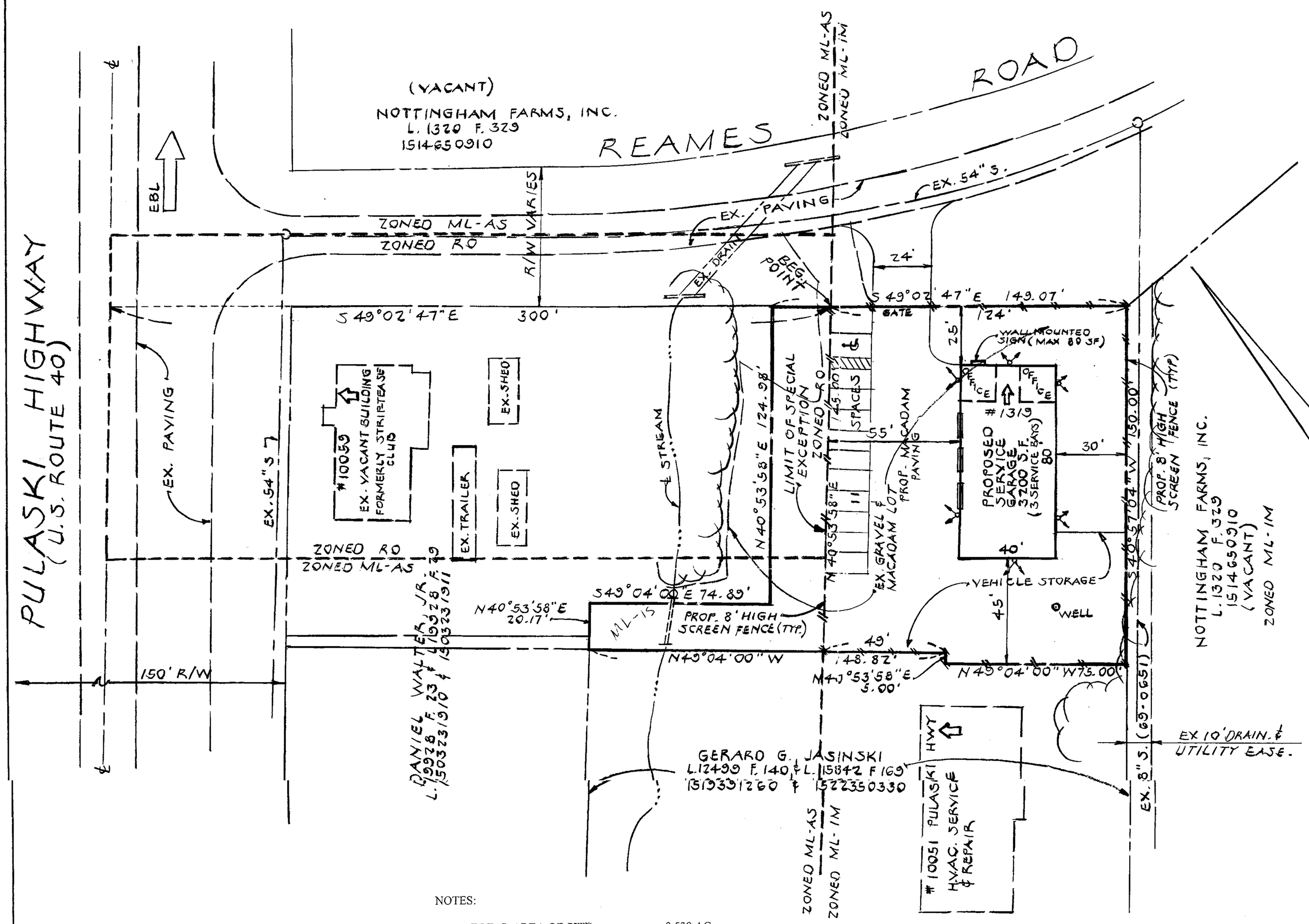

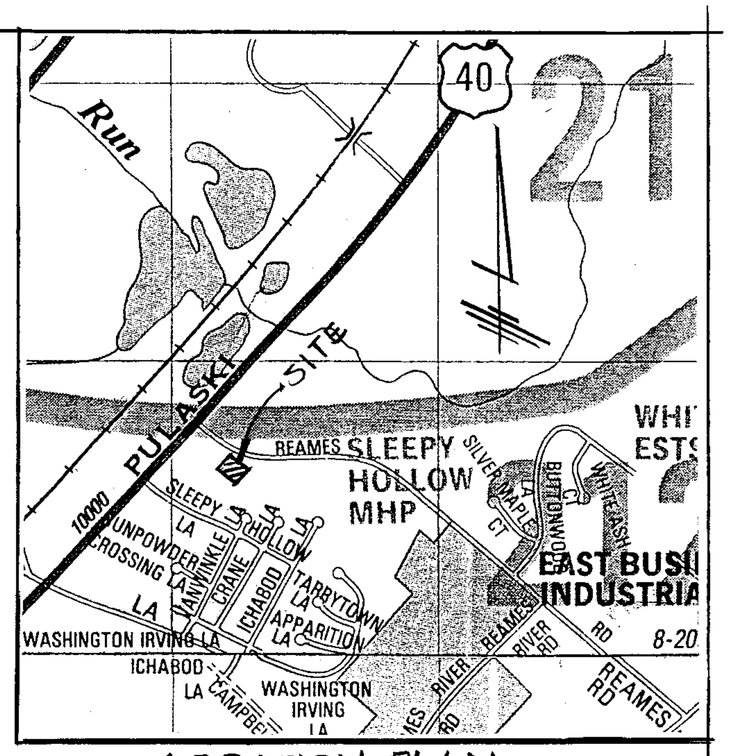

LOCATION PLAN
SCALE: 1" = 1000'

NOTES:

1. TOTAL AREA OF SITE.....0.539 AC.
2. AREA ZONED ML-IM FOR WHICH SPECIAL EXCEPTION IS REQUESTED.....0.424 AC.
   AREA ZONED R.O.....0.060 AC (NOT PART OF SPECIAL EXCEPTION)
   AREA ZONED ML-AS...0.055 AC. (NOT PART OF SPECIAL EXCEPTION)
3. PROPOSED USE.....SERVICE GARAGE
4. AREA OF BUILDING.....3200 S.F.
   F.A.R = 3200 S.F./ 0.424 AC. (18,469 S.F) =0.17
5. PARKING DATA
   REQUIRED....3200 S.F. @ 3.3 SP. / 1000 S.F. = 11 SPACES
   PROVIDED.....11 SPACES
   ALL SPACES TO BE 8.5 X 18 MIN. PLAN WILL COMPLY W/ SECT. 409A
6. SITE IS NOT LOCATED IN THE CBCA
7. TO THE PREPARERS KNOWLEDGE, NO PREVIOUS ZONING HISTORY, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, FLOOD PLAINS OR UNDERGROUND STORAGE TANKS EXIST
8. PROPOSED LIGHTING TO BE MOUNTED ON BUILDING (SHOWN ↓→)
9. PUBLIC SEWER EXISTS. EXISTING WELL WILL BE UTILIZED FOR WATER SUPPLY.

STATE OF MARYLAND
GEOFFREY A. HAZARD II
NO. 15453
REGISTERED
PROFESSIONAL ENGINEER

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER

HENRY SCHLOGEL
11 CHOPTANK AVENUE
BALTIMORE, MARYLAND 21220
(410) 977-5544

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

1319 REAMES ROAD
ELECTION DISTRICT 15,C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET
JULY 28, 2004

05-070-X