

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NE/S of Main Street (MD Route 140),		
240' S of the c/line of Chartley Drive	*	ZONING COMMISSIONER
(605-619 Main Street)		
4 th Election District	*	OF
3 rd Council District		
	*	BALTIMORE COUNTY
WG Properties, LLC		
Petitioner	*	Case No. 2010-0146-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, WG Properties, LLC, by Mordehai Gur, managing member, through their attorney, Sebastian A. Cross, Esquire. The Petitioner requests Special Hearing relief as follows: (1) to allow business parking in a residential zone pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) Section 409.8.B; (2) for an amendment to the previously approved Special Exception granted for a service garage in Case Nos. 05-552-X and 08-241-SPHX by amending the limits of the Special Exception area and amended building layout; (3) approval of a modified parking plan as per B.C.Z.R. Section 409.12.B, and (4) to permit accessory parking in adjoining O-3 zone. The subject property and requested relief are more particularly described on the three page colorized site plan submitted

which was accepted into evidence and marked as Petitioner's Exhibit 3A-3C.

Appearing at the requisite public hearing in support of the requests were Mordehai Gur and Jay Weinberg on behalf of WG Properties, LLC, property owner, t/a Camden Body and Fender, Jared Barnhart and Mitch Kellman with Draft McCune Walker Inc., the zoning and land development consultants who prepared the site plan and other exhibits, and Sebastian A. Cross, Esquire, with Gildea & Schmidt, LLC, representing the Petitioner. Attending as

ORDER RECEIVED FOR FILING

3-8-10
B3

Date

By

Protestants/interested community leaders were Mary Molinaro, past President of the Chartley Homeowners Association and current President of the Reisterstown-Owings Mills-Glyndon (ROG) Coordinating Council and George Harman, ROG's past President and that organization's current Zoning Committee Chairman. Also in attendance and participating in the proceedings was Rick Cobert, with the Baltimore County's Department of Economic Development.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped assemblage of four (4) parcels (Tax Map 48 – Nos. 237, 238, 239 and 243) containing approximately 4.29 acres of land zoned primarily B.L. with a small strip of D.R.3.5 towards the rear of the property and R-O along the eastern boundary. As will be discussed below, a newly acquired unimproved lot (Parcel 238 – 1.457 acres) is zoned O-3 (Office Park)¹. The property is located along the northeast side of Reisterstown Road, between Walgrove Road and Chartley Drive and opposite from Berrymans Lane in Reisterstown. It is currently improved with an approximate 18,625 square foot structure that was approved by the undersigned Zoning Commissioner for use as an automobile service garage in Case Nos. 05-552-X. Petitioner submitted a copy of that Order as Petitioner's Exhibit 4A. Next, the Petitioner applied for and received approval to expand the service garage use with an approximate 3,136 square foot addition containing seven (7) new service bays. This proposal was approved in Case No. 08-241-

SPHX by Deputy Zoning Commissioner Thomas H. Bostwick. A copy of his Order, dated March 12, 2008, was marked and accepted into evidence as Petitioner's Exhibit 4B. The current Petition is to modify this previous expansion with a currently proposed 12,457 square foot building containing 13 service bays, as illustrated on the site plan (Exhibit 3). Although the

¹ The O-3 zone is controlled by B.C.Z.R. Section 207 established to provide *office park development* with the intent that no residential uses shall be permitted. This lot is not part of, nor can it be used for Camden's service garage operations.

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Date

By

special exception approval remains in place for this area of expansion, Petitioner believes the building dimensions and bays will be altered in such a manner as to warrant the requested hearing to amend the previous approval granted in Case No. 08-241-SPHX.

Additionally, Petitioner makes a request to allow business parking in a residential zone for the R-O portion of the property in the eastern corner of the site as well as to approve a modified parking plan for six (6) parking spaces which are 8 feet wide in lieu of the 8.5 feet. Similarly, approval is also sought for accessory parking on the northwestern portion of the O-3 property adjacent to Main Street. The building layout, as well as, the proposed parking plan are shown on the landscape plan (Exhibit 8A) and site plan (Exhibit 3).

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning, dated January 4, 2010, and the Office does not oppose Petitioner's request. The recommendation is based on a review of the petition, landscape plan, architectural elevations and discussion with the community.

As referenced in the previous orders, this property generated significant public interest when it was first introduced through Case No. 05-552-X. This original request was approved and a Special Exception granted although representatives from the community expressed concerns over the operation. After this approval and upon operating onsite for approximately two (2) years, Petitioner received a second approval for expansion of the previous Special Exception through Case No. 08-241-SPHX. At this 2008 hearing, community opposition was not present and as noted in the decision there was no evidence the surrounding neighborhood was negatively affected by the operation onsite since 1997. The current case before me now seeks to modify previous orders by adding additional building and parking space areas.

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Members of the community were present and expressed concerns mainly regarding the design treatments incorporated into the proposed front façade facing Reisterstown Road. As a result of these concerns, the undersigned held open the record of this case while negotiations were commenced between the Petitioner and the relevant community groups. As a result of these negotiations, a modified façade treatment has been agreed to by both Petitioner and members of the community. Submitted now as Petitioner's Exhibit 9 is the new design, which has been signed and sealed by Ford Greene a registered architect. Also, submitted and made a part of the record of this case is an agreement originally drafted after the 2005 decision outlining restrictions incorporated into the auto-body operation which was agreed to by Petitioner and presented as Exhibit 10.

Upon receipt of this agreement, letters received from the community withdrawing opposition, and the modified building elevations and in consideration of the testimony and evidence presented at the public hearing, the requests will be approved. As stated in the 2008 decision and reiterated here, the current existing use has operated without incident and this modification of the former approval as well as the proposed parking is proper for this site. The site plan is labeled to prevent placement of damaged or disabled vehicles in the O-3 and R-0 zoned portions of the site. I am convinced that the relief requested in the instant matter is proper and should be granted. The relief requested will not pose any danger nor create any adverse impacts normally inherit with a service garage. Furthermore, the expansion of parking will alleviate existing congestion and allow for car parking to be placed further away from Reisterstown Road allowing for substantial screening of the parking from all adjoining roads and the neighborhood. The proposed landscaping will further enhance this screening as demonstrated

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Date

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on the landscaping plan submitted as Exhibit 3. Furthermore, granting this additional parking will increase circulation and capacity for cars.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of March 2010 that the Petition for Special Hearing seeking relief as follows: (1) to allow business parking in a residential zone pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) Section 409.8.B; (2) for an amendment to the previously approved Special Exception granted for a service garage in Case Nos. 05-552-X and 08-241-SPHX by amending the limits of the Special Exception area and amended building layout; (3) approval of a modified parking plan as per B.C.Z.R. Section 409.12.B, and (4) to permit accessory parking in adjoining O-3 zone, in accordance with Petitioner's Exhibit 3A-3C, be and is hereby GRANTED, subject to the following conditions:

- 1) The Petitioner may apply for any necessary permits in conjunction with the approval granted; however, 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.
- 2) The design elements submitted by Ford Greene marked as Exhibit 9 shall be incorporated into the design of the building.
- 3) The conditions outlined by Petitioner's agreement with the community marked as Exhibit 10 are incorporated by reference in this Order.
- 4) No repairs, including minor mechanical and body and fender work of any kind, shall be performed in the parking areas adjacent to Walgrove Road (R-O zone) or on Parcel 237 east of MD Rt. 140 (O-3 zone).
- 5) The property including compact dense evergreen screening shall be maintained in a neat and orderly condition at all times.

ORDER RECEIVED FOR FILING

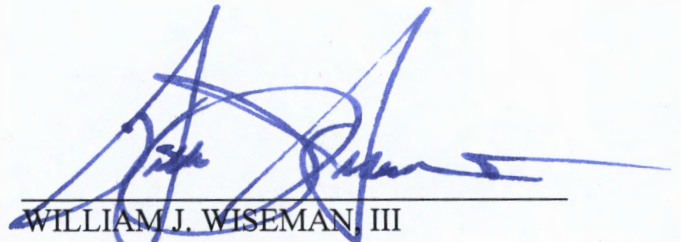
Date

3-8-10

By

23

Any appeal of this decision shall be taken in accordance with the Baltimore County
Code Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 3-8-10

By 23



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 8, 2010

WILLIAM J. WISEMAN III
Zoning Commissioner

Sebastian A. Cross, Esquire
Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

RE: PETITION FOR SPECIAL HEARING

NE/S of Main Street (MD Route 140), 240' S of the c/line of Chartley Drive
(605-619 Main Street)
4th Election District - 3rd Council District
WG Properties, LLC – Petitioner
Case No. 2010-0146-SPH

Dear Mr. Cross:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with conditions, 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Mordehai Gur, 607 Main Street, Reisterstown, MD 21136
Jay Weinberg, 607 Main Street, Reisterstown, MD 21136
Jared Barnhart, 200 East Pennsylvania, Towson, MD 21286
Mitch Kellman, Daft, McCune, Walker, Inc., 200 East Pennsylvania Avenue,
Towson, MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 605, 607, 609, 619 Main Street

which is presently zoned O-3, BL, and RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Sebastian A. Cross

Name - Type or Print

Signature

Gildea & Schmidt, LLC

Company

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

WG Properties, LLC

Name - Type or Print

Signature

Mordechai Gur

Name - Type or Print

Signature

4113 Amos Avenue

Address

Telephone No.

Baltimore

MD

21215-3309

State

Zip Code

Representative to be Contacted:

Sebastian A. Cross, Gildea & Schmidt, LLC

Name

600 Washington Avenue, Suite 200

(410) 821-0070

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0146-SPH

ORDER RECEIVED FOR FILING

Reviewed By Bh

Date 11/2/09

REV 9/15/98

Date 3-8-10

By [Signature]

ATTACHMENT TO PETITION FOR SPECIAL HEARING

605, 607, 609 and 619 Main Street

4th Election District

3rd Councilmanic District

1. For business parking in a residential zone as per BCZR 409.8.B; and,
2. For an amendment to the previously approved Special Exceptions granted for a service garage by Case No.s 05-552-X and 08-241-SPHX by amending the limits of the Special Exception area and amended building layout; and,
- 3 For approval of a modified parking plan as per BCZR 409.12.B; and;
4. To approve accessory parking in adjoining O-3 zone, and;
5. For such other and further relief as may be determined necessary by the Zoning Commissioner.



Description
To Accompany Petition
For A Special Exception and Variance
Main Street (Md. Route 140)
Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Walgrove Road with the centerline of Main Street (Md Route 140), northwesterly 99 feet, more or less, thence Northeasterly 30 feet, more or less, to the point of beginning being situate on the northeastern right-of-way of said Main Street, thence leaving said point of beginning and running with and binding on a portion of Main Street, referring all courses of this description to the Maryland Coordinate System (NAD '83 - 1991), the six following courses and distances: (1) North 45 degrees 24 minutes 58 seconds West 249.17 feet, thence (2) North 45 degrees 26 minutes 57 seconds East 329.52 feet, thence (3) South 43 degrees 55 minutes 43 seconds East 136.60 feet, thence (4) South 45 degrees 08 minutes 21 seconds West 120.07 feet, thence (5) South 43 degrees 10 minutes 41 seconds East 114.36 feet, and thence (6) South 46 degrees 07 minutes 01 second West 205.83 feet to the point of beginning; containing 68,529 square feet or 1.573 acres of land, more or less. THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 2, 2009

Project No. 05040.C (L05040.C-1)

Page 1 of 1



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 2010-0146-SPH
Petitioner: WG Properties
Address or Location: 605, 607, 609 & 619 Main Street

PLEASE FORWARD ADVERTISING BILL TO

Name: G'Idra & Schmidt LLC
Address: 699 Washington Ave Suite 200
Towson MD 21204
Telephone Number: 410 821-0070

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 67

Date: 1/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

I have # 5141

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: # 2010-0146-SPH

605,607, 609 & 619 Main Street

N/east side of Main Street, Reisterstown, 240 feet south of centerline of Chartley Drive

4th Election District — 3rd Councilmanic District

Legal Owner(s): WG Properties, LLC, Mordehai Gur

Special Hearing: for business parking in a residential zone; for an amendment to the previously approved Special Exception granted for a service garage by case nos. 05-552-X and 08-241-SPHX by reducing the limits of the special exception area amended building layout; and for approval of a modified parking plan and to approve accessory parking in adjoining O-3 zone and for such other and further relief as may be determined necessary by the Zoning Commissioner.
Hearing: Wednesday, January 6, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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 Zoning Review Office at (410) 887-3391.

JT 12/852 December 22

224679

CERTIFICATE OF PUBLICATION

12/24, 2009

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 12/22, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0146-SPH

RE: Case No.: _____

Petitioner/Developer: _____
WG Properties, LLC Mordehal Gur

January 6, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

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 located at: _____

605, 607, 609 & 619 Main Street

December 22 2009

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black

Dec 29 2009

(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)

ZONING NOTICE

CASE # 2010-0146-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104, JEFFERSON BUILDING
PLACE: 105 WEST CHESAPEAKE AVENUE TOWSON 21204

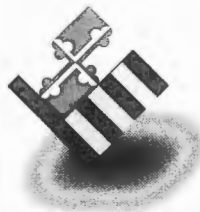
DATE AND TIME: WEDNESDAY, JANUARY 6, 2010 AT 9:00^{A.M.}

REQUEST: SPECIAL HEARING FOR BUSINESS PARKING IN A
RESIDENTIAL ZONE; FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED
SPECIAL EXCEPTION GRANTED FOR A SERVICE GARAGE BY CASE NOS.
05-552-X AND 08-241-SPHX BY REDUCING THE LIMITS OF THE
SPECIAL EXCEPTION AREA AMENDED BUILDING LAYOUT; AND FOR
APPROVAL OF A MODIFIED PARKING PLAN AND TO APPROVE ACCESSORY
PARKING IN ADJOINING O-3 ZONE AND FOR SUCH OTHER AND FURTHER
RELIEF AS MAY BE DEEMED NECESSARY BY THE ZONING COMMISSIONER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 25, 2009

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: 2010-0146-SPH

605, 607, 609 & 619 Main Street

N/east side of Main Street, Reisterstown, 240 feet south of centerline of Chartley Drive

4th Election District – 3rd Councilmanic District

Legal Owners: WG Properties, LLC, Mordehai Gur

Special Hearing for business parking in a residential zone; for an amendment to the previously approved Special Exception granted for a service garage by case nos. 05-552-X and 08-241-SPHX by reducing the limits of the special exception area amended building layout; and for approval of a modified parking plan and to approve accessory parking in adjoining O-3 zone and for such other and further relief as may be determined necessary by the Zoning Commissioner.

Hearing: Wednesday, January 6, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, Gildea & Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Mordehai Gur, WG Properties, LLC, 4113 Amos Avenue, Baltimore 21215

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 22, 2009 Issue - Jeffersonian

Please forward billing to:
Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

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: 2010-0146-SPH

605, 607, 609 & 619 Main Street

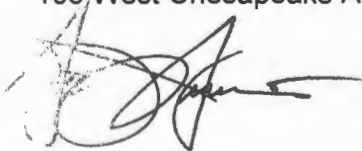
N/east side of Main Street, Reisterstown, 240 feet south of centerline of Chartley Drive

4th Election District – 3rd Councilmanic District

Legal Owners: WG Properties, LLC, Mordehai Gur

Special Hearing for business parking in a residential zone; for an amendment to the previously approved Special Exception granted for a service garage by case nos. 05-552-X and 08-241-SPHX by reducing the limits of the special exception area amended building layout; and for approval of a modified parking plan and to approve accessory parking in adjoining O-3 zone and for such other and further relief as may be determined necessary by the Zoning Commissioner.

Hearing: Wednesday, January 6, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 30, 2009

Sebastian Cross
Gildea & Schmidt, LLC
600 Washington Ave. Ste. 200
Towson, MD 21204

Dear: Sebastian Cross

RE: Case Number 2010-0146-SPH, 605, 607, 609; 619 Main St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 02, 2009. This letter is not an approval, but only a **NOTIFICATION**.

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:lnw

Enclosures

c: People's Counsel
Mordehai Gur: WG Properties LLC; 4113 Amos Ave.; Baltimore, MD 21215

BW 1/6
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 11 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 11, 2009

SUBJECT: Zoning Item # 10-146-SPH
Address 605, 607, 609, 619 Main Street
(WG Properties, LLC)

Zoning Advisory Committee Meeting of November 9, 2009

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The 12/29/08 forest conservation bank letter must be executed and returned to DEPRM prior to issuance of any permit for the site.

Reviewer: Glenn Shaffer

Date: November 24, 2009

BW 1/6
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2010

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

SUBJECT:

RECEIVED

INFORMATION:

JAN 05 2010

Item Number: 10-146
Petitioner: WG Properties, LLC
Property Size: 1.57 acres
Zoning: O-3, BL, and RO
Requested Action: Special Hearing
Hearing Date:

ZONING COMMISSIONER

The petitioner requests a special hearing for business parking in a residential zone as per BCZR 409.8.B and for an amendment to the previously approved Special Exception granted for a service garage by Case No.s 05-552-X and 08-241SPHX by amending the limits of the Special Exception area and amended building layout. Also for approval of a modified parking plan as per BCZR 409.12.B and to approve accessory parking in adjoining O-3 zone and for such other and further relief as may be determined necessary by the Zoning Commissioner.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the special hearing request, provided that landscape illustrative exhibit submitted to the Office of Planning on December 17, 2009 and the architectural elevations submitted to the Office of Planning on January 4, 2010 are adhered to and placed in the conditions of the order to ensure that they are.

Prepared By:

Jessie Brall

Section Chief:
AFK:jb

Diane Jenkerson



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

November 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 9, 2006

Item Numbers: 0139,0140,0141,0142,0143,0144,0145,0146,0147

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 23, 2009
Item Nos. 2010-116, 140, 141,
142, 143, 144, 146 and 147

DATE: November 17, 2009

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

DAK:CEM:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11232009 -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: Nov. 17, 2009

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

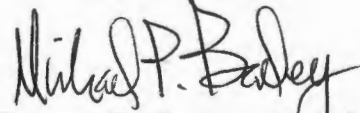
RE: Baltimore County
Item No. 2010-0146-SP4
605, 607, 609, 615 MAIN ST
MD (140)
WG PROPERTIES, LLC
SPECIAL HEARING

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-09-09. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for WG PROPERTIES, LLC, Case Number 2010-0146-SP4.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

From: Debra Wiley
To: Murray, Curtis
CC: Are, Kathy
Date: 12/30/2009 3:31 PM
Subject: Office of Planning Comment Needed

OP Comment missing 12/30

Hi Curtis,

In reviewing next week's case files, it appears that a comment is needed for Wednesday's 9 AM hearing for Bill. I have provided a case description below for your convenience as follows:

CASE NUMBER: 2010-0146-SPH

Property Address: Main St

Location: NE side of Main Street; 240 feet S of the c/l of Chartley Drive.

4th Election District, 3rd Councilmanic District

Legal Owner: WG Properties, LLC

SPECIAL HEARING 1) For business parking in a residential zone; 2) For an amendment to the previously approved Special Exception granted for a service garage by Case Nos. 05-552-X and 08-241-SPHX by reducing the limits of the special Exception area amended building layout; 3) For approval of a modified parking plan; 4) To approve accessory parking in adjoining O-3 zone; 5) For such other and further relief as may be determined necessary by the Zoning Commissioner.

Hearing: Wednesday, 1/6/2010 at 9:00:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Thanks and Happy New Year !!

Debbie Wiley
 Legal Administrative Secretary
 Office of the Zoning Commissioner
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov

2010-0146-SPH			OP Comment missing
DEPRM	12-11	Comments	
Pete Zimmerman	12-15	"	
Steve Weber	12-16	"	
FD	11-18	No Comments	
DPR	11-17	" "	
Shera	11-17	No objection	
Notice	Posting	PC Appearance	



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

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

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 15, 2009

HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

DEC 15 2009

Re: PETITION FOR VARIANCE
WG Properties, LLC-- Legal Owners
605, 607, 609, 619 Main Street
Case No: 10-146-SPH

ZONING COMMISSIONER

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition and site plan involving a service garage for any traffic/parking issues. The proposal is for amendment of a special exception, business parking in a residential zone, and a modified parking plan and accessory parking. It includes an amended area, building and parking plan. Mr. Weber responded with the enclosed e-mail dated December 14, 2009. As is our custom, we forward it to you for consideration. The hearing date has been scheduled for January 6, 2010.

His main point of emphasis is to recommend a wide landscaped buffer along the north side of Walgrove Road. This would help to buffer the commercial use both from Walgrove Road travelers and the adjacent community.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Sebastian A. Cross, Esquire
Stephen E. Weber, Division of Traffic Engineering

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 12/14/2009 8:58 PM
Subject: Fwd: 10-146-SPH - 605, 607, 609 & 619 Main Street
Attachments: 20091124153555.pdf; 10-146-SPH Petition.pdf

Dear Mr. Zimmerman:

Please be advised that we had discussed this particular site plan with the engineer for the petitioner this past summer. From a traffic standpoint we have no objections to the plan. Because of access difficulties to the site from Main St, we actually find that providing the secondary access to Walgrove Rd would be beneficial. The property opposite the driveway is zoned RO.

While not a traffic comment, we did note the proximity of the parking lot to the R/W for Walgrove Rd but at the same time noted the unusually wide R/W for this street as well. There is about a 19-foot wide strip between the north edge of the sidewalk and the north R/W line. It is extremely doubtful that the County will ever make any use of this additional R/W. As such, we had recommended that the petitioner provide a nice wide landscaped buffer along the north side of Walgrove Rd within the County R/W to buffer his parking lot and commercial operations from view from drivers using Walgrove Rd. Given such a wide area in which to provide landscaping, we feel the commercial aspects of the site could really be visually hidden from those traveling on Walgrove Rd and going in and out of the adjacent community.

Should you have any questions regarding this comments or require further clarification, please let me know.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> People's Counsel 11/24/09 3:02 PM >>>
Mr. Weber,

Attached you will find the Petition for Special Hearing in the above case. Please review and let our office know if there are any traffic concerns. Be advised that 607 Main Street has been the subject of two prior zoning decisions. I am attaching both for your review.

Thank you in advance.
Peter Max Zimmerman

Rebecca M. Wheatley
Legal Secretary
Office of the People's Counsel for Baltimore County
410-887-2188 Phone
410-823-4236 Fax

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
605, 607, 609 & 619 Main Street; NE/S Main * ZONING COMMISSIONER
Street; 24' S c/line of Charley Drive *
4th Election & 3rd Councilmanic Districts *
Legal Owner(s): WG Properties, LLC * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 10-146-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all documentation filed in the case.

RECEIVED

NOV 23 2009

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of November, 2009, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 8, 2010

SEBASTIAN CROSS, ESQUIRE
LAWRENCE E. SCHMIDT, ESQUIRE
GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON, MD 21204

Re: WG Properties, LLC – Petitioner
Case No. 2010-0146-SPH

Dear Mr. Cross:

Enclosed please find the signed correspondence which I received and approved as a Motion for Reconsideration. I left word on your voice mail that I gave Carl Richards in the Zoning Review Office a copy of the letter with Aaron Tsiu's comment. Unless I hear to the contrary, there is no need for a variance pursuant to Section 409.8A.4 for the proposed surface parking in the R.O. Zone along Walgrove Road that is closer than 10 feet from the right-of-way line to a public street.

A copy of your March 30, 2010 letter is being placed in our official records behind the Order that was signed on March 8, 2010.

Please contact me if you have any questions.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

BW 1/6/10

GILDEA & SCHMIDT, LLC

600 WASHINGTON AVENUE

SUITE 200

TOWSON, MARYLAND 21204

TELEPHONE 410-821-0070

FACSIMILE 410-821-0071

www.gildeallic.com

DAVID K. GILDEA

LAWRENCE E. SCHMIDT

D. DUSKY HOLMAN

SEBASTIAN A. CROSS

CHARLES B. MAREK, III

JASON T. VETTORI

RECEIVED

MAR 30 2010

March 30, 2010

ZONING COMMISSIONER

Sent Via Hand Delivery

William J. Wiseman, III

Zoning Commissioner

Baltimore County

105 West Chesapeake Avenue, Suite 103

Towson MD 21204

**Re: Camden Body & Fender
WG Properties, LLC
Motion for Reconsideration
Case No. 10-0146-SPH**

Dear Commissioner Wiseman:

Please accept this letter as a Motion for Reconsideration, pursuant to Rule 4.K of the Zoning Commissioner's Rules of Practice and Procedure. On March 8, 2010 the order for Case No. 10-0146-SPH was issued regarding a Petition for Special Hearing. Of particular note to this motion was the granting of a modified parking plan to validate the parking layout as indicated on the submitted site plan. This relief was granted, however specific mention of the approval for the setback of the spaces adjoining Walgrove Road was not directly spelled out in the order.

On March 22, 2010, Aaron Tsui from Baltimore County Department of Permits and Development Management issued a comment that a Variance was necessary for this setback from Walgrove Avenue. This Motion for Reconsideration comes as a result of this comment and seeks to clarify the relief granted through the approval of a modified parking plan. Specifically, the setback of the spaces along Walgrove Road.

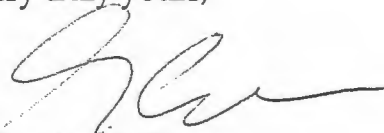
It should be noted the entire parking plan was presented and explained in detail at the hearing including direct evidence presented as to the subject setback. In particular, a comment was issued by Steven Weber, from the Bureau of Traffic Engineering, recommending approval of the petition while also discussing in detail the setback issue from Walgrove Road. As demonstrated in the comment submitted to the file, Mr. Weber makes reference to the right-of-way held by Baltimore County extending across Walgrove Road and approximately

Zoning Commissioner William J. Wiseman, III
March 30, 2010
Page 2.

nineteen (19) feet into property owned by Camden Body and Fender and states the setback of the parking as situated was proper due to; 1) Baltimore County no longer having plans to widen Walgrove Avenue, and; 2) providing this area as a landscape buffer was preferable. Furthermore, testimony from Jared Barnhart, from Daft, McCune & Walker also addressed this setback issue and included its existence as part of the modified parking plan.

As such, this Motion for Reconsideration seeks to confirm that the setback from Walgrove Avenue and the existing right of way held by Baltimore County was, in fact found to be proper through the Petition for a Modified Parking Plan and therefore a Variance for this setback is unnecessary. If you are in agreement with the aforementioned, please sign and attest where indicated and return to our office. If you have any questions or need further information regarding this matter, please do not hesitate to contact me. With kind regards, I remain

Very truly yours,

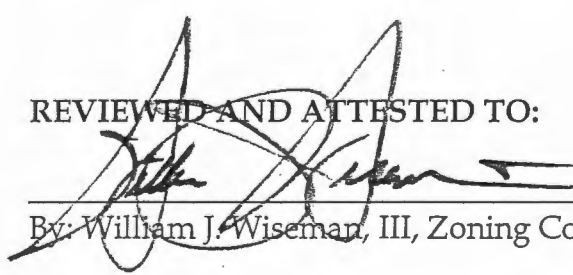


Sebastian A. Cross

SAC:kmb

CC: Mordehai Gur, Camden Auto Body
Jared Barnhart, DMW
Mitch Kellman, DMW
David K. Gildea, Esquire

REVIEWED AND ATTESTED TO:



By: William J. Wiseman, III, Zoning Commissioner

Date:

March 31, 2010

Bill Wiseman - RE: Amendments for Camden Auto

From: "Mary E. Molinaro" <mmolinaro@softwarebasicsinc.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 3/8/2010 2:35 PM
Subject: RE: Amendments for Camden Auto
CC: George Harman <harmangeorge@hotmail.com>

Dear Commissioner Wiseman,

I wanted to contact you to let you know what has occurred since the hearing for Camden Body in Reisterstown. The owners went to their architect and made some modifications to the front that will be facing Main Street in an effort to tone down the steel look that the 1st building displays. They shared the new designs and explained that the red appearance is a "brick like" look to the steel facade and they made the bright white garage door tan and darkened the other part. The owners say that from a distance everyone will think it is brick. Only time will tell. They also promised to make the block on the bottom a decorative block. Everyone was pleased to see the effort; although, I have to admit to you there is still a lot of disappointment that this effort wasn't taken on the 1st building.

I'm not sure if Sebastian Cross sent you the new design for the building; but my description above will make sense if he has.

I gave you a document that was signed between Sebastian Cross representing the owners and George Vintz who was president of Chartley Homeowners Association at the time and hope that you will still make that document part of your decision. I shared a more formal document with basically the same items and Sebastian modified it adding a few requirements that ROG did not want to sign. The motion at our March meeting was to not sign the document and let you make your decision on the merits of the case as it was presented to you.

Thank you for your time and patience while we reviewed the facts as they changed after the meeting.

Mary Molinaro
President
Reisterstown-Owings Mills-Glyndon Coordinating Council (ROG)
P.O. Box 117
Reisterstown, MD 21136
410-526-5704
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: George Harman
To: Mary Molinaro
Sent: 3/08/2010 11:42AM
Subject: RE: Amendments for Camden Auto

wwiseman@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov

From: mmolinaro@softwarebasicsinc.com
To: harmangeorge@hotmail.com
Date: Mon, 8 Mar 2010 11:25:04 -0500
Subject: RE: Amendments for Camden Auto

I understand and had thought about sending a cc to the commissioner but didn't have his email address. Do you have it?

Mary

Mary Molinaro

Software Basics, Inc.
215 Chartley Drive
P.O. Box 898
Reisterstown, MD 21136
410-526-7190
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: George Harman
To: Mary Molinaro
Sent: 3/08/2010 10:34AM
Subject: RE: Amendments for Camden Auto

Mary,

I was pondering whether a short note to the Zoning Commissioner would be appropriate to present our justification for not signing the agreement. Maybe including the stipulation that Mr. Cross wanted ROG to "unconditionally" support Camden in all aspects. I doubt that Mr. Cross' letter will fully reflect our reasons and reticence to sign.

George
410-429-6035

From: mmolinaro@softwarebasicsinc.com
To: scross@gildeallc.com
Date: Fri, 5 Mar 2010 10:52:39 -0500
Subject: RE: Amendments for Camden Auto
CC: harmangeorge@hotmail.com

Thanks
Mary

Mary Molinaro
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: "Sebastian Cross"
To: "Mary E. Molinaro"
Sent: 3/05/2010 10:47AM
Subject: RE: Amendments for Camden Auto

Ok, I will ask to submit the elevation and 2005 letter into the file if the commissioner wants to condition his approval on requirements contained therein.

Sebastian A. Cross, Esq.

Gildea & Schmidt, LLC

600 Washington Ave., Suite 200

Towson, MD 21204

Phone: 410-821-0070

Fax: 410-821-0071

This transmission contains information from the law firm of Gildea & Schmidt, LLC which may be confidential and/or

privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify Gildea & Schmidt, LLC by telephone immediately.

From: Mary E. Molinaro [mailto:mmolinaro@softwarebasicsinc.com]
Sent: Thursday, March 04, 2010 1:34 AM
To: Sebastian Cross
Cc: George Harman
Subject: Amendments for Camden Auto

Hi Sebastian,

I made copies of the Amendment for everyone to read at our ROG meeting last night and we discussed them. The group decided they don't want to sign them and without any further comment want our case to stand as discussed at the zoning hearing with the hope that the document signed originally between you and George Vintz will be incorporated into the commissioner's decision.

While everyone was happy that the owners went to their architect and made an effort to modify the design facing the street on the 2nd building there is still an overwhelming consensus that the style doesn't belong in the historic area of Reisterstown. As stated at the hearing, I think the reason most people are upset is they feel they were promised one thing originally and it didn't happen.

I can only say that I hope if the zoning commissioner decides in your favor, the 2nd building will in fact help everything to blend better and possibly trees and shrubs can soften the impact that both buildings will have.

Mary

Mary Molinaro

President

ROG

P.O. Box 117

Reisterstown, MD 21136

410-526-5704

mmolinaro@softwarebasicsinc.com

CASE NAME WD Prop. 21c
CASE NUMBER 2010-0146-SPH
DATE 1-5-2010

[illegible]

CASE NAME W2 Prop. Ite
CASE NUMBER 2010-0146-SP4
DATE 1-5-2010

109-146

[illegible]

CASE NAME W D Proffitt
CASE NUMBER 2010-0146-SM
DATE 1-5-10

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

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Account Identifier: District - 04 Account Number - 0419033610

Owner Information

Owner Name: SAMBOR LLC **Use:** RESIDENTIAL
Mailing Address: 4113 AMOS AVE **Principal Residence:** NO
 BALTIMORE MD 21215-3309 **Deed Reference:** 1) /27559/ 447
 2)

Location & Structure Information

Premises Address
 619 MAIN ST

Legal Description

.5 AC ES
 619-621 MAIN ST
 400FT S OF BERRYMAN'S LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	23	243						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1919	2,533 SF	21,780.00 AC	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	80,000	101,600		
Improvements:	80,000	142,600		
Total:	160,000	244,200	216,132	244,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: HESSON TIMOTHY J	Date: 01/13/2009	Price: \$250,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27559/ 447	Deed2:
Seller: SHANK GRACE E	Date: 03/31/1997	Price: \$110,000
Type: NOT ARMS-LENGTH	Deed1: /12104/ 710	Deed2:
Seller: SHADE LEROY J	Date: 10/26/1994	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10806/ 33	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3d)

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Account Identifier: District - 04 Account Number - 1900003388

Owner Information

Owner Name: WG PROPERTIES LLC **Use:** COMMERCIAL
Mailing Address: 4113 AMOS AVE **Principal Residence:** NO
 BALTIMORE MD 21215-3309 **Deed Reference:** 1) /27718/ 410
 2)

Location & Structure Information

Premises Address
 REISTERSTOWN RD
Legal Description
 .53 AC NES
 REISTERSTOWN RD
 264 S BERRYMAN'S LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	23	239						2	Plat Ref:

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		23,086.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	133,000	318,500		
Improvements:	0	0		
Total:	133,000	318,500	256,666	318,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: WG PROPERTIES LLC	Date: 02/27/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27718/ 410	Deed2:
Seller: MEISEL CAPITAL PARTNERS 607 LLC	Date: 08/24/2005	Price: \$1,575,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /22422/ 558	Deed2:
Seller: CANREAL CORP	Date: 05/24/2004	Price: \$700,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20111/ 545	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

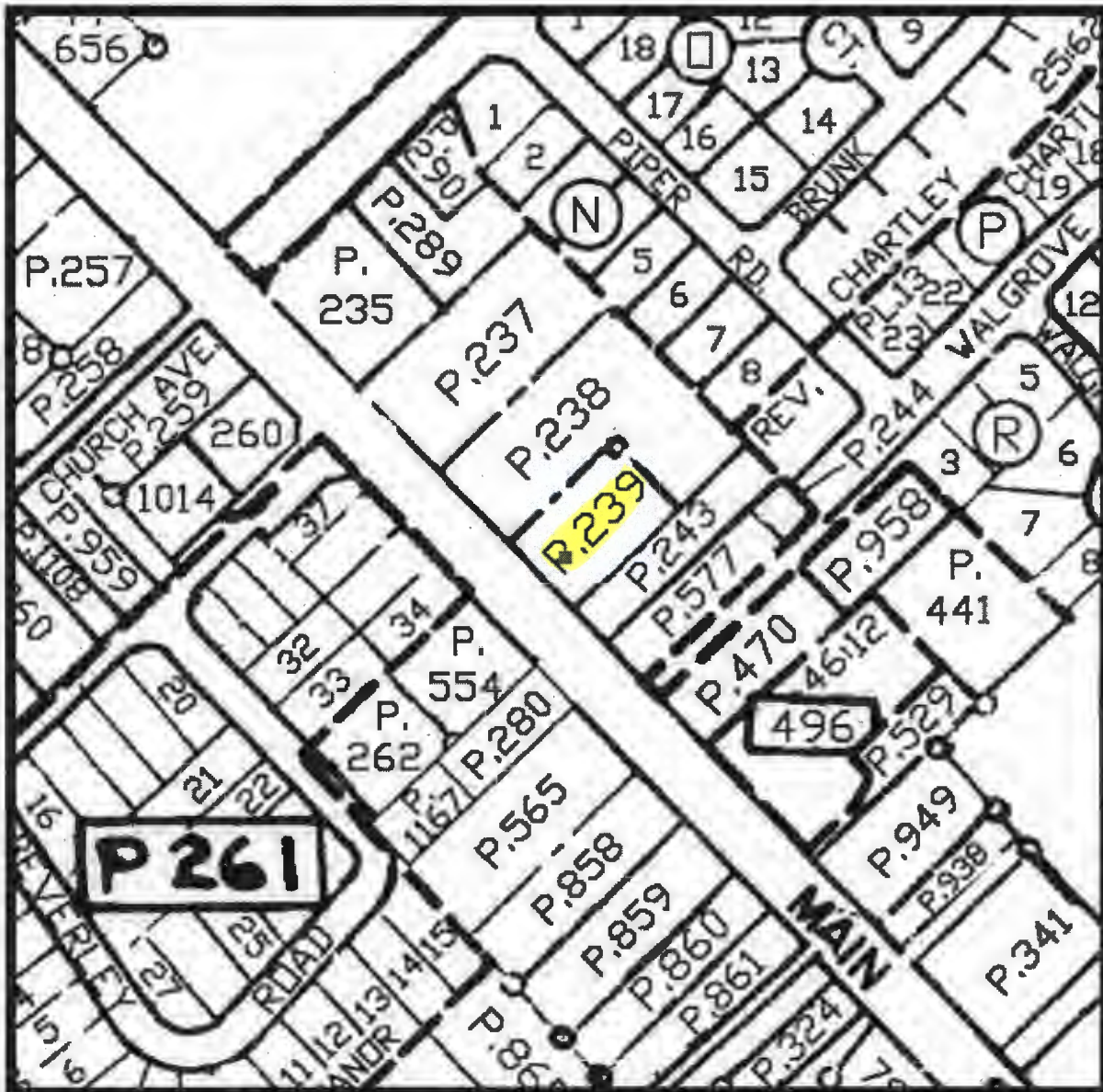
Special Tax Recapture:
 * NONE *



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District - 04 Account Number - 1900003388



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 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vws.1d)

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Account Identifier: District - 04 Account Number - 1900005193

Owner Information

Owner Name: WG PROPERTIES LLC **Use:** COMMERCIAL
Mailing Address: 4113 AMOS AVE **Principal Residence:** NO
 BALTIMORE MD 21215-3309 **Deed Reference:** 1) /27718/ 410
 2)

Location & Structure Information

Premises Address
 607 MAIN ST
 REISTERSTOWN MD 21136-1909

Legal Description
 1.375 AC
 607 MAIN ST ES
 90FT S OF BERRYMAN'S LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	23	238						2	Plat Ref:

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2008	14,184 SF	59,895.00 SF	24

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2009	07/01/2010	
Land	302,800	589,800			
Improvements:	928,700	1,203,500			
Total:	1,231,500	1,793,300	1,606,032	1,793,300	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: WG PROPERTIES LLC	Date: 02/27/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27718/ 410	Deed2:
Seller: MEISEL CAPITAL PARTNERS 607 LLC	Date: 08/24/2005	Price: \$1,575,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /22422/ 558	Deed2:
Seller: CANREAL CORP	Date: 05/24/2004	Price: \$700,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /20111/ 545	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 0407047350

Owner Information

Owner Name: WG PROPERTIES LLC **Use:** COMMERCIAL
Mailing Address: 4113 AMOS AVE **Principal Residence:** NO
 BALTIMORE MD 21215-3309 **Deed Reference:** 1) /27718/ 410
 2)

Location & Structure Information

Premises Address

605 MAIN ST

Legal Description

1.309 AC
 605 MAIN ST ES
 50FT S BERRYMAN'S LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	23	237						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		57,020.00 SF	06
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2008	Phase-In Assessments As Of 07/01/2009	As Of 07/01/2010
Land	342,000	622,100		
Improvements:	0	0		
Total:	342,000	622,100	528,732	622,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: WG PROPERTIES LLC	Date: 02/27/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27718/ 410	Deed2:
Seller: MEISEL CAPITAL PARTNERS 605 LLC	Date: 08/24/2005	Price: \$1,575,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /22422/ 558	Deed2:
Seller: WHITCRAFT CRAIG C	Date: 05/24/2004	Price: \$350,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20111/ 568	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Case No.: 2010-0146-SPH 605-619 MAIN STREET

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1A 1B	SITE PLAN - 607 MAIN STREET DETAIL Sheet - 1st APPROVAL of CAMDEN AUTHORITY	REGISTER shown - OWINGS Mills - Glynndon COORDINATING COUNCIL 1A TESTIMONY NOTES - M. MOLINARO 1B - ARTICLE (referred to as Exhibit A attached)
No. 2A 2B	SITE PLAN IN CASE NO. 08-241 SPH DETAIL Sheet - 2nd APPROVAL of Camden Authority	2A thru 7G PHOTOGRAPHS - Existing Conditions
No. 3 	COLORIZED SITE PLAN 2010-0146-SPH (3 Page)	Anderson's Letter
No. 4	PRIOR ORDERS	Hienz Letter
No. 5	ZONING MAP	E-Mail Stream
No. 6	Aerial Photos of Subject Property Starting in year 2000 thru 2010	Agreement Between Camden & Chantley H.O.A
No. 7	NEW ADDITION - BLDG ELEVATION DRAWING	
No. 8	LANDSCAPE AND TOPOGRAPHY ELEVATION EXHIBIT 8A - AERIAL VIEW 8B - SIDE VIEWS	
No. 9	REVISED BLDG ELEVATION	
No. 10	Agreement of Petitioner	
No. 11		
No. 12		

JB
1-31-08

**IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND SPECIAL HEARING**

NE side of Main Street, 410 feet
SE of Chartley Drive
4th Election District
3rd Councilmanic District
(607-609 Main Street)

WG Properties, LLC; Mordehai Gur, Member
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY

CASE NO. 08-241-SPHX

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by Mordehai Gur, Member, on behalf of the legal owner of the subject property, Petitioner WG Properties, LLC. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an amendment to previously approved relief granted in Case No. 05-552-X for expansion of a service garage. The Special Exception is to allow a service garage, if necessary, pursuant to Section 230.13 of the B.C.Z.R. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Special Hearing and Special Exception requests were Petitioner Mordehai Gur on behalf of WG Properties, LLC, and Sebastian A. Cross, attorney for the Petitioner. There were no Protestants or other interested persons present at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped property containing approximately 2.06 acres of land zoned primarily B.L. with a small strip of D.R.3.5 towards the rear of the property. The property is located along the east side of

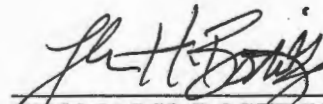
Petitioner's
Exhibit 4

Turning first to the Special Hearing request, I am persuaded by the testimony and evidence presented that the requested relief should be granted. While case number 05-552-X generated substantial public interest, there were no Protestants or other interested persons at the hearing in this case. Petitioners have been operating a service garage for over two years on the subject property, and there has been no evidence that the surrounding locale was negatively affected in any way. In fact, during the previous hearing in 2005, Protestants asserted a number of concerns, mostly revolving around safety issues, as well as concerns about broken-down cars stored on the property, dumpsters with automobile parts overflowing, traffic circulation problems, and concerns over the use of hazardous chemicals with potential runoff into the environment. However, as shown by the activities of the last two years and the lack of opposition at the hearing, those concerns have proven to be unfounded. In short, the relief requested in this case mirrors the relief requested and granted in 2005, and I am convinced that the relief requested in the instant matter should be granted. Further, it should be noted that the reason Petitioners waited two years from the prior hearing to request an amendment is that the abandoned restaurant had been leased by another tenant until recently. Otherwise, I believe the service garage could have been extended in the requested manner in the prior hearing without having any effect on the previous outcome.

Turning now to the petition for Special Exception, I am convinced that the request meets all of the customary special exception criteria contained in Section 502.1 of the B.C.Z.R. The larger existing structure on the property is already being used as a service garage, and I am persuaded that expanding the garage towards the area of the abandoned restaurant will not have any negative effect on the surrounding locale. Again, I believe that this relief could have been granted in the prior case if that portion of the property had not been leased by another tenant.

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

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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

* * * * *

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.

Petitioner's Exhibit 4

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

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 screening adjoining the residential zone towards the rear of the property. Mr. Kellman also testified as to the mitigation of impacts incorporated with this development stating noise would

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.

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.

APPLICABLE 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

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.

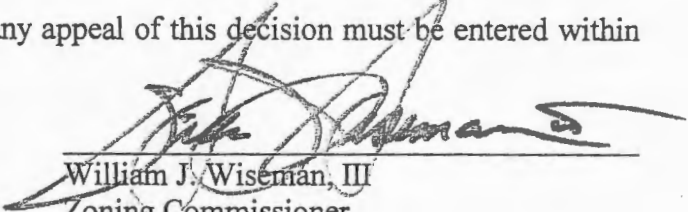
The Court of Appeals of Maryland further explained the special exception test in Mossberg vs., Montgomery Co., 29 Md. 494, 620 A.2d 886 (1993). In that case, an applicant sought approval for a solid waste transfer station in Montgomery County. That use was a conditional/special exception use under the 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

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 attractive building. The evidence presented relating to mitigating adverse factors for this 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 than 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

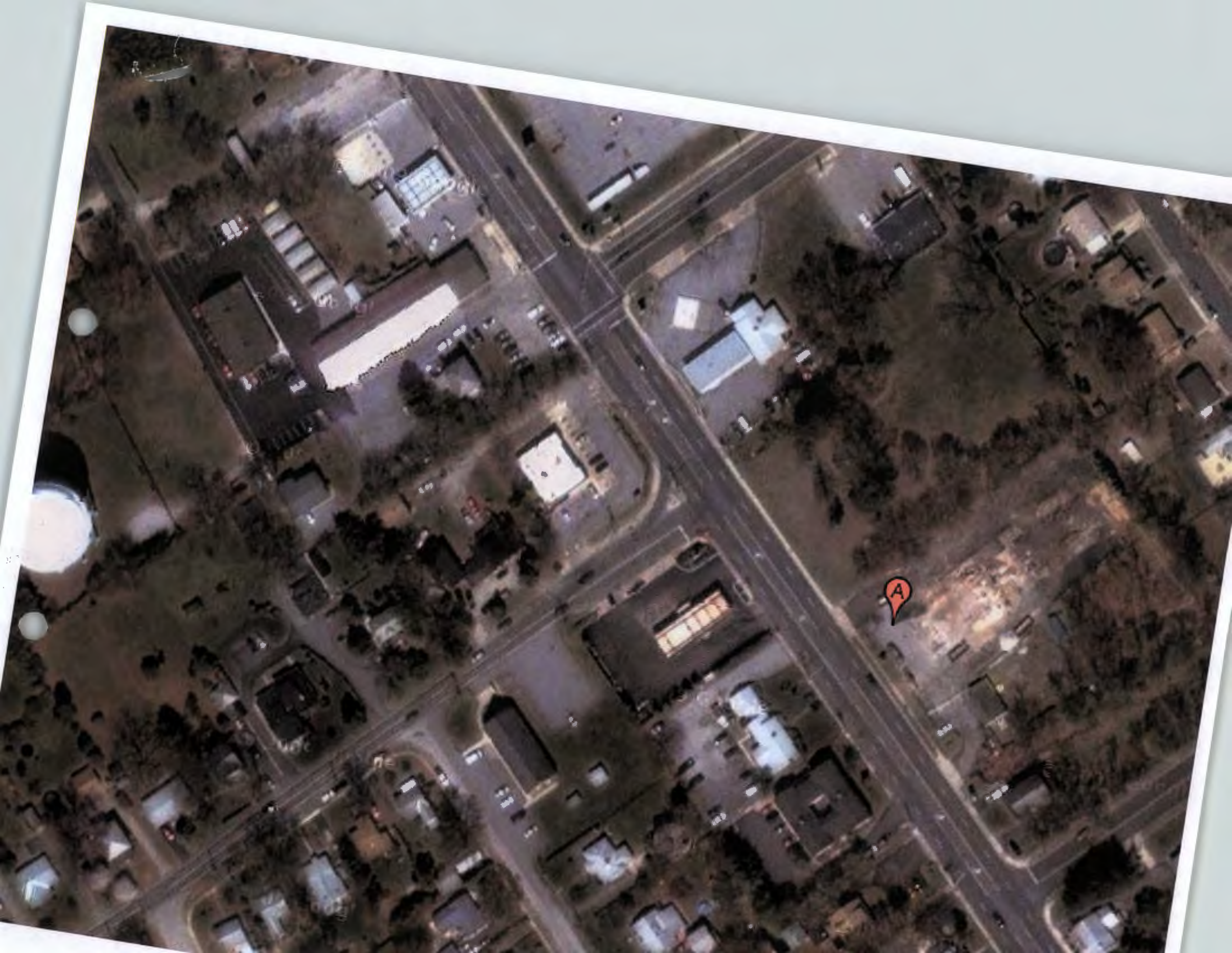
- 4) A Landscape Plan and Lighting Plan, with lighting directed away from residential property, must receive approval from the Office of Planning prior to the issuance of any building permits.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the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









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LAWRENCE E. SCHMIDT

D. DUSKY HOLMAN

SEBASTIAN A. CROSS

CHARLES B. MAREK, III

JASON T. VETTORI

September 13, 2005

Sent Via Facsimile and Regular Mail

Mr. George Vintz
Chartley Homeowner's Association
Box 408
Reisterstown, MD 21136

**Re: Camden Auto Body/607 Main Street
Case No.: 05-552-X**

Dear George:

This letter serves to memorialize the negotiations and agreement entered into by affected neighbors of Chartley Homeowner's Association and the proposed developers of Camden Auto Body. The following issues and action were discussed and agreed to by all parties as follows:

1. Efforts will be made to maintain the current cedar tree screening towards the rear of Camden Auto Body's site also adjoining the rear yards of neighbors in the Chartley community. A tree study will be performed by Daft-McCune-Walker in order to remove only those trees to the rear of both properties that are determined to be dead, dying or unsalvageable.
2. In lieu of the 6 ft. board-on-board fence surrounding the auto storage and dumpster area, Camden Auto Body will erect a 10 ft. high wood board-on-board fence in order to further screen this area from adjoining neighbors.
3. The dumpster would be exchanged only during normal business hours, which currently are 8:00 a.m. to 5:30 p.m. Monday through Friday.
4. The office will also be open 8:00 a.m. until 12:00 Noon on Saturday for drop off and pick up of cars, and administrative work. Dumpsters will not be exchanged during this time.

PETITIONER'S

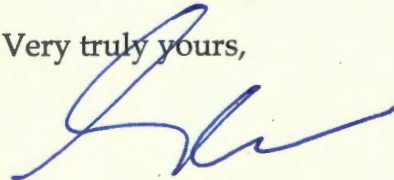
EXHIBIT NO.

10

5. There will be no car pick-up after the above referenced business hours.
6. All efforts will be made to prohibit car drop-off during off-business hours; however, there are circumstances beyond Camden Auto Body's control whereby tow trucks, on their own initiative, may drop off cars. Again, this independent action of towing companies will be discouraged.
7. Lighting will be shielded and directed away from any neighboring property.

These were the 7 main points discussed and agreed to by all parties at the meeting on August 17, 2005. Upon receipt and review by Chartley Homeowner's Association, please execute this letter where provided thereby signifying your agreement with these points. With kind regards, I am

Very truly yours,



Sebastian A. Cross

ACCEPTED AND AGREED:

George Vintz, President
Chartley Homeowner's Association

SAC:bhb

Cc: Mordehai Gur, Camden Body & Fender Co.
Jay Weinberg, Camden Body & Fender Co.
Gregory H. Reed, Daft-McCune-Walker, Inc.
Mitch Kellman, Daft-McCune-Walker, Inc.
David K. Gildea, Esquire

Case No.: 2010-0146-SPH 605-619 MAIN STREET

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1A 1B	SITE PLAN - 607 MAIN STREET DETAIL Sheet - 1st APPROVAL of CAMDEN AUTO BODY	REGISTERED - OWINGS Mills - CLYNDON COORDINATING/COUNCIL 1A TESTIMONY NOTES - M. MOLINARO 1B - ARTICLE (referred to as Exhibit A attached)
No. 2A 2B	SITE PLAN IN CASE NO. 08-241 SPH DETAIL Sheet - 2nd APPROVAL of CAMDEN AUTO BODY	2A thru 7G PHOTOGRAPHS - Existing Conditions
No. 3 	CLORISED SITE PLAN 2010-0146-SPH (3 Page)	Anderson's Letter
No. 4	PRIOR ORDERS	HIEHZ Letter - 1/5/10 1/30/10 - Hiehz Letter - Withdrawal of Opposition
No. 5	ZONING MAP	E-Mail Stream
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No. 7	NEW ADDITION - BLDG ELEVATION DRAWING	
No. 8	LANDSCAPE AND TOPOGRAPHY ELEVATION EXHIBIT 8A - AERIAL VIEW 8B - SIDE VIEWS	
No. 9	Revised Bldg Elevation	
No. 10	Agreement of Petitioner	
No. 11		
No. 12		



**Reisterstown ~ Owings Mills ~ Glyndon
Coordinating Council**

January 5, 2010

Zoning Commissioner
Baltimore County
400 Washington Avenue
Towson, MD 21204

Dear Commissioner,

At our January 4, 2010 meeting we voted unanimously to oppose the requested expansion of Camden Body . We feel that the owners did not honor their original commitment to design their building to blend with the other buildings in the area. Please refer to exhibit A which is an article written by Sebastian Cross, attorney for the owners Mota Gur and Jay Weinberg. This article was published in the Chartley Chatter, Spring 2006 prior to construction. I have highlighted the 2nd paragraph which started "Keeping a historical look was important to Camden Body and Fender..." In the 2nd column halfway through the first paragraph he wrote, "The façade will incorporate a brick and metal design..." The current building did not satisfy either of these comments and does not blend with neighborhood at all. They also suggested there will be a 2nd small building added to the right of the first building much smaller than the first. Now they are requesting a building that is actually 5 feet wider than the first. This is becoming an industrial complex fronting a residential neighborhood.

Camden Body is requesting a business parking lot in a residential zone with access to/from Walgrove Road which will increase traffic into the Chartley Community. Due to the difficulty entering Reisterstown Road from Walgrove Road, the cars are likely to exit, going left on Walgrove Road and cutting across Piper Road to Chartley Road so they can enter Reisterstown Road at a light bringing an increased traffic flow through the neighborhood. We feel it is a bad precedent to allow a commercial enterprise to push into a residential area and respectfully ask that you deny them the request.

While the first building was originally said to be 75' by 195' and measure less than 40' in height, the neighbors stated that from their back yards which slopes away from Reisterstown Road they are able to look over the 15' retaining wall topped by a 10' board on board fence and still see the top of the building. The plans are to extend the retaining wall and fence from it's current ending point to Walgrove Road essentially creating a huge wall for most of the block from Walgrove Road to Chartley Drive. Also, because of the slope down, which can be seen from their design of a two level building, they will most likely see the entire 2nd building.

P.O. Box 117 Reisterstown, Maryland :

PETITIONER' S

EXHIBIT NO. 1A



Reisterstown ~ Owings Mills ~ Glyndon
Coordinating Council

We discussed the noise and lights affecting the neighbors who live so close to the property. While they say that the only noise that bothers them is the emptying of the dumpsters which occurs on Tuesday morning at 7am, there essentially isn't noise heard through the wall structure. Exhibit B is a document between George Vintz representing Chartley Homeowners Association and Sebastian Cross memorializing the negotiations and agreement entered into by affected neighbors. You will notice in item 3 that the dumpsters were not supposed to be emptied earlier than 8am.

The neighbors whose property abuts this wall actually said at the January 4th meeting that they like the lights illuminating their backyard which surprised me. However, they explained that it lets them now see the juveniles who loiter behind the wall and or walk across the top of the wall so the homeowners can call the police. One of the homeowners home was burglarized. The fact that they have now come to accept the situation of people hanging out drinking, doing drugs, and/ or generally causing problems is a concern for safety in the neighborhood.

Expanding their enterprise will only continue to impinge on the neighborhood and we have a concern for a "slippery slope" situation. The owners have also purchased the property north of the first building to the gas station on the corner. They are currently asking for another parking lot on that section since they are currently parking on the grass. Again, it is just the beginning of more extension of their business. They will most likely be back in another 2 to 3 years to discuss an additional building essentially having this industrial complex cover the entire block.

With the approval for WAWA from the zoning department and their construction in the next 2-5 years, the neighbors are actually expecting some of the older gas stations on the corner to close and the Camden Body owners could easily take over the entire block. This large enterprise is truly counter to desires of the neighborhood and inappropriate as an entrance to historic Reisterstown.

We respectfully request you deny the request to increase the size of their 2nd building and extend their parking lot into the residential area.

Sincerely,

Mary Molinaro
President



THE CHARTLEY CHATTER[®]

A Quarterly Publication of the Chartley Homeowners Association

Calendar of Events

**General Meeting and Elections,
Chartley Homeowners Association**
Thursday, April 27, 7:00 p.m.
All Saints Church, Groff's Hall
Topics: Camden Body Shop, Zoning,
Lighting, Roads, Reisterstown
Volunteer Fire Department

Reisterstown Bloomin' Artfest
Franklin Middle School
Saturday, May 20

Community Cleanup Day
Saturday, June 10, 7 a.m. – 11 a.m.
Glyndon Drive adjacent to Glyndon
Elementary School's athletic fields

Inside This Issue

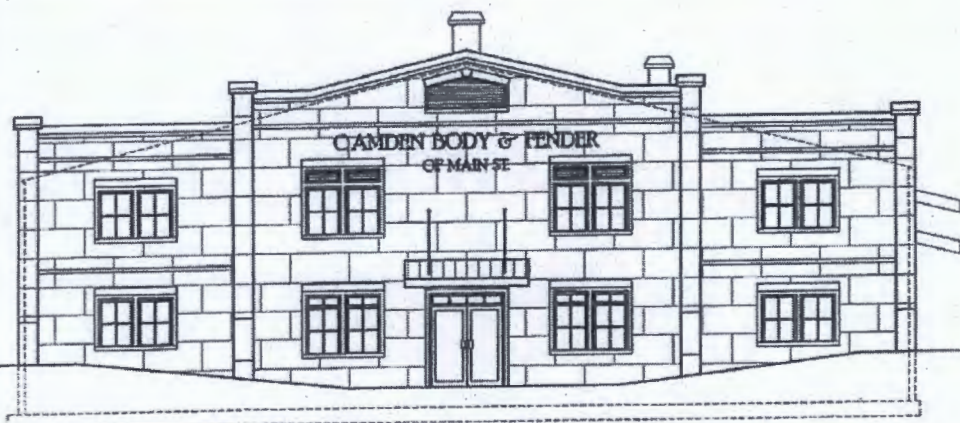
- 3 The President's Message
- 4 Community Notes
- 6 Christ the King Academy
- 8 Real Estate
- 9 CHA Officer Candidates
- 13 Featured Business
- 17 Councilman's Corner
- 18 Investment Advice
- 24 Camden Body Shop
- 26 Our Community's History
- 29 Police News/ Safety

Mission Statement

The purpose of the Chartley Homeowners Association, Inc. is to promote the health, safety, pleasure, recreation and welfare of the residents of the homes within the Chartley Area; to discuss and resolve issues that arise in or pertain to our area; to act in coordination with other civic organizations in the Reisterstown area; and to represent the interests of the members on the County and State level.

Mike Toohey, President
410-833-8834
tonsul@verizon.net

Fred Hyman, Editor
410-833-5707
fred.hyman@fda.hhs.gov



This is an architect's rendering of the building that will house Camden Body and Fender, a new business coming to Chartley. The proposed shop will be located at 607 Main Street on the site of the former Canopy Restaurant near Walgrove Road. Because the rear of the property is adjacent to Chartley Homes on Piper Avenue, the Chartley Homeowners Association has been involved in keeping the impact on residents minimal. See page 24 for a complete article on the business and more details on the property development. The owners of Camden Body and Fender will be on hand at the Homeowners General Meeting on Thursday, April 27 at All Saints Church to answer questions or concerns that neighbors may have.

Look inside this issue for our regular features including the president's message, events in the community, and news from our two county councilmen and one of our state delegates. Also find articles on two new places of interest – a new business called Window Depot opened by Lance Cyford, a longtime Chartley resident; and a new school coming in the fall – Christ the King Academy in Owings Mills

Be sure to mark April 27 on your calendars to attend the spring general meeting of the Homeowners Association. There are two general meetings held per year during which reports of ongoing activities are provided and discussion is encouraged. During this meeting, the owners of Camden Body Shop will be

present to answer questions about their new building to be erected on the former Canopy Restaurant site. There will also be a guest speaker from the Reisterstown Volunteer Fire Department.

For those current members of the Association, thank you for your continued support. We are now completing our fourth successful year. For those Chartley homeowners who are not currently members, please consider joining us for the 2006 - 2007 fiscal year, which begins on July 1, 2006.

For any comments or suggestions for the newsletter, go to our website (www.marylandtowns.com) and send an e-mail, or contact Fred Hyman at 410-833-5707.



Future Site of Camden Body Shop at Main Street and Walgrove Road

There has been some controversy in Chartley since the announcement of Camden Body Shop moving into the space vacated by the Canopy Restaurant at Main Street and Walgrove Road. Some residents have been worried about the visual impact of an automotive body shop near our neighborhood and others have worried about the impact of potential light, noise, or air pollution. The following article was written by Sebastian Cross, legal counsel to Camden Body Shop in an attempt to reassure the community that the business will be very compatible with our neighborhood.

Camden Body Shop

There is a new business coming to the Reisterstown Road corridor in the automotive service business of Camden Body & Fender. But this isn't your father's auto body shop. That is because partners Mota Gur and Jay Weinberg have incorporated state of the art technology and hired Greene Architecture to develop the building producing a truly cutting edge development while incorporating the look of historic Reisterstown.

Keeping a historical look was important to Camden Body and Fender as this is a family business originally founded by David Weinberg in the 1920's. Camden Auto Body took its name from the location of the first shop which was located at Camden and Howard Streets in Baltimore City on the home of Oriole Park today. Jay and Mota moved the business to its current location in Baltimore City off Amos Avenue in the 1960's. The Reisterstown location will mark their first expansion to operating two independent shops.

The proposed shop will be located at 607 Main Street on the site of the former Canopy Restaurant. This abandoned building will be torn down and replaced with an approximate 18,625 square foot facility. The building will be primarily a one story structure with a second story mezzanine and will measure less than 40 feet in height. The length and width of the structure will be approximately 75 feet by 195 feet. **The façade will incorporate a brick and metal design and include many decorative windows facing Reisterstown Road.** The building will incorporate an office closest to Reisterstown Road, service bays with access from the east portion of the property and two paint booths.

Initially the project received negative feedback from the immediate community out of concerns of possible noise and fumes emanating from the site. However, both Gur and Weinberg addressed these concerns at the required zoning hearing and followed up with the adjoining neighbors again after receiving county approval.

"This operation isn't like it used to be years ago", said Gur, "back then you had guys banging out dents and trying to bend and straighten pieces. Today the cars are so much more lightweight and body parts are easy to unscrew and replace, and not with the air pressured guns you find at tire shops. The noise from these shops will not be heard off the property."

Likewise advances made in painting technology now have produced totally enclosed paint booths inside the facility

itself with its own air filtration system and disposal tanks which are monitored by local agencies and the EPA.

"When we first proposed this development, I think people had a misconception of how a modern body shop operates. I think that by inviting neighbors to come out and see our operation and explaining the business helped allay some of the community's fears," said Gur. "we have always been very cognizant of the community, and I think we demonstrated that by submitting a dozen or so letters of support from our current neighboring businesses and residents at our Amos Avenue location to the zoning commissioner."

Indeed, Camden went further than that as they meet with an adjoining neighbor after having received approvals in order to address any concerns they had. The result was an agreement between the neighbors and Camden to lessen any impact their new operation may have on the community. This agreement included limiting hours of operation, providing tree and landscaping screening along the resident's property and shielding the lighting to be contained onsite.

Gur went on, "we don't just want to open a shop in a community, we want to be part of that community."

Camden Body and Fender will employ approximately 20 full time employees and hopes to break ground by June 2006 and be opened for business by Feb-March 2007. In the meantime both Mota Gur and Jay Weinberg can be reached at their current location 4113 Amos Ave, Baltimore 21215.

"We would welcome anyone to come by."



Owners Mota Gur and Jay Weinberg

"We are truly excited to come to Reisterstown," said Gur, "the location and community are a great fit for us."







From: "Jim Stanton & Narda Anderson" <Stantonj@Verizon.net>
To: <marymolinaro@verizon.net>
Sent: 1/05/2010 9:34PM
Subject: Camden Auto Body

To Whom It May Concern:

When Camden Auto Body announced its' plans to construct an Auto Body Shop on Main St. there was widespread concern in the community with regard to the type of business being proposed as well as the architectural appearance. Reisterstown is an historical area and that is an important factor in the quality of life in our neighborhoods. Due to the great concern regarding this project the owners met with the community and reassured us that the architecture would be in keeping with the majority of the buildings in town and would be compatible with the neighborhood. An article was published in the Chartley Chatter that was written by the legal counsel to the Auto Body Shop once again reassured the community that "Keeping a historical look was important to Camden Body and Fender..." Once the building was complete it was anything but in keeping with the community and has continued to be an eyesore for those of us who have to drive past it on a daily basis. It is obvious that the owners were less than truthful with us. The brick facade which would have created a much more compatible appearance never materialized. That entire piece of property is extremely unattractive. Now the owners want to build a second building which will look like the original one and just compound the industrial appearance of the business. I am requesting that at the very least the facades of the original and new buildings be covered over with brick and some attractive Williamsburg type of lighting be added to the property. Please give serious consideration to this as that property gives such a negative appearance to our community and it does not blend in with our Main St. atmosphere.

Thank you for your time.

Sincerely,

Narda Anderson
Chartley resident

PROTESTANT' S

EXHIBIT NO. 3

January 5, 2010

Mr. Wiseman:

In Re: Letter in opposition to Camden Body and Fender's proposed new building exterior:

Camden Body and Fender is located at 607 Main Street in Reisterstown, just a few yards before you get to the heart of the actual Historic District, although the blocks south of that are considered the Historic District, also. Travelers pass this building when entering Reisterstown. I mention this to set the picture for the person who is unaware of the layout of the town. This location was a done deal before any citizen in town was aware of the owner's intent.

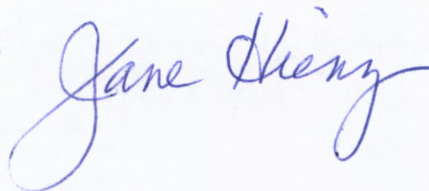
As a result of the community learning of the owners' plans to build, they met with us in an attempt to mollify the fact that an auto body workshop was going up so close to town. If this establishment were on the outskirts of town nearer 795 or 140 heading to Westminster, there would be no problem with the building or the building's design.

They made certain promises to the community at ROG meetings and the Chartley Community Association meetings. One important promise made to the citizens was to have an historic look to the building's exterior, which they agreed to do. (see article, "Future Site of Camden Body Shop..."). This was not done, as the exterior of the building is not brick at all but a tin or metal coating that causes the building to look like a huge box.

Camden now wants to build a second building directly next to the existing one, this new one fronting 80 feet on Main Street with the same exterior tin-like décor. (see artist's rendering) Again, this is the problem, the exterior finish. It is not historic and does not blend in with the Historic District. One only has to look two blocks further south to see the new Wachovia Bank building in the shopping center to see how easy it is to look historic.

We would like to see them apply a real brick façade more in keeping with the historic nature of the town. I don't know if Zoning can do anything to help us with this, but I simply wanted my voice to be heard.

Thank you, Jane Hienz



PROTESTANT' S

EXHIBIT NO.

4



Future Site of Camden Body Shop at Main Street and Walgrove Road

There has been some controversy in Chartley since the announcement of Camden Body Shop moving into the space vacated by the Canopy Restaurant at Main Street and Walgrove Road. Some residents have been worried about the visual impact of an automotive body shop near our neighborhood and others have worried about the impact of potential light, noise, or air pollution. The following article was written by Sebastian Cross, legal counsel to Camden Body Shop in an attempt to **reassure the community that the business will be very compatible with our neighborhood.**

Camden Body Shop

There is a new business coming to the Reisterstown Road corridor in the automotive service business of Camden Body & Fender. But this isn't your father's auto body shop. That is because partners Mota Gur and Jay Weinberg have incorporated state of the art technology and hired Greene Architecture to develop the building producing a truly cutting edge development while incorporating the look of historic Reisterstown.

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Initially the project received negative feedback from the immediate community out of concerns of possible noise and fumes emanating from the site. However, both Gur and Weinberg addressed these concerns at the required zoning hearing and followed up with the adjoining neighbors again after receiving county approval.

"This operation isn't like it used to be years ago", said Gur, "back then you had guys banging out dents and trying to bend and straighten pieces. Today the cars are so much more lightweight and body parts are easy to unscrew and replace, and not with the air pressured guns you find at tire shops. The noise from these shops will not be heard off the property."

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itself with its own air filtration system and disposal tanks which are monitored by local agencies and the EPA.

"When we first proposed this development, I think people had a misconception of how a modern body shop operates. I think that by inviting neighbors to come out and see our operation and explaining the business helped allay some of the community's fears," said Gur. "we have always been very cognizant of the community, and I think we demonstrated that by submitting a dozen or so letters of support from our current neighboring businesses and residents at our Amos Avenue location to the zoning commissioner."

Indeed, Camden went further than that as they meet with an adjoining neighbor after having received approvals in order to address any concerns they had. The result was an agreement between the neighbors and Camden to lessen any impact their new operation may have on the community. This agreement included limiting hours of operation, providing tree and landscaping screening along the resident's property and shielding the lighting to be contained onsite.

Gur went on, "we don't just want to open a shop in a community, we want to be part of that community."

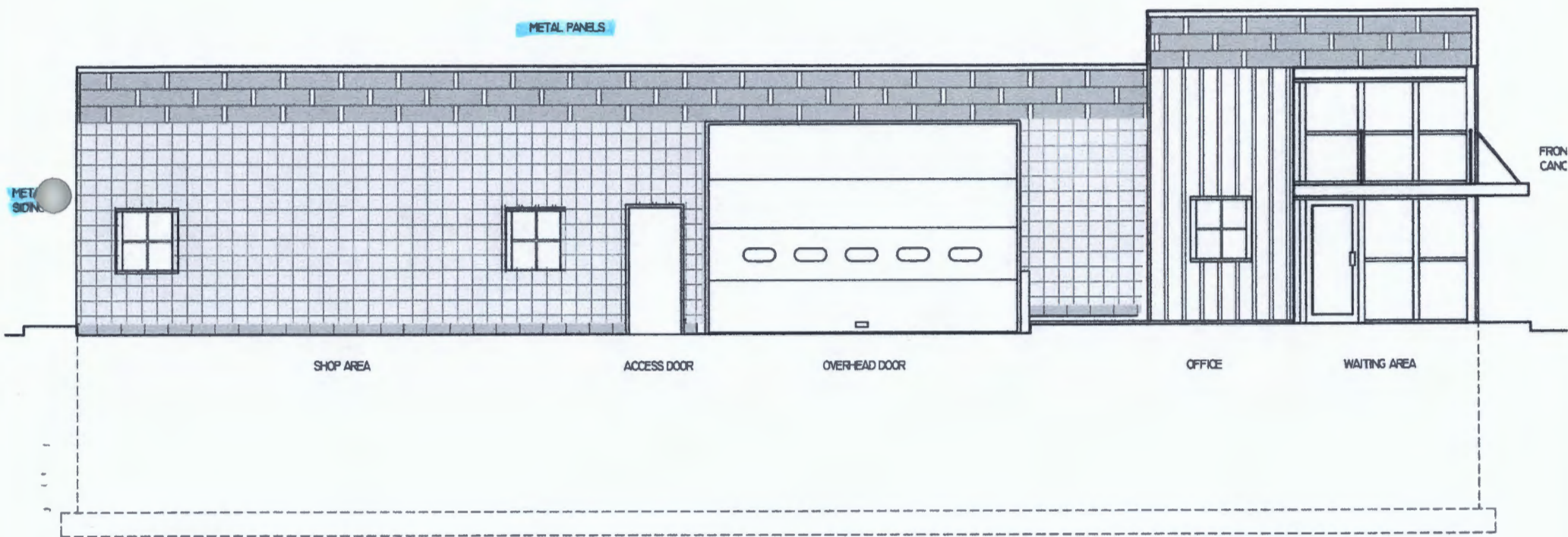
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"We would welcome anyone to come by."



Owners Mota Gur and Jay Weinberg

"We are truly excited to come to Reisterstown," said Gur, "the location and community are a great fit for us."



1 FRONT ELEVATION
A-16 1/8"=1'-0"

GREENE ARCHITECTURE
CAMDEN GARAGE
NOVEMBER 6, 2009

January 30, 2010

Mr. William Wiseman, III
Baltimore County Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

RECEIVED

FEB 02 2010

ZONING COMMISSIONER

Mr. Wiseman:

Recently a few of my neighbors and I were invited to Camden Auto Body for a second look at the plans for their new building. They have changed the materials they plan to use on the exterior. I think it will look nice when it is finished.

I feel that they have made a good-faith effort to comply with the wishes of the neighbors and I therefore withdraw my opposition to their building.

Thank you,

Jane Henry
239 Chartley Drive
Reisterstown, Md 21136

I concur. Thank you for your interest.

Narda Anderson
216 Glyndon Drive
Reisterstown, Md 21136

Thank you -- anything that you can do make this project visually pleasing to the neighborhood would be greatly appreciated. When Moto came to the community to present his plans, he said that he wouldn't have cars stored on the property -- any cars not in the building would be stored on the back of the property and not visible from the road. Now you say that he is going to turn the grassy area to the left of the 1st building into a parking lot. None of this news is pleasing to hear.

I appreciate you keeping us informed. I always check the calendar before our monthly ROG meeting so will be keeping an eye out for the January meeting for Camden.

Hope you had a great weekend.

Mary

Mary Molinaro
Software Basics, Inc.
215 Chartley Drive
P.O. Box 898
Reisterstown, MD 21136
410-526-7190
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: "Jessie Bialek"
To: "Mary E. Molinaro"
Sent: 12/04/2009 12:21PM
Subject: Camden Auto Body

Mary,

I can let you know as soon when I get new plans from the engineer and architect. The submissions are not digital, so there is a strong likely hood that someone would need to come in and get copies of the plans.

This new hearing does not deal with the current building. Nor is it under our purview once a structure has been erected to ask them to retroactively modify it. They are also proposing a permanent parking lot to the left of the current building.

When I did a site visit I did see some debris, I inquired as to it and the owner said that he would be cleaning up the property shortly.

As soon as I find out the date I'll let you know. You can also check the development hearing calender on the County's website, it lists a schedule of the zoning hearings.

http://www.baltimorecountymd.gov/MeetingsandEvents/pdm_d3.html

Thank you,
Jessie Bialek

Jessie Bialek
3rd District Community Planner
Baltimore County Office of Planning
Jefferson Building
105 W. Chesapeake Ave, Suite 101
Towson, MD 21204
(410) 887-3480 - phone
(410) 887-5862 - fax

PROTESTANT' S

EXHIBIT NO. 5

jbialek@baltimorecountymd.gov

"I took the Green @ Work Energy Challenge Pledge."

>>> "Mary E. Molinaro" <mmolinaro@softwarebasicsinc.com> 12/3/2009 9:24 PM >>>

Thank you for keeping us informed. Is there anyway to get a copy of all the plans showing the positions of the buildings and landscaping? Now that you say they have purchased the houses on the corner of Walgrove and they have been using the grass area to the left of the 1st building as you face it on Reisterstown Road like a parking lot even though it isn't one, this is quite extensive.

Everyone in the neighborhood that approached me has felt they had been deceived by the fact that the front facade of the first building was not brick. They thought the original designs indicated that it was going to be brick. Now, another building of the same design will seem to turn "an elephant into a herd." We would have preferred that you had requested they brick the front of the 1st building and make the new building follow that same design. Architects can be pretty creative. Can't they come up with some modification to the 1st building that will blend the old and new architecture to match the Reisterstown area?

I spent the last 2 years hearing how unhappy everyone is with their 1st building.

There is also a lot of complaining about the mess the older part of their property looks. One side at the rear of the property just has trash thrown over the hill. I believe that will be resolved once they can complete the 2nd building. However, it should never have happened in the first place and I don't just want them to build something so they can clean up the trash they have left.

Please let us know when and where the January meeting will be held.

Thanks,

Mary Molinaro
President
ROG Coordinating Council
P.O. Box 417
Reisterstown, MD 21136
410-526-5704
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: "Jessie Bialek"
To: "Molinaro, Mary E."
Sent: 12/03/2009 4:23PM
Subject: RE: Camden Auto Body

Mary,

Just wanted to give you an update on the Camden Auto Body case. Myself and two of my co-workers Lynn Lanham, Chief of Development Review and Shahid Rana, Community Design Team met with Sebastian Cross from Gildea & Schmidt and Jared Barnhart from DMW to discuss the new proposed building and parking.

In 2007 they had gotten approval for the building and some additional parking, but they are coming back this time to amend that site plan in order to change the position of the building on the lot as well as add more parking, with some being on the adjacent residential lot that the owner purchased recently. We spoke with them about the architecture and need for fences and landscaping to buffer the adjacent residential neighbors from the impending use and I believe that we have come up with an agreeable solution. The new building will be modern looking to match the current one and it will have the same facade treatment. It would not make sense from a planning standpoint to have them make the new building look historic when there is a modern one with the same use right next to it. We are awaiting new architectural drawings and a landscape plan from both the architect and engineer before issuing our final comments.

I have attached a drawing of the front elevation of the building with the facade treatment that we would like to see. I also believe that their hearing will be scheduled for sometime in early January, but I do not have an exact date yet.

If any of you have questions please contact me.

Thank you,
Jessie Bialek

Jessie Bialek
3rd District Community Planner
Baltimore County Office of Planning
Jefferson Building
105 W. Chesapeake Ave, Suite 101
Towson, MD 21204
(410) 887-3480 - phone
(410) 887-5862 - fax
jbialek@baltimorecountymd.gov

"I took the Green @ Work Energy Challenge Pledge."



>>> "Mary E. Molinaro" <mmolinaro@softwarebasicsinc.com> 11/17/2009 9:33 PM >>>
Thanks Jessie

Mary

----- Original Message -----
From: "Jessie Bialek"
To: "Molinaro, Mary E."
Sent: 11/17/2009 10:54AM
Subject: Camden Auto Body

Mary,

My apologies for not getting back with you sooner, I was out of the office. It usually takes quite a while for a special hearing to be scheduled and I feel that it is always appropriate for interested persons to attend if they are able. As soon as I find out the date and time I will let you know.

Thanks you,
Jessie

Jessie Bialek
3rd District Community Planner
Baltimore County Office of Planning
Jefferson Building
105 W. Chesapeake Ave, Suite 101
Towson, MD 21204

(410) 887-3480 - phone

(410) 887-5862 - fax

jbialek@baltimorecountymd.gov



Happy Thanksgiving

>>> "Mary E. Molinaro" <mmolinaro@softwarebasicsinc.com> 11/14/2009 9:15 AM >>>
Hi Jessie,

Thank you very much for keeping us informed. I am the **current president of ROG** and a **past-president of the Chartley Homeowners Association**. You are correct in your comments. Once the building was completed, everyone was disappointed in the final exterior. We weren't sure if they changed their plans or we just overlooked carefully examining the plans.

I'm glad you are taking another look at this next building. I'm also ccing the current president of Chartley(Sonia Samuel) and their zoning chairperson(George Vintz). Could you please let us know the date of the special hearing and if it is appropriate for us to attend?

Mary Molinaro
ROG Coordinating Council
P.O. Box 117
Reisterstown, MD 21136
410-908-0724 (cell)
mmolinaro@softwarebasicsinc.com

----- Original Message -----

From: George Harman
To: Mary Molinaro
Sent: 11/13/2009 9:56PM
Subject: FW: Camden Auto Body

Mary,
fyi

Jessie,
Mary is the new President of the ROG Coordinating Council and should be addressed on all ROG stuff. I'm the zoning committee chair and will remain involved in most issues. Please continue to include me on the emailings.

George

Date: Thu, 12 Nov 2009 10:30:36 -0500
From: jbialek@baltimorecountymd.gov
Subject: Camden Auto Body
To: harmangeorge@hotmail.com

Hello George,

I hope that you've been well. I am not sure if you are aware, but if not then I am writing to let you know that I have a special hearing for Camden Auto Body. They are proposing a second building next to their current one along with additional parking.

My office is aware that there is discontent about the appearance of the current building and that negotiations last time around were not fruitful. With that being said, I have spoken with my supervisor and the Planning Office will not be supportive of the hearing unless the building design fits in with the character of the community. We

will be requiring building elevations and architecture prior to the hearing.

I have not yet contacted the applicant about this, nor their lawyer, who is Sebastian Cross from Gildea & Schmidt, but I will be doing that shortly, to let them know our position.

I will keep you abreast of the situation and hopefully there can be a desirable outcome for all.

Thank you,
Jessie

Jessie Bialek
3rd District Community Planner
Baltimore County Office of Planning
Jefferson Building
105 W. Chesapeake Ave, Suite 101
Towson, MD 21204
(410) 887-3480 - phone
(410) 887-5862 - fax
jbialek@baltimorecountymd.gov



Happy Thanksgiving

Bing brings you maps, menus, and reviews organized in one place. [Try it now.](#)

Exhibit B

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

LAWRENCE E. SCHMIDT
LSCHMIDT@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

JASON T. VETTORI
JVETTORI@GILDEALLC.COM

300 EAST LOMBARD STREET

SUITE 1440

BALTIMORE, MARYLAND 21202

TELEPHONE 410-234-0070

FACSIMILE 410-234-0072

www.gildeallc.com

TOWSON, MD OFFICE

220 BOSLEY AVENUE

TOWSON, MARYLAND 21204

TELEPHONE 410-337-7057

September 13, 2005

Sent Via Facsimile and Regular Mail

Mr. George Vintz
Chartley Homeowner's Association
Box 408
Reisterstown, MD 21136

Re: Camden Auto Body/607 Main Street
Case No.: 05-552-X

Dear George:

This letter serves to memorialize the negotiations and agreement entered into by affected neighbors of Chartley Homeowner's Association and the proposed developers of Camden Auto Body. The following issues and action were discussed and agreed to by all parties as follows:

1. Efforts will be made to maintain the current cedar tree screening towards the rear of Camden Auto Body's site also adjoining the rear yards of neighbors in the Chartley community. A tree study will be performed by Daft-McCune-Walker in order to remove only those trees to the rear of both properties that are determined to be dead, dying or unsalvageable.
2. In lieu of the 6 ft. board-on-board fence surrounding the auto storage and dumpster area, Camden Auto Body will erect a 10 ft. high wood board-on-board fence in order to further screen this area from adjoining neighbors.
3. The dumpster would be exchanged only during normal business hours, which currently are 8:00 a.m. to 5:30 p.m. Monday through Friday.
4. The office will also be open 8:00 a.m. until 12:00 Noon on Saturday for drop off and pick up of cars, and administrative work. Dumpsters will not be exchanged during this time.

PROTESTANT' S

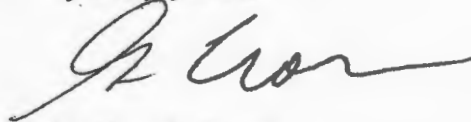
EXHIBIT NO. 6

ALSO Referred to As EXHIBIT A: SEE

5. There will be no car pick-up after the above referenced business hours.
6. All efforts will be made to prohibit car drop-off during off-business hours; however, there are circumstances beyond Camden Auto Body's control whereby tow trucks, on their own initiative, may drop off cars. Again, this independent action of towing companies will be discouraged.
7. Lighting will be shielded and directed away from any neighboring property.

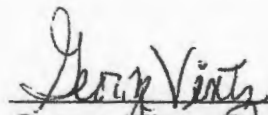
These were the 7 main points discussed and agreed to by all parties at the meeting on August 17, 2005. Upon receipt and review by Chartley Homeowner's Association, please execute this letter where provided thereby signifying your agreement with these points. With kind regards, I am

Very truly yours,



Sebastian A. Cross

ACCEPTED AND AGREED:



George Vintz, ~~President-Past~~, Zoning Chairperson
Chartley Homeowner's Association

SAC:bhb

Cc: Mordehai Gur, Camden Body & Fender Co.
Jay Weinberg, Camden Body & Fender Co.
Gregory H. Reed, Daft-McCune-Walker, Inc.
Mitch Kellman, Daft-McCune-Walker, Inc.
David K. Gildea, Esquire

GILDEA & SCHMIDT, LLC

600 WASHINGTON AVENUE

SUITE 200

TOWSON, MARYLAND 21204

TELEPHONE 410-821-0070

FACSIMILE 410-821-0071

www.gildeallc.com

DAVID K. GILDEA

LAWRENCE E. SCHMIDT

D. DUSKY HOLMAN

SEBASTIAN A. CROSS

CHARLES B. MAREK, III

JASON T. VETTORI

September 13, 2005

Sent Via Facsimile and Regular Mail

Mr. George Vintz

Chartley Homeowner's Association

Box 408

Reisterstown, MD 21136

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ORDER RECEIVED FOR FILING

Date

3-8-10

By

103

PETITIONER'S

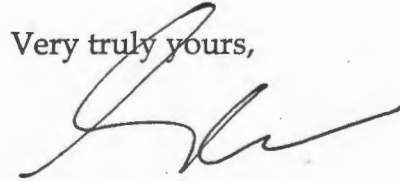
EXHIBIT NO.

10

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These were the 7 main points discussed and agreed to by all parties at the meeting on August 17, 2005. Upon receipt and review by Chartley Homeowner's Association, please execute this letter where provided thereby signifying your agreement with these points. With kind regards, I am

Very truly yours,



Sebastian A. Cross

ACCEPTED AND AGREED:

George Vintz, President
Chartley Homeowner's Association

SAC:bhb

Cc: Mordehai Gur, Camden Body & Fender Co.
Jay Weinberg, Camden Body & Fender Co.
Gregory H. Reed, Daft-McCune-Walker, Inc.
Mitch Kellman, Daft-McCune-Walker, Inc.
David K. Gildea, Esquire

ORDER RECEIVED FOR FILING

Date 3-8-10

By [Signature]

Sebastian A. Cross, Esquire
March 8, 2010
Page 2

Mary Molinaro, President, Reisterstown-Owings Mills-Glyndon (ROG) Coordinating Council,
215 Chartley Drive, Reisterstown, MD 21136
George Harman, ROG's past President & Zoning Committee Chairman,
5429 Weywood Drive, Reisterstown, MD 21136
Rick Cobert, Department of Economic Development
People's Counsel; DEPRM; Office of Planning; File









GENERAL NOTES:

- Owner Information:
Melsel Capital Partners
607 LLC - 8 Reservoir Circle
Baltimore, MD 21208
Contract Purchaser/Applicant:
WG Properties, LLC
4113 Anson Avenue
Baltimore, MD 21215
Deed Reference/Account Numbers:
20111545 1900003388
Tax Map No. 48 Grid: 23 Parcels: 238
Zoning: BL, DR 3.5
Census Tract: 4045
Watershed: 27
Subwatershed: 67
Case Area Ratio:
Maximum 3.0
Provided 18,625 SF (adjusted gross floor area)/144 AC = 0.3
- Building Area:
Total Building SF = 18,625 SF (included 4000 SF mezzanine)
- Minimum Setbacks Pursuant to BCZK Sections 302 and 1801.2.C.1.a
Front: 10' from property line, 40' from center line of street, or as per Section 303.2
Side: None required
Rear: 20'
- On-site lighting will be arranged to reflect light away from adjacent residential areas and public streets.
- Case 73-48-R (Order dated 3/15/73): Petition for a reclassification of 1.3 acres from DR-3.5 and DR-16 to BR Zoning. Property rezoned BL to accommodate a clothing store.
Case 74-186-R (Order dated 8/7/74): Petition to reclassify 0.3 acres from DR-3.5 and DR-16 to BL granted.
Case No. R-83-69 (Order dated 3/16/83): Petition for 0.5 acres of RO to be reclassified as BL denied.
Case No. 85-5PH: Special hearing to allow existence of a non-conforming use for a produce stand. Right to continue granted, subject to nine restrictions.
Board of Appeals: Zoning Commissioner order as to non-conforming use affirmed.
Nine conditions of approval rescinded.
- Parking Required: 18,625 SF (3,311,000) = 62 spaces
Total = 62 spaces
Provided = 62 spaces
27 parking spaces (service bay) provided within building; 35 remaining spaces on-site (outside fenced area)
- All proposed signage to conform to Section 450 BCZK.
- Site Area:
Gross Site Area = 2.066 AC = 8997 SF
Net Site Area = 1.894 AC = 82502 SF
Area of Special Exception = 1.050 AC = 45738 SF
- Existing Use: 607 Main Street
Abandoned Canopy Restaurant (To be Razed)
Proposed Use: 607 Main Street
Service Garage (Body Shop)
Existing and proposed water service: Public
Existing and proposed sewer service: Public
- A review of Baltimore County records did not reveal any prior permits on the subject property within the last five years.
- There is no conflict with BCZK Section 303.2 as there are no adjacent commercial buildings which front on Main Street that lie within 100 feet of the joint-site property lines.
- Pursuant to BCZK Section 1801.3.1(a)(1); the site is not subject to the R.T.A. requirements as there is no development within the DR zone.
- The proposed building height will not exceed 40 feet.
- The proposed paving to be bituminous concrete.
- Landscape and screening will be provided in accordance with the latest Baltimore County Landscape Manual.
- The property is not in a 100-year floodplain or is not within the Chesapeake Bay Critical Area.
- There are no historic structures on site and the site is not within a historic district.
- The site is not within any traffic deficient zones pursuant to the 2004 Basic Services Transportation Area Map.
- The proposed use will not impact any pupil yields for schools in the area.
- The DR 3.5 portion included within the Special Exception Area is for buffer purposes only. There are no improvements within the DR 3.5 Zone.
- Based upon our review of the Records in PDM, there are no DRG or CRG Actions on the property.

Required Landscaping:

Item	Qty	Rate	Total
Parking Lot	35 Spaces @ 1 PU/12 spaces		3.9 PU
Adjacent Road	249 LF @ 1 PU/40 LF		6.3 PU
Interior Road	65 LF @ 1 PU/20 LF		3.3 PU
Automotive Uses:			
Adj. to Res.	138 LF @ 1 PU/10 LF		13.8 PU
Adj. to Comm.	439 LF @ 1 PU/10 LF		43.9 PU
Adj. to ROW	249 LF @ 1 PU/15 LF		16.6 PU
Total Required:			87.8 PU

Landscaping Provided

Major Deciduous Trees	26	1 Tree/1 PU	26.0 PU
Evergreen Trees	50	2 Trees / 1 PU	25.0 PU
Shrubs	184	5 Shrubs/ 1 PU	36.8 PU
Total Provided:			87.8 PU

Plant Schedule

Key	Genus/Species	Qty.	Size	Comments
AR	Acer rubrum 'Red Sunset'/Red Sunset	13	2 1/2" cal.	Full crown
	Maple			
CL	X Cupressocyparis leylandii/Leyland Cypress	50	6' ht	Full to ground
JC	Juniperus chinensis 'Sea Green'/Sea Green	117	30" ht	Full
	Juniper			
VM	Viburnum plicatum var. tomentosum	67	30" ht	Full
	'Mariesii'/Marie's Doublefile Viburnum			
ZS	Zelkova serrata 'Green Vase'/Green Vase	13	2 1/2" cal.	Full crown
	Japanese Zelkova			

LEGEND

- Property Line
- Zoning Line
- Existing Contours
- Edge of Pavement
- Center Line of Road
- Prop. Buildings
- Ex. Buildings
- Adjacent Property Line
- Chain Link Fence
- Existing Drainage
- Existing Sewer Line
- Existing Water Line
- Existing Drainage and Utility Easement
- Limit of Special Exception Line

VICINITY MAP

1"=1000'

RELIEF REQUEST:
Special Exception from BC22 Section 250.15 for service garage (body shop) use.

NOTE:
This deed compilation is based on information obtained from available records only. It was prepared without benefit of review of a current title report, commitment to insure title or abstract of title. It does not, therefore, reflect the results of an updated boundary survey in NAD 83. Use of this information constitutes acceptance of the fact that this information must not be used in place of a boundary survey.

Existing utility location information shown on these plans is for illustrative purposes only. While the information shown has been gathered from sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed.

DATA SOURCES:

Deeds: 20111545
Utility plans: 36-312, 81-0557, 63-625
Baltimore County 2000 Zoning Map: 04863
Existing topography provided by Baltimore County GIS dated 1995.
Boundary survey provided by APF Associates, Inc. dated February 5, 2004 on BCMD

DMW
Daft-McCune-Walker, Inc.

300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705

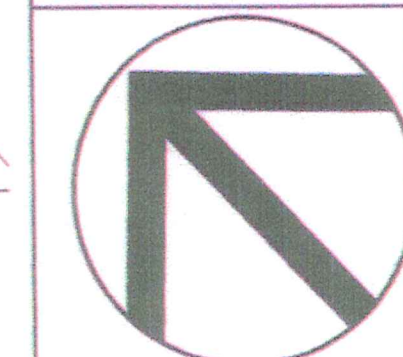
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

CAMDEN BODY & FENDER

607 MAIN STREET
REISTERSTOWN, MD 21117

3rd COUNCILMANIC DISTRICT
4th ELECTION DISTRICT BALTIMORE COUNTY, MD



DATE	BY	REVISIONS

ISSUE DATES	BASE:	CTR
REVIEW: 04-27-05	DRAWN:	CTR
BID:	DESIGNED:	RLH/HR
PERMIT:	CHECKED BY:	
CONSTRUCTION:	DATE CHECKED:	
SCALE: 1" = 20'	DRAWING:	
PROJECT NO.: 05040		1 of 1

This May 12 10:50AM 2005

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNED _____ P.E. _____
DATE _____

ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

SIGNED _____ P.E. _____
DATE _____

DEVELOPERS / LANDOWNERS CERTIFICATION

I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWING(S) AND ON THE APPROVED SEDIMENT CONTROL DRAWING(S) WILL BE ACCOMPLISHED PURSUANT TO THESE PLANS. I/WE ALSO UNDERSTAND THAT IT IS MY/OUR RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CERTIFIED, INCLUDING THE SUBMITTAL OF "AS-BUILT" PLANS WITHIN THIRTY (30) DAYS OF COMPLETION, BY A REGISTERED PROFESSIONAL ENGINEER.

SIGNED _____ DATE _____
1495860
1562200

SEQUENCE OF CONSTRUCTION

1. NOTIFY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, INSPECTION AND ENFORCEMENT DIVISION (DEPRM, IED) (410-887-3226) AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
2. IF APPLICABLE, ORANGE HIGH VISIBILITY FENCE SHALL BE MANUALLY INSTALLED ALONG THE LIMIT OF DISTURBANCE, WHERE THE LIMIT IS WITHIN 50 FT. OF THE FOREST BUFFER/ CONSERVATION EASEMENT. THIS SHALL BE COMPLETED BY AND INSPECTED AT THE PRE-CONSTRUCTION MEETING.
3. CLEAR AND GRUB FOR AND INSTALL THE FOLLOWING EROSION AND SEDIMENT CONTROL:
 - a) STABILIZED CONSTRUCTION ENTRANCE
 - b) INSTALL SUPER SILT FENCE AND #2 CHECK DAMS AND SILT FENCE.
4. NOTIFY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, INSPECTOR AND ENFORCEMENT DIVISION (DEPRM, IED) UPON COMPLETION OF INSTALLING THE SEDIMENT CONTROL DEVICES AND MEASURES.
5. WITH THE APPROVAL OF THE BALTIMORE COUNTY DEPRM, IED AND THE SEDIMENT CONTROL INSPECTOR, CLEAR AND GRUB THE PROJECT SITE.
 - a) MAINTAIN POSITIVE DRAINAGE TO ALL SEDIMENT DEVICES DURING SITE GRADING.
6. BEGIN MASS GRADING OF THE SITE AND CONSTRUCTION OF THE RETAINING WALL. COORDINATE INSTALLATION OF THE STORM DRAIN IN THE RETAINING WALL WITH THE GEOTECHNICAL ENGINEER.
 - a) MAINTAIN POSITIVE DRAINAGE TO ALL SEDIMENT DEVICES DURING SITE GRADING.
7. INSTALL SITE UTILITIES (WATER, SEWER, STORM DRAIN).
 - a) INSTALL INLET PROTECTION ON ALL INLETS SHOWN ON THE PLAN.
 - b) STORMWATER MANAGEMENT: ENSURE THAT THE SWM SYSTEM RECEIVES NO DRAINAGE UNTIL ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL CURB & GUTTER, FINE GRADE ALL DISTURBED AREAS NOT BEING PAVED AND STABILIZE THESE AREAS WITH PERMANENT SEEDING.
10. CONTINUE BUILDING CONSTRUCTION.
11. UPON STABILIZATION OF THE SITE WITH PERMANENT SEEDING, WITH ESTABLISHED VEGETATION, AND WITH APPROVAL OF THE SEDIMENT CONTROL INSPECTOR.
 - a) REMOVE SUPER SILT FENCE, SILT FENCE, AND STABILIZE THE AREAS DISTURBED BY THIS PROCESS.
 - b) REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND MEASURES. FINE GRADE AND STABILIZE THE AREAS DISTURBED BY THIS PROCESS.
12. PAVE PARKING LOT SECTIONS.

CONTRACTORS "AS-BUILT" NOTE

AS-BUILT PLANS AND CERTIFICATION ARE REQUIRED FOR THIS STORMWATER MANAGEMENT FACILITY. THESE MUST BE PREPARED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. BALTIMORE COUNTY WILL NOT PERFORM THE INSPECTION OR PREPARE THE AS-BUILT PLANS OR CERTIFICATION. THE STORMWATER MANAGEMENT PERMIT SECURITY WILL NOT BE RELEASED UNTIL THE AS-BUILT PLANS AND CERTIFICATION ARE APPROVED BY BALTIMORE COUNTY.

IN ORDER TO PREPARE THE REQUIRED AS-BUILT PLANS AND CERTIFICATION, THIS STORMWATER MANAGEMENT FACILITY MUST BE INSPECTED BY THE ENGINEER AT SPECIFIC STAGES DURING CONSTRUCTION AS REQUIRED BY THE CURRENT BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE PLANS.

REISTERSTOWN ROAD (66 R/W)
SEE EXC. NO. 13
(ALSO KNOWN AS MAIN STREET)
STATE ROAD - MD. RTE. 140

PETITIONER'S
EXHIBIT NO. 2A

LEGEND

- Property Line
- Zoning Line
- Relating Section
- Edge of Forested
- Center Line of Road
- Prop. Building
- To Building
- Asphalt Paved Area
- Grass and Turf
- Proposed Storm Drain
- Proposed Storm Culvert
- Proposed Storm
- Existing Storm Drain
- Existing Storm
- Existing Area

VICINITY MAP

1"=1000'

BENCHMARK INFORMATION

THE BENCHMARK WAS ESTABLISHED BY GPS AND VERIFIED BY NGS-OPUS USING; GAITHERSBURG CORNER, COR. AND ANNAPOLIS COR. THE COORDINATES FOR THE POINT ARE: N 68155.037, E 2255.547, ELEVATIONS ARE 737.62 (BCMD) AND 738.5 (NAVD 83) WOODEN HUB.

NO. 1
NATURAL WATER APPROVED UNDER
B.C.M.D. 130-01.

NO. 2
FEDERAL AND STATE WATER RESOURCE
PERMITS NOT REQUIRED.

NO. 3
ALL TYPES OF ENGINEERS WETLAND
PERMITS NOT REQUIRED.

NO. 4
SEE SHEET #3 FOR MAINTENANCE
GUIDELINES.

NO. 5
THIS PROJECT IS A REDEVELOPMENT
NOT WITHIN THE REQUIREMENTS
SECTION 33-4-105 OF THE
BALTIMORE COUNTY CODE. WATER
QUALITY IS BEING PROVIDED FOR NO
LESS THAN 20% OF THE EXISTING
IMPERVIOUS AREA.

NO. 6
NOTE: EXISTING UTILITY LOCATION INFORMATION
SHOWN IN THESE PLANS IS FOR ILLUSTRATIVE
PURPOSES ONLY. WHILE THE INFORMATION SHOWN
HEREIN WAS GATHERED FROM SOURCES DEEMED TO
BE RELIABLE, THE CORRECTNESS OR COMPLETENESS
OF THE INFORMATION SHOWN IS NOT WARRANTED
OR GUARANTEED.

DATA SOURCES:

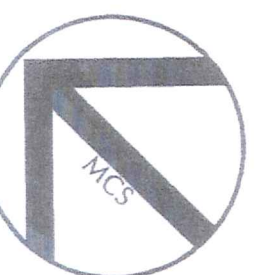
NO. 7
TOPOGRAHICAL SURVEY HEREON TAKEN FROM
THE ASSOCIATES, INC., DATED NOVEMBER 10, 2005.
NO. 8
PROPERTY BOUNDARY HEREON TAKEN FROM ALTA SURVEY
BY AT&T ASSOCIATES, INC., DATED AUGUST 17, 2005.

DMW
Duff McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 298-3333
Fax: 410-4705
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Storm Water Management Plan

CAMDEN BODY & FENDER
607 MAIN STREET
REISTERSTOWN, MD 21280

LOCAL MUNICIPAL DISTRICT
BALTIMORE COUNTY, MARYLAND



This plan is sealed and certified
as being in accordance with
the approved Limited Exemption.

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

DATE BY REVISIONS

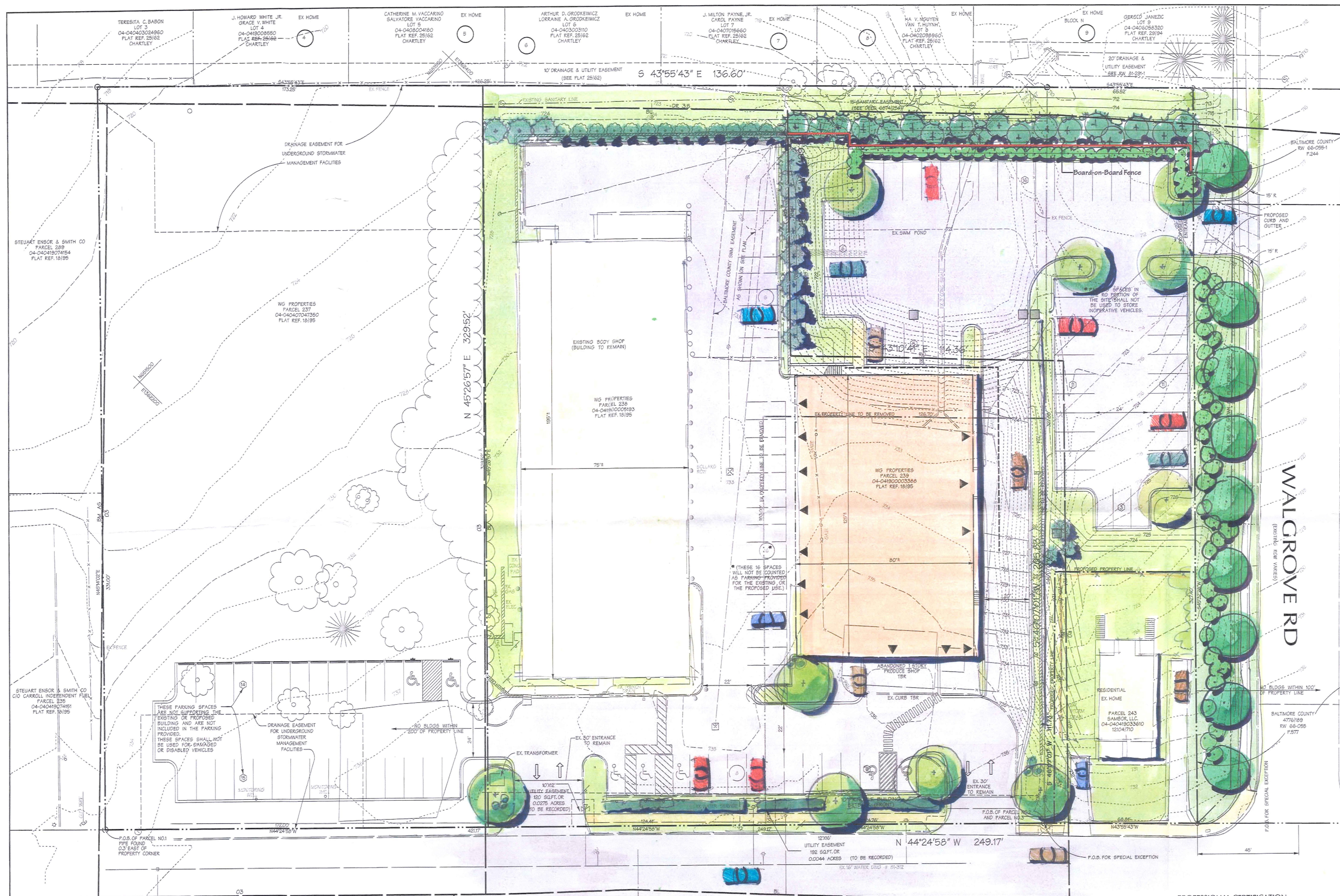
DATE BY REVISIONS

NO.	DESCRIPTION	DATE
1	REVIEW AND APPROVAL	10/10/2007
2	WATER/SWAMP	10/10/2007
3	FINAL USE TYPE	10/10/2007
4	FINAL EROSION CONTROL	10/10/2007
5	FINAL SWAMP TO SWAMP	10/10/2007
6	FINAL EROSION CONTROL	10/10/2007
7	FINAL SWAMP TO SWAMP	10/10/2007
8	FINAL EROSION CONTROL	10/10/2007
9	FINAL SWAMP TO SWAMP	10/10/2007
10	FINAL EROSION CONTROL	10/10/2007
11	FINAL SWAMP TO SWAMP	10/10/2007
12	FINAL EROSION CONTROL	10/10/2007
13	FINAL SWAMP TO SWAMP	10/10/2007
14	FINAL EROSION CONTROL	10/10/2007
15	FINAL SWAMP TO SWAMP	10/10/2007
16	FINAL EROSION CONTROL	10/10/2007
17	FINAL SWAMP TO SWAMP	10/10/2007
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19	FINAL SWAMP TO SWAMP	10/10/2007
20	FINAL EROSION CONTROL	10/10/2007
21	FINAL SWAMP TO SWAMP	10/10/2007
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30	FINAL EROSION CONTROL	10/10/2007
31	FINAL SWAMP TO SWAMP	10/10/2007
32	FINAL EROSION CONTROL	10/10/2007
33	FINAL SWAMP TO SWAMP	10/10/2007
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95	FINAL SWAMP TO SWAMP	10/10/2007
96	FINAL EROSION CONTROL	10/10/2007
97	FINAL SWAMP TO SWAMP	10/10/2007
98	FINAL EROSION CONTROL	10/10/2007
99	FINAL SWAMP TO SWAMP	10/10/2007
100	FINAL EROSION CONTROL	10/10/2007

STORM WATER MANAGEMENT
DRAWING: 1 OF 5

ISSUE DATES
REVIEW: _____
BID: _____
PERMIT: _____
CONSTRUCTION: _____
SCALE: 1"=20'
PROJECT NO: 05040

BASE: CTR
DRAWN: CTR
DESIGNED: JLB
CHECKED BY: _____
DATE CHECKED: _____
DRAWING: 10 of 1



LEGEND

- | | |
|---|--|
|  | Property Line |
|  | Zoning Line |
|  | Existing Contours |
|  | Edge of Pavement |
|  | Center Line of Road |
|  | Prop. Buildings |
|  | Ex. Buildings |
|  | Adjacent Property Line |
|  | Chain Link Fence |
|  | Existing Drainage |
|  | Existing Sewer Line |
|  | Existing Water Line |
|  | Existing Drainage and Utility Easement |
| S 44°24'58" E | Limit of Special Exception Line |
| TBR | To Be Removed |
|  | Retaining Wall |
|  | Wheel Stop |
|  | Existing Parking Count |
|  | Proposed Parking Count |

BENCHMARK INFORMATION

THE BENCHMARK WAS ESTABLISHED BY GPS AND
PROCESSED BY NGS-OPUS USING: GAITHERSBURG
CORS, YORK CORS, AND ANNAPOLIS CORS, THE
COORDINATES FOR THE POINT ARE: N 651150.037
AND E 1362255.547. ELEVATIONS ARE 737.62 (BCMD)
AND 735.76 (NAVD 88) WOODEN HUB.

NOTE:
Existing utility location information shown on these plans is for illustrative purposes only. While the information shown has been gathered from sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed.

DATA SOURCES:
Utility plans: 36-312, 81-0557, 63-625
Baltimore County 2000 Zoning Map: 048c3
TOPOGRAPHICAL SURVEY AND PROPERTY BOUNDARY
HEREON TAKEN FROM APR ASSOCIATES, INC., DATED
MAY 15, 2009.

DMW

DAFT McCUNE WALKER INC

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Landscape
Illustrative Exhibit

Illustrative Exhibit

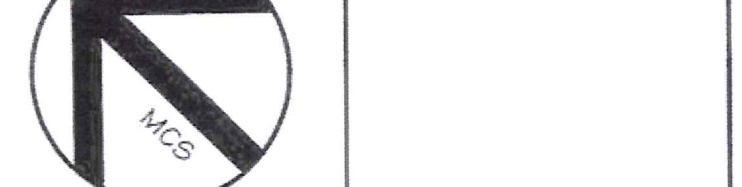
CAMDEN BODY

CAMDEN BODY
& FENDER

605, 607, 609 and 619 MAIN STREET
REISTERSTOWN, MD 21280

and COUNCILMANIC DISTRICT

ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
		SEAL	



DATE	BY	REVISIONS
------	----	-----------

ISSUE DATES	BASE:	AMP
-------------	-------	-----

REVIEW:	12-15-2009	DRAWN:	AMP
---------	------------	--------	-----

BID:	DESIGNED:	JLB
------	-----------	-----

PERMIT:		CHECKED BY:	
---------	--	-------------	--

CONSTRUCTION: _____ DATE CHECKED: _____

SCALE: $1''=20'$ DRAWING: 1 of 1

PROJECT NO.: <u>05040.CO</u>	1 of 1
------------------------------	--------

MASTER PLANT LIST

Quantity	Code	Genus/Species	Common Name	Size	Condition	Remarks
TREES						
17	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2-2½" Cal.	B & B	Full Canopy
31	CL	Cupressocypariss leylandii	Leyland Cypress	6'-8' Ht.	B & B/Cont.	Full
SHRUBS, GRASSES and PERENNIALS						
80	CA	Calamagrostis acutiflora stricta 'Karl Foerster'	Karl Foerster's Reed Grass		#3 Cont.	Heavy
83	CS	Cornus sericea	Red Twig Dogwood		#5 Cont.	Heavy
46	EKM	Euonymus kiautschowicus 'Manhattan'	Manhattan Euonymus	24 in.	#3 Cont.	Heavy
178	JL	Juniperus conferta	Shore Juniper	24 in.	#3 Cont.	Heavy
72	LM	Liriope muscari 'Big Blue'	Big Blue Lily turf		1 Gal.	12" O.C.
21	CVM	Corseopsis verticillata 'Moonbeam'	Moonbeam corseopsis		1 Gal.	18" O.C.

MAIN STREET (MD ROUTE 140)

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 36725, EXPIRATION DATE: 2/26/11

PETITIONER'S
EXHIBIT NO. 3A

MARBLE LLC
04-0408004670
170051521

EX.OFFICE BLDG

KAMINA SAMIE
SAYARD SAMIE
04-0423017193
15562/326

RONALD T. JOHNSON, STEVEN T. JOHNSON
CO PARTNERS T/A RS ASSOCIATES
04-048047320
75021540

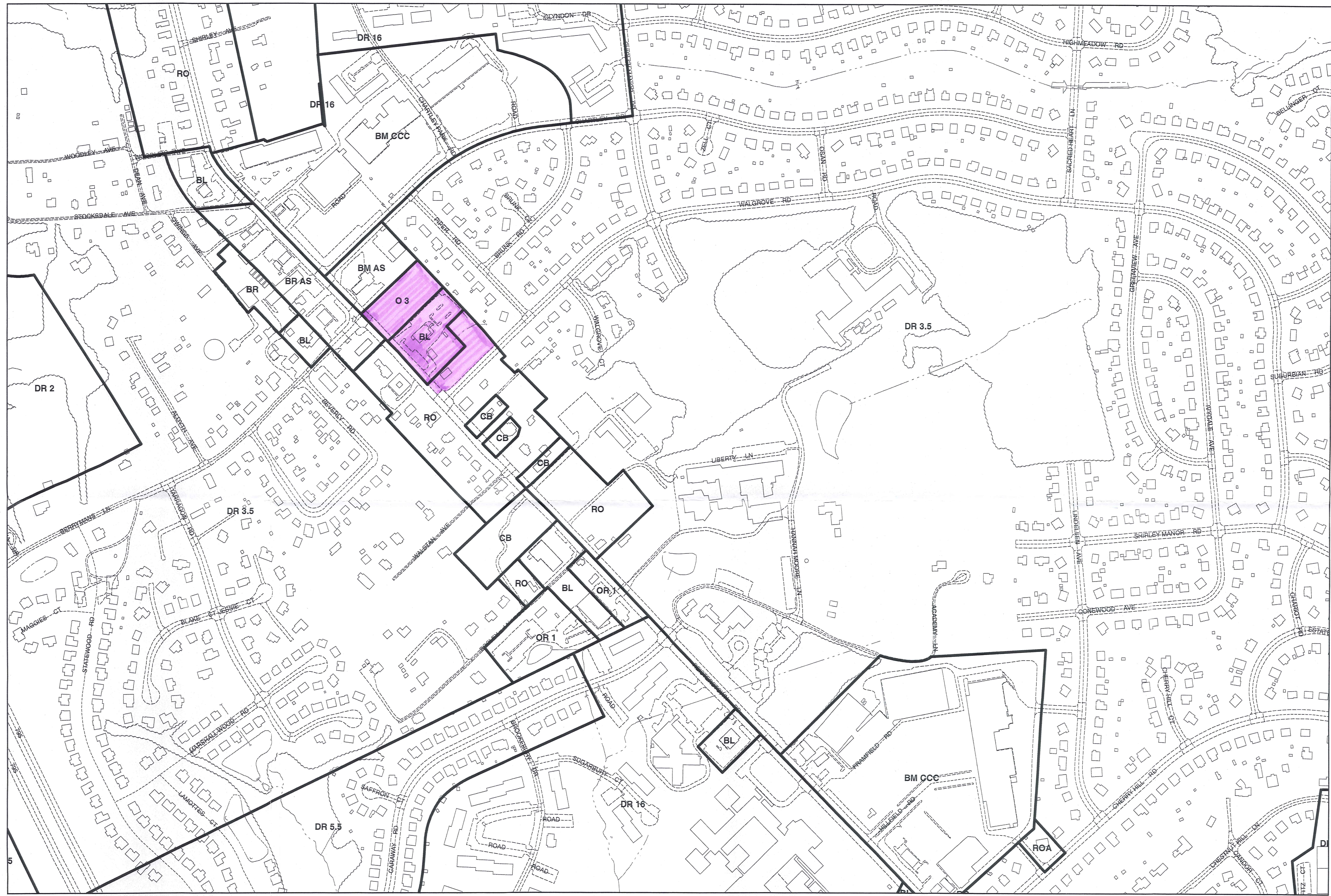
SOL GOLDMAN
LOT 36 FT 37
04-0403001357
PLAT REF. 18/95
PARK HILL MANOR
EX. OFFICE BLDG

VEERASAK LIMAWARARUT
BELEEWUN LIMAWARARUT
LOTS 34-35
04-0418047327
PLAT REF: 18/95
PARK HILL MANOR
EX. OFFICE BLDG

EX. OFFICE BLDG

EX. OFFICE BLDG

P:\05040\ENGR\05040*sch.LA1 Wed Dec 16 12:08:14 2009



Plan Sheet: 048C3

Note:
The zoning depicted in this application incorporates the actions associated with 2006 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | | | | |
|--|-----------|--|---------|--|------------|
| | Buildings | | Streams | | Vegetation |
| | Zoning | | Roads | | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

048A2	048B2	048C2	049A2	049B2
048A3	048B3	048C3	049A3	049B3
057A1	057B1	057C1	058A1	058B1

Scale

1" = 200'

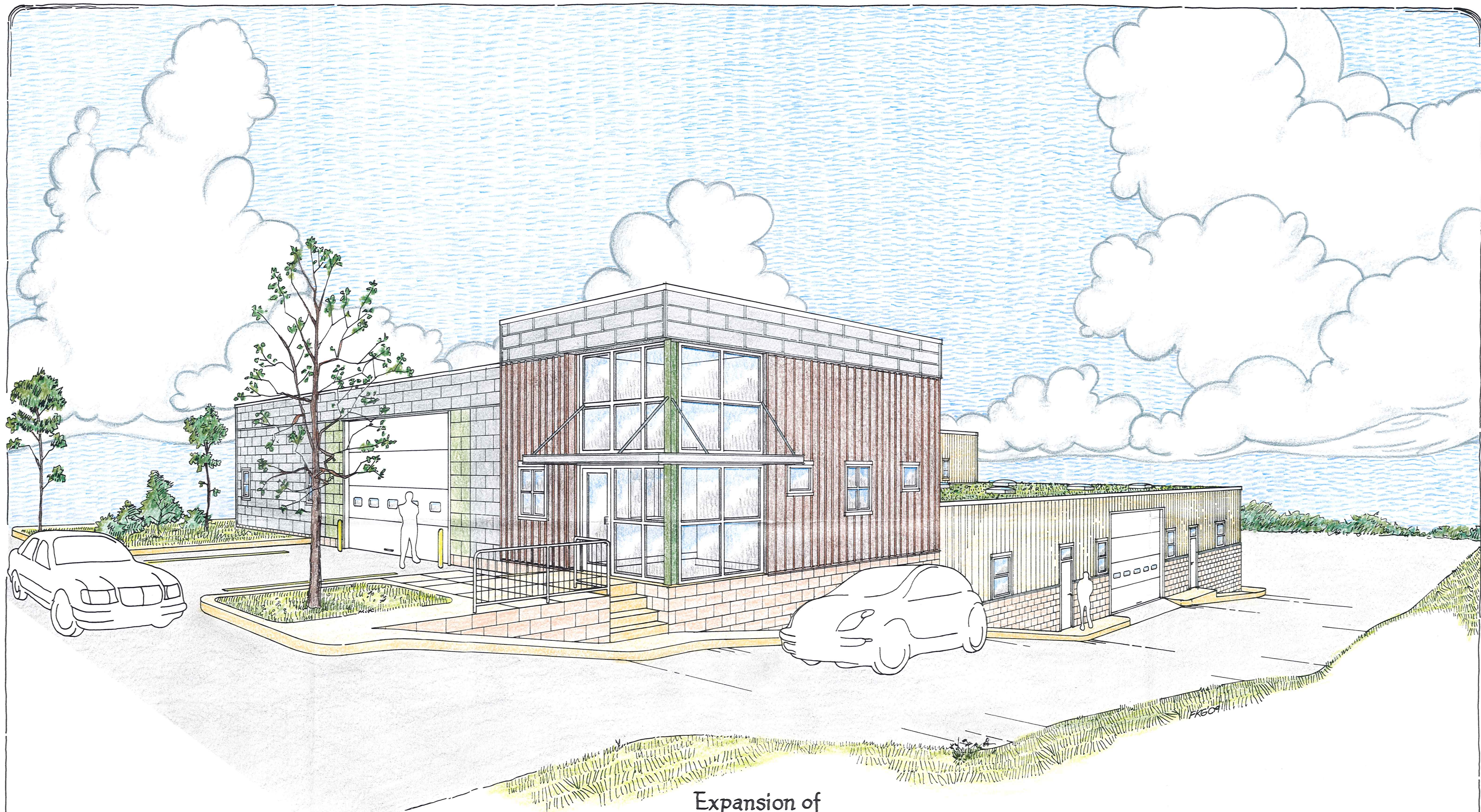
0 100 200 400 Feet



Data Sources:
Planimetric Data - Baltimore County
OT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

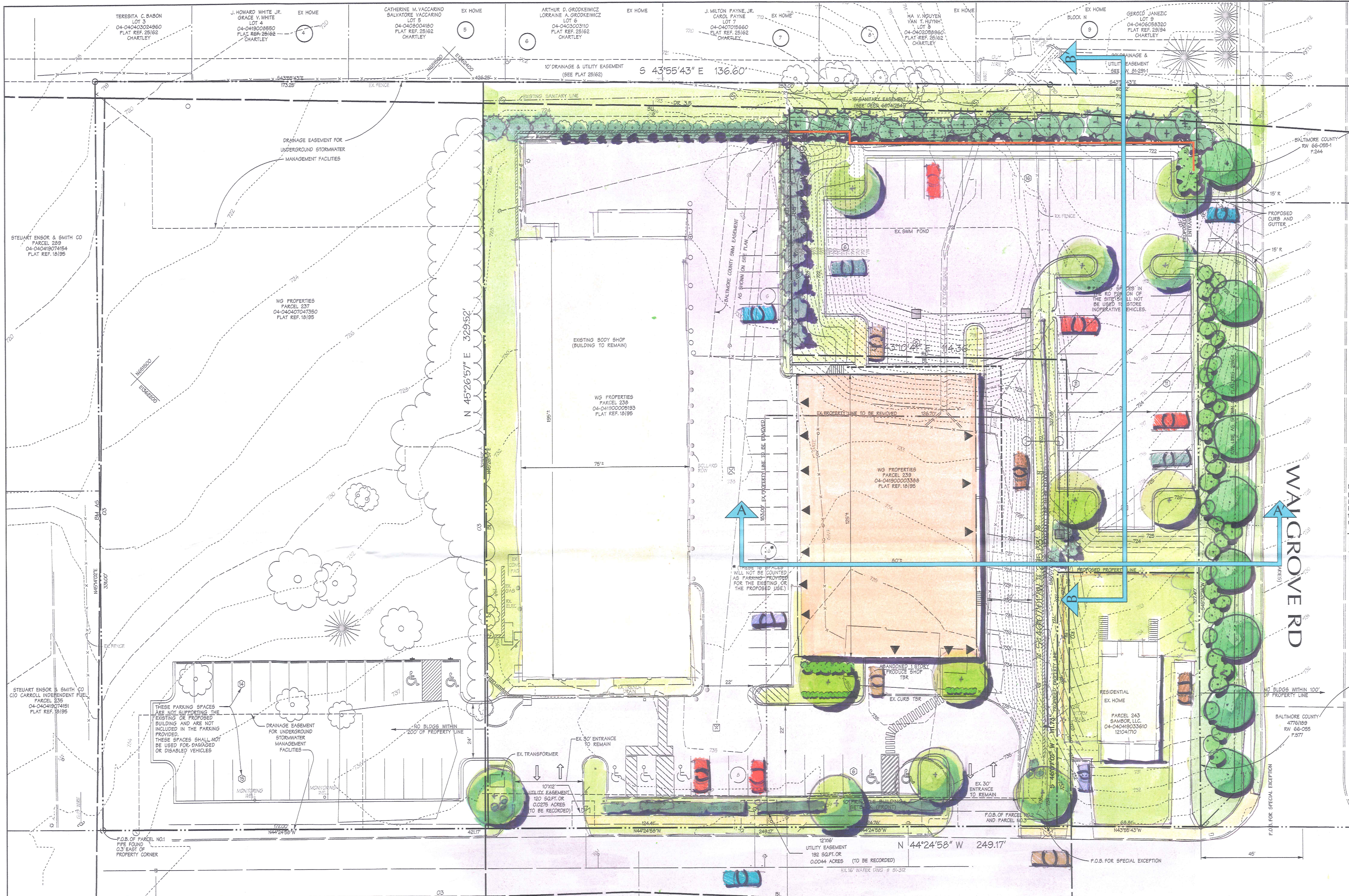
PETITIONER'S

EXHIBIT NO. 5



Expansion of
Camden Body and Fender

Reisterstown
Greene Architecture
January 2010



LEGEND

- Property Line
- Zoning Line
- Existing Contours
- Edge of Pavement
- Center Line of Road
- Prop. Buildings
- Ex. Buildings
- Adjacent Property Line
- Chain Link Fence
- Existing Drainage
- Existing Sewer Line
- Existing Water Line
- Existing Drainage and Utility Easement
- Limit of Special Exception Line
- To Be Removed
- Retaining Wall
- Wheel Stop
- Existing Parking Count
- Proposed Parking Count

BENCHMARK INFORMATION

THE BENCHMARK WAS ESTABLISHED BY GPS AND PROCESSED BY NGS-OPUS USING: GAITHERSBURG CORN, YORK CORN, AND ANNAPOLIS CORN. THE COORDINATES FOR THE POINT ARE: N 651158.037 AND E 1362255.547. ELEVATIONS ARE 737.62 (BCMD) AND 735.76 (NAVD 88) WOODEN HUB.

NOTE:
Existing utility location information shown on these plans is for illustrative purposes only. While the information shown has been gathered from sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed.
DATA SOURCES:
Utility plans: 36-312, 81-0587, 63-625
Baltimore County 2000 Zoning Map: 04803
TOPOGRAPHICAL SURVEY AND PROPERTY BOUNDARY HEREON TAKEN FROM APR ASSOCIATES, INC., DATED MAY 15, 2009.

DMW

DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

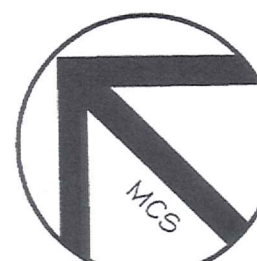
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Landscape
Illustrative Exhibit

CAMDEN BODY & FENDER

605, 607, 609 and 619 MAIN STREET
REISTERSTOWN, MD 21280

3rd COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT



DATE BY REVISIONS

DATE	BY	REVISIONS

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36725, EXPIRATION DATE: 2/26/11

PETITIONER'S

EXHIBIT NO. 8A

ISSUE DATES

REVIEW: 12-15-2009

BID:

PERMIT:

CONSTRUCTION:

SCALE: 1"=20'

PROJECT NO.: 05040.CC

BASE:

DRAWN: AMP

DESIGNED: JLB

CHECKED BY:

DATE CHECKED:

DRAWING:

1 of 2

MASTER PLANT LIST

Quantity	Code	Genus/Species	Common Name	Size	Condition	Remarks
17	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2-2 1/2" Cal.	B & B	Full Canopy
31	CL	Cupressocyparis leylandii	Leyland Cypress	6'-8' Ht.	B & B/Cont.	Full
SHRUBS, GRASSES and PERENNIALS						
80	CA	Calamagrostis acutiflora stricta 'Karl Foerster'	Karl Foerster's Reed Grass	#3 Cont.	Heavy	
83	CS	Cornus sericea	Red Twig Dogwood	#5 Cont.	Heavy	
46	EKM	Euonymus kiautschowicus 'Manhattan'	Manhattan Euonymus	24 In.	#3 Cont.	Heavy
178	JC	Juniperus conferta	Shore Juniper	24 In.	#3 Cont.	Heavy
72	LM	Liriope muscari 'Big Blue'	Big Blue Lily turf	1 Gal.	12" O.G.	
21	CYM	Coreopsis verticillata 'Moonbeam'	Moonbeam coreopsis	1 Gal.	18" O.G.	

MAIN STREET (MD ROUTE 140)

66' R/W PAVING WITH VARIES
BALTIMORE COUNTY R/W PLAT ---

SOL GOLDMAN
LOT 36 PT 37
04-0403000397
PLAT REF. 18/95
PARK HILL MANOR
EX OFFICE BLDG

WEERASAK LIMAWARARUT
SELEWIN LIMAWARARUT
LOTS 34-35
04-0418047027
PLAT REF. 18/95
PARK HILL MANOR
EX OFFICE BLDG

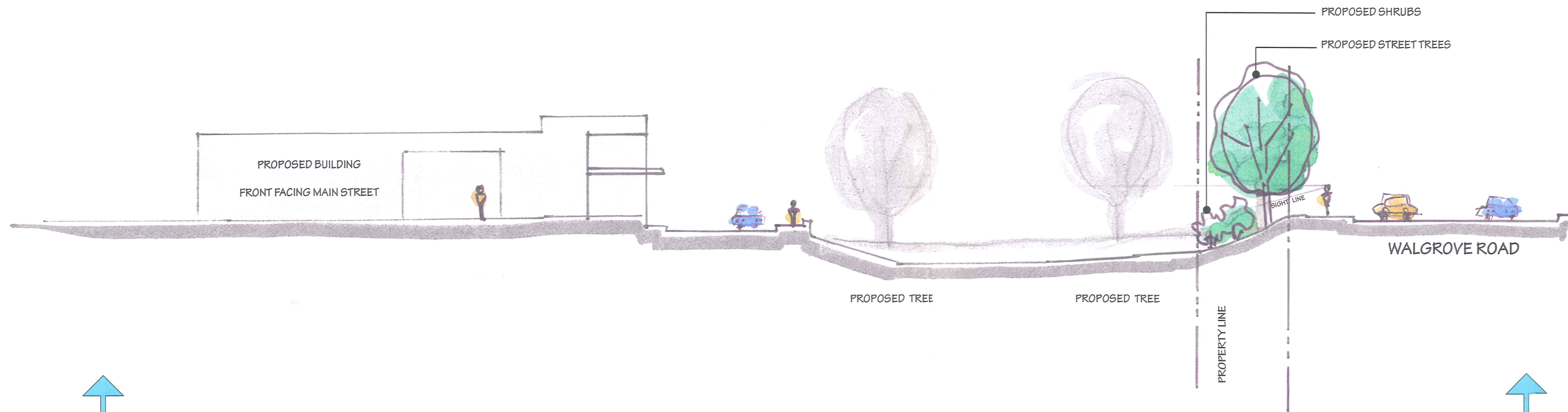
RONALD T. JOHNSON, STEVEN T. JOHNSON
CO PARTNERS TIA RS ASSOCIATES
04-0408047020
78021540
EX OFFICE BLDG

MARBLE LLC
04-0408004670
170051821
EX OFFICE BLDG

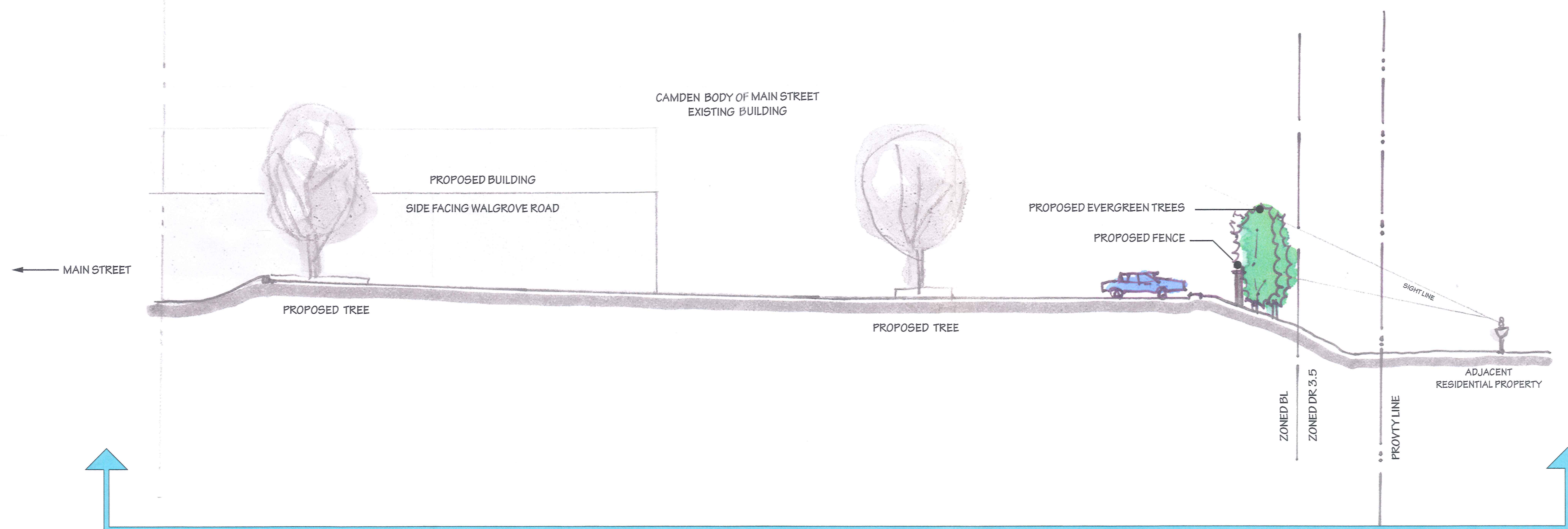
KAMINA SAMIE
SAYARD SAMIE
04-0423010183
155621326

Tue Jan 05 09:38:13 2010

P:\05040\ENGR\050401\A.dwg



SECTION A-A'



SECTION B-B'

PETITIONER'S
EXHIBIT NO. **8B**

DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Landscape
Illustrative Exhibit
**CAMDEN BODY
& FENDER**
605, 607, 609 and 619 MAIN STREET
REISTERSTOWN, MD 21280
3rd COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
4th ELECTION DISTRICT

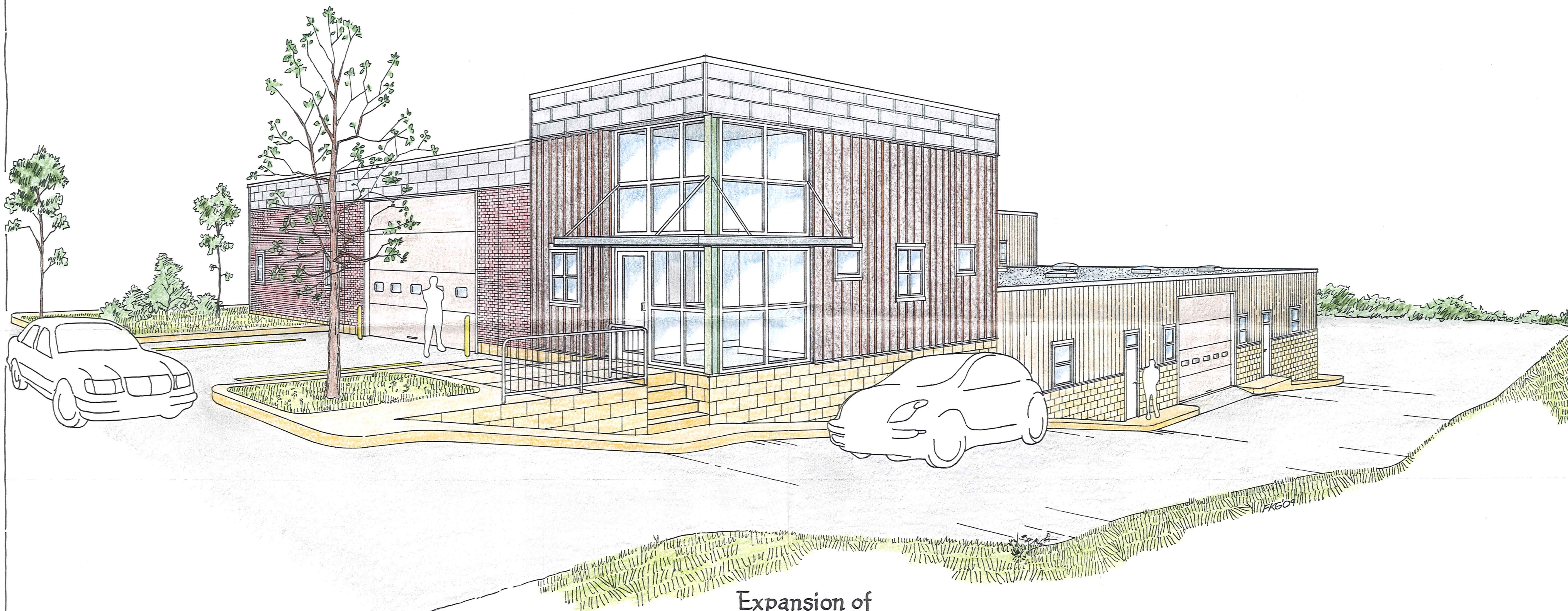
SEAL

DATE	BY	REVISIONS

ISSUE DATES REVIEW: 12-15-2009	BASE: <u>AMP</u>
BID: _____	DRAWN: <u>AMP</u>
PERMIT: _____	DESIGNED: <u>JLB</u>
CONSTRUCTION: _____	CHECKED BY: _____
SCALE: <u>1"=10'</u>	DATE CHECKED: _____
PROJECT NO.: <u>05040.CO</u>	DRAWING: 2 of 2

Wed Dec 16 11:01:52 2009

P:\05040\ENG\05040-1A.dwg



Expansion of
Camden Body and Fender

Reisterstown
 Greene Architecture
 January 2010



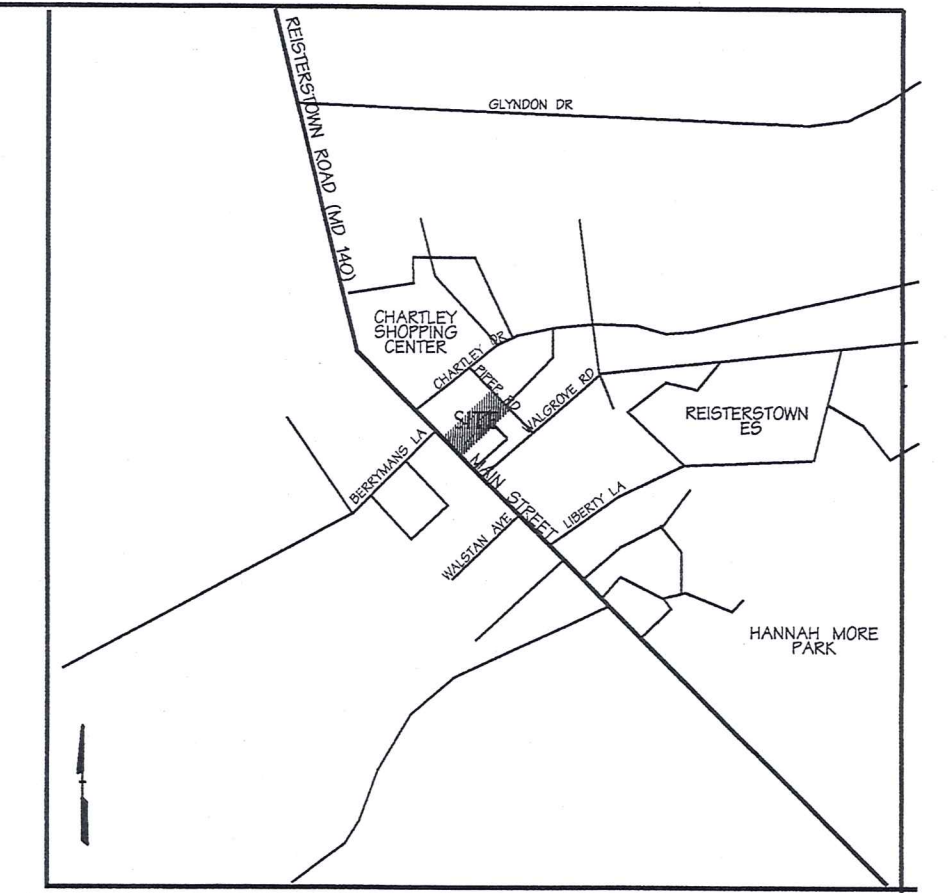
REV. 01-12-10

GENERAL NOTES:

- Owner Information:
Meisel Capital Partners
607 LLC - 8 Reservoir Circle
Baltimore, MD 21208
Contract Purchaser/Applicant:
WG Properties, LLC
4113 Amos Avenue
Baltimore, MD 21215
Dead Reference/Tax Account Numbers:
2011/545 1900005193
Tax Map No: 48 Grid: 23 Parcels: 238
Zoning: BL, DR 3.5
Census Tract: 4045
Watershed: 27
Subwatershed: 67
- Floor Area Ratio:
Maximum 3.0
Provided 18,625 SF (adjusted gross floor area)/144 AC = 0.3
- Building Area:
Total Building SF = 18,625 SF (Included 4000 SF mezzanine)
- Minimum Setbacks: Pursuant to BCZR Sections 302 and 1B01.2.C.1.a
Front = 10' from property line, 40' from center line of street, or as per Section 303.2
Side = None required
Rear = 20'
- On-site lighting will be arranged to reflect light away from adjacent residential areas and public streets.
- Case 73-49-E (Order dated 3/15/73): Petition for a reclassification of 1.3 acres from DR-3.5 and DR-16 to BR Zoning. Property rezoned BL to accommodate a clothing store.
Case 74-106-R (Order dated 8/17/74): Petition to reclassify 0.3 acres from DR-3.5 and DR-16 to BL granted.
Case No. R-83-69 (Order dated 5/16/83): Petition for 0.5 acres of RO to be reclassified as BL denied.
Case No. 85-SPH: Special hearing to allow existence of a non-conforming use for a produce stand. Right to continue granted, subject to nine restrictions.
Board of Appeals: Zoning Commissioner order as to non-conforming use affirmed.
Nine conditions of approval rescinded.
- Parking Required: 18,625 SF (3.3/1,000) = 62 spaces
Total = 62 spaces
Provided = 62 spaces
27 parking spaces (service bay) provided within building, 35 remaining spaces on-site (outside fenced area)
- All proposed signage to conform to Section 450 BCZR.
- Site Area:
Gross Site Area = 2.066 AC = 89977 SF
Net Site Area = 1.894 AC = 82502 SF
Area of Special Exception = 1.050 AC = 45738 SF
- Existing Use: 607 Main Street
Abandoned Canopy Restaurant (To be Razed)
Proposed Use: 607 Main Street
Service Garage (Body Shop)
Existing and proposed water service: Public
Existing and proposed sewer service: Public
- A review of Baltimore County records did not reveal any prior permits on the subject property within the last five years.
- There is no conflict with BCZR Section 303.2 as there are no adjacent commercial buildings which front on Main Street that lie within 100 feet of the joint-site property lines.
- Pursuant to BCZR Section 1B01.1.B.1.a(1), the site is not subject to the R.T.A. requirements as there is no development within the DR zone.
- The proposed building height will not exceed 40 feet.
- The proposed paving to be bituminous concrete.
- Landscaping and screening will be provided in accordance with the latest Baltimore County Landscape Manual.
- The property is not in a 100-year floodplain or is not within the Chesapeake Bay Critical Area.
- There are no historic structures on site and the site is not within a historic district.
- The site is not within any traffic deficient zones pursuant to the 2004 Basic Services Transportation Area Map.
- The proposed use will not impact any pupil yields for schools in the area.
- The DR 3.5 portion included within the Special Exception Area is for buffer purposes only. There are no improvements within the DR 3.5 Zone.
- Based upon our review of the Records in PDM, there are no DRC or CRG Actions on the property.

LEGEND

- Property Line
- Zoning Line
- Existing Contours
- Edge of Pavement
- Center Line of Road
- Prop. Buildings
- Ex. Buildings
- Adjacent Property Line
- Chain Link Fence
- Existing Drainage
- Existing Sewer Line
- Existing Water Line
- Existing Drainage and Utility Easement
- Limit of Special Exception Line



VICINITY MAP

1"=1000'

RELIEF REQUEST:
Special Exception from BC212 Section 230.13 for service garage (body shop) use.

NOTE:
This deed compilation is based on information obtained from available records only. It was prepared without benefit of review of a current title report, commitment to insure title or abstract of title. It does not, therefore, reflect the results of an updated boundary survey in NAD 83. Use of this information constitutes acceptance of the fact that this information must not be used in place of a boundary survey.

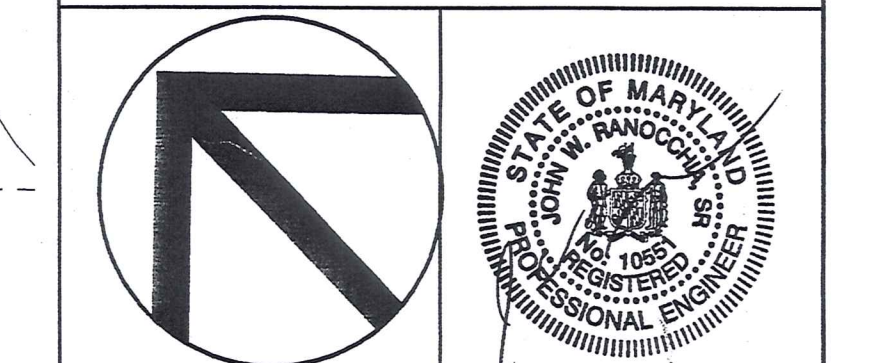
Existing utility location information shown on these plans is for illustrative purposes only. While the information shown has been gathered from sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed.

DATA SOURCES:

Deeds: 2011/545
Utility plans: 36-312, 81-0557, 63-625
Baltimore County 2000 Zoning Map: 048c3
Existing topography provided by Baltimore County GIS dated 1995.
Boundary survey provided by APR Associates, Inc. dated February 5, 2004 on BCMD

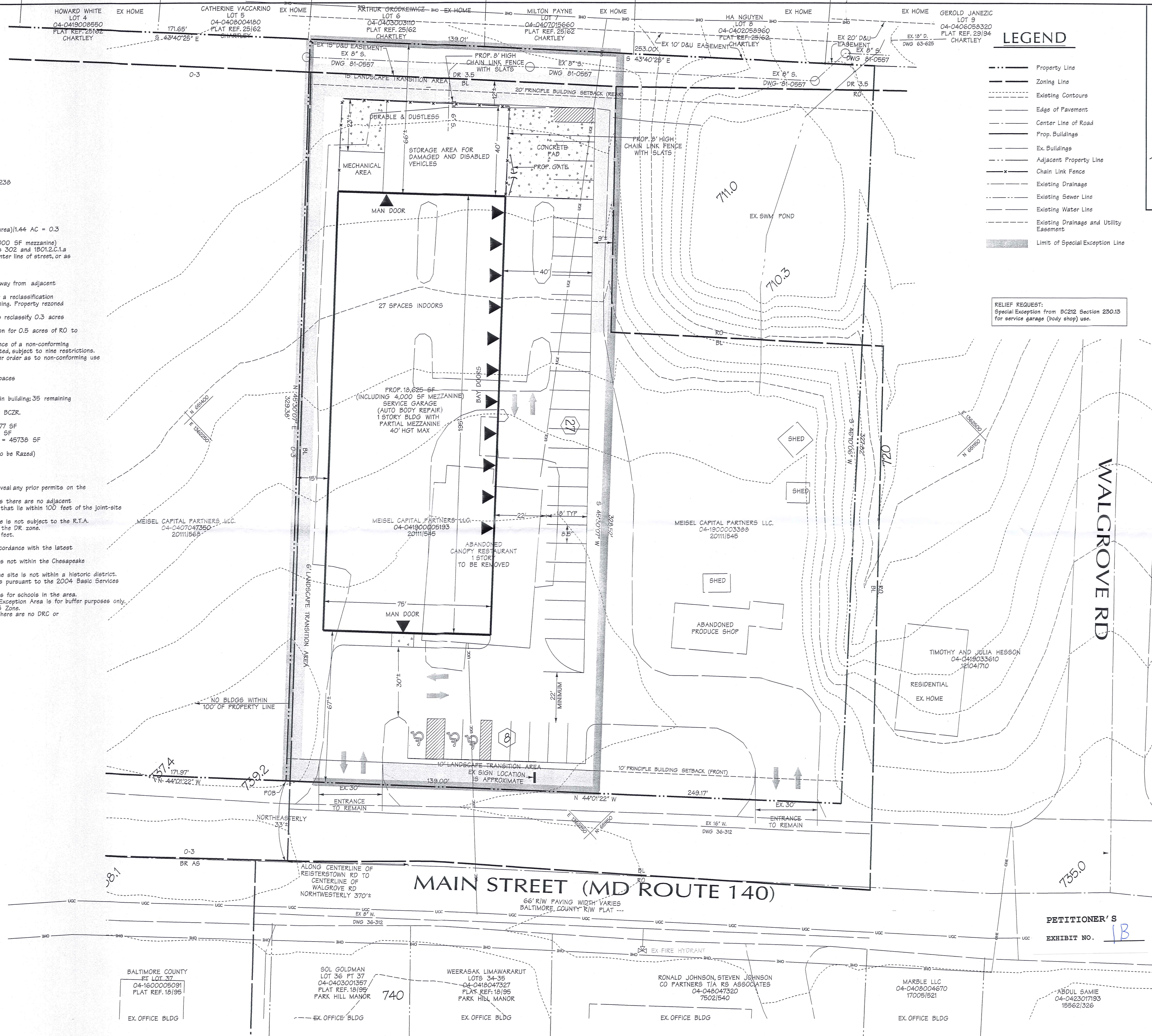
DMW
Duff-McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
CAMDEN BODY & FENDER
607 MAIN STREET
BALTIMORE, MD 21280
3rd COUNCILMANIC DISTRICT
4th ELECTION DISTRICT BALTIMORE COUNTY, MD



DATE	BY	REVISIONS

ISSUE DATES	BASE:	CTR
REVIEW: 04-27-05	DRAWN:	CTR
BID:	DESIGNED:	RLH/GHR
PERMIT:	CHECKED BY:	RLH
CONSTRUCTION:	DATE CHECKED:	4/27/05
SCALE: 1" = 20'	DRAWING:	1 of 1
PROJECT NO: 05040		



Wed Apr 27 15:24 2005

N:\05040\05040.dwg

Case No. 05-552-X (Order dated 7/6/05): Petition for Special Exception to permit a Service Garage (Body Shop). Granted subject to Special Conditions.

7. Parking Required for Existing Building: 18,625 SF (3.3/1,000) = 62 spaces
Total = 62 spaces
Provided = 62 spaces
27 parking spaces (service bay) provided within building; 35 remaining spaces on-site (outside fenced area)

Parking Required for Proposed Building (per BCZR 405.4.a.3.d)
7 Bays x 3 Spaces/ Bay = 21 Spaces
8 Employees on Largest Shift = 8 Spaces
Total = 29 Spaces
Provided = 30 Spaces
Parking Spaces (Service Bay) provided within Building;
23 remaining spaces on-site (outside fenced area)

8. All proposed signage to conform to Section 450 BCZR.

9. Site Areas:
Gross Site Area = 2,066 AC = 82977 SF
Net Site Area = 1,894 AC = 82502 SF
Area of Special Exception = 1,894 AC = 82502 SF

10. Existing Use: 607 Main Street - Camden Bays & Fender (Under Construction)
609 Main Street - Abandoned Produce Shop (to be razed)
Proposed Use: 609 Main Street
Service Garage
Existing and proposed water service: Public
Existing and proposed sewer service: Public

11. A review of Baltimore County records shows the following permits for the subject property:
B619784, B615320, B634190, B624201, B6366648,
B650771, B6653601, B662604, B672967

12. There is no conflict with BCZR Section 303.2 as there are no adjacent commercial buildings which front on Main Street that lie within 100 feet of the proposed property lines.

13. Pursuant to BCZR Section 1B01.B.1.a.(1); the site is not subject to the R.T.A. requirements as there is no development within the DR zone.

14. The proposed building height will not exceed 40 feet.

15. The proposed paving to be bituminous concrete.

16. Landscaping and screening will be provided in accordance with the latest Baltimore County Landscape Manual.

17. The property is not in a 100-year floodplain or is not within the Chesapeake Bay Critical Area.

18. There are no historic structures on site and the site is not within a historic district.

19. The site is not within any traffic deficient zones pursuant to the 2007 Basic State Transportation Area Map.

20. The proposed use will not impact any pupil yields for schools in the area.

21. The DR 3.5 portion provided within the Special Exception Area is for buffer purposes. There are no improvements within the DR 3.5 zone.

22. On August 1, 2005, the DRC determined that this site met the requirements of a limited exemption under Section 32-4-106(a)(1)(vi) for the purpose of constructing a Service Garage (Body Shop).

BALTIMORE COUNTY
PT LOT 37
04-1600005091
PLAT REF. 18/95
EX. OFFICE BLDG

EX. OFFICE BLDG

EX. OFFICE BLDG

EX. OFFICE BLDG

EX. OFFICE BLDG

1 of 1

	Property Line
	Zoning Line
	Existing Contours
	Edge of Pavement
	Center Line of Road
	Prop. Buildings
	Ex. Buildings
	Adjacent Property Line
	Chain Link Fence
	Existing Drainage
	Existing Sewer Line
	Existing Water Line
	Existing Drainage and Utility Easement
	Limit of Special Exception Line
	To Be Removed
	Retaining Wall

1. A SERVICE GARAGE AS PER BCZR SECTION 230.13
2. AMENDMENT TO PREVIOUSLY APPROVED RELIEF GRANTED IN CASE NO.: 05-552-X FOR EXPANSION OF A SERVICE GARAGE
3. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ZONING COMMISSIONER

THE BENCHMARK WAS ESTABLISHED BY GPS AND
PROCESSED BY NGS-OPUS USING: GAITHERSBURG
CORS, YORK CORS, AND ANNAPOLIS CORS, THE
COORDINATES FOR THE POINT ARE: N 661158.037
AND E 1362255.547. ELEVATIONS ARE 737.62 (BCMD)
AND 735.76 (NAVD 88) WOODEN HUB.

NOTE:
Existing utility location information shown on these plans is for illustrative purposes only. While the information shown has been gathered from sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed.

DATA SOURCES:
Deeds: 20111545
 Utility plans: 36-312, 81-0557, 63-625
 Baltimore County 2000 Zoning Map: 048c3
 TOPOGRAPHICAL SURVEY HEREON TAKEN FROM
 APR ASSOCIATES, INC., DATED NOVEMBER 10, 2005.
 PROPERTY BOUNDARY HEREON TAKEN FROM ALTA
 SURVEY BY APR ASSOCIATES INC., DATED AUGUST
 17, 2005.

DMW
Daff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

Plan To Accompany Petition for Special Exception

CAMDEN BODY
& FENDER

605, 607 & 609 MAIN STREET
REISTERSTOWN, MD 21280

3rd COUNCILMANIC DISTRICT
4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND[illegible]

ISSUE DATES		BASE: <u>CTR</u>
REVIEW: <u>04-27-05</u>		DRAWN: <u>CTR</u>
BID: _____		DESIGNED: <u>JLB</u>
PERMIT: _____		CHECKED BY: _____
CONSTRUCTION: _____		DATE CHECKED: _____
SCALE: <u>1"=20'</u>		DRAWING: <u>1 of 1</u>
PROJECT NO.: <u>05040.CO</u>		

WALGROVE RD

MAIN STREET (MD ROUTE 140)

66' R/W PAVING WIDTH VARIES
BALTIMORE COUNTY R/W PLAT -

Wed Nov 21 14:16:57 2007

P:\05040\ENGR\05040.V03

GENERAL NOTES:

1. Owner Information:
WG Properties LLC. Sambor, LLC.
4113 Amos Ave. 4113 Amos Ave.
Baltimore, MD 21215-3309 Baltimore, MD 21215-3309
Contract Purchaser/Applicant:
WG Properties, LLC
4113 Amos Avenue
Baltimore, MD 21215
Dead Reference/Tax Account Numbers:
22422/558 1900005193, 1900003388, 0419033610, 0407047350
27559/447
27718/410
Tax Map No: 48 Grid: 23 Parcels: 237, 238, 239, 243
Zoning: BL, DR 3.5, RO, O3
Census Tract: 4045
Watershed: 27
Subwatershed: 67
2. Floor Area Ratio:
Maximum 3.0
Provided (31,082 SF adjusted gross floor area)/((11383 SF gross site area) = 0.28
3. Building Area:
Total Building SF = 18,625 SF (Included 4000 SF mezzanine) (Existing)
Total Building SF = 12,457 SF (Proposed)
4. On-site lighting will be arranged to reflect light away from adjacent residential areas and public streets.
5. Zoning History:
Case 73-48-R (Order dated 3/5/73): Petition for a reclassification of 1.3 acres from DR-3.5 and DR-16 to BR Zoning. Property rezoned BL to accommodate a clothing store.
Case 74-186-R (Order dated 8/7/74): Petition to reclassify 0.3 acres from DR-3.5 and DR-16 to BL granted.
Case R-83-69 (Order dated 3/16/83): Petition for 0.5 acres of RO to be reclassified as BL denied.
Case 83-85-SPH: Special hearing to allow existence of a non-conforming use for a produce stand. Right to continue granted, subject to nine restrictions.
Board of Appeals: Zoning Commissioner order as to non-conforming use affirmed.
Nine conditions of approval rescinded.

Zoning Case No. 05-552-X
On July 8, 2005 the Zoning Commissioner granted a Special Exception pursuant to Section 22.015 of the BCZR to permit a service garage (body shop) in accordance with Petitioner's Exhibits 4, 5, 6, and 7 subject to the following conditions:

1. The Petitioner is 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.
2. 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.
3. 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.
5. 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.

Zoning Case No. 08-241-SPHX
On March 12, 2008 the Deputy Zoning Commissioner granted a Special Exception to allow a service garage and a Special Hearing pursuant to Section 500.7 of the BCZR to approve an amendment to previously approved relief granted in Case No. 05-552-X for expansion of a service garage subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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.
2. The conditions which were set forth in Case No. 05-552-X shall be incorporated into this Order.

6. Parking Required:
Existing + Proposed Building = 31,082 SF (3.3/1,000) = 103 Spaces
Provided = 159 spaces
27 Parking spaces (service bay) provided with existing building
23 Parking spaces (service bay) provided with proposed building
9 Existing spaces on-site (outside fenced area)
87 Proposed spaces on-site (outside fenced area)
7. All proposed signage to conform to Section 450 BCZR.
8. Existing Use: 605 Main Street - Vacant Lot
607 Main Street - Camden Body & Fender (Under Construction)
609 Main Street - Abandoned Produce Shop (to be razed)
619 Main Street - Ex. Residential
Proposed Use: 605 Main Street - Parking Lot
607 Main Street - Camden Body and Fender (No Change)
609 Main Street - Service Garage
619 Main Street - Ex. Residential and Commercial Parking
Existing and proposed water service: Public
Existing and proposed sewer service: Public
9. A review of Baltimore County records shows the following permits for the subject Property:

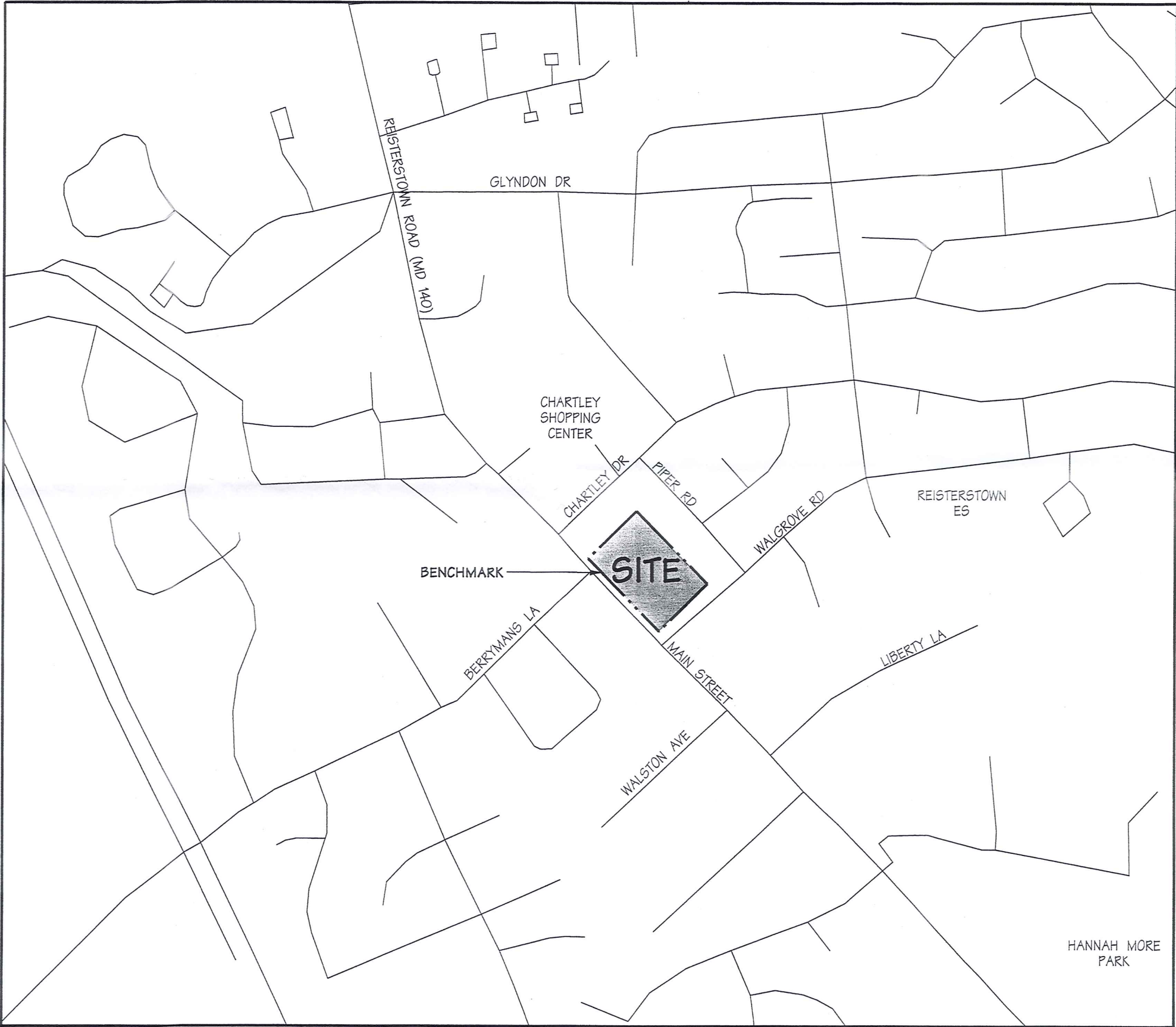
Recent Permits:
B624190 - Commercial Stormwater Management
B624201 - Grading
B636648 - Retaining Wall
B650771 - Commercial Permit
B653601 - Sign
B662604 - Fire
B672967 - Fire
Archived Permits:
B054180 - Sign
B185681 - Commercial Permit
E054187 - Electrical
E186959 - Electrical
F186517 - Plumbing

Note: Recent permit history is based upon information found in Baltimore County's current data base, a meeting with a Zoning Review Office staff member and copies of approved permits kept in DMW files.

Archived permits are based upon a review of the files kept within the Building Inspection Office of PDM. Archived permits are from 1989 to 2005. Based upon our conversation with Permits and Licenses, current permits within the County data base go back 18 months from the current date.

10. There is no conflict with BCZR Section 303.2 as there are no adjacent commercial buildings which front on Main Street that lie within 100 feet of the joint-site property lines.
11. Pursuant to BCZR Section 1B01.1.B.1.a(1); the site is not subject to the R.T.A. requirements as there is no development within the DR zone.
12. The proposed building height will not exceed 40 feet.
13. The proposed paving to be bituminous concrete.
14. Landscaping and screening will be provided in accordance with the latest Baltimore County Landscape Manual.
15. The property is not in a 100-year floodplain or is not within the Chesapeake Bay Critical Area.
16. There are no historic structures on site and the site is not within a historic district.
17. The site is not within any traffic deficient zones pursuant to the 2007 Basic Services Transportation Area Map.
18. The proposed use will not impact any pupil/yield to schools in the area.
19. The DR 3.5 portion included within the Special Exception Area is for buffer purposes only.
20. On August 1, 2005, the DRC #080105D; AC3 determined that this site met the requirements of a limited exemption under Section 32.4-106(a)(1)(vi) for the purpose of constructing a Service Garage (Body Shop).

CAMDEN BODY AND FENDER



VICINITY MAP

1"=500'

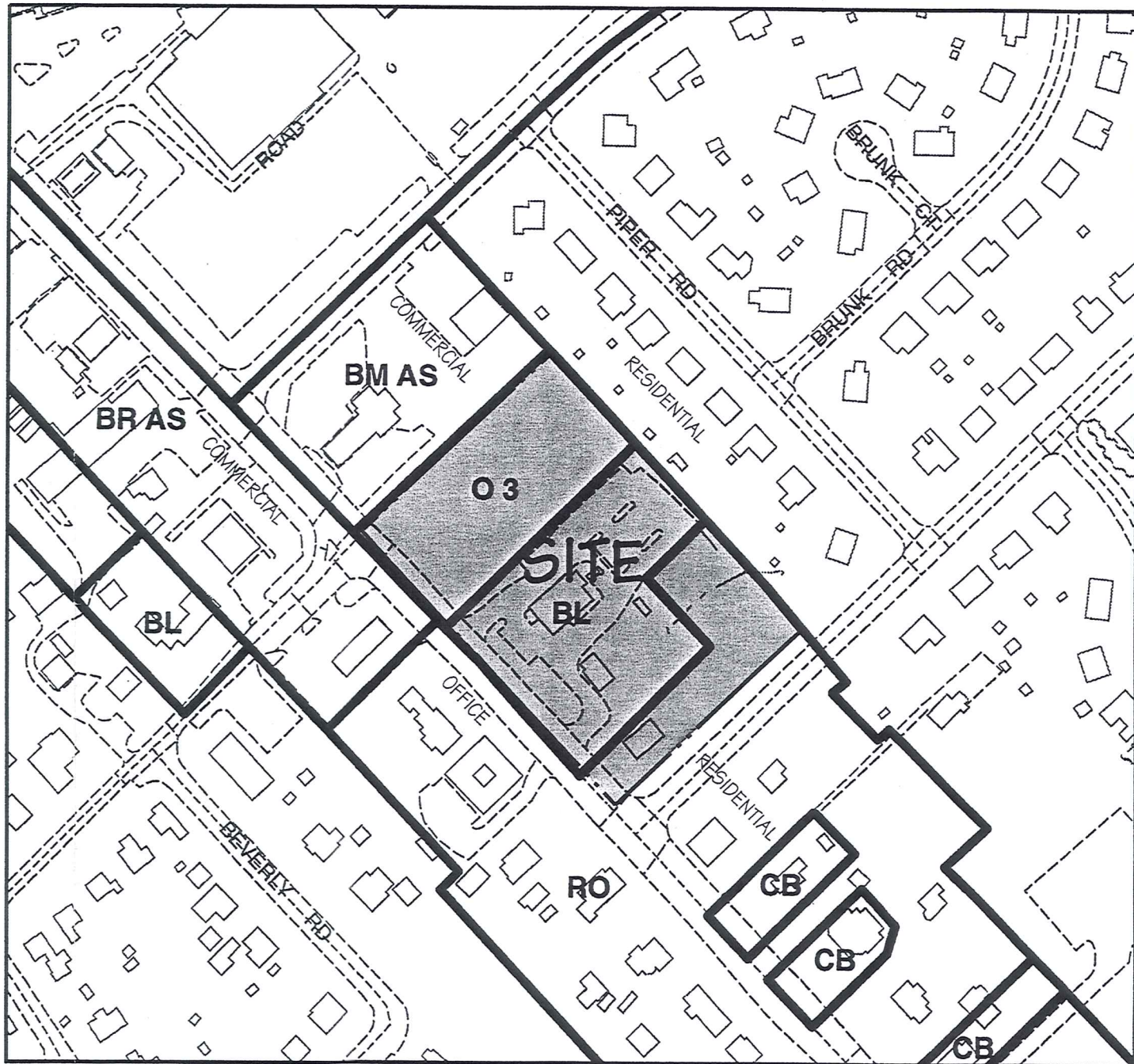
EXISTING SITE AREAS		
PARCEL	NET AREA (AC)±	GROSS AREA (AC)±
237	1.309	1.427
238 *	1.371	1.457
239	0.522	0.608
243	0.505	0.798
TOTAL	3.707	4.29

*PARCEL 238 IS USED FOR CALCULATING FAR, AND WILL CONTAIN ALL PARKING TO SUPPORT THE EXISTING AND PROPOSED AUTO BODY SHOPS

PROPOSED SITE AREAS		
PARCEL	NET AREA (AC)±	GROSS AREA (AC)±
237	1.309	1.427
238 *	2.234	2.557
RESIDUAL PARCEL 243	0.164	0.306
TOTAL	3.707	4.29

*PARCEL 238 IS USED FOR CALCULATING FAR, AND WILL CONTAIN ALL PARKING TO SUPPORT THE EXISTING AND PROPOSED AUTO BODY SHOPS

AREA OF SPECIAL EXEPTION
=68,529 SF ±
=1.573 AC±



BALTIMORE COUNTY OF PLANNING
OFFICIAL ZONING MAP (SHEET 048C3)

1"=200'

BENCHMARK INFORMATION

THE BENCHMARK WAS ESTABLISHED BY GPS AND PROCESSED BY NGS-OPUS USING GAITHERSBURG CORS, YORK CORS, AND ANNAPOLIS CORS. THE COORDINATES FOR THE POINT ARE: N 651158.037 AND E 1362255.547. ELEVATIONS ARE 737.62 (BCMD) AND 735.76 (NAVD 88) WOODEN HUB.

DATA SOURCES:

Utility plans: 36-312, 81-0557, 63-625
Baltimore County 2000 Zoning Map: 048c3
TOPOGRAPHICAL SURVEY AND PROPERTY BOUNDARY HEREON TAKEN FROM APR ASSOCIATES, INC., DATED MAY 15, 2009.

DMW

DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 236 3333 F: 410 236 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

Plan To Accompany Petition
for Special Hearing and Special Exception

CAMDEN BODY
& FENDER

605, 607, 609 and 619 MAIN STREET
REISTERSTOWN, MD 21280

3rd COUNCILMANIC DISTRICT
4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS

ISSUE DATES		BASE:	AMP
REVIEW:	11-2-09	DRAWN:	AMP
BID:		DESIGNED:	JLB
PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1"=20'	DRAWING:	
PROJECT NO.:	05040.CO		

1 of 2

1 of 2

PETITIONER'S

EXHIBIT NO.

Fri Oct 30 16:49:35 2009

F:\05040\ENGR\05040\01\04

10/31/2009 09:41:16 c:\np\05040\01\04

