

IN RE: PETITION FOR SPECIAL HEARING *

(1107 Lawrence Avenue) *

15th Election District *

7th Councilmanic District *

1107 Lawrence LLP, *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0209-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Howard L. Alderman, Jr., Esquire on behalf of 1107 Lawrence LLP, ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for the approval of the continued use of the towing and storage of damaged or disabled vehicles.

Appearing at the public hearing in support of the requests was Blake Kerley, William Cochran and surveyor Scott Lindgren, whose firm prepared the site plan. Howard L. Alderman, Jr., Esquire with Levin & Gann, PA represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance at the hearing. The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP) dated May 2, 2014, which did not oppose the relief.

The subject property is 11,000 square feet and is split-zoned BR-AS and DR 5.5. The property is improved with a small one (1) story office/garage building, which was constructed in 1940. The towing business was recently sold, and the purchaser's lender required conformation of the lawful nonconforming status of the site. As such, this petition was filed.

ORDER RECEIVED FOR FILING

Date

6/9/14

By

Den

Mr. Kerley testified his father acquired the business over 50 years ago, and he stated that he has been personally involved in the operation for over 40 years. He stated that the business is licensed by both the State and Baltimore County to perform police-initiated accident towing.

The Petitioner also submitted notarized affidavits of Matilda Mae Knauff (D.O.B. 1929) and Howard G. Gebhardt (D.O.B. 1921). Both affiants state that the subject property has since 1940 been used for vehicle/truck parking and storage. Petitioner's Exhibits 3A & 3B. In these circumstances, I believe Petitioner has established that the towing and storage business has been conducted at the site since before the adoption of the B.C.Z.R. As such, the Petitioner enjoys lawful nonconforming use status with respect to the operation.

THEREFORE, IT IS ORDERED this 9th day of June 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) for the approval of the continued use of the towing and storage of damaged or disabled vehicles, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

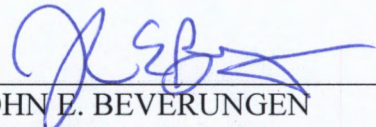
- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- There shall be no automobile or vehicle sales on the property.

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

ORDER RECEIVED FOR FILING

Date 6/9/14

By den



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/9/14

3 By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 9, 2014

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
502 Washington Avenue, Suite 800
Towson, MD 21204

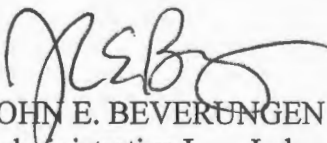
RE: Petition for Special Hearing
Property: 1107 Lawrence Avenue
Case No.: 2014-0209-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1107 Lawrence Avenue

which is presently zoned BR-AS / DR 5.5

Deed References: 34558 / 0217

10 Digit Tax Account # 15-05-770790

Property Owner(s) Printed Name(s) 1107 LAWRENCE LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ 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

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA

Name- Type or Print

Signature

502 Washington Avenue, STE 800 Towson MD

Mailing Address

City

State

21204 / 4103210600

halderman@levingann.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

1107 LAWRENCE LLC, N/A

Name #1 - Type or Print

Name #2 - Type or Print

By:

Signature #1

Signature #2

1107 Lawrence Avenue

Baltimore

MD

Mailing Address

City

State

21237 / 443-271-7152

chesapeakeexpress@comcast.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Scott A. Lindgren, RPLS Gerhold, Cross & Etzel, Ltd.

Name - Type or Print

Signature

300 E. Towsontown Blvd., STE 100 Towson MD

Mailing Address

City

State

21286 / 410-823-4470

slindgren@gcelimited.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0209-SP4

Filing Date 4/10/14

Do Not Schedule Dates:

Reviewer JS

CASE NO: 2014-0209 -SPH

Address: 1107 Lawrence Avenue

Legal Owners: 1107 Lawrence LLC

Present Zoning: BR-AS / DR 5.5

PETITION FOR SPECIAL HEARING

Approval of: i) continued use of the property for the towing and storage of damaged or disabled vehicles; and
ii) such additional relief as the nature of this case may require.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

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

April 4, 2014

ZONING PROPERTY DESCRIPTION FOR 1107 LAWRENCE AVENUE

Beginning at a point on the southwest side of Lawrence Avenue which is 50 feet wide at the distance of 185 feet, more or less, southeast of the centerline of Pulaski Highway, being Lots 18 and 19 in the subdivision of "Duvall Terrace" as recorded in Baltimore County Plat Book C.H.K. No. 12, folio 105, containing 11,000 square feet or 0.253 acres of land, more or less, located in the 15th Election District and 7th Council District.



License expires/renews 2/26/15

X:\B\Blakes Towing\Zoningdescription.doc

2014-0209-SP4

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2014-0209-SPH

Petitioner: 1107 LAWRENCE, LLC

Address or Location: 1107 LAWRENCE AVENUE, BALTIMORE, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: BLAKE KERLEY

Address: 3622 CLAIRE LANE

MIDDLE RIVER, MD 21220

Telephone Number: 410-458-8543

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

109869

No.

Date:

4/10/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/10/2014 4/10/2014 10:03:37

RE-0901 WALKIN LRS LJR
 RECEIPT # 100001 4/10/2014
 5 328 ZENITH VERIFICATION
 CASH. 109869

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Receipt lot \$500.00
 1500.00 EX \$1.00 CA
 Baltimore County, Maryland

Total: \$ 500.00

Rec From: WM BUKE KERLEY

For: 2014-0709-SP4

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

May 16, 2014

Re:

Case Number: 2014- 0209-SPH

Petitioner / Owner: 1107 Lawrence LLC

Date of Hearing: June 6, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 **1107 Lawrence Avenue**.

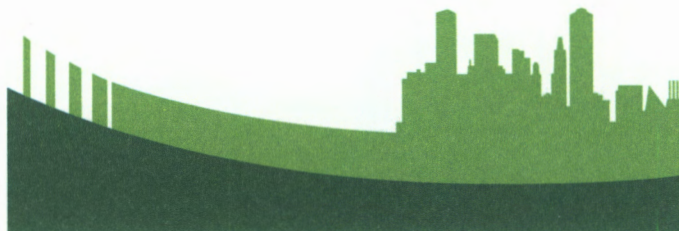
The sign(s) were posted on **May 15, 2014**.

Sincerely,

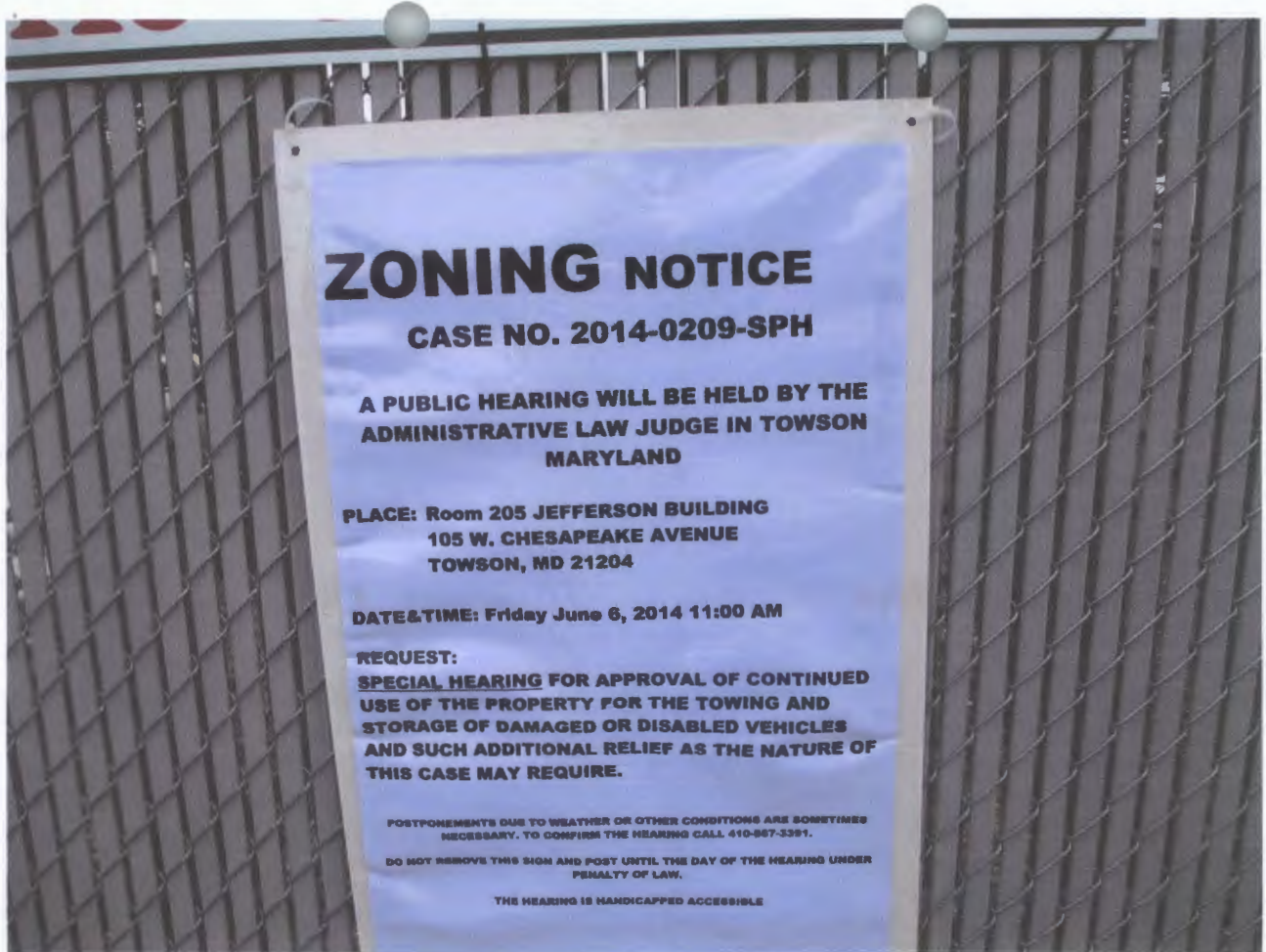


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 1, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 15, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2014-0209-SPH

1107 Lawrence Avenue

SW/s Lawrence Avenue, 185 ft. SW of Pulaski Highway

15th Election District - 7th Councilmanic District

Legal Owner(s): 1107 Lawrence LLC

Special Hearing for approval of continued use of the property for the towing and storage of damaged or disabled vehicles and such additional relief as the nature of this case may require.

Hearing: Friday, June 6, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
5/304 May 15 979355



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 5, 2014

NOTICE OF ZONING HEARING

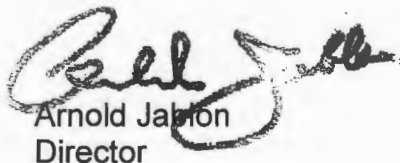
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CASE NUMBER: 2014-0209-SPH

1107 Lawrence Avenue
SW/s Lawrence Avenue, 185 ft. SW of Pulaski Highway
15th Election District – 7th Councilmanic District
Legal Owners: 1107 Lawrence LLC

Special Hearing for approval of continued use of the property for the towing and storage of damaged or disabled vehicles and such additional relief as the nature of this case may require.

Hearing: Friday, June 6, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Ave., Ste. 800, Towson 21204
Scott Lindgren, 300 E. Towsontown Blvd., Ste. 100, Towson 21286
1107 Lawrence Avenue, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 17, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 15, 2014 Issue - Jeffersonian

Please forward billing to:

Blake Kerley
3622 Claires Lane
Middle River, MD 21220

410-458-8543

NOTICE OF ZONING HEARING

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1107 Lawrence Avenue
SW/s Lawrence Avenue, 185 ft. SW of Pulaski Highway
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: July 10, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0209-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on July 9, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
1107 Lawrence Avenue; SW/S Lawrence Ave,	*	
185' SW c/line of Pulaski Highway	*	OF ADMINISTRATIVE
15 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): 1107 Lawrence LLP	*	HEARINGS FOR
Petitioner(s)	*	
	*	BALTIMORE COUNTY
	*	
	*	2014-209-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

APR 18 2014

.....

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 18th day of April, 2014, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, RPLS, Gerhold, Cross & Etzel Ltd, 300 Towsontown Boulevard, Suite 100, Towson, MD 21286 and Howard Alderman, Esquire, Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>4-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>5-2</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>4-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5-15-14</u>	
SIGN POSTING	Date: <u>5-15-14</u> by <u>Dock</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

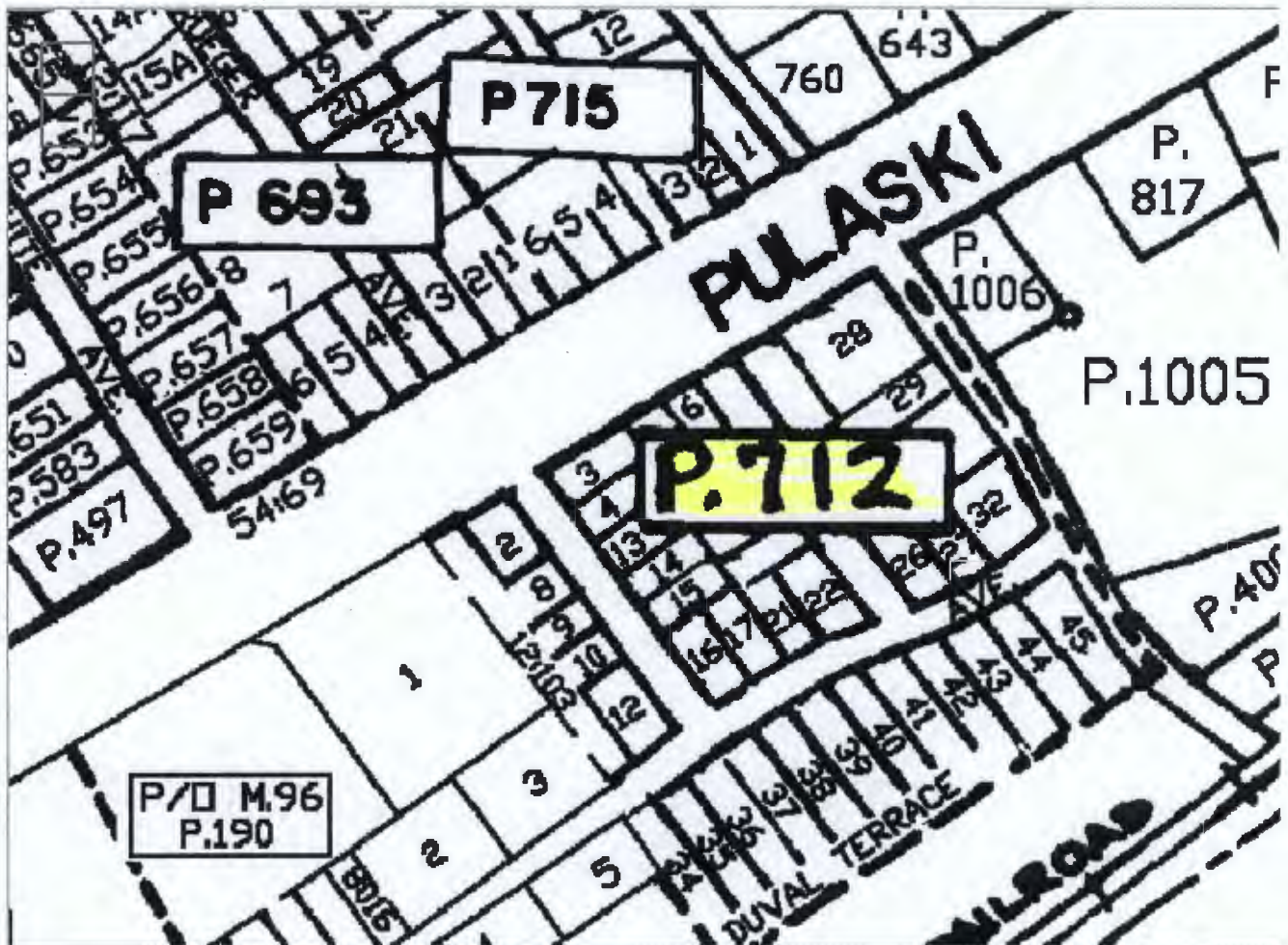
Real Property Data Search (w2)

[Search Help](#)Your feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1505770790		
Owner Information		
Owner Name:	1107 LAWRENCE LLC	Use: COMMERCIAL
Mailing Address:	7925 BERK LN BALTIMORE MD 21237-	Principal Residence: NO
		Deed Reference: 1) /34558/ 00217 2)
Location & Structure Information		
Premises Address:	1107 LAWRENCE AVE 0-0000	Legal Description: LT 18,19 WS LAWRENCE AV DUVAL TERRACE PLAT
Map: 0089	Grid: 0023	Parcel: 0712
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 18	Assessment Year: 2012
Plat No:	Plat Ref: 0012/ 0105	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1940	576	11,000 SF
County Use	20	
Stories	Basement	Type
		STORAGE GARAGE
Exterior	Full/Half Bath	Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	243,000	243,000
Improvements	7,200	6,100
Total:	250,200	249,100
Phase-in Assessments		As of
		07/01/2013
Preferential Land:	0	249,100
		07/01/2014
		249,100
		0
Transfer Information		
Seller: KERLEY BLAKE DEWAYNE	Date: 12/27/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34558/ 00217	Deed2:
Seller: KERLEY JAMES W	Date: 05/24/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29879/ 00026	Deed2:
Seller: E & S ENTERPRISE S INC	Date: 06/13/1977	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05763/ 00936	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1505770790**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

CASE NAME 1107 Lawrence Ave
CASE NUMBER 2014-209-Spt
DATE 06 June 2014

CITIZEN'S SIGN - IN SHEET

E - MAIL

Howard C Alderman Jr	Levin & Gann, PA SIESCO 502 WASHINGTON AVE 200	Towson MD 21204	halderman@levingann.com
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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 28, 2014

1107 LAWRENCE LLC
1107 Lawrence Avenue
Baltimore MD 21237

RE: Case Number: 2014-0209 SPH, Address: 1107 Lawrence Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 10, 2014. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Howard L. Alderman, Jr., Esquire, 502 Washington Avenue, Suite 800, Towson MD 21204
Scott A. Lindgren, RPLS Gerhold, Cross & Etzel, Ltd., 300 E Towsontown Blvd., Ste. 100
Towson MD 21286

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 4/17/14

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

RE: Baltimore County
Item No 2014-0209-SPH
Special Hearing
1107 Lawrence LLP
1107 Lawrence Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0209-SPH.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1107 Lawrence Avenue

RECEIVED

INFORMATION:

Item Number: 14-209

MAY 05 2014

Petitioner: 1107 Lawrence, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BR-AS, DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

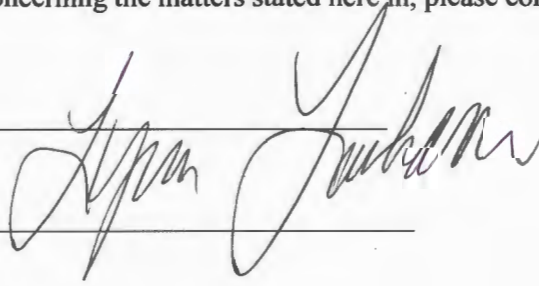
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The request is for a special hearing to approve the continued use of the property for the towing and storage of damaged vehicles.

The property and business were recently sold. The new owner realized the zoning was split, resulting in the request for a special hearing. The towing operation is run independently of the adjacent garage at 8127 Pulaski Highway. The lot on which the towing operation sits is well maintained and has had new fencing put up to screen it from the adjacent residential properties. However, in light of the fact that the surrounding zoning is DR 5.5, it is advised that the towing operation not run extended hours (late in the night or early in the morning) so that the surrounding residents are not disturbed.

The Department of Planning also recommends that there should be no auto sales from this property.

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

Prepared By: _____



Division Chief: _____
AVA/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: April 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2014
Item Nos. 2014- 0176, 0205,0206,0207,0208,0209 and 0210

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

DAK:CEN.

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04212014 -NO COMMENTS.doc

Case No.: 2014-0209-SPH

Exhibit Sheet

BW
7-10-14

SLW
6-9-14

Petitioner/Developer

Protestant

No. 1	Plan	
No. 2	2A-2F Photos of site	
No. 3	3A > Affidavits 3B	
No. 4	Zoning Map	
No. 5	Plat - Duvall Terrace	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Blake's Towing
1807 Lawrence Ave
Rosedale, MD 21270
Serving Baltimore County &
State Police Departments
410-574-2264

PETITIONER'S
EXHIBIT

2A-F

ALL-STATE LEGAL®











**AFFIDAVIT
OF
MATILDA MAE KNAUFF**

The undersigned, hereby states as follows:

1. I am over the age of 21 and have personal knowledge of the use of the property located at 1105-1107 Lawrence Avenue, Baltimore County, Maryland (the "Property") for 30 years.

I make this Affidavit upon personal knowledge except where stated otherwise.

2. I was born in 1929.

3. The Property has been used as a lot for towed vehicles since 1977.

4. Prior to 1977, the Property was used as a truck stop for truck fueling, and vehicle/truck parking and storage from at least 1940.

Upon the penalties of perjury, I hereby affirm that the contents of the foregoing Affidavit are true and correct to the best of my knowledge, information and belief.

Dated: 4/3/14

Matilda Mae Knauff

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 3 day of April, 2014, before me a Notary Public in and for the State aforesaid, personally appeared Matilda Mae Knauff, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and notarial seal.

[Signature]
Notary Public

My Commission Expires:

2/15/2017

#3A

**AFFIDAVIT
OF
HOWARD G. GEBHARDT**

The undersigned, hereby states as follows:

1. I am over the age of 21 and have personal knowledge of the use of the property located at 1105-1107 Lawrence Avenue, Baltimore County, Maryland (the "Property") for 30 years. I make this Affidavit upon personal knowledge except where stated otherwise.
2. I was born in 1921.
3. The Property has been used as a lot for towed vehicles since 1977.
4. Prior to 1977, the Property was used as a truck stop for truck fueling, and vehicle/truck parking and storage from at least 1940.

Upon the penalties of perjury, I hereby affirm that the contents of the foregoing Affidavit are true and correct to the best of my knowledge, information and belief.

Dated: 4/3/14

Howard G. Gebhardt

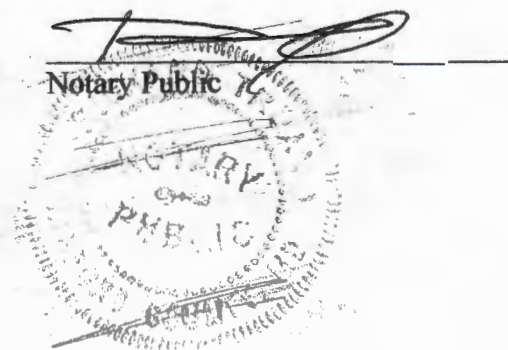
STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 3 day of April, 2014, before me a Notary Public in and for the State aforesaid, personally appeared Howard G. Gebhardt, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

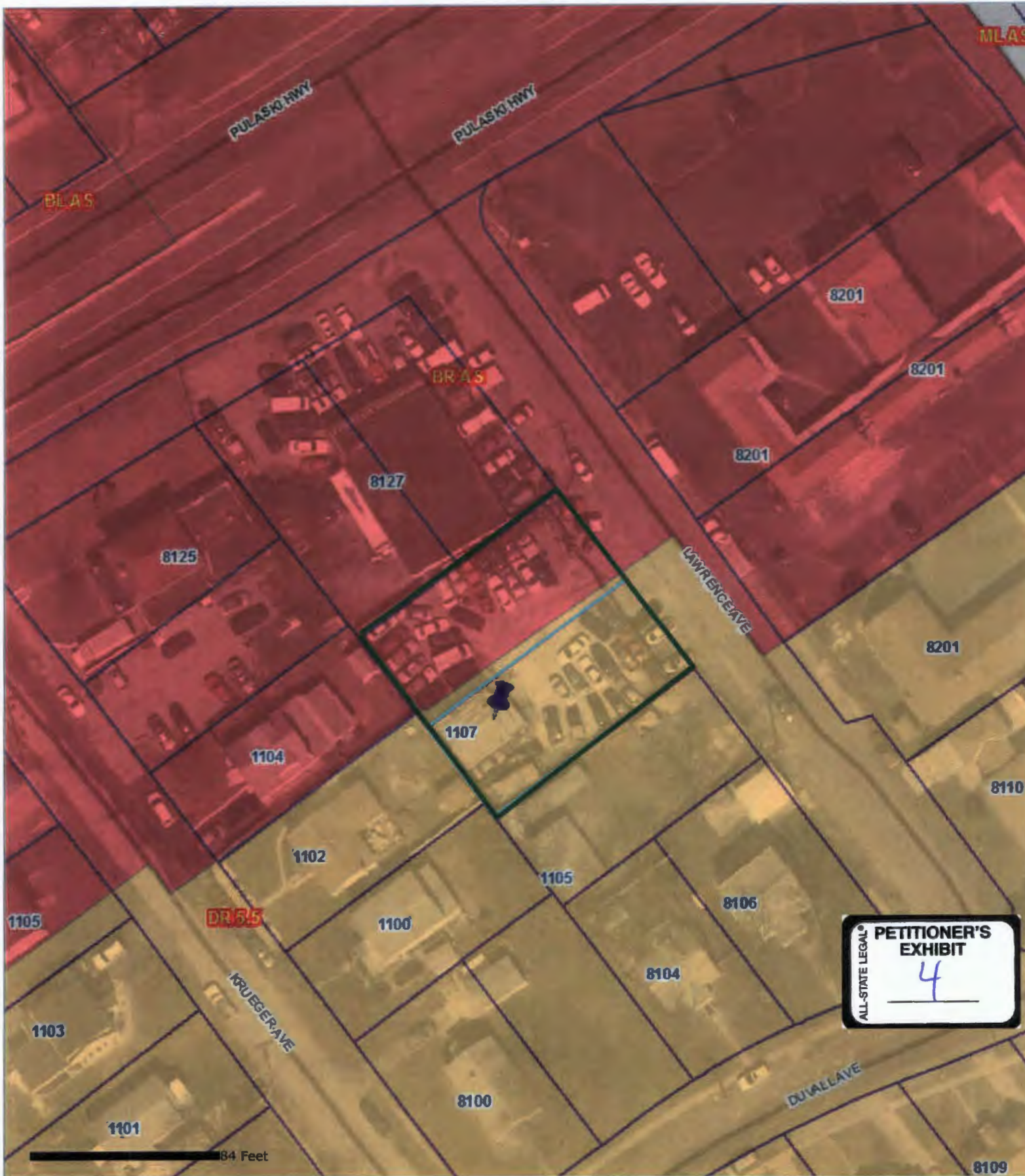
AS WITNESS my hand and notarial seal.

My Commission Expires:

2/15/2017



3B



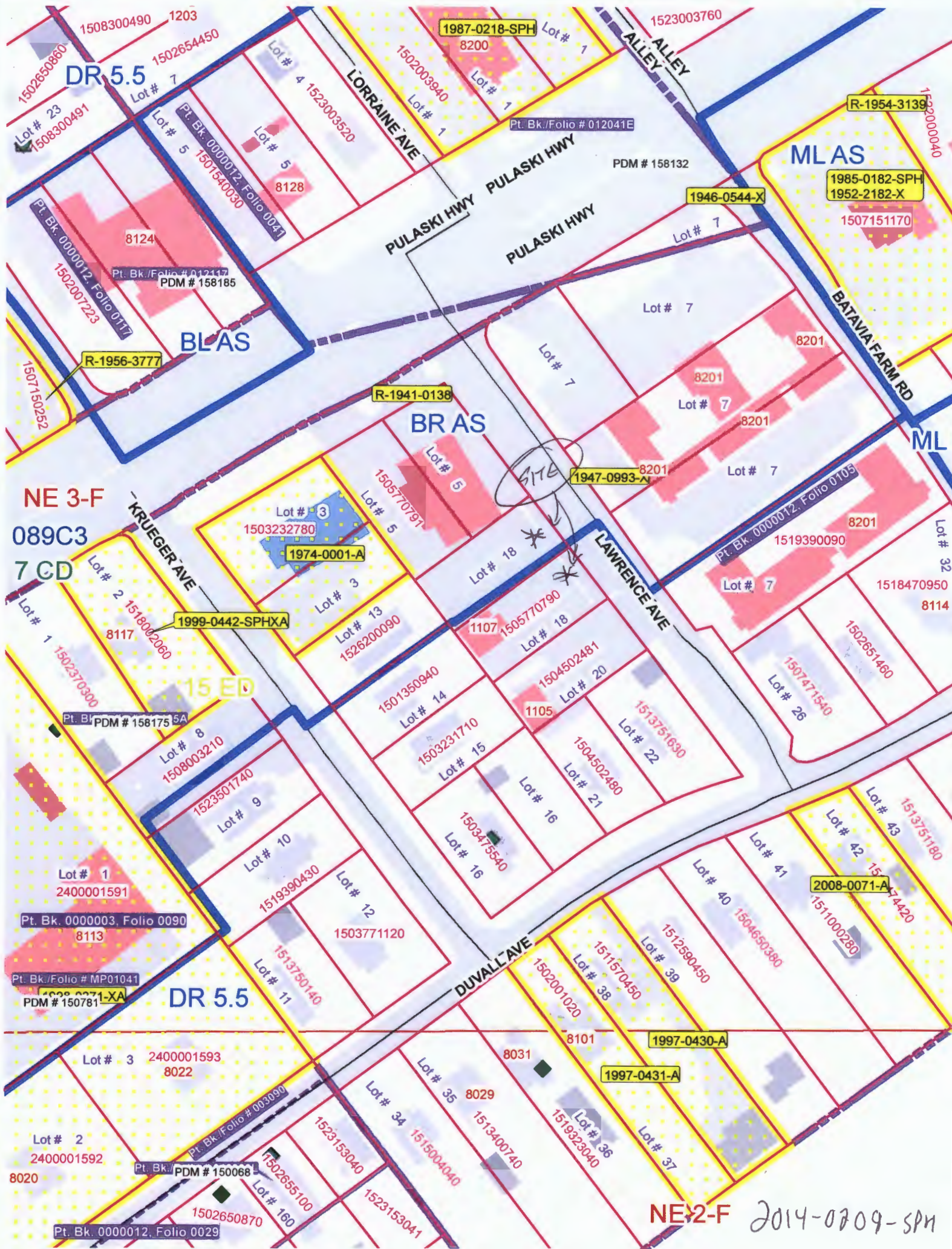
1107 Lawrence Avenue

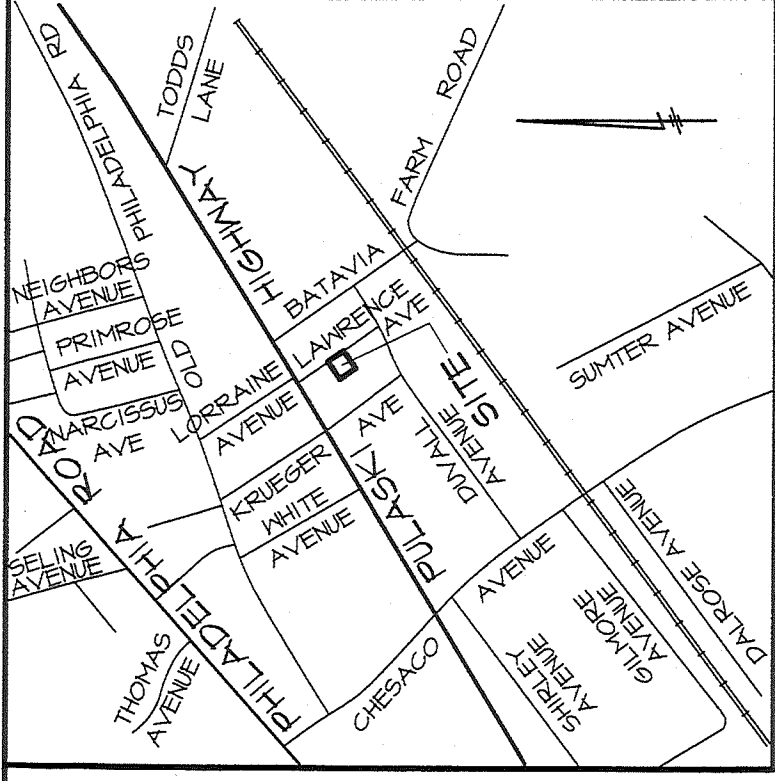
Created By
Baltimore County
My Neighborhood



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Printed 5/14/2014





VICINITY MAP

1" = 1000'

ZONING POINT OF BEGINNING
185'± TO Q OF PULASKI HIGHWAY

LAWRENCE AVENUE

AVENUE

PLAT TO ACCOMPANY A PETITION FOR SPECIAL HEARING 1107 LAWRENCE AVENUE

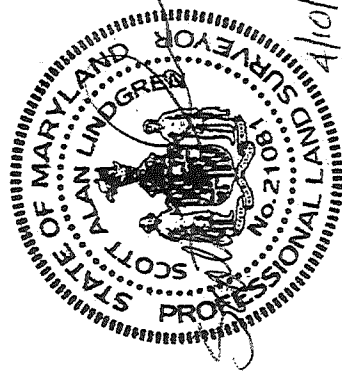
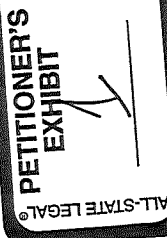
Deed Ref: J.L.E. No. 34558 Folio 217
Lots 18 & 19, "PLAT OF DUVALL TERRACE"
Platbook: C.H.K. No. 12 Folio 105
Tax Account No: 15-05-T107190
Zoned BR-AS & DR 5.5; 615 Tile 089C3
Tax Map 0089; Grid 0028; Parcel 0712

15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20' Date: APRIL 2, 2014

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



LICENSE EXPIRES/RENEW 2/26/15

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE RECORD PLAT.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILE 089C3.
3. GENUS TRACT: 450100 REGIONAL PLANNING DISTRICT 326
WATERSHED: BACK RIVER SUBBED: REDHOUSE RUN
SCHOOL DISTRICT: ELEMENTARY - RED HOUSE RUN; MIDDLE - GOLDEN RING; HIGH - OVERLEA
A.D.C. MAP & GRID: 36 H-8
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

PETITION FOR SPECIAL HEARING

APPROVAL OF:
i) CONTINUED USE OF THE PROPERTY FOR THE TONING AND STORAGE
OF DAMAGED OR DISABLED VEHICLES; AND
ii) SUCH ADDITIONAL RELIEF AS THE NATURE OF THIS CASE MAY REQUIRE.

OWNER
1107 LAWRENCE, LLC
1107 LAWRENCE AVENUE
BALTIMORE, MD 21287-2857
443-271-7152

REVISION

DATE

COMPUTED:

DRAWN:

CHECKED:

FILE:X:\B\Bikesa Towing\Zoning\Flat.pro

