

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

DIRECTOR

DEPUTY TRAFFIC ENGINEER

May 10, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 191 - ZAC - April 3, 1973

Property Owner: Clarence S. McNeal, Jr.

810 Orem Road

Variance from Section 238.2 for a 3' side yard setback and a 3'

rear yard setback instead of required 30'

District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the side and rear yards.

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate

MSF/pk

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the name_Clarence S. McNeal, Jr. legal owner...of the property situate in Baltimore inny and which is described in the description and plat attached hereto and made a part hereof.

petition for a Variance from Section 238.2 for a three foot side yard set back and a three foot rear yard set back instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

There is presently existing an office building and it would be a great hardship, both financially and physically to move the present building.

See **tached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this

det, and further agree to and are to be bound by the zoning regulations and restrictions of

County adopted pursuant to the Zoning Law For Baltimore County. Clarence S. McNeal, Jr.

Clarence S. McNeal, Jr.

Clarence S. McNeal, Jr.

Legal Owner Address 7228 Golden Ring Road Baltimore, Maryland 21221 809 Eastern Bouleyard Baltimore, Maryland 21221

ALTIMORE COUNT SANTIAN IN. 190' V of

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 * Chesapeake Ave. Towson, Maryland 2120:

-00

JOHN J. DILLON, JR

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS COM

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROTECT PLANNING

BUILDING DEPARTMEN BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Robert J. Romadka, Esq., 809 Eastern Soulevard Baltimore, Maryland 21221

RE: Verience Petition Item 191 Clarence 5, McNeel, Jr. - Petitioner

Hay 17, 1973

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has nade an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriate-ness of the zoning action reducated, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Golden Ring Road and Gress Road, in the 15th District of Baltimore County. This property is currently improved with McMeal's service garage which has been at this location for some time. The adjacent property is improved with a residence on the east side and another service garage on the west side. The south side is currently unimproved, however the Pennity Ivania Pailroad does cross Golden Ring Road at this location. The new Rossville Blud. is directly to the rear of this proparty.

The petitioner's site plan is accepted as submitted, however, he is advised that whether or not the Variance he is requesting is granted he must properly surface the parking areas of the property, and any portion where vehicles are stored must be properly screened.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and

Robert J. Romadka, Esq. Res Item 191 Page 2 May 17, 1973

Sohn Abelland JOHN S. DILLON, Q.,

JJDJr.:JD

(Enclosure)

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Md. 21237

Balttmore County, Maryland Bepartment Of Fuhlte Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

24.5

April 30, 1973

Re: Item 191 (April to October 1973 - Cycle V)
Property Owner: Clarence S. McMeal, Jr.
810 Orem Road resent Johnny: National France from Section 238.2 for a 3' side yard methods and a 3' rear yard methods instead of required 30' District: 15 No Acres: 0.70 mores

nie de lenca
Com nissioner of Baltimore County.

10:3 OF

The following comments are furnished in regard to the plat submitted to this on for review by the Zoning Advisory Committee in connection with the subject item.

Oreas Tool, an existing public road is proposed to be improved in this vicinity, in the future, as a lo-Toot closed-type roaday croot-section on a 60-foot right; of-way. Highway improvement including highway right-or-way and underning and any necessary revertible easements for alopes, will be required in connection with any grading or building permit application.

The status of "Judy Avenue" indicated on the Tax Map as a strip of land along the west side of this site, is unknown. The Petitioner should ascertain and clarify rights therein.

No access is to be provided this site to or from Rosswille Foulevard, a recently constructed County road northeast of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Raltimu's County Standards.

Development of this property through stripping, grading and stabilization could result in a cadieval pollution problem, damaging private and public holdings domatrees of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item 191 Property Owner: Clarence S. Folkeal, Jr. 810 Orem Road

This property experiences severe flooding and inundation as it apparently is located in the area of the Stemmers Rum flood plain, subject to or influenced by tidal action. Flood level reportedly placed the water at an elevation of approximately 21 feet (one-foot, more or less, above the floor of the existing service garage building).

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of suffice waters. Correction of any problem which may result, the to improper grading or improper installation of drainage facilities, would be the full reponsibility of the Petitioner.

Public water supply is available and serving this property.

Public sanitary sewerage is not available to serve this property which is assumed to be employing private on-site sewage disposal. The plan should be revised to indicate such sewerage facilities as exist.

Very truly yours, ELISIOSTN N. DIVER, P.E. Chief, Bureau of Engineering

END: BAM: PARtag

I-W. - Key Sheet 12 N.E. 27 - Position Sheet M.E. 3-0 - Topo 90 - Tax Map

Baltimore County Fire Department



Towson, Maryland 21204 428-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Ack Dillon Attention: Mr. EDIOGRAPHICAL SHAPE Zoning Advisory Committee

Re: Property Owner: Clarence S. McNeal, Jr.

Location: 8'0 Orem Road

Item No. 191

Zoning Agenda Tuesday, April 3, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

Pire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as publi: hed by the Department of Public Norks.

A second ns of vehicle access is required for the site. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

of the Fire Prevention Logs prior to decident.

(X) 5. The buildings and structures existing or proposed on the Mational Pire Prevents all applicable requirements of the Mational Pire Protects of the Mational Pire Prevention Building Prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Prevention Buleau has no comments at this time.

Reviewer: Angle Machel Approved: Paul H. Conche Deputy Chief Special Inspection Division Fire Prevention Bureau

mls 4/25/72

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

April 9, 1973

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 191, Zoning Advisory Committee Meeting April 3, 1973, are as follows:

Property Owner: Clarence S. McNeal, Jr. Location: 510 Oreas Road Present Zoning: M.L. Fresent Zoning: M.L. side yard setback am.ia 3' rear yard setback instead of required 30'. District: 15 No.Acres: 0.70

Metropolitan water is available. Revised plot plan showing location of calsting sewage disposal system must be submitted prior to issuance of building permit.

site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the bivision of Air Tollution and Industrial Nayines, Ballisnore County Department of Health.

Department of Mater Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be substited showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

THOMEN P. Devila, Director
BUREAU OF ENVIRONMENTAL SERVICES

HUI 03 1975

ALCIN D FOR F



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 24, 1973

Mr. S. Eric DiNenna, Zoning Commissione Mr. S. Eric DiNenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Tovson, Maryland 21204

No. Acres: 0.70 acres

Comments on Item #191, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: Clarence S. McNeal, Jr. Location: 810 Orem Road Location: 810 Uren move
Present Zoning: M. L.
Proposed Zoning: Variance from Section 238.2 for a 3' side yard setback and a
3' rear yard setback instead of required 30'

This plan has been reviewed and there are no site-planning factors requiring con

Project Planning Division Office of Planning and Z

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 6, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday April 3, 1973

Re: Item 191

Tiem 191
Property Omer: Clarence S. McNeal, Jr.
Location: 810 frem Road
Present Zoning: Mr.L.
Proposed Zoning: Variance from Section 238.2 for a 3' side yard setback
and a 3' rear yard setback instead of required 30'

No bearing on student population.

6. Wick fetroud W. Nick Petrovich

WNP/ml

RICHARD W. THACEY, V.M.D.

FRANK S. LEE

North side of Orem Road 192 feet west of Junny Wie Read 15th District Baltimore County, Earland

Deginning for the same on the north side of Gressland at the distance of 192 fet measured westerly along the north side of Cressland from the west side of Campraide Book, and those runding sold which go the north side of Gressland for the Book lock and those lock 165 feet, tempor locking Gressland for the Book lock and the State of State 165 feet, the second service Gressland for the Gressland for the State State Indian Indian State Indian Indian

Containing 0.70 acres of land nore or less.



BAL MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiMenna, Zoning Commissioner Date May 21, 1973

SUBJECT Petition # 73-289-A. Morth side of Orems Road 192 feet West of Sunnyside Road. Petition Tof Warlance for a Side and Rear Yard. Petitioner - Clarence S. Ackleal, Jr.

15th District

Thursday, Nay 24, 1973 (10:30 A.H.)

The staff of the Office of Planning and Zoning raises no adverse planning comments on this request.

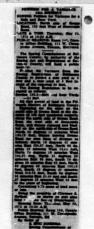
WDF : NEG : re



CERTIFICATE OF PUBLICATION OFFICE OF

Essex Times

THIS IS TO CERTIFY, that the annexed adverti



CERTIFICATE OF PUBLICATION

19...73.

	1	Denied	
Gra ZC	nted BA,	by CC,	CA
Rev	iewec	i by:_	XE
Pre	vious	case	U.

PETITION	M	MAPPING PROGRESS SHEET									
FUNCTION		Wall Map		Original		Duplicate		Tracing		200 Sheet	
renerion	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA										_	
Reviewed by:	19215		c	hange	d Plan	dine o	or desc	riptio	n_;		

Charles and the average of the second		
BALTIMOP* COUNTY OFFICE OF PLANNING, AND ZONING County Office Building III W. Cheeppeake Avenue Town, Maryland 21204	Cap Design, No. 2001 Baltimore, No. 2001 BALTIMORE COUNTY OFFICE OF PLANNING & ZONENG	• •
Your Patition has been received * this <u>2014</u> day of 1973 1973 http://www.item.	County Office Building County Office Building 111 W. Chesaneake Avenue Towson, Karyland 21204	CERTIFICATE OF POSTING ZOMMO DEPARTMENT OF RALIMORE COUNTY Townson, Maryland
Stele Character Zening Commissioner	Your Potition has been received and accented for filing this	District 13 Date of Posting 5-3-23 Provided for Alaxing Thomas May 24 1973 @ 10:30 MM Petitioner Clarence L. Mr. Heal Ja. Location of property M. S. J. Calana Rd. 192 W. J. Sherry Sields. R.
Potitioner TOOTON Submitted by Romadka	2. EAST DIRECTOR	Totalion of Signe I dogs Sould right to Just of agreety.
* This is not to be interperted as acceptance of the Putitian for assignment of a hearing date.	Potitions Stores S. Retterly, dr. Potitions's Attorney Store S. Sender One Prest S. Lee, 1877 collabora forms (1987)	Remarks Posted by Mark M. Reco Date of return: 5-10-73
	J suring novi sory Count Etee	

10801 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT May 24, 1973 AMOUNT \$49.25 DISTRIBUTION

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Ny 2, 1973 \$25.00 ---25.0 CHSC

#73-289-A

