

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John Quince Klutz, Jr. and
I, or we, Elizabeth W. Klutz, legal owners 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached memorandum

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: Automotive Service Building

Property is to be posted and advertised as prescribed by Zoning regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Elizabeth W. Klutz
Address: 1513 Wilson Point Road, 21220

Address: 38 S. Dundalk Avenue, 21222

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of February, 1974, at 1:00 o'clock

Zoning Commissioner of Baltimore County

(over)

LOUIS L. DePASZO
ATTORNEY AT LAW
88 SOUTH DUNDALK AVENUE
DUNDALK, MARYLAND 21222
888-2800

November 13, 1975

County Board of Appeals
County Office Building Room 361
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: John Q. Klutz, Jr., et ux
Case No.: 74-177-X

Gentlemen:

Please be advised that I have been instructed by my clients, Mr. & Mrs. John Q. Klutz, Jr., to request a dismissal of the appeal which is scheduled for hearing on Thursday, February 5, 1976 at 10:00 a.m.

Your cooperation in this matter would be most appreciated.

Very truly yours,

Louis L. DePaszo
Louis L. DePaszo

LLD/10

cc Mr. & Mrs. Klutz

cc Stephen M. Ehudin, Esquire

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Old Orem Road, 118.76' E of
Johnson Avenue - 15th District
John Q. Klutz, Jr. - Petitioner
NO. 74-177-X (Item No. 55)

BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

BALTIMORE COUNTY

This Petition represents a request for a Special Exception for an automotive service building. The building is proposed to be constructed adjacent to the easternmost end of an existing commercial building situated at the south-east corner of Johnson Avenue and Old Orem Road. The parcel of ground on which the building is to be constructed is situated 118 feet east of the intersection of said roads, has a frontage of 62.78 feet along Old Orem Road with an average depth of 96.75 feet and is in the Fifteenth Election District of Baltimore County.

Testimony presented in behalf of the Petitioner's request established that the proposed building, containing 2,955.65 square feet, is to be erected immediately adjacent to the aforesaid commercial building which houses a tavern, antique shop and dry cleaners. Said proposed building will have a front foundation wall that is directly in line with the existing building. The rear and easternmost side yard setback areas are proposed to be five feet in lieu of the permitted zero setback. The front setback will be in line with the adjoining building and will consist of a 25 foot macadam front yard area. Parking for the proposed structure would be both within the structure and on property owned by the Petitioner, directly opposite the site on the north side of Old Orem Road. Said property is presently utilized or improved with a furniture store, and the office and garage of the Chesaco Motor Company, which is also owned by the Petitioner.

The proposed service building would be used specifically for mechanical repairs and engine work on cars that are sold by the Petitioner on the lot across the street. No body work, wrecked or damaged vehicles would be repaired or stored on the properties. All such work would be farmed out to another garage as has been the procedure for the past thirty years.

Comments by County and State agencies, who reviewed the proposed development plans, indicate that Old Orem Road has a very low traffic volume requiring no channelization. However, it was recommended that proper entrances be constructed. Water and sewer was described as being available, fire hydrants were noted as being required to be located within 300 feet of the site, and notice was given that construction of the proposed building must meet all applicable requirements of the National Fire Protection Association standards.

Both the adjoining property owner and tenant of the tavern, located directly adjacent to the proposed construction, appeared in protest on the grounds that the use would be out of character with the quiet nature of the area and would be hazardous to their customers. They felt that the use would be better located on the Petitioner's property on the opposite side of Old Orem Road.

The Protestant's commercial building, which has been constructed with a zero setback at the rear property line, is serviced at the rear by a service drive rented or leased from the Maryland Pennsylvania Railroad, which adjoins the property at the immediate rear. They (the Protestants) were concerned that this service drive, which has been extended across the Petitioner's heretofore vacant property to gain access to Old Orem Road, would be blocked by the proposed construction. It was their contention, that this access would no longer be available and would result in a hazard in that emergency vehicles could no longer drive along the rear of the property gaining access to Orem Road through the Petitioner's presently vacant property.

- 2 -

Without reviewing the evidence in detail but based on all evidence and testimony submitted, it is the opinion of the Deputy Zoning Commissioner that the Special Exception, with certain restrictions, would meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and should be granted. There will be no body and fender work within the building which should reduce the amount of noise and fire danger. Insofar as any hazard resulting from lack of access is concerned, it is not unusual for a commercial property to only have access from the road on which it fronts. However, in this case, there is access to the rear which should reduce any hazard that may exist and sufficient off-street parking has been provided which, according to testimony by the Protestants, is an unusual occurrence in the area.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1974, that the herein requested Special Exception should be and the same is hereby GRANTED, from and after the date of this Order. Said granting is subject to the following restrictions:

1. No body or fender work may take place on the premises.
2. No wrecked or junk vehicles may be stored on either of the Petitioner's sites.
3. Approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

James S. DiNenna
Deputy Zoning Commissioner of
Baltimore County

- 3 -

BEGINNING for the same at a point in the center line of

Orem Road, 30 feet wide, said point being situate 118.76 feet along the center of Orem Road from its intersection with the center line of Johnson Avenue, 33 feet wide, the said point also being with the center of a partition wall there situate; thence leaving said place of beginning and binding along the center line of Orem Road and reversely on a part of the first line of the land which by deed dated December 31, 1954, and recorded among the Land Records of Baltimore County in G.L.B. No. 2623, folio 308 was conveyed by Clifton Masters to Independent Routemen's Association referring all courses to said deed, north 80 degrees 48 minutes east 62.73 feet, thence for a line of division south 8 degrees 48 minutes east 90.65 feet to the northwest right-of-way line of the Philadelphia Baltimore and Washington Railroad; thence binding on said right-of-way line at the distance of 65 feet northwesterly from and parallel to the center line of said railroad, south 70 degrees 36 minutes west 65.06 feet to a point in the center of the partition wall mentioned herein; thence leaving said right-of-way line and running through the center of said partition wall and continuing the same course in all, north 07 degrees 52 minutes west 102.85 feet to the place of beginning. Being known as No. 2113 Old Orem Road.



John L. Quinn 5313

LAW OFFICES
NEEDLE, EHUDIN, SOLLINS AND SCHWARZ

STANLEY ROLLINS
HOWARD J. NEEDLE
STEPHEN M. EHUDIN
MICHAEL J. SOLLINS
MICHAEL J. SCHWARZ
HENRY A. NEEDLE
COUNSEL

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

Re: Petition for Special Exception
S/S of Old Orem Road
John Q. Klutz, Jr. - Petitioner
No. 74-177-X (Item No. 55)

Dear Mr. DiNenna:

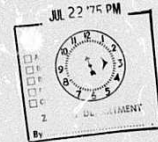
Please enter my appearance as attorney for the protestants in the above-captioned case now pending before the County Board of Appeals.

Thanking you for your courtesy, I am

Very truly yours,
Stephen M. Ehudin
Stephen M. Ehudin

SME/ds

cc: Louis L. DePaszo, Esq.



LAW OFFICES
ARNOLD FLEISCHMANN

155 WEST PENNSYLVANIA AVENUE
SUITE 305
TOWSON, MARYLAND 21204

July 18, 1975

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

Re: Petition for Special Exception
S/S of Old Orem Road
John Q. Klutz, Jr. - Petitioner
No. 74-177-X (Item No. 55)

Dear Mr. DiNenna:

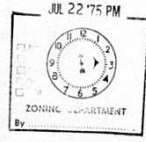
I am advised that Stephen M. Ehudin, Esq. has entered his appearance for the protestants in the above-entitled matter.

Please strike my appearance in this case.

Very truly yours,
Arnold Fleischmann
Arnold Fleischmann

AF/dm

cc: Stephen M. Ehudin, Esq.
Louis L. DePaszo, Esq.



RE: PETITION FOR SPECIAL EXCEPTION
S/S of Old Orem Road, 118.76' E of
Johnson Avenue - 15th District
John Q. Klutz, Jr. - Petitioner
No. 74-177-X (Item No. 55)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

Dear Mr. Zoning Commissioner:

Please enter an Appeal on the decision of the
Deputy Zoning Commissioner dated August 28, 1974, to the County
Board of Appeals, on behalf of Ernest Oppenheimer, Barbara
Susenhihl, Aero Properties, Inc., and Club Snafu, Inc., Petestants.

The appeal fee in the sum of Seventy (\$70.00)
Dollars is enclosed herewith.



Arnold Fleischmann
Arnold Fleischmann
John A. Austin
Suite 505
102 West Pennsylvania Avenue
Towson, Maryland 21204
296-1434
Attorneys for Appellants

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 27th day of September,
1974, a copy of the foregoing Notice of Appeal was mailed to
Louis L. DePazzo, Esquire, 38 S. Dundalk Avenue, Baltimore,
Maryland 21222.

John A. Austin
John A. Austin

**MEMORANDUM IN SUPPORT OF
REQUEST FOR SPECIAL EXCEPTION**

Now comes John Quince Klutz, Jr. and Elizabeth W. Klutz,
Owners of the property described in the surveyor's description filed with
the Petition For Special Exception for the allowance of a Automotive Service
Building, filed herewith, under the title of John Quince Klutz, Jr. and
Elizabeth W. Klutz, and Louis L. DePazzo, Attorney for Petitioners in
said Petition, and says:

1. That the use for which the Special Exception is requested,
namely, an automotive service building, will not be detrimental to the
health, safety or general welfare of the locality involved in that the property
is juxtaposed to property presently used for commercial purposes.
2. That said use will not tend to create congestion in roads,
streets or alleys therein since said property is located directly on Old
Orem Road, a public highway in Baltimore County, which provides
adequate access to said property, and said property extends from Old Orem
Road Southernly to an alley, which alley does not generate traffic to any
appreciable extent and in addition thereto, sufficient off-street parking
shall be provided on said property and other property owned by your Peti-
tioners, to service the use requested.
3. That said use will not create a potential hazard from fire,
panic or other dangers, as evidenced by the plans of the proposed building
to be use in connection with said use.
4. That said use will not tend to over-crowd land and cause
undue concentration of population, as evidenced by the plans filed herewith.
5. That said use will not interfere with adequate provisions for
schools, parks, water, sewerage, transportation or other public require-
ments, conveniences or improvements; in that its location is sufficiently
distant from any schools or parks so as to negate any such interference,
and no part nor element of said use extends beyond the property described.

LOUIS L. DEPAZZO
ATTORNEY AT LAW
38 SOUTH DUNDALK AVENUE
DUNDALK, MD. 21222
286-9303

6. That said use will not interfere with adequate light and air
as more specifically illustrated by the plans and plans filed herein, and
the very nature of the use requested.

Louis L. DePazzo
Louis L. DePazzo
38 S. Dundalk Avenue
Dundalk, Maryland 21222
286-9303
Attorney for Petitioners

John Quince Klutz, Jr.
John Quince Klutz, Jr.
Elizabeth W. Klutz
Elizabeth W. Klutz
Owners-Petitioners

RE: PETITION FOR SPECIAL EXCEPTION
FOR AUTOMOTIVE SERVICE BUILDING
S/S of Old Orem Road 118.76 feet
East of Johnson Avenue
15th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

John Q. Klutz, Jr., et ux
Petitioners

No. 74-177-X

ORDER OF DISMISSAL

Petition of John Q. Klutz, Jr., et ux, for Special Exception for auto-
motive service building, on property located on the south side of Old Orem Road 118.76
feet east of Johnson Avenue, in the 15th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of
petition filed November 14, 1975 (a copy of which letter is attached hereto and made a
part hereof), from the attorney representing the Petitioners-Appellants in the above en-
titled matter.

WHEREAS, the said attorney for the said Petitioners requests that the
petition filed on behalf of said Petitioners be dismissed and withdrawn as of November 14,
1975.

IT IS HEREBY ORDERED: That this 18th day of November, 1975, that said
petition be and the same is dismissed, and therefore the requested Special Exception shall
not be granted.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reher
Walter A. Reher, Esq., Chairman
Robert L. Gifford
Robert L. Gifford
John A. Miller
John A. Miller

PETITION FOR SPECIAL EXCEPTION

15th DISTRICT

SORTING: Petition for Special Exception for a Garage, Service.
LOCATION: South side of Old Orem Road 118.76 feet East of
Johnson Avenue.
DATE & TIME: Monday, FEBRUARY 25, 1974 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 V. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning
Regulations of Baltimore County, will hold a public hearing

Petition for Special Exception for Garage, Service.

all that parcel of land in the Fifteenth District of Baltimore County

LOUIS L. DEPAZZO
ATTORNEY AT LAW
38 SOUTH DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
286-9303

February 4, 1974

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Re: Petition for Special Exception
for John Q. Klutz, Jr. #74-177X

Gentlemen:

Please postpone hearing on above captioned matter
until after March 1, 1974, since my client will be out of town until
then. Trial is now set for February 25, 1974, at 1:00 P.M.

Thank you in advance for your cooperation in this
matter.

Very truly yours,

Louis L. DePazzo
Louis L. DePazzo

L.LD/lcd



Being the property of John Quince Klutz, Jr. and Elizabeth W. Klutz, as shown
on plat plan filed with the Zoning Department.

Hearing Date: Monday, February 25, 1974 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 V. Chesapeake Avenue,
Towson, Maryland.

BY ORDER OF
S. ERIC KIDDER
ZONING COMMISSIONER OF
BALTIMORE COUNTY

August 28, 1974

Louis L. DePazzo, Esquire
38 South Dundalk Avenue
Dundalk, Maryland 21222

RE: Petition for Special Exception
S/S of Old Orem Road, 118.76' E
of Johnson Avenue - 15th District
John Q. Klutz, Jr. - Petitioner
NO. 74-177-X (Item No. 55)

Dear Mr. DePazzo:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

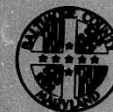
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Arnold Fleischmann, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

Klutz

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1973

- 2 -

COUNTY OFFICE BLDG.
119 S. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUREAU OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Louis L. DePazzo, Esq.
38 S. Dunalk Avenue
Baltimore, Maryland 21222RE: Special Exception Petition
Re: Item 55
John Quince and Elizabeth W. Klutz -
Petitioners

Dear Mr. DePazzo:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made 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 appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject property is located on Old Orens Road, 118 feet south of Johnson Avenue, in the 15th District of Baltimore County. This property, which is zoned Business Local, with a CNS District, is requesting a Special Exception for an automotive service garage.

This property is located on an unimproved lot that is adjacent to an existing tavern on the west side and a law office on the east side. There is an existing used car lot which is in connection with this business on the north side of Old Orens Road. The railroad tracks are on the south side. Old Orens Road is a dead-end street with some residences along it. No curb and gutter exists at this this location.

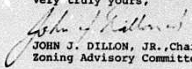
Louis L. DePazzo, Esq.
Item 55
October 3, 1973

The used car lot, which is part of the overall use of this property, has some junked cars on the site that are not in a proper screened in area. It is also utilizing streamers and banners not in conformity with the zoning requirements. In a conversation with Mr. Klutz at the time of the inspection he was informed of these matters.

Revised site plans will be required to show proper turning areas for cars exiting the garage and must indicate the existing structures on either side of the subject site.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,


JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JJD

Enclosure

cc:

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH H. DIVER, P. E., CHIEF

October 2, 1973

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

Re: Item #55 (1973-1974)

Property Owner: John Quince and Elizabeth W. Klutz, Jr.
Location: Orens Rd., 118.76' of Johnson Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for automotive service building
District: 15th

Dear Mr. DiNenna:

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

Highways

Old Orens Road (MD. 599B) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

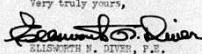
Storm Drains

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

Water and Sanitary Sewer

Public water and sanitary sewerage exist in Old Orens Road. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,


ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAH:PW:ase

1-WS Key Sheet
13 WS 33 Pos. Sheet
WS 1, 1 Topo
90 Top Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

October 16, 1973

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

Dear Mr. DiNenna:

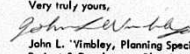
Comments on Item #55, Zoning Advisory Committee Meeting, September 11, 1973, are as follows:

Property Owner: John Quince and Elizabeth W. Klutz, Jr.
Location: Orens Road, 118.76' of Johnson Avenue
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for automotive service building
No. of Acres: 15
District: 15

The site plan must be revised to show the following:

1. Curbing as required around the perimeter of both parking lots.
2. Any proposed widening on Old Orens Road
3. Driveways to be constructed and to meet County standards.
4. Required screening for the parking areas adjacent to residential premises.
5. Screening as required under Section 405A of the Zoning Regulations.
6. All exterior lighting.

Very truly yours,


John L. Wimbley, Planning Specialist II
Project & Development Planning Division
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2311 ZONING 484-2311Maryland Department of Transportation
State Highway AdministrationHarry R. Hughes
Secretary
Samuel M. Evans
Administrator

September 20, 1973

Mr. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

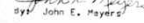
RE: Property Owners: John Quince & Elizabeth W. Klutz, Jr.
Location: Orens Rd. 118.76' of Johnson Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for Automotive Service Bldg.
No. of Acres: 15
District: 15
I.A.C. Meeting Sept. 11, 1973

Dear Mr. DiNenna:

Old Orens Road is State maintained, however, the subject portion has a very low volume of traffic and is dead-ended, therefore, no channelization will be required at the subject site, however, it is recommended that proper entrances be constructed. Any construction within the State Highway Administration right of way must be done under permit from the Administration.

Very truly yours,

CLJEM:dp

Charles Loy, Chief
Bureau of Engineering Access Permits

Sgt. John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J Austin Deitz
ChiefTowson, Maryland 21204
410-713-7110Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John Quince and Elizabeth W. Klutz, Jr.

Location: 118.76' of Johnson Avenue

Item No. 55 Zoning Agenda Tuesday, September 11, 1973

Gentlemen:

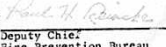
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. 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 operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: 
Planning Group
Special Inspection Division

Noted and

Approved:


Deputy Chief
Fire Prevention Bureau
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 18, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPT. OF HEALTH AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 55, Zoning Advisory Committee Meeting
September 11, 1973, are as follows:

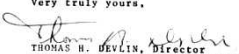
Property Owner: John Quince & Elizabeth Klutz, Jr.
Location: Orens Rd., 118.76' E of Johnson Ave.
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for automotive service building
District: 15
No. Acres:

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this 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 Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

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

Very truly yours,


THOMAS H. DUVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas

cc: W.L. Phillips

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1973

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

Z.A.C. Meeting of: September 11, 1973

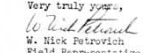
Re: Item 55
Property Owner: John Quince and Elizabeth W. Klutz, Jr.
Location: Orens Road, 118.76' from Johnson Avenue
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for automotive service building

District: 15
No. Acres:

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,


W. Nick Petrovich
Field Representative

WNP/ml

H. ENGLISH, F.A.S.T., President
JOSEPH W. HARRIS, Secretary
MR. ROBERT L. BERNYMARCEL W. BOYD, President
LUDWIG E. HARRIS, Secretary
ALVIN LUDENF. NAYARD WILLIAMS, Jr.
RICHARD W. FRANK, Vice
WILLIAM W. HARRIS, Secretary

KELLER & KELLER
State Registered Land Surveyors
3814 WOODLAW AVENUE
BALTIMORE 2, MARYLAND

OREMS RD. (30' High) - 2710' - 107°40' E

Vacant Lot

To Washington

To New York

This is to Certify that we have this day made a Field Survey of West House Lot and that property lines are as shown on this Plat.

Scale: 1" = 30'

Date: Aug. 18, 1958

Robert J. Keller

PETITION FOR SPECIAL EXCEPTION FOR ZONING

THE ESSEX TIMES

ESSEX, MD. 21221 February 11 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XXXXXXXXXX week before the 11th day of Feb. 1974, that is to say, the same was inserted in the issue of February 7, 1974.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR SPECIAL EXCEPTION FOR ZONING

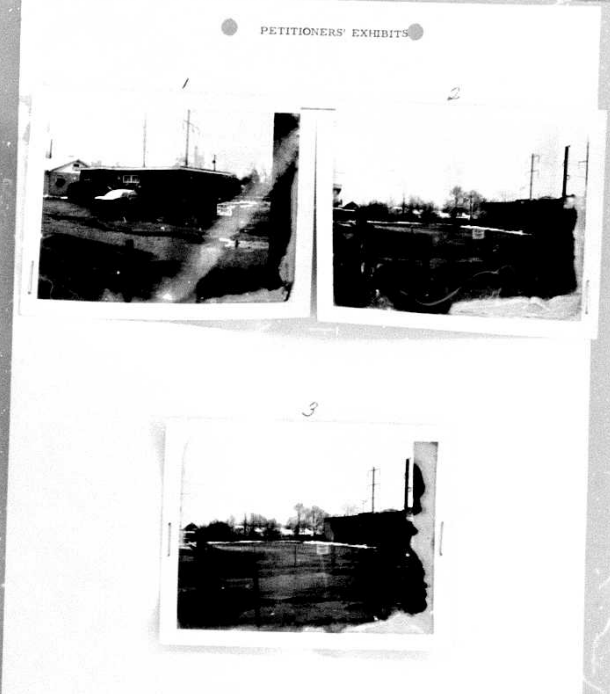
CERTIFICATE OF PUBLICATION

TOWSON, MD. February 2, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) consecutive week before the 25th day of February 1974, the next publication appearing on the 7th day of February 1974.

THE JEFFERSONIAN
E. L. Smith Manager

Cost of Advertisement, \$



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1/16/74

Posted for: John Q. Klutz

Petitioner: John Q. Klutz

Location of property: S. 1/2 of Old Orem Road 118.74' East of Johnson Avenue

Location of Sign: 1 sign posted on lot, Dundalk Ave. on 1/16/74

Remarks: Mail H. News

Posted by: Mail H. News

Date of return: 1/17/74

Louis L. DePasqua, Esq. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
38 S. Dundalk Avenue
Baltimore, Maryland 21222

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 55

Your Petition has been received and accepted for filing this 22nd day of January 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: John Quince and Elizabeth W. Klutz

Petitioner's Attorney: Louis L. DePasqua

Reviewed by: *John Q. Klutz*
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16927

DATE: October 7, 1974 ACCOUNT: 01-662

AMOUNT: \$5.00

Arnold Fleischmann, Esquire
WHITE CASHIER
Cost of Posting Property of John Q. Klutz, Jr., et ux, for an Appeal Hearing
5/8 of Old Orem Road, 118.76' E of Johnson Avenue - 15th Election District
Case No. 74-177-X (Item No. 55) 5.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13107

DATE: Feb. 26, 1974 ACCOUNT: 01-662

AMOUNT: \$5.00

Chesaco Motors, Inc.
2105 Orem Road
Baltimore, Md. 21220
Advertising and posting of property for John Q. Klutz
7/11-177-X 5.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 2-2-74

Posted for: Planning Meeting Feb. 26, 1974 at 10:00 P.M.

Petitioner: John Quince and Elizabeth W. Klutz

Location of property: S. 1/2 of Old Orem Road 118.76' East of Johnson Avenue

Location of Sign: 1 sign posted on lot, Dundalk Ave. on 2/2/74

Remarks: Mail H. News

Posted by: Mail H. News

Date of return: 2-14-74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6th day of August 1973 Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: Klutz

Petitioner's Attorney: DePasqua

Reviewed by: *John Q. Klutz*
Chairman
Zoning Advisory Committee

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16912

DATE: September 30, 1973 ACCOUNT: 01-662

AMOUNT: \$70.00

WHITE CASHIER
Messrs. Arnold Fleischmann and John A. Austin
Cost of filing of an Appeal on Case No. 74-177-X
5/8 of Old Orem Road, 118.76' E of Johnson Avenue - 15th Election District
John Q. Klutz, Jr., et ux - Petitioners 70.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 11155

DATE: Oct 6, 1973 ACCOUNT: 01-662

AMOUNT: \$50.00

Louis L. DePasqua, Esq.
38 S. Dundalk Ave.
Dundalk, Md. 21222
Petition for Special Exception for John Klutz, Jr.
7/11-177-X 50.00

