

78-76-X #255 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
William J. & Janice M. Stienner
1. or we, the legal owner(s) of the property situated 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 N/A use to an N/A use, for the following reasons:

DATE: 2/2/78
BY: [Signature]
TITLE: [Signature]
ADDRESS: [Signature]
CITY: [Signature]
STATE: [Signature]
ZIP: [Signature]

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: Garage-Service (Primarily engine tune-up & repairs, there will be no body work or junking of vehicles)

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: William J. Stienner
Address: 292 F North Shore Drive
Glen Burnie, MD. 21061
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

It is ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of February, 1978, 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, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of February, 1978, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
SE/corner of Old Annapolis Road and
Vermont Avenue - 13th Election District
William J. Stienner, et ux - Petitioners
NO. 78-76-X (Item No. 255)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a petition for a Special Exception for a service garage (primarily engine tune-up and repair) on a one-half acre lot, zoned B. U., at the above location. The site is improved with a vacant one story masonry building, which was formerly a service station.

Testimony for the Petitioners indicated that no new construction is planned and that no body and fender work, or painting, would be performed on the premises. Minor changes to the front of the building are involved.

Protestants representing the Baltimore Highlands Improvement Association indicated their concern regarding vehicular parking outside of areas approved for that purpose on the site plan, traffic problems in general, and the site's proximity to a school.

Attention is directed to the comments submitted by the Department of Traffic Engineering wherein it is stated that the proposed use would generate no major traffic problems.

Without reviewing the evidence further in detail but based upon all of the evidence at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of February, 1978, that the Special Exception for a service garage should be and the same is GRANTED, from and after the date of this Order, subject to the following:

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1. No body and fender work, painting, nor junking of vehicles shall be permitted on the subject premises.
2. The installation and maintenance of an eight foot high stockade type screen on the property, between the site and adjacent D.R. properties.
3. Approval of a site plan by the State Highway Administration, Department of Public Works, Traffic Engineering, and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
SE corner of Old Annapolis Rd. &
Vermont Ave., 13th District
WILLIAM J. STIENNER, et ux
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-76-X

ORDER TO ENTER APPEARANCE

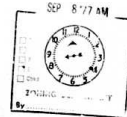
Mr. Commissioner:

Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Koutz, Jr.
Deputy People's Counsel
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. William J. Stienner, Box 292F North Shore Drive, Glen Burnie, Maryland 21061, Petitioners.

[Signature]
John W. Heslian, III



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- 2 -

PROPERTY DESCRIPTION OF: 11 May 1977
4209 Old Annapolis Road
Baltimore, County, MD.

LEGAL OWNERS:
William J. & Janice M. Stienner
Box 292 F North Shore Drive
Glen Burnie, MD. 21061

BEGINNING for the same at the intersection of the East side of Old Annapolis Road with the South side of Vermont Avenue, 50' wide, as shown on the Plat of Baltimore Highlands, as recorded among the land records of Baltimore County in Plat Book G.L.B.-2, Folio No. 279; and thence running and binding on the said South side of said Vermont Avenue, South 88° 30' 00" East, a distance of 163.45 feet to the West side of a 10' alley, as shown on said plat; thence running and binding on said West side of said 10' alley with use thereof in common with others, South 25° 30' 00" West, a distance of 135.00 feet; thence running and binding on the division line of Lots number 4 and 5, section "B", as shown on said Plat, North 84° 30' 00" West, a distance of 120.37 feet to the said East side of Annapolis Road; thence running and binding on the said East side of Annapolis Road, North 08° 17' 40" East, a distance of 161.45 feet to the South side of Vermont Avenue and the place of beginning.

BEING Lots number 5, 6, 7, 8, 9 and 10, Block "B", as shown on the Plat of Baltimore Highlands, as recorded among the Land Records of Baltimore County in Plat Book No. G.L.B.-2, Folio No. 279.

HEARINGS as described herein being referred to the Magnetic Meridian of 1956.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 461-2383

B. ERIC DINNANO
ZONING COMMISSIONER

Thomas A. Pavlinic, Esquire
7709 Quarter Field Road
Glen Burnie, Maryland 21061

RE: Petition for Special Exception
SE/corner of Old Annapolis Road and
Vermont Avenue - 13th Election District
William J. Stienner, et ux - Petitioners
NO. 78-76-X (Item No. 255)

Dear Mr. Pavlinic:

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

Very truly yours,
[Signature]
GEORGE H. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Ms. Patricia Sly, Secretary
Baltimore Highlands Improvement Association
2828 Alabama Avenue
Baltimore, Maryland 21227

John W. Heslian, III, Esquire
People's Counsel

Ms. Barbara Villone
3154 Sudterville South
Laurel, Maryland 20810

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnano, Zoning Commissioner Date: September 21, 1977
FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 78-76-X Petition for Special Exception for Garage, Service Southeast corner of Old Annapolis Road and Vermont Avenue
Petitioner - William J. Stienner and Janice M. Stienner
13th District

HEARING: Monday, October 6, 1977 (10:00 P.M.)

A service garage with limited use as proposed by the petitioner would be appropriate here.

[Signature]
Leslie H. Graef
Director of Planning

LHG:JGH/mw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 19, 1977

COUNTY OFFICE BLDG.
119 G. Crutcher
Towson, Maryland 21204
Nicholas, D.
COMMISSIONER

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

BUILDING DEPARTMENT

BOARD OF EDUCATION

SWEEP ADMINISTRATION

SPECIAL DEVELOPMENT

Mr. William J. Stienner
Mrs. Janice M. Stienner
Box 292 F
North Shore Drive
Glen Burnie, Maryland 21061

RE: Special Exception Petition
Item No. 255
Petitioner - William J. Stienner

Dear Mr. & Mrs. Stienner:

The Zoning Plans 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 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.

This B.L. zoned site, improved with a one-story masonry building formerly utilized as a service station, is located on the southeast corner of Old Annapolis Road and Vermont Avenue in the 13th Election District. Adjacent property to the south and abutting this site is similarly zoned and improved with commercial uses while dwellings exist to the rear of this site along Vermont Avenue.

At the time of field inspection, the building was unoccupied, however, a number of vehicles were parked on the site. This Special Exception is necessitated

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ORDER RECEIVED FOR FILING

DATE: January 2, 1978
BY: [Signature]



ORDER RECEIVED FOR FILING

DATE: January 2, 1978
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE: January 2, 1978
BY: [Signature]

John A. Harrison Jr. architect

11 August, 1977

Baltimore County Zoning
Advisory Committee
County Office Building
111 W. Chase Avenue
Towson, MD. 21204

Attn: Mr. Nicholas B. Commodari,
Chairman

Dear Mr. Commodari:

The attached 10 copies of site plan for the subject project has been revised per the Zoning Advisory Committee comments and per personal contact with the various departments issuing same.

The revisions for the various departments is as follows:

State Highway Administration:

Mr. John E. Meyers: The word should be not mandatory and he agrees that the cost to relocate these high voltage large poles would be prohibitive for any individual and therefore, will not press the issue.

Project and Development Planning:

Mr. John L. Wisley: All comments per this dept. have been incorporated on the site plan.

Bureau of Engineering:

Mr. Donald W. Tucker, P.E.: The comments were reviewed with Mr. Ringer of this department and the following comments clarified:

Highways, the existing 8' high stockade fence shall remain as a barrier to prevent vehicular ingress and egress to the unimproved alley.

Sediment Control, there is no new excavation or building intended or proposed, and the existing area is in lawn or macadam and causes no sediment problems.

Storm Drain, the two storm drains in Vermont Ave. have been indicated. Since there is no change proposed to the present satisfactory grading and runoff pattern, there will be no storm water work required.

Bureau of Environmental Services: no lubrication or oil change work proposed at this time.

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2103 oak lodge road ph. 747-9380 Baltimore, Md. 21228

John A. Harrison Jr. architect

Item No. 255 cont.

11 August 1977

Fire Dept. and Dept. of Permits & Licenses: All comments shall be complied with upon application for change of occupancy, upon issuance of this Special Exception request.

I sincerely hope that this places this petition in good order and that with your diligence it may be advertised and placed on the hearing docket as soon as possible.

Very truly yours,

John A. Harrison, Jr.
Architect

JAH:ash
Encls.

2103 oak lodge road ph. 747-9380 Baltimore, Md. 21228

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. William J. Steiner
Mrs. Janice M. Steiner
Page 2
Item No. 255
July 18, 1977

by your proposal to convert the existing building into a service garage devoted primarily to engine and tune-up repair as indicated on the submitted petition form.

The submitted site plan must be revised to reflect the comments of the State Highway Administration, the Office of Project and Development Planning, and the Bureau of Engineering concerning the provisions for accommodating storm water for be afforded all the comments of the latter department.

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,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:rf

cc: John A. Harrison, Jr.
2103 Oak Lodge Road
Baltimore, Maryland 21228

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Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

June 22, 1977

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

Re: Item #255 (1976-1977)

Property Owner: William J. & Janice M. Steiner
S/E cor. Old Annapolis Rd. & Vermont Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.50 District:

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:

Annapolis Road (Md. 648) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

As indicated, power poles are within the intended travel way of Old Annapolis Road and the roadway areas adjacent to the curbing along both Old Annapolis Road and Vermont Avenue remain (See Drawing 650-221, File 5). Also, sidewalks are required along the Vermont Avenue frontage of this property. The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The unimproved alley along the rear (east side) of this property, shown on the plat "Baltimore Highlands", recorded J.W.S. 2 Folio 379, is residential. The Petitioner shall provide means to prevent ingress or egress of vehicular traffic.

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

Sediment Control:

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

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Item #255 (1976-1977)

Property Owner: William J. & Janice M. Steiner
Page 2
June 22, 1977

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

There is a cistern or oil pit (approximately 4' diameter) in the rear of this property.

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 supply and sanitary sewerage are serving this property.

Very truly yours,

Donald W. Tucker, P.E.
Acting Chief, Bureau of Engineering

DWT:EAM:FWH:ms

cc: J. Somers

C-NE Key S. east
22 & 23 SW 5 Pos. Sheets
SW 6 & 8 Topo
109 Tax Map

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Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3553

STEPHEN COLLINS
DIRECTOR

July 26, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 255 - ZAC - June 14, 1977

Property Owner: William J. & Janice M. Steiner
Location: S/E cor. Old Annapolis Rd. & Vermont Ave.
Existing Zoning: B.L. - C.M.S.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.50
District 13th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a service garage.

Sincerely,

Michael S. Flahigan
Associate Traffic Engineer

MSF:jlf

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Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JENNIFER SEWENT
DIRECTOR

August 16, 1977

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

Dear Mr. DiNenna: REVISED

Comments on Item # 255 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: William J. & Janice M. Steiner
Location: S/E cor. Old Annapolis Road & Vermont Ave.
Existing Zoning: B.L. - C.M.S.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 13th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 2. A change of occupancy permit will be required. An alteration permit shall be required before construction will begin.
- ☒ 3. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ 4. Two sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ 5. Used frame walls are not permitted within 1'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ 6. Garage shall comply to Code requirements for garages Section 415.1 thru 415.5 as applicable.
- ☐ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Planning Review Chief
(301) 494-3610

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 22, 1977

COUNTY OFFICE BLDG.
111 S. CONNORS AVE.
TOWSON, MARYLAND 21204

NICHOLAS B. COMMODARI
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARDS OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. William J. Stienner
Mrs. Janice M. Stienner
Box 292 F
North Shore Drive
Glen Burnie, Maryland 21061

RE: Special Exception Petition
Item No. 255
Petitioner -- William Stienner

DEAR Mr. & Mrs. Stienner:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Plans Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman,
Zoning Plans Advisory Committee

NHC:JD

Enclosure

cc: John A. Harrison, Jr.
2103 Oak Lodge Road
Baltimore, Maryland 21208

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 Maryland Department of Transportation
State Highway Administration

Harry J. Hughes
Secretary
Barbara M. Evans
Administrative

June 20, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, June 14, 1977
Item: 255

Property Owner: William J. & Janice M. Steiner
Location: SE/C Old Annapolis Rd.
(Rte. 640) & Vermont Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception
for a service garage.
Acres: 0.50
District: 13th

Dear Mr. DiNenna:

The existing entrances from Old Annapolis Road are generally acceptable, however, there are two utility poles in front of the curb that present a traffic hazard. The poles should be relocated in back of the roadside curb.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By John E. Meyers



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

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 Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

July 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #255, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: William J. & Janice M. Steiner
Location: SE/C Old Annapolis Road and Vermont Avenue
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage
Acres: 0.50
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan does not appear to reflect the conditions in the field.

Curbing or wheel stops must be provided at the perimeter of the parking area and an 8 foot buffer must be provided along five streets.

The gas pump island should be removed.

Screening must be provided where the parking area is across the street or adjacent to residential premises.

Very truly yours,

John A. Winkley
John A. Winkley
Planner III
Project and Development Planning

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 Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROPP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 8, 1977

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

Dear Mr. DiNenna:

Comments of Item #255, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: William J. & Janice M. Steiner
Location: SE/C Old Annapolis Rd. & Vermont Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.50
District: 13th

Since metropolitan water and sewer are available, no health hazards are anticipated.

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TRD:KAS:ph

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 Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Belnick
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William J. & Janice M. Steiner

Location: SE/C Old Annapolis Rd. & Vermont Ave.

Item No. 255

Zoning Agenda June 14, 1977

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.

- () 1. Fire 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 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 _____

NOTED the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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 "Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

Paul H. Belnick Noted and Approved: *George M. Hagan*
Planning Group Chief Fire Prevention Bureau
Special Exception Division

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 Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3610

JOHN D. SEYFFERT
DIRECTOR

June 14, 1977

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

Dear Mr. DiNenna:

Comments on Item # 255 Zoning Advisory Committee Meeting, June 14, 1977 are as follows:

Property Owner: William J. & Janice M. Steiner
Location: SE/C Old Annapolis Road & Vermont Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 13th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be required to be filed on any work which may be required to meet the new use group.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

Very truly yours,

Charles E. Sorenson

Charles E. Sorenson
Plans Review Chief
CEB:JCTB

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BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 9, 1977

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

Z.A.C. Meeting of: June 14, 1977

RE: Item No. 255
Property Owner: William J. & Janice M. Steiner
Location: SE/C Old Annapolis Rd. & Vermont Ave.
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage.

District: 13th
No. Acres: 0.50

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

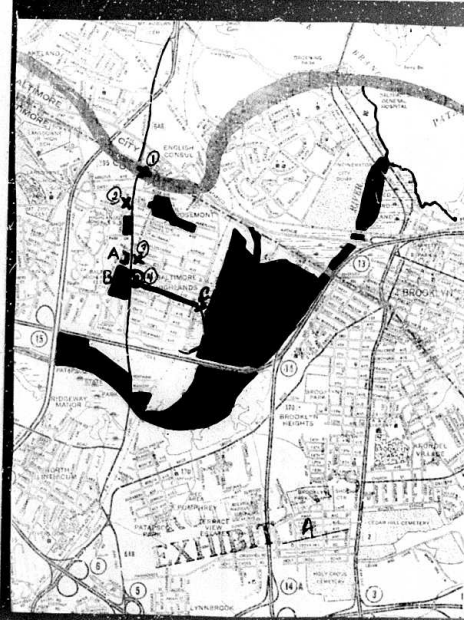
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP:ph

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
BRANDON H. ROTUNDA

THOMAS H. ROYER
MRS. LORENAINE F. CHURCH
ROGER R. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORICK
MRS. NELTON S. SMITH, JR.
RICHARD W. TRACEY, DVM.



MICROFILMED

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John P. Smith*

DATE: 5-25-78

78-767

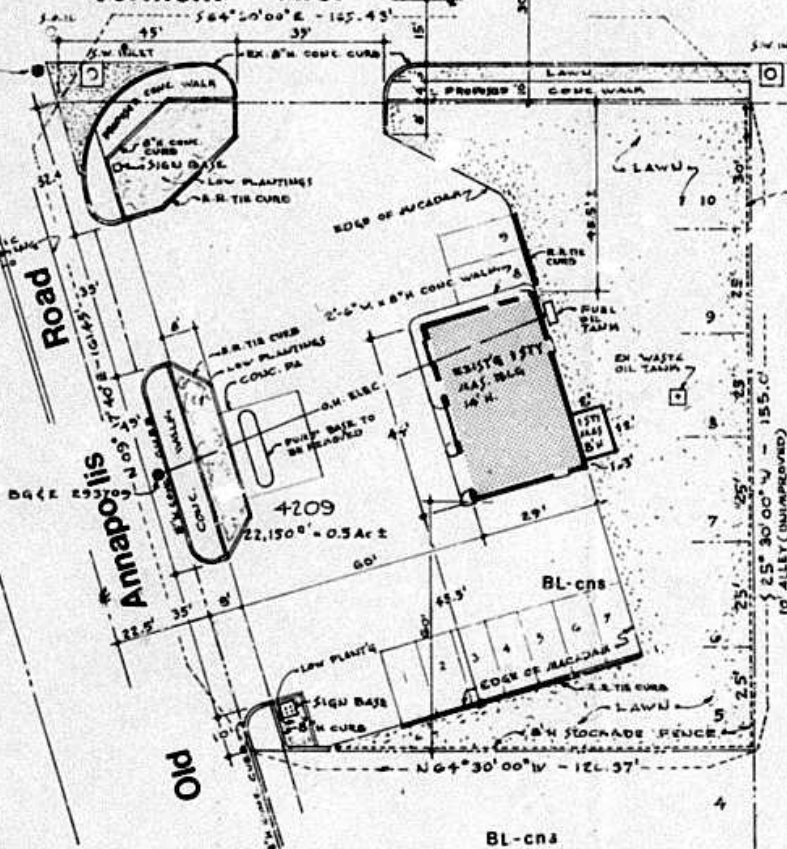
• PLOT PLAN • 1" = 30'-0"

DR 5.5

BL-cns

DR 5.5

Vermont Ave. 50'



VICINITY MAP
SCALE: 1" = 200'

DR 5.5

REFERENCE

PLAT OF BALTIMORE HIGHLANDS
GLD 2 FOLIO 379

DARKING

REQ'D: 1 SPACE / 200 SQ. FT.
BLDG. AREA: 1372 SQ. FT. (GROSS)
CALCULATN: 1372 ÷ 200 = 7 SPACES
PROVIDED: 9 SPACES
TYP. SPACE: 9' x 20'

USE WAS: AUTOMOTIVE SERVICE STATION

USE PROPOSED: GARAGE SERVICE -
NO BODY WORK TO BE DONE &
NO DISABLED VEHICLES TO BE
PARKED ON PROPERTY.

DR 5.5

REVISION

ITEM

A 17 MAY 1977 M
B REVISED PER ZONING
APPEALS COMMITTEE
COMMITTEE JULY 18, 1977

SPECIAL EXCEPTION PLAT FOR:

4209 OLD
ANNAPOLIS RD.
1ST DISTRICT
BALTIMORE CO., MD.

OWNERS:
WILLIAM J. & JANICE M.
STIEGLER
BX 192 F NORTH SHORE DR.
GLEN BURNIE, MD. 21061

11 MAY 1977

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