

4/9/78 78-10-X 110W **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
John J. Pielert

I, or we, JAMES H. FIELERT, legal owner, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

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 Service Garage

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
Address
John J. Brennan, Esquire's Attorney
Protestant's Attorney

Address 22 W. Pennsylvania Ave., Towson, MD 21204, 823-0464

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1977 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on Feb 14 day of February, 1978.

Zoning Commissioner of Baltimore County.

(107)

RE: PETITION FOR SPECIAL EXCEPTION
SE/S of Orem Rd. 203' E of
Johnson Ave., 15th District
JAMES J. FIELERT, et al., Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 78-167-X

ORDER TO ENTER APPEARANCE

My, Commissioners:

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

I HEREBY CERTIFY that on this 25th day of January, 1978, a copy of the foregoing Order was mailed to John J. Brennan, Esquire, 22 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

September 27, 1977

Hon. 2107 - 2111 Orem Road
15th District Baltimore County, Maryland

Beginning for the same on the southeast side of Orem Road at the distance of 203 feet measured northeasterly along the southeast side of Orem Road from the east side of Johnson Avenue, and thence running and binding on the southeast side of Orem Road North 56 degrees 25 minutes East 199 feet, thence leaving Orem Road for three lines of division as follows: 1. South 31 degrees 22 minutes East 197.55 feet, South 79 degrees 16 minutes West 219.19 feet and North 23 degrees 02 minutes West 73.33 feet to the place of beginning.

Containing 0.92 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
Date February 3, 1978
TO: Laila H. Groat
FROM: Director of Planning
ITEM #122
SUBJECT: Petition 78-167-X, Petition for Special Exception for Garage, Service
Southeast side of Orem Road 203 feet East of Johnson Avenue
Petitioner - James J. Fielert, et al

15th District

HEARING: Tuesday, February 14, 1978 (10:15 A.M.)

In view of the adjacent uses, a service garage would be appropriate here; however, it is suggested that minimal provision for landscaping be prepared with the cooperation of the Division of Current Planning and Development Design.

LHG:JHrwc

Laila H. Groat
Director of Planning



March 20, 1978

John J. Brennan, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/S of Orem Road, 203' E of
Johnson Avenue - 15th Election District
James J. Pielert, et al - Petitioners
NO. 78-167-X (Item No. 122)

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc
Attachments
cc: John W. Heslop, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

John J. Brennan, Esquire
22 West Pennsylvania Ave.
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 13th day of February, 1978.
S. ERIC DINENNA
Zoning Commissioner
Petitioner Mr. John J. & Jas. H. Pielert
Petitioner's Attorney John Brennan Reviewed by Nicholas B. Commodari
cc: Mr. Frank S. Lee
Registered Land Surveyor
1277 Neighbors Avenue
Baltimore, Maryland 21237
Chairman, Zoning Plans
Advisory Committee

Comments on Item #122, Zoning Advisory Committee Meeting, December 13, 1977, are as follows:
Property Owner: John J. and James H. Pielert
Location: SE/S Orem Road 203' NE Johnson Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acres: 0.92
District: 15th
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 assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.
The driveway into this site should be built to County standards, at a maximum width of 30 feet.
Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development Division

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

A Special Exception for a Garage, Service should be granted.
 It is ORDERED by the Zoning Commissioner of Baltimore County this 20th day of March, 1967, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan, including landscaping, by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 2, 1978

County Office Bldg.
 111 N. Chesapeake Ave.
 Towson, Maryland 21204

John J. Brennan, Esquire
 22 West Pennsylvania Avenue
 Towson, Maryland 21204

Chairman
 Nicholas B. Commodari
 Bureau of Engineering
 Department of Planning
 Traffic Engineering
 State Roads Commission

Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Dear Mr. Brennan:

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 suitability of the requested zoning.

Located on the south side of Orms Road approximately 203 feet northeast of Johnson Avenue in the 15th Election District, this B.L. zoned site is presently improved with two existing residences and a service garage, which is the subject of this hearing. Adjacent properties are similarly zoned and are improved with commercial uses to the north, a used car lot to the west and dwellings to the east and south.

This Special Exception is necessitated in order to "legalize" the existing operation. At the time of field inspection, junk and untagged vehicles were stored on the outside of the existing building. The submitted site plan indicates that disabled vehicles will not be stored outside. For this reason, the vehicles and junk

John J. Brennan, Esquire
 Page 2
 Item Number 122
 February 2, 1978

must be stored inside the building, or an outside screened storage area provided.

Since the comments from the Office of Project and Development Planning and the Department of Traffic Engineering are conflicting, this matter should be resolved and reflected on any future plans that are required to be approved by this office.

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
 Chairman
 Zoning Plans Advisory Committee

NDC:rf

cc: Mr. Frank S. Lee
 Registered Land Surveyor
 1277 Neighbors Avenue
 Baltimore, Maryland 21237



THORNTON M. MOURNING, P.E.
 DIRECTOR

January 4, 1978

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

Re: Item #122 (1977-1978)
 Property Owner: John J. & James H. Pielert
 5752 Orms Rd. 203' NE Johnson Ave.
 Existing Zoning: BL
 Proposed Zoning: Special Exception for a service garage.
 Acres: 0.52 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

Orms Road, formerly a State Road (Md. 493) and now maintained by Baltimore County, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

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

The construction and/or reconstruction of concrete sidewalk, curb and gutter, entrance, aprons, etc. will be the full responsibility of the petitioner.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drains

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

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.



STEPHENS COLLINS
 DIRECTOR

January 30, 1978

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

Item No. 122 - ZAC - December 13, 1977
 Property Owner: John J. & James H. Pielert
 Location: SE/S Orms Rd. 203' NE Johnson Ave.
 Existing Zoning: B.L.
 Proposed Zoning: Special Exception for a service garage.
 Acres: 0.52
 District: 15th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested Special Exception for a service garage.

The entrance should be reduced to 35 feet.

Very truly yours,

Thomas H. Devlin, Director
 Bureau of Engineering
 Traffic Engineering Associate

HSE/fms



DONALD R. ROOP, M.D., M.P.H.
 DEPUTY STATE AND COUNTY HEALTH OFFICER

January 27, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 122, Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: John J. & James H. Pielert
 Location: SE/S Orms Rd. 203' NE Johnson Ave.
 Acres: 0.52
 District: 15th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

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 Water Resources Administration requirements.

Very truly yours,

Thomas H. Devlin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

TMD/KS/pe
 SEC 35 118



Paul H. Reinecke
 Chief

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

Attention: N. Commodari, Chairman
 Zoning Advisory Committee

Re: Property Owner: John J. & James H. Pielert

Location: SE/S Orms Rd. 203' NE Johnson Ave.

Item No. 122 Zoning Agenda Meeting of 12/13/77

Comments:

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

(a) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 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 stand-off condition shown at _____

REMOVED 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 operation.

(a) 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.

Reviewed: HJ 9/68
 Planning Bureau
 Special Inspection Division

Approved: HJ 9/68
 Fire Prevention Bureau

Item #122 (1977-1978)
 Property Owner: John J. & James H. Pielert
 Page 2
 January 4, 1978

Water and Sanitary Sewers

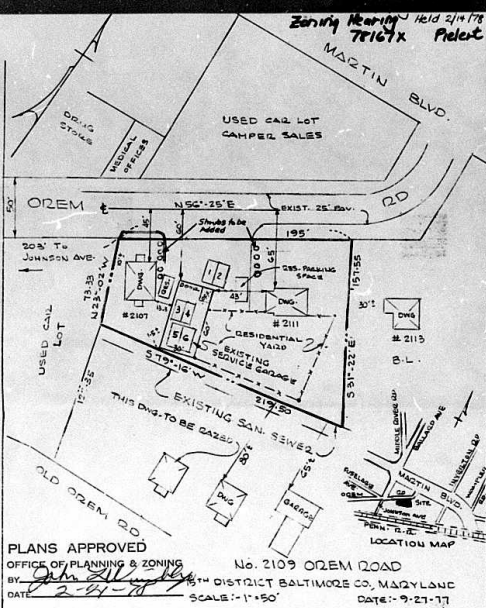
Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Elisabeth H. Dwyer, P.E.
 Chief, Bureau of Engineering

END:EMH/PMS:SS

1-N Key Sheet
 13 NE 33 Pos. Sheet
 NE 4 1 Topo
 90 Tax Map

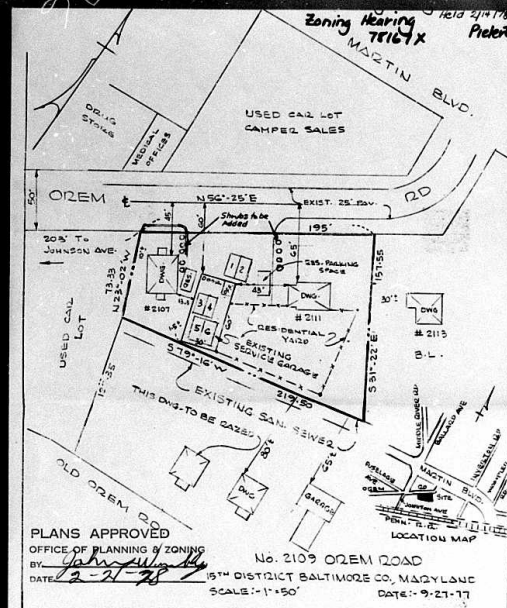


PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John S. Lier*
 DATE: *2-21-78*
 No. 2109 OREM ROAD
 15TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1"=50' DATE: 9-21-77

EXIST. USE - SERVICE GARAGE & RESIDENCES
 PROP. USE - SAME
 EXIST. ZONING - B.L.
 PROP. ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE.
 AREA OF LOT - 0.92 AC.
 AREA OF GARAGE - 1500 SQ. FT.
 UTILITIES - PUBLIC WATER IN OREM RD - SAN SEWER IN CENT. FIRE HYD. LOCATED AT NW CORNER OREM RD - JOHNSON AVE.
PARKING DATA
 No. OF SPACES REQ. (1/800) (GARAGE 1000) = 2 SPACES
 No. OF SPACES PROVIDED - 4 INSIDE, 2 OUTSIDE
 THIS OUTSIDE PARKING AREA TO BE ASPHT. PAVED.
 DISABLED VEHICLES WILL NOT BE STORED OUTSIDE.



FRANK S. LIER
 1277 DODDERS AVE.
 BALTIMORE, MD. 21237

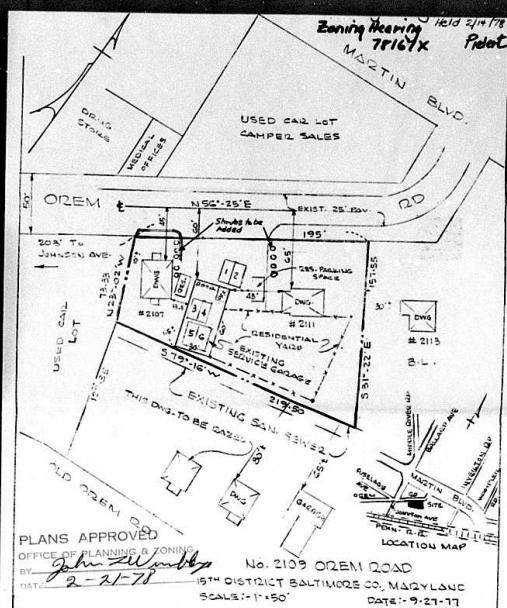


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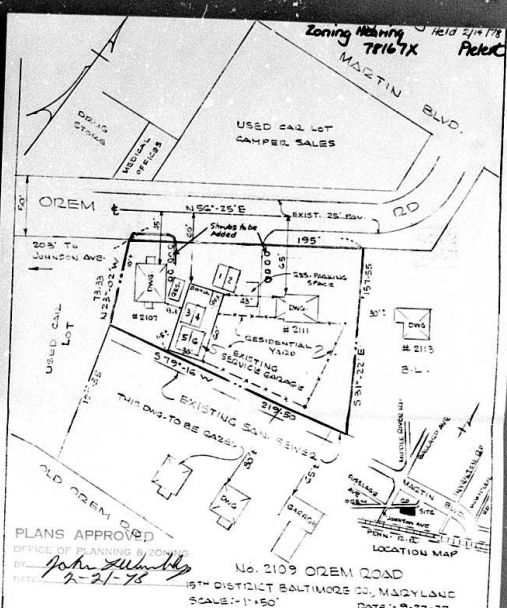


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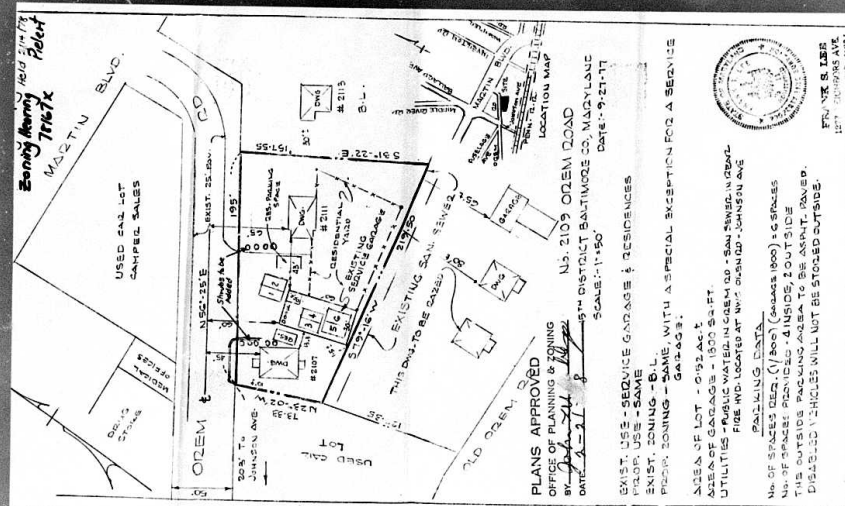


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