TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John J. Pielert

1, or we_and_James_H_Pielert__legal ownerd_ 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: for the following reasons

See attached description

1257

4/19/28

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, pr 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 imore County adopted pursuant to the Zoning Law for Baltimor

All I Relat Harriso H. Prelent 4632 Clarry Childrey A-Legal Owne Rockoulds My 20853

Destactant's Attacases

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

ner of Baltimore County, this 13th ORDERED By The Zoning Com ..., 198277 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

vary 19871, ac. 2966-tock Commissioner of Baitimore County in Room 106, County Office Building in Towson County, on the 14 lithday of February Zoning Commissioner of Baltimore County

S. ERIC DINENNA

RECEIVED FOR FILING

ORDER F

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. Pielect, 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 trudy yours, GEORGE I MARTINAK

cc: John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES J. PIELERT, et al, Petitioners

: Case No. 78-167-X

ORDER TO ENTER APPEARANCE

.....

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. Kounty, h, Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

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

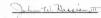
BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS





Phone: 687-6922

FRANK S. LEE Registered Land Surpeyo

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

September 27, 1977

Nos. 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 195 feet, thence leaving Orem Road for three lines of division as follows :- South 31 degrees 22 minutes East 157.55 feet. South 79 degrees 16 minutes West 219.50 feet and North 23 degrees 02 minutes West 73.33 feet to the place of beginning.

Containing 0.52 acres of land more or less

BATIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenn February 3, 1978 Zoning Commission

FROM Director of Planning TEM 172 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. Pielert, 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 prefixed with the cooperation of the Division of Current Planning and Development

I HG. IGH.



ITEM \$122

John J. Brennan, Esquire 22 West Pennsylv -i.a Ave. Towson, Marylano 2120 BALTHORE 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 Facember 1977.

Petitioner Mr. John J & Jas. H. Pielert Petitioner's Attorney John Brennen Re

Mr. Frank S. Lee Registered Land Surveyer 1277 Neighbors Avenue Baltimore, Maryland 21237

January 18, 1978

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 #122, Zoning Advisory Cummittee Meeting, December 13, 1977, are as follows:

Property Owner John J and James H. Peilert Lacation SE/S Orems Road 203' NE Johnson Avenue Exitting Zoning: B. L. Proposed Zoning: Special Exception for a service garage Acres: 0.5? 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 assure that all parties are note oware of plaus or problems with regard to development plans that may have a bearing 27. this petition.

The driveway into the site should be built to County standards, at a maximum width of 30 feet.

Very truly yours,

John L. Wimbley Planner III

Current Planning & Development Divisio

County	Zoning Regulations having been met,
GARGES	A SECTION OF THE PROPERTY OF T
	College of the Colleg
100000	
100	Application of the content and the training or the section of the section of
1	
5]	
- 13	
Specia	Exception for a Garage, Service should be granted.
7	ORDERED by the Zoning Commissioner of Baltimore County this
y of	March 195 78 that the aforementioned Special Exception should
1.5	
	the same is GRANTED, from and after the date of this Order, subject
	proval of a site plan, including landscaping, by the Department of Public
nd the	e Office of Planning and Zoning.
₩.	1-km/1/2 10
20	Deputy Zoning Commissioner of Baltimore County
	· / / / · · · · · · · · · · · · · · · ·
Pursi	uant to the advertisement, posting of property and public hearing on the above petition
	pearing that by reason of
e above	re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
MAIN I E	
IT IS	ORDERED by the Zoning Commissioner of Baltimore County, thisday
	, 196, that the above re-classification be and the same is hereby
	and that the above described property or area be and the same is hereby continued as and
remain	azone; and/or the Special Exception for
	be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	Zoning Commissioner of Baltimore County
	Zoning Commissioner of Baltimore County

DROER RECEIVED FOR FILING

Item #122 (1977-1978)

Water and Sanitary Sewer:

Page 2 January 4, 1978

END: EAM: FWR: 5

Property Owner: John J. & James H. Pielert

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth N Liver Come ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 2120

February 2, 1978

Hicholas B. Com

Bureau of Engineering

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

RE: Special Exception Petition Item Number 122 Petitioner - Mr. John J. and James H. Pielert

Department of Traffic Engine Dear Mr. Brennan:

State Roads Cor Bureau of Bealth Department Building Departs Board of Education Industrial Development

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 the appropriateness of the volume 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 will be appropriate the property of the work of the property of the Zoning Commissioner with the Zoning C

Located on the south side of Orems Road approx-imately 201 feet northeast of Johnson Avenue in the late Control District, this B.L. zoned site is presently in the control of the control of the control of the garage, which is the subject of tuis Rearing. Adjacent properties are similarly zoned and are improved with commercial uses to the north, a used car lot to the west and develings to the ceast and south.

This Special Exception is necessitated in order to legalise the existing operations that the field inspection, junk and untayed websites were stored on the outside of the existing building. The submitted site plan indicates that disabled websites will not be stored outside. For this reason, the websites 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 about doe resolved and reflected on any future project of the Project of the Property of the Project of

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

Very truly yours, Chairman Zoning Plans Advisory Committee

NBC:rf

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



January 4, 1978

Mr. S. Eric DiNenne Zoning Commissioner County Office Building

> Ro: Item #122 (1977-1978) Property Owner: John J. & James H. Pielert S/ES Orems Rd 203' N/E 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 furniwhed in regard to the plat submitted to this office forreview by the Zoning Advisory Committee in connection with the subject item.

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

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or demages to edjacent properties, especially by the concentration of curface 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.

department of traffic engineering NSON, MARYLAND 2120 STEPHEN E. COLLINS

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. 6 James H. Pielert
Location: EK/S Orms Me. 203' NI Johnsor Ave.
Existing Zoning; B.L.
Proposed Zoning; B.L.
Special Exception for a service garage.
Acres: 0.52

Intrict: 15th

No major traffic problems are anticipated by the requested $\mathcal{E}_{P}ecial$ Exception for a service garage.

The entrance should be reduced to 35 feet.

Very truly yours, Anchaels langan Michael S. Flanigan Traffic Engineer Associate

MSF/hm

TOWSON, MARYLAND 21204

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

January 11, 1478

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

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

Property Owner: John J. & James P. Pielert

SE/S Orem Rd. 203' NE Johnson Ave.

Acres: 0.52 District: 15th

Metropolitan water and sever are available, therefore no health hazards are

Vater Resources Administration 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 Water Resources Administration requirements.

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/pc SEC 35 118



Office of Planning and Zoning Bultimore County Office Building Towson, Maryland 21304

Attention: N. Commodari, Chairman

Re: Property Osmor: John J. & James H. Pielert Location: SE/S Oren Rd. 203' NE Johnson Ave.

Item No. 122

Zoning Agenda Meeting of 12/13/77

Pursuant to your request, the referenced property has been surveyed by this Bureau and the commente below marked with 'n "%" are applicable and required to be corrected or incorporated and the final plans for the property.

(xx) 1. Fire hydramics for the referenced property are grequired and shall be located at intervals of 300 foot along an approved road in accordance with Baltimore County Standards as published by the Department of Public Norks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at_

ECHIDS the maximum allowed by the Pire Department.

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

(xx) 5. The buildings and structures exclating or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "Main Safety Dede", 1970 Edition prior to occupancy.

() 5. Site plans are approved as drawn.

() ?. The Pire Prevention Bureau has no erments, at this time.

Plenning Group Special Imprection Division

Noted and Ruflaga Poputy Chief Pira Prevention Duroau



December 9, 1977

Comments on Item #122 Zoning Advisory Committee Meeting, December 13, 1977

Owner: John J & James H. Pielert 1: S/E/S Orem Road 203' N/S Johnson Ave. 7 Zoning S.L. 1 Zoning Special Exception for a service garage

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. State Enzyman Code for Enabliance and angular defect construction can begin should alteration be required to bring building into Code compliance
 C. Three sets of construction drawings may 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 Bullding Department if distance is between 3'0" and 6'0" of property line.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours.

Charle & Sumbon Charles E. Burnham Plans Review Chief CEB: rri





TOWSON MD 21204 January 26.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception-James J. Pielert was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
- ☐ Towson Times
- Essex Times
- ☐ Arbutus Times ☐ Community Times
- ☐ Suburban Times East
- ☐ Suburban Times West
- weekly newspapers published in Baltimore, County, Maryland. once a week for one successive weeks before the 27 day of Jan. 19 78 that is to say, the same was inserted in the issues of Jan. 26, 1978.

STROMBERG PUBI ICATIONS, INC.

BY Laure Pannelecker

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: Mgl Revised Plans: Change in outline or description____Yes Map # 4B Previous case: more

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 7, 1977

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

Z.A.C. Meeting of: December 13, 1977

Item No: 122
Froperty Onner: John J. & James H. Pielert
Location: SE/S Orem Rd. 203* NE Johnson Ave.
Present Zoning: 8.L.
Proposed Zoning: Secial Exception for a service garage

District:

Dear Mr. DiNenna

No bearing on student population.

Very truly yours, W. Tick thank W. Nick Petrovich, Field Representative



CERTIFICATE OF PUBLICATION

TOWSON, MD. January, 26 19.78 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 through day of February 1978, the first publication appearing on the ____ 20th day of ____ Japuary __ 10 78 THE JEFFERSONIAN,

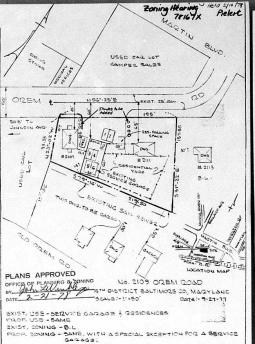
D. Frank Structur Cost of Advertise

County Office Building 111 W. Chesapeaks Avenue Towson, Maryland 21204 Your Petition has been received * this 29 day 9 No. 1977. Filing Fee \$ 50 . Received Check Other

Petitioner PIELERT Submitted by J. BIENA Petitioner's Attorney J. BREWAN Reviewed by NOC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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



CERTIFICATE OF POSTING

Location of Signs I Line Good right in Front of Elisting Sarage

Heaving There July 14-1326 C. Maris R. M. James J. Backet et

DEPARTMENT OF BALTIMORE COUNTY #78-167-X

ACEA OF LOT - 0.52 Ac.t AZEA OF GARAGE - 1800 SQ.FT

UTILITIES - PUBLIC WATER IN CREM RO - SAN SEWER IN RENT FIRE HYD. LOCATED AT NWC ORBURD - JOHNSON AVE

PAILLING DATA

No. OF SPACES RED. (1/800) (GAGAGE 1800) = 6 SPACES No. OF SPACES PROVIDED . 4 INSIDE, 20UTSIDE THE OUTSIDE PARKING AREA TO BE ASPUT. PAVED. DISABLED VEHICLES WILL NOT BE STONED OUTSIDE.

Location of property: SELS & Brans.

Orem Rd for Oring rel

RAI TIMORE COUNTY, MARYLAND

OFFICE OF FIN E - REVENUE DIVISION

DATE Jan. 20, 1978 ACCOUNT 01-662

John J. Pielert and James H. Pielert 632 Charry Valley Drive, Rockville, MA

NAMED AT THE OF CASHIES

Petition for Special Exception

287 5 22 M 23

FRANK S. LER

Date of Posting 1-24-28.

Date of return: 2-2-28

No. 65412

50.00 KG



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVIS MISCELLANEOUS CASH RECEIPT DATE March 15, 1978 ACCOUNT 01-662 MOUNT \$15.75

1897 TENN 15 VALIDATION OF SIGNATURE OF CASHIER





USED CAR LET CAMPER SALES

DXIST. 25 Fav.

No. 2109 OREM DOAD

SCALE :- 1 .50

PEOP. ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A SERVICE (SALE)

EXIST. USE - SERVICE GARAGE & RESIDENCES

ACEA OF LOT - C192 Ac. t ACEA OF CARLAGE - 1800 SQ.FT. UTILITIES - FUGLIC WATER IN CREM GO - SAN SEWERIN GENE THE HYD SCARLE AT MIC ORDINED - JANSON AND

PACKING PATA INDEPENDENT OF THE PROPERTY OF

PRIOR USE - SAME EXIST, ZONING - ELL

15TH DISTRICT BALTIMORE CO. MARYLAND

2113

DATE: 9-27-37

MSG"-25"E

OPEM

