

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

December 1, 1998

Mr. William J. Steiner, Jr. 929 Sheila Drive Glen Burnie, Maryland 21061

Dear Mr. Steiner:

RE: Spirit and Intent Letter, 4209 Annapolis Road, Case #83-232-X, 13th Election District

Your letter to W. Carl Richards has been referred to me for reply. Your request is for approval of seven additional parking spaces and for three spaces to be labeled employee only as shown on the submitted red-lined site plan. These parking spaces will be approved as being within the spirit and intent of the above referenced zoning

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:gs

c: zoning case 63-232-X

Come visit the County's Website at www.co.ba.md.us

BCOSTILL PHINIB

Mr. William J. Steiner, Jr. 929 Sheila Drive Glen Burnie, Maryland 21061

November 9, 1998

Mr. Carl W. Richards, Supervisor **Baltimore County Zoning Review** 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: Spirit/Intent Letter Case No. 83-232X 4209 Annapolis Road

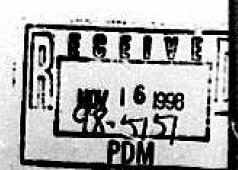
Dear Mr. Richards:

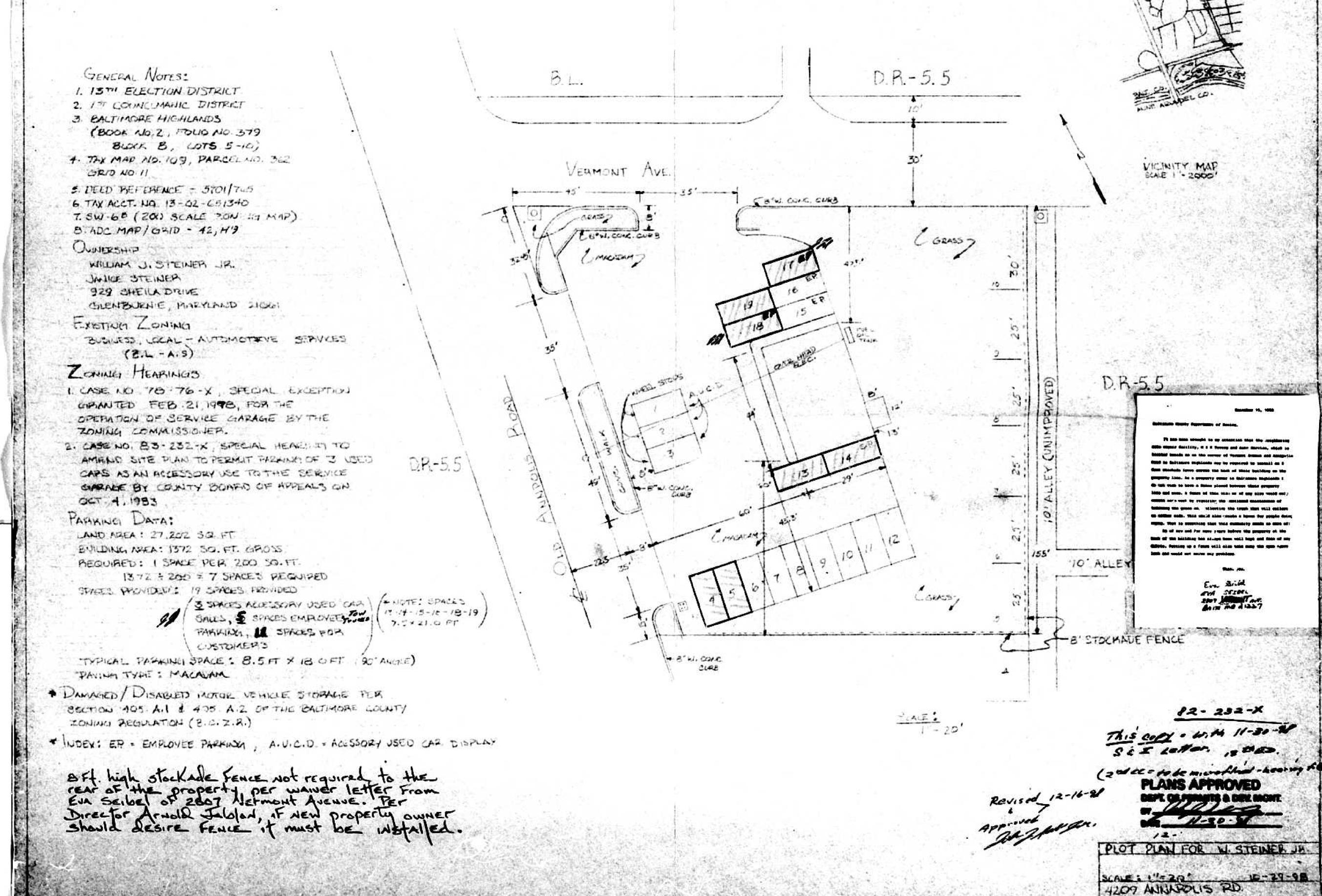
Enclosed you will find a check in the amount of \$40.00 for review of the revised site plans for 4209 Annapolis Road.

I thank both you and John Lewis of your staff for the time afforded me in your office to go over the available options towards bringing this property into compliance with the **Baltimore County Zoning Regulations.**

If additional questions should develop, please contact me at 410-859-1545.

Enclosure





The second secon

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

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District 1341	Date of Posting.
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Petitioner Million J. Shew	10 - Ja: M. 192
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	Corner of Desellampalia led and
Virmont Brann	
Remarks:	Date of return 3 - 37 753
Posted by A Signature	Date of return.
Number of Signs:	

PROPERTY DESCRIPTION OF: 4209 Cld Annapolis Road Baltiomre, County, MD.

OWNERS:

William J. & Janice M. Stiener Bx. 292 F North Shore Drive Glen Burnie, MD. 21061

1100

BEGINNING for the same at the intersection of the East side of Old Annapolis Road withthe 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. 379; and thence running and binding on the said South side of said Vermont Avenue, South 640 30' 00" East, a distance of 165.43 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 155.00 feet; thence running and binding on the division line of Lots number 4 and 5, section "B", as shown on said Plat, North 64° 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 09° 17' 40" East, a distance of 161.45 feet to the South side of Vermont Avenue and the place of beginning.

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 .-7. Folio No. 379.

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

March 15, 1983

Mr. & Mrs. William J. Steiner, Jr. 929 Shella Drive Glen Burnie, Maryland 21061

> NOTICE OF HEARING Re: Petition for Special Hearing SE/S of Old Assapells Read and Vermont Avenue William J. Steiner, Jr., et uz - Petitioners Case No. 83-232-SPH

TIME: 10:00 A. M. DATE: Tuesday, April 12, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

ZONING COMMISSIONER OF BALTIMORE COUNTY

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

-ACCOUNT R 11615 010 Tech He My Stone C 069*****10000:0 0243A

PETITION FOR SPECIAL HEARING

13th Election District

ZONING: Petition for Special Hearing

Southeast side of Old Annapolis Road and Vermont Avenue LOCATION:

Tuesda/ April 12, 1983 at 10:00 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltin fore County, will hold a public hearing:

> Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to s'te plan filed in Case to. 78-76-X to allow a limited number of used car sales not to exceed 75 per year as an accessory use to a service garage

All that parcel of land in the Thirteent District of Baltimore County

Being the property of William J. Steiner, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 12, 1983 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 1!! W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Office of **PATUXENT** 10750 Little Patuzent Pkwy

Columbia, MD 21044

March 24

THIS IS TO CERTIFY, that the annexed advertisement of

Position Special Exception

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County James Reputation to decomment whether or not the James
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Henry Date Tuesday April 1983 at 10:00 A.M.
Hall Hearry Room 104. County April 1985 at 10:00 A.M.
Public Hearry Room 104. County April 1985 at 10:00 April 1985 April

Catonsville Times x Arbutus Times

weekly newspapers published in Baltimore County. Maryland once a week for one successive weeks before day of March 19 83 ... that is to say, the same was inserted in the issues of

March 24, 1983

PATUXEN) PUBLISHING CORP

LOCATION: Southeast side of Old Annapolis Road and Verment Ave-DATE & TIME: Tuesday, April 13, 1963 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Cherapeake Avenue, Towasa, Maryland

TOWSON, MD 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 ____ surressive weeks before the appearing on the

THE JEFFERSONIAN. Manager

A STATE OF THE STA

the first publication

CERTIFICATE OF PUBLICATION

Cost of Advertisement S

AP SODA SHOP . Vermont .---- \$64*30'00"-165.43'.... النبية المستحر المستحد المستحد SPECIALHEARING VICINITY MAP JCALL : I' . E000' PLAT FOR: GLAWNS 4209 OLD ANNAPOLIS RD. f 10 . FRUCE 197 DISTRIC BALTIMORE CO., IND. WILLIAM J. . JANICE M. STIENER BY 192 F WORTH SHORE DE. DR 5.5 Commence Services DR 5.5 REFERANCE WW -PLAT OF BALTIAORE HIGHLANDS GLB 2 FOLIO 379 22,150 " . O.5 Ac ± PARKING REG'D.: 15PMCE /200 59-FT. BLD'G AREAL 1372 SQ FT (CROSS) ____ GALCULAT'N: 1372+200 + 7504065 PROVIDED: 9 SPACES play 3 diales TYP. SPACE: " " = 20" Stockage Price ----- N64*30'00'W - 120.37'-----USE : GARAGE-SERVICE Jim Hord PROPOSED USE: GARAGE -BL-cna SERVICE PLUS ACCESSORY CERAMIC SHOP USED CAR SALE. France . Bl Scale 1=30' 13" lection Ustract

The Zoning Commissioner of Ba-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Baltimore
County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zon-ing Commissioner should approve an amendment to site plan filed in Case No. 78-76-X to allow a limited number of used car sales not to exceed 75 per year as an accessory All that parcel of land in the Thirteenth District of Baltimore County

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 lighlands, as recorded among the and records of Baltimore County in Plat Book G.L.B.-g, Polio No. 179: and thence running and bind-ing on the said South side of said Vermont Avenue, South 64° 30' 00' East, a Cistance of 163.43 feet to the West side of a 10' alley, as shown on said plat: thence running common with others, South 25° 30' 00" West, a distance of 155.00 feet: thence running and binding on the division line of Lets number 4 and f. section "B". as shown or said "int, North 64" 30 00" West, a distance of 130.37 feet to the said East side of Annapolis P ag: thence run-ning and binding on the said East side of Annapolis Road North Or-17 40" East, a distant of [5] 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. Polio No. 379 No. G.L. B.—2. Folio No. 279

Bearings as described bracks being referred to the Magnetic Meridian of 1956

Being the property of William
J. Steiner, Jr., et ux, as shown on
plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 12,
1962 at 10:00 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Chrospeake
Avenue, Towson, Maryland

By Order Of

WILLIAM E. HANDOOND,

Zoning Commissioner
of Bultimore County
Mar. 34.

June 22, 1977

Mr. S. Eric Dillenna Zoning Commissioner County Office Building Towern, Maryland 21204

> Re: Item \$255 (1976-1977) Property Owner: William J. & Janice M. Steinar S/S cor. Old Annapolis Md. & Vermont Ave. Existing Zaning: B.L. - C.M.S. Proposed Zoning: Syscial Exception for a service garage. Acres: 0.50 District: 13th

Dear Mr. DiNenna:

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

Righwaye:

Annapolis Road (Md. 648) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the soud come under the jurisdiction of the Maryland State Highway Administration. Ray 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 Beltimore 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 Assapolia Road and Vermont Avenue remain without pavement (See Drawing 658-2311, File 5). Also, midewalks are required along the Vermont Avenue frontage of this property. The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprone, etc. will be the full responsibility of the Petitioner.

The unimproved alley slong the rear (east side) of this property, shown on the plat "Baltimore Highlands", recorded J.W.S. 2 Polio 179, 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 small be constructed in accordance with Beltimore County Standards.

Sediment Control:

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON MARYLAND 2:12:14

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodar:, Chairman

Zoning Flanz Advisory Committee

Department of Public Works.

to occupancy.

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

Special Inspection Division

() 3. The vehicle dead end condition shown at ____

FE: Property Owner: William J. and Janice M. Steiner, Jr.

Location: SE/Cor. Old Annapolis Road and Vermont Avenue

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

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____feet along an approved road in accordance with Bultimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Fire Prevention Bureau

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

to be corrected or incorporated into the final plans for the property.

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

EXCEEDS the maximum allowed by the Fire Department.

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

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall

No.25 025 7310

Mr. Hilliam Hammond Coming Commissioner

Toward, Maryland 21204

Item No. 141

Gentlemen:

PAUL H TENCKE CHEF

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.

March 19, 1983

Zoning Agenda: Meeting of February 1, 1983

Item 0255 (1976-1977) Property Owner: > Milion J. & Janice M. Steiner June 22, 1977

Store Drains

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

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

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 veters. Correction of any problem which may result, de to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Mater and Sanitary Sower:

Public water supply and sanitary severage are serving this property.

Very truly yours,

mailed // Winsup. DONALD W. TUCKER, P.H. Acting Chief, Bureau of Engineering

DAT : EAM: FAR: 68

cc: J. Schars C-NE Key Sheet 22 4 23 SW 5 Pos. Sheets SW 6 B Topo 109 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning

Date ... February 4. 1983

FROM In I. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Healt, has reviewed the following zoning variance items, and has no specific comments regarding

Item # 127 - E. L. S. Enterprises, Inc.

Item # 131 - Carl M. & Catherine V. Buxley, Jr.

Item # 13h - Allen W. Haymie

Item # 135 - Santi V. & Rose M. Lusco

Iter 4 137 - Herbert A. & Dorothy M. Reynolds

Item # 138 - James T. & Fearl Shipley Item # 142 - Daniel T. & Janet T. Brulinski

Item # 143 - Denver G. Resh

Item #(IL!) - William J. & Janice M. Steiner, Jr.

Item # 146 - Beacon Building Corp.

Item # 147 - Robert A. & Deborah L. Jennings

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

Maryland Department of Transportation

M. S. Coloridor

February 4, 1983

Mr. William Hammond Zoning Commissioner County Office Building Towson, Macyland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of Feb. 1, 1983 ITEM: #144. Property Owner: William J. & Janice M. Steiner, Jr. Location: SE/Cor. Old Annapolis Road, Route 648 and Vermont Avenue Existing Zoning: B.L.-CNS Proposed Zoning: Special Hearing to approve an amendment to site plan in Case #78-76-X to allow a limited number of used car sales not to exceed 75 per year as an accessory use to a service Acres: 161,45/155.00 X 165.43/ 120.34 District: 1st

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration offers the following comments.

The existing channelized ortrances to Old Annapolis Road (Route 648) are generally acceptable.

However, there are two (2) existing utility poles within the traveled way and paving at the northeast corner of Vermont Avenue and Old Annapolis Road that has never been completed.

383-7555 Bartimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Nicholas Commodari TO Planning & Zoning

Date... March 7, 1983

FROM Building Plans Review Zerricat Advisory Committee Meeting SUBJECT_ Ferrary 1, 1983

Item 52 - Revised Comments

Item 138 - Revised Comments

Item 94 - Revised, Copy of original comments

Item (Standard Commer.ts Item 145 - Standard Comments

Item 147 - See Comments

Charle & Sumban

Charles E. Burnham Chief Plant Reviewer BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Mr. W. Hammond

CL:GW:maw

cc: Mr. J. Ogle

February 4, 1989

Very truly yours.

Charles Lee, Chief

Pr: George Mittman

Rurenu of Engineering

Charle Lee

Our recommendation is that the poles be relocated Leyond the curb line of Old Annapolis Road and the radius at the inter-

section of Old Annapolis Poad and Vermont Avenue be paved.

bote: behruary s. 1983

Mr. William F. Hammond Coming Commissioner Bultimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

J.A.C. Meeting of Jahrmary 1, 1985

RE: Item No: 134, 145, 146, 147 Property Owier: Location: Present Coming: Proposed Zoning

> District: Art Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yourk,

as liech Nm. Nick Petrovich, Assistant Department of Planning

WNP/bp

JK/mb/cm

Item 146 - See Corments

19 4 day of April, 1983, that the amendment to the site plan filed in Case No.

78-76-X to allow a limited number of used car sales not to exceed 75 per year as an accessory use to a service garage is not approved and, as such, the Petition for Special

Hearing is hereby DENIED.

Zoning Commissioner of Paltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

F3.232-5PH Date of Posting May 25, 15t3 Petitioner William & Howar & et us Location of property SES OUL anneholis Aland Mount and Location of Signe: SE Corner of 928 Connegation Road and Thronort. Date of return Day 27 1953

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner
Normon E. Gerber, Director Zoning Petition No. 83-232-SpH SUBJECT William J. Steiner, Jr., et ux

The site would seem to be too small for both a service garage and used car sules.

Norman E. Gerber Director of Planning and Zoning

Date__ March 22, 1983

NEG: JGH:slc

Petitioner's Attorney

cc: Arlene January Shirley Hess

Mr. 4 Mrs. William J. Steiner, Jr. 929 Sheile Drive Gien Burnie, Md. 21061

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

of February 1985 been received and accepted for filing this

WILLIAM E. HAMMOND

Zoning Commissioner Petitioner William J. Steiner, Jr., et ux

Reviewed by: John B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

May 11, 1983

Mrs. Catherine C. Owings 3000 Vermont Avenue Baltimore, Maryland 21227

> Re: Petition for Special Hearing SE/S of Old Annapolis Road and Vermont Avenue William J. Steiner, Jr., et ux - Petitioners Case No. 83-232-SPH

Dear Mrs. Owings:

Please be advised that an appeal has been filed by the retitioners from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Zoning Commissioner

WEH:aj

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

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Glen Burnie, Maryland 21061

April 1, 1983

RE: Item No. 144 - Case No. 83-232-SPH

Special Hearing Petition

Petitioner - William J. Steiner, et ux

Mr. & Mrs. William J. Steiner, Jr. 111 N. Chesapeake Ave. Toward, Maryland 21204 929 Sheila Drive

Michalas B. Compodari

MEMBERS bureau of Department of Traffic Engineering State Foads Commissio bureau of Fire Prevention Health Department

Project Planning heridano Department. Board of Education Johang Administration industrial.

NBC:bsc

Enclosures

Dear Mr. & Mrs. Steiner: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appro-

priateness 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.

In view of your proposal to amend the previous special exception (Case No. 78-76-X) by selling a number of used cars from the subject property, this hearing is required.

I discussed the enclosed comments of Mr. Mike Flanigan, Department of Traffic Engineering, and Mr. George Wittman, State Highway Administration, and they both indicated that there comments would not change.

In addition, the fence along the easterly property line should be repaired.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Mechales B. Commoderi Ge NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204

RE: PETITION! FOR SPECIAL HEARING:

SE comer Old Annapolis Rd. &

1 cter lay Zimmerman

WILLIAM J. STEINER, JR., et ux, : Cose No. 83-232-SPH

:::::::

ORDER TO ENTER APPEARANCE

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 therefor,

and of the passage of any preliminary or final Order in connection therewith.

Pursuant to the authority contained in Section 524.1 of the Baltimore County

John W. Hessian, III

Rm. 223, Court House

John W. Hessian, III

I HEREBY CERTIFY that on this 21st day of March, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. William J. Steiner, Jr., 929 Sheila Drive, Glen Burnie,

Towson, Maryland 21204

People's Counsel for Baltimore County

Vermont Ave., 1st District

Petitioners

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

MD 21061, Petitioners.

HARRY I PISTEL P E DIRECTOR

March 18, 1983

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #144 (1982-1983) Property Owner: William J. and Janice M. Steiner, Jr. S/E Corner Old Annapolis Rd. and Vermont Ave. Acres: 161.45/155.00 x 165.43/120.34 District: 1st

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Dear Mr. Hammond:

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.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 255 (1976-1977) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 144 (1982-1983).

> BOBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS

C-NE Key Sheet 22 6 23 SW 5 Pos. Sheets SW 6 B Topo 109 Tax Map

Attachment

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3353

WILL AM E HAMMOND ZONNG COMMISSICNER

March 31, 1983

Mr. & Mrs. William J. Steiner, Jr. 929 Sheila Drive Gles Burnie, Maryland 21061

> Re: Petition for Special Hearing SE/S of Old Annapolis Rd. & Vermont Ave. William J. Steiner, et ux - Petitioners Case No. 83-232-SPH

Dear Mr. & Mrs. Stainer:

This is to advise you that \$68.05 is due for advertising and postung of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zonin, Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCE LANEOUS CASH RECEIPT

No. 117322

DATE 4/12/83 ACCOUNT R-61-615-000 101 advertising & Posting 83.232 SPH S DEGEREROUS DESCRIPTION OF LEAR

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTA NT OF TRAFFIC ENGINEERING
TOWNON MARYLAND 21204
494-3550

March 7, 1983

Mr. William Harmond Zoning Cormissioner County Office Building Towson, Maryland 21204

Existing Zoning: B.L.-CNS

-ZAC- Meeting of February 1, 1983 Property Owner: William J. & Janice M. Steiner, Ir. Old Annapolis Road and Vermont Avenue

Proposed Zoning: Special Hearing to approve an amerdment to site plan in Case #78-76-X to allow a limited number of used car sales not to extred 75 per year as an accessory use to a service garage.

Acres: District:

161.45/155.00 X165.43/120.34

Dear Mr. Hammond:

The requested ammendment to sell used cars is not expected to cause any major traffic problems.

Only one entrance should be allowed along Old Annapoli. Road and the wood poles in front of the curb should be poved behind the curb.

MSF/ccm

Contract Purchaser

Signature

(Type or Print Name)

y and State

and State

or Print Name :

AMENDMENT TO SITE PLAN FILED IN CASE 78-76-X BALTIMORE COUNTY SE/S OLD ANNAPOL IS ROAD AT:D VERMONT AVENUE No. 83-232-5 PH

IN THE MATTER

13th DISTRICT

OF THE APPLICATION OF

FOR A SPECIAL HEARING RE

WILLIAM J. STEINER, JR., ET UX

OPINION

The above captioned matter comes before the Board on an appeal from the Zoning Commissioner's Order for a special hearing to amend a site plan to allow a limited number of used cars to be parked, as an accessory use, at a service garage on the southeast side of Old Annapolis Road and Vermont Avenue, in the Thirteenth Election District of Baltimore County.

The testimony and evidence can be summarized as follows:

The Petitioner, William J. Steiner, Jr., testified that he is a wholesale used car dealer who buys and sells approximately seventy-five cars a year. He wholesales them from one dealer to another, and many times they do not reach his lot. Mr. Steiner testified that his lease at 6031 Ritchie Highway had been terminated and at that time he was informed by the Department of Motor Vehicles that in order to retain or obtain a dealer's license he must provide a designated parking area for a maximum of three cars as well as an office and a service area. Mr. Steiner also testified that he awned the service garage on Old Annapolis Road and Vermont Avenue, and is presently leasing it to Mr. Vince Lancelotta. The proposed use would be an accessory use to the service garage. Mr. Steiner further test fied that a practical hardship and a very difficult situation would exist, forcing him out of business, if the petition is not granted. He suggested to the Board that he would accept any restrictions placed upon the granting, and again assured the Board there would never be more than three vehicles parked in the designated area.

Mr. Benson A. Maser testified that he was the Principal of Baltimore Highlands Elementary School and was unaware of any opposition to the proposed use. He also stated that in the three and one half years of employment at the school, directly across the road, he had no knowledge of the occurrence of any accidents.

September 24, 1983

000 Vermont Avenue Baltimore, Maryland 21227

Joann L. Suder Room 200 Court House Towson, Maryland 21204

Bear Ms. Suder.

Since the hearing you presided over on September 14, 1983 concerning Steiner's garage, I have gained additional knowledge that I believe warrants the reopening of the case. As principal of the neighborhood school. Mr. Maser should not be leaving his job at the tax payer's empense to testify for a private businessman. I have contacted the Board of Education and reported the fact that Mr. Maser has his automobile serviced at Steiner's garage. It appears there is a personal relationship between the two gentlemen, especially since Mr. Maser refused to get involved in the case previously. Mrs. Evelyn Chatman offered to contact your of ice to try to rectify the possible damage Mr. Maser has done by using his position as principal of the school. After some inquiries. Mrs. Chatman advised me that no additional information could be added to the testimony. She advised me to petition for a new hearing.

In addition to the above information, I have learned through Mr. Richard Sullivan of 2802 Vermont Avenue that Mr. Maser also allows Mr. Steiner to park his excess cars on the school parking lot until the zoning inspectors have taken pictures and inspected the premises, then he returns the cars to the garage parking lot. Mr. Sullivan has agreed to testify to this if a new hearing is granted.

Sincerely,

Catherin E. Oweng. Catherine C. Owings

Mrs. Catherine Owings, 3000 Vermont Avenue, was the only Protestant. Mrs. Owings testified that at one time she had observed as many as one hundred cars at this She also testified that when this petition was filed most of these cars were removed from the site. Mrs. Qwings objected to any additional change in this area, and suggested that the traffic and congestion was out of control. She further testified that if a maximum of three cars were parked on the property and the place was kept clean she would not object.

John W. Hessian, People's Counsel for Bultimore County, introduced photos of the garage in question, and called attention to People's Counsel's Exhibit *1-A showing fifteen cars at the service garage at a given time. Mr. Hessian suggested to the Board that a restriction for a limited number of cars to be parked at the service garage at any one rime could be placed on the property.

Attention is directed to the comments in a letter from the Department of Traffic Engineering, dated March 7, 1983, that the proposed use would generate no traffic problems.

The Board notes the only issue before it, at this time, is the amendment to the site plan, indicating a designated parking area for a maximum of three vehicles.

After careful consideration of the testimony and evidence, the Board is persuaded that an unreasonable hardship will exist if this petition is not granted, and further, the Board is persuaded that the three additional cars would not create congestion or traffic problem:. The Board would also strongly suggest that the Petitioner adhere to the restrictions placed upon him by the Zoning Commissioner's ruling granting a special exception on the 21st of February, 1978.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 4th day of October, 1983, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 19, 1983, by REVERSED, and that the Petitioner's

re. sest for an amendment to the site plan be GRANTED for the parking and the display of three (3) additional vehicles in the designated area on the site plan.

Any appeal from this decision must be in accordance with Rules 8-1 thru B-13 of the Maryland Rules of Procedure

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Jagnne L. Suder, Acting Cholman

I We do solemnly declare and affirm. under the penalties of perjury, that I we are the legal owner so of the property which is the subject of this Petition

William J. Steiner, Jr. Allum Stine

James M. Steiner 929 Sheila Drive

768-1195 Phone No Glen Burnie, Md. 21061 Name, address and phone number of legal owner, con-

ruct pointhawes on representative to be contacted. Frone No.

ORDERED By The Zoning Commissioner of Detimore County this of February 19 83 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 heating be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Rurbling in Towson, Baltimore 19 83 at 10:00 c'crock

The undersigned, legal owner(s) 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 for a

Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and or Deputy Zoning Commissioner should approve an

of used car sales not to exceed 75 per year as an accessory use to a

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon fil-ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-

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

tions of Baltimore County adopted pursuant to the Zoning Law ... Dailtimore County

amendment to site plan filed in case #78-76-X to allow a limited number

__A._M.

2 C O - No. 1

Zoning Commissioner of Baltimore County

County Board of Appeals of Baltimore County Koom 200 Court House Comeon, Maryland 2120-1 (301' 494-3180

2821-166725, 15-1

Ms. Taiserine C. Colvie Transfer Averue Baltimore, Maryland 2011

> Bes Tare N . Fiverscame

lear Ma. Dwings:

I have received your letter of September 24. 1983, requesting that we respen the above estimited case for further testimony. After careful consideration of your request, it is my ruling that we will not respen the case for the purpose of hearing further testimony toncerning this matter.

If you are unhappy wit any pecision in this case, as appeal may be taken within thirty days of the date of that detision.

Very truly yours.

€1.E:e

cc: William J. and Janice Steiner John W. Hessian, III, Esquire

County Board of Appeals of Boltimore County Room 200 Court Mouse (Hearing Room 218) Towson, Maryland 21204 (301) 494-3180

June 21, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). / BSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-79

CASE NO. 83-232-SPH

WILLIAM J. STEINER, JR., et ux

SE/S Old Annapolis Rd. and Vermont Ave.

13th District

SPH--Amendment to site plan to allow a limited number of used car sales (75) as an occessory use to a service garage.

4/19/83 - Z.C. 's Order - DENIED

ASSIGNED FOR:

WEDNESDAY, SEPTEMBER 14, 1983, at 10 a.m.

Mrs. Catherine Owings Protesta...

cc: William J. Steiner, Jr., et ux Petitioners

J. W. Hessian, Esq.

People's Counsel

J. Hoswell

N. Gerber

W. E. Hammond

J. E. Dyer

June Holman, Secretary

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