

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description attached hereto and made a part hereof, hereby petition for a Variance from Section 235.2c.3(232.2b & .3b) to permit a side or rear yard setback of 10' in lieu of the required 25' or 20', respectively and Section 409.2.c.2 (IX.A.2.CDDP) to permit the surface area for storage of disabled vehicles to be crusher run in lieu of the required bituminous concrete surface, etc., of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Due to narrow lot & 2 1/2 ft. set back would force part of commercial activity to face and about RC-3 zone. (With 10' set back commercial activity can face B.M. Zone with RC-3 side seeing only building and extensive landscaping).

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

I, or we, agree to pay expenses of above Variance 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.

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

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Timothy Weiss
Signature Signature
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: David M. Lyon 1117 Berryman's Lane 526-7733
(Type or Print Name) Address Phone No.
Signature Reisterstown, Maryland 21132
City and State
9123 Old Annapolis Road (Route 108) Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
Columbia, Maryland 21045 Name
City and State
Attorney's Telephone No.: 995-1824 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of May, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through 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 the 2nd day of July, 1985, at 9:30 o'clock.

(over)

IN RE: PETITION FOR VARIANCE
S/S Berryman's Lane
650' W/Church Lane
(1117 Berryman's Lane)
4th Election District
Timothy Weiss, Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-5-A

The Petitioner herein requests variances to permit a side or rear yard setback of 10 feet in lieu of the required 25 feet or 20 feet, respectively, and to permit the surface area for storage of disabled vehicles to be crusher run in lieu of the required bituminous concrete surface.

The Petitioner owns and operates a Baltimore County licensed towing company, now located on an adjacent property. That property is congested with three businesses: two auto body shops and the towing company. During the 1984 comprehensive rezoning process, that adjacent property, as well as the middle portion of the site, were rezoned from P.C. 3 to B.M. The front portion of the site is improved with a residence; the middle and rear portions are unimproved. The Petitioner proposes to relocate his towing business on the B.M. portion, to provide access through the R.C. 3 portion beside the residence, and to construct a 45' x 120' building 10 feet from the east side property line. In addition, he intends to provide, within a fenced area, an infiltration pond and a crusher-run-surfaced impounding area for the storage of disabled vehicles. Testimony indicated that, since storm water comes from the northeast, a crusher run surface for the lesser used impound area would better absorb off-site water runoff than a bituminous concrete surface. Access to the pond and impound area will be available only to employees. There were no protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the

Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and therefore the variances requested should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of July, 1985, that the herein Petition for Variance to permit a side or rear yard setback of 10 feet in lieu of the required 25 feet or 20 feet, respectively, and to permit the surface area for storage of disabled vehicles in the impounding area to be crusher run in lieu of the required bituminous concrete surface, in accordance with the plan prepared by Cassell Engineering, Inc., revised June 21, 1985 and marked Petitioner's Exhibit 2, as well as the notes on the plan prepared by Cassell Engineering, Inc., dated February 26, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The location and screening of any outside dumpster shall be indicated on a plan submitted to the Current Planning and Development Division, Office of Planning & Zoning, for approval.
2. Compliance with comments submitted by Baltimore County Department of Health, dated May 20, 1985, to the Baltimore County Zoning Plans Advisory Committee, which are adopted and made a part of this Order.
3. There shall be no free-standing signs.
4. The only road and/or parking areas to be crusher run surface shall be within the impounding area.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE 4th Election District

LOCATION: South side of Berryman's Lane, 650 feet west of Church Lane (1117 Berryman's Lane).

DATE AND TIME: Tuesday, July 2, 1985 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

Petition for a Variance from Section 235.2 & .3 (232.2b & .3b) to permit a side or rear yard setback of 10 feet in lieu of the required 25 feet or 20 feet, respectively and Section 409.2.c.2 (IX.A.2.CDDP) to permit the surface area for storage of disabled vehicles to be crusher run in lieu of the required bituminous concrete surface, etc.

Being the property of Timothy Weiss as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the south side of Berryman's Lane about 650 feet west of Church Lane; running perpendicular to Berryman's Lane S 7° 15' 55" E 871.25 feet thence parallel to Berryman's Lane S 75° 16' 34" W, 100.07 feet thence N 07° 15' 55" W, 871.25 feet; to intersect Berryman's Lane; thence along Berryman's Lane N 76° 16' 34" E, 100.07 feet to the place of beginning.

Saving and excepting that portion of the property zoned R. C. 3. Also known as 1117 Berryman's Lane.

RE: PETITION FOR VARIANCES
S/S of Berryman's Lane, 650' W of Church Lane (1117 Berryman's Lane), 4th Dist.
TIMOTHY WEISS, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-5-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 221, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to David M. Lyon, Esquire, 9123 Old Annapolis Road (Rte. 108), Columbia, MD 21045, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

86-5-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 28th day of May, 1985.

Petitioner Timothy Weiss
Petitioner's Attorney David M. Lyon, Esquire
Received by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 14, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

David M. Lyon, Esquire
9123 Old Annapolis Road
Columbia, Maryland 21045

RE: Item No. 306 - Case No. 86-5-A
Petitioner - Timothy Weiss
Variance Petition

Dear Mr. Lyon:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

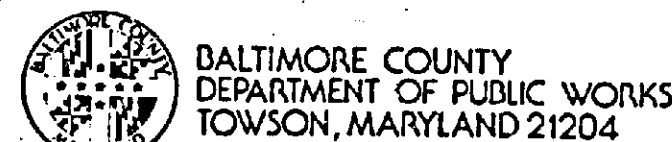
NEC:bcc

Enclosures

cc: Cassell Engineering, Inc.
1015 Trichling Brook Road
Hunt Valley, Maryland 21030

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #306 (1984-1985)
Property Owner: Timothy Weiss
S/S Berrymans Lane, 650' W of
Church Lane
District 4th

Dear Mr. Jablon:

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 COMMENTS:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any grading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,
James A. Marble
JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, May 2, 1985

WEISS STORAGE YARD

District 4 C3

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Department of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

Larry Pilson - Health Department
Bob Kernan - Economic Development
Harris Shalowitz - Developers Engineering Division

Developer and/or Representatives

T. Weiss - Owner
David Lyon - Attorney

Mrs. Warfield opened the meeting at 9:05 a.m., introduced the staff and explained the purpose of the meeting.

Mr. Cassell presented a revised plan.

Mr. Bober summarized the staff comments submitted from Traffic, Storm Water Management Review Section, Bureau of Sanitation, Fire Prevention Bureau, Health Department, Developers Engineering Division, Planning, and Zoning, which are made part of these minutes, and a copy given to the developer and developer's engineer. The plan is acceptable as presented and was approved.
The meeting was adjourned at 9:25 a.m. *CLV*

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: April 30, 1985

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Weiss Storage Yard
PROJECT NUMBER: #85081
LOCATION: 1117-1119 Berrymans Lane
DISTRICT: 4C3

The Plan for the subject site, dated February 26, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

HIGHWAY COMMENTS:

Berryman's Lane is an existing road, which shall ultimately be improved as a 50-foot street cross-section on a 70-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road grading.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Project 85081
Weiss Storage Yard
Page 2
April 30, 1985

HIGHWAY COMMENTS: (Cont'd)

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dealing in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer 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 Developer.

County topography and the Developer's plan indicate that there may be a small drainage ditch conveying offsite water along the western edge of the rear of this property. This ditch must be considered in any determination of storm drainage, sediment control and/or storm water management for this property.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A public storm drain easement will be required, and must include the entire storm water management facility.

Project 85081
Weiss Storage Yard
Page 3
April 30, 1985

WATER AND SANITARY SEWER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements. A water appropriation permit must be approved prior to signature on the record plat.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

The Plan for the subject site may be approved, subject to conformance with the above comments.

EAM:HMS:ss

cc: File

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 30, 1985

PROJECT NAME: WEISS STORAGE YARD PLAN XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: TV-263 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated February 26, 1985 and has the following comments:

The adjacent auto body shop uses must be shown on the plan.

The type of vehicles to be stored on this site should be noted on the plan.

The proposed use of the existing 2 1/2 story building should be shown on the plan.

The soil limitations for development must be shown on the plan for the McC2 soil.

The landscape calculations are correct. It is recommended that all evergreen trees be planted 6' on center and staggered in the 10' planting strip along the east property line to provide an effective screen adjacent to the residential property. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of a building permit.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: May 2, 1985

FROM: ZONING OFFICE

PROJECT NAME: Weiss Storage Yard PLAN: ✓
LOCATION: 1117-1119 Berryman's Lane DEVELOPMENT PLAN:
DISTRICT: 4th Election District PLAT:

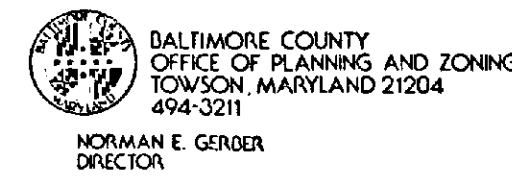
The following comments were written on the CRG Plan dated 2/26/85.

- A petition for Zoning Variance, Item 306, to permit a side and rear setback of 10' in lieu of the required 25 or 20 feet and to permit a crusher run surface in lieu of the required bituminous surface for the storage of damaged and disabled vehicles has been filed with this office on 4/17/85. If CRG approval occurs, approval of building permits will be contingent upon the outcome of the Zoning hearing.
- The following corrections are needed on the CRG plan prior to plan approval. Most of them are due to the fact that the plan submitted with the Zoning hearing contains information and revisions which are not on the CRG plan. Corrections must be made so both plans agree.

- The R.C. 3/B.M. zone line does not reflect the location of that line which has been shown correctly on the plan accompanying the Zoning hearing.
- The parking breakdown is 1 parking space per 300 square feet of floor area for a total of 18 spaces which likewise has been indicated correctly on the plan accompanying the Zoning hearing, but incorrectly on the CRG plan.
- The parking layout is different on the plan accompanying the Zoning hearing; it shows 12 spaces within the building and 6 spaces on a paved lot to the south of the building.
- If freestanding signage is proposed it must be located in the B.M. zoned portion of the site. The total square foot area allowed for signage is 100 square feet; both sides of a double faced sign must be included in calculating the square footage of the sign. The size and location of any proposed free standing sign must be indicated on the plan.
- Since the site also includes a single family dwelling in an R.C. 3 zone, the acreage of the R.C. 3 zone should be indicated in the general notes.
- The floor area ratio should be noted in the general notes; f.a.r. should be based upon the B.M. zoned portion of the site only.

Diana Lither
DIANA LITHER
Zoning Associate III

DI:hg



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 11, 1985

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item #306
Property Owner: TIMOTHY WEISS
Location: S/S BERRYMAN'S LANE, 650'
W. OF CHURCH LANE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the Floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
THE CRG PLAN IV-263 WAS APPROVED 5/2/85
PLAN APPROVAL EXPIRES - 5/2/88
K/A "WEISS STORAGE YARD"

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

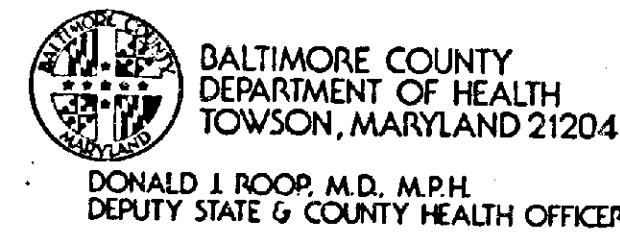
DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments
DATE: May 1, 1985

PROJECT NAME: Weiss Storage Yard
PROJECT NUMBER & DISTRICT: 14 C 6
LOCATION: Berryman's Lane
C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

The existing shrubs along the property frontage east of the proposed access need to be relocated behind the proposed right-of-way line.

C. Richard Moore
C. Richard Moore
Deputy Director of Traffic Engineering
CRG/GM/bza



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

May 20, 1985

Dear Mr. Jablon:

Comments on Item #306, Zoning Advisory Committee Meeting of April 30, 1985, are as follows:

Property Owner: Timothy Weiss
Location: S/S Berryman's Lane, 650' W of Church Lane
Existing Zoning: B, M
Proposed Zoning: Variance to permit a side/rear yard setback of 10' in lieu of the required 25' or 20' respectively and to permit the surface area for storage of disabled vehicles to be crusher-run in lieu of the required bituminous concrete surface.

Acres: 1.885
District: 4th

An appropriate amount of well compacted crusher-run may be utilized for the proposed storage areas #1 and #2 as requested, provided the owner complies with Air Pollution regulations. These regulations require that reasonable precautions be taken to prevent particulate matter from becoming airborne. Such precautions shall include, but not be limited to:

1. Apply dust suppressants as needed to prevent airborne particulate.
2. Conduct necessary repair and maintenance of surfaces via replenishing and/or cleaning to prevent fines from becoming airborne.

Jan J. Forsyth
Jan J. Forsyth, Director
Bureau of Environmental Services

IJF/als

Planning

CRG Meeting of May 2, 1985
Weiss Storage Yard

1. Soil borings must be provided to verify the feasibility of infiltration. At least 2 borings are required at the proposed infiltration basin.
2. 2.10 + 100 year peak management is required.
3. Provision must be made to safely convey overflow to a suitable outfall.
4. Elevations should be based on Baltimore County datum, not an assumed datum.
5. Any infiltration device must meet setback requirements from well, septic & structures with foundations.

Thomas L. Videman
4/10/85

CRG Meeting of May 2, 1985
Weiss Storage Yard

IBP

1. Soil borings must be provided to verify the feasibility of infiltration. At least 2 borings are required at the proposed infiltration basin.
2. 2.10 + 100 year peak management is required.
3. Provision must be made to safely convey overflow to a suitable outfall.
4. Elevations should be based on Baltimore County datum, not an assumed datum.
5. Any infiltration device must meet setback requirements from well, septic & structures with foundations.

Thomas L. Videman
4/10/85

* A boring report has been submitted 4/10/85. The report indicates that the bottom of the infiltration basin must be 5' or greater (assumed datum). Further test pits are recommended by the geotechnical Engineer to obtain more accurate data. The soils are acceptable for infiltration. No additional soil data is required for CRG approval.

4/11/85

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

WEISS STORAGE YARD
Subdivision Name, Section and/or Plat

T. Weiss
Developer and/or Engineer
Liberty
Watershed
No. of Lots or Units: 1
Total Acreage: 1.985
Private
Water
Private
Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached sheet dated 4-24-85 and below.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

1. Extend the manhole opening on the existing septic tank to the ground surface.
2. The existing drain field will be replaced by one - 6' x 6' seepage pit.

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: [blank] Date: APRIL 24, 1985
FROM: [blank]
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT, WEISS STORAGE YARD
(Name)
CRG MEETING MAY 2, 1985 (Date) 9:00 (Time)

PLAN REVIEW NOTES

1. Approx. 2 acres to be used for storage of disabled vehicles (Describe site)
2. Private water and private sewer is proposed.
3. No streams on site (Describe streams on-site)
4. No wetland soils on site (Describe wetland soils on-site)
5. Storm Water Management is required.
6. C-17 areas proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. No development is allowed in (Soil/name & symbol)
- B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: April 15, 1985
FROM: Charles K. Weiss
SUBJECT: Weiss Storage Yard
1117/19 Berryman's Lane
CRG 5/2/85

Baltimore County does not provide commercial refuse collection. Since no provision has been made on the plan for refuse collection no comment can be made. Commercial plans must have a dumpster site indicated before CRG approval by this agency.

CKM/SW/rab

Mr. Brooks Stifford
Environmental Effects Report
Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. If storage or improvement area will be used for vehicle repair, hazardous waste storage and consultation.

C. BEST MANAGEMENT PRACTICES Health Dept must be contacted and consulted.

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

5. Filling will not occur in grassed or lined drainage ditches or swales.

6. If vehicle repair activities are planned, hazardous waste, health dept must be contacted for the recommendation for correct management and petroleum product management.

ipms

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

Date: April 25, 1985

PROJECT NAME: Weiss Storage Yard
PROJECT NUMBER: CRG Agenda 5/2/85, 9:00 am
LOCATION: 1117/19 Berryman's Lane DISTRICT: 4

COMMENTS

- (1) Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- (2) Fire flow test is required to be conducted by the Baltimore City Water Dept. on results are to be forwarded to the office of the Fire Protection Engineer.
- (3) Proposed panhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- (4) Access road shall be posted with Fire Lane signs along its entire length.
- (5) Standard cul-de-sac or t-turnaround shall be provided at deadend street near
- (6) All roads shall have a minimum width of 20 feet.
- (7) Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- (8) Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- (9) Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
- (10) All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class T liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 13, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 306 Zoning Advisory Committee Meeting are as follows:

Property Owner: Timothy Weiss
Location: S/S Berryman's Lane, 650' W of Church Lane
District: 4th.

APPLICABLE CODES AND ORDINANCES

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Aged (J.B. 417-85) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered architect or engineer is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered architect or engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. See Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 25' or more from an interior lot line shall require a fire or masonry exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 311 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Building facilities shall comply with Section 609.0. Any paint spray area shall comply with Section 607.0. See Section 1111.0 if there are any proposed openings in the south wall. The building shall be classified as Use Group S-1. See Table 310.2.

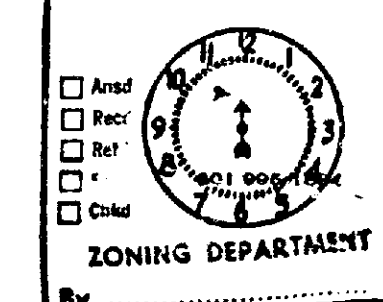
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 310 of the County Office Building at 11 West Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Gelfman
S. E. Gelfman & Lyon, P.A.
Building Plans Review

L/27/85

S. E. Gelfman & Lyon, P.A.
Attorneys at Law
Columbia Ridge Professional Building
8125 Old Chesapeake Road (Rt. 101)
Columbia, Maryland 21045

May 16, 1985



Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 86-5
Owner: Timothy Weiss
Property Location: 1117-19
Berryman's Lane

Dear Sir:

The Petition for Zoning Variance in the above-mentioned case includes a request to store disabled vehicles on a lot of crusher run in lieu of the required bituminous concrete surface, etc. because such a surface would enhance the permeability of the infiltration pond located within the compound at a reasonable cost. If you have any questions or comments, please feel free to contact me.

Sincerely,

GELFMAN, GELFMAN & LYON, P.A.

David M. Lyon
David M. Lyon

DML/slw

cc: Timothy Weiss



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 16, 1985

David M. Lyon, Esquire
9123 Old Annapolis Road
Route 108
Columbia, Maryland 21045

RE: PETITION FOR VARIANCE
S/S Berryman's Lane
650' W/Church Lane
(1117 Berryman's Lane)
4th Election District
Timothy Weiss, Petitioner
Case No. 86-5-A

Dear Mr. Lyon:

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

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:by

Attachment

cc: People's Counsel



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

ARNOLD JABLON
ZONING COMMISSIONER

June 25, 1985

David M. Lyon, Esquire
9123 Old Annapolis Road
Route 108
Columbia, Maryland 21045

RE: Petition for Zoning Variance
S/Side of Berryman's Lane,
650' W/Church Lane
(1117 Berryman's Lane)
Timothy Weiss
Case No. 86-5-A

Dear Mr. Lyon:

This is to advise you that \$59.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 005346
DATE	7/16/85	AMOUNT \$59.64
RECEIVED FROM	Timothy Weiss	
FOR	Petition for Zoning Variance, Case No. 86-5-A	
VALIDATION ON SIGNATURE OF CASHIER		

David M. Lyon, Esquire
9123 Old Annapolis Road
Route 108
Columbia, Maryland 21045

NOTICE OF HEARING

RE: Petition for Zoning Variance
S/Side of Berryman's Lane,
650' W/Church Lane
(1117 Berryman's Lane)
Timothy Weiss
Case No. 86-5-A

TIME: 9:30 A.M.

DATE: Tuesday, July 2, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Charles E. Gelfman
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 007441
DATE	7/16/85	AMOUNT \$100.00
RECEIVED FROM	Cassell Engineering	
FOR	City fee for plan # 306	
VALIDATION ON SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-5-A

The plan was approved by the CRG on May 2, 1985.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

86-5-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 13, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

June 13, 1985

THE JEFFERSONIAN,

W. Venetaki

Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE
 4th Election District

LOCATION: South side of Berryman's Lane, 650 feet west of Church Lane (1117 Berryman's Lane).
 DATE AND TIME: Tuesday, July 2, 1985 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

Petition for a Variance from Section 235.2 & 3 (232.2b & 3b) to permit a side or rear yard setback of 10 feet in lieu of the required 25 feet or 20 feet, respectively and Section 409.2.c.2 (IX.A.2.CMDP) to permit the surface area for storage of disabled vehicles to be crusher run in lieu of the required bituminous concrete surface, etc.

Being the property of Timothy Weiss as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 June 13.

86-5-A
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 4th

Date of Posting 6-14-85

Posted for: Variations

Petitioner: Timothy Weiss

Location of property: S. side of Berryman's Lane, 650' W. of Church Lane (1117 Berryman's Lane)

Location of Signs: S. side of Berryman's Approx. 675' W. of Church Lane

Remarks:

Posted by S. J. Brata

Date of return: 6-21-85

Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 13, 1985

THIS IS TO CERTIFY that the annexed Req. #173102 P.O. #65869 was published for one (1) successive weekdays previous to the 13th day of June 1985, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR VARIANCE
 4th Election District

LOCATION: South side of Berryman's Lane, 650 feet west of Church Lane (1117 Berryman's Lane)
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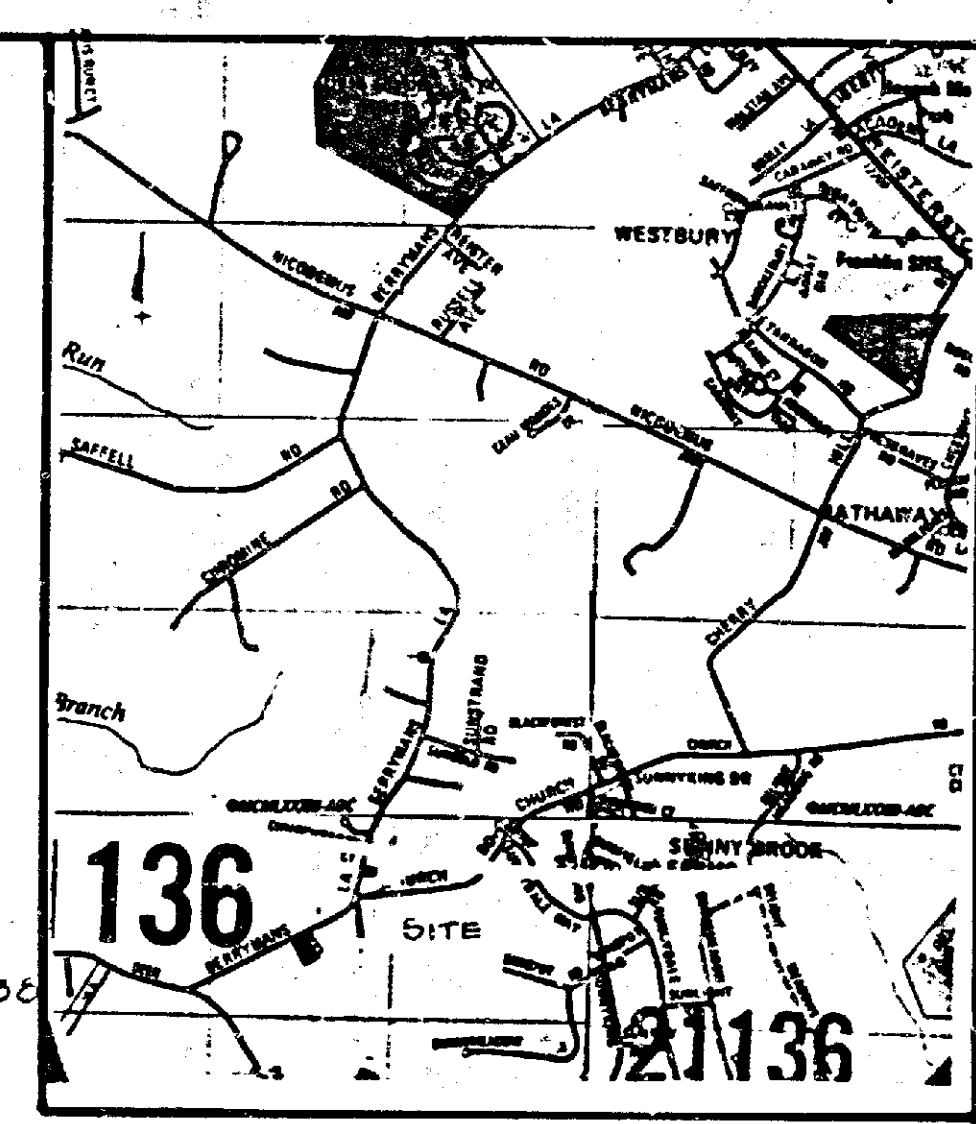
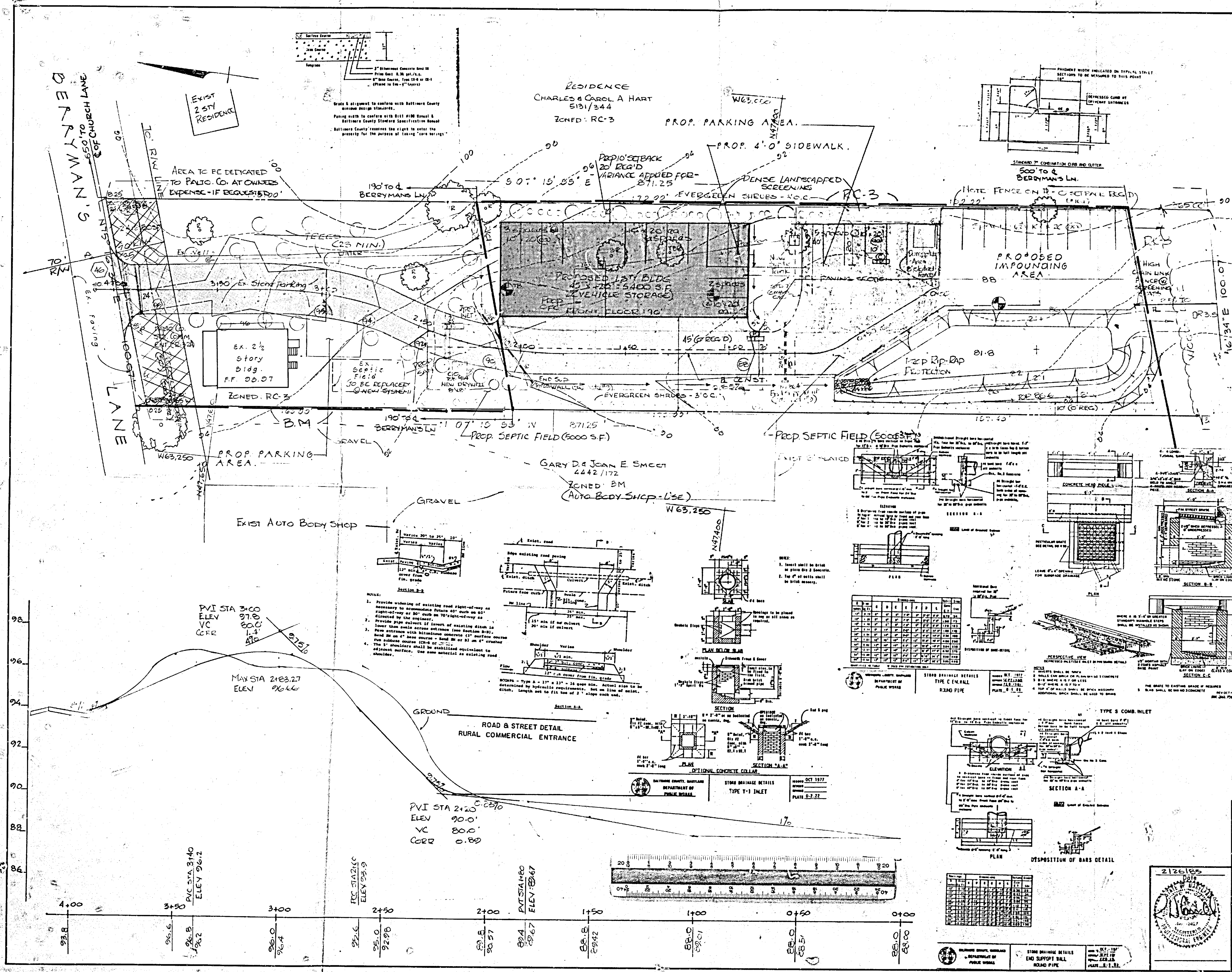
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BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY





VICINITY MAP 1"=200'

CHARLES VI. ANNA M. KORMANN
169/525
ZONED: DR3.5
(OPEN AREA)

- GENERAL NOTES**
1. All work shall be done in accordance with Baltimore County Standard Specifications for Construction except as otherwise noted.
 2. All foundations shall be in accordance with the following:
 - 5 Days Mid State Hwy
 - 5 Days Miss Utility
 - 5 Days BG&E Elect. Distribution
 - 5 Days BG&E Gas Distribution
 - 5 Days CPD Telephone
 - 2 Days Baltimore Inspection Div.
 3. Place 2" topsoil, seed and mulch on all disturbed areas not otherwise treated.
 4. Topographic Survey run Jan. 1993.
 5. All existing lighting shall be directed radially away from adjacent residentially zoned properties.
 6. Water and sewer house connections are shown on a mechanical plan.
 7. Provide pavement markings as shown (white 4" solid line).
 8. Entrances to be widened to conform to rural commercial entrance (see detail C-1) with adequate required right of way to county and complete entrance at his expense.
 9. Core End Section (P.D. 11-11) may be substituted for Type C End Support Wall.

PERMIT OWNER'S EXHIBIT 2

Date		No.	Revision	Description
CASSILL ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS 1015 Trucking Branch Rd. Hunt Valley, MD 21030 WEISS STORAGE YARD				
AREA 1117-19 BERRYMAN'S LANE 4th ELECTION DISTRICT, BALTO. CO., MD.				
TITLE FINAL PLAN				
Des. By	R.C.	Scale	1"=20'	Proj. No.
Drn. By	P.G.C.	Checked By	R.C.	Date 2/26/85