

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
WS Old Harford Road, 142' N * ZONING COMMISSIONER
of Putty Hill Avenue *
8606 Old Harford Road * OF BALTIMORE COUNTY
9th Election District *
6th Councilmanic District * CASE # 90-216-SPH
Thomas Chang Hwan Johng, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS "C" LAW

The Petitioners herein request a Special Hearing to approve construction of addition to service garage located at 8606 Old Harford Road which was constructed, pursuant to Special Exception, Case No. 66-36X, as more particularly described on Petitioners' Exhibit J.

The Petitioner, Thomas Chang Hwan Johng appeared, testified and was represented by C.M. Zacharski, Jr., Esquire. Appearing and testifying on behalf of the Petitioner were Donald S. Ruth and Thomas Parr. There were no Protestants.

Testimony indicated that the property is located on a .3 acre +/- parcel of ground on Old Harford Road in the Greater Parkville section of Baltimore County. The lot of ground is zoned B.L. and is improved with an existing service garage which is used primarily as a body and fender repair facility.

The original special exception was granted in Case No. 66-35X by the Baltimore County Board of Appeals after the original Petition for Special Exception had been denied by the Baltimore County Zoning Commission. The property has been operated continuously since the issuance of the special exception as an automotive service garage. The present owner purchased the property more than ten (10) years ago and has continued to operate in a similar fashion. The property is located adjacent to an existing service

station at the corner of Old Harford and Putty Hill Roads and is adjacent on the north side to an existing office building. There are residential properties to the rear of all of these uses. The property is presently fenced in an existing 8 foot high wooden fence which is in a poor state of repair. There is no existing curb cut or controlled ingress or egress from the property onto Old Harford Road at this location.

The Petitioners' case primarily dealt with three witnesses for the Petitioners testifying to the ongoing operation and the need to expand the operation so that additional vehicles could be serviced indoors. All three witnesses testified as to the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

At the conclusion of the Petitioners' case, there were lengthy discussions between Petitioners' counsel and the Zoning Commissioner concerning the proposed setback variance to the north property line. As a result of those discussions, the Petitioners have filed a modified plan (Petitioners' Exhibit A) which indicates a larger area of ingress and egress along that north property line and the side of the building. This will provide for better circulation and more thoroughly comply with the spirit and intent of the zoning regulations.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that

the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit A would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of February, 1990 that the Petition for Special Hearing to approve construction of addition to service garage located at 8606 Old Harford Road which was constructed, pursuant to Special Exception, Case No. 66-36X, in accordance with Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter. The Petitioners shall complete all necessary reconstruction of the front parking area to provide appropriate vegetative buffering in the two islands created on Petitioners' Exhibit A for the controlled ingress and egress from the property.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

4. The Petitioners shall replace all perimeter fencing from a point adjacent to the rear of the new proposed addition along the south property line to a point where it intersects with the west property line to a point where it intersects with the north property line to a point equal to the location of the end of the new curb created for the new north side planting area. The new fence shall be a minimum of 8 feet in height constructed of wood and shall be developed in accordance with standards prescribed and approved by the Landscape Planner, Office of Current Planning for Baltimore County. This new fencing shall comply with the requirements for the storage of disabled motor vehicles as set forth in Section 405 and 405A of the Baltimore County Zoning Regulations (B.C.Z.R.) and shall be approved by the Zoning Coordinator, Office of Zoning Development Control for Baltimore County.

5. The Petitioners shall have no exterior lighting that is more than 10 feet above grade and shall not shine onto any adjoining residential property.

6. Petitioners shall comply with all requirements of the Zoning Plans Advisory

Committee (ZAC) as set forth in the comments attached hereto and made a part hereof.

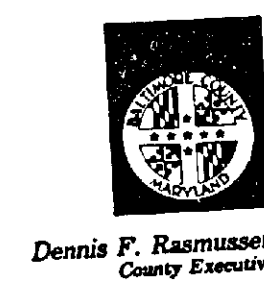
The Petitioners shall not permit more than six (6) disabled motor vehicles to be stored outside on site at any time and no disabled motor vehicles shall be stored or parked in the front yard.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for Baltimore County

JRH:mmm
att:
cc: Peoples Counsel
cc: C.M. Zacharski, Jr., Esquire

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

February 6, 1990



C.M. Zacharski, Jr., Esquire
1513 Fidelity Building
Baltimore, Maryland 21201

RE: Petition for Special Hearing
Thomas Chang Hwan Johng, et ux, Petitioners
Case #90-216-SPH

Dear Mr. Zacharski:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

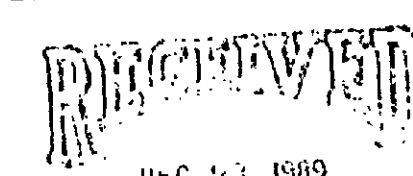
In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm
att/
cc: Peoples Counsel
cc: Mr. and Mrs. Thomas C.H. Johng
4837 Vicky Road
Perry Hall, Maryland 21236
cc: Mr. Walter T. Parr
P.O. Box 5614
Baltimore, Maryland 21210

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 26, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Thomas Chang Hwan Johng, Item 57;
Zoning Petition No. 90-216-SPH



ZONING OFFICE

Staff has met with Mr. Walter T. Parr, engineer for the Petitioner, to discuss the above-referenced case. Mr. Parr presented a conceptual plan that satisfies staff's concerns regarding the 13 ft. aisle width. Based upon the additional information and refinements made, staff recommends the Petitioner's request be granted. However, the following condition is recommended.

- A landscape plan shall be submitted for approval prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 4, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 90-216-SPH, Item 57
Thomas Chang Hwan Johng

The Petitioner requests a Special Hearing to approve the construction of an addition to a service garage which was constructed pursuant to Special Exception, Case No. 66-35X.

In reference to this request, staff offers the following comments:

- The Petitioner's site is currently improved with a service garage that is used for Mr. Johng's body and fender repair business.
- Waiver of the CRG plan and meeting was granted on June 16, 1989 (W-89-135).
- Staff recommends that due to the limited size of the lot (less than 1/3 of an acre), the proposed addition should be downsized to allow for a 20 ft. minimum aisle width where possible.

Should the Petitioner's request be granted, staff recommends the following conditions:

- The storage of damaged and disabled motor vehicles shall be stored per Sec. 405A of the Baltimore County Zoning Regulations.
- The Petitioner shall submit a landscape plan prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:gg1
90216SPH/ZAC1

90-216-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition 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 construction of addition to service garage located at 9606 Old Harford Road which was constructed pursuant to Special Exception, Case No. 66-35X.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of the above Special Hearing 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: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

Attorney for Petitioner: (Type or Print Name) Address City and State

1513 Fidelity Building Baltimore, Maryland 21201

Attorney's Telephone No.: 301-685-1141

ORDERED By The Zoning Commissioner of Baltimore County, this 22 day of Sept 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108 County Office Building in Towson, Baltimore County, on the 8 day of Dec 1989, at 7:30 o'clock P.M.

J. Robert Haines Zoning Commissioner of Baltimore County

ECO-No. 1 (over)

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 50, 56, 57, 59, 60, 61, 62, 63, 64, and 569.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSE/lvw

August 25, 1989

RECEIVED AUG 31 1989 ZONING OFFICE

Dennis F. Rasmussen County Executive

NOTED & APPROVED: Capt. Wm. Brady Fire Prevention Bureau

REVIEWER: Capt. Wm. Brady Fire Prevention Bureau

Special Inspection Division

/j1

Walter T. Parr Michael K. Smith, P.L.S. BPS/land technology, Inc. Engineers & Surveyors P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

Particular Description of Property Known as 8606 Old Harford Road Fifth Election District Baltimore County, Maryland

Beginning for the same at a point on the west side of Old Harford Road (66 feet wide), at a distance of approximately 142 feet from the north side of Putty Hill Road, thence for the four following courses and distances:

1. N. 79° 09' 09" W. - 199.19'
2. N. 83° 26' 45" W. - 28.81'
3. N. 87° 09' 52" E. - 216.13'
4. S. 13° 31' 11" W. - 79.13' to the point of beginning.

Containing 0.2522 acres of land more or less.

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Containing 0.2522 acres of land more or less.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 27, 1989

C. M. Zacharski, Jr., Esquire 1513 Fidelity Building Baltimore, MD 21201

RE: Item No. 57, Case No. 90-216-SPH Petitioner: Thomas Chang Hwan Johns, et ux Petition for Special Hearing

Dear Mr. Zacharski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours, James E. Dyer Chairman Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Thomas Chang Hwan Johns 4837 Vicky Road Perry Hall, MD 21236

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 57, Zoning Advisory Committee Meeting of August 23, 1989

Property Owner: Thomas Chang Hwan Johns, et ux Location: 8606 Old Harford Road District: 9

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- (X) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted.
- () The results are valid until.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- (X) Others: Drainage from interior service bays is to be directed to sanitary sewer via oil separator.

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3393 J. Robert Haines Zoning Commissioner

Your petition has been received and accepted for filing this 22nd day of September, 1989.

J. Robert Haines ZONING COMMISSIONER

Received By: James E. Dyer Chairman, Zoning Plans Advisory Committee

Petitioner: Thomas Chang Hwan Johns, et ux

Petitioner's Attorney: C. M. Zacharski, Jr.

RECEIVED DEC 4 1989

BALTIMORE COUNTY, MARYLAND ZONING OFFICE

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-216-SPH, Item 57 Thomas Chang Hwan Johns

The Petitioner requests a Special Hearing to approve the construction of an addition to a service garage which was constructed pursuant to Special Exception, Case No. 66-35X.

In reference to this request, staff offers the following comments:

- The Petitioner's site is currently improved with a service garage that is used for Mr. Johns's body and fender repair business.

- Waiver of the CRG plan and meeting was granted on June 16, 1989 (W-89-135).

- Staff recommends that due to the limited size of the lot (less than 1/3 of an acre), the proposed addition should be downsized to allow for a 20 ft. minimum aisle width where possible.

Should the Petitioner's request be granted, staff recommends the following conditions:

- The storage of damaged and disabled motor vehicles shall be stored per Sec. 405A of the Baltimore County Zoning Regulations.

- The Petitioner shall submit a landscape plan prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:gg1 90216SPH/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 26, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
RECEIVED
DEC 28 1989

SUBJECT: Thomas Chang Hwan Johng, Item 57
Zoning Petition No. 90-216-SPH

STAFF has met with Mr. Walter T. Parr, engineer for the Petitioner, to discuss the above-referenced case. Mr. Parr presented a conceptual plan that satisfies staff's concerns regarding the 13 ft. aisle width. Based upon the additional information and refinements made, staff recommends the Petitioner's request be granted. However, the following condition is recommended.

A landscape plan shall be submitted for approval prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

SEILAND AND JEDNORSKI, P.A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 211-8200

JOHN O. SEILAND
OF COUNSEL

December 21, 1989

J. Robert Haines
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No.: 90-216-SPH
Petitioner: Thomas Chang Hwan Johng
Hearing Date: Friday, December 8, 1989, 9:30 a.m.

Dear Mr. Haines:

At the Hearing for the above listed case, you noted that the Office of Planning in their comments to you had expressed the concern over the aisle width of the proposed addition. The addition has been downsized and now provides a thirteen (13) foot aisle width instead of a nine (9) foot aisle. It is my understanding that the Engineer, Thomas Parr, who testified at the Hearing, has received approval of the revised plan from the various County agencies including the Office of Planning and Zoning.

If there is anything further that you require, please do not hesitate to contact me.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

JNL:cc

Enclosure

LAW OFFICES OF
SWEENEY & ZACHARSKI
1501 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201-4088
(410) 685-1141

JOHN J. SWEENEY, JR.
OF COUNSEL
WILLIAM H. ZACHARSKI

December 4, 1989

Hon. J. Robert Haines
Zoning Supervisor
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special
Hearing-Case No. 90-216-SPH
8600 Old Harford Road
Hearing: Fri. Dec. 8, 1989

Dear Mr. Haines:

I regret that due to a previous long standing commitment, I cannot attend the hearing on the captioned matter scheduled for December 8, 1989 and must therefore ask that you strike my appearance in the matter.

Sincerely,
C. M. Zacharski, Jr.

C. M. Zacharski, Jr.

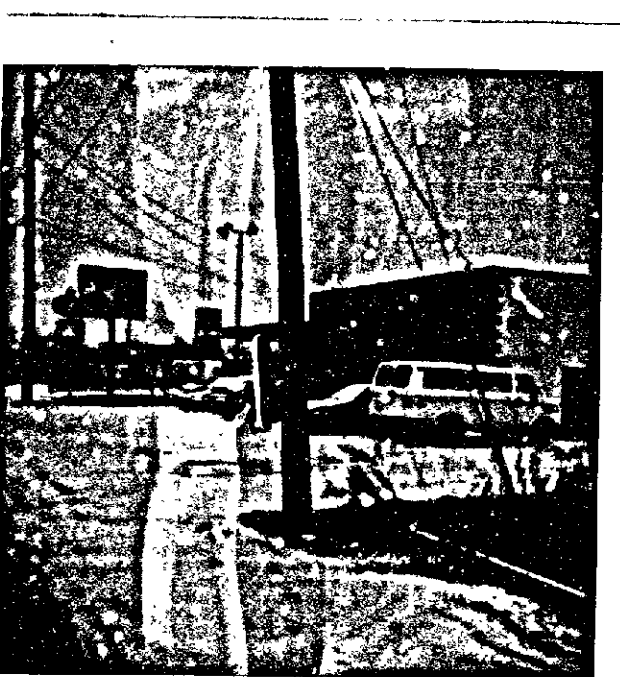
cc: Mr. & Mrs. Thomas C. Johng

RECEIVED
DEC 7 1989
ZONING OFFICE

PETITIONER(S) EXHIBIT (4)



PETITIONER(S) EXHIBIT (4)



SEILAND AND JEDNORSKI, P.A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 211-8200

JOHN O. SEILAND
OF COUNSEL

December 5, 1989

J. Robert Haines
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition For Special Hearing
Case No.: 90-216-SPH
Petitioner: Thomas Chang Hwan Johng
Hearing: Friday, December 8, 1989, 9:30 a.m.

Dear Mr. Haines:

Please enter the appearance of J. Neil Lanzi as Counsel for Thomas Chang Hwan Johng, Petitioner for the above captioned case in place of C. M. Zacharski, Jr. Thank you very much for your attention to this matter.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

JNL:cc

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 109 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
Case number: 90-216-SPH
WS Old Harford Road, 142' N of Putty Hill Avenue
8th Election District
Petitioner(s):
Thomas Chang Hwan Johng, et al.
Hearing Date: Friday, Dec. 8, 1989 at 9:30 a.m.
Special Hearing: To approve construction of addition to service garage, which was constructed pursuant to Special Exception, Case no. 89-35-2.
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, consider any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
NOTE: In the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3381 to confirm hearing date.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JAN 11/2002 November 16

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on November 16, 1989.

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zehe Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein at Room 109 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
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WS Old Harford Road, 142' N of Putty Hill Avenue
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JAN 11/2002 November 16

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on November 16, 1989.

THE JEFFERSONIAN,

S. Zehe Olson
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Special Hearing
Petitioner: Thomas Chang Hwan Johng, et al.
Location of property: WS Old Harford Rd., 142' N of Putty Hill Ave.
8806 Old Harford Rd.
8th Election District - 8th Council District
Petitioner(s): Thomas Chang Hwan Johng, et al.
HEARING: FRIDAY, DECEMBER 8, 1989 at 9:30 a.m.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

DATE: 11/28/89

Mr. & Mrs. Thomas Chang Hwan Johng
4837 Vicky Road
Perry Hall, Maryland 21226

Re: Petition for Special Hearing
CASE NUMBER: 90-216-SPH
WS Old Harford Road, 142' N of Putty Hill Avenue
8806 Old Harford Road
8th Election District - 8th Council District
Petitioner(s): Thomas Chang Hwan Johng, et al.
HEARING: FRIDAY, DECEMBER 8, 1989 at 9:30 a.m.

Dear Mr. & Mrs. Johng:

Please be advised that \$114.83 is due for advertising and posting of the above captioned property.

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

Account: R-001-6150
Number

Receipt
N2 597

12/08/89

PUBLIC HEARING FEE: QTY PRICE

080 - POSTING SIGNS / ADVERTISING 1 X \$114.83

TOTAL: \$114.83

LAST NAME OF OWNER: JOHNG

9 8132*****1148318 2004F

Cashier Validation:

Please make checks payable to Baltimore County

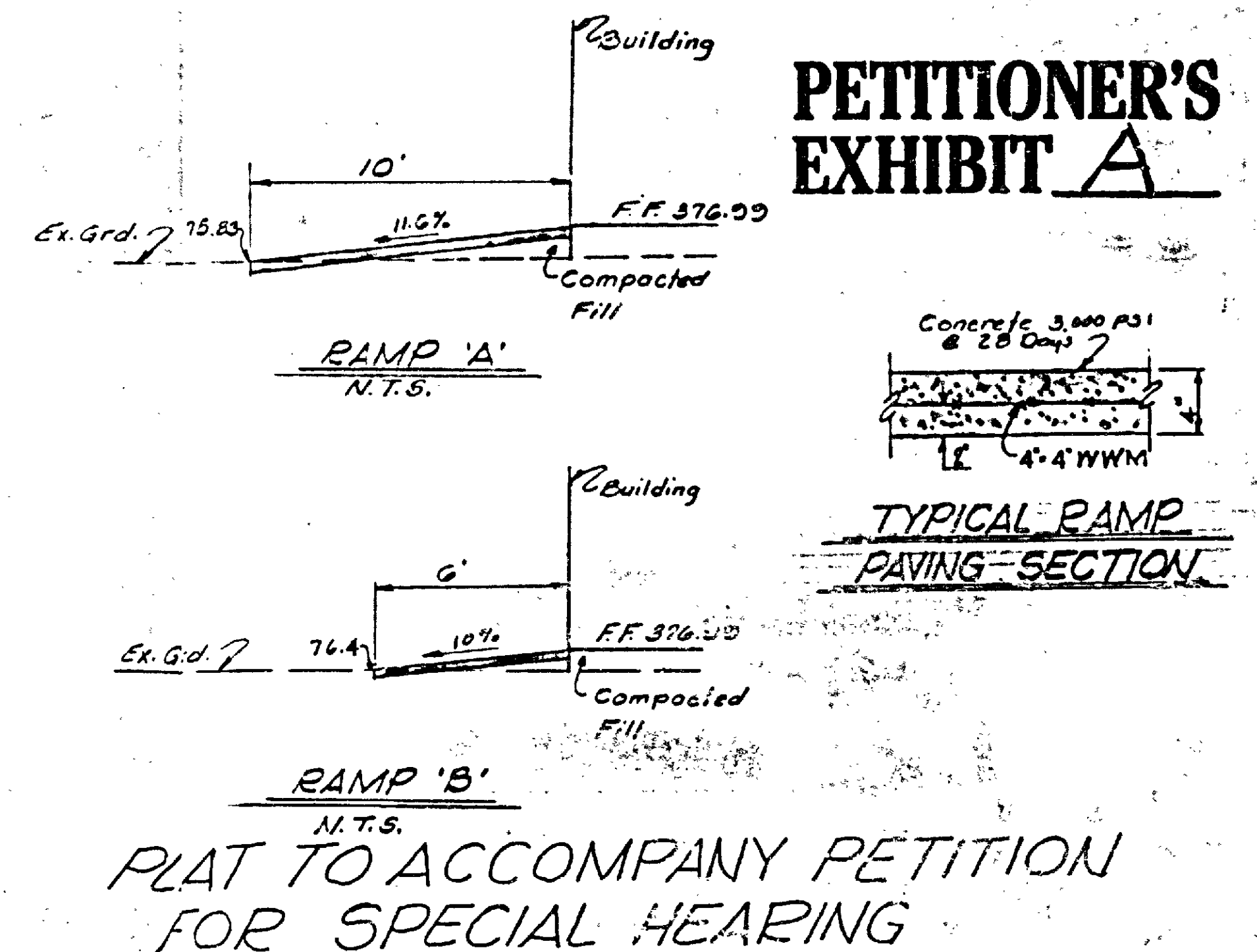
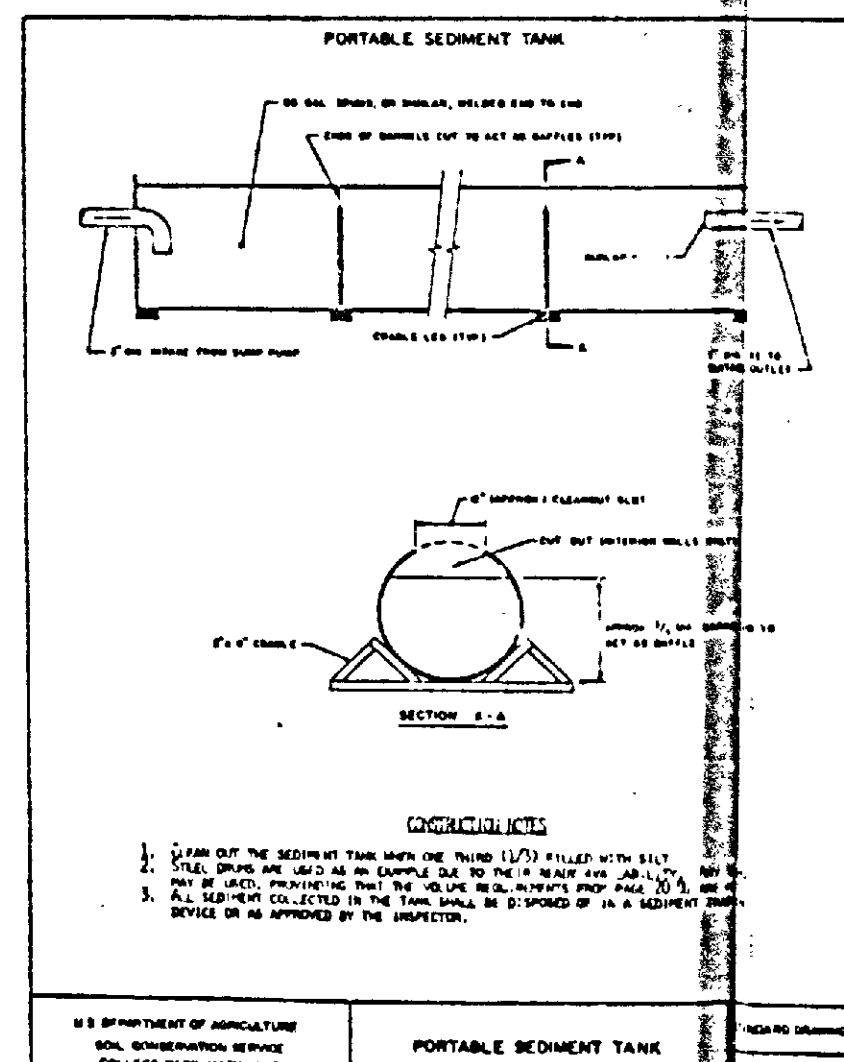
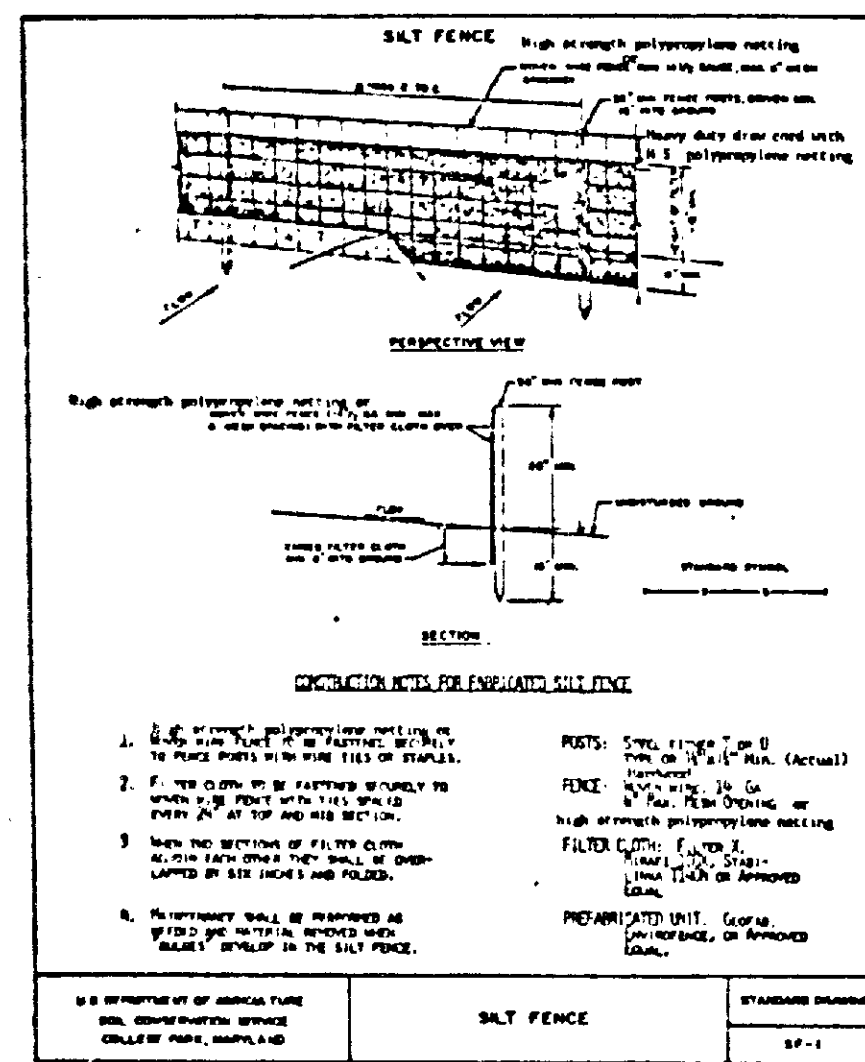
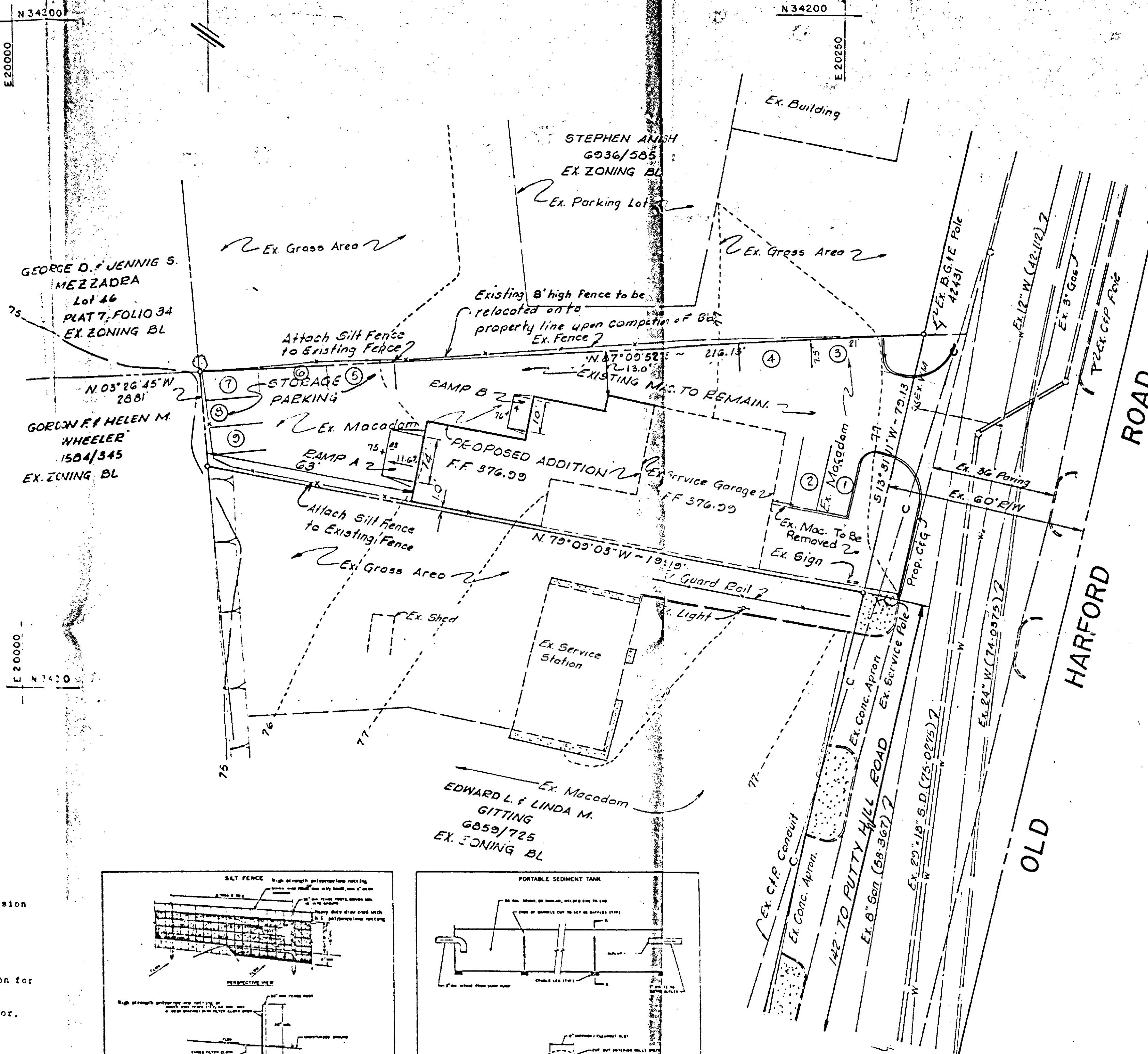
- GENERAL NOTES**
1. Suitable material shall be used as fill and shall be compacted as specified by the soils engineer.
 2. The location of existing utilities, as shown on this plan, are approximate only and the contractor shall locate and identify all utilities to his own satisfaction prior to starting any construction.
 3. All disturbed areas not being paved or receiving building coverage shall be stabilized with permanent seed (see specifications).
 4. Any damage to off-site rights-of-way, public roads or adjacent properties shall be repaired immediately at the contractor's expense.
 5. The contractor shall notify the Gas and Electric Company and the City Telephone Company five days prior to starting any work (call collect "Miss Utility" 8 1-555-0100).
 6. For details of ramp and signs for handicapped see the Maryland Building Code for handicapped and aged.
 7. All proposed and existing signs will comply with Section 413 (PCSR) and Existing Sign Policies.
 8. Existing parking lot paving to remain.
 9. For special exception see zoning case 66-35x.
 10. Site is serviced by existing water and sewer.
 11. Waiver of the CRP Plan and meeting was granted by the Office of Planning and Zoning June 16, 1989 (W-89-1351).
 12. A storm water management exception has been filed with D.E.P.R.M. storm water management division and approved on 6-28-89.

- Permanent Vegetative Stabilization**
All disturbed areas, which are not to be paved, shall be permanently stabilized as follows:
- a) Seeding: Preparation: Loosen upper 3 inches of soil by tilling, all tilling or other acceptable means after spreading 4 inches of topsoil.
 - b) Soil Amendment: Apply 2 tons per acre Dolomitic Limestone (52 lbs./1,000 s.f.) and 500 lbs. per acre 0-20-20 Fertilizer (14 lbs./1,000 s.f.). Water a re disc 12 in. and fertilize into upper 3 inches of soil. At time of seeding, apply 25 lbs. per acre (0.2 lbs./1,000 s.f.) of 10-0-0 Inerture Fertilizer and 500 lbs. per acre (5 lbs./1,000 s.f.) of 10-20-20 Fertilizer.
 - c) Seeding: For periods March 1 through April 30, and August 1 through October 15, seed with 40 lbs. per acre (0.4 lbs./1,000 s.f.) of Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 40 lbs. Kentucky 31 Tall Fescue and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses. During the period October 16 through February 29, plant with 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses. For the period March 1 through April 30, and August 1 through October 15, seed with 40 lbs. per acre (0.4 lbs./1,000 s.f.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses. For the period May 1 through July 31, seed with 40 lbs. per acre (0.4 lbs./1,000 s.f.) of Kentucky 31 Tall Fescue and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses. For the period October 16 through February 29, plant with 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of hardy mix grasses.
 - d) Mulching: Apply 1-1 1/2 to 2 tons per acre (10 to 15 lbs./1,000 s.f.) of wood chips or straw mulch. Immediately after mulching, apply 200 lbs. per acre (2 lbs./1,000 s.f.) of 10-0-0 Inerture Fertilizer and 500 lbs. per acre (5 lbs./1,000 s.f.) of 10-20-20 Fertilizer. For the period March 1 through April 30, and August 1 through October 15, apply 200 lbs. per acre (2 lbs./1,000 s.f.) of 10-0-0 Inerture Fertilizer and 500 lbs. per acre (5 lbs./1,000 s.f.) of 10-20-20 Fertilizer. For the period May 1 through July 31, apply 200 lbs. per acre (2 lbs./1,000 s.f.) of 10-0-0 Inerture Fertilizer and 500 lbs. per acre (5 lbs./1,000 s.f.) of 10-20-20 Fertilizer. For the period October 16 through February 29, apply 200 lbs. per acre (2 lbs./1,000 s.f.) of 10-0-0 Inerture Fertilizer and 500 lbs. per acre (5 lbs./1,000 s.f.) of 10-20-20 Fertilizer.
- Therapeutic seeding shall consist of:
- a) Seeding: Seed at rate of 1 1/2 to 2 lbs. per acre.
 - b) Fertilization: Fertilize the grass at 40 lbs. per acre.
 - c) Other temporary seed mix per standard spec.

- SEDIMENT CONTROL
SEQUENCE OF OPERATIONS**
1. Notify Baltimore County D.E.P.R.M. Sediment Control Division (887-3226) 48 hours prior to beginning work.
 2. Attach silt fence to existing stockade fence.
 3. Begin building construction.
 4. Upon completion of building, provide permanent stabilization for onsite and offsite lawn area.
 5. After receiving permission from sediment control inspector, remove silt fence.

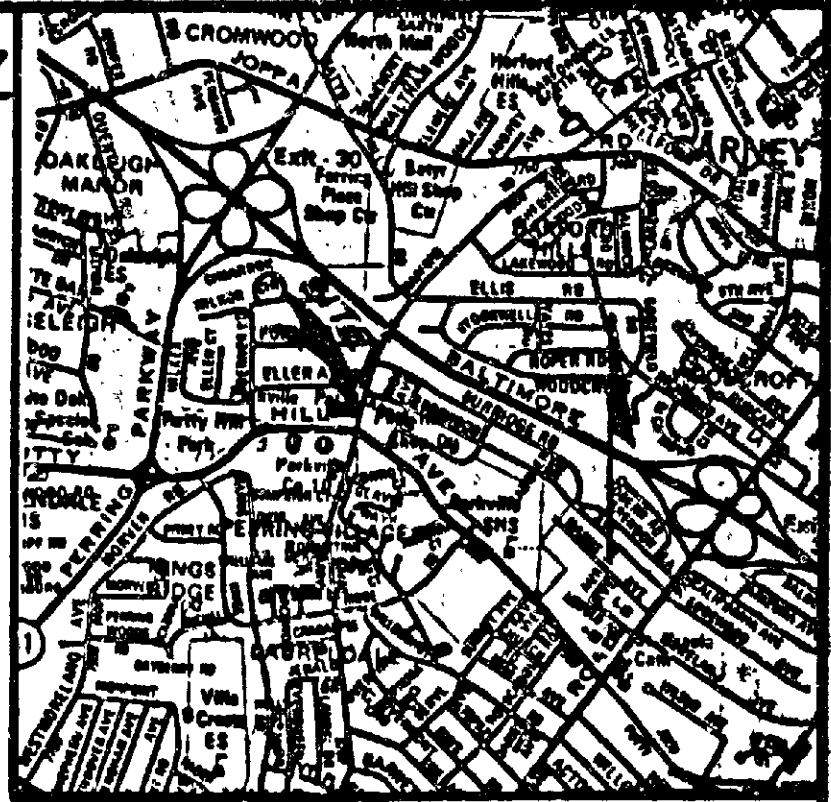


THIS PLAN IS FOR ZONING PURPOSES ONLY



BENCH MARK 14703 EL. 375.37

Bolt in seam between curb and walk s.e. side
Old Harford Road and n.e. side Putty Hill Road



- LEGEND**
- EXIST. CONTOUR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY
 - EXIST. WATER
 - EXIST. CURB & GUTTER
 - EXIST. CONDUIT
 - EXIST. GAS
 - EXIST. UTILITY POLE
 - PROPOSED CONTOUR
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY
 - PROPOSED WATER
 - PROPOSED CURB & GUTTER

SITE DATA

Gross Area	0.3692 Ac.
Net Area	0.2522 Ac.
Existing Zoning	EX-3
Existing Usage	Service Garage
Proposed Usage	Addition to Service Garage
Existing F.A.R.	0.155
Proposed F.A.R.	0.289
Permitted F.A.R.	0.300
Tax Account Number	0903330361
Total Number of Employees	4

Parking Requirements
Required: 3889.5 Sq.Ft. x 3.3/1000
Provided: outside storage and employee inside bay

TOTAL = 14 parking spaces

**PETITIONER'S
EXHIBIT A**

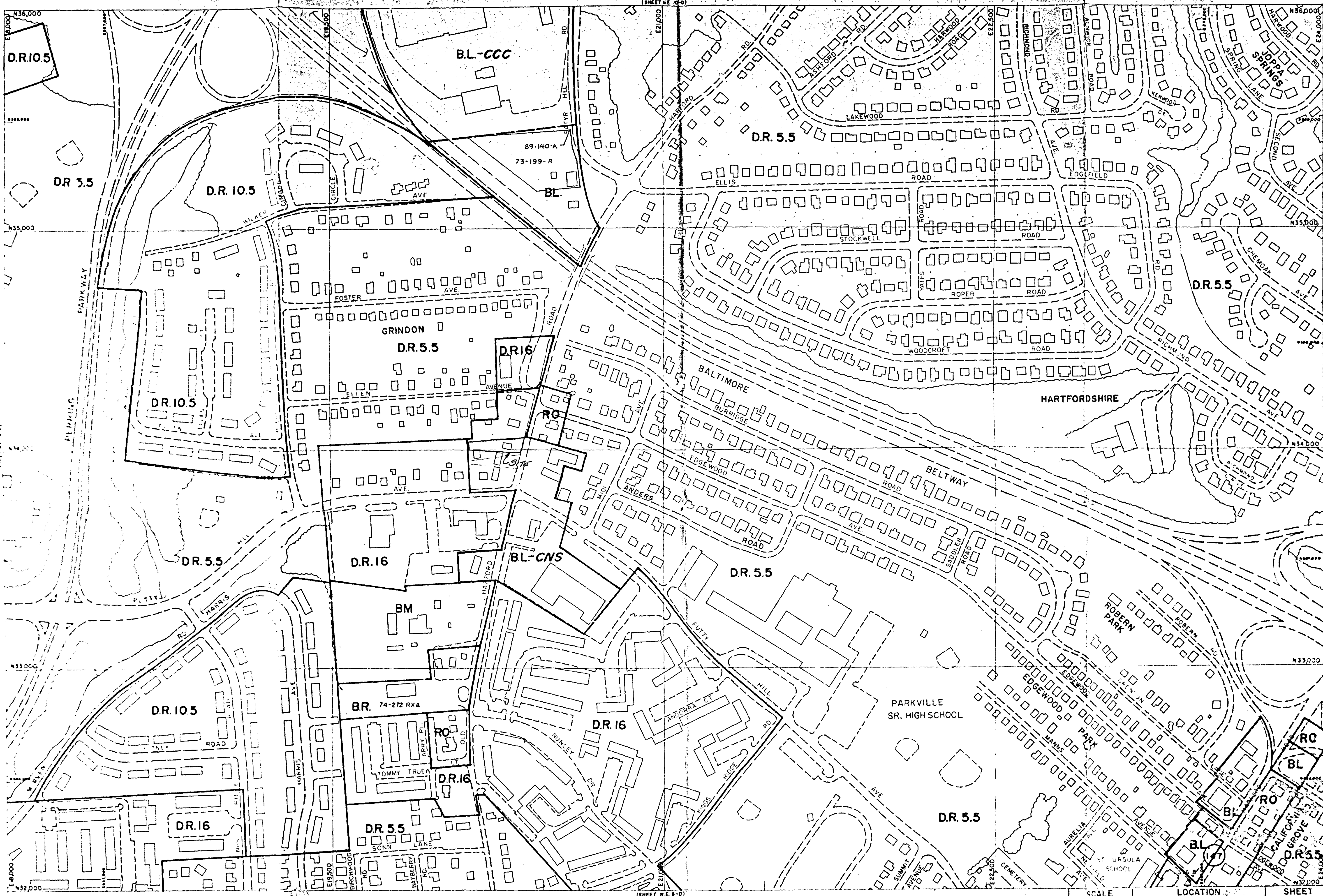
PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

BPS/land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland

OWNER/DEVELOPER
THOMAS JOHNS
457 VICKY ROAD
PERRY HALL, MARYLAND 21128

Date	Revisions Description	By
12-89	Revised Parking & Entrance	WTF

**SITE PLAN
PAUL'S GARAGE**
8606 OLD HARFORD ROAD
9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: JUN 14, 1989



N-NE

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Deborah L. Peltz
 Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

I HEREBY CERTIFY that this is a true copy, taken from the records in my custody of Baltimore County, Maryland.
 Signed this 8 day of Dec 1988
Samuel S. Sides

SCALE	LOCATION	SHEET
1" = 200'	PARKVILLE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		9-D

THIS MAP HAS BEEN REVISED IN SELECTED AREAS TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD 21210

**PETITIONER'S
 EXHIBIT 1**

1. Suitable material shall be used as fill and shall be compacted as specified by the soils engineer.
2. The location of existing utilities, as shown on this plan, are *approximate only* and the contractor shall locate and identify all utilities to his own satisfaction prior to starting any construction.
3. All disturbed areas not being paved or receiving building construction shall be stabilized with permanent seed (see specifications).
4. Any damage to off-site rights-of-way, public roads or adjacent properties shall be repaired immediately at the contractor's expense.
5. The Contractor shall notify the Gas and Electric Company and the C&P Telephone Company five days prior to start. Any work (call collect "Miss Utility" @ 1-559-9100).
6. For details of ramp and signs for handicapped see the Maryland Building Code for handicapped and aged.
7. All proposed and existing signs will comply with Section 413 (BCIR) and Zoning Sign Policies.
8. Existing parking lot paving to remain.
9. For special exception see zoning case 66-35x.
10. Site is serviced by existing water and sewer.
11. Vallow of the C&P Plant and seating was granted by the Office of Planning and Zoning June 1, 1989 (H-69-135).
12. A storm water management exception has been filed with D.E.P.R.M. storm water management program on 6-28-89.

b. Soil Amendments: Apply 2 tons per acre (2,000 lbs.) of 0-20-20 water-soluble fertilizer and 600 lbs. per acre (0.20-20-20) water-soluble fertilizer (11-5-11) to the soil. Apply 400 lbs. per acre (0.2 lbs./1,000 a.f.f.) of 4-8-8 water-soluble fertilizer and 500 lbs. per acre (11.5 lbs./1,000 a.f.f.) of 20-20-20 fertilizer.

C-1 Seeding: For periods March 1 through April 30 and August 1 through October 15, seed with 60 lbs. per acre (1:4 lbm./7,000 sq. ft.) of Kentucky 31 Tall Fescue. For periods May 1 through July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbm. of alfalfa seed per acre. For periods August 16 through October 15, seed with 20 lbs. per acre of alfalfa seed plus 40 lbs. of Kentucky 31 Tall Fescue per acre of well established straw mulch and seed as new as possible in the Spring of 1964. For periods November 1 through February 28, seed with 60 lbs. per acre of Kentucky 31 Tall Fescue and mulch with 2 tons per acre of straw. For periods March 1 through May 31, give cover of Kentucky 31 Tall Fescue permanent seeding from 1 to 4 lbs. per acre and apply 100 lbs. of fertilizer to October 31, and 122 - 2 lbs. of exp. basalt or talc per 1,000 sq. ft. to October 31.

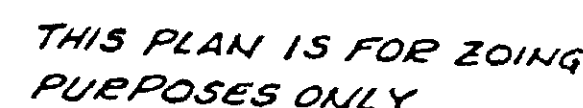
d.] Maintenance: Apply 1-1 1/2 to 2 tons per acre (70 to 90 lbs /1,000 s.f.) of urea/ammonia, small grain straw. Immediately after mulching, apply 200 gallons per acre (9 gallons/1,000 s.f.) of liquidized sewage in flat areas. In areas 8 feet or higher, use 348 per acre (14.9 lbs. - 1,000 s.f.) for mulching.

e.] Maintenance: Inspect all seeded areas and make needed repairs. Replenish

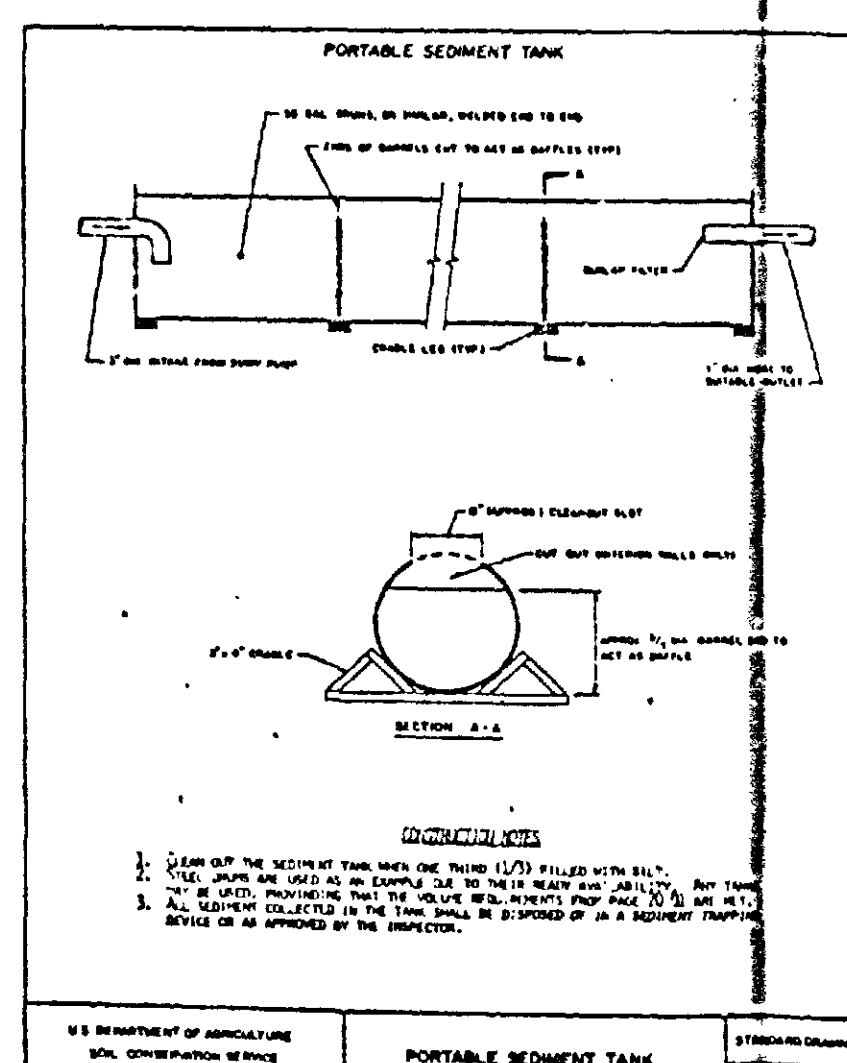
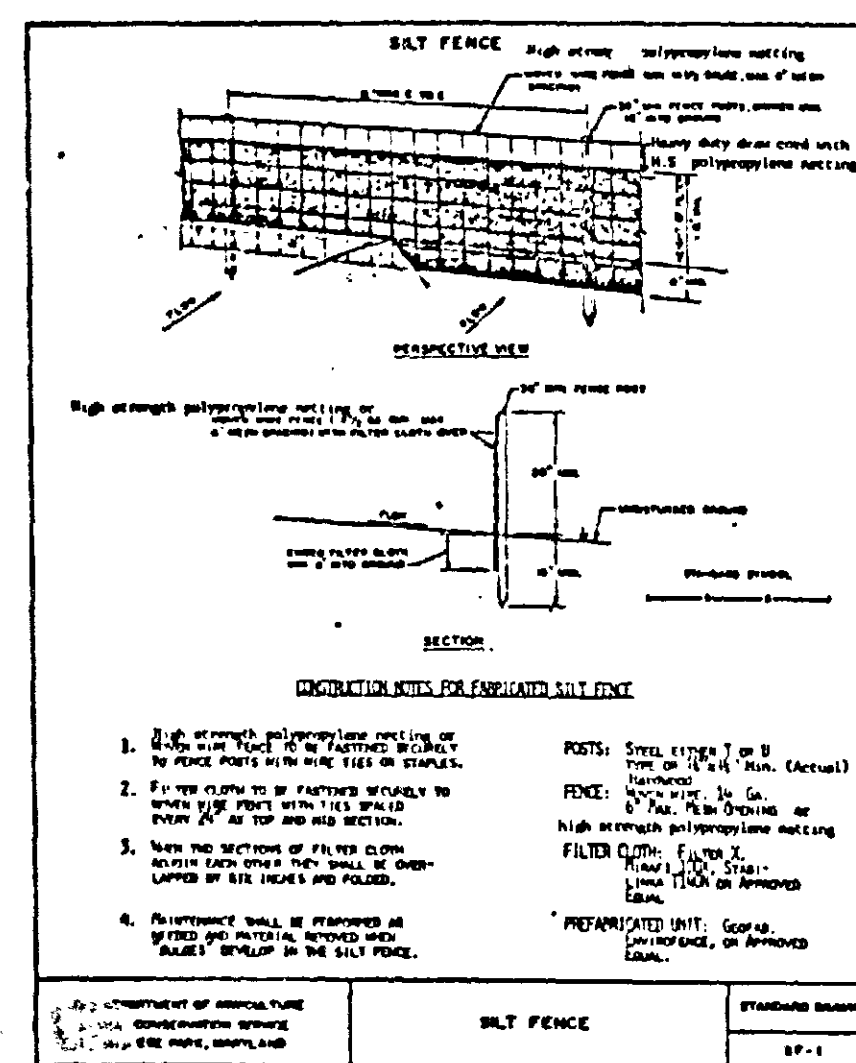
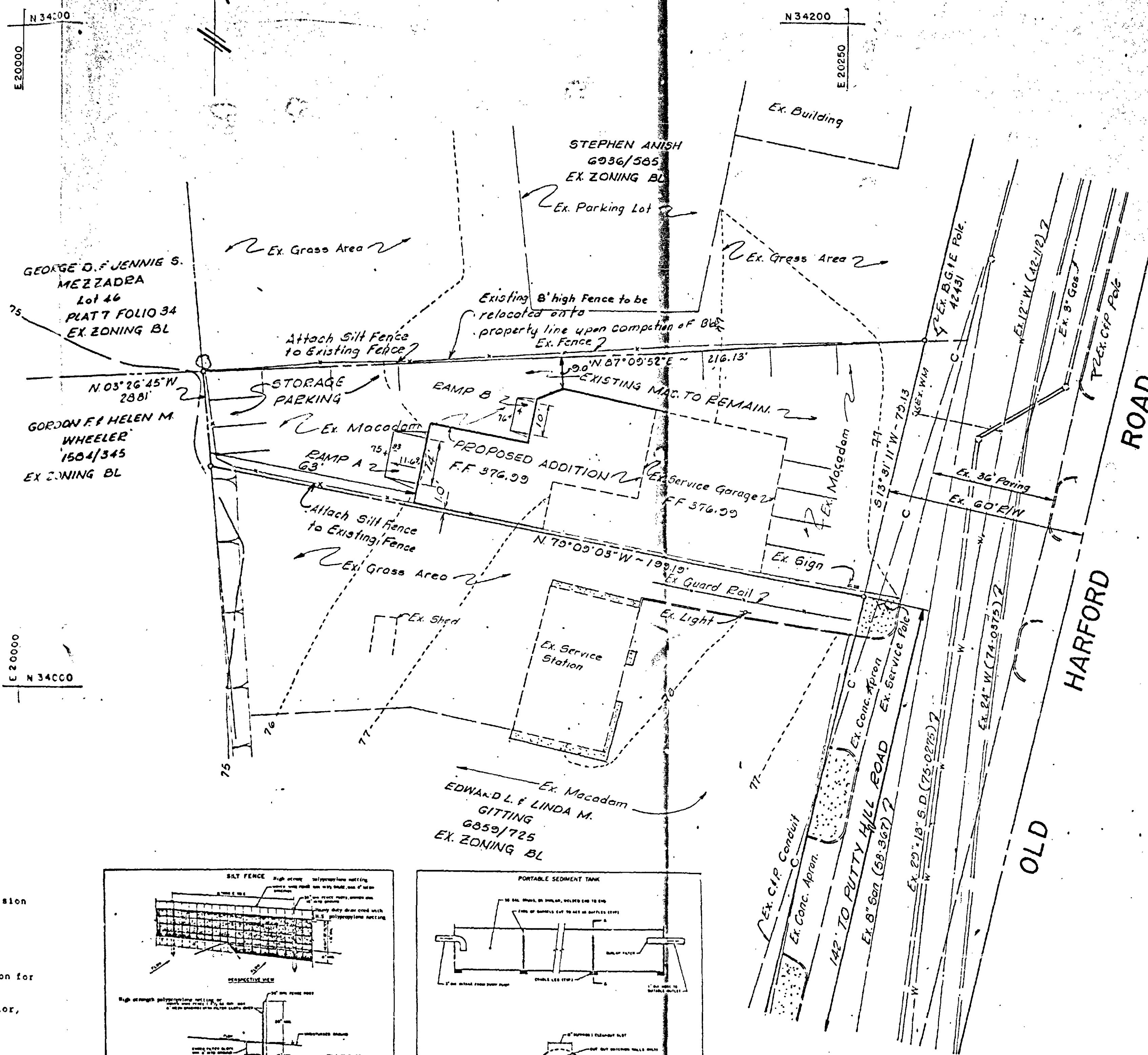
Temporary seedling shall consist of:

- a) Barley, oats or rye @ 2 1/2 - 3 bushels per acre.
- b) Italian or perennial rye grass @ 40 lbs. per acre.
- c) Other temporary seed mix per standard specs.

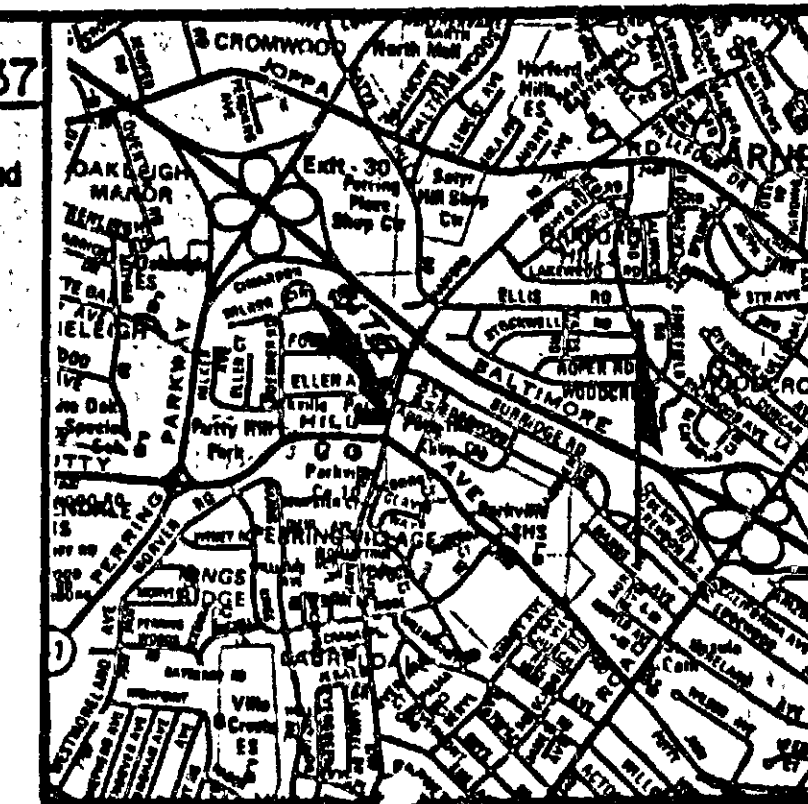
1. Notify Baltimore County D.E.P.R.M. Sediment Control Division (887-3226) 48 hours prior to beginning work.
2. Attach silt fence to existing stockade fence.
3. Begin building construction.
4. Upon completion of building, provide permanent stabilization for onsite and offsite lawn area.
5. After receiving permission from sediment control inspector, install silt fence.



21210



Bolt in seam between curb and walk s.e. side
Old Hartford Road and n.e. side Putty Hill Road



VICINITY MAP
Scale: 1" = 2000'

#57
90-216-SP4

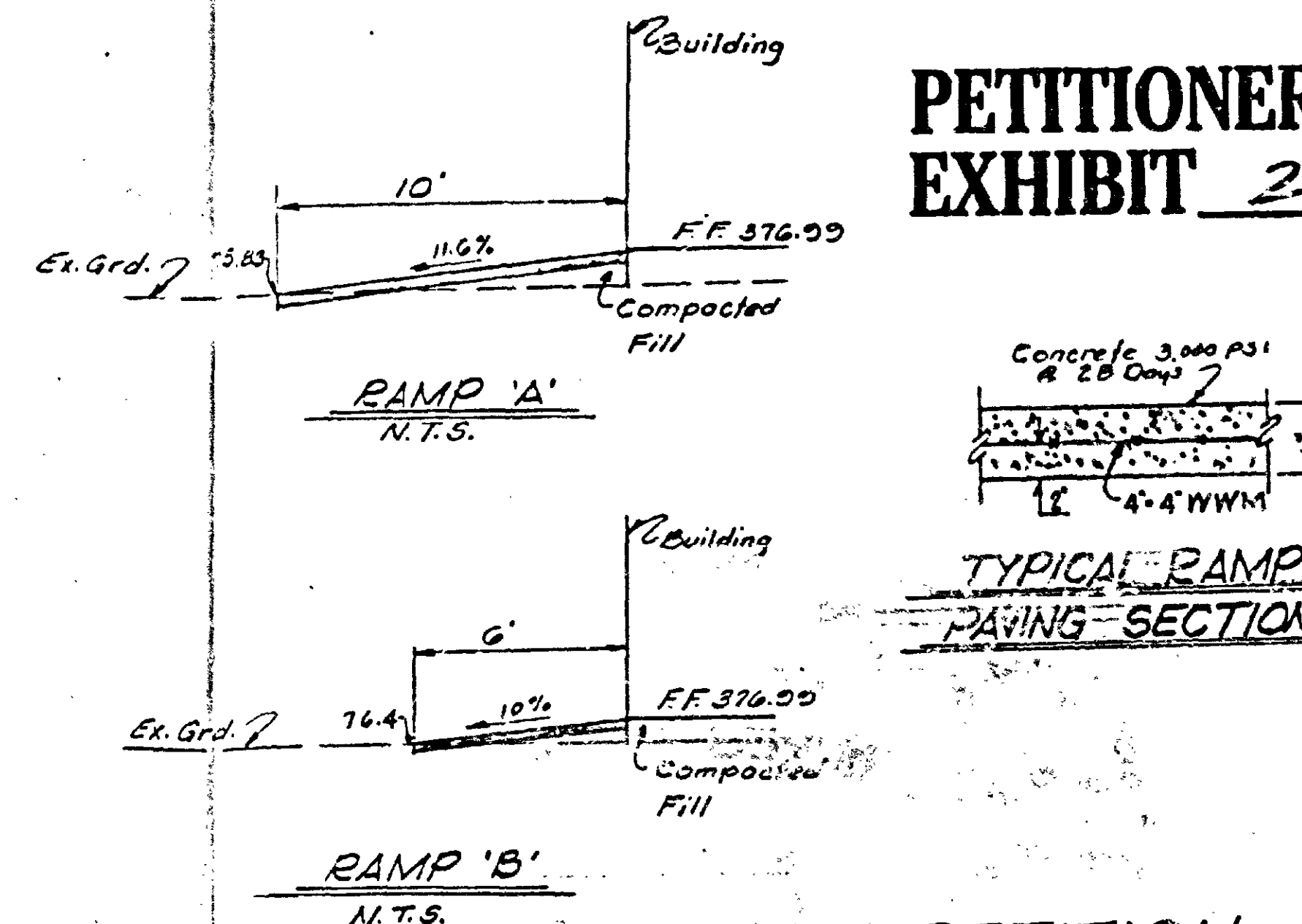
EXIST. CONTOUR IS
EXIST. STORM DRAIN EX SD
EXIST. SANITARY EX SAN
EXIST. WATER EX W
EXIST. CURB & GUTTER EX CG
EXIST. CONDUIT C
EXIST. GAS EX GAS
EXIST. UTILITY POLE T
PROPOSED CONTOUR IS
PROPOSED STORM DRAIN PROP SD
PROPOSED SANITARY PROP SAN
PROPOSED WATER PROP W
PROPOSED CURB & GUTTER PROP CG

Gross Area.....	0.1092 Ac.
Net Area.....	0.2512 Ac.
Existing Zoning.....	BL
Existing Usage.....	Service Garage
Proposed Usage.....	Conversion to Service Garage
Existing F.A.R.....	0.155
Proposed F.A.R.....	0.289
Permitted F.A.R.....	1.000
Tax Account Number.....	33330361
Total Number of Employees.....	4

Parking Requirements	
Required: 3889.5 Sq.Ft. x 3.3/1000	-13 parking spaces
Provided: outside storage and employee	-11 parking spaces
inside bay	- 8 parking spaces

TOTAL = 19 PARKING SPACES

**PETITIONER'S
EXHIBIT 2**



N.T.S.
PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

THOMAS JOHNG
4837 VICKY ROAD.
PERRY HALL, MARYLAND 21128

[illegible]

PAUL'S GARAGE

3606 OLD HARFORD ROAD
9th. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: JUNE 14, 1989

1. Suitable material shall be used as fill and shall be compacted as specified by the soils engineer.
2. The location of existing utilities, as shown on this plan, are approximately true and the contractor shall locate and identify all utilities to his own satisfaction prior to starting any construction.
3. All disturbed areas not being paved or receiving building coverage shall be stabilized with permanent seed (see specifications).
4. Any damage to off-site rights-of-way, public roads or adjacent properties shall be repaired immediately at the contractor's expense.
5. The contractor shall notify the Gas and Electric Company and the CAP Telephone Company five days prior to starting any work (call collect "Miss Utility" @ 1-555-9100).
6. For details of ramp and signs for handicapped see the Maryland Building Code for handicapped and aged.
7. All proposed and existing signs will comply with Section 413 (UCSR) and Zoning Sign Policies.
8. Existing parking lot paving to remain.
9. For special exception see zoning case 66-35x.
10. Site is serviced by existing water and sewer.
11. Waiver of the CFS Plan and meeting was granted by the Office of Planning and Zoning June 16, 1969 (W-69-135).
12. A storm water management exemption has been filed with D.E.P.R.M. storm water management division and approved on 6-28-69.

a) Seedbed Preparation: Loosen upper 3 inches of soil by raking, digging or other acceptable means after spreading 4 inches of topsoil.

b) Soil Amendment: Apply 2 tons per acre Dolomitic limestone (42 lbs./1,000 s.f.) and 200 lbs. per acre (0.2 lbs./1,000 s.f.) of water-soluble fertilizer on disc line and fertilizer apply 3 inches of soil. At time of seeding, apply 400 lbs. per acre (0.4 lbs./1,000 s.f.) of 8-0-0 urea-form fertilizer and 200 lbs. per acre (0.2 lbs./1,000 s.f.) of 10-20-20 fertilizer.

c) Seeding: For periods March 1 through April 30, and August 1 through October 15, seed 140 lbs. per acre (0.14 lbs./1,000 s.f.) of Nevada 31 Tall Fescue. For the period May 1 through July 31, seed with 60 lbs. Nevada 31 Tall Fescue per acre and 2 lbs. per acre (0.02 lbs./1,000 s.f.) of water-soluble fertilizer. During the period October 16 through November 15, seed with 30 lbs. (0.03 lbs./1,000 s.f.) of water-soluble fertilizer and 60 lbs. of Nevada 31 Tall Fescue per acre. Seed and mix with 1/2 ton of straw per acre well after straw. For a quick return use 30 lbs. Nevada 31 Tall Fescue permanent seeding from March 1 through April, and August 1 through October 15, and 1 1/2 - 2 tons of straw per acre per 1,000 s.f. of area to be stabilized.

d) Harvesting: Apply 1 - 1 1/2 to 2 tons per acre (20 to 30 lbs./1,000 s.f.) of urea-form, small grain straw, immediately after mowing. Apply 200 lbs. per acre (0.2 lbs./1,000 s.f.) of limonitic sulphur on flat areas. On slopes 6 feet or higher, apply 400 lbs. (0.4 lbs./1,000 s.f.) of limonitic sulphur.

e) Maintenance: Inspect all seeded areas and make needed repairs, replantings and amendments.

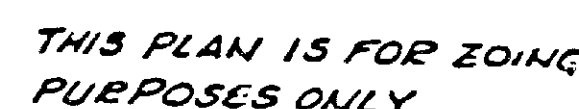
Temporary seeding shall consist of:

a) Barley, oats or rye 0.2 - 2 - 3 lbs. per acre.

b) Wheat or perennial rye 0.2 - 3 lbs. per acre.

c) Other temporary seed at per above rates.

1. Notify Baltimore County D.E.P.R.M. Sediment Control Division (887-3226) 48 hours prior to beginning work.
2. Attach silt fence to existing stockade fence.
3. Begin building construction.
4. Upon completion of building, provide permanent stabilization for onsite and offsite lawn area.
5. After receiving permission from sediment control inspector, remove silt fence.



301-435-0800

21210

THOMAS JOHNG
4837 VICKY ROAD
PERRY HALL, MARYLAND 21128

Designed By	WTI
Drawn By	WTI
Checked By	JEI

DATE: JUNE 14, 1981

