

GREMPLE REALTY, INC. - LEGAL
OWNER / PETITIONER FOR A
RECLASSIFICATION ON PROPERTY
LOCATED ON THE S/S OF SULPHUR
SPRING ROAD, SW/COR WAECHLI
ROAD (1515 SULPHUR SPRING ROAD)
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. R-03-189

* * * * *

ORDER OF DISMISSAL OF PETITION

This matter comes before this Board on a Petition for Reclassification filed by Donald R. Grempler, President, Grempler Realty, Inc., by its attorney, Matthew H. Azrael, Esquire, for a zoning reclassification from R.O. to B.L. for the property located on the south side of Sulphur Spring Road, southwest corner Waelchli Road, known as 1515 Sulphur Spring Road, in the Thirteenth Election District of Baltimore County,

WHEREAS, the Board is receipt of a letter of withdrawal of Petition for Reclassification filed via facsimile on January 31, 2003 by Matthew H. Azrael, Esquire, Counsel for Grempler Realty, Inc., Petitioner (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Petitioner requests that the instant Petition for Reclassification be withdrawn,

IT IS THEREFORE, this 5th day of February, 2003, by the County Board of Appeals of Baltimore County

ORDERED that said Petition for Reclassification filed in Case No. R-03-189 be and the same is **WITHDRAWN AND DISMISSED**.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



Lawrence S. Wescott



Richard K. Irish





OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Fite

Matthew H. Azrael, Esquire
101 E. Chesapeake Avenue
Baltimore, MD 21286

February 5, 2003

RE: *In the Matter of: Grempler Realty, Inc.*
- Petitioner Case No. R-03-189
Withdrawal of Petition for Reclassification

Dear Mr. Azrael:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the subject matter in which the subject Petition for Reclassification has been withdrawn and dismissed.

Very truly yours,

Kathleen C. Bianco / ths
Kathleen C. Bianco
Administrator

Enclosure

c: Donald R. Grempler, President
Grempler Realty, Inc.
Bernadette L. Moskunas
Site Rite Surveying, Inc.
Carol Saffran-Brinks, Esquire
Board of Education /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Arnold Jablon, Director /PDM



AZRAEL GANN+FRANZ
ATTORNEYS AT LAW

EDWARD AZRAEL
JONATHAN A. AZRAEL
KEITH S. FRANZ
PAUL J. SCHWAB, III
JUDSON H. LIPOWITZ
SUSAN H. TEREP
MATTHEW H. AZRAEL*

January 31, 2003

H. DAVID GANN (1988-1989)
OF COUNSEL
DANIEL L. DREGER, JR., P.A.
MICHAEL L. AZRAEL, P.A.*
*Also admitted in DC

Baltimore County Planning Board
County Courts Building
401 Bosley Avenue
4th Floor
Towson, MD 21204

RECEIVED
JAN 31 2003

**BALTIMORE COUNTY
BOARD OF APPEALS**

RE: Cycle IV Reclassification Petition
1515 Sulphur Spring Road

Dear Members of the Planning Board:

By this letter, the Petitioner for the above referenced property, Grempler Realty, Inc., would like to withdraw its Petition for Reclassification. The Petitioner would like to receive a refund of its advertising money. Please refund this money to Grempler Realty, Inc. and forward the same to me at 101 E. Chesapeake Avenue, 5th Floor, Towson, MD 21286.

If you require any additional information, please let me know.

Very truly yours,

AZRAEL, GANN & FRANZ, LLP

Matthew H. Azrael

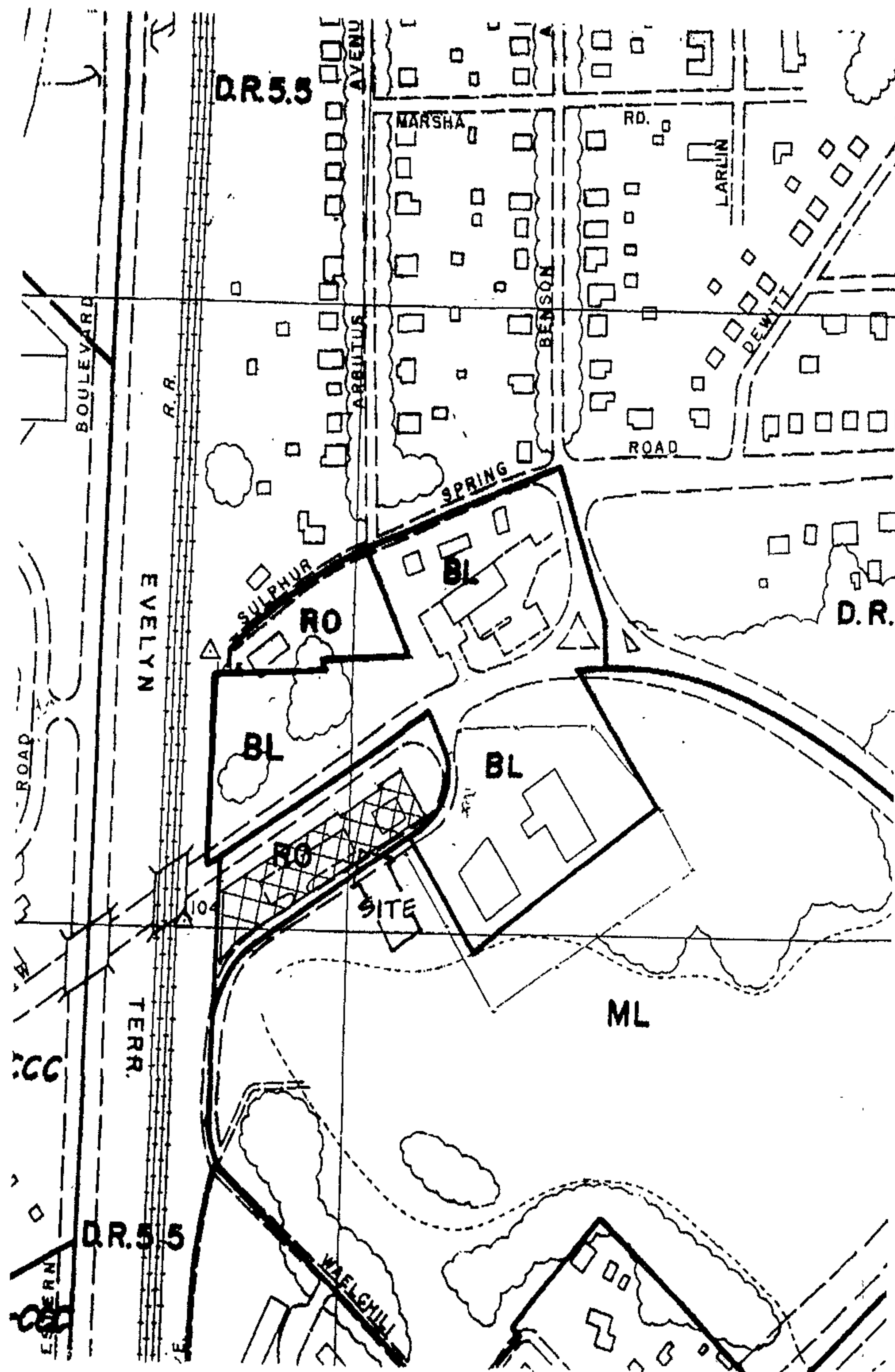
MHA/jb
Enclosure

cc: Carl Richards (via fax 410-887-2824)
D. R. Grempler (via fax 410-668-4937)

PAUSEKSVmbMHA\GREMPLE REALTY\Balto. County Plann. Bld. 1.tr.001.doc

101 EAST CHESAPEAKE AVENUE FIFTH FLOOR
BALTIMORE, MARYLAND 21286
410.821.6800 FACSIMILE: 410.821.1265
WWW.AGFLAW.COM EMAIL: GONFAGI@AGFLAW.COM

200' SCALE ZONING MAP
S.W.5-D
#1515 SULPHUR SPRING ROAD
BALTIMORE COUNTY, MD





Petition for Reclassification

to the Board of Appeals of Baltimore County

for the property located at 1515 Sulphur Spring Road
which is presently zoned/districted RO

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition: (1) that the zoning/district status of the herein described property be reclassified, pursuant to the zoning law of Baltimore County from a RO zone/district to a BL zone/district, for the reasons given in the attached and (2) for a Special Exception under the zoning regulations of Baltimore County, to use the herein described property for

N/A

and (3) for the reasons given in the attached statement, a Variance from the following sections of the zoning regulations of Baltimore County:

N/A

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Matthew H. Azrael

Name - Type or Print

Signature

Azrael, Gann & Franz, LLP

Company

101 E. Chesapeake Ave., 5th Fl. 410-821-6800

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

REV 9/18/98

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.

Legal Owner(s):

Grempler Realty, Inc.

Name - Type or Print

by:

Signature Donald R. Grempler, President

Name - Type or Print

Signature

9500 Waltham Woods Rd. (410) 370-6431

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Representative to be Contacted:

Bernadette L. Moskunus

Name

200 E. Joppa Rd., #101 410-828-9060

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

**Statement of Explanation
In Support of Petition for Reclassification
1515 Sulphur Spring Road**

Petitioner believes that reclassification of the above-referenced property is appropriate based on what appears to be a mistake when the property was reclassified in 1980. Additionally, the Petitioner believes that reclassification to BL is appropriate because of the changes in the area.

Prior to 1980, the subject property was zoned D.R.16. In 1980, the area of D.R.16 zoning including the subject property was reclassified. The subject property was reclassified as RO. The neighboring parcel was reclassified as BL. At least since the Petitioner acquired the subject property in 1988, the subject property has been assessed as BL. A copy of the current SDAT printout is attached as an Exhibit. Petitioner bought the property believing it was BL and has paid real estate and inheritance taxes for almost 15 years as if it was BL. These facts lead the Petitioner to believe that the subject property was intended to be reclassified as BL, and not as RO, in 1980.

Alternatively, the subject property should be reclassified as BL based on changes in the area. Prior to 1980, the subject property was zoned D.R.16, and was adjacent to other similarly zoned parcels. Today, the subject property is surrounded on all sides by BL and ML zoning. For this reason, it is appropriate to reclassify the subject property as BL.

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 13 Account Number - 1313202520

Owner Information

Owner Name: GREMPER REALTY INC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 14228 JARRETTSVILLE PIKE Deed Reference: 1) / 7992/ 149
PHOENIX MD 21131-1405 2)

Location & Structure Information

Premises Address			Zoning	Legal Description					
1515 SULPHUR SPRING RD			BL	.662 AC SS SULPHUR SPRING RD SW COR WAECHLI RD					
Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	
108	6	208					81	Plat Ref:	
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built			Enclosed Area	Property Land Area			County Use		
1973			1,663 SF	28,837.00 SF			15		
Stories		Basement	Type		Exterior				

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments	
			As Of 07/01/2001	As Of 07/01/2002
Land:	177,600	177,600		
Improvements:	206,000	219,000		
Total:	383,600	396,600	383,600	387,933
Preferential Land:	0	0	0	0

Transfer Information

Seller: A L STROMBERG CO MPANY	Date: 10/06/1988	Price: \$325,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7992/ 149	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

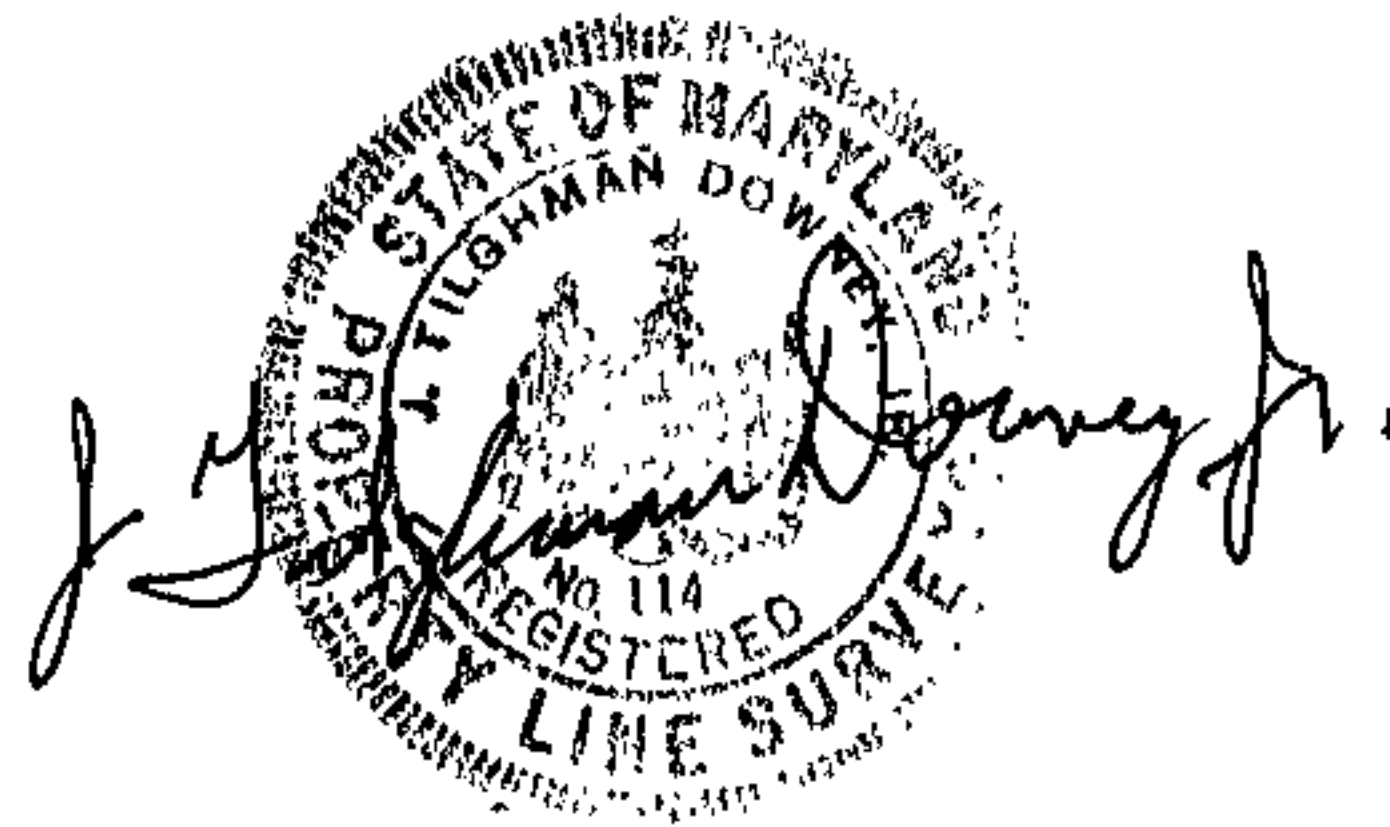
Special Tax Recapture:

* NONE *

ZONING DESCRIPTION FOR #1515 SULPHUR SPRING ROAD

BEGINNING at a point on the south side of Sulphur Spring Road which is 80 feet wide at the distance of 81 feet west of the centerline of Waelchill Road which is a variable right-of-way (40 feet right-of-way). As recorded in Deed Liber 7992, folio 149; thence S 33 degrees 30 minutes 00 seconds E, 85.00 feet; thence S 56 degrees 30 minutes 00 seconds W, 390.00 feet; thence in a southwesterly direction by a curve to the left having a radius of 166.91 feet for a distance of 47.00 feet; thence due north 110.00 feet; thence N 56 degrees 30 minutes 00 seconds E, 231.00 feet; thence S 33 degrees 30 minutes 00 seconds E, 10.00 feet; thence N 56 degrees 30 minutes 00 seconds E, 88.00 feet; thence N 33 degrees 30 minutes 00 seconds W, 10.00 feet; thence N 56 degrees 30 minutes 00 seconds E, 52.00 feet to the point of beginning, containing 0.662 of an acre of land, more or less.

Also known as #1515 Sulphur Spring Road and located in the 13th. Election District, 1st. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060*

RECLASSIFICATION SIGNS FOR CYCLE 4

Case Number: R-03-189

Hearing Date: Tuesday, March 11, 2003 at 10:00 a.m.

Reclassification from R.O. to B.L.

LET CARL/GEORGE KNOW WHEN THE SIGNS ARE DONE.

CERTIFICATE OF PUBLICATION

11/22/2002

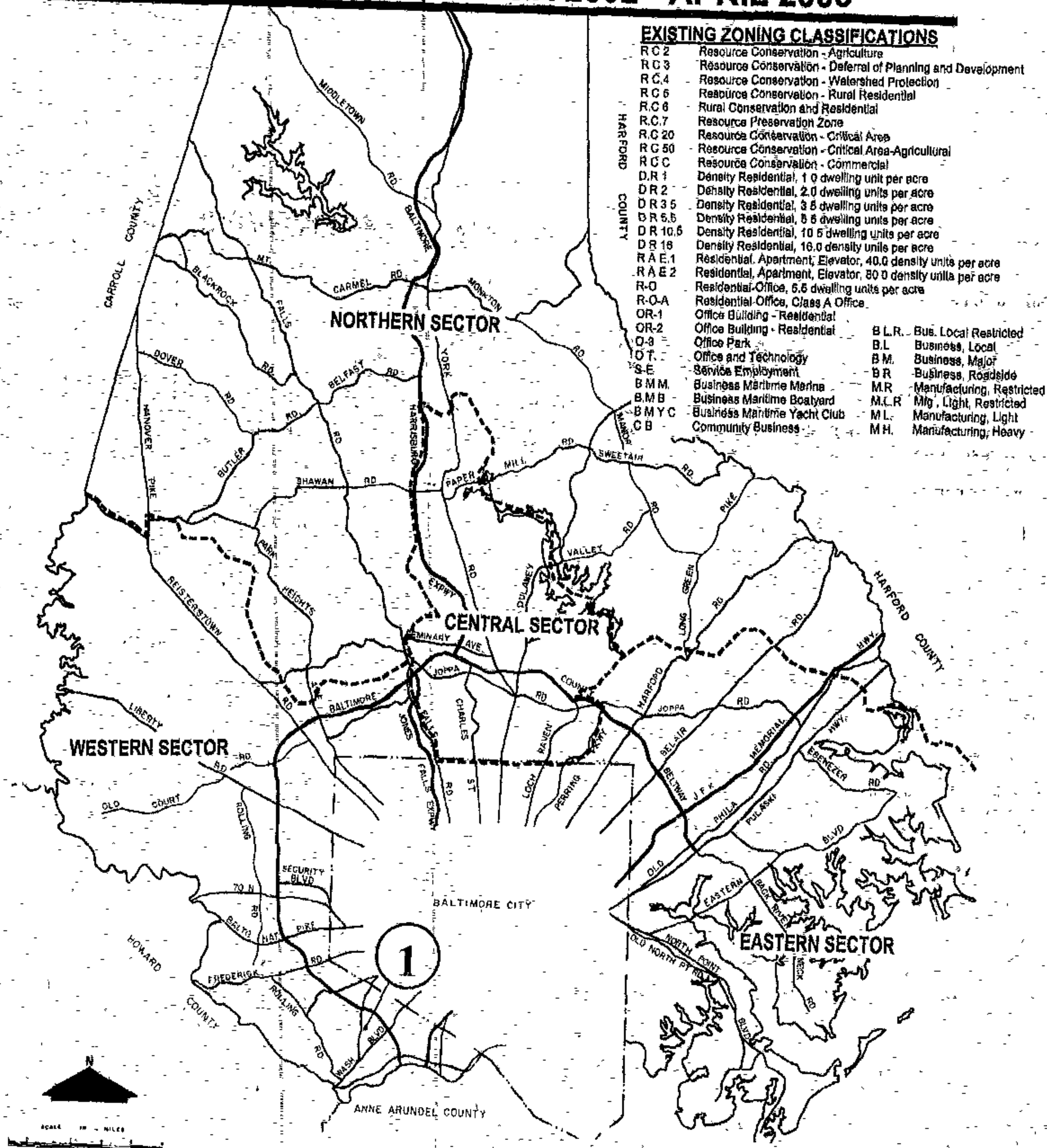
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 11/21/2002.

- ☒ The Jeffersonian
- ☒ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

P. Wilkinson
LEGAL ADVERTISING

RECLASSIFICATION PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE 4 OCTOBER 2002-APRIL 2003

LOCATIONS OF PROPERTIES UNDER PETITION CYCLE 4 --- OCTOBER 2002 - APRIL 2003



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT/ZONING REVIEW

ACCEPTED FOR FILING BY THE BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE 4

WESTERN SECTOR

ITEM #1

Property Owner: Grampier Realty Inc.
Case No./Hearing Date: R-03-189-Tuesday, March 11, 2003 at 10:00 a.m.
Contract Purchaser: N/A
Location: S/side Sulphur Spring Rd, 81 feet west of Waclchill Rd.
(1616 Sulphur Spring Rd.)
Existing Zoning: R.O.
Election District: 13th
Councilman's District: 1st
Acres: .662
Proposed Zoning: B.L.
Miscellaneous:

NORTHERN SECTOR

No Petitions Were Filed In The Northern Sector For Cycle 4

CENTRAL SECTOR

No Petitions Were Filed In The Central Sector for Cycle 4

EASTERN SECTOR

No Petitions Were Filed In The Eastern Sector For Cycle 4

Jeff
Arb

TO: PATUXENT PUBLISHING COMPANY

Thursday, November 21, 2002 Issues – **Jeffersonian** and **Arbutus Times**
Half-Page Ad

Advertising costs should be divided between the following petitioners.
Please forward billing to:

R-03-189

Grempler Realty, Inc.
9500 Waltham Woods Road
Baltimore, MD 21234

410-370-6431

NEWSPAPER AD MUST BE HALF-PAGE AD.

SEE ATTACHED SAMPLE FOR PROPER SET-UP OF AD. SEE ATTACHED PAPERS FOR CORRECT WORDING FOR ZONING RECLASSIFICATION CYCLE 4 (OCTOBER 2002 – April 2003) AND CORRECT MAP.

PLEASE FORWARD TO ZONING REVIEW, PERMITS & DEVELOPMENT MANAGEMENT (ATTENTION CARL RICHARDS), A CONTACT POSITIVE PRINT.

ANY QUESTIONS CONCERNING THIS AD, PLEASE CONTACT EITHER CARL RICHARDS AT 410-887-3301 OR BECKY HART AT 410-887-3391.

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER 2002 – APRIL 2003 ZONING RECLASSIFICATION CYCLE 4

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: Grempler Realty, Inc.

Address or Location: 1515 Sulphur Spring Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Grempler Realty, Inc.

Address: 9500 Waltham Woods Road

Baltimore, MD 21234

Telephone Number: (410) 370-6431

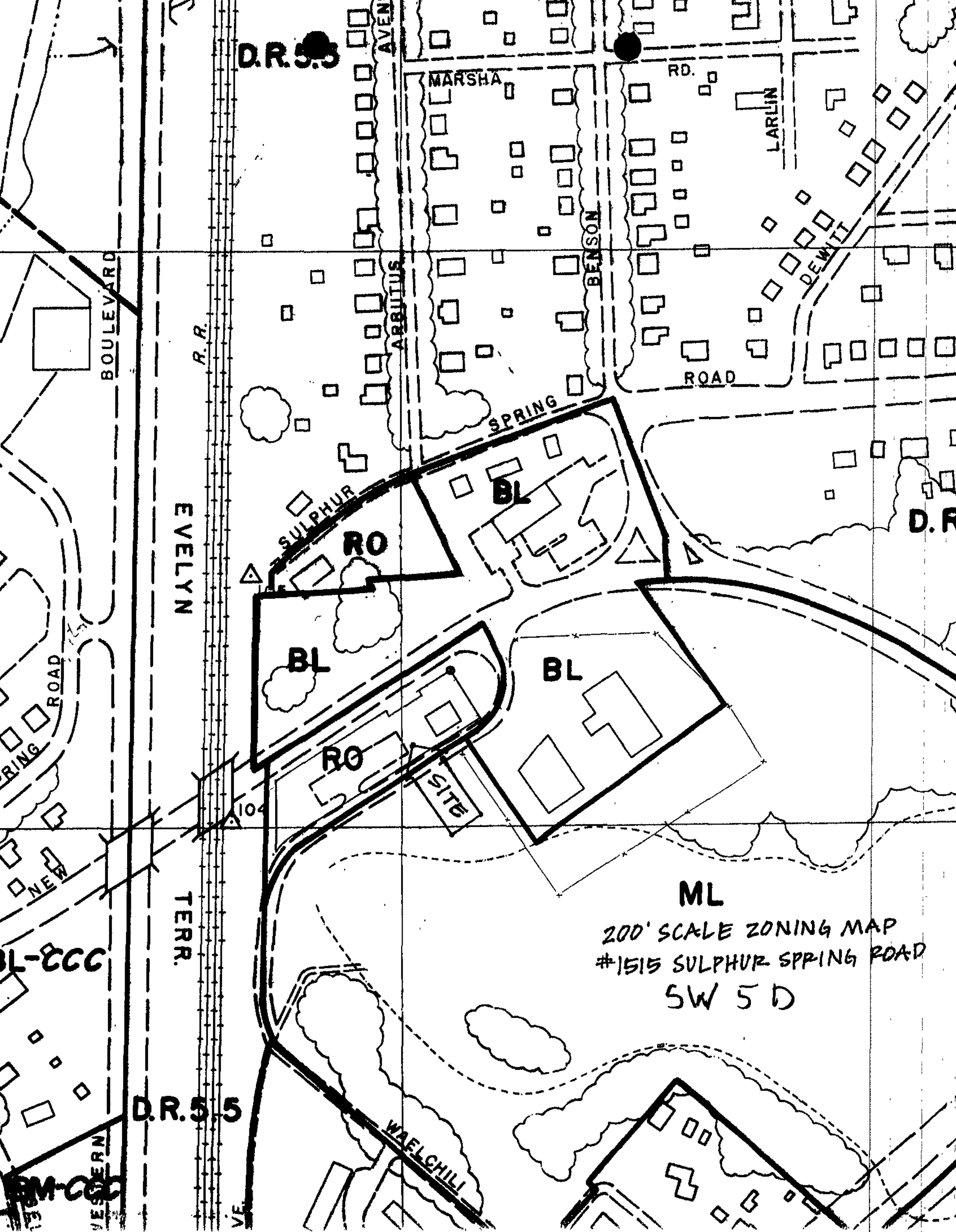
Revised 2/20/98 - SCJ

THE JEFFERSONIAN

Your community. Your business.

Becky,
Please review the proof.
If there are any changes, please
call me by 5:00 pm. today.

Thanks,
Kim (410) 337-2425
X 3512



D.R. 5.3

MARSHA RD.

RD.

LARLIN

DEWITT

ROAD

SPRING

SULPHUR

RO

BL

BL

BL

RO

SITE

ML

200' SCALE ZONING MAP
#1515 SULPHUR SPRING ROAD
SW 5 D

EVELYN

TERR.

D.R. 5.5

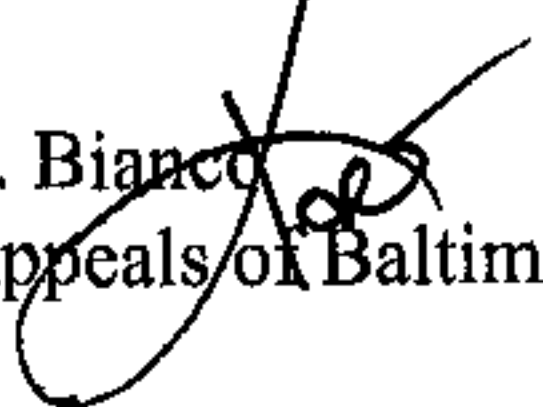
WELCHILL

WESTERN

BL-CCC

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

TO : Arnold Jablon, Director
Department of Permits and
Development Management
Attn: Carl Richards

FROM : Kathleen C. Bianco 
Board of Appeals of Baltimore County

SUBJECT: Cycle IV, 2002 – Reclassification Petition

DATE: September 6, 2002

Following is the preliminary information from the Petition for Reclassification filed in Cycle IV, 2002 and the proposed hearing date (Cycle IV to be heard between March 1 and June 30, 2002). This Petition was filed on August 1, 2002 (undocumented) and is the only Petition filed in Cycle IV 2002.

Please forward to me when available the case number and corrected /verified information as to Petitioner, location, etc., so that our docketing work for this file can be completed.

Preliminary Information and Date Assigned for Hearing

Case #
(to be assigned by PDM)

Petitioner
Location
Day /Date of Hearing

Case No. R-03- 189

Grempler Realty, Inc. – Legal Owner
1515 Sulphur Spring Road 13th E; 1st C

Tuesday, March 11, 2003 at 10:00 a.m.

Should you have any questions regarding the attached, please call me at extension 3180.

Attachments (1 set – Petition for Reclassification and accompanying material)

c: Jeffrey Long /Planning
Office of People's Counsel
George Zahner /PDM

Case No. R-03-189

In the Matter of: Grempler Realty, Inc.
Petitioners /Legal Owners
Cycle IV, 2002

Reclassification from R.O. to B.L.

Notice of Zoning Reclassification Hearing to be sent to parties by PDM; hearing scheduled
for Tuesday, March 11, 2003 at 10:00 a.m.

1/31/03 -- Letter of withdrawal of petition filed by Matthew Azrael, Esquire, counsel for
Petitioner; Order of Dismissal to be issued; hearing pulled from schedule for 3/11/03.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

From:
TO

: Arnold Jablon, Director
Department of Permits and
Development Management
Attn: Carl Richards

DATE: September 6, 2002

10:
FROM

: Kathleen C. Bianco
Board of Appeals of Baltimore County

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(to be assigned by PDM)

Petitioner
Location

Day /Date of Hearing

Case No. R-03- 189

Grempler Realty, Inc. -- Legal Owner
1515 Sulphur Spring Road 13th E; 1st C

Tuesday, March 11, 2003 at 10:00 a.m.

Should you have any questions regarding the attached, please call me at extension 3180.

Attachments (1 set -- Petition for Reclassification and accompanying material)

c: Jeffrey Long /Planning
Office of People's Counsel
George Zahner /PDM

RECEIVED

OCT 18 2002

BALTIMORE COUNTY
BOARD OF APPEALS



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 2002

ATTENTION: George Zahner

Property Owner: Zoning Reclassification Cycle 4

Location: Sulphur Spring Rd. 81' west of Waelchili Rd.

Item No.: 1

Dear Mr. Zahner:

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

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

RECEIVED

NOV 12 2002

**BALTIMORE COUNTY
BOARD OF APPEALS**



RECEIVED

NOV - 8 2002

DEPT. OF PUBLIC AFF.
DIVISION OF MANAGEMENT



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11-6-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204
ATTN: Becky Hart

RE: Baltimore County
Item No. R-03-189

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TLS*

DATE: November 26, 2002

SUBJECT: Zoning Item 189
Address 1515 Sulpher Spring Road

Zoning Advisory Committee Meeting of Reclassification October-April 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Additional Comments:

Development of this property may require a Forest Buffer Easement and protective covenants may be recorded in Baltimore County Land Records. In addition, a Forest Buffer Variance may be required.

Reviewer: John Russo

Date: 11/19/02

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: November 29, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 2002 – April 2003
Zoning Reclassification Cycle 4
Case No. R-03-189
Hearing Date: Tuesday, March 11, 2003
at 10:00 a.m.
Location: S/side Sulphur Spring Road
81 feet west of Waelchili Road
District 13C1

The Bureau of Development Plans Review has reviewed the subject-zoning item,
and we have no comments.

RWB:CEN:jrb

cc: File

RECLASSIFICATION & REDISTRICTING PETITIONS
ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 4
October 2002 – April 2003

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

Baltimore County Board of Appeals Hearing File (Becky Hart)
* Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
PDM, Zoning Review DRC/ZAC Meeting File (W. Carl Richards, Jr.)
* PDM, Code Enforcement (Helene Kehring)
* PDM, Building Inspection (Karen Hopkins)
& PDM, Development Plans Review (Robert W. Bowling)
Planning Office (Mark Cunningham); *Director (Pat Keller)
* Recreation and Parks (Jean Tansey); MS #52
DEPRM (Bruce Seeley) - 2 plats
& State Highway Administration, Access Permits Division (Michael M. Lenhart)
& PDM, Building Plans Review (Lt. Jim Mezick) MS #1102F
* Economic Develop. Commission, Business Develop. (~~Robert Hannon~~); MS #2M07
* Highways (Tim Burgess); MS #1003 *mary hannon*
* Community Conservation (~~David Fields~~); MS #1102M
+ People's Counsel (Peter Zimmerman); MS #2010
* Honorable McIntire, County Council, District 3; MS #2201
IF CRITICAL AREA, Maryland Office of Planning (Charles Armstrong)
IF FLOODPLAIN, Department of Natural Resources (John Joyce)
IF FLOODPLAIN, Public Works (David Thomas); MS #1315
* IF FLOODPLAIN, Permits (John Reisinger)
* IF FLOODPLAIN, Code Enforcement (Rick Wisnom)
IF ELDERLY HOUSING, Community Development; MS #1102M
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
* IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the case number. All comments received will be compiled and included in the zoning/reclassification file for review and consideration by the Board of Appeals during the course of the upcoming reclassification hearing (as referenced on the agenda).

You should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Becky Hart.

If you have any questions regarding these zoning reclassifications, please contact Carl at 410-887-3391.

R-03-189

Grempler Realty



Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

January 29, 2003

Charles L. Marks, Chairman
County Board of Appeals
Court House
400 Washington Avenue
Towson, MD 21204

Dear Mr. Marks:

Enclosed herewith is the report containing recommendations regarding the zoning reclassification petitions in Cycle IV, 2002-2003.

After discussion in the Planning Board's meetings on January 2, 16, and 28, 2003, the November 7, 2002 report by the Office of Planning was adopted, without change, by the Board in the meeting on January 28, 2003.

The report is hereby published and submitted to the Board of Appeals in accordance with County Code Section 2-356(f).

Sincerely,

A handwritten signature in cursive script that reads "Pat Keller".

Arnold F. 'Pat' Keller, III
Secretary

AFK:TD:td

Enclosure

c: Peter Max Zimmerman, People's Counsel

RECEIVED

FEB 03 2003

BALTIMORE COUNTY
BOARD OF APPEALS

Report by the
Baltimore County
Office of Planning
to the
Baltimore County
Planning Board

ZONING RECLASSIFICATION PETITIONS

Cycle IV, 2002-2003

November 7, 2002



Adopted by the Baltimore County Planning Board
January 28, 2003



ZONING RECLASSIFICATION PETITIONS

Cycle IV, 2002-2003

Report by the Baltimore County
Office of Planning

to the

Baltimore County Planning Board

November 7, 2002

Baltimore County
Office of Planning
Towson, Maryland

TABLE OF CONTENTS

Letter to the Baltimore County Planning Board.....	1
Introduction.....	2
Recommended Schedule of Hearings.....	3
Location of Properties Under Petition Map.....	4
Source Material.....	5
Case No. R-03-189.....	7

TO: Members
Baltimore County Planning Board

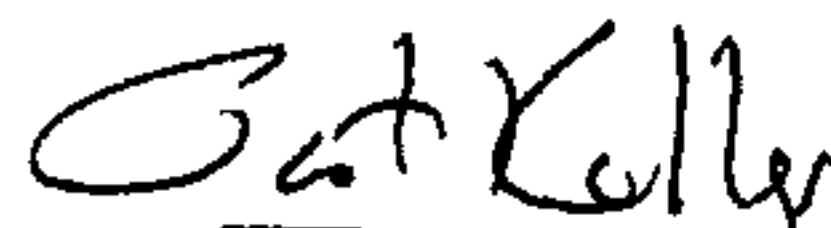
DATE: November 7, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

In the current cycle, the Baltimore County Board of Appeals accepted one reclassification petition. In compliance with the Baltimore County Code, recommendations on the petition are submitted in the attached report.

The Planning Board is scheduled to review the petitions on November 7, 2002 and to make final recommendations on January 16, 2003. The Planning Board's report must be submitted to the Baltimore County Board of Appeals no later than January 31, 2003.

The Board of Appeals has tentatively scheduled a hearing date on this petition and will advertise the hearing as required. The hearing is set to take place on March 11, 2003.



Arnold F. 'Pat' Keller, III

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Attachment

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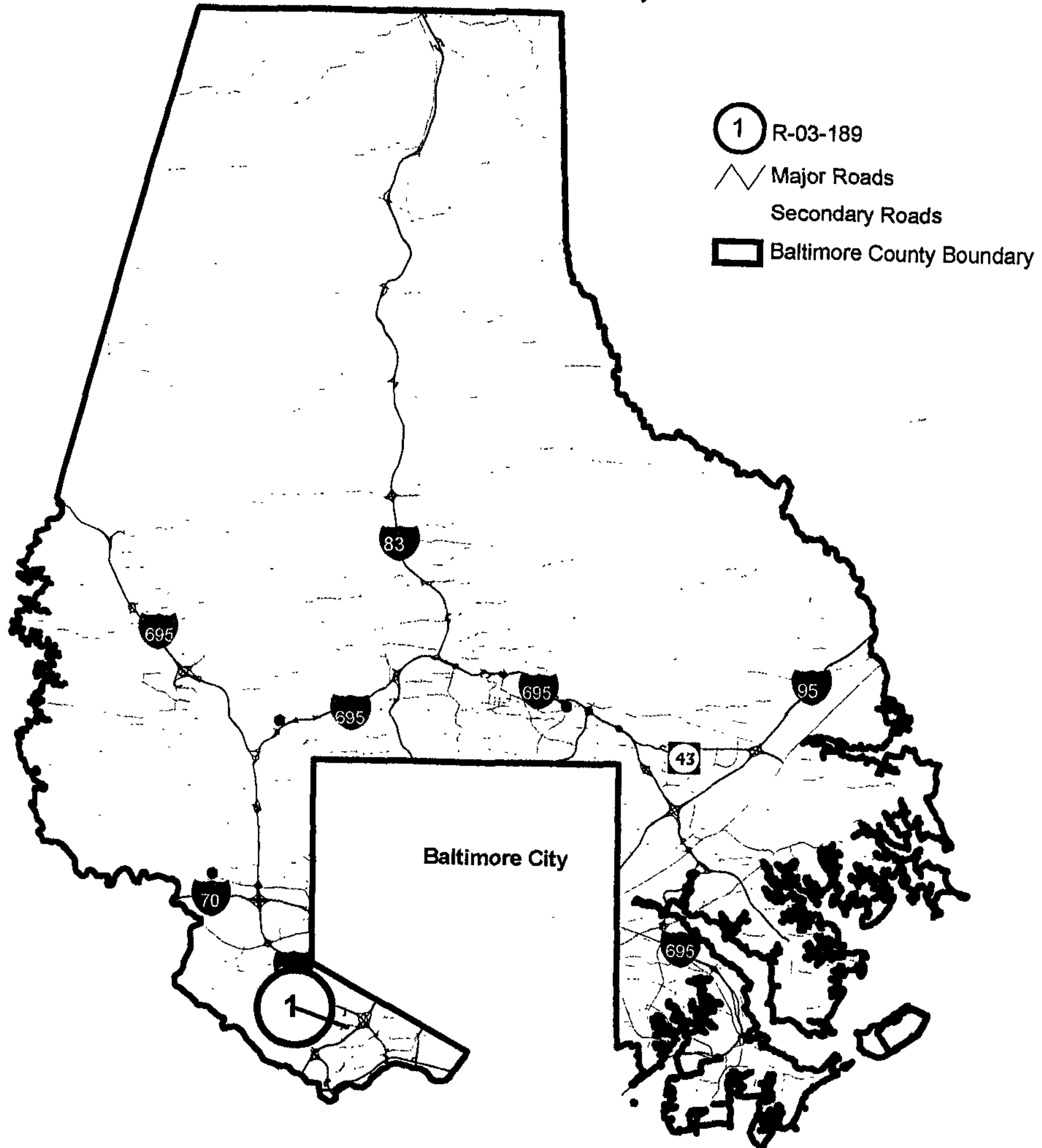
PETITIONS FOR RECLASSIFICATION CYCLE IV, 2002-2003

**Assigned Hearing Date
County Board of Appeals**

**Case No. R-03-189
1515 Sulphur Spring Road
Grempler Realty, Inc.**

Tuesday, March 11, 2003 at 10:00 a.m.

Location of Property Under Petition Cycle 4 - March 11, 2003



3 0 3 6 Miles

SOURCE MATERIAL

Recommendation for the petition filed is based on the following:

1. Information compiled during the processing of the Comprehensive Zoning Map adopted by the County Council on October 10, 2000;
2. Capital Budget and 5-Year Capital Program;
3. Zoning Plans Advisory Committee comments;
4. Discussions with other governmental agencies;
5. Field inspection of subject site; and
6. Baltimore County Master Plan.

p. 6 - blank

CASE NO:

R-03-189

PETITIONER:

Grempler Realty, Inc.

REQUESTED ACTION:

Reclassification to BL (Business, Local)

EXISTING ZONING:

RO (Residential Office, 5.5 dwelling units per acre)

LOCATION:

South side of Sulphur Spring Road and north side of Waelchli Avenue, east of the Amtrak rail line (1515 Sulphur Spring Road)

AREA OF SITE:

0.662 acre (or 28,837 square feet)

ZONING OF ADJACENT PROPERTY/USE:

North: BL	Vacant land (other side of Sulphur Spring Road)
South: ML	Office/warehouse (other side of Waelchli Avenue)
East: BL	Halethorpe Post Office (other side of Waelchli Avenue)
West: DR 5.5	Amtrak rail line

SITE DESCRIPTION:

The property is improved with a one-story office building and accessory parking lot. The building has a brick exterior and a gable roof. The amount of floor area is 3,048 square feet. The building is presently vacant.

PROPERTIES IN THE VICINITY:

The character of the surrounding area is predominantly office/industrial. The zoning of the surrounding area is predominantly BL and ML.

The adjacent property to the west is used for the Amtrak rail line and is zoned DR 5.5. To the north, across Sulphur Spring Road, the zoning is BL from the rail line to Benson Avenue. Directly across from the site, on the north side of Sulphur Spring Road, the land is undeveloped and wooded. Just to the east of this land, at the northwest corner of Sulphur Spring Road and Benson Avenue, there is a building occupied by a video store and a medical office.

The property to the east, across Waelchli Avenue, is zoned BL and occupied by the Halethorpe Post Office. Land to the south, across Waelchli Avenue, is zoned ML and occupied by an office/warehouse building, which is part of an office/warehouse complex known as the Arbutus Business Center.

A residential development, Colony Hill Apartments and Townhomes, is located approximately 400 feet to the south of the site at the intersection of Waelchli Avenue and Potomac Avenue.

WATER AND SEWERAGE:

The property is served with public water and sewer.

TRAFFIC AND ROADS:

The property is located at the intersection of Sulphur Spring Road and Waelchli Avenue. Direct access to the property is from Waelchli Avenue.

The Sulphur Spring Road/Waelchli Avenue intersection is controlled by a traffic signal. This intersection is approximately 300 feet west of the Sulphur Spring Road/Benson Avenue intersection, which is also signalized. The Department of Public Works rates the Benson Avenue/ Sulphur Spring Road/Waelchli Avenue intersections as having a level of service "C".

Waelchli Avenue is classified as a local road on the 1992 Federal Highway Functional Classification Map for the Baltimore Urbanized Area. Sulphur Spring Road and Benson Avenue are classified as a minor arterial road and a collector road, respectively.

ZONING HISTORY:

The current RO zoning for the property was established in the 1980 Comprehensive Zoning Map Process as part of Issue 1-027. The previous zoning was DR 16.

MASTER PLAN/COMMUNITY PLAN:

The Proposed Land Use map, adopted by the County Council on February 22, 2000, shows the site as being designated for Office use.

PROPOSED vs. EXISTING ZONING:

Regulations for the BL and RO zones may be found in Sections 230 and 204, respectively, of the Baltimore County Zoning Regulations (BCZR).

The BL zone permits a wide range of light-business uses by right, and a number of uses are also permitted by special exception.

The RO zone was created to accommodate houses converted to office buildings (Class A) and residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Building and uses in the RO zone should be compatible with nearby residential properties.

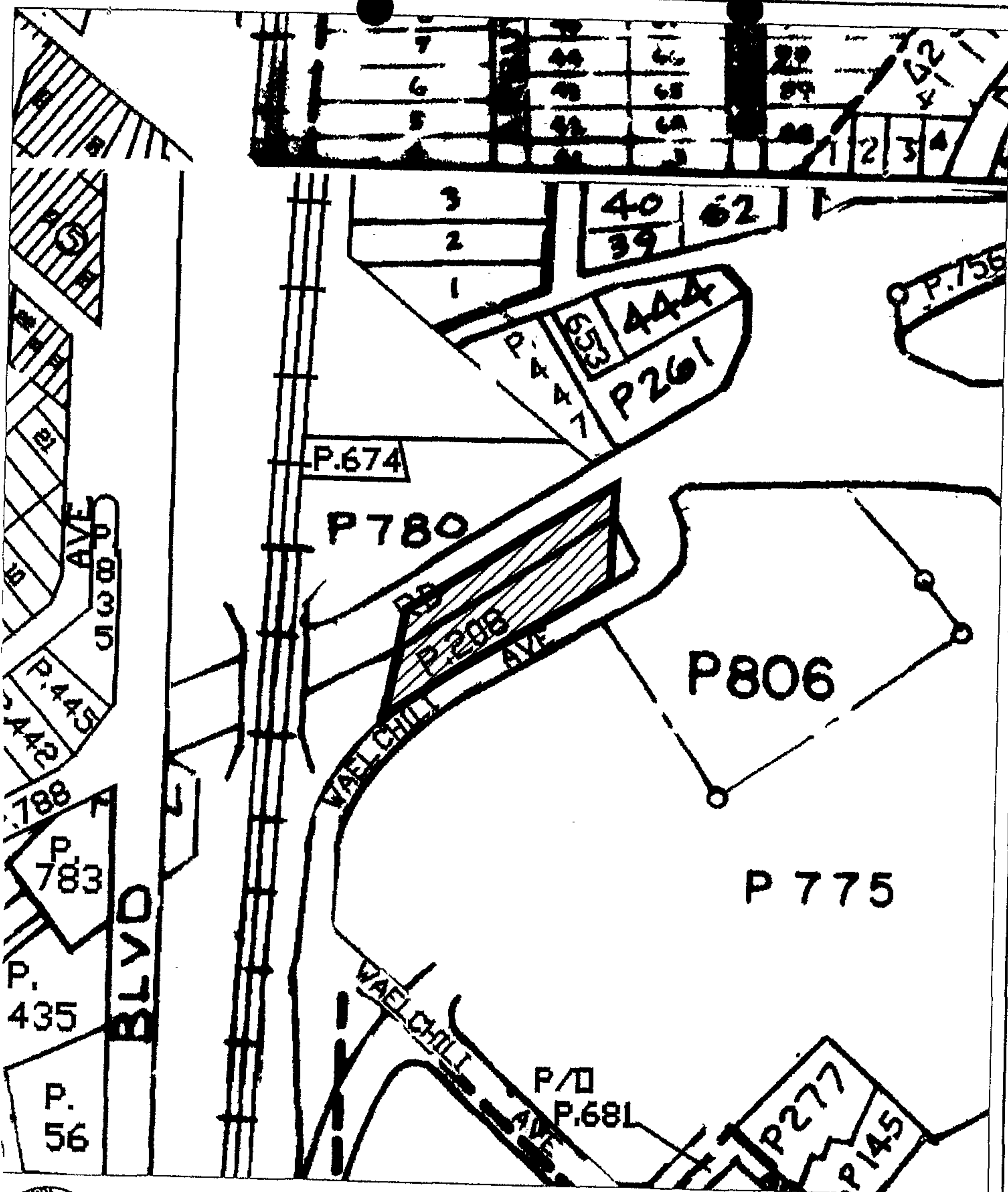
UNDOCUMENTED PLAN:

The petitioner did not submit a documented site plan. An open site plan has been submitted which shows the boundaries of the site but does not show the existing site improvements.

OFFICE OF PLANNING RECOMMENDATION:

Based upon the information provided and analysis conducted, the Office of Planning recommends the existing RO zoning be retained. The Office of Planning can find neither evidence of change in the character of the neighborhood, nor a mistake in the existing zoning on which to justify the requested BL zoning.

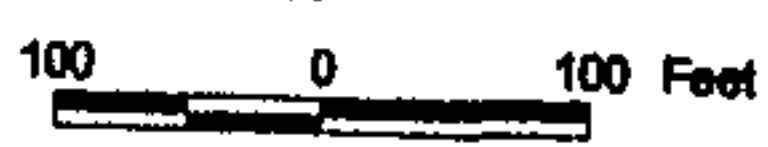
In addition, although properties to the north and east have BL zoning, the character of development on the surrounding land is office/industrial. The existing RO zoning and the existing office building on the petitioner's site are consistent with the character of the surrounding properties. Also, the existing zoning provides for reasonable use of the property.



Baltimore County
Office of Planning
October, 2002



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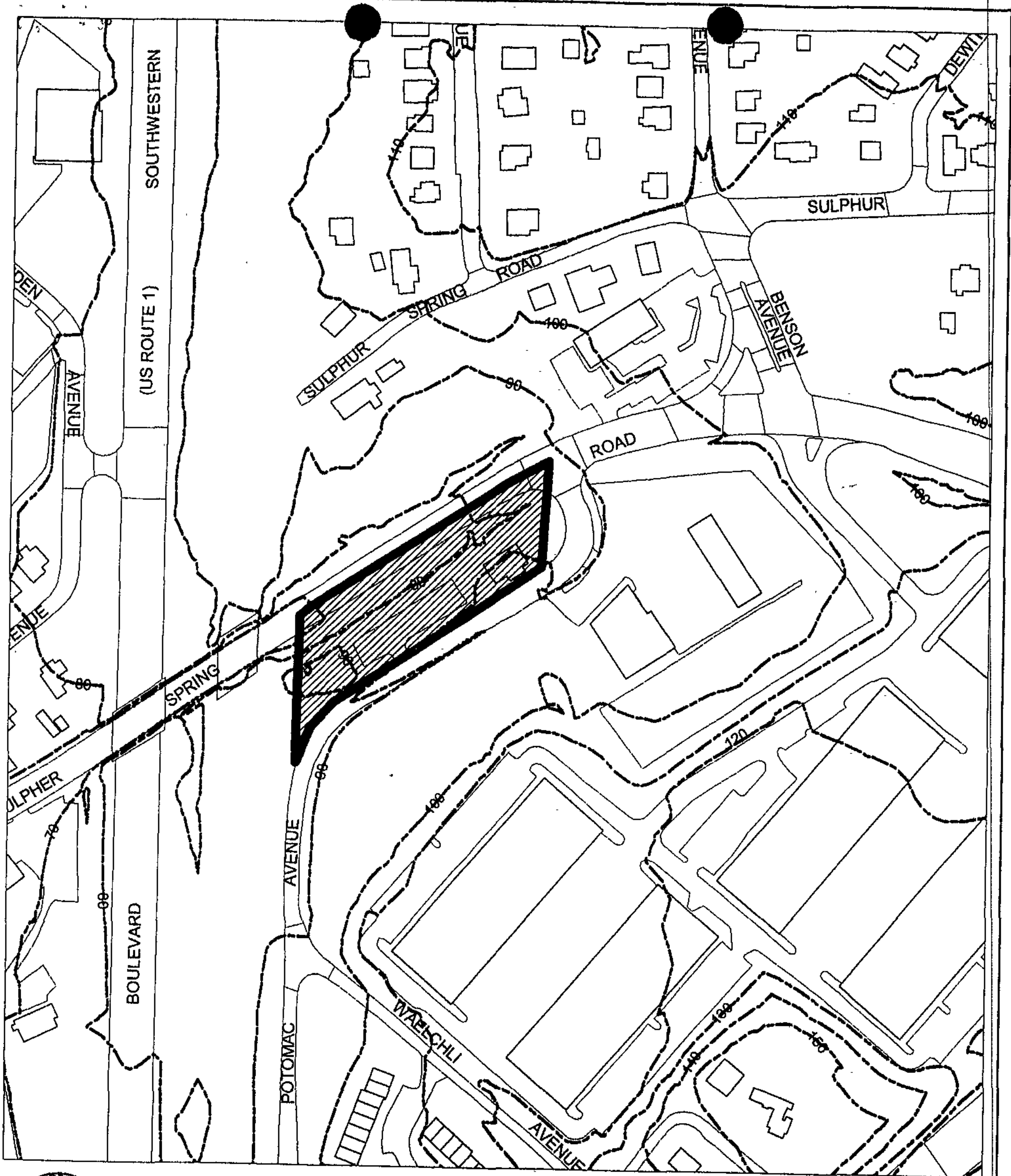


Site

Case Number R-03-189
1515 Sulpher Spring Rd

Tax Map Image: Maryland Department of Planning
1:7200.

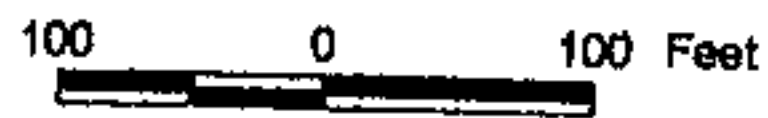
w6/wrkprps/opz/jen/av_projects2002/tynn/properties_cycle4.apr



Baltimore County
Office of Planning
October, 2002



1:2400



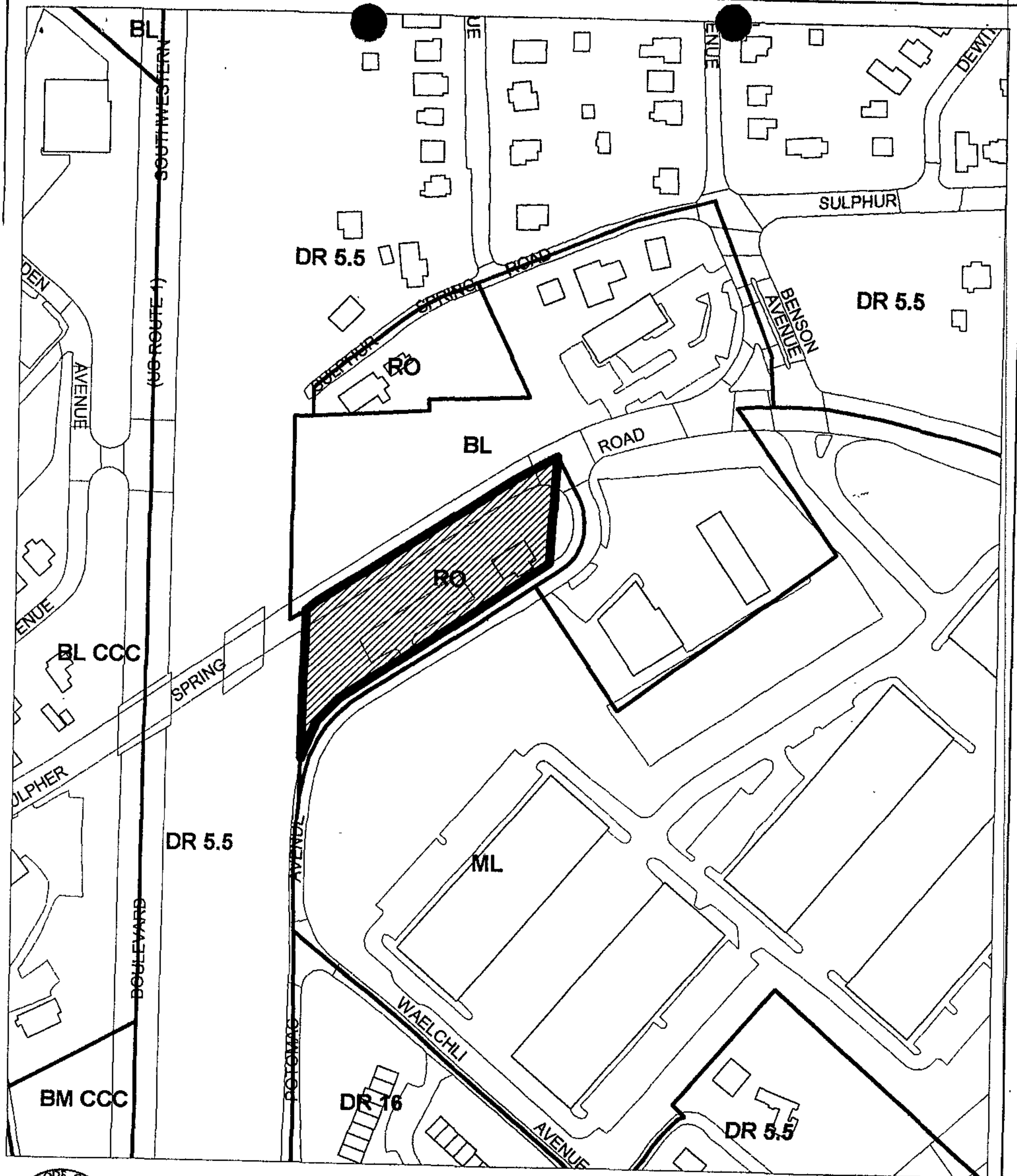
Case Number R-03-189
1515 Sulphur Spring Rd



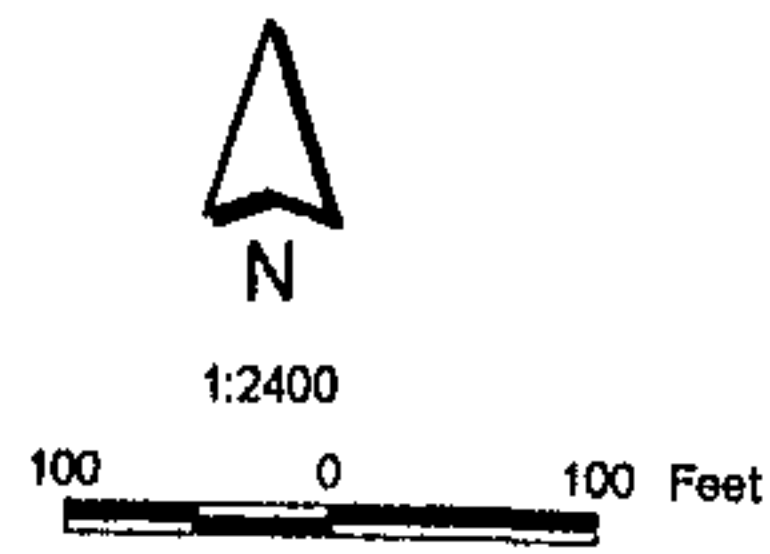
Site
Contour Line
Buildings

Planimetric Data: Baltimore County OIT
1:2400

w6\wrkgprs\opz\jen\av_projects2002\lynn\properties_cycle4.apr



Baltimore County
Office of Planning
October, 2002



**Case Number R-03-189
1515 Sulphur Spring Rd**

- Site
- Zoning
- Buildings

Zoning: Baltimore County Office of Planning
1:2400
Planimetric Data: Baltimore County OIT
1:2400

Note:
This map is for display purposes only. Land use decisions involving zoning designations should be verified with the zoning office.

w8/wrkgrps/opz/jen/av_projects2002/lynn/properties_cycle4.apr



Baltimore County
Office of Planning
October, 2002



1:2400

0 200 Feet



Site

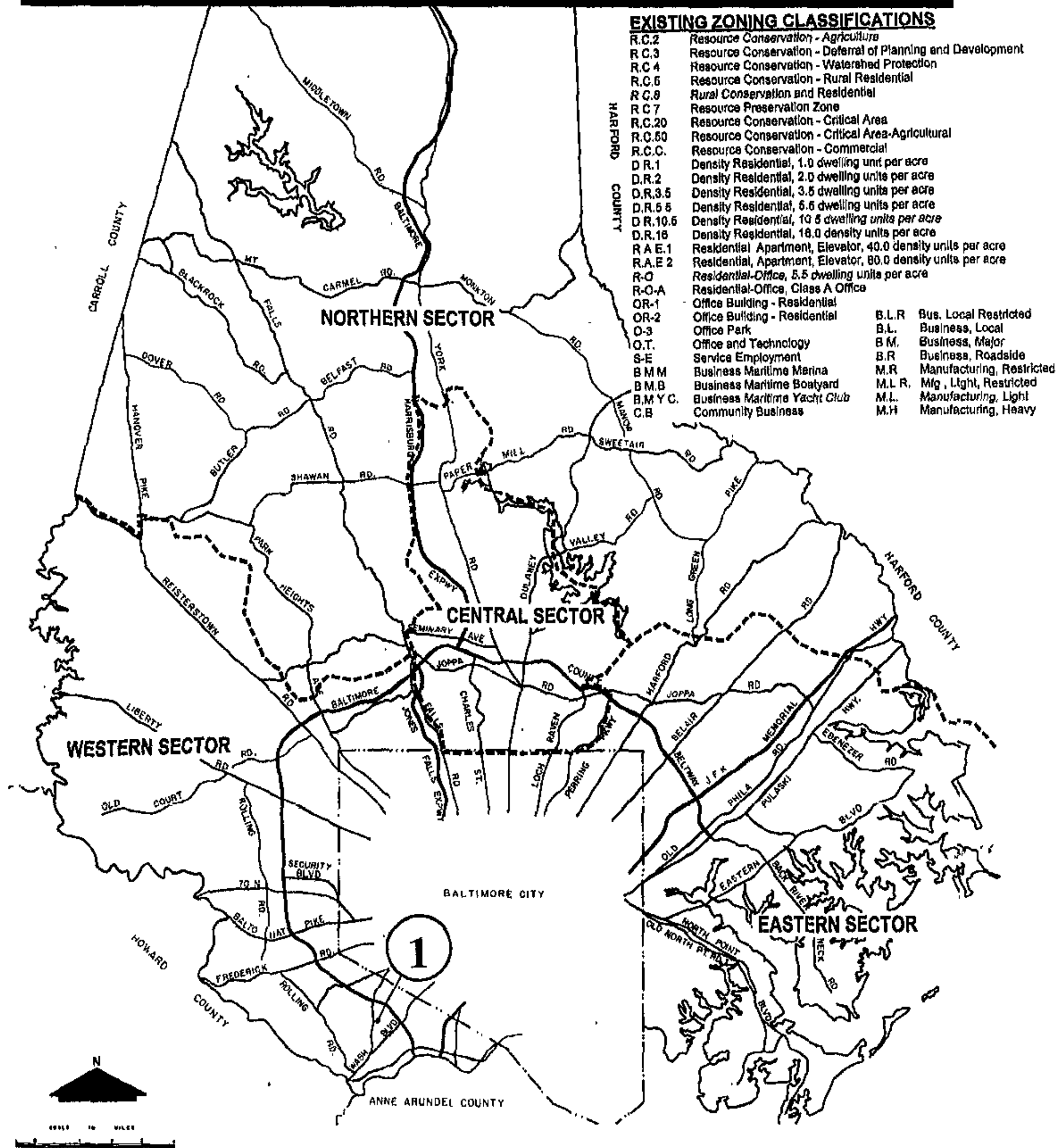
Case Number R-03-189
1515 Sulpher Spring Rd

Digital Orthophotography
Eyemap R1 Baltimore County, MD
Color Type: Natural Color
Map Scale: 1:2,400 (1"= 200')
Ground Resolution: 1.00 US Survey Ft (0.30 meters)
Projection: MD State Plane
Datum: NAD 1983
Source Photography: Spring 1998 (partial County), 2000

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Herndon, Virginia

RECLASSIFICATION & REDISTRICTING PETITIONS ACCEPTED
FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION
CYCLE 4 OCTOBER 2002-APRIL 2003

LOCATIONS OF PROPERTIES UNDER PETITION
CYCLE 4 --- OCTOBER 2002 - APRIL 2003



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT/ZONING REVIEW

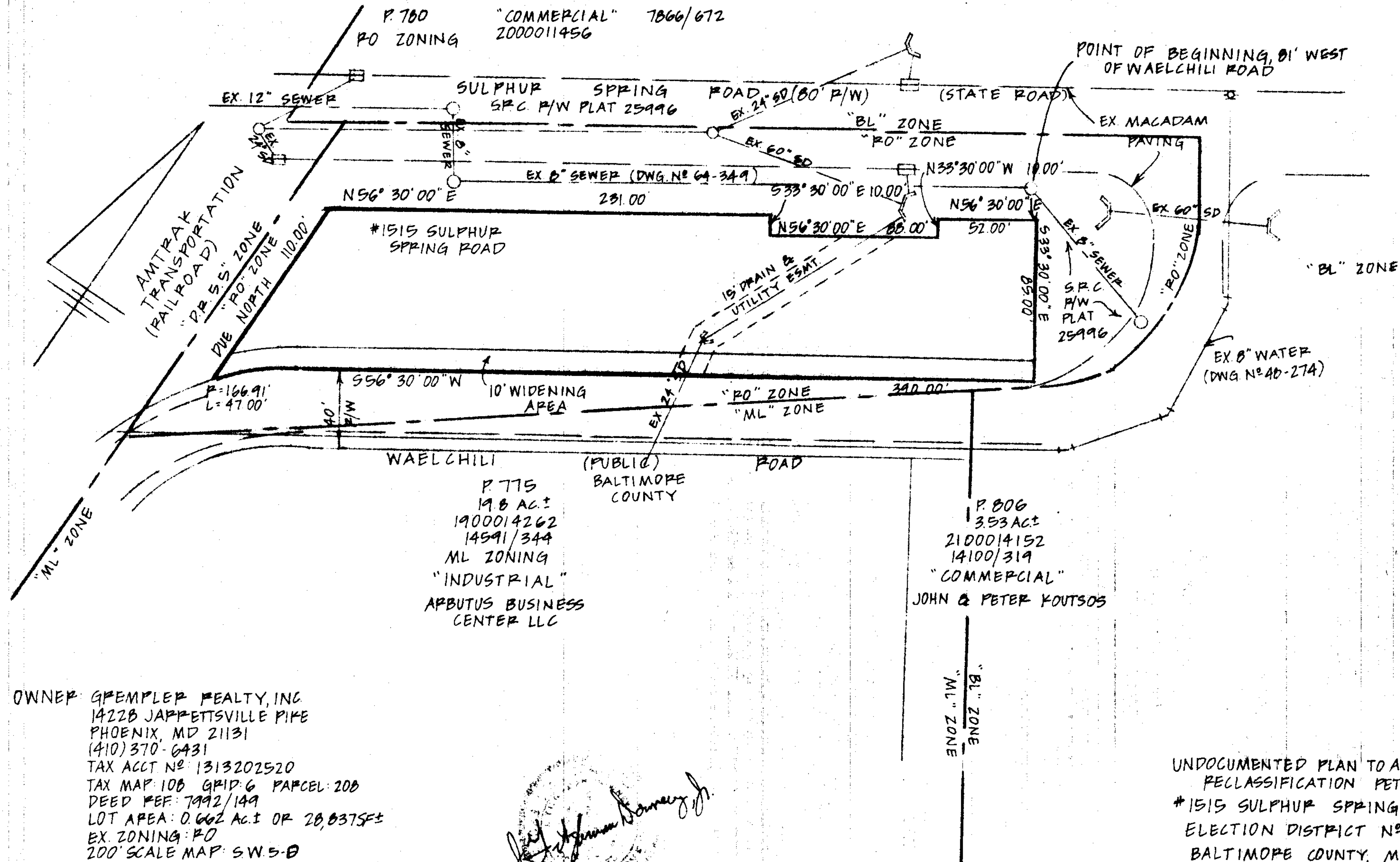
ACCEPTED FOR FILING BY THE BALTIMORE COUNTY BOARD OF APPEALS FOR THE ZONING RECLASSIFICATION CYCLE 4

WESTERN SECTOR
ITEM #1
Property Owner: Grempier Realty Inc.
Case No./Hearing Date: R-03-189-Tuesday, March 11, 2003 at 10:00 a.m.
Contract Purchaser: N/A
Location: S/side Sulphur Spring Rd. 81 feet west of Waelchill Rd. (1515 Sulphur Spring Rd.)
Existing Zoning: R.O.
Election District: 13th
Councilmanic District: 1st
Acres: .662
Proposed Zoning: B.L.
Miscellaneous:

NORTHERN SECTOR
No Petitions Were Filed In The Northern Sector For Cycle 4

CENTRAL SECTOR
No Petitions Were Filed In The Central Sector for Cycle 4

EASTERN SECTOR
No Petitions Were Filed In The Eastern Sector For Cycle 4



OWNER: GEMPLEY REALTY, INC
 14228 JARRETTVILLE PIKE
 PHOENIX, MD 21131
 (410) 370-6431
 TAX ACCT NO 1313202520
 TAX MAP 10B GRID 6 PARCEL 208
 DEED REF 7992/149
 LOT AREA: 0.662 AC± OR 28,837SF±
 EX ZONING: PO
 200' SCALE MAP: SW 5-B

P. 775
 19.8 AC±
 19000/4262
 1491/344
 ML ZONING
 "INDUSTRIAL"
 ARBUTUS BUSINESS
 CENTER LLC

P. 806
 3.53 AC±
 21000/4152
 14100/319
 "COMMERCIAL"
 JOHN & PETER KOUTSOS

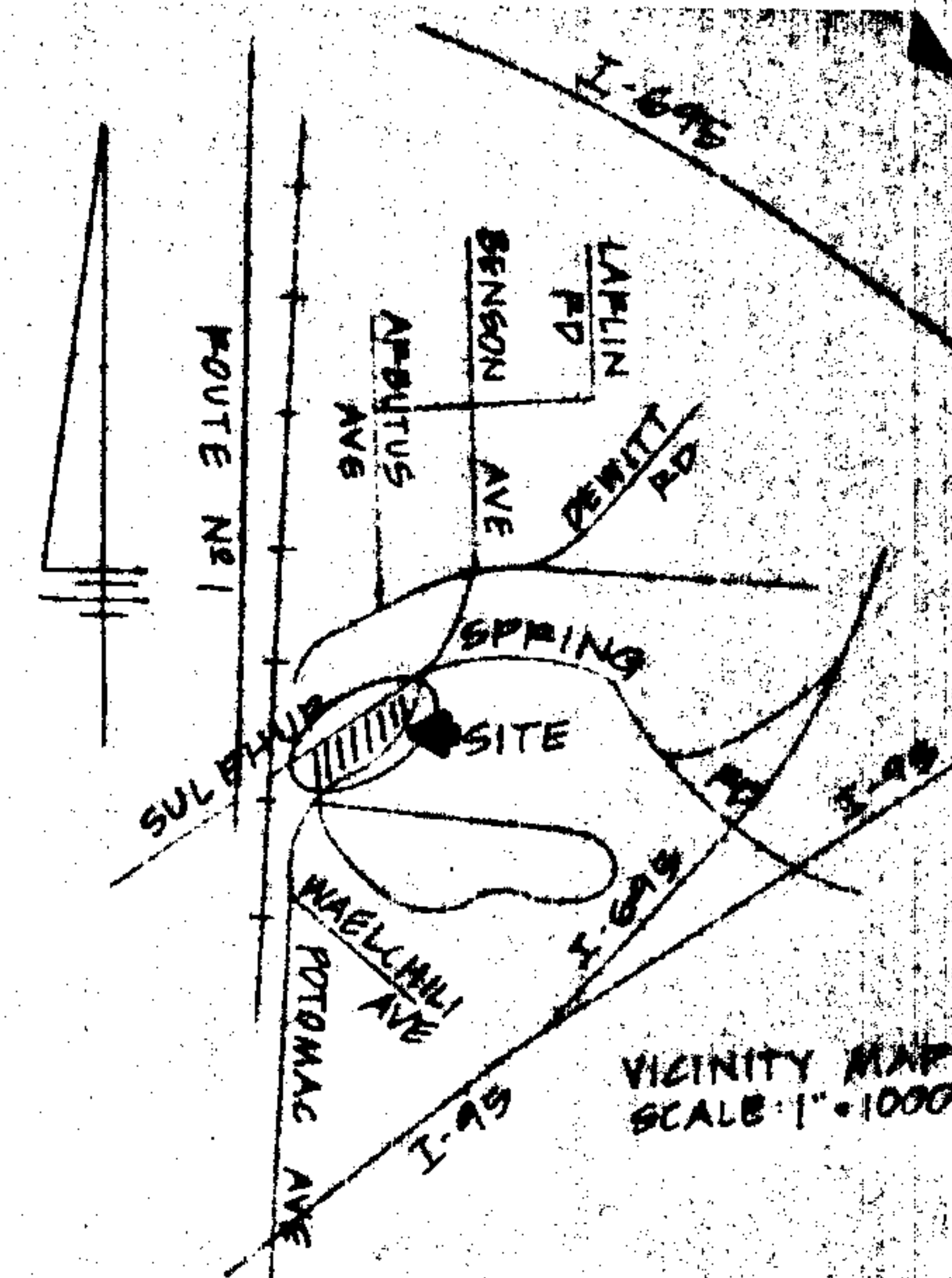
John R. Koutsos
 Surveyor
 State of Maryland

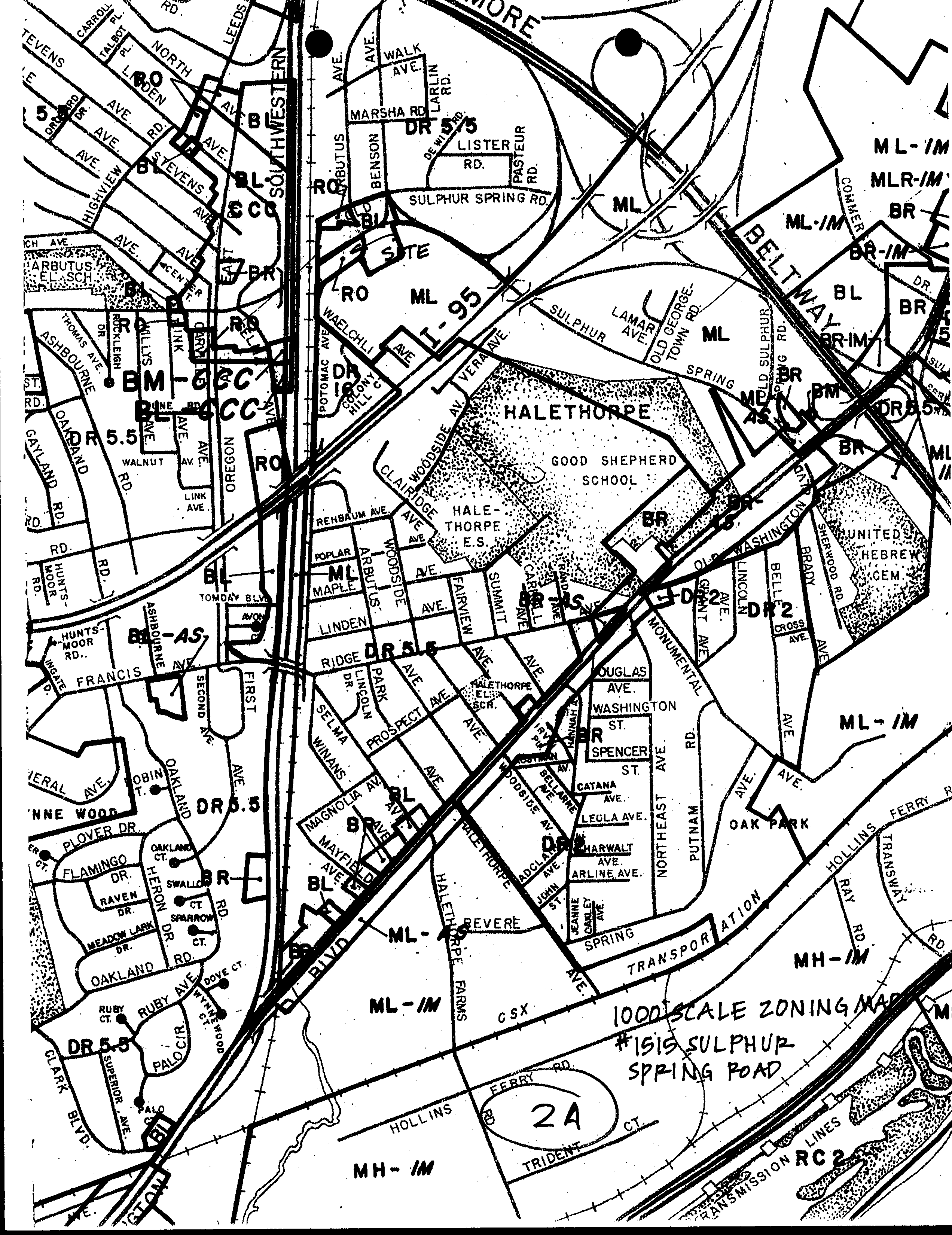
UNDOCUMENTED PLAN TO ACCOMPANY
 RECLASSIFICATION PETITION
 #1515 SULPHUR SPRING ROAD
 ELECTION DISTRICT NO 13 C1
 BALTIMORE COUNTY, MD
 SCALE: 1"=50'
 JUNE 13, 2002
 8679
 REV JULY 31, 2002

PAPER OF PLAN:
 Site Rite Surveying, Inc.
 200 E. Joppa Road
 Shell Building, Room 101
 Towson, MD 21286
 (410) 828-9060

- GENERAL NOTES
1. EXISTING ZONING: PO
 PROPOSED ZONING: BL
 2. NOT LOCATED IN CHESAPEAKE BAY
 CRITICAL AREA
 3. NOT LOCATED IN 100 YEAR FLOOD PLAIN AREA
 4. NOT LOCATED WITHIN A MORATORIUM AREA

PRIOR HEARINGS:
 78-198-SPH
 80-223-A





1000 SCALE ZONING MAP
#1515 SULPHUR
SPRING ROAD

2A
TRIDENT CT.

MH-IM

RC 2

MH-IM

ML-IM

ML-IM

MLR-IM

BR

ML-IM

BR-IM

BL

BR

DR 5.5

ML

IM

UNITED
HEBREW
CEM.

BRADY

SHERWOOD RD.

AVE.

DR 2

CROSS

AVE.

AVE.

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ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 4

WESTERN SECTOR

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No Petitions Were Filed In The Northern Sector For Cycle 4

CENTRAL SECTOR

No Petitions were Filed in The Eastern Sector for Cycle 4

EASTERN SECTOR

No Petitions Were Filed In The Eastern Sector For Cycle 4



AZRAEL GANN+FRANZ
A P P R O P R I A T E L A W

EDWARD AZRAEL
JONATHAN A. AZRAEL
KEITH S. FRANZ
PAUL J. SCHWAB, III
JUDSON H. LIPOWITZ
SUSAN H. TERPES
MATTHEW D. AZRAEL

R. DAVID GANN (1928-1997)
OF COUNSEL
DANIEL J. BOFFER, JR., P.A.
MIRIAM L. AZRAEL, P.A.
*Also admitted to DC

January 31, 2003

Baltimore County Planning Board
County Courts Building
401 Bosley Avenue
4th Floor
Towson, MD 21204

RE: Cycle IV Reclassification Petition
1515 Sulphur Spring Road

Dear Members of the Planning Board:

By this letter, the Petitioner for the above referenced property, Grempler Realty, Inc., would like to withdraw its Petition for Reclassification. The Petitioner would like to receive a refund of its advertising money. Please refund this money to Grempler Realty, Inc. and forward the same to me at 101 E. Chesapeake Avenue, 5th Floor, Towson, MD 21286.

If you require any additional information, please let me know.

Very truly yours,

AZRAEL, GANN & FRANZ, LLP

Matthew H. Azrael

MHA/jb
Enclosure

cc: Carl Richards (via fax 410-887-2824)
D. R. Grempler (via fax 410-668-4937)

F:\USL\RS\mb\MHA\GREMPLE REALTY\Balto. County Plann. Bd. 14r.001.doc

101 EAST CHESAPEAKE AVENUE FIFTH FLOOR
BALTIMORE, MARYLAND 21286
410.821.6000 FACSIMILE: 410.821.1265
WWW.AGFLAW.COM EMAIL: CONTACT@AGFLAW.COM



AZRAEL GANN + FRANZ
ATTORNEYS AT LAW

TELECOPY COVER SHEET

EDWARD AZRAEL
JONATHAN A. AZRAEL
KRITH S. FRANZ
PAUL J. SCHWAB, III
JUDSON H. LIPOWITZ
SUSAN H. TERLEP
MATTHEW H. AZRAEL*

H. DAVID GANN (1928-1983)
OF COUNSEL:
DANIEL J. DREGIER, JR., P.C.
MIRIAM L. AZRAEL, P.A.*
*Also admitted in DC

Please deliver the following page(s):

To: Carl Richards

From: Matthew H. Azrael

Office of Zoning Enforcement

To Fax No: 410-887-2824

From Fax No: (410) 821-1265

Total number of page(s) 3, including cover sheet.

Date: January 31, 2003

If you do not receive all pages or have any problems with receiving this transmission, please call at (410) 821-6800.

MESSAGE

CONFIDENTIALITY NOTICE: This facsimile contains confidential information which may also be legally privileged and which is intended only for the use of the addressee(s) named above. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile, or the taking of any action in reliance on the contents of this telecopied information, may be strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the entire facsimile to us at the address shown below via the U.S. Postal Service. Thank you!

101 EAST CHESAPEAKE AVENUE FIFTH FLOOR
BALTIMORE, MARYLAND 21286
410 821.6800 FACSIMILE: 410.821.1265
www.azflaw.com

BY ORDER OF
LAWRENCE S. WESCOTT, CHAIRMAN, BALTIMORE COUNTY BOARD
OF APPEALS
ARNOLD F. KELLER, III, DIRECTOR, OFFICE OF PLANNING AND
COMMUNITY CONSERVATION

ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS
FOR THE ZONING RECLASSIFICATION CYCLE 4

WESTERN SECTOR

R-03-189 (Cycle 4, Item #1)

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