

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Arbutus Volunteer Fire Department, Inc., a corporation of Baltimore County, Maryland, owner 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from as shown on the map of Baltimore County, Maryland, to the following reason:

- (1) Request for variance for rear yard set-back of 15 feet instead of 20 feet
- (2) Request for variance for parking spaces instead of the required 140
- (3) Request for a "use-permit" to allow parking in area of property zoned "M-4"

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a Volunteer Fire Department...

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

ARBUS VOLUNTEER FIRE DEPARTMENT, INC. OF BALTIMORE COUNTY, INC.

BY: Handwritten Signature, President

Legal Owner

Address: Handwritten Address

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64-43 XA

MAP #13 SEC 2-A 43-A

XA

RE: PETITION FOR SPECIAL EXCEPTION FOR VOL. FIRE DEPARTMENT AND VARIANCES TO SEC. 232.3 AND 409.2 (b) S.W. Cor. Southeastern Boulevard and North Ave., 13th Dist. Arbutus Volunteer Fire Dept. of Baltimore County, Inc. Petitioner for Special Hearing BALTIMORE COUNTY No. 64-43-XA

The petitioner seeks a special exception for a volunteer fire company on property at the southwest corner of Southeastern Boulevard and North Avenue, in the Thirteenth District of Baltimore County.

It is the opinion of the Zoning Commissioner that the granting of the special exception will not be detrimental to the health, safety and the general welfare of the locality involved, therefore, the special exception should be granted.

The following variances requested will give relief to the petitioner without substantial injury to the public health safety and the general welfare and should be granted:

1. To permit a rear yard of 15 feet instead of the required 20 feet.
2. To permit 71 parking spaces instead of the required 140 spaces.
3. The request for a use permit to allow parking in rear of property zoned "M-4" is also granted.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Handwritten Signature
Zoning Commissioner of Baltimore County
Date: 2/14/1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner
FROM: Mr. George H. Gonzales, Deputy Director
SUBJECT: 64-43-XA Special Exception for a Volunteer Fire Department. Variance to permit 15 feet rear yard instead of the required 20 feet; and to permit 71 parking spaces instead of the required 140 spaces. Special Hearing to allow parking in area of property zoned "M-4". Being property of Arbutus Volunteer Fire Department.

13th District
HEARING: Friday, February 14, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a Volunteer Fire Department together with variances on the rear yard and parking requirements of the regulations. The Planning staff has some doubt as to the adequacy of space in front of the station for maneuvering fire vehicles. If granted, the granting should be conditioned upon final approval of site plans and access by the appropriate State and County agencies and should further be conditioned upon mandatory installation of traffic control facilities on Southeastern Boulevard.

GC/ma

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 21599
DATE 2/13/64

TO: Messrs. MacDaniel & Payne
4307 Hanover Building
Baltimore 7, Md.

RE: Zoning Department of Baltimore County

DEBIT TO ACCOUNT NO. 01/62

QUANTITY: 1

ADVERTISING AND POSTING OF ARBUS VOL. FIRE DEPT.

64-43-XA

PAID - Baltimore County, Md. - Office of Finance

2-1364 210 * 21599* 11P- 6310
2-1364 210 * 21599* 11P- 6310

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MD
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: J.M. 25, 1964

Posted for: Petition for Special Exception for Vol. Fire Co. Petition for...

Petitioner: Arbutus Vol. Fire Dept.

Location of property: SW cor. of North Ave. & Southeastern Blvd.

Location of Signs: SW cor. of North Ave. & Southeastern Blvd. (Signs)

Remarks: Handwritten Notes

Posted by: Handwritten Signature Date of return: January 30, 1964

Var. to permit 15' rear yd. instead of req. 20'; and to permit 71 parking spaces instead of the req. 140 spaces. Petition for Special Hearing to allow parking in area of property zoned M-4.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY MD. FEBRUARY 6, 1964.
THIS IS TO CERTIFY that the contained advertisement was published in the County Md. once in each of the consecutive weeks before the 14th day of FEBRUARY, 1964, the first publication appearing on the 22nd day of January, 1964.

THE TIMES

Handwritten Signature

City of Baltimore, Md. 21201
JANUARY 22, 1964
JANUARY 29, 1964
FEBRUARY 5, 1964
FEBRUARY 12, 1964

City of Baltimore, Md. 21201

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said City, this 1st day of February, 1964.

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Waltmore County Department Of Public Works

COUNTY OFFICE BUILDING
TOWNSHIP 4, MARYLAND

September 9, 1963

Bureau of Public Services
GEORGE A. LEWIS, Chief

#64-43 XA

Ira G. Nigam, Inc.
Industry Lane
Cockeysville, Maryland

Re: Arbutus Volunteer Fire House
1/2 Southwestern Blvd. & North Ave.
District 13

Dear Sirs:

This office is in receipt of comments from the Office of Planning in reference to the captioned site and they are as follows:

OFFICE OF PLANNING

The subject property is sited in part in and in part in A. A special exception is required for the location of the proposed building in a portion of the property zoned R, which was not included in zoning Order #9716. (Special Exception - 1953)

A Permit is also required for parking in the portion zoned R. Please contact Mr. James Dyer, Office of Planning and Zoning, for further information concerning questions of zoning.

The parking arrangement is unsatisfactory in several respects: access, circulation, and maneuverability. An alternative plan is submitted for consideration.

Very truly yours

George A. Lewis
Chief
Bureau of Public Services

CC: Mr. Carl Long, Chief
Arbutus Fire Department
Arbutus, Md

Mr. Benson
Mr. Durr
Mr. Jones
PMA File

Waltmore County Department Of Public Works

COUNTY OFFICE BUILDING
TOWNSHIP 4, MARYLAND

September 6, 1963

Bureau of Public Services
GEORGE A. LEWIS, Chief

#64-43 XA

Ira G. Nigam, Inc.
Industry Lane
Cockeysville, Maryland

Re: Arbutus Volunteer Fire House
1/2 Southwestern Blvd. & North Ave.
District 13

Gentlemen:

The site plan for the fire house has been reviewed and the following comments are offered:

BUREAU OF ENGINEERING COMMENTS

Highway Comments:

Southwestern Boulevard, U.S. Route 1, is a State Road; therefore, this site will be subject to State Road Commission review and all street improvements and entrance locations on this road will be subject to State Road Commission requirements.

Access to the parking facilities and site, shall be from Linden Avenue, an existing curb and gutter street, with no further improvements required at this time.

North Avenue has been cut off by Southwestern Boulevard. The extension of North Avenue shall be terminated at the west side of the street.

The entrance locations shown on the plan are satisfactory. Entrances shall be a minimum of 24 feet wide and a minimum of 30 feet wide, shall have 5 foot minimum radius curb return, and shall be constructed in accordance with Baltimore County Standards for 7 inch concrete entrance.

The Fire Department shall be responsible for construction stake-out of all highway improvements required in connection with this site and stake-out shall be in accordance with Baltimore County Standards.

Stonewalks are required for the road frontages of the site. The walks shall be 6 feet wide and installed to conform with Baltimore County Standards which places the hedges of the walk 1 foot off the property line.

This property, approximately 1.5 acres, is located west of and adjacent to Southwestern Boulevard and is bounded by Linden Avenue and the proposed

Storm Drain Comments:

The property, approximately 1.5 acres, is located west of and adjacent to Southwestern Boulevard and is bounded by Linden Avenue and the proposed

Arbutus Volunteer Fire House
District 13
Page 2

September 6, 1963

Storm Drain Comments: (Cont'd.)

extension of North Avenue. The property drains to Herbert Run, runoff in a southerly direction at the west property line.

The existing inlet facilities in Linden Avenue in front of the site do not appear to be affected. However, the Fire Department shall be responsible for the cost of adjustments of these facilities are deemed necessary due to the proposed improvements.

The existing drainage system serving inlets in Southwestern Boulevard shall be extended through the property to a suitable outfall. However, Southwestern Boulevard is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

Construction plans concerning drainage improvements for Herbert Run have been reviewed by Baltimore County. In accordance with these plans, a rectangular concrete channel will extend southerly along the property, to about 200 feet north of Linden Avenue. These improvements are scheduled to take place as soon as right-of-way have been cleared. Improvements from the paved channel to North Avenue consist of an improved earth channel.

Revisions of the proposed building shall be based on the above mentioned plans, and shall be in accordance with the drainage requirements as set forth in the Baltimore County Design Manual, for prevention of damage by flooding.

In the event the construction advances ahead of construction of the channel, flooding may result, and the County assumes no responsibility in this case.

In accordance with the drainage policy for this type development, and with the exception of improvements in connection with Herbert Run, the Fire Department is responsible for the total cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall. The Fire Department shall furthermore dedicate to the County at no cost the necessary drainage reservation for the future improvement of the stream along the property.

Construction drawings are required for all off-site drainage facilities and for on-site facilities serving off-site areas. The "plans" are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under a County contract and inspection. A grading plan is required for processing construction plans.

The Fire Department must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Fire Department.

September 6, 1963

Arbutus Volunteer Fire House
District 13
Page 1

State Road Commission Comments: (Cont'd.)

The right-of-way line must be curbed for the full frontage of the subject property save and except that which is used for the entrance.

It is requested that the parking area to the front of the building be completely eliminated so that no vehicles other than emergency use the 18' driveway. If this is accomplished then a possibility of eliminating the right-of-way curb exists providing a pavement curb (18' or 20') is carried back from the edge of the driveway to the building.

There are also, but not shown on the plan, along the frontage a Class "C" Combination Inlet which drains the road and empties through the subject property. This should be detailed on the plan as it will control the location of the driveway.

The subject property drains away from our road, therefore, existing and proposed grades should be indicated on the plan so that the finished product drains from our road in the future.

It is requested that the developer revise his plans and resubmit two (2) copies to this office and three (3) copies to the Bureau of Public Services for further review.

Very truly yours,

GEORGE A. LEWIS
Assistant Chief
Bureau of Public Services

CC: Mr. Carl Long, Chief
Arbutus Fire Department
Arbutus, Maryland

Mr. Benson
Mr. Durr
Mr. Jones
PMA File

Arbutus Volunteer Fire House
District 13
Page 3

September 6, 1963

Water Comments:

Public water is available to serve this property. There is an existing 8 inch water main in Linden Avenue, as shown on drawing 26-137, A-10.

Permission to obtain a metered connection from the existing 8 inch water main in Linden Avenue may be obtained from the Department of Permits and Licenses.

This property is located in the Western Second Zone of Water Service and Area 1-0, subject to a Water Area Connection Charge of \$170.00 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon application for the "Planning Permit". This Charge is in addition to the normal front foot assessment and permit charges.

Sanitary Sewer Comments:

Sanitary sewerage is available to serve this property. There is existing 24 inch sanitary sewerage (serving this property, as shown on drawings 30-601 A-10, 30-602 A-10 and 30-617 A-10). Permission to connect to the existing sanitary sewer may be obtained from the Department of Permits and Licenses. The Connection is to be accomplished by constructing a manhole in the existing sanitary sewer.

Construction of the manhole and pipe within the easement of the existing Baltimore County sewerage. The contractor should contact Mr. George W. Walsh, Jr., Chief of Bureau of Utilities, County Office Building, Room 1, Maryland, Hiller 5-3000, extension 311, three days prior to starting this work to make arrangements for inspection.

The Fire Department is entirely responsible for the construction, and the cost of the construction and maintenance, of their on-site sewerage.

This property is not subject to a Sanitary Sewer Area Connection Charge at this time. However, any Charge in effect at the time of connection to the above mentioned sewerage will apply.

The Arbutus Fire Company must execute a Public Works Agreement for approved.

STATE ROAD COMMISSION COMMENTS

The entrance is to be of a depressed curb type, with 3/4" depressions. The maximum allowable grade is 3%; however, due to the limited use as shown, permission has been granted to increase this width to 10'.

It appears that an existing cross over exists too close to the proposed cross over. Therefore, an existing application must be made by the property owners to this section in order that a special study be made as to whether it can be granted or not.

MAP
#13
SEC. 2-A
Q3A
XA

1. LAND AREA = 1.17 A_s = 51,000 sq ft
2. PRESENT ZONING - BL & RA
3. BUILDING AREA
 LOWER FLOOR = Hall & MANIFESTES COURT = 11,000 sq ft
 UPPER FLOOR = FIRE HOUSE = 5,000 sq ft

ACTUAL PARKING

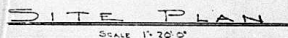
ADDITIONAL PARKING
 WITHIN B.L. ZONE * 20 SPACES
 WITHIN R.A. ZONE * 51 "
 TOTAL * 71 SPACES

REQUIRED PARKING

MAIL ROOMS (1/2000) = 10 SPACES
 MEETING ROOM
 * 1400 sq (140 PERSONS) (1/4000) = 24
 COURT ROOM
 * 1600 sq (1/3000) = 6

TOTAL REQUIRED = 140 SPACES

PARKING DEFICIENCY = $140 - 71 = 69$ SPACES



NOTE:
OUTLINE SURVEY AND DESCRIPTION
BY L. ALAN EVANS SURVEYOR.
NOV 4 1968.



PROPOSED
MASONRY FIRE HOUSE
HALL AND COURT

OWNER: ARBUTUS VOLUNTEER FIRE CO.

PREPARED FOR:
IRA C. RIGGER, INC.
BUILDING CONSULTANTS
INDUSTRY LANE

COCKEYSVILLE

MARYLAND
BY: LHM:MNW