PLATION FOR ZONING RE-CLASSIFICATION us- 299X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Northfield-Lock Raven Mem'l.

I, or wePost 2083. V. F. W. _ Inc. __legal owner. of the property situate in Baltimore map County and which is described in the description and plat attached hereto and made a part here ## +/4A hereby petition (1) that the zoning status of the herein described property be re-class "X" to the Zoning Law of Baltimore County, from an ... +1916zone, for the following reason:

See attached description

and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the hereir described property, for .. Community, Building and Post Home

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

I, or we, agree to pay expenses of above re-classification 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 Baltimor Northfield-Loch Raven Mem'l.

Contract purchase

Her & Kinger Address 607 Loyola Federal Building

Towson, Md., 21204 - 823 1200 ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

, 1965 ..., that the subject matter of this pctition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baitimore County in Room 106, County Office Building in Towson, Baltimore 1965 at 10:00 o'clock

County on the 29th 65 AM - day of April _ MR 16

the Laife Come was

Post 9083, V. F. W., Inc.

By William S - Commander Legal bwner

Address 9306 Harfad fol

W. LEE HARRISON

007 LOVOLA FEDERAL BUILDING UU WEST PENNSY, VANIA AVENUE TOWSON, MARYLAND DIDE:

May 18, 1965

John G. Rose, Esq. Zoning Commissione County Office Building

> Re: Petition for Special Exception for Community Building and Post Home E/S of Fowler Avenue 895' South of Putty Hill Road - 14th District Northfield-Loch Raven Mem'l Post, 65-299-X

Please note an appeal to the County Board of Appeals for Baltimore County from your Decision and Order dated May 7, 1965 denying the Special Exception requested in connection with the above captioned matter, on behalf of the Petitioner, Northfield Lo h Raven Mem'l Post

I enclose herewith my check in the amount of \$75,00 to cover the costs

Alex Common

NATZ, CHILDS & ASSOCIATES, INC. Faciners - Serverors - Site Planer 1020 Crosswell Bridge Rd. - Towns, MJ. 21204

DESCRIPTION

7.44 ACRE PARCEL, FOWLER AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning - R6

Proposed Zoning - R6 With Special Exception

Beginning for the same at a point on the east side of Fowler Avenue, 40 feet wide, at the distance of 895 feet, more or less, as measured southerly along said east side of Fowler Avenue from its intersection with the centerline of Putty Hill Road, .nence leaving said Fowler Avenue 5 82° 37' E - 422. 11 feet to the west side of Baltimore Beltway, thence binding thereon S 15° 33' 30" E - 142.25 feet, thence feet to the southeasternmost end of the right-of-way lines of Fowler Avenue as shown on Plat No. 24462 of the State Roads Commission of Maryland thence binding on the right-of-way lines of Fowier Avenue as shown on said plat the two following courses and distances (1) N 18° 50' 47" W -34.50 feet and (2) S 71° 09' 12"W - 10.00 feet, thence continuing to bind on the easternmost lines of Fowler Avenue, 40 feet wide, the two following courses and distances (1) northerly by a line curving to the right with a radius 1253. 24 feet the distance of 470. 25 feet (said arc being subtended by a chord bearing N 08° 05' 50" W - 467.50 feet)

Associates George W. Bushley, L. S. Robert W. Cashan, P. E. Leunard M. Glass, P. E. Norman F. Herrmann, L. S. Paul Lee, P. E. Paul S. Sureton

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

....., 196..., that the herein described property or area should be and

Pursuant to the advertisement, posting of property and public hearing on the above retition

and it appearing that by reason of ____failure_to_ment_the_requirements_of_Section_502.2

the above reclemine should NOT BE

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.

Zoning Commissioner of Baltimore County

MICROFILMED

465-299 X

Dain March 22, 1965

Edward D. Harde

should be granted

the above Reclassification should be had; and it further appearing that by reason of ...

IT IS ORDERED by the Zoning Commissioner of Baltimore County the

it appearing that by rea on of.....

the same is hereby reclassified; from a.....

zone, and/or a Special Exception for a... granted, from and after the date of this order.

of the Baltimore County Zoning Regulations

Community Building and Post Home

INTER-OFFICE CORRESPON

Mr. James E. Dyer

Eugene J. Clifford

EJC: RM:nr

DIVISION OF TRAFFIC ENGINEERING

Bulttianre County. Marulani

Towson 4. Maryland

SLBIECT: Item #2 - ZAC - March 16, 1965 Northfield - Loch Raven Mem'l Post 9083 - Zast side of Fowler Avenue 895 feet south of Putty Hill Avenue

Review of the subject plat dated February 16, 1965 results in the following comments.

The sight distance at the southernmost entrance is marginal; therefore this entrance should be eliminated.

Fowler Avenue is planned to be continued to Belair

day of

Drainage Highwaya Screena Developments

MAP #11+14A

4/9/65

leaving said Baltimore Beltway S 96 * 22' W - 733.02 feet, S 71 * 22' W - 331.84

RE: PETITION FOR SPECIAL EXCEPTION : for a Community Building and

E/S Fowler Avenue 895' South of Putty Hill Road, 14th District

Northfield-Loch Raven A

No. 65-299-X

REFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

OPINION

This case comes before the Board of Appeals on the petition of Northfield-Loch Raven Memorial Post 9083 V.F.W., Inc. for a special exception for the use of their property located on Fowler Avenue south of Putty Hill Road in the Fourteenth Election District of Baltimore County, for a Community Building and Post Home.

The property consists of approximately 7.44 acres along the east side of Fowler Avanue and is presently zoned R-6. The property is surrounded by R-6 zoning and a portion of the wastern boundary of the property borders, for approximately 142 feet. along the Baltimore County Beltway. The R-6 land to the east and south of the subject property is undeveloped. There are, however, homes between the northern boundary of the subject property and Putty Hill Road. It should also be pointed out that the property is shaped somewhat like a "horseshoe" (see petitioners' exhibit #1) and the R-6 land within the gap of the horseshoe is developed by privately owned residences

Since no reclassification is required, we deal primarily with the requirements contained in Section 502.1 of the Baltimore County Zoning Regulations. The Board finds, as a fact from the testimony affered in this case, that paragraphs c, d, e, and f of Section 502.1 have been satisfied. This brings us to the question of general health, safety, and welfare, and possible traffic congestion. It would be well to quote the comments pertaining to this petition submitted April 13, 1965 by George E. Gavrelis, Director of Planning and Zoning:

> "The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following

- In general, the planning staff endorses the principle of encouraging institutional uses, such as that proposed, to locate against the beltway.
- If the petition is to be granted, we recommend that the petitioner show offirmatively at the hearing that the requirements of Subsection 502.1 of the Zoning Regulations will be met. In particular, is Fowler Avenue adequate to handle traffic generated by the proposed use? How much traffic will be created We further recommend that granting be subject to approval of the site plan by this office."

-Il Bridge RJ. - Towner, Md. 21201

#65- 299X and (2) N 02* 39' 09" E - 57.67 feet, thence leaving said Fowler Avenue and running the six following courses and distances (1) PIPP S 87° 16' 10" E - 288. 00 feet, (2) N 13° 29' 10" W - 171. 83 feet. (3) HIIHMA N 13* 58' 10" W - 83. 50 feet, (4) N 87* 16' 10" W - 49. 00 feet, (5) N 02* 43' 50" E - 105.00 feet, and (6) N 77* 05' 10" W - 169.68 feet 4/9/45 to the said east side of Fowler Avenue, thence binding thereon

N 02* 43' 50" E - 76e place of beginning. Containing 7. 44 Acres of land.

J. O. 65018 2-12-66

Northfield-Loch Raven Memorial Post 9083 V.F.W. - #65-299-X

The Board feels that, because of the location of the subject property in close proximity to the Baltimore County Beltway, the property could possibly be used in an institutional capacity as suggested in paragraph one of Mr. Gavrelis' comments. It is, however, the finding of the Board, both from the testimony and from a physical inspection of the subject property and Fowler Avenue, that the granting of the proposed special exception to use the subject property for a Community Building or Post Home at this time would create a severe traffic hazard, and a threat to the general safety and welfare of the neighborhood. This opinion is based on the width of Fowler Avenue at the present time and the fact that parts of Fowler Avenue are so narrow that two motor vehicles cannot pass side by side on the paved portion of the road.

-2-

For the foregoing reasons the Board finds that the requirements of subsections a and b of Section 502.1 of the Zoning Regulations have not been satisfied and the special exception is, therefore, denied.

ORDER

For the reasons set forth in the oforegoing Opinion, it is this 14th day of July, 1966 by the County Board of Appeals, ORDL. ED that the special exception petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#65-299X

TO. Mr. James A. Dyer, Chairman

TO...
Zoning Advisory Committee

FROM. Lt. Coarles & Morris, Sr.
Pire Bureau , Plans Review

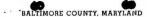
SUBJECT. Property Owner; Northfield-Loch Raven Memorial Post 9083

Post 9003 Locations E/S Fouler Are. 995' S. Putty Hill Soul Bistrict 1hth - 1hth & hith Present Zoning: R-6 Proposed Zoning: Special Exception for Communit: Eldg. and Post House No. Acres: 7-bb

Date March 17, 1965 MAP Milit IAA 4/9/65

Site has wall a and hydrant within 800 feet, additional hydrant will have to be installed within 300 feet of buildings.





INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date April 13, 1965

FROM George E. Gavrelis, Director

SUBJECT. Polition . 65-299-X. "Special Exception for a Community Building and Post Home. East side of Fow!or Avenue 895 feet South of Putty Hill Road. Being the property of Northfield Loch Roven Mem'! Post 9083 V.F.W., Inc."

14th District

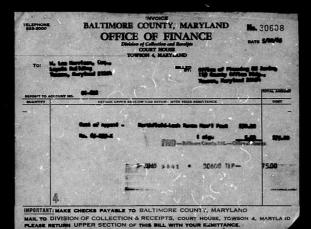
HEARING: Thursday, April 29, 1965 (10:00 A.M.)

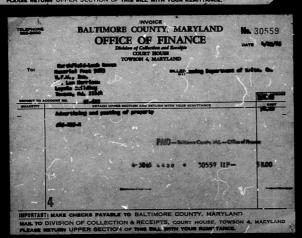
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#65-299- X 3 Signs CHETHICATE OF POSTIN TMENT OF BALTIM Date of Posting 5-8-65 Petitore Monthfield - Jack Korom Man" Port 9083 Location of property 5/5 Facular ave : 895' & of Catly Hill Location of Signe 3 all 3 Ligue are on 6/5 of Fourter Goe. and appell on an open lot lack degin are copped 100' apart. Posted by Robert Lea Bull & Date of return: 5-15-65 65-299-6

CERTIFICATE OF POSTIN Date of Posting 6-3-65 District 14/th U.F.W. Petitioner Worth field Joel Rover Man D. f. + 9083 Location of property S Fourth Ave. 895 Sep Catly Hall rd Cornino of Signe D as Lower One approved 160 for afording fragelisty. " A sign approp 50 from Sign #1. Posted by Robert See Bull St. Date of return 6 40-65





CERTIFICATE OF PUBLICATION

The Community Press

DUNDALK, MD., April 7.

THIS IS TO CERTIFY, that the annexed advertisement e

was inserted in THE COMMUNITY PRESS, a weekly paper published in Baltimore County, Maryland, once a week successive weeks before the

6th day of April

19 65 that is to say,

the same was inserted in the issues of 4-7-65

Stromberg Publications, Inc.

Mrs. Polner Price

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEF ERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each of. .. l time successive weeks before the 29th day ofAnnil 1965 the first publication appearing on the ___215____day of ______april_ 19_55

THE JEFFERSONIAN.

Cost of Advertisement, \$....

MAGRE COUNTY OFFICE OF PLANNING AND ZONING

