

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

At. Peter Zouck Post No. 521

I, or we, Mr. Peter Zouck, legal owner, 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 status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

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 _____

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.

Lt. Peter Zouck, Post No. 521
V.F.W. of U. S. Inc.

Address: _____ Address: _____

Petitioner's Attorney _____ Protestant's Attorney _____

Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of April, 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 31, 1967

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #67-194-X, Special Exception for a Community Building, North side of Tollgate Road 235 feet, more or less, West of Ritters Lane. Being the property of Lt. Peter Zouck, Post No. 521 V.F.W. of U.S., Inc.

4th District

HEARING: Wednesday, April 12, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The notation on plat accompanying the subject petition that a wooded portion of the property will be reserved for "future parking," together with the notation of 27 parking spaces to be provided immediately, raises the question as to whether the immediate or future generation of traffic would be too great for the subject location. We note that Tollgate Road is presently rather narrow in this vicinity. Would the proposed use generate traffic on this road that would have an adverse impact on adjacent residential properties?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy W. Margeran Date: May 9, 1967

FROM: Philip K. Kreis

SUBJECT: Veterans of Foreign Wars - 21st Tollgate Road, proposed expansion of existing building and facilities - Election District 4

Mr. Herman Hayward met me on the site with a plot plan showing existing building and proposed expansion, existing septic tank and seepage pit, area proposed for lawn and available for expansion of the existing sewerage system.

A test conducted in the vicinity of the seepage pit indicated excellent conditions for subsurface drainage. The drawdown time - 6 minutes to 10 seconds at 7 feet, the micaceous soil (reddish in color) - extended from 0 to 12 feet and fairly uniform in texture.

The area allotted for expansion of the system is roughly 100 feet by 160 feet according to the plot plan.

There is no evidence of overflow from the existing system at this time. Mr. Hayward said the system had been in use for some time and that they did not anticipate any appreciable increase in usage; i.e., the membership remain more or less static. The reason for expansion of facilities is merely for more elbow room.

Should the need arise to double or triple the sewage discharge, an adequate sewerage system can be designed to handle the load. At present, I would recommend using the existing system. If surfacing occurs, have them call me for a correction.

PKR:pb
cc: Mr. John G. Rose, Zoning Commissioner



Pursuant to the advertisement, posting of property, and public hearing on the above petition and the Special Exception, as the petitioner has met the requirements of Sec. 502.1 of the Zoning Regulations of Baltimore County, and most particularly that the existing septic tank and seepage pit meet the requirements of the Baltimore County Health Department approved May 9, 1967, the special exception should be granted.

Therefore, the special exception should be granted.

A Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of May, 1967, that the above reclassification be and the same is hereby granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the existing septic tank and seepage pit are subject to the approval of May 9, 1967 by the Baltimore County Health Department.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

All that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point in Tollgate Road and 235 feet Northwest from the intersection of the centerlines of Tollgate Road and Ritters Lane, said point also being at the end of 235.00 feet in the North 31 3/4 degrees East 46 3/4 feet line in a Deed from Helen B. Huff et al. to Lt. Peter Zouck Post No. 521, Veterans of Foreign Wars of the United States, Inc., dated October 30, 1956, recorded in Liber G.L.R. No. 3046 folio 34 etc., thence binding on that Deed and running in Tollgate Road, North 77 degrees 15 minutes East 309.10 feet, thence binding on property belonging to Denney L. Price the two following lines, North 13 degrees 45 minutes East 300.00 feet and North 77 degrees 15 minutes West 110.00 feet, thence by a line of division, North 13 degrees 39 minutes East 257.32 feet to the Southwest corner of property belonging to Oliver Disney, thence along the Southernmost line of that property, North 39 degrees 42 minutes East 174.24 feet, thence binding on six parcels of land heretofore conveyed from the above mentioned Deed, the five following lines as now surveyed, South 02 degrees 56 minutes West 250.00 feet, North 89 degrees 42 minutes East 93.40 feet, South 02 degrees 56 minutes West 225.00 feet, North 39 degrees 42 minutes East 35.00 feet and South 09 degrees 03 minutes West 156.11 feet to the place of beginning, containing three acres and two hundred and ninety-eight one thousandths of an acre (3.093) of land more or less.

BEING a part of the same land described in the above mentioned Deed from Helen B. Huff et al. to Lt. Peter Zouck Post No. 521, Veterans of Foreign Wars of the United States, Inc., dated October 30, 1956, recorded in Liber G.L.R. No. 3046 folio 34 etc.

AS surveyed December 8, 1965.

Mr. Ambrose G. Weaver

Box 61, Route 3

Reisterstown, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and noted for filing this

7th day of March, 1967.

Petitioner: Ambrose G. Weaver

Petitioner's Attorney _____

Reviewed by _____
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: March 25, 1967

Posted for: Special Exception for a Community Building

Petitioner: Lt. Peter Zouck, Post No. 521, Veterans of Foreign Wars of the United States, Inc.

Location of property: N. 1/2 Tollgate Rd. 235' E. W. of Ritters Lane

Location of Sign: N. 1/2 Tollgate Rd. 235' E. W. of Ritters Lane

Remarks: _____

Posted by: J. H. Rose Signature Date of return: March 30, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD, 21204

Mr. Ambrose G. Weaver
Box 61, Route 3
Reisterstown, Maryland
March 20, 1967

Subject: Special Exception for Community Building for the Lt. Peter Zouck, Post #521, VFW of U. S. Inc., located at 1/2 Tollgate Road and W. of Ritters Lane - 4th District (Item 4, March 7, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING

Water - Existing 12" water in Tollgate R. and
Sewer - Not available - Adequacy of existing utilities to be determined by developer or his engineer.
Road - Tollgate Road is to be developed as a minimum 36' road on a 60' R/W.

STATE ROAD COMMISSION - Since there are no state roads involved, this Office has no comment.

HEALTH DEPARTMENT - Prior to the approval of the building application percolation tests must be conducted for expansion of existing sewerage system.

TRAFFIC ENGINEERING - Since the major hours of operation are in the evening and off peak, this Office has no adverse comment to make.

ZONING ADMINISTRATION DIVISION - The proposed paving must be of a durable and dustless substance. All lighting must be directed away from adjoining residential properties. Screening must be installed adjacent to all parking areas that abut residential properties. If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Fire Bureau, Project Planning, Building Engineer, Board of Education, Industrial Development.

Very truly yours,

James S. Dyer
JAMES S. DYER,
Principal Zoning Technician

JED:dr
cc: Carlyle Brown, Engineering; John Meyers, State Roads Commission; Mr. Greenwalt, Health Department; C. Richard Moore, Traffic Engineering

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md

THE HEAD-AROUS
Catonville, Md

No. 1 Newburg Avenue

CATONVILLE, MD.

March 27, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 27th day of March, 1967, that is to say the same was inserted in the issues of March 20, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

**PETITION FOR SPECIAL EXCEP-
TION—6TH DISTRICT**

ZONING: Petition for Special Excep-
tion for a Community Building.
LOCATION: North side of Tollgate
Road 231 feet, more or less, West
of Ritters Lane.

DATE & TIME: Wednesday, April
12, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Balti-
more County, by authority of the
Planning and Zoning Regulations
of Baltimore County, will hold a
public hearing:

Petition for Special Exception for
a Community Building.

All that parcel of land in the
Fourth District of Baltimore County,
Beginning for the same at a point
in Tollgate Road and 231 feet North-
westerly from the intersection of
the centerlines of Tollgate Road and
Ritters Lane, said point also being
at the end of 231.00 feet in the North
1/4 degree West 40.00 feet corner line
in a Deed from Helen B. Huff et al.
to Lt. Peter Zouk Post No. 231,
Veterans of Foreign Wars of the
United States, Inc. dated October
20, 1958, recorded in Liber G.L.B. No.
2046 folio 84 etc, thence bind-
ing on that Deed and running in
Tollgate Road, North 77 degrees 12
minutes West 205.10 feet, thence
binding on property belonging to
Demsey, L. Price the two following
lines, North 12 degrees 40 minutes
East 300.00 feet and North 77 de-
grees 12 minutes West 110.00 feet,
thence by a line of division, North
14 degrees 20 minutes East 257.2
feet to the Southwest corner corner
of property belonging to Oliver Dis-
ney, thence along the Southeastmost
line of that property, North 89 de-
grees 42 minutes East 175.21 feet,
thence binding on six acres of land
heretofore conveyed from the above
mentioned Deed, the five following
lines as now surveyed, South 92 de-
grees 56 minutes West 250.00 feet,
North 89 degrees 42 minutes East
98.40 feet, South 92 degrees 56
minutes West 225.00 feet, North 89
degrees 42 minutes East 25.00 feet
and South 89 degrees 08 minutes
West 120.11 feet to the place of
beginning, containing three acres
and two hundred and ninety-eight
one thousandths of an acre (3.298)
of land more or less.

Being a part of the same land
described in the above mentioned
Deed from Helen B. Huff et al. to
Lt. Peter Zouk Post No. 231, Vet-
erans of Foreign Wars of the United
States, Inc. dated October 20, 1958,
recorded in Liber G.L.B. No. 2046
folio 84 etc.

Being the property of Lt. Peter
Zouk, Post No. 231 V.F.W. of U.S.
Inc as shown on plat plans filed with
the Zoning Department.

Hearing Date: Wednesday, April
12, 1967 at 10:00 A.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County.

March 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 23, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~THE JEFFERSONIAN~~
for 1 time ~~before~~ before the 12th
day of April, 1967, the 10th publication
appearing on the 23rd day of March
1967.

THE JEFFERSONIAN,

L. Frank Struble
Manager.

Cost of Advertisement, \$.....

TELEPHONE
823-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44383

DATE April 12, 1967

BILLED
BY:

Zoning Dept. of Balto. Co.

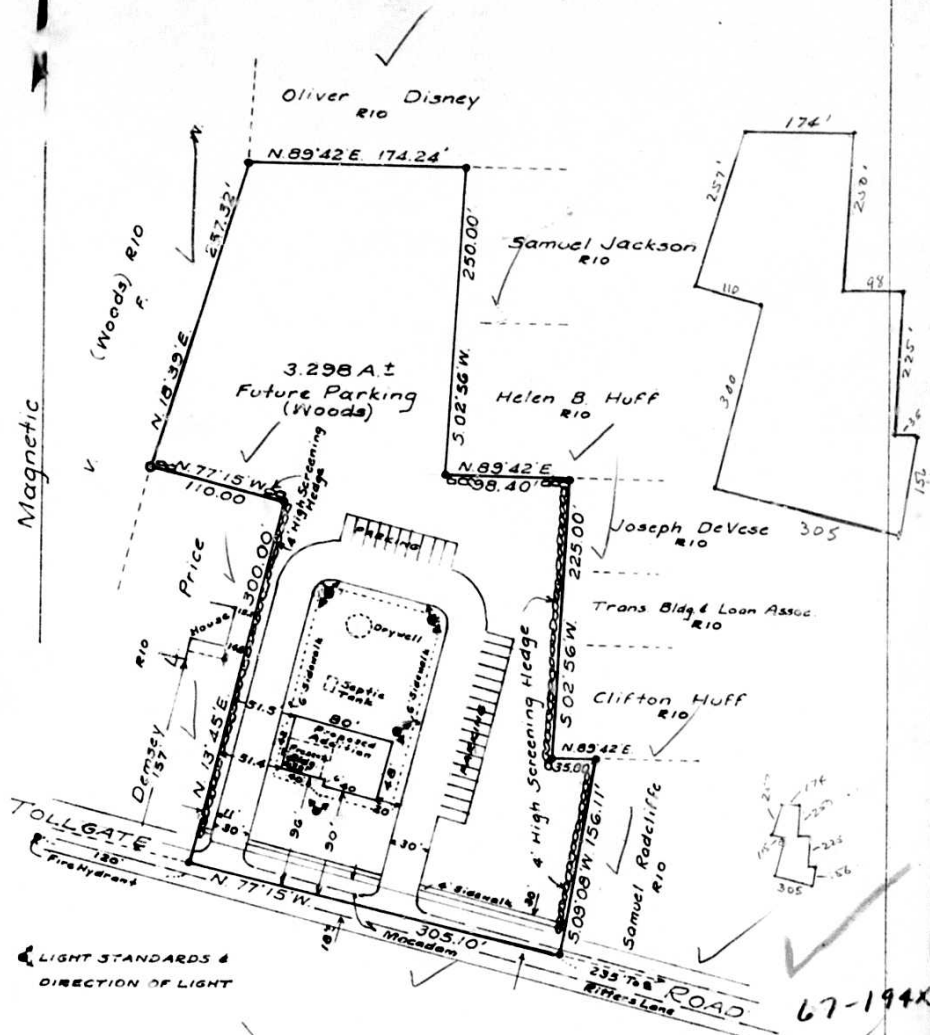
To: Lt. Peter Zouk
Post 231 V.F.W.
Griggs Mills, Md. 21117

DEPOSIT TO ACCOUNT NO. 88-682		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
Advertising and posting of property 887-194-X	PA - Baltimore County, Md.	61.50	61.50
		63.50	63.50
		63.50	63.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Magnetic



✓ LIGHT STANDARDS & DIRECTION OF LIGHT

BLDG 3600 SQ. FT.
1 SPACE PER 200 SQ. FT.
18 PARKING SPACES REQUIRED
27 PARKING SPACES SHOWN
PARKING SPACES 9' X 22'

ZONING R10 TO

4TH DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1" = 100' DEC 8, 1965

C. A. MYERS, SURVEYOR
UPPERCO, MD. - PHONE, GARFIELD 9-5079

OFFICE COPY

MAP #4
SEC. 2-C

NW-12-I

"X"

67-194X

