

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Rosedale Volunteer Fire Co., Inc., 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 hereinafter described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

Petition for Variance from Section 409.2 b (3): To permit 60 parking spaces instead of the required 153 spaces.
Section 211.3 - Side Yards - To permit 12 1/2 feet on the side street property line and 27 1/2 feet from the center line of the street instead of the required 25 feet and 50 feet respectively.

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 Volunteer Fire Company.

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.

The Rosedale Volunteer Fire Co., Inc.
By: David L. Seiden President
Address: 7830 Philadelphia Road
Baltimore, Maryland 21237

William E. Brannen, Attorney
Address: 208 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1968, at _____ o'clock.

_____ day of _____, 1968, at _____ o'clock.
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

809 Eastern Ave. May 1, 1968
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception & Variance - The Rosedale Volunteer Fire Company was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) _____ week before the 22nd day of May 1968; that is to say, the same was inserted in the issue of May 1, 1968;

Stromberg Publications, Inc.
Publisher.

By: David L. Seiden

ESTABLISHED 1849

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

PROPERTY OF ROSDALE VOLUNTEER
FIRE DEPARTMENT

Beginning for the same at the corner formed by the intersection of the southwest side of Hamilton Avenue with the northwest side of Philadelphia Road and running thence binding on said side of said road S 46° 03' 58" W 73 feet more or less thence N 26° 16' 40" W 250.7 feet more or less thence N 57° 06' 23" E 43.5 feet more or less to Hamilton Avenue and thence binding thereon S 32° 51' 37" E 237.1 feet more or less to the place of beginning.

Containing 13,940 square feet of land more or less.

TELEPHONE 823-3000 EXT. 387		INVOICE		No. 54381	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE: May 21, 1968	
Division of Collection and Receipts		COURT HOUSE		BILLED	
TOWSON, MARYLAND 21204				TOTAL AMOUNT \$51.10	
TO: Roscoe, Brannen and Bates 208 Washington Ave. Towson, Md. 21204		Zoning Dept. of Balto. Co.			
DEBIT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE			
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			
Advertising and posting of property for The Rosedale Vol. Fire Co., Inc. #68-275-XA		51.10			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th
Posted for: May 22, 1968 Date of Posting: May 24, 1968
Petitioner: The Rosedale Volunteer Fire Co.
Location of property: Intersection of Philadelphia Road & Hamilton Avenue
Location of Sign: 1. 1st St. from Hamilton Ave. to 1st St. from Hamilton Ave.
Remarks: None
Posted by: Michael H. Kane Date of return: May 16, 1968

RE: Petition for Special Exception
Variance to Zoning Regulations
S/W Cor. Philadelphia Road
and Hamilton Ave., 14th Dist.
The Rosedale Volunteer Fire Co.,
Petitioner

Before: NORTH-
EASTERN
AREA
of NE-2-E
Baltimore County
No. 68-275-XA

The petitioner has requested a special exception for a Volunteer Fire Company on property at the southwest corner of Philadelphia Road and Hamilton Avenue, in the Fourteenth District of Baltimore County; also variances to Sections 211.3, side yard setback and 409.2-b(3) for parking.

As the petitioner has met the requirements of Section 502.1 of the Zoning Regulations the special exception should be granted.

Strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, therefore the variances should be granted.

It is this 21st day of May, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a Volunteer Fire Company, should be and the same is granted from and after the date of this Order.

It is further ORDERED that a variance to Section 211.3 to permit side yards of 12-1/2' on the side street property line and 27-1/2' from the center line of the street instead of the required 25' and 50' respectively; and to permit 60 parking spaces instead of the required 153 spaces should be granted, subject to compliance with plan approved on May 24, 1968 by the Office of Planning and Zoning attached hereto and made a part hereof, marked Exhibit "A".

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

Zoning Commissioner of
Baltimore County

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

William E. Brannen, Esq.,
Brynmor & Bates
208 Washington Avenue
Towson, Maryland 21204

SUBJECT: Special Exception for volunteer fire company, for the Rosedale Volunteer Fire Co., Inc., located S/W Cor. Hamilton Ave. & Phila. Road
14th District
(Item 114, March 5, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 16" water in Philadelphia Road
Existing 12" water in Hamilton Avenue
Sewer - Existing 8" sanitary sewer in Hamilton Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Hamilton Avenue is to be developed as a minimum 40' road on a 50' R/W. However, all R/W widening will be taken along the east side of the road.

STATE ROADS COMMISSION:
The proposed addition is not on a State road; therefore, this office has no comment.

FIRE BUREAU:
Comments will be made when construction plans are submitted.

ZONING ADMINISTRATION DIVISION:
The parking data must be revised to indicate the exact uses. If there is to be a hall in the building this should be indicated on the plan. The parking requirements for the hall is one space for every 50 sq. ft. of floor area; meeting rooms require one space for each seating office require one space for every 300 sq. ft. on the first floor and 500 sq. ft. on the second floor. The 4 ft. wall on the rear of the property should be indicated on the plan. The 20 ft. widening on the east side of Hamilton Avenue should be shown on the revised plans. The four parking spaces at the rear of the proposed plan do not meet County Standards and must be either removed or revised. It is suggested that the petitioner's engineer contact this office prior to making the above revisions.

BUREAU OF TRAFFIC ENGINEERING:
This office will review the revised plan and comment at a later date.

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 Commission's hearing.

Very truly yours,

James E. Shinn
JAMES E. SHINN, Zoning Supervisor

JED:jd
cc: Carlisle Brown-Dur, of Engr.; John Meyers-State Roads Comm.; Capt. Charles Morris-Fire Bureau.
The following members had no comment to offer: Project Planning Division
Health Department
Building Engineer
Board of Education
Industrial Development

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

William E. Brannen, Esq.,
Brynmor & Bates
208 Washington Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
_____ day of _____, 1968.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner: Rosedale Volunteer Fire Co.

Petitioner's Attorney: William E. Brannen, Esq. Reviewed by: James E. Shinn
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 10, 1968
FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-275-XA. Special Exception for Volunteer Fire Co. Variance to permit 60 parking spaces instead of the required 153 spaces; and to permit a side yard of 12 1/2 feet on the side street property line and 27 1/2 feet from the center line of the street instead of the required 25 feet and 50 feet. Southwest corner of Philadelphia Road and Hamilton Avenue. Being the property of The Rosedale Volunteer Fire Company.

14th District
HEARING: Wednesday, May 22, 1968 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan.

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____, 19____
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ days before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$_____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

William E. Brannen, Esq.,
Brynmor & Bates
208 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this
_____ day of _____, 1968.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner: Rosedale Volunteer Fire Co.

Petitioner's Attorney: William E. Brannen, Esq. Reviewed by: James E. Shinn
Chairman of
Advisory Committee

CEMETERY R-6

N 57° 05' 23" E
43.2'

EX. CONC.
BLOCK
RETAINING
WALL
(4' AV. HT.)

ZONED
BL & R-6

REQUEST FOR
SPECIAL EXCEP.
FOR VOL. F.D.

VARIANCE FOR PARKING
REQUESTED
SECT. 409.2 b(3) R-6

SCALE 1" = 50'

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS
9 EAST LEXINGTON STREET
BALTIMORE 2, MARYLAND

FEB 19-1968

Richard P. Tustin
3460

REVISED APR. 18-1968

REVISED MAY 24, 1968



PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *[Signature]*

DATE 5/24/68

CEMETERY

R-6 PROP. 4' HIGH FENCE

R-6

PAVED
LOADING
AREA

HAMILTON

R-6

PROP. ADDN. 10' HALL FOR ACTIVITIES

EX. TO BE RAZED

EXIST. FIRE DEPT. 54.4'

EXIST. 66.8'

548° 03' 53" W

73' ±

PHILADELPHIA

EX. 16' ENTRANCE

ATTENDANT (20)

PARKING

ATTENDANT (6)

PARKING

ROAD

6P-275XA

13,940 SQ. FT.

PARCEL OF LAND IN
14TH DIST. BALTO. CO.

OFF STREET PARKING

1ST FLOOR - ONE SPACE
FOR EACH 3 MEN ON DUTY
SP. REQ'D 3

2ND FLOOR (HALL) 7500' ±
SP. REQ'D 7500 ÷ 50 = 150
REQ'D 153
PROVIDED 60

0 30 2 28 4 26 6 24 8 22 10 20 12 18 14 16 16 14 18 12 20 10 22 8 24 6 28 4 30

0 12 1 11 2 10 3 9 4 8 5 7 6 6 7 5 4 3 2 10 11 12