

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, William G. Ulrich, Jr., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an Industrial 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 Industrial and related land use activities.

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 Baltimore County.

Contract purchaser Legal Owner

Address Robert J. Romadsky

Protestant's Attorney

Address 15th

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of April, 1969, that the subject matter of this petition 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 held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 15th day of May, 1969, at 10:00 o'clock

A. M.

Zoning Commissioner of Baltimore County

(106)

William G. Ulrich, Jr.
Registered Land Surveyor
18 FULLERTON HEIGHTS AVE BALTIMORE, MD 21226

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same in the centerline of Ebenezer Road at the distance of south 47 degrees 30 minutes east 65.00 feet from the intersection of the centerline of Stumpfs Road and Ebenezer Road running thence and binding on the center of Ebenezer Road south 41 degrees 40 minutes east 660.27 feet thence leaving Ebenezer Road and running north 86 degrees 30 minutes west 750.00 feet, thence running north 87 degrees 00 minutes west 91.00 feet thence north 42 degrees 30 minutes east 591.01 feet to the place of beginning.

Containing 4.44 Acres more or less.



William G. Ulrich, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1969

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #69-250-X, Special Exception for Community Buildings and related land use activities. Southeast side of Ebenezer Road 65 feet South of Stumpfs Road. Henry Diegert, Petitioner.

15th District

HEARING: Monday, May 19, 1969 (10:00 A.M.)

If granted, the granting should be conditioned upon approval of final site development plans by the appropriate County agencies including the Health Department.

GEG:lms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

George E. Gavrilis, Director
111 W. Calverton Ave.
Baltimore, Md. 21201

Robert J. Romadsky, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

RE: Type of Hearings: Special Exception for Community Bldgs. and related land use activities.
Location: NW/4 Ebenezer Rd., 65' S.E. of center line of Stumpfs Rd., 15th District
Item 244

Dear Sir:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Dill
Zoning Supervisor

JED:JG
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: April 23, 1969
Posted for: Monday, May 19th 1969 at 10:00 A.M.
Petitioner: Henry Diegert
Location of property: SE 1/4 of Ebenezer Rd. 65' S. of Stumpfs Rd.
Location of Sign: SE 1/4 of Ebenezer Rd. 65' S. of Stumpfs Rd.
Remarks: None
Posted by: Walter H. Hines Date of return: May 27, 1969

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 1, 1969

THIS IS TO CERTIFY that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one week before the 19th day of May, 1969, the date of publication appearing on the 1st day of May, 1969.

THE JEFFERSONIAN

Robert J. Romadsky
Manager

Cost of Advertisement: \$

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1969

Robert J. Romadsky, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearings: Special Exception for Community Bldgs. and related land use activities.
Location: NW/4 Ebenezer Rd., 65' S.E. of center line of Stumpfs Rd., 15th District
Petitioner: Henry Diegert
Committee Meeting of April 8, 1969
Item 244

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently undeveloped. However, evidence on the field investigation revealed that it was used at one time for a sand and gravel operation. The properties to the northwest and northeast are improved with dwellings in the range from 5 to 25 years of age, in good repair. The property immediately to the south of the site is wooded and vacant. Ebenezer Road in this location is not improved with concrete curb and gutter at the present time.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Ebenezer Road, an existing road which shall ultimately be improved with a 55 ft. consolidation curb and gutter and macadam paving cross-section on a 70 ft. right-of-way. Ebenezer Road was formerly a State Road (Route 140); however, this road is now included in the Baltimore County highway system.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances

Robert J. Romadsky, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 244

April 23, 1969

Storm Drains: (Continued)

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 Applicant.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sewers:

Public sewers are not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Water:

Public water is available to serve this site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review and field inspection of the subject site indicates some sight distance problems may exist. This should be corrected.

BOARD OF EDUCATION:

Would not affect student population.

BUILDING ENGINEERING OFFICE:

Must meet all Baltimore County Building Code requirements.

Robert J. Romadsky, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
Item 244

April 23, 1969

FIRE DEPARTMENT:

Owner must comply with Fire Department requirements when plans are submitted for approval.

HEALTH DEPARTMENT:

Public water is available but no public sewer. The existing water well must be abandoned and backfilled. Approval will be granted for a private disposal system based on results of previous percolation tests. The test results and other pertinent information is indicated on the attached sheets.

Prior to construction and/or installation of equipment for a food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

There are several structures existing on the site at the present time. These structures appear by the petitioner's site plan to be ultimately removed from the site.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be furnished to you in the near future.

Very truly yours,

OLIVER L. MYERS, Esq.
Baltimore County, Maryland

OLIVER L. MYERS, Esq.
Enc.

Robert J. Roske, Esq.,
609 Eastern Blvd.,
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

day of April, 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Henry Siegart

Petitioner's Attorney Robert J. Roske

Reviewed by

Chairman of
Advisory Committee

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62181

DATE April 28, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

To:

Expenditure V.F.M. Post 10967
Ches., Md. 21027

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
400.20	Petition for Special Exemption for Henry Siegart 009-250-1	50.00
50.00		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 62221

DATE May 19, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

To:

Cash

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
39.00	Advertising and posting of property for Henry Siegart 009-250-1	38.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL
EXEMPTION
15th DISTRICT
ZONING: Petition for Special
Exemption for Community Building
and related land use activities.
LOCATION: 1400' west side of
Ebenzer Road 65 feet South of
Stumpfs Road.
DATE & TIME: MONDAY, MAY
19, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 11 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Special Exemption for
Community Buildings and related
land use activities.
All that parcel of land in the
Fifteenth District of Baltimore
County
Beginning for the same in the
northern line of Ebenezer Road at the
distance of South 47 degrees 30
minutes East 65.00 feet from the
intersection of the centerlines of
Stumpfs Road and Ebenezer Road
running thence and ending on the
center of Ebenezer Road South 41
degrees 40 minutes East 660.27 feet
thence leaving Ebenezer Road and
running North 86 degrees 30 minutes
West 750.00 feet, thence running
North 87 degrees 00 minutes West
81.00 feet thence North 43 degrees
30 minutes East 591.01 feet to the
place of beginning.
Containing 4.44 Acres more or
less.
Being the property of Henry
Siegart, as shown on plat plan filed
with the Zoning Department.
Hearing Date: Monday, May 19,
1969 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 11 W. Ches-
apeake Avenue, Towson, Maryland.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
May 1, 1969

ORIGINAL

OFFICE OF

THE
ESSEX TIMES

ESSEX, MD. 21221

May 7

1969

This IS TO CERTIFY, that the annexed advertisement of

JOHN G. ROSE
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for One

week before the 15th day of May 1969 that is to say, the same

was inserted in the issue of May 1, 1969.

STROMBERG PUBLICATIONS, Inc.

By Edith Morgan

PARKING AREA SHALL BE OF A DURABLE
AND DUSTLESS SURFACE

R-40

PROPOSED POST HOME AND MEMORIAL SITE
VETERANS OF FOREIGN WARS
OF THE UNITED STATES OF AMERICA
GUNPOWDER POST NO. 10067

#69-250X

OFFICE
COPY

MAP 4-C
EASTERN
AREA

NE-7-K

TO EASTERN AVENUE -

R. 40

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON 4, MD.
SCALE 1" = 50' MARCH 21, 1969



William D. Webb 10

Mr. R. Magsamen

April 3, 1969

Approval is granted a sewer system as shown on the enclosed plot plan with the exception of the cross-hatched area be lawn and available for expansion.

Under Section 22 of the Plumbing Code, a plumbing permit is required for the installation.

Very truly yours,

Thomas J. Magsamen
Health Officer, Director
Baltimore County Department of Health

Philip
cc: Mr. Andrew J. Magsamen, Health Inspector

BALTIMORE COUNTY DEPARTMENT OF HEALTH

JEFFERSON BUILDING
140 WEST BALTIMORE AVENUE
TOWSON, MARYLAND 21204

DONALD J. BOOP, M.D., M.P.H.
Baltimore State and County Health Officer

April 3, 1969

Phone 622-2000

Mr. R. Magsamen
Rt. 16 Box 141
Baltimore, Maryland 21220

Re: Proposed building, Gunpowder V.F.W. Post 10067, west side Ebenezer Road 65 ft. south-west Stumpfs Road - Election District 15

Dear Mr. Magsamen:

Percolation tests conducted at two points shown on the enclosed plot plans resulted in the following:

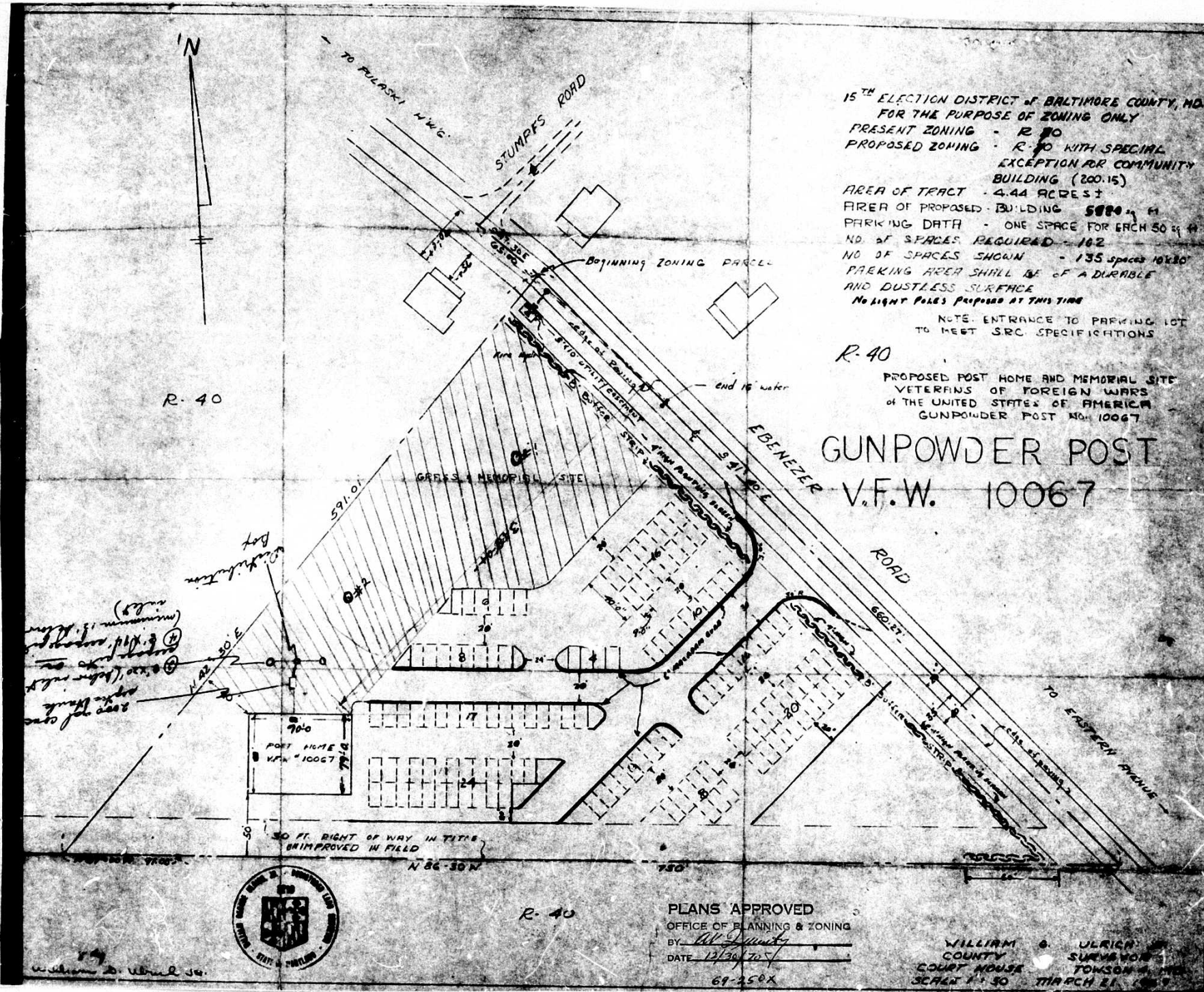
TEST HOLE	DRAWDOWN	DEPTH	SOIL
1	35 seconds	9.5 feet	Fill 0-3 ft., white clay 3-8.5 ft., sand 8.5-13 ft.
2	3 minutes 56 seconds	7 feet	Clay and sand fill 0-13 ft.

* More than 5 years in present condition (undisturbed)

PERTINENT DATA

1. Metropolitan water available
2. Seating capacity 400
3. Bimonthly meetings, V.F.W. monthly meeting, Auxiliary
4. Present membership 177
5. Kitchen facilities limited to hot platters, catering mostly
6. Dance or Saturday night party every two or three months
7. Intermittent use - estimated load on system - 2000 gal.
8. Absorption rate (average) 2 gal./sq.ft.

Enclosed, herewith, is two copies of your plot plan on which we have shown a cross-hatched area, test hole locations, and proposed sewerage system.



15TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
FOR THE PURPOSE OF ZONING ONLY
PRESENT ZONING - R-40
PROPOSED ZONING - R-40 WITH SPECIAL
EXCEPTION FOR COMMUNITY
BUILDING (200.15)

AREA OF TRACT - 4.44 ACRES
AREA OF PROPOSED BUILDING - 5000 sq. ft.
PARKING DATA - ONE SPACE FOR EACH 50 sq. ft.
NO. OF SPACES REQUIRED - 102
NO. OF SPACES SHOWN - 135 spaces 10x30
PARKING AREA SHALL BE OF A DURABLE
AND DUSTLESS SURFACE
No light poles proposed at this time

NOTE: ENTRANCE TO PARKING LOT
TO MEET SRC SPECIFICATIONS

R-40

PROPOSED POST HOME AND MEMORIAL SITE
VETERANS OF FOREIGN WARS
OF THE UNITED STATES OF AMERICA
GUNPOWDER POST NO. 10067

GUNPOWDER POST
V.F.W. 10067