

20
JWC

December 23, 1976

Mr. Eric DiNenna
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

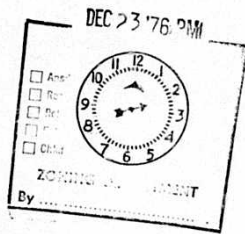
The Stagco Corporation owns a property known as Saint Agnes Council Home at 2021 Frederick Road in Catonsville, Maryland. It is zoned as special exception to residential under Case No. 71-149-X (Item No. 33). We would like to know what percentage we can expand the present building without going through a new zoning hearing. We understand via a telephone conversation with Mr. Nicholas Commodari, on your staff, that we could possibly expand by 25% of our present 2760 square feet main building with an attached garage of 440 square feet. Does the garage constitute a part of the building since it is an attached structure? Please write us as to your decision.

Sincerely,

V. F. Cascio

Vincent F. Cascio, Director
Board of Directors
Stagco Corporation

Mailing Address:
Vincent F. Cascio
6123 Northdale Road
Catonsville, Md. 21228
Phone:
594-6910 Office
747-2935 Home



January 19, 1977

Mr. Vincent F. Cascio
6123 Northdale Road
Baltimore, Maryland 21228

RE: Case No. 71-149-X
SE/corner of Frederick and
Balfred Roads
1st Election District

Dear Mr. Cascio:

I am in receipt of your letter of December 23, 1976, in which you request information on the above referenced matter.

A review of the above referenced case file and approved site development plan for this property indicates that the existing structure, minus the floor area of the attached garage, was to be utilized for the community building which encompassed a floor area of 2700 square feet.

It has been our policy on Special Exceptions to allow a 25 percent expansion of the total floor area of the building, as shown on the approved site plan. Based on this interpretation, you would be permitted an expansion of 625 square feet without the requirement of an additional hearing. This additional square footage would not apply to the garage if it is to be used for parking only; however, if it is to be utilized as part of the existing use, it must be calculated as part of the allowable expansion area.

If you have any further questions concerning this matter, please feel free to contact this office.

Very truly yours,

14
S. ERIC DINENNA,
Zoning Commissioner

SED:NBC:JD

cc: George J. Martinak, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Nicholas B. Commodari, Planning & Zoning
Associate III

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **LAWRENCE W. JENNINGS**, 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, and (2) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County.

See attached description

made for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for **Community Building**.

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.

STAGCO CORPORATION
President Contract purchaser
Address
SAMUEL F. KENNEY
Erhart and Kenney
20504 Liberty and 21204
Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of September 1970, that the subject matter of this petition as 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 1st day of November, 1970, at 11:00 o'clock A.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 685-3000

RECORDED 771-4242
February 4, 1970

DESCRIPTION TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION L. W. JENNINGS PROPERTY 1ST ELECTION DISTRICT, BALTIMORE COUNTY

BEGINNING for the same at a point formed by the intersection of the southeast side of Frederick Road and the eastern side of Balfrid Road at the beginning of the 5th or last line of the first parcel of land which by deed dated March 22, 1951 and recorded among the Land Records of Baltimore County in Liber GLB 1944, folio 316, was granted by Eleanor W. Shaw, divorced, to Lawrence W. Jennings, running thence and binding on the southeast side of Frederick Road N69°35'E 355.70', thence leaving the southeast side of Frederick Road and binding on the outlines of the 1st and 2nd parcels in the aforesaid deed the four following courses and distances: 1) S62°58'W 617.90', 2) N82°46'W 225.57', 3) N17°18'W 82.50', 4) N1° 31'W 382.3' to the place of beginning.

CONTAINING 3.5 Acres of land more or less.

BEING all of the land which by deed dated March 22, 1951 and recorded among the Land Records of Baltimore County in Liber GLB 1944, folio 316, was granted by Eleanor W. Shaw, divorced to Lawrence W. Jennings.



E. F. Raphael
Eugene F. Raphael
Ren. Professional Land Surveyor

BUREAU OF ENGINEERING
Zoning Plat - Comments
March 13, 1970

176. Property Owner: Lawrence W. Jennings (1969-1970)
Location: S/23 Frederick Rd. and E/3 Balfrid Rd.
District: 1st
Present Zoning: R-6
Proposed Zoning: Community Bldg. S.E.
No. Acres: 3.5

Highways:

Frederick Road (Md. 144) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Balfrid Avenue, an existing road, will be improved as a 30-foot closed section with flexible paving on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Applicant must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Applicant.

Frederick Road (Md. 144) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

176. Property Owner: Lawrence W. Jennings (1969-1970)
Page 2

Water:

Public water supply can be made available to serve this property by constructing a public water main extension, approximately 800 feet in length, connecting the existing 8-inch water main in Balfrid Road with the existing 12-inch water main in Frederick Road. (See Drawings SS-1513, A-4-b and SS-1113, A-4-c)

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Fees:

4-SE Key Sheet
12 SW 28 Position Sheet
SW 30 Topo
100 Tax

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 30, 1970

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September 30, 1970

Improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Balfrid Avenue, an existing road, will be improved as a 30-foot closed section with flexible paving on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

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Frederick Road (Md. 144) is a State Road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water:

Public water supply can be made available to serve this property by constructing a public water main extension, approximately 800 feet in length, connecting the existing 8-inch water main in Balfrid Road with the existing 12-inch water main in Frederick Road. (See Drawings SS-1513, A-4-b and SS-1113, A-4-c).

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING:

This office has reviewed the subject site plan and offers the following comments:

1. The plan must be revised to show the extension of Balfrid Avenue.

Samuel F. Kenney, Esq.
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September 30, 1970

2. The parking as shown will require extensive grading which can be eliminated by revising the layout.

BUREAU OF TRAFFIC ENGINEERING:

The site plan has been reviewed several times in the past for several uses. Since the zoning of the property is not being changed, the trip density will not be increased. However, during special affairs, several traffic problems can be anticipated, as exist at other places of this nature.

BUILDING ENGINEERING OFFICE:

Petitioner is to comply with all applicable requirements of Baltimore County Building Code and Regulations. Also, see Section 401 on Assembly Occupancies.

FIRE DEPARTMENT:

Fire hydrants for proposed site are required and shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1977 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No hearing on student population.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that is basically acceptable to the State Roads Commission.

The entrance will be subject to the Commission's approval and permit.

ZONING ADMINISTRATION DIVISION:

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 forwarded to you in the near future.

Very truly yours,

Ed D. Hardesty
Ed D. Hardesty, Chairman

DLH:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavielly, Director of Planning

SUBJECT: Petition #71-149-X, Southeast corner of Frederick and Balfrid Roads. Petition for Special Exception for a Community Building Lawrence W. Jennings - Petitioner.

1st District

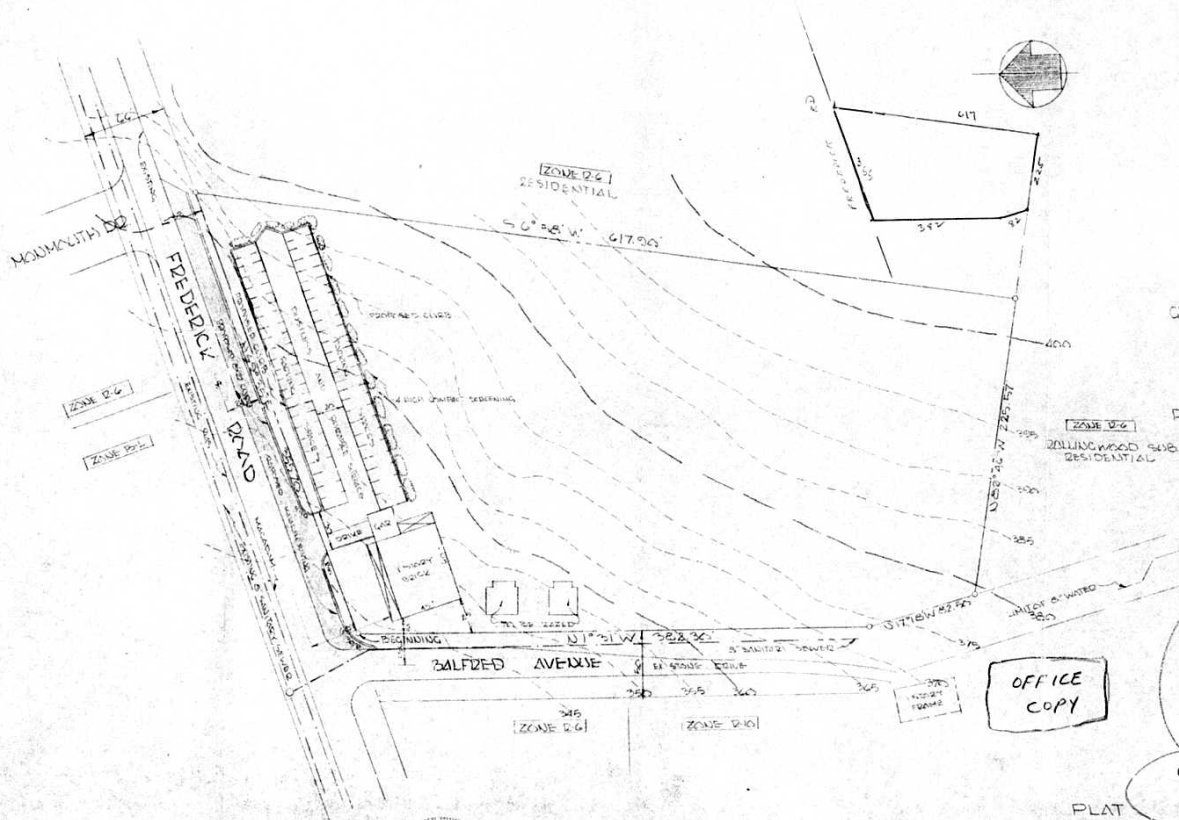
HEARING: Monday, November 2, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a community building.

The Planning Staff does not have sufficient information on the exact nature and the scale and scope of the Knights of Columbus operations here so as to offer an opinion as to compliance with the requirements of Section 502.1 of the Regulations. If granted, the granting should be conditioned upon complete compliance with the site plan approved by the appropriate State and County agencies.

GFG:msh

01-19-71



GENERAL NOTES:

1. FACTS OF SURVEY
 2. ZONING
 3. EXISTING LOT
 4. PROPOSED LOT
 5. SURVEY METHOD
 6. INSTRUMENT USED
 7. DATE OF SURVEY
 8. NAME OF SURVEYOR
 9. NAME OF CLIENT
 10. NAME OF PROJECT

PARKING NOTES:

TOTAL PARKING AREA
 TOTAL PARKING SPACES
 TOTAL SPACES

OFFICE COPY

#71-149X

MAP
 #1
 SET 2-A
 SW-3-C
 "X"

OFFICE COPY

THIS PLAN WAS PREPARED BY:
E.F. RAPHEL & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 CONVENT ROAD
 BALTIMORE, MARYLAND 21204



NOTE:
 DATA SURVEY PLATTED
 FROM DEEDS, PLATS & OTHER SOURCES

PLAT
JENNINGS
 1ST ELECTION DISTRICT
 SCALE 1"=50'

PROPERTY
 BALTIMORE CO., MD
 SEPTEMBER 11TH 1968
 REV. JANUARY 8TH 1969
 FEBRUARY 4TH 1970



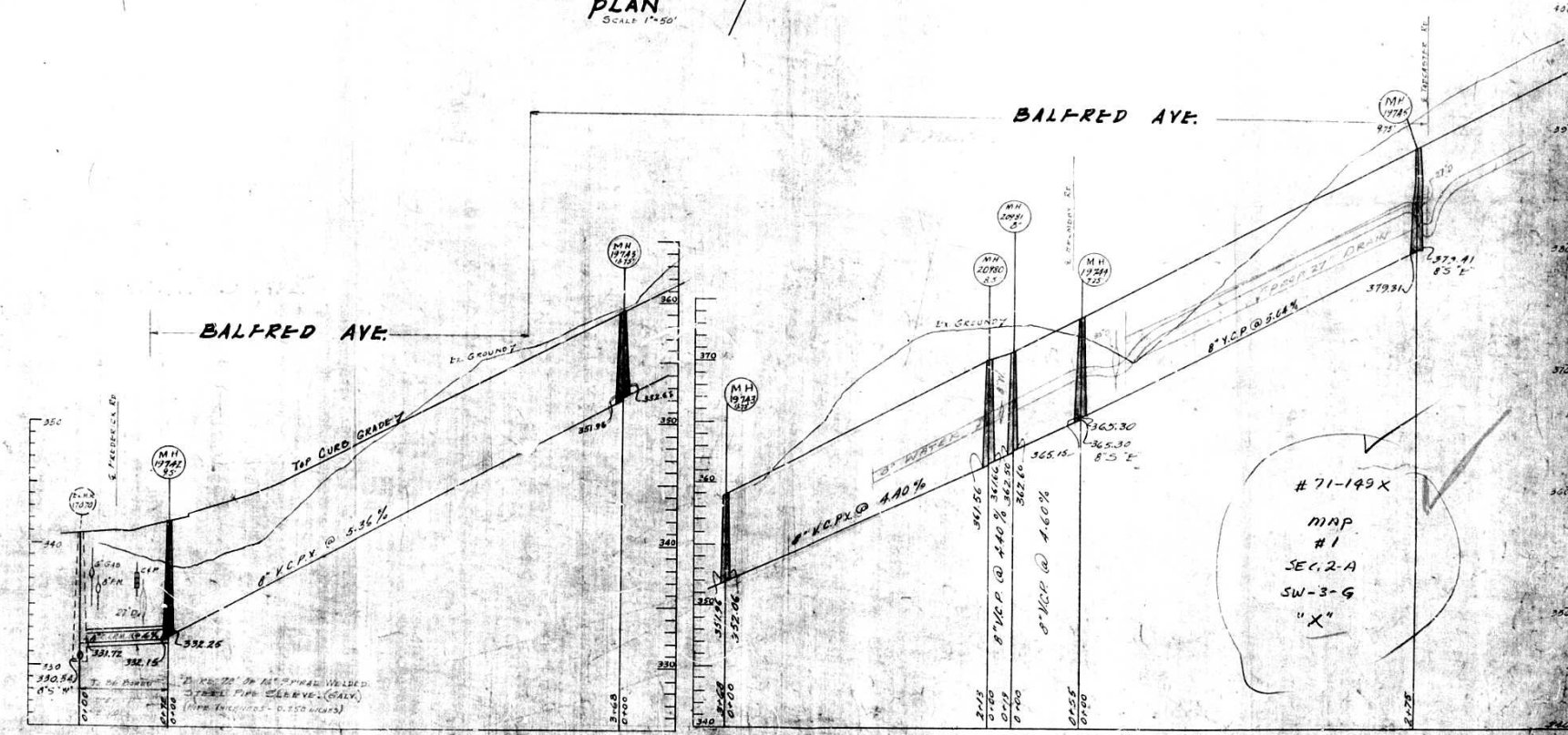
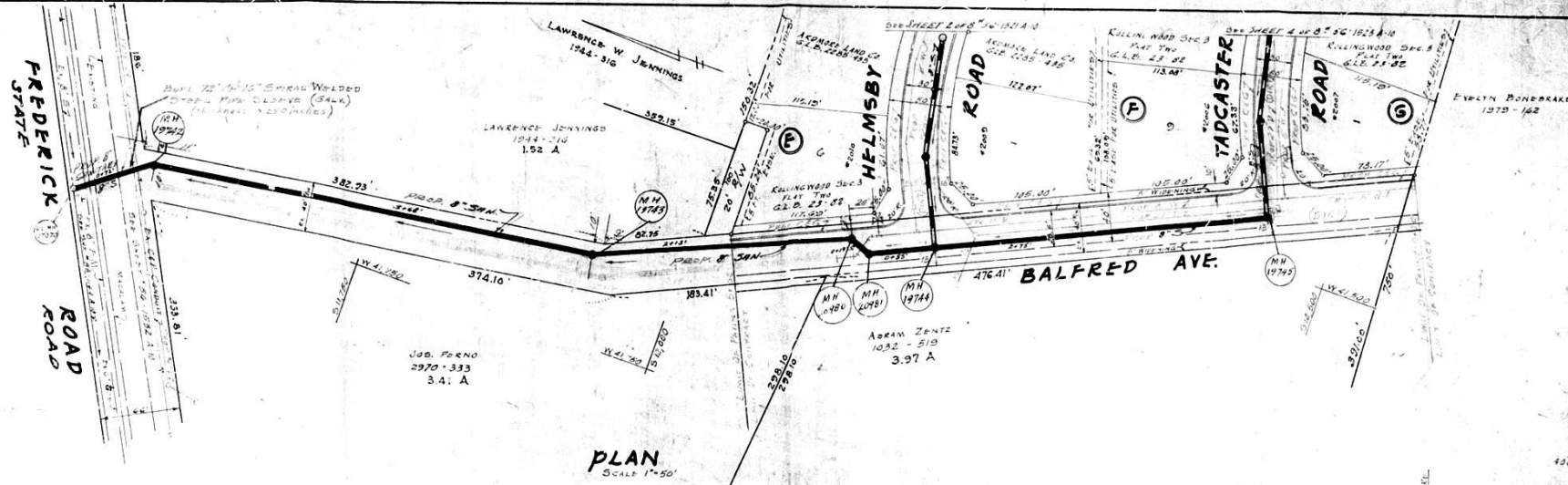
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
LOCATING AND DEPTH OF EXISTING
WATER MAINS, LINES AND CULVERTS.

ALL CONSTRUCTION SHALL BE ACCORDING TO
THE STANDARD SPECIFICATIONS FOR
CONSTRUCTION OF PUBLIC WORKS
IN ACCORDANCE WITH BALTIMORE COUNTY
STANDARD DETAILS DATED 1955.

CONTRACTOR - Provide only Baltimore Gas &
Electric Co. (BGE) 95000, Ext. 691 at 10:00 AM
before starting work shown on this drawing.

CONSTRUCTIONS shown on this drawing
are for the convenience of the
contractor only. The County does not
warrant or guarantee the
accuracy or the completeness
of the information given. The Contractor
must verify all such information
before starting work.

TELEPHONE CABLES AND CONDUIT IN THE
GROUND SHALL BE LOCATED
BEFORE ANY WORK IS DONE
AT ANY TIME AS SHOWN EXTENDING
FOR TELEPHONE COMPANY RECORDS.



DATE, RIGHT OF WAY REP. DATE: 5/6/51 RIGHT OF WAY REP.: [Signature]		ENGINEER DESIGNED: [Signature] CHECKED: [Signature]		DEPARTMENT OF PUBLIC WORKS APPROVED: [Signature] DIRECTOR & CHIEF SANITARY ENGINEER		BUREAU OF ENGINEERING APPROVED: [Signature] CHIEF		BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING		SCALE AS SHOWN		KEY SHEET SHEET NO. 3 POSITION SHEET WIND W 28 OF 2 FILE A-10	
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MICROFILMED

577-11