## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

14

71-208-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

9

I, or we. Salvation Army. ....legal owner of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section. 409.25(5) to percit 4 parking spages in figure of the 66 required at 1 spage for every 300 sq.fc. of building area. No seating is provided in the dymnasium, therefore, parking is

based on total building area - including future expansion area.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached description

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

Let we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titles, and further agn e to and are to be bound by the zoning regulations and testrictions of timoty County adopted pursuant to the Zoning Law For Ballimore County. THE SALVATION ARMY, A GEORGIA CORPORATION C L .. Address 675 Seminole Ave., N. E., Atlanta, Ga. ORDER YO ~ Petitioner's Attorney Protestant's Attorney DEC 1 5 'ORDERED By The Zoning Commissioner of Baltimore County, this 15th 197 0, that the subject matter of this petition be advertised, as required by the Zening Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that properly be posted, and that the public hearing be had before the Zoning Gangnisstoner of Baltimore County in Room 108, County Office Building in Towson, Baitimore day of Fabruary County, on the 10th 197 1 at 10:00 o'clock

BALTIMORE COUNTY FORING ADVISORY COMMITTEE

January 6, 1971

Mr. Quintin T. Eckenrode, Representative 3 Middle River Road Baltimore, Maryland 21220

PE: Type of Hearing: Variance for Parking Location: M/S Orem RG, A031 SV of Fusing Avenue Petitioner: The Salvetion Army Committee Meeting of December 15, 1970 15th District Item De

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

The subject property is presently an unimproved tract of land on which, prior to this petition existed the Middle River Beach Days (Tub, which burned completely to the ground, The properties to the month of the ground, the properties to the month of the property to the east and south are all convencial uses in character. The property immediately to the east at the intersection of Fusielpe Avenue and Orean Roof is a vecent tract of land. The property to the west is an additional tract used by the Days' club for east improved insofar as concrete curb and gutter are concerned.

# BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Orems "nid is a State road; therefore, all provenents, intersections and entrances on this road it be subject to State Roads Commission requirements.

courses and distances vize 1. North 0002' Eact 188.9'. 2. thence with a curve to the right with a radius of 62,64,58 and a length of 120.0'. 3. South 0002' West 275.1', and 4. North 51044' East 147.0' to the place of beginning.

Mr. Quintin T. Eckenrode, Representative Item 84 Page 2

Sediment Control:

Storm Drains:

Water:

Sanitary Sewer:

Fuselage Avenue, an existing County street, is proposed to be improved in the fature as a 40-foot closed section on the existing 60-foot right-G-way. Highway Improvements are not required at this time. However, highway improvements and any necessary revertible slope easements will be required in connection with any subsequent griding or building permit application.

The entrance locations are subject to approved by the Dapart ant of Traffic Engineering.

Bevelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstram of the property. As 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 re: ewed and approved prior to the issuance of any grading or building permits.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Orems Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacenty or permanent) to prevent creating any nuisances or damages to adjacent or day problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Public water supply is available to serve this property.

Public sanitary sewerage is available to serve this property. The existing sanitary sewer service connection, remaining from the

Containing 0.635 acres, more or less. Fiftmenth Election District

January 6, 1971

January 15, 1971

RE: Type of Hearing: Veriance for Parking Location: N/S Greens Rd., NoO: SM of Fusslege Avenue Patitioner: The Salvation Army Committee Heating of December 15, 1970 15th District Item 84

Dear Sire

Mr. Quintin T. Eckenrode, Representative 3 Middle River Road baltimore, Maryland 21220

The following is addendum to our Zoning Advisory Committee comments of January 6, 1971 under the above referenced subjects

Public water and sowers are available to the site.

on this aftermy be subject to registration and compliance with the Haryland State Health Air Pollution Control Regulations. Add "lone! information may be obtained from Division of Air Pollution, Baltimore County Department

Wery truly yours,

OLIVER L. Mr. .3. Chairman

OLM:JD

Mr. Quintin T. Eckenrode, Representative Item 84 Page 4

January 7, 1971

121 7114 -

STATE ROADS COMMISSION

300 WEST PRESTON STREET BALTIMORE MD 31701

We are in receipt of your order relative to the subject position. Since the proposed development would effect the State Highway, it is required that the order be amended to be made subject to the approval of the site plan by the State Roads Commission.

Charles Lev. Chief

BY: John E. Meyers Asst. Development Engineer

Thank you for your cooperation.

Mr. S. Eric DiNenna Deputy Zoning Commissioner County Office Building Towson, Maryland, 21204

Marct 16, 1971

RE: Zoning Petition 71-2054, Item 64 Variance for Parking Morth Side Orems Road (Route 493) For The Lalvation Army

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 neld not less than 30, nor more than 90 days, after the date on the filing certificate, will be remarked to you in the mear future.

Very truly yours,

the A This OLIVER L. MYERS, Chairman

OLM: JD Enc.

Mr. Quinti: T. Eckenrode, Representative Item 84 Page 3

fire-destroyed U.S.O. Building, may be utilized (See Drawings #42-205 and #41-413, A-10). However, the status of any private utility essement, if required for this service connection, is unknown and should be determined by the petitioner.

### DEPT. OF TRAFFIC ENGINEERING:

The subject patition is requesting a variance to parking from sixty-six parking spaces to four parking spaces. A variance of this nature may create serious parking problems in the area if granted. The entrance from Orems Road should be re-dusigned so as to intersect Orems Road at 90°.

### BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

### BOARD OF EDUCATION:

No bearing on student population.

### FIRE DEPARTMENT:

The fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. Hydrants should be placed 300° apart along an improved road.

The owner shall be required to comply to all applicable requirements of the IOI Life Safety Code, 1367 edition, and the Fire Prevention Code when construction plans are submitted for approval.

### STATE ROADS COMMISSION:

The proposed entrance into the subject site must be aligned at 90° to Orens Road. The entrance must have a minimum width of 25 ft. The entrance as indicated on the olan scales 20 ft. A dimension of 15t must be indicated from the center line of Orens Road to the roadside face of curb.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrance will be subject to State Roads Commission approval and

05-07-71

Pursuant to the advertisement, posting of property, and public hearing on the above petition	
and it appearing that by reason of the following finding of facts that strict compliance with	
the Baltimore County Zoning Regulations would result in practical difficulty and	
unreasonable hardship upon the Petitioner and the Variance requested would grant	
relief without substantial injury to the public health, safety and general welfare	
of the locality involved,	
tise above Variance should be had; and its further appearing that by reason of common common	90000
	- 00
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	- 1
a Variance to sportal flow this spaces instead of the should be granted,	1
IT IS ORDERED by the Zoning Commissioner of Baltimore County this	
day of Schrung	
same is granted, from and after the date of this drier, to permit four (b) parkin, spaces instead of the required od spaces subject to improved of the site plan by the inveneu of familie Jervices and the Office of the line of the family of the state hands	
Zoning Commissioner of Baltimore County	

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

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

the above Variance should NOT RE GRANTED.

Loning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING

PARTMENT OF BALTIMORE COUNTY

#71-208-A

orted for Hearing Wed get 10, 1971 @ 10,00 A.M. Location of property 1/5 of Chema Ld 345' S.W. of Quality of Location of Signe I days Past on Oreses and be half Builder

Ar. Quintin T. Esboarado, 3 Middle Miver Read Baltimore, Maryland 21220

SALTIMORE 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

Petitioner's Attorney

# CERTIFICATE OF PUBLICATION

TOWSON, MD. January, 21 19.71

THIS IS TO CERTIFY, that the annexed advertisement was published in TiJE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each day of \_\_\_\_\_\_ ?sbruary \_\_\_\_\_\_, 19.71., the first publication appearing on the 21st day of January

> THE JEFFERSONIAN, earth Freezeway

Cost of Adve-tisement, \$.

ORIGINAL

OFFICE OF

# @ESSEX LIMES

ESSEX, MD. 21221 January 25,

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commission r of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One weeks before the 25th day of Jan., 19 71 that is to say, the same was inserted in the issue of January 21, 1971.

STROMBERG PUBLICATIONS, Inc.

BALTIMORE COUNTY, MARYLAND TELEPHONE OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 2120 1954,500 UM 50.50 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

