

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Columbia Vending Service, Inc. of the property situate in Baltimore County and which is described in the petition 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 INDUSTRIAL zone to an HEC-1 zone, for the following reason:

Section 109-1-b, 3 and 5

Parking Variance requested to allow for three (3) parking spaces instead of the required sixty-six (66)

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 a volunteer fire department and warehouse station for the benefit of general public of this community

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, as amended, pursuant to the Zoning Law of Baltimore County, and to the Zoning Commission of Baltimore County, Inc.

By Ray Pugh Contract purchaser
By Robert Pugh Legal Representative
Address: P.O. Box 6612 Sparrows Point, Maryland 21219

Address: 8900 North Point Road Sparrows Point, Maryland 21219
Phone: 477-3568
Ordained by the Zoning Commissioner of Baltimore County, this 23rd day of February, 1971, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1971, at 10:00 o'clock.

By Charles H. Harris Zoning Commissioner of Baltimore County.

JOSEPH D. THOMPSON, P.E., A.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAlley 3-8820

DESCRIPTION OF NO. 2410 SPARROWS POINT ROAD - 15th DISTRICT - BALTIMORE COUNTY, MARYLAND

BEGINNING for the same of the corner formed by the intersection of the north side of Sparrows Point Road, 35 feet wide, and the east side of Edgemore Avenue, 30 feet wide, and running thence and binding on the north side of Sparrows Point Road, North 67 degrees 47 minutes East 75.01 feet, thence leaving the north side of Sparrows Point Road and running North 1 degree 04 minutes West 94.06 feet and South 87 degrees 47 minutes West 75.01 feet to the east side of Edgemore Avenue herein referred to and running thence and binding thenceon South 1 degree 04 minutes East 54.06 feet to the place of beginning.

CONTAINING 0.162 acres of land, more or less.

12-29-70

TELEPHONE	INVOICE	N ^o 78638
480-8818	BALTIMORE COUNTY, MARYLAND	DATE April 12, 1971
	OFFICE OF FINANCE	
	A New Design	
	COURT HOUSE	
	TOWSON, MARYLAND 21204	
TO:	Being Dept. of Baltimore County	
Sparrows Point Vol. Fire Dept., Inc.		
Box 6612		
Sparrows Point, Md. 21219		
SECRET TO ACCOUNT NO. 81-472	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	50.00
1/2	Advertising and posting of property for Columbia Vending Service, Inc.	50.00
477-3568		
6-20-008		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION		
COURTHOUSE, TOWSON, MARYLAND 21204		

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QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	50.00
1/2	Petition for Special Exception and Variance for Columbia Vending Service, Inc.	50.00
477-3568		
6-20-008		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION		
COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 10, 1971

David W. Womer, Esq.,
8900 North Point Road
Sparrows Point
Maryland 21219

RE: Type of Hearings: Special Exception and Variance
Location: NE corner Sparrows Pt. Rd. and Edgemore Ave.
Petitioner: Columbia Vending Service, Inc.
Committee Meeting of February 23, 1971
15th District
Item 126

Dear Sirs:

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 improved with a vacant concrete block building, with the properties to the north improved as residential property. The properties to the east and west are commercial uses, as well as a portion of the property to the south, with intermingling of residential and commercial uses in the surrounding area. Sparrows Point Road and Edgemore Avenue are not 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.

Highways:

Sparrows Point Road (Md. 718) is a State road; therefore, all improvements intersections and entrances on this road will be subject to State Roads Commission requirements.

David W. Womer, Esq.,
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Edgemore Avenue, an existing road, is proposed to be improved in the future, as a 30-foot closed section within a 40-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.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be constructed in accordance with Baltimore County Standards.

Sediment Controls:

Development of this property through striping, 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 permits.

Storm Drainage:

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

Sparrows Point Road (Md. 718) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The petitioner 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 petitioner.

Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available to serve this property.

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DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance from 66 parking spaces to 3 spaces. The granting of this variance could create severe parking problems in the general area of this site at times when the meeting hall is in use.

HEALTH DEPARTMENT:

Public water and Sewer is available to the site.

Food Control Comments:

If a food establishment is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

BOARD OF EDUCATION:

No bearing on student population.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission. The entrance will be subject to the Commission's approval and permit.

BUILDINGS ENGINEER'S OFFICE:

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

FIRE PREVENTION:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

David W. Womer, Esq.,
8900 North Point Road
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ZONING ADMINISTRATION DIVISION:

The petitioner will be required to revise the site plan in accordance with the Bureau of Engineering comments in the foregoing with regard to the widening of Edgemore Avenue. This will necessitate a revision in the proposed parking spaces.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Volunteer Fire Company should be granted, and it further appearing that by reason of the following findings 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, the above Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of April, 1971, that the above described property on West 11th Street and the same is hereby reclassified from R-1 to R-1A and the same is hereby granted a Special Exception for a Volunteer Fire Company, and the same is granted, from and after the date of this order, and a Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Volunteer Fire Company should be granted, and it further appearing that by reason of the following findings 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, the above Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this order, and a Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Volunteer Fire Company should be granted, and it further appearing that by reason of the following findings 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, the above Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this order, and a Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1971, 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 as R-1 zone; and/or the Special Exception for a Volunteer Fire Company be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION VARIANCE
100 DISTRICT
 ZONING Petitioner for Special Exception for Variance for Off Street Parking
 LOCATION: Point Road and Edgewood Avenue, Towson, Maryland.
 DATE & TIME: MONDAY, APRIL 19, 1971, 10:00 A.M.
 PUBLIC HEARING: Room 100, County Office Building, 111 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 on the Petition for Special Exception for Variance for Off Street Parking for the above described property on West 11th Street and the same is hereby granted a Special Exception for a Volunteer Fire Company, and the same is granted, from and after the date of this order, and a Variance to permit three (3) parking spaces instead of the required sixty-six (66) spaces should be granted, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

ORIGINAL
THE CATONSVILLE TIMES
 CATONSVILLE, MD. 21228 March 29, 1971
 THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29th day of March, 1971, that is to say, the same was inserted in the issue of March 25, 1971.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR SPECIAL EXCEPTION VARIANCE
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CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1971.
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on one time before the 25th day of April, 1971, that is to say, the same was published in the issue of March 25, 1971.

THE JEFFERSONIAN
 L. L. Morgan, Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 4 Signs
 District: 124
 Date of Posting: Mar. 25, 1971
 Posted for: Edward D. Hardesty, Zoning Commissioner
 Location of property: NE/Cor. Sparrows Point Rd. & Edgewood Ave.
 Location of Signs: 2 Signs at NE/Cor. Sparrows Point Rd. & Edgewood Ave.
 Remarks: 2 Signs at NE/Cor. Sparrows Point Rd. & Edgewood Ave.
 Posted by: Mark H. Hise
 Date of return: Mar. 31, 1971

David W. Munro, Esq.
 200 North Point Road
 Sparrows Point, Md. 21219
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition was received and accepted for filing this 19th day of February, 1971
 Edward D. Hardesty
 Zoning Commissioner
 Petitioner: Calverton-Woodbury Services, Inc.
 Petitioner's Attorney: David W. Munro, Esq.
 Reviewed by: [Signature]
 Chairman of the Advisory Committee

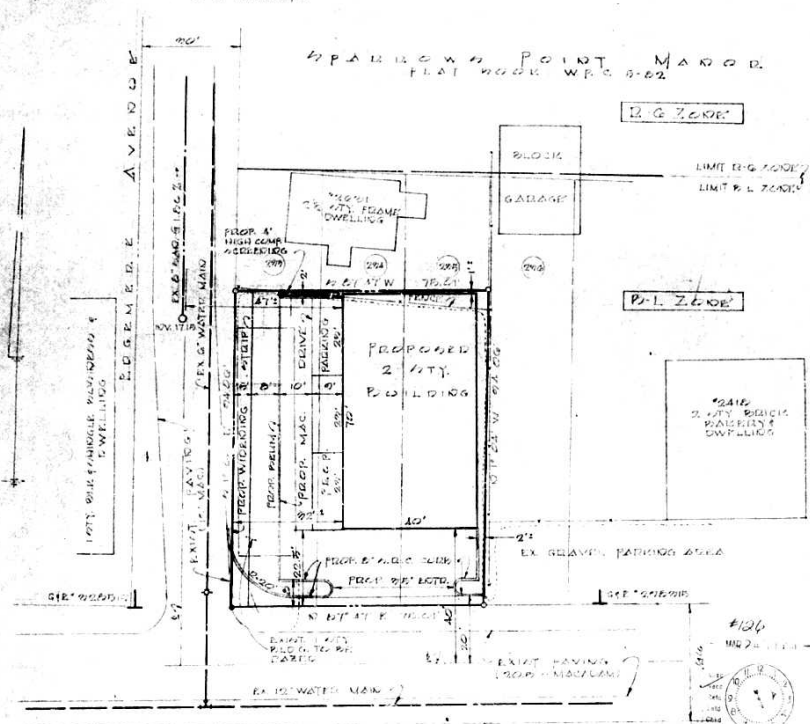
PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			2/11/71	AK	2/14/71	AK				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>AM</u>										
Previous case: _____										
Revised Plans: Change in outline or description _____ Yes					_____ No					
Map # <u>1574</u>					<u>1574</u> <u>AK</u>					

GENERAL NOTES

EXISTING ZONING R-1
 PROPOSED ZONING R-1 WITH SPECIAL EXCEPTION
 FOR VOLUNTARY FIRE DEPT. &
 VARIANCE FOR PARKING &
 ONE ACCESS
 AREA OF TRACT
 EXISTING ONE VACANT
 PROPOSED ONE STORAGE FOR ONE
 AMBULANCE & MEETING
 HALL
 1 PARKING SPACE 1 DRIVER &
 PROVIDED 2 ATTENDANTS

PARKING NOTES

FLOOR AREA 2800 SQ. FT. (EACH FLOOR)
 PARKING REQUIRED
 1ST FLOOR & VACANT 10
 2ND FLOOR & VACANT 10
 TOTAL 20 SPACES
 PARKING PROVIDED 2 SPACES
 PARKING VARIANCE REQUESTED TO ALLOW
 100% OF PARKING SPACES INSTEAD OF
 REQUIREMENT OF 20% (SEE ACT 24-6, 1975)



SPARROW POINT MANOR
 STATE OF MD

PLAT FOR SPECIAL EXCEPTION AND VARIANCE

SPARROW POINT VOLUNTARY F.D.

ELECTION DIST. FOR 12

BALTIMORE CO., MARYLAND

REVISED PLANS
 OFFICE COPY

Order S. H. H. H.

REVISED - MAR. 24, 1971

DEPT. 194 D. H. H. H. H.

101 HILL PARK - 2000 E. JEROME BL.

TOWNSHIP, MARYLAND DIST. 12

RECEIVED - JAN. 19, 1971

