

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Grace Corporation, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Off-Street Parking in a Residential Zone (R.R. Rxxk 5.5)

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special hearing 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.

By Grace Corporation Legal Owner
 Contract Purchaser Joseph M. ...
 Address 2207 Hammonds Ferry Road
Baltimore, Md. 21227
 By ... Petitioner's Attorney
... Protestants' Attorney
 Address _____

ORDERED BY the Zoning Commissioner of Baltimore County, this 8th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1971, at 1:30 o'clock P.M.

Shirley C. Thomas
 Deputy Zoning Commissioner of Baltimore County

(over)

MICROFILMED

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72-19-544 #179
 ORDER COPY Hammonds Ferry Rd. 207-19-544
 Ridge Road

March 15, 1971

Description of that parcel of land to be zoned for a Parking Lot, located on the easterly side of Hammonds Ferry Road being 363 feet southerly from Ridge Road, District 13, Baltimore County, Maryland.

Beginning for the same at an iron pipe heretofore set on the easterly side of Hammonds Ferry Road and at the end of the north 79°41'30" west 207.28 foot line in a Deed from Eugene Latham to Jerome G. Grace et al recorded among the Land Records of Baltimore County in Liber O.L.B. 2844 folio 225, thence binding on said line reversely south 79°41'30" east 207.28 feet to an iron pipe, thence north 0°30'30" east 110.56 feet to an iron pipe heretofore set on the southerly line of American Avenue, thence on said Avenue south 76°26'12" east 324.66 feet to an iron pipe heretofore set, thence leaving said Avenue south 01°24'12" east 203 feet to an iron pipe, thence south 88°40'00" west 223.90 feet, thence south 00°01'00" east 2.64 feet, thence north 89°03'40" west 337.04 feet to the easterly side of Hammonds Ferry Road, thence on same north 05°13'50" east 180.70 feet to the place of beginning.

Comprising of those three parcels of Land conveyed to Grace Brothers, recorded among the Land Records of Baltimore County in Liber O.L.B. 2844 folio 225
 Liber W.O.L. 3829 folio 506
 Liber 5096 folio 346.

Excepting therefrom that portion which has been heretofore zoned Business Local; along Hammonds Ferry Road and easterly 190 feet and 290 feet.



Charles W. Tomber

MICROFILMED

NOTICE
 ZONING BOARD has a Special Hearing for Off-Street Parking in a Residential Zone on the easterly side of Hammonds Ferry Road 363 feet south of Ridge Road 207-19-544.
 DATE & TIME: WEDNESDAY, JULY 14, 1971, 1:30 P.M.
 PUBLIC HEARING Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by order of the Board of Zoning Appeals, is hereby notified that the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the subject of the proposed zoning change on the subject property at the time and place specified above. The Zoning Commissioner and/or Deputy Zoning Commissioner should appear at the hearing to defend the zoning change proposed. All that parcel of land in the Township of Towson, Baltimore County, Maryland, described as follows:
 Beginning for the same at an iron pipe heretofore set on the easterly side of Hammonds Ferry Road and at the end of the north 79°41'30" west 207.28 feet line in a Deed from Eugene Latham to Jerome G. Grace et al recorded among the Land Records of Baltimore County in Liber O.L.B. 2844 folio 225, thence binding on said line reversely south 79°41'30" east 207.28 feet to an iron pipe, thence north 0°30'30" east 110.56 feet to an iron pipe heretofore set on the southerly line of American Avenue, thence on said Avenue south 76°26'12" east 324.66 feet to an iron pipe, thence leaving said Avenue south 01°24'12" east 203 feet to an iron pipe, thence south 88°40'00" west 223.90 feet, thence south 00°01'00" east 2.64 feet, thence north 89°03'40" west 337.04 feet to the easterly side of Hammonds Ferry Road, thence on same north 05°13'50" east 180.70 feet to the place of beginning.
 Excepting therefrom that portion which has been heretofore zoned Business Local; along Hammonds Ferry Road and easterly 190 feet and 290 feet.
 Notice of this hearing was published in the Baltimore Sun on July 13, 1971 at 1:30 P.M.
 BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 July 8, 1971

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 14, 1971
 THIS IS TO CERTIFY that the enclosed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 8th day of July, 1971, the first publication appearing on the 8th day of July, 1971.

THE TIMES,
 Manager,
 John W. Martin

Cost of Advertisement \$ 27.00
 P.O. J1850
 Req. No. A 5685

PETITION FOR SPECIAL HEARING
 NOTICE: The enclosed hearing for Off-Street Parking in a Residential Zone on the easterly side of Hammonds Ferry Road 363 feet south of Ridge Road 207-19-544.
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 Notice of this hearing was published in the Baltimore Sun on July 13, 1971 at 1:30 P.M.
 BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 July 8, 1971

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 1971
 THIS IS TO CERTIFY that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 8th day of July, 1971, the first publication appearing on the 8th day of July, 1971.

THE JEFFERSONIAN
 Manager,
 L. J. ...

Cost of Advertisement \$

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
 111 W. Chesapeake Avenue
 Towson, MD. 21286
 June 22, 1971
 Grace Corporation
 2207 Hammonds Ferry Road
 Baltimore, Maryland 21227
 MEMBERS:
 DEPARTMENT OF TRAFFIC ENGINEERING
 DEPARTMENT OF FIRE PREVENTION
 DEPARTMENT OF BUILDINGS ENGINEERING
 DEPARTMENT OF BOARD OF EDUCATION
 DEPARTMENT OF ZONING ADMINISTRATION
 RE: Type of Hearing: Special Hearing
 Location: E/S Hammonds Ferry, 2,000' No. of Riprap Lane
 Petitioner: Grace Corporation
 Committee Meeting of June 8, 1971
 Item: 179

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 located on the east side of Hammonds Ferry Road and is improved with a one story masonry building that is used as an assembly hall, presumably for dances and weddings. There is presently no curb and gutter existing along Hammonds Ferry Road and there are no controlled entrances into the subject property. The Committee feels that this is a very serious and dangerous situation because of poor sight distance to the south of the subject property.

BUREAU OF ENGINEERING:
 The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:
 Hammonds Ferry Road, an existing County road is proposed to be improved as a Capital Improvement Item, with a 36-foot closed type highway cross section on a 50 foot right of way. See Drawing C-1915, Sheet 4 of 7, Job Order 8-5-61, on file in the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering. Highway improvements are not required at this time.

Grace Corporation
 Item 179
 Page 2

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

American Avenue, an existing residential road is proposed to be improved as a 30 foot closed type cross section on a 50 foot right of way. Highway improvements are not required at this time. However, Highway right of way and widening will be required in connection with any grading or building permit application. No entrance shall be permitted to be constructed along the American Avenue frontage except for residential use.

Sediment Control:
 Development of this property through striping, grading and stabilization could result in a sediment pollution problem, discharging 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 Drains:
 Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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.

Storm drain construction will be required in connection with any grading or building permit application.

Utility easements will be required through this property to provide for public drain and sewer facilities.

Water and Sanitary Sewers:
 Both public water supply and sanitary sewerage are available and are serving this property.

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Grace Corporation
 Page 2
 June 22, 1971

DEPT. OF TRAFFIC ENGINEERING:
 The special hearing for off street parking in a residential zone should benefit the existing assembly hall and eliminate the need for parking along Hammonds Ferry Road.

FIRE PREVENTION BUREAU:
 This office has no comment on the proposed site.

HEALTH DEPARTMENT:
 Since this petition is for parking, no health hazards are anticipated.

BUILDINGS ENGINEER'S OFFICE:
 Petitioner to comply with requirements of Parking Lets, Section 409.101.

BOARD OF EDUCATION:
 No bearing on student population.

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,
 OLIVER L. MYERS, Chairman

OLL:JD
 Enc.

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Describe as checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Carl Richards</u>					Revised Plans:		Change in outline or description <u>Yes</u>			
Previous cases:					Map # <u>15, 2, 3, 4</u>		No			

JUN 11 1974

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, the public health, safety or general welfare of the locality involved not being adversely affected, the petition for Special Hearing to permit parking in a residential zone (D, R. 5.5) should be granted.

The above Special Hearing for _____
 by reason of _____
 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of August, 1971, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit parking in a residential zone (D, R. 5.5) subject to compliance with plat marked Exhibit "A" approved July 30, 1971 by George E. Gavrelis, Director of Office of Planning and Zoning, attached hereto and made Zoning Commissioner of Baltimore County a part hereof. The site plan is subject to approval of the Bureau of Public Services and Office of Planning & Zoning pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING

DAI 10/13/71
 BY [Signature]

MICROFILMED CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th Date of Posting July 10-1971
 Posted for SPERM HEARING
 Petitioner BRACK CORP.
 Location of property 1100 E. HANCOCK TERRACE ROAD, 36317 S. of
 RIDGE RD.
 Location of Sign 1 - 2312 HANCOCK TERRACE ROAD
 Remarks ONLY ONE PLATE FOR A SIGN & ONLY POSTED ONE
 Posted by Charles P. Mac Date of return July 23-1971

#51605 72-19-57H

Grace Corporation
 2207 Hammond's Ferry Road
 Baltimore, Maryland 21227

Item 179

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

13th day of June, 1971

Edward D. Sardisty
 EDWARD D. SARDISTY,
 Zoning Commissioner

Petitioner Grace Corporation

Petitioner's Attorney

Reviewed by [Signature]
 Chairman of the
 Advisory Committee

MICROFILMED

TELEPHONE 494-2413

INVOICE No. 84904
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204
 BILLED
 Zoning Dept. of Baltimore County

DATE July 26, 1971

TO: Grace Corporation
 2207 Hammond's Ferry Road
 Baltimore, Md. 21227

QUANTITY	REPORT TO ACCOUNT NO.	DETECT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT	COST
1	01-522	Advertising and posting of property #72-19-57H	\$61.00	

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 294-2415

INVOICE No. 61368
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21204
 BILLED

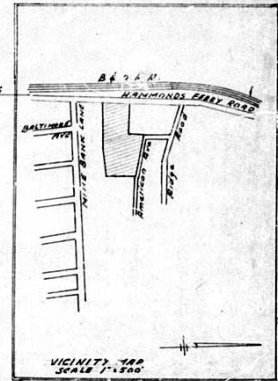
DATE July 6, 1971

TO: Grace Corp.
 2207 Hammond's Ferry Rd.
 Lansdowne, Md. 21227
 Zoning Dept. of Baltimore County

QUANTITY	REPORT TO ACCOUNT NO.	DETECT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT	COST
1	01-522	Application for Special Hearing #72-19-57H	\$75.00	

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204



Partinent Data

R-G (DR 55)	Total Lot Area	= 12,154 sq ft
	Existing Zoning	BL - 40,185 sq ft
	DR 55 R-G	= 81,065 sq ft
Proposed Zoning		
	Area Exist. Bldg.	6400 sq. ft.
	Area Prop. Addition	= 2224 sq. ft.
	Total Building	= 8624 sq. ft.
	0.25 Parking Space per 50 sq. ft.	
	173 Parking Spaces required	
	173 Parking Spaces shown	
	Parking Space 3x18'	

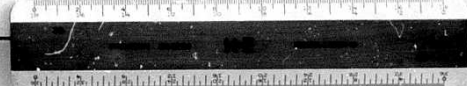
NOTE:
All parts of Section 402.4 of the Zoning Code are complied with.
Lighting to be between 10am & 2am.
2 Light poles - 14' high
Light symbol of \odot - 2-400 watt mercury floodlamps

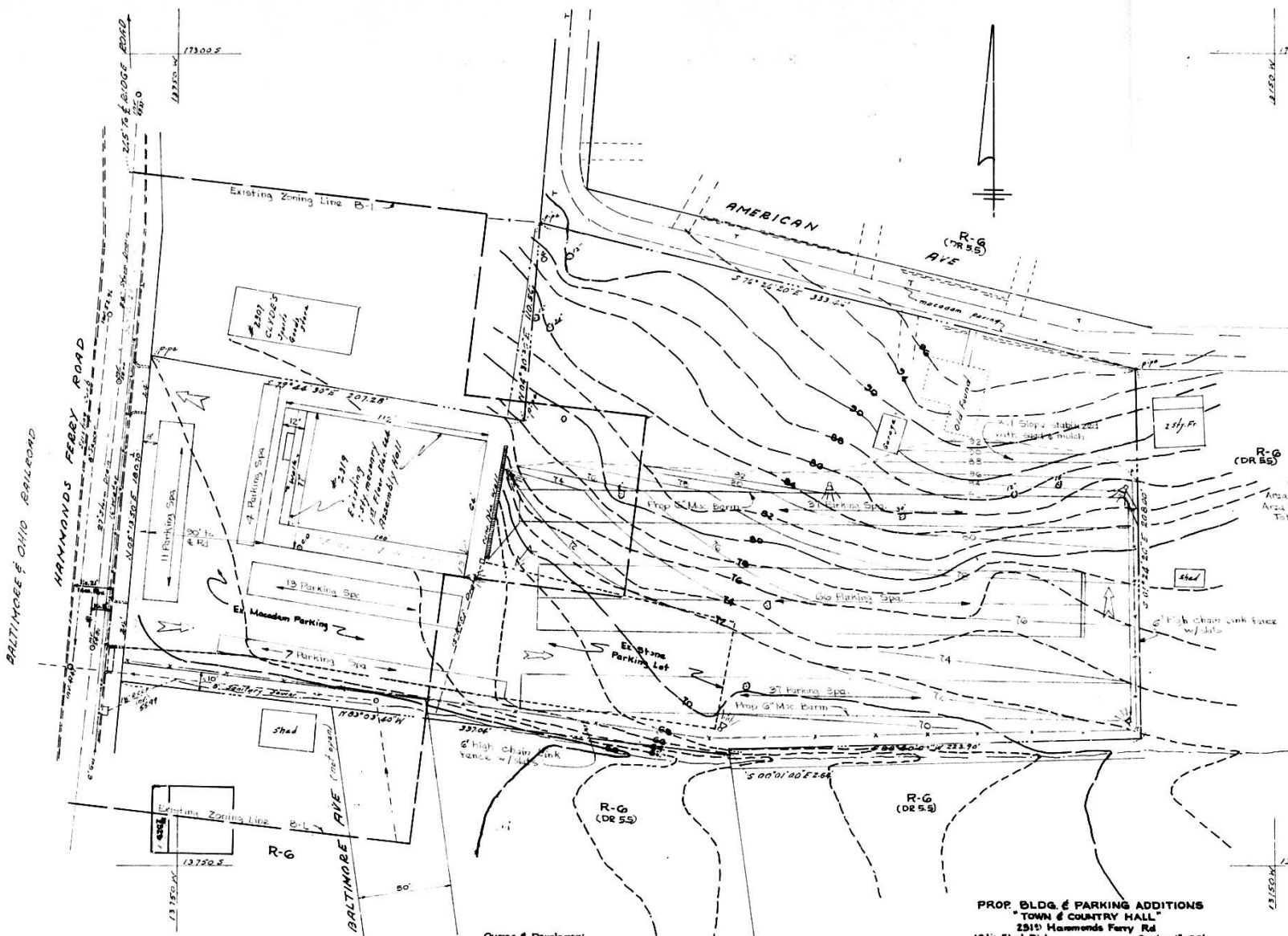
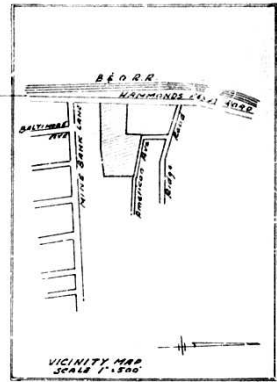
Owner & Developer:
Grace Brothers
2319 Hammonds Ferry Rd.
Lansdowne, Md. 21221

PROP. BLDG. & PARKING ADDITIONS
"TOWN & COUNTRY HALL"
2319 Hammonds Ferry Rd.
13th Elect Dist
March 15, 1971
Scale: 1" = 50'



Joseph H. Harkish





Permitted Data

Total Lot Area	= 12,154 sq ft
Existing Zoning B-1	= 40,185 sq ft
D-25 R-G	= 81,009 sq ft
Proposed Zoning	
Area Exist Bldg.	= 6400 sq ft
Area Prop Addition	= 2224 sq ft
Total Building	= 8624 sq ft
Dr: Parking Spas per 50 sq ft	
178 Parking spaces required	
178 Parking spaces shown	
Parking Space 2' x 10'	

NOTE:
All parts of Section 409.4 of the Zoning Code are complied with.
Lighting to be between 10am & 2am.
2 light poles - 4' high
light symbol - 400 watt incandescent floodlamps

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *J. S. [Signature]*
DATE: *7/15/71*

72-19-SPH
Arthur A.

PROP. BLDG. & PARKING ADDITIONS
"TOWN & COUNTRY HALL"
2510 Hammonds Ferry Rd
19th Elect Dist
March 15, 1971
Scale: 1"=50'

Owner & Developer:
Grace T. others
2910 Hammonds Ferry Rd.
Lansdowne, Md 21227

Joseph [Signature]

