

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Northfield-Loch Raven Memorial Post 9083, V. F. W., Inc., 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See description attached.

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 Community Building and Post Home

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.

Northfield-Loch Raven Memorial Post 9083, V. F. W., Inc.

By _____ Senior Vice-Commander

Contract purchaser _____

Address _____ P. O. Box 8471

Baltimore, Maryland 21234

_____ Protestants Attorney

Address _____ 200 Padonia Road, East

Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 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 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 _____ day of _____ 1971, at _____ o'clock

_____ Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Community Building and : COUNTY BOARD OF APPEALS
Post Home :
E/S Magleth Road 85' : OF
S. of Hilltop Road :
11th District :
Northfield-Loch Raven Memorial : BALTIMORE COUNTY
Post 9083, V.F.W., Inc. :
Petitioner : No. 72-108-X

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Zoning Commissioner, dated October 12, 1972, granting, with restrictions, the requested petition. The Petitioner seeks a special exception to construct and operate a Community Building and a Veterans of Foreign Wars Post Home in existing D.R. 3.5 and D.R. 5.5 residential zones on a 9.7 acre tract of land. The subject property is located on the east side of Magleth Road 85 feet south of Hilltop Road in the Eleventh Election District, Carney, Baltimore County, Maryland, (See plot Petitioner's Exhibit #3).

If successful in his petition, the Petitioner, Northfield-Loch Raven Memorial Post 9083, Veterans of Foreign Wars, Incorporated, plans to erect a two story building, base size 40 by 80 feet; build a Little League baseball field; construct 137 on site parking spaces; provide four feet high evergreen screening and install outdoor lighting. The Petitioner contends that the requested special exception should be granted as such use will satisfy the prerequisites of Section 502.1 of the Zoning Regulations.

Section 502.1 of the Zoning Regulations states:

"Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- a. Be detrimental to the health, safety, or general welfare of the locality involved;
- b. Tend to create congestion in roads, streets or alleys therein;
- c. Create a potential hazard from fire, panic or other dangers;
- d. Tend to overcrowd land and cause undue concentration of population;
- e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- f. Interfere with adequate light and air."

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
EXCEPTION : ZONING COMMISSIONER
E/S of Magleth Road, 85' :
S of Hilltop Road, 11th District : OF
Northfield-Loch Raven Memorial : BALTIMORE COUNTY
Post 9083, V. F. W., Inc. :
Petitioner :
NO. 72-108-X (Item No. 140)

The Petitioner requests a Special Exception for a community building, for a parcel of property containing ten (10) acres of land, more or less, located on the east side of Magleth Road, eighty-five (85) feet south of Hilltop Road, in the Eleventh District of Baltimore County.

Evidence on behalf of the Petitioner indicated that the Northfield-Loch Raven Memorial Post 9083, V. F. W., Inc., plans to construct a Post Home on the subject property. Said property is owned by the Post in fee simple, and the membership is estimated to be approximately two hundred and fifteen (215).

Mr. William Bates, Commander of the Post, stated that they hold three (3) to four (4) functions per year with approximately three hundred (300) to three hundred and fifty (350) people per function. He further stated that this building would be used for this purpose in addition to their regular meetings and other meetings that may be held by the Post committees. He also stated that the Post sponsors many civic activities, such as, little leagues, basketball, bowling, soccer, and boy scouts. It was indicated that a baseball and football field would be constructed on the premises for the use of their youth work.

The main issue presented at the hearing was the availability of sewer and water to the subject property. It was indicated that the property would not enjoy a favorable percolation test as there is no sewer or water servicing the property. The Petitioner enjoys the right of an easement across the Carney Rod and Gun Club property, which is approximately one thousand (1,000) feet from the subject property, north of Hilltop Road. The sewer line

V.F.W. - #72-108-X

To support its claim, the Petitioner put on testimony and evidence which indicated that it required the proposed facility because it has outgrown its present facilities and needs the subject in order to hold its bi-monthly membership meetings, other organizational affairs, and to rent out the facilities approximately fifty times a year for receptions, roasts and parties. Income from these affairs is necessary to sustain the organization and to defray the expenses incurred in civic, recreational and other promotional activities which it sponsors. Potable water would be supplied by private well or wells. Municipal sewer service would be extended to the site. The Petitioner claimed that the traffic generated by the proposed use would not create congestion on the local roads, overcrowd the land or in anyway contravene the requirements of Section 502.1.

Magleth Road was described as being a semi-rural road having 18 feet of paved width, open ditches on either side and with no curbs or sidewalks. Some sections have poor vertical and horizontal alignment. Protestants testified that school children walk on the road and would be endangered by increased traffic. They also testified that their area is a serene rural area devoid of commercialization. Granting the petition, they feared, would adversely affect their property values and would be an opening wedge to other changes in the neighborhood.

From the testimony and evidence presented, the Board believes that the subject proposed use is not compatible to the neighborhood, and granting of same would be detrimental to the health, safety and general welfare of the locality involved. Therefore, the Board hereby denies the petitioned special exception for a Community Building and Post Home.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 18th day of June, 1973, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby DENIED.

would have to be extended from the subject property along Hilltop Road to the Carney Rod and Gun Club, approximately one thousand (1,000) feet across the Carney property to the existing sanitary sewer.

Residents of the area in protest of the subject Petition, stated that the access to the property would be by way of Joppa Road to Magleth Road. Magleth Road was described as a narrow, winding, two-lane road and there might be some difficulty with heavy traffic. Further testimony by the residents in protest indicated not only the heavy traffic, but the lack of sewer and water to the subject property. They also indicated that they were concerned with the effect the various types of affairs and the nightly usage would have upon the neighborhood as a result of the functions held.

Without reviewing the evidence further in detail, but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner of Baltimore County, the granting of a Special Exception for a community building would not be detrimental to the health, safety and welfare of the community. The use of this property will enjoy brings about a question, of which the lesser of two evils must be determined, as to the possibility of water and sewer being extended thereto and the possible development, in the future, of high density residential homes.

The traffic along Magleth Road, though it is a narrow type of road, would not be overburdened because of this use. The property would not be a continuous generator on a daily basis but in isolated cases. As the Petitioner has the right to extend the sewer line from the existing sanitary sewer by way of the easement across the Carney Rod and Gun Club property and along Hilltop Road, water and sewer would be available.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of October, 1972, as the pre-

V.F.W. - #72-108-X

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Chairman

Walter A. Reiter, Jr.

John A. Miller

requisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, a Special Exception for a Post Home should be and the same is hereby GRANTED from and after the date of this Order subject to the following restrictions:

- 1) Water and sewer facilities being extended to the property.
- 2) The parking area on the subject property being adequately screened from adjoining residences, and furthermore that the lighting be directed in such a manner as not to adversely affect the adjoining residences.
- 3) If the Post wishes to rent the subject property to its members, either by way of a rental fee or donation, that no more than fifteen (15) functions of the like per year be held or conducted on the subject property.
- 4) A baseball field and a football field being constructed on the subject property within one (1) year of substantial completion of the Post building and occupancy therein.
- 5) All activities including: social, civic affairs and/or meetings in the Post Home or on the grounds must cease by twelve (12) midnight, Sunday through Thursday, and the remaining days of the week, namely: Friday and Saturday, affairs and/or meetings are allowed to continue until one (1) A. M., said property to be cleared by the aforementioned times.
- 6) A site plan being approved by the Bureau of Public Services, Office of Planning and Zoning, and the State Highway Administration.

John A. Slawik
Zoning Commissioner of
Baltimore County

MEMORANDUM FOR THE RECORD, BALTIMORE COUNTY

RE: all of that land which by deed dated May 13, 1936 was conveyed by Alphonsus J. Braun unto Andrew J. Braun and recorded among the Land Records of Baltimore County in Liber 4625, page 455

BEGINNING at a point in Magleth Road 85 feet south of Hilltop Road said point being also the beginning of the fourth line of the secondly described parcel of aforementioned deed; thence binding on all or said fourth line of said secondly described parcel

(1) North 21° - 51' - 10" East - 61.05 feet; thence binding on all of the fifth line of secondly described parcel and all of the fourth line of firstly described parcel

(2) North 20° - 45' - 00" East - 335.44 feet; thence binding on all of third, second, first and sixth line of firstly described parcel the following four courses and distances

(3) North 50° - 57' - 00" East - 104.75 feet

(4) South 05° - 21' - 00" East - 377.85 feet

(5) North 77° - 00' - 00" East - 273.25 feet

(6) South 15° - 40' - 00" West - 518.42 feet; thence binding on all of the first, second and third lines of said secondly described parcel the following four courses and distances

(7) South 02° - 41' - 00" East - 100.25 feet

(8) South 15° - 40' - 00" West - 305.77 feet

(9) North 65° - 39' - 40" West - 797.93 feet to the point of beginning

CONTAINING ten acres of land, more or less SUBJECT to any and all easement of record. This description is for zoning purposes only and is not intended for conveying of land.

P.M. 421

ORDER RECEIVED FOR FILING

DATE October 12, 1972

BY John A. Slawik

ORDER RECEIVED FOR FILING

DATE October 12, 1972

BY John A. Slawik

ORDER RECEIVED FOR FILING

DATE October 12, 1972

BY John A. Slawik

RE: Petition for Special
Exception
E/S of Magledd Road, 85'
S. of Hilltop Road, 11th
District
Northfield-Loch Raven
Memorial Post 9083
V.F.W., Inc.
Petitioner
No. 72-108-X (Item No. 140)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

ORDER TO ENTER APPEAL

On behalf of James and Rose Marie Fitzgerald, Milton and Virginia Schaum, Protestants in the above entitled case, please enter an Appeal of the decision to the Baltimore County Board of Zoning Appeals.

M. Michael Maslan
Attorney for Protestants
2135 Dundalk Avenue
Baltimore, Maryland 21222
282-2700

I HEREBY CERTIFY that on this 10th day of November, 1972, a copy of the foregoing Order to Enter Appeal was mailed to John W. Armiger, Esquire, 200 Padonia Road, East, Cockeysville, Maryland 21030, Attorney for Petitioners.

M. Michael Maslan



Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DIVER, P.E. CHIEF

June 25, 1972

Mr. John Edward Smith, P.E.
Smith, Teacher and Associates
P. O. Box 170
College Mills, Maryland 21117

Re: Northfield-Loch Raven V.F.W., Inc.
Proposed Sewers
Magledd Road

Dear Mr. Smith:

We have reviewed your letter requesting approval for a proposed private pump and force main for the above mentioned property.

We will approve a private sanitary sewer pump and force main from this property to Magledd Road. From Magledd Road to the existing sanitary sewer to the west a public sewer must be constructed in a public easement.

The private pump and force main will be located on the property of the V.F.W. and will be the Developer's entire responsibility for maintenance and operation.

Very truly yours,

ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:es

LAW OFFICES
W. LEE HARRISON

ADDRESS
G. HERRICK AVENUE
COOPER C. GRABER

300 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
December 13, 1972

AREA CODE 301
823-1200

John A. Slowik, Chairman
County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
E/S of Magledd Road, 85'
S. of Hilltop Road, 11th District
Northfield - Loch Raven Memorial Post 9083
VFW, Inc., Petitioner
No. 72-108-X (Item No. 140)

Dear Mr. Slowik:

Please enter my appearance on behalf of the Petitioners in the above captioned matter.

Sincerely yours,

W. Lee Harrison

WLH/jn

SMITH, FRASER AND ASSOCIATES
ENGINEERS - PLANNERS - SURVEYORS

P. O. BOX 170
OWINGS MILLS, MD. 21117
(301) 565-2100
6304 OLD BRANCH ROAD
CAMP SPRING, MD. 20746
(301) 434-2267

May 18, 1971

Mr. Ellenworth H. Diver, Chief
Bureau of Engineering
Baltimore County Office Building
Towson, Maryland 21204

Re: Proposed Sewers
Magledd Road

Dear Mr. Diver,

The VFW Post #9083 has proposed obtaining a Special Exception and constructing a community hall on their property on Magledd Rd. opposite Hilltop Road.

Enclosed is a print of the plat which we prepared.

Officers of the Post have indicated to me that they have obtained verbal indication, from some property owners, that they would furnish the necessary rights-of-way for construction of a sewer to serve the proposed hall.

Pumping facilities will be required. The Post has requested that I correspond with you to request that the concept of pumping receive your general approval. Pumping would be discontinued when a gravity system is available. Water would be supplied from wells until public water is available.

Please let me know if you require additional information at this time. Your consideration will be appreciated.

Best regards,

Col. J. Warfield Armiger, Esq.

P.M. B-421

JES:psd

J. Warfield Armiger

Plat #3

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 22, 1971

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

RE: Type of Hearings Special Exception
for Community Building
Locations S/S Magledd Rd., 1000' W.
of Shinn Ave.
Petitioner: Northfield-Loch Raven V.F.W., Inc.
Committee Meeting of March 23, 1971
11th District
Item 140

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 a vacant tract of land, with the surrounding properties all residential, farm land in character - some vacant, some improved with dwellings from new to 150 years of age, in excellent repair. Magledd Road in this location is not improved insofar as concrete curb and gutter are concerned. Extensive realignment will be required for Magledd Road, as per the petitioner's site plan.

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:

Magledd Road, an existing County road, is to be partially relocated, through this property and is proposed to be improved as a 50-foot closed highway cross-section within a 70-foot right-of-way. Highway right-of-way and widening, together with necessary reversible slope easements, will be required in connection with any subsequent grading or building permit

John W. Armiger, Esq.,
Item 140
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April 22, 1971

application. The petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to highway requirements for both Magledd Road and the proposed Walther Boulevard.

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

The entrance shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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 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.

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 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 Sewers:

Neither public water supply or sanitary sewerage is available to serve this property at this time.

However, construction drawings were prepared for both utilities, [See Drawings #67-1255 thru 1259, File 3, Job Order 3-2-369 and Drawings #68-0004 thru 0009, File 1, Job Order 1-2-369; advertised under Contract #69061, Items WX1 and SX 2, and the bids were rejected.

The design of these proposed utilities will require revision in regard to relocation of Magledd Road and any modification of the Hilltop Road intersection. The petitioner is advised to consult with the Chief of the

John W. Armiger, Esq.,
Item 140
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April 22, 1971

Sanitary Sewer Design Group of the Baltimore County Bureau of Engineering regarding the design of the proposed public sanitary sewer (See Drawings #68-0005 and 0006, File 1). Possibly, relocation of the proposed Community Building would permit gravity sewerage rather than requiring on site private pumping facilities at such time as the public sanitary sewerage is constructed.

DEPARTMENT OF TRAFFIC ENGINEERING:

Review of the subject plat indicates access will be via existing Magledd Road which may be inadequate for functions of some size.

HEALTH DEPARTMENT:

This Department will not approve a building application for this use until such time as public water and sewers are extended to the site.

BOARD OF EDUCATION:

No bearing on student population.

PROJECT PLANNING DIVISION:

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

- 1) The screening should be so located on the plan.
- 2) The light fixture to be used should be no more than 6' high.

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 to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see Parking Lots, "Section 409.10 H".

John W. Armiger, Esq.,
Item 140
Page 4

April 22, 1971

STATE ROADS COMMISSION:

The subject site could be affected by the State Roads Commission's tentative preliminary proposed highway improvement plans, as indicated on the attached plan.

It will be four to six months before more definite information is available. It is our opinion that the property owners should not proceed with their plans until such time as the matter is resolved.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are submitted in accordance with the State Roads comments above. Also, some consideration should be given by the petitioner as to the requirement by the Health Department for public water and sewer.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.



COMMISSIONERS
DAVID H. FISHER
CHIEF OF COMMISSION
AND DIRECTOR OF HIGHWAYS
E. WALTER BOWEN, JR.
HUBERT P. BOWEN
WALTER BOWEN
LESLIE E. BOWEN
LESLIE E. BOWEN
LESLIE E. BOWEN
LESLIE E. BOWEN

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

(READING ADDRESS P.O. BOX 170, BALTIMORE, MD. 21201)
March 26, 1971

ITEM: 140
Re: Zoning Advisory Committee
Meeting March 23, 1971
Property Owner: Northfield-Loch Raven V.F.W., Inc.
Location: S/S Magletoe Road, 1000' W. of Simms Ave.
Present Zoning: R-10 & R-6
Proposed Zoning: Special Exception for Community Building & Outdoor Rec. Area
District: II No. Acres: 10
WHITEMARSH BOULEVARD

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

The subject site could be affected by the State Roads Commission's tentative preliminary proposed highway improvement plans, as indicated on the attached plan.

It will be four to six months before more definite information is available. It is our opinion that the property owners should not proceed with their plans until such time as the matter is resolved.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CLJ:EMk

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers
FROM: Ellsworth A. Dyer, P.E.
Date: April 6, 1971

SUBJECT: Item 140 (1970-1971)
Property Owner: Northfield-Loch Raven V.F.W., Inc.
S/S Magletoe Road, 1000' W. of Simms Avenue
Present Zoning: R-10 & R-6
Proposed Zoning: Special Exception for Community Building
District: II No. Acres: 10
and Outdoor Rec. Area

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:

Magletoe Road, an existing County road, is to be partially relocated, through this property and is proposed to be improved as a 50-foot closed highway cross-section within a 70-foot right-of-way. Highway right-of-way and widening, together with necessary reversible slope easements, will be required in connection with any subsequent grading or building permit application. The petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to highway requirements for both Magletoe Road and the proposed White Marsh Boulevard.

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

The entrance shall be constructed in accordance with Baltimore County Standards.

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 permits.

Item 140 (1970-1971)
Property Owner: Northfield-Loch Raven V.F.W., Inc.
Page 2
April 6, 1971

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.

Water and Sanitary Sewer:

Neither public water supply or sanitary sewerage is available to serve this property at this time.

However, construction drawings were prepared for both utilities, (See Drawings #67-1255 thru 1259, File 3, Job Order 3-2-369 and Drawings #68-0006 thru 0009, File 1, Job Order 1-2-369; advertised under Contract #66001, Items M1 and S1 2, and the bids were rejected.

The design of these proposed utilities will require revision in regard to relocation of Magletoe Road and any modification of the Hilton Road intersection. The petitioner is advised to consult with the Chief of the Sanitary Sewer Design Group of the Baltimore County Bureau of Engineering regarding the design of the proposed public sanitary sewer (See Drawings #68-0005 and 0006, File 1). Possibly, relocation of the proposed Community Building would permit gravity sewerage rather than requiring onsite private pumping facilities at such time as the public sanitary sewerage is constructed.

Ellsworth A. Dyer
ELLSWORTH A. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

N-1, N Key Sheets
30 & 39 NS 22 Position Sheets
NS 10 & 7 Topo
71 Tax

cc: John F. Long, Jr.
Samuel Bellistri
John J. Trenner
John A. Somers

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
Date: March 30, 1971
SUBJECT: Item 140 - ZAC - March 23, 1971
Property Owner: Northfield-Loch Raven V.F.W., Inc.
Magletoe Road W. of Simms Avenue
Special exception for community building & outdoor rec. area

Review of the subject plat indicates access will be via existing Magletoe Road which may be inadequate for functions of some size.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Tom J. Forrest
SUBJECT: Item 140 - Zoning Advisory Committee Meeting, March 23, 1971
Date: March 31, 1971

140. Property Owner: Northfield-Loch Raven V. F. W., Inc.
Location: S/S Magletoe Rd., 1000' W of Simms Ave.
Present Zoning: R-10 & R-6
Proposed Zoning: Special Exception for Community Building & Outdoor Rec. Area
District: II
No. Acres: 10

This Department will not approve a building application for this use until such time as public water and sewers are extended to the site.

L. J. L.
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

137/nan

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF MARCH 23, 1971

Petitioner: Northfield-Loch Raven V.F.W., Inc.
Location: S/S Magletoe Rd.; 1000' W of Simms Ave.
District: II
Present Zoning: R-10 & R-6
Proposed Zoning: S/E FOR COMMUNITY BLDG & OUTDOOR REC AREA
No. of Acres: 10

Comments: NO BEARING ON SEDIMENT POLLUTION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
FROM: Richard B. Williams
SUBJECT: Zoning Advisory Agenda Item #140
Date: March 29, 1971
Project Planning Division

March 23, 1971
Northfield-Loch Raven V.F.W., Inc.
S/S Magletoe Road, 1000' W of
Simms Avenue

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

- 1) The screening should be so labeled on the plan.
- 2) The light fixture to be used should be no more than 8' high.

TO: Mr. Edward D. Hardesty, Zoning Commissioner
Attn: Mr. Myers
FROM: Planning Division
Fire Prevention Bureau
SUBJECT: Property Owner:
Northfield-Loch Raven V.F.W., Inc.

Location: S/S Magletoe Road, 1000' W of Simms Avenue

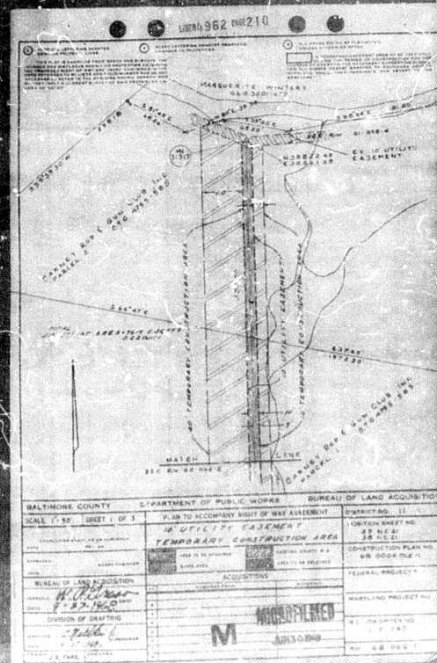
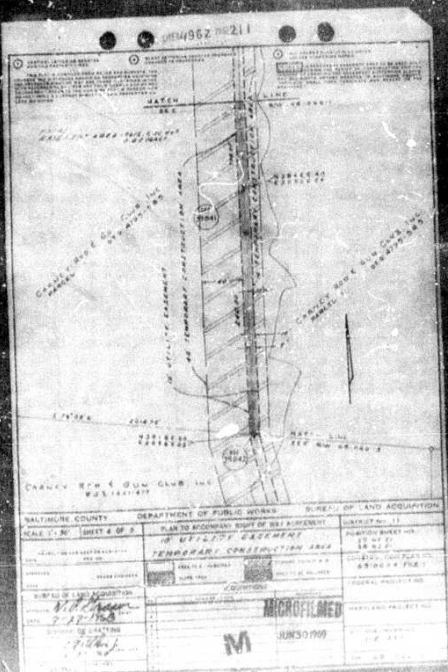
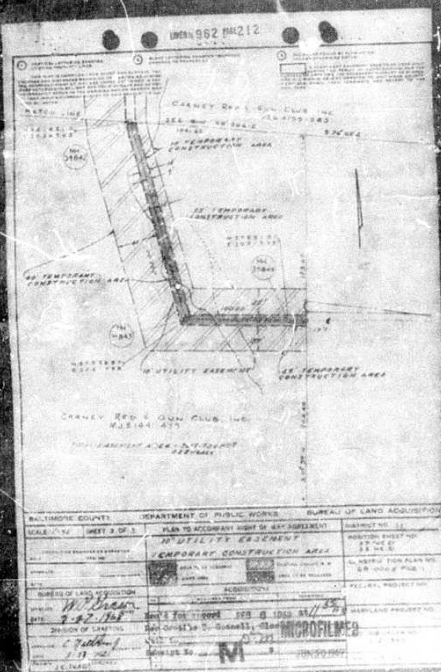
Item # 140
Zoning Agenda
3/23/71

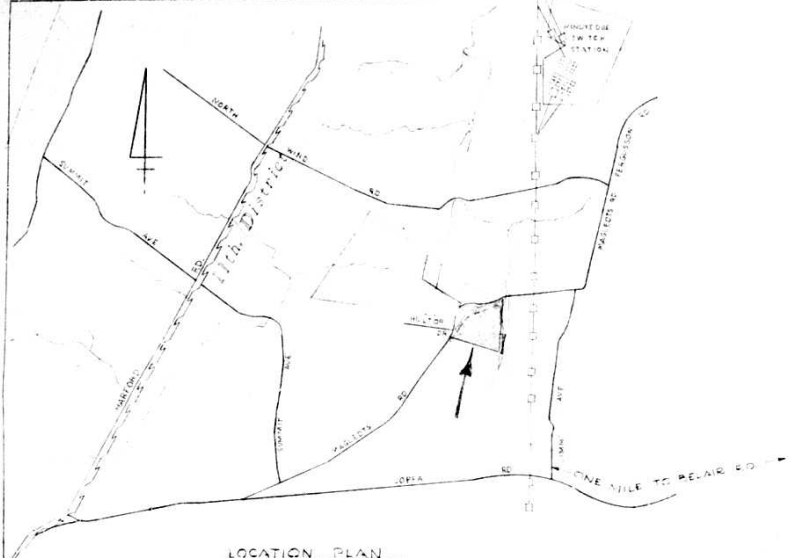
Fire hydrants for proposed site are required and shall be in accordance with Baltimore County Standards.

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

Respectfully submitted:

Greg W. Wagonet
Greg W. Wagonet
Fire Prevention Bureau

[illegible][illegible][illegible]



ONE MILE TO REPAIR RD.

PROPOSED 12" W
DWG 67-128A(2) 4

PROPOSED 8" S
DWG 68-0006

PROPOSED 12" W
DWG 67-128A(2) 4

EXIST. DR 3.5 EXIST. D.R. 5.5

ALPHONSE T. BRAUN 662/266

PLAN 1"=50'

ALPHONSE 662/266
J. BRAUN

ALPHONSE 652/266 EDWARD G. VELTE 1130/183
J. BRAUN



