

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **JOHN T. ENCHE AND HIS WIFE**, legal owner(s) 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, from an **R-3-2** zone to an _____ zone; for the following reasons:

NO. **72-1594**
SECTION _____
DISTRICT _____
D. T. _____
FILE _____
VALUED: \$
BY _____

See attached description

and (2) for Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for **COMMUNITY BUILDING AND RECREATION** site. (Peak Room - Veterans of Foreign Wars Post No. 10080)

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

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, and to the sum of **One Hundred Fifty (\$150.00) Dollars** to be used in covering expenses to be borne by the City of Baltimore.

Contract purchaser: **John T. Enche**
Address: **10 W. Northorn Parkway, Baltimore, MD 21292**

Legal Owner: **John T. Enche**
Address: **10 W. Northorn Parkway, Baltimore, MD 21292**

Petitioner's Attorney: **Long & Associates, P.C.**
Address: **400-5847, 7324**

ORDERED BY The Zoning Commissioner of Baltimore County, this **9th** day of **December**, 197**2**, 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 **13th** day of **January**, 197**3**, at **11:00** o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County

COPIES RECEIVED FOR FILING



HARFORD SURVEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS AND ENGINEERS

November 23, 1971

LEG. CLARK JOHN L.S.
ROBERT M. STALL L.S.
THOMAS W. STARR L.S.

1607
5464
53035

AREA CODE 301
BAL. AIR 688888
BALTO. 688888

PARTICULAR DESCRIPTION
PARCEL OF LAND TO BE CONVEYED BY
JOHN T. ENCHE AND HIS WIFE
PARCEL 1

BEGINNING FOR THE SAME at an iron pipe heretofore set on the northerly right of way line of Maryland Route 146, also known as Jarrettsville Pike, 40 feet wide, said point being also in the 11th or South 27 3/4" East 118 Perches Line of that tract of land conveyed by and described in a deed from Robert T. Valdivia and Eugenia K. Valdivia, his wife, to John T. Enche and Anna M. Enche, his wife, dated 20 October 1965 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4535 folio 573, running thence and binding on the aforesaid right of way line,

(1) North 52° - 13' - 00" East 544.38 feet to a concrete monument now set, (1680 feet more or less from the center of Manor Road), thence leaving the aforesaid right of way line and running for new lines of division through and across the lands of the herein named grantors, the 2 following courses and distances, viz:

(2) North 31° - 36' - 10" West 762.41 feet to a concrete monument now set,
(3) South 58° - 23' - 50" West 402.44 feet to a concrete monument now set to intersect the aforesaid 11th line, thence binding on part of the aforesaid 11th line,
(4) South 22° - 00' - 30" East 832.67 feet to the beginning hereof. Containing 8.53 acres of land more or less as surveyed by Harford Survey Associates.

BEING A PART OF THAT TRACT OF land conveyed by and described in a deed from Robert T. Valdivia and Eugenia K. Valdivia, his wife, to John T. Enche and Anna M. Enche, his wife, dated 20 October 1965 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4535 folio 573.

SUBJECT HOWEVER, to a right of way 20 feet in width, conveyed by and described in

BALTIMORE COUNTY, MARYLAND
1607
5464
53035

NOVEMBER 23, 1971

JOHN T. ENCHE

an agreement between Charles H. Blume and Augusta Blume, his wife, to The Maryland Gas Transmission Corp. dated 19 December 1930 and recorded among the Land Records of Baltimore County in Liber LMcM 888 folio 133.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: **Mr. S. Eric DiNenna, Zoning Commissioner** Date: **January 12, 1972**

FROM: **George F. Gavelis, Director of Planning**

SUBJECT: **Petition 72-1594. North side of Jarrettsville Pike 1680 feet, more or less, southwest of Manor Road. Petition for Special Exception for a Community Building - Recreation Area. John T. and Anna M. Enche - Petitioners**

10th District

HEARING: **Thursday, January 13, 1972 (11:00 a.m.)**

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

This proposed use appears to be acceptable if the Baltimore County Subdivision Regulation requirements are met and the site is developed in accordance with an approved development plan.

GEG:NEC:mjl

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1971

Mr. John T. Enche
10 W. Northorn Parkway
Baltimore, Maryland 21210

RE: Type of Hearings: Special Exception
Location: 1075 Jarrettsville Pike, 1680' SE of Manor Road
Petitioners: John T. Enche, et ux
Committee Meeting of Dec. 14, 1971
10th District
Item 100A

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 northeast side of Jarrettsville Pike, approximately one-half mile southwest of Manor Road. The front portion, designated as a proposed recreation area, is generally level and then the grade rises beyond the existing stream. A twenty foot right-of-way for the Maryland Gas Transmission Corporation bisects the designated proposed recreation area from northwest to southeast. The subject property has existing trees in the rear portion as does much of the parcels to each side and the rear. To the south of the subject property and opposite Jarrettsville Pike is an existing two story building which sets back approximately 75 feet or more from the road. There is no curb and gutter existing at this site.

BUREAU OF ENGINEERING:

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

Highways:

Jarrettsville Pike (Md. 146) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or 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.

Jarrettsville Pike (Md. 146) is a State road. Therefore, drainage requirements as they affect the road cross under the jurisdiction of the State Highway Administration.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required.

Drainage and utility easements are required through this property to serve off site property to the southeast and southwest.

It shall be the responsibility of the Petitioner to ascertain and have due regard for the existing gas main and right-of-way through this site.

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:

Public water supply and sanitary sewerage are not available to serve this property. This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1975.

PROJECT PLANNING DIVISION:

Prior to a building permit being issued the Subdivision Regulations of Baltimore County must be complied with.

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HEALTH DEPARTMENT:

Complete soil evaluation must be made and water well must be drilled prior to approval of building permit.

Food Services Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, 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.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

The driveway should be relocated to the eastern side of the property due to the limited sight distance on the west side of the property.

STAT. HIGHWAY ADMINISTRATION:

The proposed entrance at the subject site is in an area of poor stopping sight distance, therefore, the entrance should be located near the north property line in order to improve the sight distance.

The entrance and frontage of the site must be curbed with concrete from the property line to a point a minimum of 100' beyond the entrance. The roadside face of curb is to be 24" from and parallel to the center line of the road. If, at some future date the grade of the frontage is raised, it will be necessary to curb the remainder of the frontage.

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

The entrance will be subject to State Highway Administration approval and permit.

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ZONING ADMINISTRATION DIVISION:

The subject petition is accepted for filing; however, revised plans indicating both the curb and gutter requirements of the State Highway Administration, and the relocation of the proposed entrance, should be submitted prior to the hearing.

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

JBF:JD

Enc.

ORDER RECEIVED FOR FILING

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 Community Building and Recreation Area should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of MAY 1972...

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

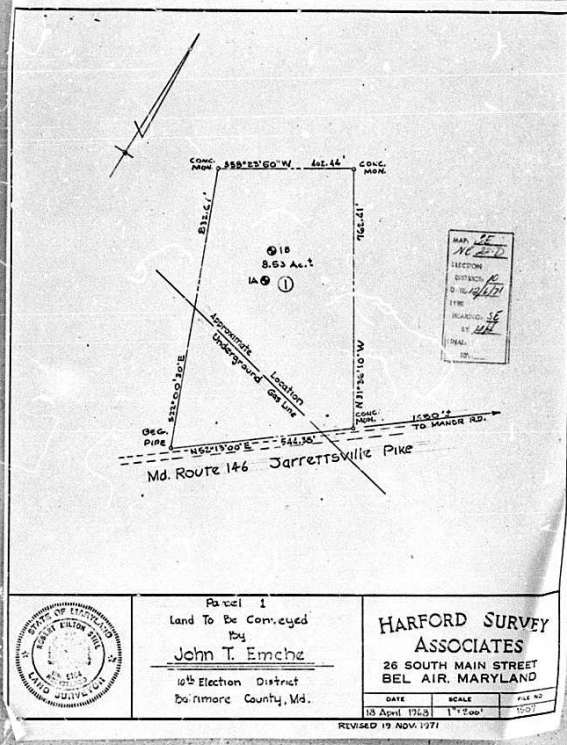
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of MAY 1972, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as...

Zoning Commissioner of Baltimore County

ZONING ADVISORY COMMITTEE MEETING OF Dec. 14, 1971

Petitioner: Emchz Location: District: 10 Present Zoning: Proposed Zoning: No. of Acres: 7.53

Comments: Would NOT INCREASE SUBVENT POP.



Parcel 1 Land to Be Conveyed by John T. Emchz 10th Election District Baltimore County, Md.

HARFORD SURVEY ASSOCIATES 26 SOUTH MAIN STREET BEL AIR, MARYLAND

DATE 13 April 1973 SCALE 1"=500' FILE NO. 15077 REVISED 19 NOV. 1971

Form for Baltimore County Office of Planning and Zoning, dated 14th day of December 1971, reviewed by Howard S. Meyer, Chairman of Advisory Committee.

Form for Baltimore County Office of Planning and Zoning, dated 14th day of December 1971, reviewed by Howard S. Meyer, Chairman of Advisory Committee.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 23, 1972. 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 13th day of January, 1972, the date of publication appearing on the 23rd day of December 1972.

THE JEFFERSONIAN L. Frank Shickler Manager

Cost of Advertisement, \$.....

Advertisement for 'THE TOURS' by STROMBERG PUBLICATIONS, Inc. Includes text about tours and contact information.

CERTIFICATE OF POSTING

Posting information for a parcel in District 10A, located at the intersection of Manor Rd and Jarrettsville Rd. Posted for Henry Shickler, Jr. on 12-22-71.

PETITION MAPPING PROGRESS SHEET

Table with columns for FUNCTION, Wall Map, Original, Duplicate, Tracing, and 200 Sheet. Includes rows for Descriptions checked and outline plotted on map, and a section for Denied/Granted parcels.

Miscellaneous Cash Receipt for Baltimore County, Maryland, dated Jan. 13, 1972, amount \$67.25.

Miscellaneous Cash Receipt for Baltimore County, Maryland, dated Dec. 20, 1981, amount \$50.00.

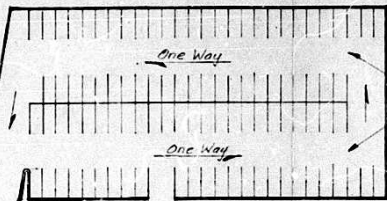
Conc. Mon.

S 58° 23' 50" W 402.44'

Conc. Mon.

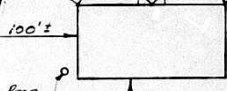
NOTES

Screening: Existing Trees Along Prop. Lines & Stream To Remain Except For Thinning
Parking : One Space per 50 Sq. Ft. of Building



8' wide - 6" High Curb

Future - Prop. Macadam Parking Lot 100 - 9' x 20' Specs.



Floodlights at Eave Line

FUTURE PROPOSED BUILDING 50' x 100'

Community Activities Building

Septic System Area

PARCEL 156
H. G. NELSON
137 Acres ±

PARCEL 163
J. T. LEMCHE & W.
76 Acres ±

Maryland Gas Transmission Corp.
20' R/W

Prop. Well

550' ± To Jarrettsville Pike

PARCEL 1
J. T. EMCHÉ & W.
R. 53 Acres ±

Proposed Recreation Area

MAP	16
AC	1550
SECTION	
DATE	11/21
TITLE	
BY	JH
DATE	11/21
BY	JH

S 22° 00' 30" E 232.67'

Future - Proposed 20' Macadam

S 31° 36' 10" E 762.71'

Beginning Point 3/4" Pipe

Prop. 25' Entrance

N 52° 13' 00" E 544.35'

Ex. & Prop. Jarrettsville Pike - 24' ± Bit. Conc.

Conc. Mon.

Gas Line Marker

Ex. Private Driveway

1.0 Miles To Sweet Air Rd.

0.5 Miles To Monor Rd.

FUTURE POST HOME
V.F.W. Post No. 10080
10TH ELEC. DIST.

Scale 1" = 50'

