

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Grace Corporation, legal owner X 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. 3.5)

See attached description

Property is to be placed 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.

Grace Corporation

Contract Purchaser

Joseph H. Grace, Jr.

Legal Owner

Address: 2207 Hammonds Ferry Road

Baltimore, Md. 21227

Petitioner's Attorney

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of June, 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 a 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.

Oliver L. Myers

Deputy Zoning Commissioner of Baltimore County

(over)

BAITIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1971

COUNTY OFFICE PLAT
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROAD COMMISSION

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Grace Corporation
3207 Hammonds Ferry Road
Baltimore, Maryland 21227

RE: Type of Hearings Special Hearing
Location: E/S Hammonds Ferry, 2,000'
No. of Mine Bank Lane
Petitioners Grace Corporation
Committee Meeting of June 8, 1971
13th District
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 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 plat 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-1973, Sheet 4 of 7, Job Order S-28-1, on file in the Traffic, Road and Bridge Design Group of the Baltimore County Bureau of Engineering. Highway improvements are not required at this time.

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

Am. Icon 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 stripping, grading and stabilization could result in a sediment pollution problem, causing 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 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.

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.

March 15, 1971

Description of that parcel of land to be sited 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°44'30" 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.R. 2644 folio 225, thence binding on said line reverse, south 79°44'30" east 207.28 feet to an iron pipe, thence north 04°30'30" east 110.56 feet to an iron pipe heretofore set on the southerly line of American Avenue, thence on said Avenue south 70°20'20" east 333.46 feet to an iron pipe heretofore set, thence leaving said Avenue south 04°24'20" east 208 feet to an iron pipe, thence south 88°10'00" west 223.90 feet, thence south 00°01'00" east 1.54 feet, thence north 89°04'00" 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.R. 2644 folio 225, Liber W.J.R. 3827 folio 585, Liber S-76 folio 346.

Excepting therefrom that portion which has been heretofore sited business local; along Hammonds Ferry Road and easterly 190 feet and 290 feet.



Charles W. Martin

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 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 the 8th day of July, 1971, the first publication appearing on the 8th day of July, 1971.

THE JEFFERSONIAN

Paul Richards Manager

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, B4, CG, CA					
Reviewed by: <u>Paul Richards</u>	Revised Plans: Change in outline or description Yes _____ No _____				
Previous case: _____	Map # <u>13 23 H</u>				

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 14, 1971

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Baltimore County, Md., on the 8th day of July, 1971, the first publication appearing on the 8th day of July, 1971.

THE TIMES

John H. Martin Manager

Cost of Advertisement \$ 87.00

FO J1830
Req. No. A 5483

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: July 10, 1971
Posted for: SPC. HEARINGS
Petitioner: GRACE CORP.
Location of property: E/S Hammonds Ferry Road, 363 ft. S. of Ridge Rd.
Location of Signs: 1 - 2319 Hammonds Ferry Road
Remarks: ONLY ONE SIGN FOR A SIGN. ONLY POSTED ONE.
Posted by: Charles P. Hall Signature Date of return: July 27, 1971

Very truly yours,

OLIVER L. MYERS, Chairman

OLIVER L. MYERS

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 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, 1970 by George E. Gavrelli, 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

EDICE CORP.
B/C of Baltimore County
13th

73-91-26
b117
405-8

TELEPHONE 495-6888	INVOICE BALT MORE COUNTY, MARYLAND OFFICE OF FINANCE	N ^o 81208 DATE July 6, 1971
To: Green Corp. 2307 Hammond Ferry Road Lanham, Md. 21097		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
Baltimore Dept. of Baltimore County		FILED
REPORT TO ACCOUNT NO. 00-002		RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST
1	Petition for Special Hearing 8-10-70	25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

Green Corporation
2307 Hammond Ferry Road
Baltimore, Maryland 21207

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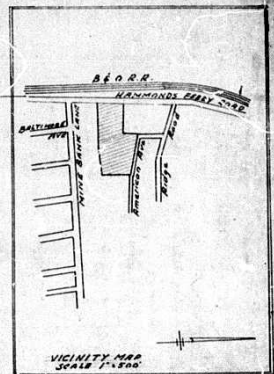
COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1971.

Edward D. Bordeny
EDWARD D. BORDENY,
Zoning Commissioner

Petitioner _____
Petitioner's Attorney _____ Reviewed by _____
Chairman of the
Advisory Committee

TELEPHONE 495-6888	INVOICE BALT MORE COUNTY, MARYLAND OFFICE OF FINANCE	N ^o 84504 DATE July 26, 1971
To: Green Corporation 2307 Hammond Ferry Road Lanham, Md. 21097		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204
Baltimore Dept. of Baltimore County		FILED
REPORT TO ACCOUNT NO. 00-002		RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST
1	Advertising and posting of property 8-10-70	51.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		



Pertinent Data

R-6 (DR 55)	Total Lot Area	= 121,154 sq. ft.
	Existing Zoning	DL - 40,185 sq. ft.
	DR 55 R-G	= 81,000 sq. ft.
Proposed Zoning		
	Area Exist. Bldg.	6400 sq. ft.
	Area Prop. Addition	= 2224 sq. ft.
	Total Building	= 8624 sq. ft.
	One Parking Space per 50 sq. ft.	
	178 Parking Spaces required	
	178 Parking Spaces shown	
	Parking Space 3' x 15'	

NOTE:
 All parts of Section 405.4 of the Zoning Code are complied with.
 Lighting to be between 10 a.m. & 2 a.m.
 2 Light poles - 14' high
 Light symbol of 2,400 watt mercury floodlamps

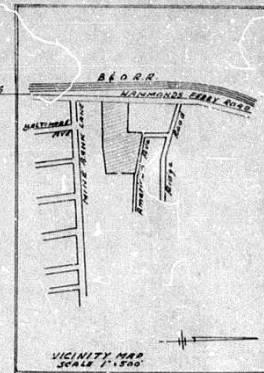
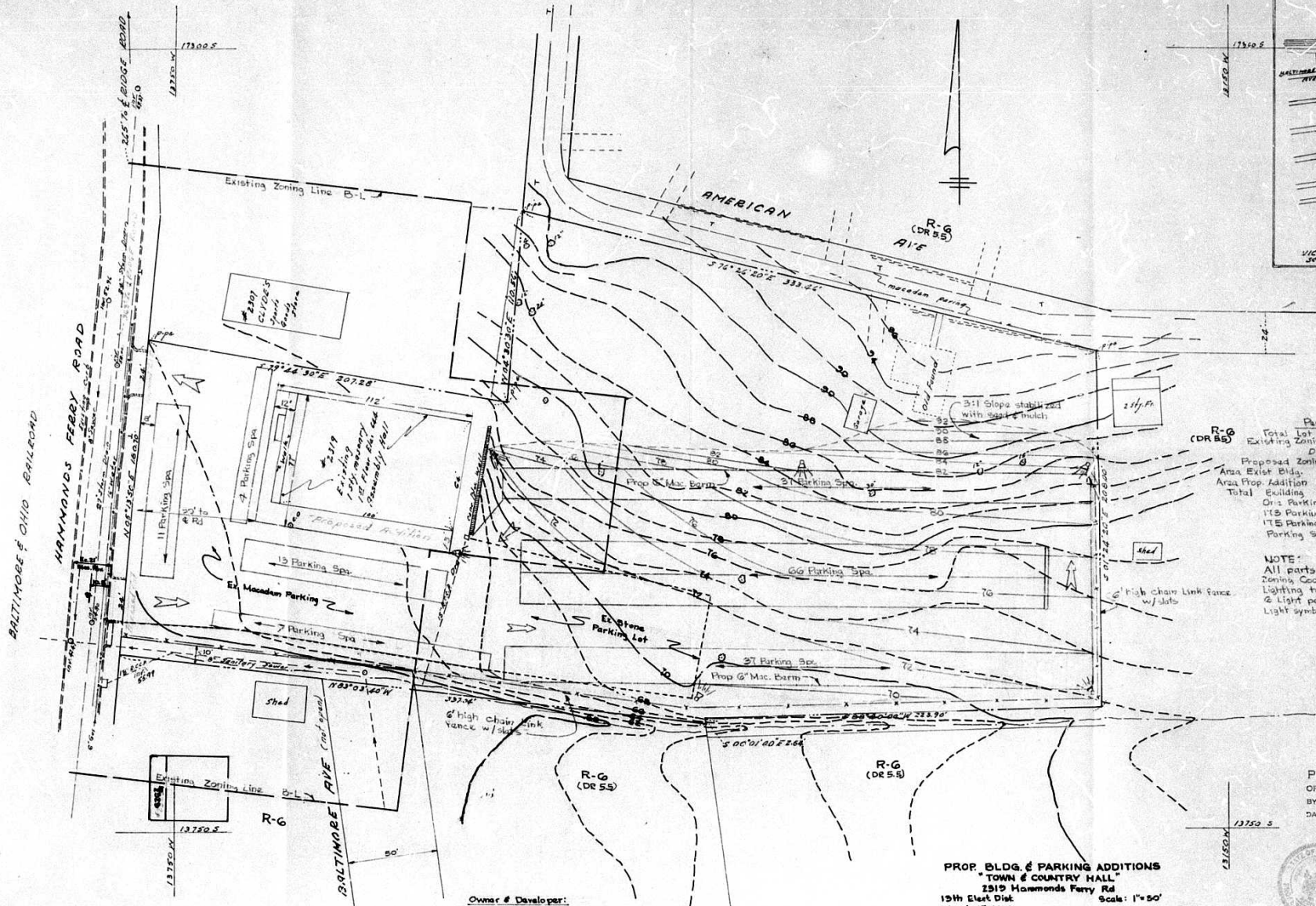
PROP. BLDG. & PARKING ADDITIONS
"TOWN & COUNTRY MALL"
 2519 Hannonds Ferry Rd.
 19th Elect. Dist. Scale: 1" = 50'
 March 15, 1971

Owner & Developer:
 Grace Brothers
 2519 Hannonds Ferry Rd.
 Landsdowne, Md. 21227



Joseph J. Thibault





Participant Data
 Total Lot Area = 12,112 sq. ft.
 Existing Zoning B-L - 40,185 sq. ft.
 DR-55 R-G - 81,000 sq. ft.
 Proposed Zoning
 Area Exist. Bldg. = 6,400 sq. ft.
 Area Prop. Addition = 2,624 sq. ft.
 Total Building = 9,024 sq. ft.
 One Parking Space per 50 sq. ft.
 185 Parking Spaces required
 175 Parking Spaces shown
 Parking Space 3415

NOTE:
 All parts of Section 409.4 of the
 Zoning Code are complied with.
 Lighting to be between 10 a.m. & 2 a.m.
 6' light poles - 29' high
 Light symbol 017 - 2,400 watt
 mercury floodlamps

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

72-19-SPH
Ehli's



Joseph L. [Signature]

Owner & Developer:
 Grace Brothers
 2919 Hammonds Ferry Rd.
 Landsdowne, Md 21227

PROP. BLDG. & PARKING ADDITIONS
 "TOWN & COUNTRY HALL"
 2919 Hammonds Ferry Rd
 15th Elect Dist.
 March 15, 1971
 Scale: 1" = 50'

