

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

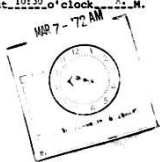
I, or we, Essex Post #148, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve to permit use of land as a residential zone for parking area to meet the requirements to section 409.4.

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 Thyng Teng Robinson, Esq. Contract Purchaser
Address 335 Townsend Road, Baltimore, Maryland 21221
By Oliver L. Myers Petitioner's Attorney
Address _____
By _____ Protestants' Attorney
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of March, 1972, 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 15th day of March, 1972, at 10:30 o'clock A.M.



Oliver L. Myers
Zoning Commissioner of Baltimore County

(over)

FRANK R. LEE
1877 HENRIETTA AVENUE
BALTIMORE, MARYLAND 21207
January 18, 1972

Essex American Legion Post #148
West side of Marilyn Avenue 450 feet south of Eastern Blvd.
15th District Baltimore County, Maryland

Beginning for the same on the west side of Marilyn Avenue at the distance of 450 feet measured along the west side of Marilyn Avenue from the south side of Eastern Blvd. and thence running and binding on the west side of Marilyn Avenue South 12 degrees 37 minutes 47 seconds East 151.06 feet to the northern outline of lot 64 as laid out and shown on Plat 2 Bolton Subdivision, said plat being recorded among the land records of Baltimore County in Plat Book 17 folio 3, thence leaving Marilyn Avenue and binding on the outlines of said lot 64 and on the rear of lots 1 thru 6 as shown on said plat as follows: by a line curving to the left with a radius of 16.60 feet for a distance of 34.59 feet, by a line curving to the left with a radius of 109.22 feet for a distance of 94 feet, South 32 degrees 00 minutes West 12.35 feet, South 25 degrees 00 minutes East 14.76 feet and South 12 degrees 37 minutes 47 seconds East 210 feet and thence running for three lines of division as follows: South 77 degrees 22 minutes West 314.86 feet, North 15 degrees 35 minutes 13 seconds East 465.20 feet and North 77 degrees 22 minutes 13 seconds East 194.94 feet to the place of beginning.

Containing 2.41 acres of land more or less.
Less: the proposed roadways of Marilyn Avenue, equals 1.94 acres of land more or less.

Save and except the parcel in the M. Zone and the roadways of Marilyn Avenue.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: April 10, 1972
FROM: Leslie H. Grief, Deputy Director of Planning
SUBJECT: Petition 72-234-SPH. West side of Marilyn Avenue 450 feet South of Eastern Boulevard.
Petition for Special Hearing for off-street parking in a residential zone.
Essex Post #148 American Legion - Petitioner
15th District

HEARING: Monday, April 10, 1972 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

The lighting standards shown on the plan should be specifically limited to 8 feet in height. Any development of the site should be conditioned on an approved site plan which should be a modified traffic access and parking layout plan from that submitted with the request.

LHG:NEG:cm

Essex Post #148 - American Legion
335 Townsend Road
Baltimore, Md. 21221
Item 139

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesaapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 7th day of March, 1972

Leslie H. Grief
Deputy Director of Planning

Petitioner: Essex Post #148 - American Legion

Petitioner's Attorney: _____
Reviewed by: Oliver L. Myers
Chairman of 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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Oliver L. Myers</u>			Revised Plans: Change in outline or description							
Previous cases: _____			Map # _____							

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 16, 1972

COUNTY OFFICE BLDG.
111 W. Chesaapeake Ave.
Towson, Maryland 21204
Oliver L. Myers
Chairman
MEMBERS
BUREAU OF ENGINEERING
27 PARTITIONER
TRAFFIC ENGINEERING
STATE BOARD OF CONSTRUCTION
BUREAU OF PREVENTION
BUREAU OF PLANNING
BUREAU OF RECREATION
BUREAU OF EDUCATION
BUREAU OF ADMINISTRATION
BUREAU OF UTILITIES

Essex Post #148 - American Legion
335 Townsend Road
Baltimore, Maryland 21221

RE: Type of Hearing: Special Hearing
Location: W & S side Marilyn Avenue,
175' W. of S. Marilyn Avenue
Petitioner: Essex Post #148 - American Legion
Item 139

Gentlemen:
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 petition is located on the west side of South Marilyn Avenue approximately 450 feet south of Eastern Blvd. The property is currently a large unimproved tract of land that lies on both sides of the proposed Marilyn Avenue which is not existing at this time and is directly across the intersection of Virginia Avenue. There is an existing carport shop immediately to the north of the subject site, and there are existing dwellings located on the east side of S. Marilyn Avenue and to the south of the subject site. On the west side is a large wooded area that is zoned for apartments; however, it is undeveloped at this time. There is existing concrete curb and gutter located along Marilyn Avenue at this location.

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

S. Marilyn Avenue, an existing County street, is proposed to be further improved in the future in the vicinity of this property within the 50' of right-of-way shown on the submitted plat. Highway improvements are not required at this time for S. Marilyn Avenue.

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Marilyn Avenue, a non-existent street in the vicinity of this property is proposed to be constructed as a 36-foot closed type roadway cross section on a 50-foot right-of-way. Highway construction and highway right-of-way will be required in connection with any grading or building permit application.

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

Sediment Control

Development of this property through striping, grading and stabilization cou' 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.

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.

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 drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers

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

BOARD OF EDUCATION

No hearing.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

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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 409.10H".

HEALTH DEPARTMENT

Metropolitan water and sewer are available to the site.

Food Service 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.

DEPT. OF TRAFFIC ENGINEERING

Only one entrance will be allowed to the south parking lot and this entrance must be opposite the entrance to the north parking lot.

ZONING ADMINISTRATION DIVISION

The subject petition is accepted for filing, however, revised plans that indicate the revised entrances, as requested by the Dept. of Traffic Engineering, must 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

JUN:JO

Enc.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-234-SPH

District: 15th Date of Posting: 3-23-72

Posted for: Essex Post #148 April 10, 1972, 9:10 A.M.

Petitioner: Essex Post #148

Location of property: W. S. of Marilyn Ave. 450' S. of Eastern Blvd.

Location of Sign: 1 Sign, South side of East of American Legion Sign

Remarks:

Posted by: Oliver L. Myers Date of return: 3-28-72

JUN 29 1972

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 that the public health, safety and general welfare of the locality involved not being adversely affected

the above Special Hearing for off-street parking in a Residential Zone in accordance with the plat dated January 18, 1972, reviewed March 31, 1972, and approved May 11, 1972, by Leslie H. Graef, Deputy Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit Off-street Parking in a Residential Zone, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, Zoning Commissioner of Baltimore County

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 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., ~~before~~ ^{on one time} before the 10th day of April, 1972, the last publication appearing on the 23rd day of March, 1972.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$_____



RANDALLSTOWN, MD. 21133 March 27 - 19 72

THIS IS TO CERTIFY that the annexed advertisement of Paul Morgan, Zoning Commissioner of Baltimore County was inserted in the following

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dandak Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |

weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27 day of March, 1972, that it to say, the same was inserted in the issue of March 23, 1972.

STROMBERG PUBLICATIONS, INC.

By Richard Morgan

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2141

DATE April 10, 1972 ACCOUNT 01-662

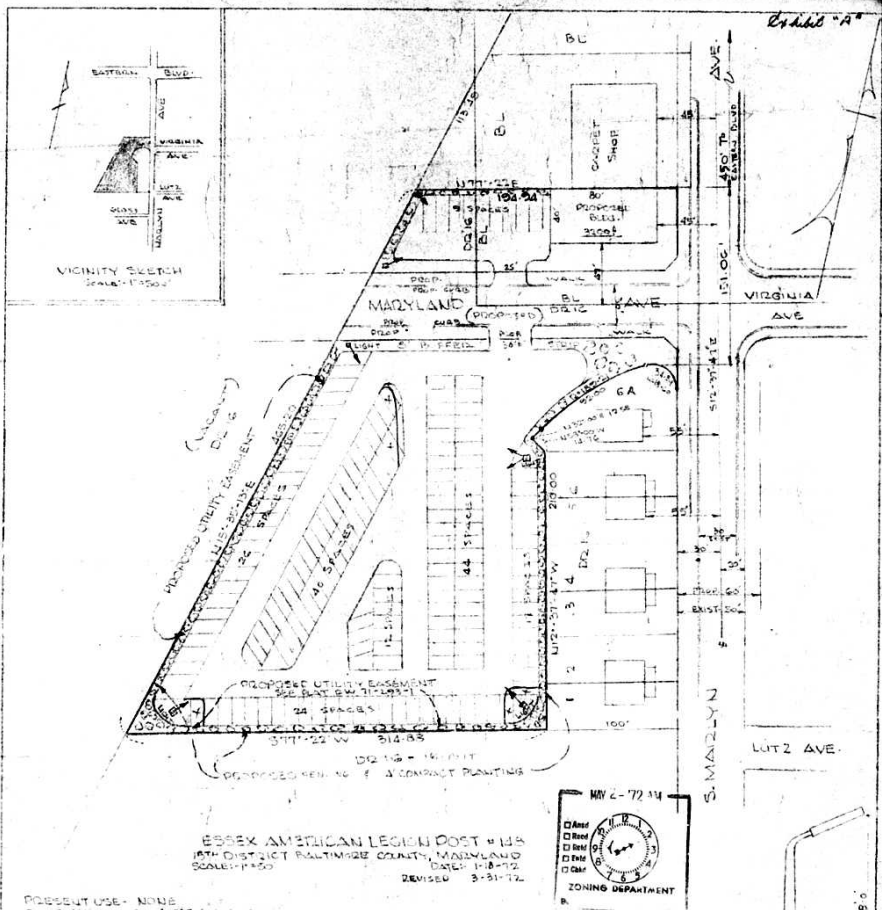
AMOUNT \$59.75

WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

Bank Post No. 145, American Legion, Inc.
Henry L. Atkinson
335 Townsend Rd.
Baltimore, Md. 21221

Advertising and posting of property
\$72-23-000 3 6800 10

59.75



PRESENT USE - NONE
PROPOSED USE - AMERICAN LEGION POST HOME
PRESENT ZONING - PD 1G
PROPOSED ZONING - PD 1G WITH A SPECIAL HEARING FOR OFFSTREET PARKING IN A RESIDENTIAL AREA
AREA OF LOT - 271 AC ± - LESS PROPOSED MD. AVE (272 AC ±) = 184 AC ±
AREA OF PROPOSED BLDG. - 3,200 SQ. FT.

PARKING DATA

REQUIRED - 1 SPACE PER 501 FLOOR SPACE (32009) = 64 SPACES
 NO. OF PARKING SPACES SHOWN = 169 SPACES
 SECTION 409.4

No. of PARKING SPACES SHOWN - 172 SPACES

SECTION 409.4

- a. THE PARKING AREAS ARE ADDITIONAL AND ACCESS THE STREET
- b. ONLY PASSENGER VEHICLES PARKING ARE ALLOWED IN THE PARKING AREAS.
- c. NO LOADING, UNLOADING OR ANY OTHER THAN PARKING SHALL BE PERMITTED.
- d. LIGHTING, SHOWN ABOVE. (MERCURY VAPOR 5'0" HIGH ALL DETAIL
- e. FINISHING SHOWN ABOVE. (EPOXYGRANITE)
- f. A POWER SURFACE PAVEMENT DRAINAGE SHALL BE FOLLOWED. (PER COUNTY STANDARDS.)
- g. PARKING MANAGEMENT SHOWN ABOVE. (CRUSHED STONE PAVED)
- h. HOURS OF OPERATION - 8:00 AM TO 12 MIDNIGHT.



FRANK S. LEE
10711 NORTH 305 AVE.
DALLAS, TEX. 21757

Approved as to printing Request
for facts, DD, CP? SMtn

VICINITY SKETCH
Scale 1" = 50'

10
4-5-22
1
4H

ESSEX AMERICAN LEGION POST # 140
157 DISTRICT BALTIMORE COUNTY, MARYLAND
SHEET 1A-12
REVISED 3-31-12

PRESENT USE - NONE
PROPOSED USE - AMERICAN LEGION POST HOME
PRESENT ZONING - C-1C
PROPOSED ZONING - C-1C WITH A SPECIAL HEADING FOR OFF-LOT PARKING IN A RESIDENTIAL ZONING
AREA OF LOT - 271 AC. - LESS PROPOSED MD. AVE. (27 AC.) - 1.54 AC.
AREA OF PROPOSED BLDG. - 13,200 SQ. FT.

PARKING DATA

REQUIRED - 1 SPACE PER 150 SQ. FT. FLOOR SPACE (BUILT) = 64 SPACES
NO. OF PARKING SPACES SHOWN - 112 SPACES

SECTION 400-1

1. THE PARKING SPACES ARE ADJACENT AND 7' WIDE TO STREET.
2. ONLY PASSENGER VEHICLES, EXCEPT TAXIS, MAY USE THE PARKING AREA.
3. NO LOADING, SERVICE OR ANY USE OF LOT OTHER THAN PARKING SHALL BE PERMITTED.
4. LIGHTING, SHOWN ABOVE, (MIN. 5' VAPOR, 8' HIGH).
5. SCREENING, SHOWN ABOVE, (MIN. 8' HIGH).
6. A PAVED SURFACE PAVING DRAWING SHALL BE SUBMITTED, PER CITY STANDARDS.
7. PARKING ARRANGEMENT SHOWN ABOVE.
8. HOURS OF OPERATION - 8 AM TO 12 MIDNIGHT.



FRANK S. LEE
1277 NORTHERS AVE.
BALTIMORE, D. D. 21257