

December 5, 1975

Louis J. Weinkam, Esquire
Loyola Federal Building
Suite 207
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S of Southwestern Boulevard, 875'
N of Clark Boulevard - 13th Election
District
Country Homes, Ltd. - Petitioner
NO. 74-45-X (Item No. 15)

Dear Mr. Weinkam:

I have this date passed my extension order in the above captioned matter
in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

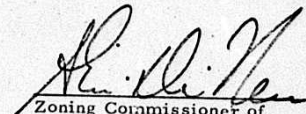
RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Southwestern Boulevard, 875'
N of Clark Boulevard - 13th Election : ZONING COMMISSIONER
District
Country Homes, Ltd. - Petitioner : OF
NO. 74-45-X (Item No. 15) : BALTIMORE COUNTY

::: :::

::: :::

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
5th day of December, 1975, that the Special Exception for a community
building, granted December 3, 1973, should be and the same is hereby ex-
tended for a period of three (3) years, beginning December 3, 1975, and
ending December 3, 1978.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILE

DATE December 5, 1975

BY [Signature]
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, COUNTRY HOMES, Ltd., 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 (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 attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Community Building in existing DRS.5 Zone

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 of Baltimore County.

Copy of
Dewey Lowman Post 109, Dept.
of Maryland of the American Legion
Country Homes Ltd. by
Richard Kanode, President
Contract purchaser
Legal Owner
Address 4314 Leeds Avenue
Arbutus, Maryland 21227
Address 13th Election District
Northwestern side of Southwestern
Boulevard at Balto.-Washington Blvd.
LOUIS J. WEINKAM
Petitioner's Attorney
207 Loyola Federal Building
Towson, Maryland 21204
Protestant's Attorney
220 W. Lombard Street, Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at _____ o'clock

Eric D. Dyer
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204

Description to Accompany Zoning Petition
for Special Exception to Permit a
Legion Hall in an Existing D.R. 5.5 Zone
Northwest side of Southwestern Blvd.
at Baltimore-Washington Blvd.

June 21, 1973

Beginning for the same at a point on the northwest side of Southwestern Boulevard, formerly Baltimore-Washington Boulevard, as shown on State Roads Commission of Maryland Plat No. 2957, said beginning point being at a distance of 875 feet, more or less, as measured northeasterly along the northwest side of said Southwestern Boulevard from its intersection with the north side of Clark Boulevard and running thence binding on the northwest side of said Southwestern Boulevard the thirteen following courses and distances, viz:

- (1) North 33° 47' 40" East 437.60 feet.
- (2) North 30° 08' 30" East 24.58 feet.
- (3) North 28° 51' 40" East 22.30 feet.
- (4) North 27° 26' 30" East 25.17 feet.
- (5) North 25° 44' 10" East 29.01 feet.
- (6) North 24° 21' 30" East 20.27 feet.
- (7) North 22° 36' 10" East 38.57 feet.
- (8) North 21° 02' 10" East 14.44 feet.
- (9) North 20° 09' 40" East 14.42 feet.
- (10) North 19° 08' 40" East 19.24 feet.
- (11) North 17° 44' 10" East 28.79 feet.
- (12) North 15° 58' 50" East 28.76 feet.
- (13) North 14° 24' 10" East 13.82 feet.

Description to Accompany Zoning Petition
for Special Exception to Permit a
Legion Hall in an Existing D.R. 5.5 Zone
Northwest side of Southwestern Blvd.
at Baltimore-Washington Blvd.

June 21, 1973

thence leaving said Southwestern Boulevard and running the five following courses and distances, viz:

- (1) North 7° 33' 51" West 64.20 feet.
- (2) North 12° 36' 43" West 100.00 feet.
- (3) North 23° 53' 43" West 200.00 feet.
- (4) South 49° 19' 17" West 535.17 feet.
- (5) South 15° 12' 00" East 638.07 feet.

to the point of beginning

Containing 6.125 Acres of land, more or less.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Southwestern Boulevard, 875' : DEPUTY ZONING
N of Clark Boulevard - 13th District : COMMISSIONER
Country Homes, Ltd. - Petitioner :
NO. 74-45-X (Item No. 15) :
: OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a community building, and more specifically, the Dewey Lowman Post 109, Department of Maryland of the American Legion. The property in question contains approximately six acres of land, and is located on Southwestern Boulevard, approximately 900 feet north of Washington Boulevard, in the Thirteenth Election District of Baltimore County.

Testimony on behalf of the Petitioner indicated that the Dewey Lowman Post was founded in 1948 and has expanded, since that time, from a modest membership of 350 to 1200 members. The present facilities are described as being no longer adequate to handle this membership. The site in question would allow for the expansion necessary to handle their membership and would accommodate 150 to 180 persons in the hall. Provisions in the new quarters would also provide for meeting rooms and a cocktail lounge. Maximum use of the facility would involve meetings of the Legion, Lion's Club, area Little Leagues, etc. Outdoor facilities would include picnic areas with grills, and provisions for occasional outdoor horse shows.

The topography of the property was described as being rather steep rising from grade at Southwestern Boulevard to 50 feet at the rear where the property abuts the Wynwood Development.

An engineer, testifying on behalf of the Petitioner, indicated that very careful consideration would be required in grading for the building and parking area, and that every attempt would be made to

preserve existing trees and vegetation. He also indicated that no access was planned from the site to the Wynwood Development and that access would be generally as indicated on the site plan submitted with the Petition, from Southwestern Boulevard.

Several residents from the Wynwood Development, that borders the rear of the subject property, were in attendance at the hearing. Their main fear or objection was encroachment on their properties by people using the outdoor facilities and the possibility of future vehicular access from the subject site through their development.

County and State agencies, who reviewed the Petitioner's proposed development and plans, indicated that water and sewer were available to the site and that no health hazard is anticipated. Comments by the Baltimore County Department of Traffic Engineering and the State Highway Administration indicated that "sight distance problems exist along the frontage of the site and special care will be required in development of access," and "the entrance will be subject to approval and permit from the State Highway Administration."

After reviewing the above testimony and other evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that the Special Exception as requested and described herein, can with certain restrictions, be granted. This site has been the subject of various requests for Reclassifications for apartments and manufacturing uses. The proposed community building represents a use that should be compatible with the manufacturing areas on the opposite side of Southwestern Boulevard as well as the residences in the Wynwood Development which borders the rear of the property.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of December, 1973.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dyer, Zoning Commissioner Date: August 20, 1973

FROM: William D. From, Director

Office of Planning
Petition 74-45X, Northwest side of Southwestern Blvd. 875 feet North of Clark Boulevard.
Petition for Special Exception for a Community Building
Petitioner - Country Homes Ltd.

13th District

HEARING: Wednesday, August 22, 1973 (11:00 A.M.)

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

Parking should be screened as indicated on the Plan A. Lighting plan should be shown and the standards limited to 8' in height.

If the proofs of Section 502.1 are met any development on this site must be conditioned to conformance to approval to a site plan which has approval of appropriate state and county agencies.

William D. From
William D. From, Director
Office of Planning

WDF:REG:rv

that a Special Exception for a community building should be and the same is GRANTED, from and after the date of this Order. Said granting shall be subject to the approval of a site plan that clearly indicates the proposed uses and areas or locations of said uses both within the interior of the building and on the grounds surrounding the building. The plan shall specifically indicate the location and grades of the entrance to the property from Southwestern Boulevard, and shall meet the requirements of the State Highway Administration and the Baltimore County Department of Traffic Engineering. The overall functional site plan shall be approved by the State Highway Administration, Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

LOUIS J. WEINKAM
ATTORNEY AT LAW

SUITE 207
LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301 - 288-304

November 6, 1973

James E. Dyer, Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
for Country Homes, Ltd.
No. 75-45-X

Dear Mr. Dyer:

I am herewith enclosing a copy of a fully executed Agreement between the Dewey Lowman Post 109, American Legion and the Community Association of Wynwood, Inc.

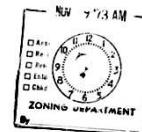
This agreement encompasses the understanding between the parties concerning the use of the rear of the property into the area of concern of the Community Association of Wynwood.

I hope this is all of the information you need in order to render your decision in this matter.

Very truly yours,

Louis J. Weinham
LOUIS J. WEINKAM

LJW:ac
cc: Richard Payne, Encl.
22 West Pennsylvania Avenue
21204



THIS AGREEMENT made this 31 day of October, 1973, between Deway Loman Post 109, Department of Maryland of the American Legion, party of the first part and The Community Asso. of Wynwood, Inc. party of the second part.

WITNESSETH

WHEREAS, the party of the first part is the contract purchaser of a parcel of land in Baltimore County containing 6.125 acres of land, more or less on the Northwest side of Southwestern Boulevard at Baltimore-Washington Boulevard and more particularly described on State Roads Commission of Maryland Plat No. 2957, and

WHEREAS, the Community Asso. of Wynwood, Inc. represents the community abutting the aforesaid land, and

WHEREAS, the parties hereto desire to enter into an agreement with respect to the use of the rear portion of this tract of land by the party of the first part.

NOW, THEREFORE, in consideration of the premises, the agreements and covenants contained herein, and other good and valuable considerations, the parties agree as follows:

1. The party of the first part agrees that as long as it is the owner of the aforesaid property, it will not attempt to obtain access across the rear of the property into the Wynwood development.

2. The party of the first part agrees that if it develops the aforesaid property for an American Legion Post home it will enter into a covenant running with the land with the Wynwood Association which would prohibit the party of the first part from attempting to obtain access across the rear of the property into the Wynwood Association.

3. The party of the second part agrees not to oppose the plans of the party of the first part to develop this aforesaid land as an American Legion Post home.

AS WITNESS the hands and seals of the parties hereto on the date aforesaid.

Deway Loman Post 109
DEWEY LOMAN POST 109
Department of Maryland of the
American Legion
BY: *Joseph William Schickel*
President
Witness
Robert Regan
President
BY: *Robert Regan*
President

LOUIS J. WEINKAM
ATTORNEY-AT-LAW

October 12, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
for County Homes, Ltd.
No. 74-45-X

Dear Mr. Dyer:

The above matter was before you on August 22, 1973 for a hearing on the Special Exception for an American Legion Post home.

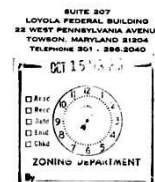
Upon the conclusion of the hearing it was agreed between Deway Loman Post No. 109 and Wynwood Improvement Association that a stipulation would be entered into under which the American Legion would not attempt to obtain access across the rear of the property into the Wynwood Association.

I am enclosing a copy of the agreement as proposed by the American Legion. I have been unable to get the Wynwood Association to sign this agreement as they are insisting upon other restrictions which were not part of the original agreement.

I am enclosing the agreement so that the record will reflect the American Legion's intention with regard to the use of the property, and I am requesting that you render your decision in this case based on the evidence you have received.

Very truly yours,
Louis J. Weinkam
LOUIS J. WEINKAM

LJW:ac
cc: Richard Payne, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204



LAW OFFICES
RICHARD D. PAYNE
LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

October 16, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
for County Homes, Ltd.
No. 74-45-X

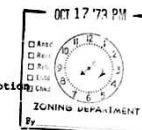
Dear Mr. Dyer:

I have just received Mr. Weinkam's letter of October 12, 1973 and needless to say was a little surprised by it in view of the fact that Mr. Weinkam did not meet with me until October 8, 1973, and at that time submitted his Agreement in rough form. I have since that time called several times to try to reach people in the Wynwood Community Association as I promised him I would to convey his thoughts to them and to find out whether or not they were in agreement with his provisions or whether it should carry further covenants with respect to a 50 foot setback of the property, control of surrounding lighting and tier parking. Since I have not had a telephone response from my clients, I have forwarded to them a copy of Mr. Weinkam's Agreement and asked that they contact me promptly. As soon as I have been informed by them as whether they are agreeable or not agreeable to accepting the terms of the Agreement exactly as written I will advise you.

Many thanks for your kind consideration in this matter.

Very truly yours,
Richard D. Payne
Richard D. Payne

/bdy
cc: Louis J. Weinkam, Esquire



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 15, 1973

Louis J. Weinkam, Esq.
207 Loyola Federal Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 15
Country Homes, Ltd. - Petitioners

Dear Mr. Weinkam:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Southwestern Blvd. at the intersection of Washington Blvd. This is a large wooded tract that is improved with a two-story frame dwelling which is concealed from the highways.

There are residential properties both to the west and north of the site.

This parcel was the subject of Reclassification petitions in July of 1970 and in Zoning Cycle II, Item 26, Case Nos. 71-47R and 72-223R, respectively.

The current request is a Special Exception for a community building for an American Legion Post.

- 2 -

Louis J. Weinkam, Esq.
Item 15 - Country Homes, Ltd.
August 15, 1973

Basically the Committee feels, as demonstrated in the comments of the Department of Traffic Engineering and the State Highway Administration, that access could be a problem in this vicinity.

The request for the Special Exception, should it be granted, - this Committee recommends that appropriate lighting and landscaping be required upon development of this site.

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,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:rd
Enclosure

cc: George William Stephens, Jr.,
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

August 1, 1973

Mr. S. Eric DiNenna
Zoning Commission
County Office Building
Towson, Maryland 21204

Re: Item #15 (1973-1974)
Property Owner: Country Homes, Ltd.
N/S Southwestern Blvd., 875' N/2 of Clark Blvd.
Present Zoning: D-8, S-5
Proposed Zoning: Special Exception for Community Bldg.
District: 1304 No. Acres: 6.125

Dear Mr. DiNenna:

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.

General:

The comments supplied for this property in connection with Item #23 (1969-1970) and Item #26 Zoning Cycle II remain valid and applicable to this Item #15 (1973-1974).

Those comments are referred to for your consideration.

Very truly yours,
Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

ENCLOSURES
C-2N Key Sheet
25 SW 15 Topo. Sheet
SW 6 & 7 D Topo
100 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

George B. Johns, Esq.,
104 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings: Reclass. to M.L.R.
Location: NW/4 Southwestern Blvd., 875'
to Clark Blvd.
Petitioner: Country Homes, Ltd.
13th District
Item 26

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 west side of Southwestern Boulevard at the intersection of Washington Boulevard. There is a large wooded tract that is improved with a two(2) story frame dwelling that is well-concealed from the roadway. There is residential property both to the west and north of this site. These homes are from five (5) to ten(10) years of age in excellent condition. This same parcel was the subject of a petition in July 1970, Case No. 71-47-R.

BUREAU OF ENGINEERING

The subject property constitutes the same property previously reviewed by the Zoning Advisory Committee and known as Item #233 (1969-1970) Zoning Order #71-47-A. The comments furnished by this office in connection with Item #233 remain valid and in effect. We are enclosing herewith a xerox copy of those comments which are applicable to the current petition.

BOARD OF EDUCATION

Would result in a loss of approximately 20 potential elementary school pupils.

DEPT. OF TRAFFIC ENGINEERING

The subject petition is requesting a change from DR 5-5 to M.R., which should not increase the trip density greatly. Sight distance problems do exist along the frontage of this property and special care will be required in development of access.

George B. Johns, Esq.
Item 26
Page 2

STATE HIGHWAY ADMINISTRATION

The subject plan indicates a proposed entrance from Southwestern Boulevard opposite an existing median crossover. This is the best location for an entrance along the Boulevard frontage; however, the situation of the proposed entrance and existing road intersecting with the Boulevard at the same location is undesirable, could cause a conflict of traffic and could be a hazard.

The developer should provide a means for establishing a better intersection.

Access to Southwestern Boulevard will be subject to State Highway Administration approval and permit.

INDUSTRIAL DEVELOPMENT COMMISSION

The Industrial Development Commission has reviewed the subject petition and offers the following comment.

As stated in our previous comments on the site, we are of the opinion that this property can only be developed by a single user. Therefore, the Industrial Development Commission recommends that the request for reclassification be granted.

FIRE PREVENTION

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.

HEALTH DEPARTMENT

There is a private sewage disposal system which is overflowing; this condition must be corrected. Metropolitan water and sewer must be extended to building site prior to building permit 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 be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION

The petitioner's plot does not indicate the existing dwelling that is

George B. Johns, Esq.
Item 26
Page 3

located on this site, nor does it indicate existing dwellings on the properties adjoining to the north and west of this site.

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

JJB:JD

Enc.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

August 2, 1973

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 15 - ZAC - July 17, 1973
Property Owner: Country Homes, Ltd.
NW/4 Southwestern Boulevard, 875' NE of Clark Boulevard
Special Exception for Community Building
District 13

Dear Mr. DiNenna:

The subject petition is a request for a special exception for a community building. Sight distance problems exist along the frontage of the site and special care will be required in development of access.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk



Maryland Department of Transportation
State Highway Administration

Harry B. Hughes
Secretary
Samuel M. Evans
Administrator

July 31, 1973

Baltimore County Fire Department

J. Austin Dultz
Chief



Towson, Maryland 21204
832-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Country Homes, Ltd.

Location: NW/4 Southwestern Blvd., 875 ft. NE of Clark Blvd.

Item No. 15 Zoning Agenda Tuesday, July 17, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____ the maximum allowed by the Fire Department.
- (xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *[Signature]* Noted and *[Signature]* Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 14, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #15, Zoning Advisory Committee Meeting, July 17, 1973, are as follows:

Property Owner: Country Homes, Ltd.
Location: NW/4 Southwestern Blvd., 875 ft. NE of Clark Blvd.
Present Zoning: D.R. 5-5
Proposed Zoning: Special Exception for Community Building
District: 13th
No. Acres: 6.125 more or less

This office will reserve comment until such time as a grading plan is submitted showing proposed elevations of the building and parking areas.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 19, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 15, Zoning Advisory Committee Meeting
July 17, 1973, are as follows:

Property Owner: Country Homes, Ltd.
Location: NW/4 Southwestern Blvd., 875' NE of Clark Blvd.
Present Zoning: D.R. 5-5
Proposed Zoning: Special Exception for Community Building
District: 13
No. Acres: 6.125

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas B. Davis
Thomas B. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnd

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-3811 ZONING 464-3811

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 18, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday, July 17, 1973

Re: Item 15
Property Owner: Country Homes, Ltd.
Location: NW/4 Southwestern Blvd., 875 ft. NE of Clark Blvd.
Present Zoning: DR 5.5
Proposed Zoning: Special Exception for Community Bldg.

District: 13th
No. Acres: 6.125 more or less

Dear Mr. DiNenna:

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

WNP/ml

44. EMILIE PARKS. 1864-1927
 EMILIE C. PARKS. 1864-1927
 EMILIE PARKS. 1864-1927

總發行所：東京・丸の内區・有樂町
 支店：大阪・西區・南船場
 電話：丸の内區・有樂町
 支店：大阪・西區・南船場

T. GAYARD WILLIAMS, JR.
RICHARD W. THURLEY, V.M.D.
AND GILIANI + GILBERT

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD.. August, 15, 19 73

THIS IS TO CERTIFY, That the annexed 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 22nd day of August, 19 73, the first publication appearing on the 2nd day of August, 19 73.

THE TIMES.

John M. Martin
Manager.
John M. Martin.

Cost of Advertisement, \$ 34.50

PO L 2958..Reg. No. 02800

[illegible][illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once for each at one time, somewhere within before the 22nd day of August, 1973, the first publication appearing on the 2nd day of August 1973.

THE JEFFERSONIAN,
G. Frank Smith
Manager

Cost of Advertisement, \$.....

.LTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCIAL REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. **11139**

DATE **July 27, 1973** ACCOUNT **~~XXXXXXXXXX~~ 01-622**

AMOUNT **\$50.00**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Kouss J. Winkham, Esq.
507 Empire Federal Building
Stowom, Md. 21204

Position for Special Recognition for Cash County - House

1-15-73 ACS 77 JUL 27 5000 HSE

CALIFORNIA COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 31, 1973 ACCOUNT 01-668

AMOUNT \$63.50

DISTRIBUTION	YELLOW - CUSTOMER
PERS. - AGENCY	
James A. Weinman, Pres.	
207 Imperial Parkway	
Towson, Md. 21204	
Advertising and printing for Country House, Inc.	
876-154	6-2-74

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 134 Date of Posting: AUG. 4, 1973
 Posted for: PETITION FOR SPECIAL EXCEPTION
 Petitioner: COUNTRY HOMES LTD.
 Location of property: NW 1/4 OF SOUTHWESTERN BLVD. 875' N OF
CHARK BLVD.
 Location of Sign: ① NW 1/4 OF SOUTHWESTERN BLVD 1000' T-SP - N.E.
CHARK BLVD. ② NW 1/4 OF SOUTHWESTERN BLVD 1330' FOR - N.E.
 Remarks: SUBDIV. BLVD.
 Posted by: Thomas H. Ireland Date of return: AUGUST 10 1973

SALTHER COUNTY OFFICE OF PLANNING AND ZONING

Page 18

Linda J. Wiseman, Esq., County Office Building
207 Loyola Federal Building 1 W. Chesapeake Avenue
Gwynn, Maryland 21204 Gwynn, Maryland 21204

Your Petition has been received and accounted for filing
this _____ day of _____ 1973.


H. B. Williams,
Zoning Commissioner

Petitioner Gwendolyn Evans, Ltd.

Petitioner's Attorney Linda J. Wiseman Reviewed by H. B. Williams
cc: Gordon William Humphreys, Jr., Chairman
and Associates, Inc., Zoning Advisory Committee
303 Allentown Ave., Gwynn, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

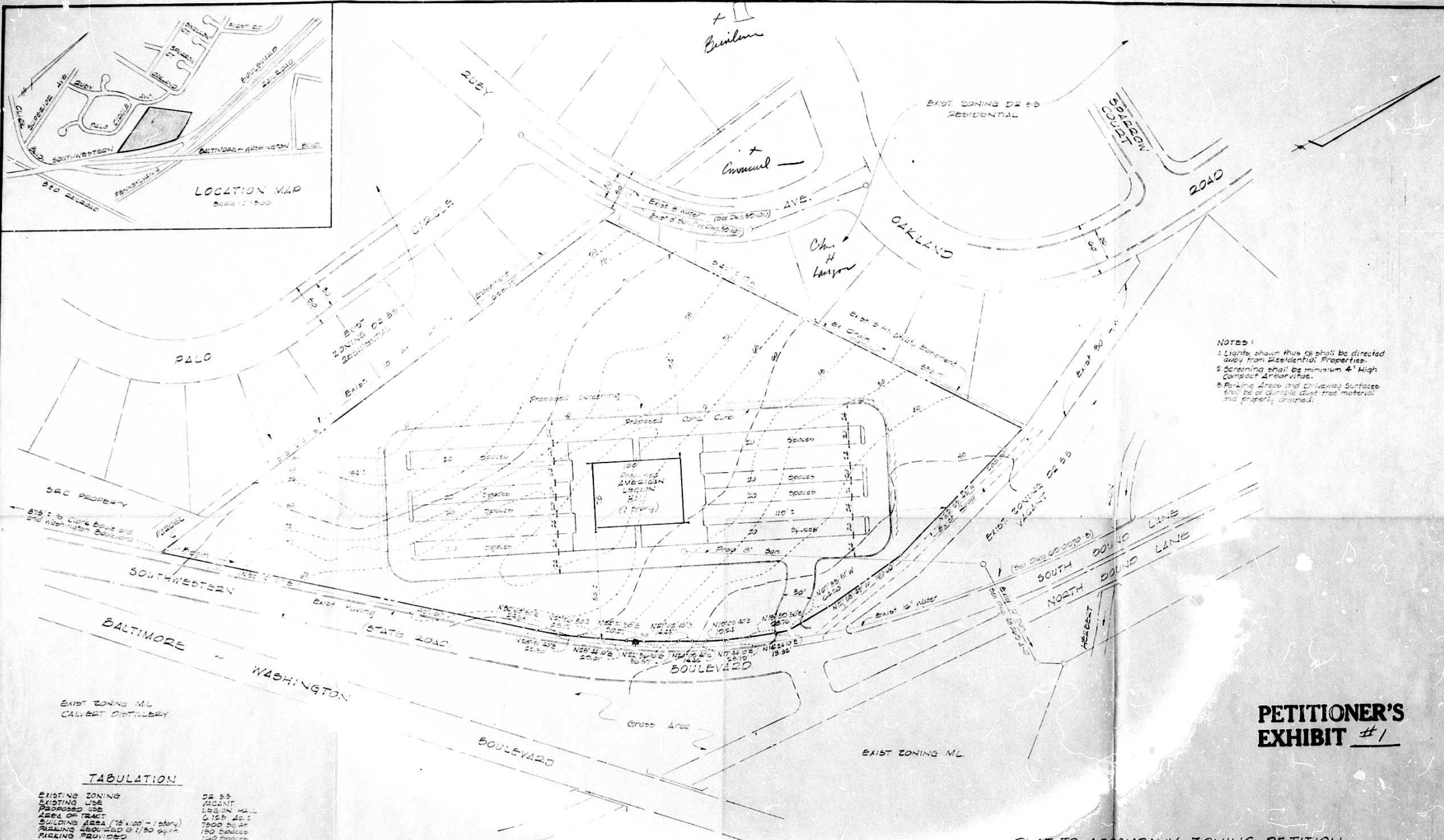
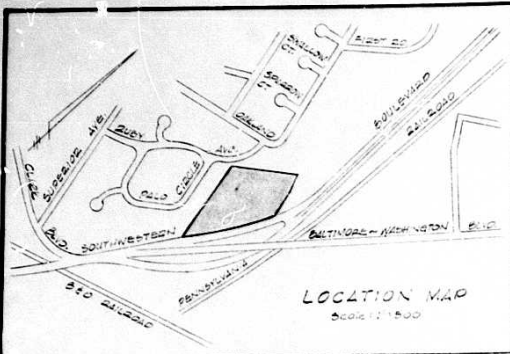
County Office Building
101 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received. This 12th day of July, 1988, Item # _____

[Signature]
L. J. MURPHY
Zoning Commissioner

Petitioner Constance Lee Residing at 1211 W. Waverly
Petitioner's Address L. J. Murphy Suffered by FTD

* This is not to be interpreted as acceptance of the Petitioner or endorsement of a Resolution.



- NOTES:
1. Lights shown thus shall be directed away from Residential Properties.
 2. Screening shall be minimum 4' High Compact & Service.
 3. Parking Areas and Driveway Surfaces shall be of durable dust free material and properly drained.

PETITIONER'S EXHIBIT #1

TABULATION

EXISTING ZONING	DR 55
EXISTING USE	VACANT
PROPOSED USE	LEGION HALL
AREA OF TRACT	0.125 AC.
BUILDING AREA (75' x 100' - 1 story)	7500 SQ. FT.
PARKING REQUIRED @ 1/50 sq. ft.	150 SPACES
PARKING PROVIDED	150 SPACES

PET EX #1

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
for SPECIAL EXCEPTION TO PERMIT
LEGION HALL IN EXISTING DR. 55 ZONE
NORTHWESTERN SIDE OF SOUTHWESTERN BLVD.
AT BALTIMORE - WASHINGTON BLVD.

BALTIMORE CO., MD.
SCALE: 1"=50'

ELECT. DISTRICT #15
JUNE 8, 1972