



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 3, 2011

David Montgomery
D & L Catering, Inc.
730 Wampler Road
Baltimore, Maryland 21220

Dear Mr. Montgomery:

RE: Spirit and Intent Request, Case # 1975-0233-XSPH, Fraternal Order of Police Lodge # 34, 730 Wampler Road, 15th Election District

Your recent letter to this department was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. Provided the proposed catering use at the above referenced property remains accessory to the principal use community building (as approved in Zoning Case # 1975-0233-XSPH), and provided the proposed catering use does not become a principle use catering hall in the future, the above mentioned request is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's order in Case # 1975-0233-XSPH.
2. A copy of your request letter and this response will be recorded and made a permanent part of the zoning case file.
3. **A copy of this response must accompany any business/trader's license application requesting approval by this office. Since you have already paid the required fee for this letter, the \$60.00 processing fee for the business/trader's license application will be waived.**
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".
Jeffrey N. Perlow
Planner II, Zoning Review

c: Zoning Hearing File # 1975-0233-XSPH
File-Spirit & Intent Letters

**D & L Catering, Inc.
730 Wampler Road
Baltimore MD 21220**

Received 6/2/2011
Granted but
waive trader's
license fee
To: JNP
d/c zoning STT
5/31/11 we a

11-176

****Can you please handle quickly?****

May 30, 2011

To Whom It May Concern:

The Fraternal Order of Police #34 (FOP #34) purchased the property on 730 Wampler Road Baltimore MD 21220 from Middle River Memorial Post 8849 (V.F.W. #8849) in the fall of 2010. This letter is being written to clarify in the spirit and intent of what has already been approved (Case # 75-233-XSPH).

Prior to the purchase, the V.F.W. #8849 utilized the facility as a community hall. The facility contained meeting rooms, a hall for weddings, private parties, fundraising functions, etc. and a kitchen. To be utilized as a hall the establishment had to be approved for a catering license, which it was. The hours and days of operation remained the same and the premise was allotted for 20 parking spaces for every 1,000 square feet (Case # 756-233-XSPH).

Even though the zoning has changed from community to residential, the FOP #34 received a special variance allowing it to be utilized as a community hall. Along with the FOP #34 holding their monthly meetings, the lodge would be utilized for weddings, bull & oyster roasts, fundraiser functions, etc.

After meeting with staff at the Zoning office and reviewed by Donald Brand, it was decided that this letter of spirit and intent was needed. In addition would it be possible to include the catering trader's license with the hall zoning license?

Thank you for your time and consideration in this matter. If you have any questions do not hesitate to contact me at 443-421-8292.

Sincerely,



David Montgomery



Maryland Transportation Authority Police Lodge #34
Mailing Address: P.O. Box 25747 Baltimore Maryland 21224
Lodge Hall Address: 730 Wampler Road Middle River, Maryland 21220
Phone: (443) 790-4592 / Email: mdfop34@gmail.com / Website: www.mdfop34.org



President
Shane B. Schapiro



Lodge Attorney
Herbert Weiner

5-27-2011

To Whom It May Concern,

D & L Catering Inc., which is owned/operated by David Montgomery & Laura Luckert have our organization's full permission to operate out of our location as the sole and exclusive cater on-site. Our Hall is used for our monthly meetings as well as being rented out for various occasions.

D&L Catering is already listed on our Baltimore County Food Service Permit #PT-0001784-PT0002921 and they are also listed on their company's Baltimore County Food Service Permit for our facility under #PT0003324-PT0001379.

Should you have any questions or concerns please call me as soon as possible.

Sincerely,

Shane Schapiro
President F.O.P. 34
443-790-4592

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Middle River Memorial Post 8849 (V.F.W.)
I, or we, _____, legal owner _____ of the property 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 a Community (V.F.W.) Post Building in A.M.J.R. Zone. Pursuant to Sec. 370

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.

Middle River Memorial Post 8849 (V.F.W.) Middle River Memorial Post 8849
Ed. W. Sumerdon Contract Purchaser Charles W. Meeks, Sr. Legal Owner
Address 1812 Old Eastern Avenue Address 1812 Old Eastern Avenue
Baltimore, Maryland 21221 Baltimore, Maryland 21221
James F. Offutt, Jr. Protestant's Attorney
108 Jefferson Building
Address Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of February 1975, 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 1st day of April 1975, at 10:00 o'clock A.M.

Eric D. DiNenna
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Middle River Memorial Post 8849 (V.F.W.)
I, or we, _____, 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, Veterans of Foreign Wars Post.
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.

Middle River Memorial Post 8849 (V.F.W.) Middle River Memorial Post 8849 (V.F.W.)
Ed. W. Sumerdon Contract purchaser Charles W. Meeks, Sr. Legal Owner
Address 1812 Old Eastern Avenue Address 1812 Old Eastern Avenue
Baltimore, Maryland 21221 Baltimore, Maryland 21221
James F. Offutt, Jr. Protestant's Attorney
108 Jefferson Building
Address Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of February 1975, 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 1st day of April 1975, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, A COMMUNITY BUILDING IN A M.L.R. Zone.
West side of Wampler Road 198 feet North of Colwood Road, 15th District.

MIDDLE RIVER MEMORIAL POST 8849 (V.F.W.) Case No. 75-233-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 520.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Hunt, Jr. *John W. Hession, III*
Charles E. Hunt, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
VH-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 12th day of March, 1975 to James F. Offutt, Jr., Esquire, 108 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
JOHN W. HESSIAN, III



I WILL NOT ATTEND.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 1, 1975
FROM: William D. Frome, Director of Planning
SUBJECT: Petition 75-233-XSPH, West side of Wampler Road 198 feet North of Colwood Road.
Petition for Special Exception for a Community Building
Petition for Special Hearing for a Community Building in an M.L.R. Zone.
Petitioner - Middle River Memorial Post 8849 (V.F.W.)

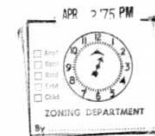
15th District
HEARING: Thursday, April 3, 1975 (10:00 A.M.)

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

An examination of the existing County Capital Budget and Five Year Capital Program and the 1976 revisions to that document now being prepared by the Planning Board, reveal that there are no improvements to Wampler Road scheduled through 1980.

William D. Frome
William D. Frome
Director of Planning

WDF:NEG:rw



DESCRIPTION of V.F.W. Property on Wampler Road for Zoning

Beginner for the same at a point on the West side of Wampler Road at a point 199.0 feet North of the centerline of Colwood Road, said point being on the North side of a 20 foot right-of-way as described in deed recorded among the Land Records of Baltimore County in Liber 9124 Folio 418, thence running South 15 degrees 00 minutes East 50.77 feet to a point, thence North 73 degrees 00 minutes West 20.00 feet to an iron pipe, thence the following courses and distances, viz:

- (1) South 52 degrees 00 minutes West - 105.00 feet
- (2) South 71 degrees 28 minutes West - 30.00 feet
- (3) South 52 degrees 00 minutes West - 110.00 feet
- (4) South 30 degrees 00 minutes East - 200.00 feet
- (5) South 52 degrees 00 minutes West - 221.50 feet
- (6) North 38 degrees 06 minutes West - 741.20 feet
- (7) North 58 degrees 00 minutes East - 572.80 feet
- (8) South 30 degrees 00 minutes East - 149.20 feet
- (9) South 32 degrees 03 minutes 30 seconds East - 172.91 feet
- (10) South 39 degrees 00 minutes East 209.00 feet
- (11) North 52 degrees 00 minutes East - 149.50 feet

To the West side of Wampler Road to the place of beginning.

Containing 9 acres of land, more or less.



B. D. LYNCH CO., INC.
4007 HARFORD ROAD
BALTIMORE, MD. 21224

September 5, 1975

James F. Offutt, Jr., Esquire
Suite 108, Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Special Hearing
W/S of Wampler Road, 198' N of Colwood Road - 15th Election District
Middle River Memorial Post 8849 (V.F.W.) - Petitioner
NO. 75-233-XSPH (Item No. 136)

Dear Mr. Offutt:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/scw

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Middle River Memorial Post 8849 (V.F.W.) Charles W. Meeks, Sr. 1812 Old Eastern Avenue Baltimore, Md. 21221

Item 136

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

Your Petition has been received and accepted for filing this 28th day of February 1975

Eric D. DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Middle River Memorial Post 8849 (V.F.W.)

Petitioner's Attorney
cc: B. D. Lynch & Co., Inc.
4907 Harford Road
Baltimore, Md. 21214

Reviewed by *Franklin T. Hession, Jr.*
Franklin T. Hession, Jr.
Chairman,
Zoning Advisory Committee

RE: PETITION FOR SPECIAL EXCEP-
TION AND SPECIAL HEARING : BEFORE THE
W/S of Wampler Road, 198' N of : DEPUTY ZONING
Coltwood Road - 15th Election : COMMISSIONER
District :
Middle River Memorial Post 8849 :
(V.F.W.) - Petitioner : OF
NO. 75-233-XSPH (Item No. 136) : BALTIMORE COUNTY

This Petition represents a request by the Middle River Memorial Post 8849 (V.F.W.) for a Special Hearing to determine whether or not the Deputy Zoning Commissioner should approve a community building (Veterans of Foreign Wars Post) in a M.L.R. Zone and, also, a Special Exception for said community building. The property in question is situated in the 5th Councilmatic District and, more specifically, located on the west side of Wampler Road, 198 feet north of Coltwood Road.

Testimony and evidence presented during the course of the hearing established that the subject property contains a total of nine acres and is zoned, for the most part, M.L.R.-I.M., with a small portion paralleling Wampler Road being zoned D.R. 5.5. The improvements would consist of an interim recreational area on the northernmost portion of the property that is expected to be within the taking for the future right-of-way for Windlass Freeway. The remainder of the property is to be improved with a parking area and a building containing meeting rooms, a hall, and a kitchen, all of which is to be completed in three stages, over a period of several years.

Area residents, whose properties surround or lie in close proximity to the subject property, are apparently in favor of the proposed use. Only one resident, whose property binds on the proposed entrance, appeared and testified in favor of the request. A letter from the community association, verifying this fact, has been submitted for the record.

Testimony and evidence with regard to the availability of utilities, the number of cars expected to frequent the premises, the ability of Wampler Road and other roads to handle the projected traffic was considered adequate to comply with the necessary prerequisites for the granting of said Special Exception.

The Petitioner, in his Exhibit No. 1, sets forth reasons, in his opinion, for a Special Exception being granted, for the proposed use, in a M.L.R. Zone, as follows:

"The property owned by the V.F.W. is zoned M.L.R. and was so zoned at the time of its purchase.

The M.L.R. Zone was established as a part of the zoning regulation of Baltimore County by Bill 56, enacted in May of 1961. At the time of enactment, Section 248.2 provided for uses permitted and as limited in the R.40 Zone by Section 270.6 and 290.11. The use referred to in Section 200.6 is a Community Building and at that time it was permitted as a matter of right.

In 1963, by Bill #64, repealed subsection 200.6 of the regulation in the R.40 Zone and further amended and changed Community Buildings to make them special exceptions in other zones. Nothing in this Bill, however, made any reference to or change in the M.L.R. Zone.

The reference to Section 200.6 would indicate an adoption of that language as set forth therein as a part of the ordinance in Bill 56 (1961). The subsequent repeal of Section 200.6 by Bill 64 (1963) without reference to the M.L.R. Zone certainly creates a reasonable assumption that there was no intention to change the M.L.R. Zone. Certainly at best, there is an area here that need clarification as to the proper interpretation of the legislation of which the permitted uses in the M.L.R. Zone are based."

After carefully reviewing the above Memorandum, together with the Zoning Regulations mentioned therein, it is the opinion of the writer that a reasonable doubt does exist with regard to whether or not the above referenced Bills intended to remove a community building from the M.L.R. Zone. This

doubt, coupled with the fact that the Middle River Memorial Post 8849 purchased the property in good faith with the understanding that a community building was permitted by Special Exception, does, in the opinion of the Deputy Zoning Commissioner, justify a ruling, in this instance, favoring the approval of a community building on this specific property.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of September, 1975, that a community building should be permitted by Special Exception on the herein described M.L.R. zoned property. Said approval is intended to be applicable to the property which is the subject of this Petition and is not intended to set a precedence for other M.L.R. Zones.

It is further ORDERED that the herein requested Special Exception for a community building for the Veterans of Foreign Wars Post 8849, as indicated on the Petitioner's plans filed with his request, should be and the same is also GRANTED. Said granting shall be subject to the approval of the aforementioned site plan which may include necessary changes only to the extent that they are considered minor in nature and do not increase the size of the building as presently indicated. Said site plan shall be subject to the approval of the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

James E. Hogan
Deputy Zoning Commissioner of
Baltimore County

RE: MIDDLE RIVER MEMORIAL POST 8849 (V.F.W.)

The property owned by the V.F.W. is zoned M.L.R. and was so zoned at the time of its purchase.

The M.L.R. Zone was established as a part of the zoning regulation of Baltimore County by Bill 56, enacted in May of 1961. At the time of enactment, Section 248.2 provided for uses permitted and as limited in the R.40 Zone by Section 200.6 and 290.11. The use referred to in Section 200.6 is a Community Building and at that time it was permitted as a matter of right.

In 1963, by Bill #64, repealed subsection 200.6 of the regulation in the R.40 Zone and further amended and changed Community Buildings to make them special exceptions in other zones. Nothing in this Bill, however, made any reference to or change in the M.L.R. Zone.

The reference to Section 200.6 would indicate an adoption of that language as set forth therein as a part of the ordinance in Bill 56 (1961). The subsequent repeal of Section 200.6 by Bill 64 (1963) without reference to the M.L.R. Zone certainly creates a reasonable assumption that there was no intention to change the M.L.R. Zone. Certainly at best, there is an area here that need clarification as to the proper interpretation of the legislation on which the permitted uses in the M.L.R. Zone are based.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1975

Middle River Memorial
Post 8849 (V.F.W.)
Charles W. Meeks, Sr.
1812 Old Eastern Avenue
Baltimore, Maryland 21221

RE: Special Exception Petition
Item 136
Middle River Memorial Post
8849 (V.F.W.) - Petitioner

Gentlemen:

The Zoning Plans 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 Wampler Road, 198 feet north of the center line of Coltwood Road.

This request was previously the subject of review by this Committee as Item 4 of 1974. These written comments are enclosed herewith, along with those comments recently made after second field inspection of the subject property. The Committee on the whole feels that its original comments have not changed, and should merely be updated for the information of all those concerned.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the

Middle River Memorial
Post 8849 (V.F.W.)
Re: Item 136
March 21, 1975

Page 2

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: B. D. Lynch & Co., Inc.
4907 Harford Road
Baltimore, Maryland 21214



Maryland Department of Transportation
State Highway Administration

January 24, 1975

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

Attn: Mr. Franklin Hogans

Dear Sir:

This office has been previously contacted by the subject property owner, at which time the effects to the property by the proposed Windlass Freeway were indicated.

Subsequently, a slight change was made in the alignment. It may be desirable to submit two additional copies of the plan to the State Highway Administration in order that we may indicate the change on a plan for your file.

The proposed highway is not listed in the current 5-Year State Highway Improvement program. However, it is included in the 20-Year Highway Needs Study.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access for
by John E. Meyers

CL:JEM:K

Harry R. Hughes
Bernard M. Evans
Assistant

Re: Item 136
Z.A.C. meeting, Jan. 7, 1975
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Rd. 198.0' N of the centerline of Coltwood Rd.
Existing Zoning: M.L.R.-I.M. & D.R. 5.5
Proposed Zoning: Spec. Except. for Community Bldg.
Special hearing to approve a community bldg.
No. of Acres: 9 acres
District: 15th
WINDLASS FREWAY

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

February 26, 1975

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

Re: Item 136 - ZAC - January 7, 1975
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Rd. 198.0' N of the centerline of Coltwood Rd.
Existing Zoning: M.L.R.-I.M. & D.R. 5.5
Proposed Zoning: SPECIAL EXCEPTION FOR community bldg.
SPECIAL HEARING to approve a community bldg.
No. of Acres: 9 acres
District: 15th

Dear Mr. DiNenna:

Wampler Road is a narrow, poorly constructed road. With bad access to it from the southern end, a potentially high traffic generator such as proposed is highly undesirable at this time.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

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

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

February 13, 1975

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

Re: Item #136 (1974-1975)
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
W/S of Wampler Rd., 198.0' N. of the centerline of
Coltwood Rd.
Existing Zoning: M.L.R. - I.M. & D.R. 5.5
Proposed Zoning: Special Exception for community
building - Special Hearing to approve a community
building.
No. of Acres: 9 Acres District: 15th

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 in connection with the Zoning Advisory Committee review of this site for Item #4 (1974-1975) remain applicable to this Item #136 (1974-1975) and are referred to for your consideration. The proposed Wampler Road highway right-of-way widening must be shown.

No approval is to be inferred for the indicated means for sewerage for this property by utilizing a sewage ejector system. The Petitioner is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite private sanitary sewerage which must conform with the requirements of the Health Department, the Baltimore County Department of Public Works and the Baltimore County Plumbing Code, and must be approved by those agencies.

It is suggested that the Petitioner and his Engineer fully explore the possibility of sewerage for this site by gravity. Perhaps, relocation of the proposed structure to the southernmost portion of the site and obtaining private utility easement rights for a private sewer connection to either the existing public sanitary sewerage in Wampler Road or in Brandt Avenue, may eliminate the need for an ejector system.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

cc: S. Bellestri, W. Munchel, J. Trenner, J. Somers

Baltimore County Fire Department

J. Austin Dentz
Chief



Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Middle River Memorial Post 8849 (V.F.W.)

Location: W/S of Wampler Rd. 198.0' N of the centerline of Coltwood Rd.

Item No. #135 Zoning Agenda January 7, 1975

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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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.

Reviewed: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 16, 1975

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

Dear Mr. DiNenna:

Comments on Item 136, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Rd. 198.0' N of the centerline of Coltwood Rd.
Existing Zoning: M.L.R.-I.M. & D.R. 5.5
Proposed Zoning: SPECIAL EXCEPTION for community bldg.
SPECIAL HEARING to approve a community bldg.
No. of Acres: 9 Acres
District: 15th

Metropolitan water and sewer are available.

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVB/acp

CC-W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 8, 1975

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

Z.A.C. Meeting of: January 7, 1975

Re: Item 136
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Rd., 198.0' N. of the centerline of Coltwood Road
Present Zoning: M.L.R. - I.M. & D.R. 5.5
Proposed Zoning: Special Exception for community building. Special Hearing to approve a community building.

District: 15th

No. Acres: 9 Acres

Dear Mr. DiNenna:
No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. ELLIS MARKS, MEMBER
CLARENCE E. HESS, CHAIRMAN
HAROLD ROBERT L. GARDNER

MARTIN M. MORGAN
JOSEPH H. WOODWARD
ALVIN L. GOSPEL
JOSHUA W. WHEELER, SECRETARY

T. MARTIN WILLIAMS, JR.
RICHARD W. TRIVETT, JR.
WES. BOWMAN, JR.

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 19, 1975

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 #136, Zoning Advisory Committee Meeting, January 7, 1975 are as follows:

Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Road 198.0' N of the centerline of Coltwood Road
Existing Zoning: M.L.R.-I.M. and D.R.5.5
Proposed Zoning: Special Exception for community building. Special Hearing to approve a community building
No. of Acres: 9 acres
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

July 23, 1974

Middle River Memorial
Post 8849 (V.F.W.)
Charles W. Neeks, Sr.
1812 Old Eastern Avenue
Baltimore, Maryland 21221

RE: Special Exception Petition
Item 4
Middle River Memorial Post
8849 (V.F.W.) - Petitioner

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.

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 Wampler Road, approximately 175 feet north of Coltwood Road, in the 15th Election District of Baltimore County, and is presently unimproved.

Various residences exist to the east of the subject site along Wampler Road. The Harmony Free Will Baptist Church exists to the south of a subject site and the Maple Crest Apartment object exists to the north.

The petitioner is requesting a Special Hearing to determine if a Community Building, as proposed, would be permitted in a Manufacturing, Light Restricted zone, and additionally, if the determination is in the affirmative, an actual request for the Special Exception.

Middle River Memorial
Post 8849 (V.F.W.)
Charles W. Neeks, Sr.
1812 Old Eastern Avenue
Baltimore, Md. 21221

Re: Item 4
Page 2
July 23, 1974

This petition is being withheld from approval until such time as the plans are revised to reflect the comments of the Bureau of Engineering, the Department of Traffic Engineering, the State Highway Administration, and Project and Development Planning Division.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: B. D. Lynch & Co., Inc.
1507 Harford Road
Baltimore, Maryland 21214

Division of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

July 16, 1974

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

Re: Item #1 (1974-1975)
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
W/S of Wampler Rd., 176' N. of the centerline of
Colwood Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing for a Community (V.F.W.)
Post building in a M.L.R. zone pursuant to Section 270.
Special Exception for Community Building, Veterans of
Foreign Wars Post
No. of Acres: 9 District: 15th

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.

Highways

Wampler Road, an existing County road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Windlass Freeway, a State Highway Administration project, is proposed to be constructed in this area. The exact location of this proposed highway, as well as all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The indicated 20-foot entrance appears to be inadequate in width, and its intersection would preferably be more normal (approximately 90 degrees) with Wampler Road. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item #1 (1974-1975)
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Page 2
July 16, 1974

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.

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:

Public water supply exists in Wampler Road. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage exists in the "Maple Crest Apartments" property, northeast of this site. Extension therefrom to serve this property and other tributary offsite properties would require a public sanitary sewer through this site together with drainage and utility easements both onsite and offsite as will be required.

General:

The submitted plan must be revised accordingly to incorporate the proposed highway and utility requirements as indicated in these comments. A Public Works Agreement will be required to be executed in connection with such improvements.

Very truly yours,

Edmund N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

cc: George Reier

1-NE Key Sheet
17 & 18 NE 34 Pos. Sheets
NE 51 Topo
90 Tax Map

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

July 9, 1974

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

Att: Mr. James H. Byrnes III

Re: Zoning Advisory Committee,
Meeting, July 9, 1974
Item: 215
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Road, 176' N. of the centerline of Colwood Road
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing for a community (V.F.W.) Post building in a M.L.R. zone pursuant to Section 270. Special Exception for Community Building, Veterans of Foreign Wars Post.
No. of Acres: 9
District: 15th
Windlass Freeway

Dear Mr. DiNenna:

A cursory review of the subject plan revealed that the property is affected by the proposed Windlass Freeway. It is requested that three additional copies of the zoning plat be submitted to this office in order that they may be marked. It is our opinion that the hearing should not be held until such time as the plan is revised.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:jn

P.O. Box 117 / 300 West Preston Street, Baltimore, Maryland 21203

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

July 26, 1974

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

Re: Item 4 - ZAC - July 9, 1974
Property Owner: Middle River Memorial Post 8849 (V.F.W.)
W/S Wampler Road, 176 feet N. of the centerline of Colwood Rd.
Special Hearing for a community (V.F.W.) Post building in a M.L.R. zone pursuant to Section 270. Special Exception for Community Building, Veterans of Foreign Wars Post.
District 15

Dear Mr. DiNenna:

The access to this site is extremely poor and must be improved in the following manner:

1. The angle between Wampler Road and the driveway must be improved to approximately 90 degrees.
2. The driveway must be a minimum of 20 feet wide with 30 feet radii at its intersection with Wampler Road.
3. Sidewalks should be provided along the driveway to this site.

Wampler Road is a narrow, poorly constructed road, with very bad access to it from the southern end. A potentially high traffic generator such as the proposed is highly undesirable at this time.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

HSF/pk

Baltimore County Fire Department

J. Austin Dentz
Chief

Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Middle River Memorial Post 8849 (V.F.W.)

Location: W/S of Wampler Road, 176' N. of the centerline of Colwood Road
Item No. 215 Zoning Agenda July 9, 1974

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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", 1979 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Reinke* Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

m13
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 16, 1974

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 4, Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Road, 176' N. of the centerline of Colwood Road
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing for a Community (V.F.W.) Post building in a M.L.R. zone pursuant to Section 270. Special Exception for Community Building, Veterans of Foreign Wars Post.

No. of Acres: 9
District: 15th

Metropolitan water and sewer are available.

Food Protection 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 a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/acg
CC-L.A. Schuppert
W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 12, 1974

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

Comments on Item #4, Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

Property Owner: Middle River Memorial Post 8849 (V.F.W.)
Location: W/S of Wampler Road, 176' N. of the centerline of Colwood Road
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing for a Community (V.F.W.) Post building in a M.L.R. zone pursuant to Section 270. Special Exception for Community Building, Veterans of Foreign Wars Post.
No. of Acres: 9
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The access to the site is not in accordance with Baltimore County standards; insofar as the width of the driveway or the angle the driveway intersects Wampler Road. It is suggested that the petitioner acquire additional land from one of the adjacent property owners for better access to the property.

Very truly yours,

John L. Wimble
John L. Wimble
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2111 EXTENDING 484-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 10, 1974

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

Z.A.C. Meeting of: July 9, 1974

Re: Item 215

Property Owner: Middle River Memorial Post 8849 (V.F.W.)

Location: W/S of Wampler Road, 176' N. of the centerline of Colwood Road

Present Zoning: M.L.R.

Proposed Zoning: Special Hearing for a Community (V.F.W.) Post building in a M.L.R. zone pursuant to Section 270. Special Exception for Community Building, Veterans of Foreign Wars Post.

District: 15th

No. Acres: 9

Dear Mr. DiNenna:

No bearing on student population.

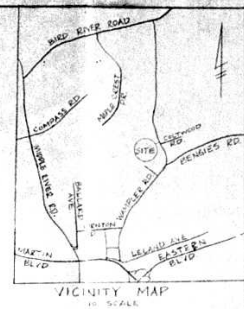
Very truly yours,

William T. Melzer
William T. Melzer
Field Representative

WTF/ml

NOTES:

- 1) ALL PARKING AREAS ADJACENT TO D.R. 5.5 PROPERTIES SHALL BE SCREENED BY MIN. 4 FT. HIGH COMPACT EVERGREEN PLANTING 2'40" SCREENED FENCING. PARKING LOT LIGHTING TO BE MERCURY VAPOR ILLUMINATION. THE DIRECT LIGHTS PARKING AREAS SHALL LIGHT STANDARDS PLACED 150 FT. MIN. DISTANCE FROM ANY EXISTING DWELLING. SHOWN ON
- 2) PHASE 1: 2000 SQ. FT. - 100 PARKING SPACES REQUIRED - SAME PROVIDED. PHASE 2: 5000 SQ. FT. - 100 PARKING SPACES REQUIRED - SAME PROVIDED. PHASE 3: 10000 SQ. FT. - 200 PARKING SPACES REQUIRED - SAME PROVIDED. TOTAL: 400 PARKING SPACES REQUIRED AND PROVIDED.
- 3) WALL AREA:
- 4) PUBLIC WATER AND SEWER ARE AVAILABLE.
- 5) ANTICIPATED HOURS OF USE FOR VIEW POST: OPEN 7 DAYS PER WEEK 12:00 PM TO 2 AM.
- 6) UPON COMPLETION OF PHASE 3, ENTIRE PERIMETER OF TRACT TO BE FENCED AND WADE OPTICALLY FENCE WITH ADJACENT RESIDENTIAL AREAS.
- 7) ALL DRIVEWAY AND PAVING SURFACES TO BE OF DUSTLESS DURABLE MACADAM PAVING MIN. PARKING SPACE SIZE: 8.5' x 15.0'



PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
TO ALLOW COMMUNITY BUILDING
ON PROPERTY ZONED MLR-1M & DR 5.5
ELECTION DISTRICT NO. - 15
OWNER: MIDDLE RIVER MEMORIAL
POST - 8849
VETERANS OF FOREIGN WARS
730 WAMPLER ROAD
BALTO., MD. 21220
FOR TITLES SEE DEED - 5124/418
TOTAL ACREAGE = 9.0 ACRES
SCALE: 1" = 50'
OWNERS ADDRESS:
CHARLES W. MEERS, COMMANDER
1812 OLD EASTERN AVE.
BALTO., MD. 21221



James M. Kiplat
Surveyor 2690

B.D. LYNCH & CO., INC.
4907 HARFORD ROAD
BALTO., MD. 21214
JUNE 17, 1974
JULY 2, 1974 - REVISED
SEPT. 25, 1974
DEC. 15, 1974

