

# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the COLUMBIAN CLUB OF PARKVILLE, INC., 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an NA zone to an NA zone; for the following reason:

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 Bldg., misc., pool, or other... structural or land use, devoted to civic, social, recreational, or educational activity, as is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser: Columbian Club of Parkville, Inc.  
President: Richard L. Horton  
Address: 7910 Harford Road  
Baltimore, Maryland 21234  
Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of September, 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 104, County Office Building in Towson, Baltimore County, on the 29th day of October, 1975, at 1:00 o'clock

Eric D. Henna  
Zoning Commissioner of Baltimore County.

(over)

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the COLUMBIAN CLUB OF PARKVILLE, INC., 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 Variance from Section 100.23 M(1) to permit nine (9) additional parking spaces in lieu of the required fifty-five (55) spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Contract purchaser: Columbian Club of Parkville, Inc.  
President: Richard L. Horton  
Address: 7910 Harford Road  
Baltimore, Maryland 21234  
Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of September, 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 104, County Office Building in Towson, Baltimore County, on the 29th day of October, 1975, at 1:00 o'clock

Eric D. Henna  
Zoning Commissioner of Baltimore County.

(over)

BEFORE THE ZONING COMMISSIONER

PETITION FOR SPECIAL EXCEPTION and  
PETITION FOR VARIANCE  
Northwest side of Harford Road 49.50 feet  
Northeast of Park Terrace and the Northeast  
side of Park Terrace 185.45 feet Northeast  
of Harford Road, 9th District

COLUMBIAN CLUB OF PARKVILLE, INC.,  
Petitioners

OF BALTIMORE COUNTY

Case No. 76-88-XA

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,

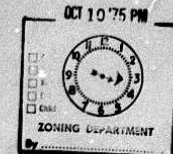
I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowalski, Jr.  
Charles E. Kowalski, Jr.  
Deputy People's Counsel

John W. Henna, III  
John W. Henna, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I hereby certify that on this 18th day of October, 1975, a copy of the foregoing Order was mailed to Columbian Club of Parkville, Inc., 7910 Harford Road, Baltimore, Maryland 21234, Petitioners.

John W. Henna, III



October 22, 1975

Mr. Edmund C. Horton  
Columbian Club of Parkville Inc.  
7910 Harford Road  
Baltimore, Maryland 21234

RE: Petition for Special Exception and  
Variance  
NW/S of Harford Road, 49.50' NE of  
Park Terrace, NE/S of Park Terrace  
185.45' NW of Harford Road  
9th Election District  
Columbian Club of Parkville, Inc. -  
Petitioner  
NO. 76-88-XA (Item No. 43)

Dear Mr. Horton:

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

Very truly yours,

Eric D. Henna  
S. ERIC D. HENNA  
Zoning Commissioner

SED/mc

Attachments

cc: Mrs. Mary E. Smith  
29 Park Terrace  
Baltimore, Maryland 21234

John J. Henna, III, Esquire  
People's Counsel

Baltimore County, Maryland  
Department of Public Works

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

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

September 26, 1975

Mr. P. Eric D. Henna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #43 (1975-1976)  
Property Owner: The Columbian Club of Parkville, Inc.  
N/S of Harford Rd., 49.50' N/W of Park Terrace  
Existing Zoning: M-CC & D.R. 5.5  
Proposed Zoning: Special Exception for Community Bldg.,  
swimming pool, or other structural or land use devoted to  
civic, social, recreational or educational activity.  
No. of Acres: 0.035 District: 9th

Dear Mr. D. Henna:

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:

Baltimore County utilities and highway improvements are not directly involved. However, Park Terrace, an existing inadequate public road, 20 feet wide, is proposed to be improved in the future as a minimum 30-foot closed section roadway on a 40-foot right-of-way with a tee-turnaround area west of the business structures, along the west side of Harford Road, of which this site is a part. Highway right-of-way widening will be required in connection with any grading, building or other permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan should be revised accordingly.

Very truly yours,

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

END:RAM:FW:iss

cc: J. Trenner

N-SE Key Sheet  
29 NE 1st St. Topo. Sheet  
NE 5 D Topo  
61 Tax Map

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Henna, Zoning Commissioner Date: October 15, 1975

FROM: William D. From, Director of Planning

SUBJECT: Petition #76-88-XA... Petition for Special Exception for Community Bldg., swimming pool, or other structural or land use devoted to civic, social, recreational, or educational activity. Petition for Variance for Off-Street Parking. Northwest side of Harford Road, 49.50 NW of Park Terrace Petitioner - The Columbian Club of Parkville, Inc.

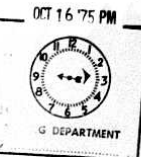
9th District

HEARING: Monday, October 20, 1975 (1:00 P.M.)

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

The proposed use would not be inconsistent with the character of the surrounding area from a theoretical location desirability. It is consistent with the policies of the comprehensive plan, the County's official master plan. However, the staff views the parking regulations as minimum standards, and is concerned that during times of peak usage overflow parking demands would impose serious hardships on the residential areas to the rear of the proposed use.

William D. From  
Director of Planning



WDF:NEG:FW

FRAMM & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
3210 Southgreen Road  
Baltimore, Maryland 21207  
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY THE PETITION FOR SPECIAL EXCEPTION IN THE USE OF THE PROPERTY KNOWN AS 7910 PARKWAY ROAD, LOCATED IN THE NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

EDGING for the same at a point on the northwest side of Harford Road, 60 feet wide, distant 49.50 feet measured northeasterly along said north-west side of Harford Road from its intersection with the northeast side of Park Terrace, 20 feet wide, said point of beginning is intended to be at the end of the FIRST or South 42-44 West 16.50 line of the land conveyed by John Kuzma and Wife to Columbian Club of Parkville, Inc. by a deed dated April 16, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.R., Jr. 5451 Folio 568;

THENCE running and binding along the entire outline of said conveyance to Columbian Club of Parkville, Inc., the six (6) following courses, namely:  
(1) NORTH 49-30-00 WEST 78.83 feet;  
(2) NORTH 40-30-00 EAST 0.38 feet;  
(3) NORTH 46-11-00 WEST 108.00 feet;  
(4) NORTH 40-30-00 EAST 50.00 feet;  
(5) SOUTH 37-29-00 EAST 193.83 feet; and  
(6) SOUTH 43-44-00 WEST 16.50 feet to the place of beginning.

CONTAINING 6,446.88 Square Feet of Land or 0.148 Acre, more or less.

THE same with the right to use in common with others, an easement twelve feet wide, for ingress and egress to and from the above described property and Park Terrace and more particularly described as follows:  
EDGING for the same at a point on the northeast side of PARK TERRACE, 20 feet wide, distant 185.45 feet measured northeasterly along said north-east side of Park Terrace from its intersection with the northwest side of Harford Road, 60 feet wide, said point of beginning is intended to be at the beginning of the easement, twelve feet wide, described in the above mentioned conveyance to Columbian Club of Parkville, Inc.;

THENCE running and binding along the entire outline of the easement described in said last mentioned conveyance, the four (4) following courses, namely:  
(1) NORTH 49-30-00 WEST 15.00 feet;  
(2) NORTH 40-30-00 EAST 55.38 feet;  
(3) SOUTH 40-11-00 EAST 12.02 feet; and  
(4) SOUTH 40-30-00 WEST 54.64 feet to the place of beginning.

CONTAINING 666.36 Square Feet of Land or 0.016 Acre, more or less.

The above descriptions are for petition purposes only, and are not intended for use in any conveyance of title thereto.



SHEET 141

ORDER RECEIVED FOR FILING  
DATE 10/10/75  
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a community building, or other structural or land use devoted to civic, social, recreational, or educational activity should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of October, 1975, that a Special Exception for a community building or other structural or land use devoted to civic, social, recreational, or educational activity should be and the same is GRANTED, from and after the date of this Order, subject to no swimming pool being constructed on the subject property and the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

a Variance to permit 7 off-street parking spaces instead of the required 55 spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of October, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

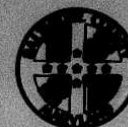
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Franklin T. Hoggans, Jr.  
Chairman

Columbian Club of Parkville, Inc.  
7910 Harford Road  
Baltimore, Maryland 21234

RE: Special Exception Petition  
Item 43  
The Columbian Club of Parkville, Inc. -  
Petitioners

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, currently zoned B.L. and D.R. 5.5, is located on the northwest side of Harford Road, 49.5 feet northeast of Park Terrace, in the 9th Election District of Baltimore County.

The subject site currently consists of a one-story brick building, previously utilized as a bakery, and a small parking lot to the rear. Various commercial uses exist along both sides of Harford Road, with residences immediately to the west, behind the subject site.

The petitioner is requesting a Special Exception for a community building and a Variance to allow 9 off street parking spaces in lieu of the required 55 spaces.

Columbian Club of Parkville, Inc.  
Re: Item 43  
September 22, 1975  
Page 2

The petitioner should pay particular attention to the comments of the Health Department.

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,

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

FTH:JD

Enclosure

cc: Frame & Associates  
3210 Southgreen Road  
Baltimore, Md. 21207



Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Secretary  
Edward M. Evans  
Assistant Secretary

September 8, 1975

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

Attn: Mr. Franklin Hoggans

Re: Z.A.C. Meeting  
9/2/75 Item 43:  
The Columbian Club  
of Parkville Inc.,  
NW/5 of Harford Rd.,  
(Rte 147) 49.50' NW  
of Park Terrace.  
Existing Zoning:  
BL-CGC DR 5.5  
Proposed Zoning:  
Special Exception  
for Comm. Bldg.,  
Swimming Pool, or  
other structural or  
land use devoted to  
civic, social recrea-  
tional or educational  
activity.  
0.015 acres  
9th District

Dear Mr. DiNenna,

The subject plan indicates that only 9 parking spaces of the required 55 spaces are to be provided. Although the site does not have direct access to Harford Road, the parking lot is served by Park Terrace, a narrow alley that intersects Harford Road. The lack of adequate parking could cause traffic problems at the intersection of the heavily traveled Harford Road. The 1974 average daily traffic count on this section of Harford Road is 22,700 vehicles.

Very truly yours,

Charles Lee, Chief  
Bur. of Engineering Access Permits

CL-JEM/es

by: John E. Meyers

John E. Meyers

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

September 10, 1975

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 #43, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: The Columbian Club of Parkville, Inc.  
Location: NW/5 of Harford Rd. 49.50' NW of Park Terrace  
Existing Zoning: BL-CGC & DR 5.5  
Proposed Zoning: Special Exception for Community Bldg., swimming pool, or other structural or land use devoted to civic, social, recreational or educational activity.

No. of Acres: 0.015  
District: 9th

Metropolitan water and sewer existing.

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 prior to construction.

Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

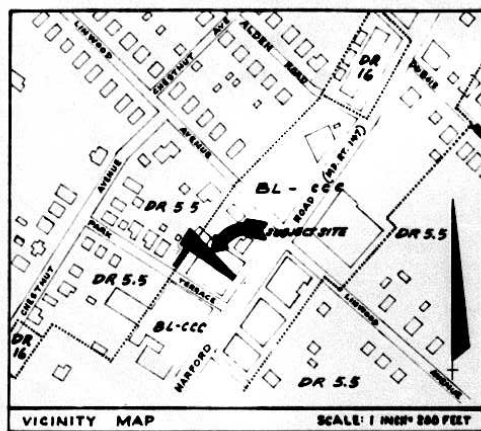
If public water and sewers are not available, a plot plan must be submitted showing locations of pool, bathhouse, parking area, water well, sewerage system and method of disposing filter backwash water. Where utilities are available, the locations of same should be shown on plot plan as well as other items listed.

Very truly yours,

Thomas M. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

ZHV:dlap  
cc: Mr. J.A. Messina





Samuel P. Framm  
JANUARY 1978  
MD REG. L.S. N°5817

- SITE NOTES**
- 1) EXISTING USE = FORMER "KUZMA'S BAKERY"
  - 2) EXISTING ZONING:  
BUILDING AND PART OF LOT = BL-CCC  
EXISTING PARKING LOT = DR-5.5
  - 3) AREAS:  
BASEMENT = 660.36 sq. ft. = 0.015 ACRE ±  
SITE = 6,446.88 sq. ft. = 0.148 ACRE ±  
BUILDING = 2,740.00 sq. ft.
  - 4) OFF-STREET PARKING  
PROPOSED USE = MEETING HALL  
TOTAL FLOOR AREA = 2,740 sq. ft.  
NO. OF SPACES REQUIRED = 2740 ÷ 50 = 55  
NO. OF SPACES PROVIDED = 9

**SITE PLAN**  
SCALE: 1" = 80'

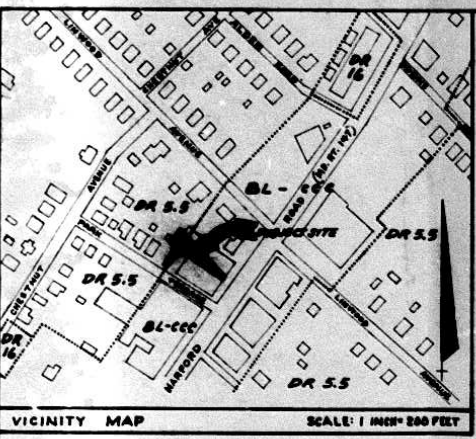


| NO. | DATE   | REVISIONS | OWNER - PETITIONER                                                              |
|-----|--------|-----------|---------------------------------------------------------------------------------|
| 1   | 1-2-78 | 1         | COLUMBIAN CLUB OF PARKVILLE, INC.<br>P.O. BOX 8918<br>PARKVILLE, MARYLAND 21234 |

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE USE OF THE SUBJECT PROPERTY TO BE USED AS A MEETING HALL AT  
**7910 HARFORD ROAD**  
LOCATED IN THE NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

FRAMM & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
3210 Southgreen Road  
Baltimore, Maryland 21207  
Telephone: (301) 922-4457

Scale: AS SHOWN  
Date: MAY 24, 1978  
Job No: 5817-78004  
File No: 0309-08-02-1  
Sheet 1 of 1



Samuel P. Framm  
JANUARY 1978  
MD REG. L.S. N°5817

- SITE NOTES**
- 1) EXISTING USE = FORMER "KUZMA'S BAKERY"
  - 2) EXISTING ZONING:  
BUILDING AND PART OF LOT = BL-CCC  
EXISTING PARKING LOT = DR-5.5
  - 3) AREAS:  
BASEMENT = 660.36 sq. ft. = 0.015 ACRE ±  
SITE = 6,446.88 sq. ft. = 0.148 ACRE ±  
BUILDING = 2,740.00 sq. ft.
  - 4) OFF-STREET PARKING  
PROPOSED USE = MEETING HALL  
TOTAL FLOOR AREA = 2,740 sq. ft.  
NO. OF SPACES REQUIRED = 2740 ÷ 50 = 55  
NO. OF SPACES PROVIDED = 9

**SITE PLAN**  
SCALE: 1" = 80'

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 1-2-78  
Zoning File 76-88XA

| NO. | DATE   | REVISIONS | OWNER - PETITIONER                                                              |
|-----|--------|-----------|---------------------------------------------------------------------------------|
| 1   | 1-2-78 | 1         | COLUMBIAN CLUB OF PARKVILLE, INC.<br>P.O. BOX 8918<br>PARKVILLE, MARYLAND 21234 |

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION IN THE USE OF THE SUBJECT PROPERTY TO BE USED AS A MEETING HALL AT  
**7910 HARFORD ROAD**  
LOCATED IN THE NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

FRAMM & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
3210 Southgreen Road  
Baltimore, Maryland 21207  
Telephone: (301) 922-4457

Scale: AS SHOWN  
Date: MAY 24, 1978  
Job No: 5817-78004  
File No: 0309-08-02-1  
Sheet 1 of 1