

PETITION FOR SPECIAL HEARING

77-50 SH
#1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Plough Broadcasting Co., Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the original Special Exception (#5842) request to allow additional office and studio space.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

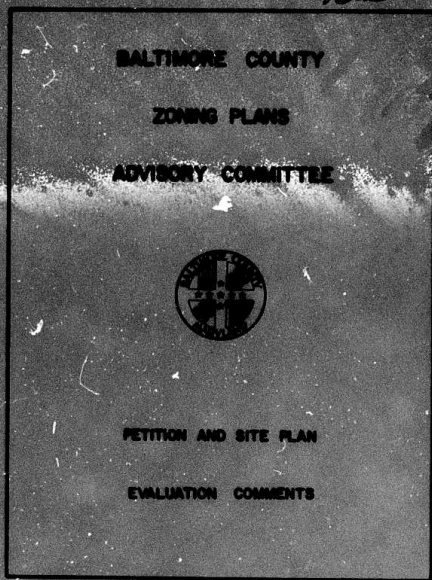
Plough Broadcasting - intent
Special Hearing
Contract Purchaser
Joseph M. Cahill, Legal Owner
Vice President and General Manager
Address: 43 West Chase Street
Baltimore, Maryland 21201

Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of August, 1976, 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 31st day of August, 1976, at 11:00 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 18, 1976

COUNTY OFFICE BLDG.
111 E. University Ave.
Towson, Maryland 21204

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. Joseph M. Cahill
Vice President and General Manager
43 West Chase Street
Baltimore, Maryland 21201

Re: Special Hearing Petition
Item 1
Plough Broadcasting Co., Inc. -
Petitioner

Dear Mr. Cahill:

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.

This site, presently zoned D.R. 2, and improved with offices, studios, and transmitting antennas for radio station WCMO, is located on the northeast corner of Park Heights Avenue and Autumn Drive, in the 3rd Election District.

Properties immediately surrounding this site are similarly zoned and improved with residences to the northeast, vacant land to the south, a tree service operation to the west, and to the north the Baltimore Beltway.

Mr. Joseph M. Cahill
Re: Item 1
August 18, 1976
Page 2

The petitioner is requesting a Special Hearing to amend the original Special Exception (Case No. 5842) permitting the existing operation. A 1000 square foot addition to be utilized for additional office and studio space, with a 2400 square foot future addition is proposed.

The petitioner should take note of the comments of the State Highway Administration and the Project and Development Planning office concerning this request.

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,

Nicholas B. Comandari
NICHOLAS B. COMANDARI,
Planning & Zoning
Associate III

NBC:JD
Enclosure

Baltimore County
Department of public works
TOWSON, MARYLAND 21204

August 4, 1976

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

Re: Item #1 (1976-1977)
Property Owner: Plough Broadcasting Co., Inc.
N/E cor. Park Heights Ave. & Autumn Drive
Existing Zoning: DR 2
Proposed Zoning: Special Hearing to amend Special Exception (#5842) to allow additional office and studio space.
Acres: 31.797 District: 3rd

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:
Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #1 (1976-1977).

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

END:ENAF:dlb
C-WN Key Sheet
32 - 34 NW 20 Pos. Sheets
NW 8 & 9 S Topo
68 Tax Map

Maryland Department of Transportation
State Highway Administration

July 21, 1976

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

Re: Z.A.C Meeting July 6, 1976
Item: 1
Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Ave. (Route 129)
Existing Zoning: D.R. 2
Proposed Zoning: Special Hearing to amend Special Exception (#5842) to allow additional office & Studio space.
Acres: 31.797
District: 3rd

Dear Mr. DiNenna:

The existing entrance channelization is minimal and was based on the initial development. Due to the proposed additions, the curbing and paving along Park Heights Ave., must be extended for the limits of the proposed building addition to the south, and for the limits of the parking lot extension to the north.

The plan must be revised prior to the hearing. The highway improvements must be constructed under permit from the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: J. Meyers

CL:JN:dj

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 6, 1976

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

Re: Item 1
Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Ave. & Autumn Dr.
Present Zoning: D.R. 2
Proposed Zoning: Special Hearing to amend Special Exception (#5842) to allow additional office and studio space.

1.A.C. Meeting of: July 6, 1976

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
Nick Petrucci
N. Nick Petrucci,
Field Representative.

NSP/ml

Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
(301) 684-3211

August 2, 1976

William D. Fromm
DIRECTOR

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 #1, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Avenue and Autumn Drive
Existing Zoning: D.R. 2
Proposed Zoning: Special Hearing to amend Special Exception (#5842) to allow additional office space
Acres: 31.797
District: 3rd

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 new parking area should be landscaped.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

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 in accordance with the power granted unto the Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the original Special Exception (Case No. 5842) request to allow additional office and studio space should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of September, 1976, that the herein Petition for Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the original Special Exception (Case No. 5842) to allow additional office and studio space should be and the same is hereby GRANTED, from and after the date of DEPT. ZONING Commissioner of Baltimore County this _____ day, subject to approval and compliance with an approved site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1976, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3660
STEPHEN COLLINS
DIRECTOR

July 26, 1976

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

Re: Item 1 - SAC - July 6, 1976
Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Ave. & Autumn Dr.
Existing Zoning: D. R. 2
Proposed Zoning: Special Hearing to amend Special Exception (5842) to allow additional office and studio space.

Access: 31.797
District: 3rd

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested additional office and studio space.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MEF/ha

Mr. Joseph M. Cahill
Vice President and General Manager
Plough Broadcasting Company, Inc.
40 West Chase Street
Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

This _____ day of _____ Your Petition has been received and accepted for filing 1976.

S. Eric DiMenna
Zoning Commissioner

Petitioner: Plough Broadcasting Co., Inc.

Petitioner's Attorney: _____ Reviewed by: Franklin F. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

September 2, 1976

Mr. Joseph M. Cahill
Vice President and General Manager
Plough Broadcasting Company, Inc.
40 West Chase Street
Baltimore, Maryland 21201

RE: Petition for Special Hearing
NE corner of Park Heights Avenue and
Autumn Drive - 3rd Election District
Plough Broadcasting Company, Inc.
Petitioner
NO. 77-50-SPH (Item No. 1)

Dear Mr. Cahill:

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

Very truly yours,

George W. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. John R. Gerwig, Jr.
107 Martin Street
Baltimore, Maryland 21201

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

Description of Property of Radi Station W.A.A.O.
(Plough Broadcasting Co., Inc.)
8001 Park Heights Avenue
3rd District
Baltimore County, Maryland

Beginning at the Northeast intersection of Park Heights Avenue and Autumn Drive and proceeding S - 02° - 13' - 00" E 2277.50 ft. to a - 88° - 14' - 40" - S 790 ft. paralleling access road to Walter County Highway; hence westerly 180 ft. hence Southwesterly 110 ft. and hence southerly 145 ft. hence S - 27° - 15' - 00" E 224 ft. paralleling the East side of Park Heights Avenue to return to the beginning.

In all 31.797 acres

June 24, 1976

COPY

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

Attention: Mr. Frank Hoggans, Chairman
Zoning Advisory Committee

Re: Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Ave. & Autumn Drive

Item No. 1

Zoning Agenda July 6, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with asterisk 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 "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: _____ Noted and Approved: _____
Planning Group: _____ Battalion Chief: _____
Special Inspection Division: _____ Fire Prevention Bureau

RE: PETITION FOR SPECIAL HEARING
NE/C of Park Heights Ave. and
Autumn Drive, 3rd District
PLOUGH BROADCASTING CO., INC.,
Petitioner

Case No. 77-50-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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. Kuntz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. Joseph M. Cahill, Vice President and General Manager, Plough Broadcasting Co., Inc., 40 W. Chase Street, Baltimore, MD 21201.

John W. Hession, III
John W. Hession, III



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7310
Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Frank Hoggans, Chairman
Zoning Advisory Committee

Re: Property Owner: Plough Broadcasting Co., Inc.
Location: NE/C Park Heights Ave. & Autumn Drive

Item No. 1

Zoning Agenda July 6, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with asterisk 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 "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: _____ Noted and Approved: _____
Planning Group: _____ Battalion Chief: _____
Special Inspection Division: _____ Fire Prevention Bureau

NOV 18 1976

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: August 30, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-50 SPH.
Northeast corner of Park Heights Avenue and Autumn Drive.
Petition for Special Hearing to Amend the Special Exception (Case No. 5842)
to allow additional office and studio space.
Petitioner - Plough Broadcasting Company, Inc.

3rd District

HEARING: Wednesday, September 1, 1976 (11:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGR:FW



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

October 6, 1976

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

Dear Mr. DiMenna:

Comments on Item #1, Zoning Advisory Committee Meeting, July 6, 1976,
are as follows:

Property Owner: Plough Broadcasting Co., Inc.
Location: NE/O Park Heights Avenue and Autumn Drive
Existing Zoning: B.S. 2
Proposed Zoning: Special Hearing to amend Special Exception (#5842)
to allow additional office and studio space.
Acres: 31.797
District: 3rd

Metropolitan water and sewer are available, therefore, no health
hazards are anticipated.

Very truly yours,

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

TDR:JGR/S:EG

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 22, 1976

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. commencing
on the 11th day of September, 1976, the 1st publication
day of September, 1976, the 1st publication
appearing on the 12th day of August
1976.

THE JEFFERSONIAN

H. Frank Shuster
H. Frank Shuster
Manager

Cost of Advertisement, \$

OFFICE OF
TIMES
NEWSPAPERS
TOWSON, MD. 21204 Aug. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement on
Petition for a Special Hearing - Plough Broadcasting
was inserted in the following Co., Inc.

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
1st day of Sept. 1976, that is to say, the same
was inserted in the issues of August 11, 1976.

STROMBERG PUBLICATIONS, INC.

BY *H. Frank Shuster*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of
Sept 1976 Filing Fee \$ 25. Received ☒ check
☐ cash
☐ other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner Plough Inc Submitted by same
Petitioner's Attorney Reviewed by 5/24

* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 38937
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Aug. 6, 1976 ACCOUNT 03-662
AMOUNT \$85.00

RECEIVED FROM J. Raymond Gendig Co., Inc. 1010 Morton St.
Baltimore, Md. 21201
FOR: Petition for Special Hearing for Plough Broadcasting
Co., Inc. #77-50-SPH

472800 9 25.00 net

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND No. 38969
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Aug. 27, 1976 ACCOUNT 03-662
AMOUNT \$47.50

RECEIVED FROM WMO 10 W. Chesa Baltimore, Md. 21201
FOR: Advertising and posting of property #77-50-SPH

472800 27 47.50 net

VALIDATION OR SIGNATURE OF CARRIER



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Aug. 14, 1976

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: Plough Broadcasting Co., Inc.

Location of property: NE/SW of Park Heights Ave. and Autumn Dr.

Location of Sign: Front, 3001 Park Heights Ave.

Remarks: A.L. Krawiec, Sign

Posted by: [Signature] Date of return: August 26, 1976

NOV 18 1976

