

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the Signer, Vol. File No. ... 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 Variance from Section 100-401.1 and 51 to permit 63 additional parking spaces in lieu of 102 vehicle spaces situated at the proposed address:

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (attach hereto or provide affidavit)

The existing 63 parking spaces on the site have proven to be adequate over many years and no problems have been experienced. The proposed addition to the floor area of the existing building will not increase usable floor space for public parking and community activity which are the only conditions that full use of the existing lot would possibly occur. Therefore, the addition to the existing building does not increase the need for more parking spaces.

103  
100-17-3  
12-77  
1/14  
6-21-77

See attached description

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.

Enoch E. Brown, Jr. (Signature)

Glyndon Volunteer Fire Dept. Inc. Legal Owner

Address: 17 Butler Road, Glyndon, Md. 21071

Attorney's Name: \_\_\_\_\_ Address: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of February, 1977...

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 21st day of March, 1977...



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the Signer, Vol. File No. ... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the zoning law of Baltimore County, from an R-1A 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: Volunteer Fire Department

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.

Enoch E. Brown, Jr. (Signature)

Glyndon Volunteer Fire Dept. Inc. Legal Owner

Address: 17 Butler Road, Glyndon, Md. 21071

Attorney's Name: \_\_\_\_\_ Address: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of February, 1977...

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 21st day of March, 1977...

Eric W. Hession, III (Signature)

Zoning Commissioner of Baltimore County

1,000  
3/21/77

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the Signer, Vol. File No. ... 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 100-7 of the zoning regulations of Baltimore County, to determine whether or not the zoning commissioner and/or deputy zoning commissioner should approve, on application of the applicant, a special hearing (under to \_\_\_\_\_) to allow a 2 story addition to the existing building in excess of 25,000 sq. ft. (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.

Enoch E. Brown, Jr. (Signature)

Glyndon Volunteer Fire Dept. Inc. Legal Owner

Address: 17 Butler Road, Glyndon, Md. 21071

Attorney's Name: \_\_\_\_\_ Address: \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of February, 1977...

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 21st day of March, 1977...

Eric W. Hession, III (Signature)

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

THE GLYNDON VOL. FIRE CO., Petitioners Case No. 77-176-XASPH

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. (Signature)

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

John W. Hession, III (Signature)

John W. Hession, III People's Counsel County Office Building Towson, Maryland 21204 494-2186

I HEREBY CERTIFY that on this 16th day of March, 1977, a copy of the foregoing Order was mailed to Mr. Enoch E. Brown, Sr., Vice-President, Glyndon Volunteer Fire Dept., Inc., 17 Butler Road, Glyndon, Maryland 21071, Petitioners.

John W. Hession, III (Signature)

John W. Hession, III



COPIES RECEIVED FOR FILING DATE 2/21/77

# 77-176-XASPH 1/16/77

Baltimore County office of planning and zoning TOWSON, MARYLAND 21286 (301) 464-2861

March 29, 1977

Mr. Enoch E. Brown, Sr. Vice-President Glyndon Volunteer Fire Department, Inc. 17 Butler Road Glyndon, Maryland 21071

RE: Petition for Special Hearing, Special Exceptions and Variance N/S of Butler Road, 558' E of Western Maryland R.R. - 4th Election District Glyndon Volunteer Fire Department, Inc. - Petitioner NO. 77-176-XASPH (Item No. 167)

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

Very truly yours, George J. Matikan Deputy Zoning Commissioner

GJM/mc Attachments ccc: Mr. John Warner 1 Chatsworth Avenue Glyndon, Maryland 21071 John W. Hession, III, Esquire People's Counsel

PROPERTY OF THE GLYNDON VOLUNTEER FIRE COMPANY

Parcel No. 1

Description for Special Hearing and Variance

Parcel 1 - known as 17 Butler Road, lying on the north side of Butler Road, being 125 feet front and rear and 309.9 deep and being more particularly bounded and described as follows:

Beginning at a point on the north side of Butler Road distant 433' easterly from the easterly line of the Western Maryland R.R.

Thence along the lands of Samuel B. & Peggy S. Boehles the following two (2) courses: N 12° 17' W 309.9' and N 70° 02' E 125 feet. Thence along other lands of the Glyndon Volunteer Fire Company, S 12° 17' E, 309.9 feet to the northerly line of Butler Road. Thence along the northerly line of Butler Road S 70° 02' W, 125.0 feet to the point of beginning containing 0.581 acre more or less.

Eric W. Hession, III (Signature)



PROPERTY OF THE GLYNDON VOLUNTEER FIRE COMPANY

Parcel No. 2

Description for Special Exception

Parcel 2 - known as 19 Butler Road, lying on the north side of Butler Road, being 100 feet front and rear and 310' deep and being more particularly bounded and described as follows:

Beginning at a point on the north side of Butler Road distant 536' easterly from the easterly line of the Western Maryland R.R.

Thence along other lands of the Glyndon Volunteer Fire Company, N 12° 17' W 309.9 feet. Thence along lands of Samuel B. & Peggy S. Boehles, N 70° 33' E 100.0 feet to a point.

Thence along lands of Bob Ray and Ruth K. Surpass, S 12° 17' E, 310' to the northerly line of Butler Road. Thence along the northerly line of Butler Road S 70° 02' W 100.0 feet to the point of beginning, containing 0.70 acre more or less.

Eric W. Hession, III (Signature)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiPenna, Zoning Commissioner Date: March 15, 1977 FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-176-XASPH - Petition for Special Exception for Volunteer Fire Company Station Petition for Variance for Off-Street Parking Petition for Special Hearing

4th District

HEARING: Monday, March 21, 1977 (1:00 P.M.)

It is suggested that additional parking be provided on the rear portion of the lot shown as Parcel 2 on the petitioner's plat.

Norman E. Gerber Acting Director of Planning

END:GJB:rw

RE: PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE N/S of Butler Road, 558' E of Western Maryland R.R. - 4th Election District Glynndon Volunteer Fire Department, Inc. Petitioner NO. 77-176-XASPH (Item No. 167) BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Special Hearing to permit the expansion of an original building by adding two stories, a Special Exception for a volunteer fire company station, and a Variance to permit sixty-three (63) off-street parking spaces instead of the required one hundred nine (109) spaces.

Testimony on behalf of the Petitioner indicated that the Glynndon Volunteer Fire Department, Inc., has been in existence at the subject location for more than twenty (20) years and that expansion of their facilities has now become necessary. Part of this expansion program was described as an extension to the building to accommodate a newly acquired forty-two (42) foot ladder truck.

The proposed second floor addition was described as a facility for the use of volunteer firemen; it was indicated that none of the additions would represent an increase of public usage of the building.

Further testimony revealed that the corporation owns an adjacent lot, described as "Parcel 2" on the site plan, which could be utilized for additional off-street parking. Particular attention is called to the comments submitted by the State Highway Administration and the Baltimore County Department of Traffic Engineering, both contained in the Zoning Plans Advisory Committee comments for this hearing.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning

Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted. Further, the Special Hearing should also be granted. However, as an area exists for additional parking, the Variance should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23<sup>RD</sup> day of March, 1977, that the Special Hearing and the Special Exception, as aforementioned, should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. Dense evergreen screening, a minimum of four foot high, and maintenance thereof, shall be installed on the sides and rear, adjacent to existing residential zoning.
2. Approval of a site plan by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, Department of Health, and the Office of Planning and Zoning.

It is further ORDERED that the aforementioned Variance be and the same is hereby DENIED.

*Eric DiNenna*  
Deputy Zoning Commissioner of Baltimore County

COPIES RECEIVED FOR FILING

COPIES RECEIVED FOR FILING

DATE March 28, 1977  
BY Eric R. Jones ckk

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received and accepted for filing this 23<sup>RD</sup> day of February 1977.

*Eric DiNenna*  
Eric DiNenna  
Zoning Commissioner

Petitioner: Eric R. Brown - Glynndon V.F. Fire Company  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Eric DiNenna  
Nicholas B. Commodari  
Planning & Zoning Associate III

cc: The Wilson T. Ballard Company  
Consulting Engineers  
Owings Mills, Maryland

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Md. 21284

Chairman  
**Nicholas B. Commodari**

MEMBERS

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

March 11, 1977

Mr. Enoch E. Brown, Sr., Vice-President  
Glynndon Volunteer Fire Department, Inc.  
17 Butler Road  
Glynndon, Maryland 21071

RE: Special Hearing, Special Exception, and Variance  
Item No. 167  
The Glynndon Volunteer Fire Company - Petitioner

Dear Mr. Brown:

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.

Located on the north side of Butler Road, approximately 433 feet east of its intersection with the Western Maryland Railroad, the subject property, zoned D.R. 2, consists of two parcels of land. The first parcel is improved with an existing firehouse and parking area to the rear, while the second parcel is improved with a two-story framed dwelling and garage. Adjacent properties to the west and north consist of vacant land, while properties to the east are improved with single-family dwellings. A Union Trust bank and single-family dwellings exist directly to the south of this site, across Butler Road.

Mr. Enoch E. Brown  
Page 2  
March 11, 1977

The combination Special Exception, Special Hearing, and Variance is necessitated by your proposal to expand the existing firehouse and provide less parking than what is required. The site plan should be revised to reflect the comments of the State Highway Administration concerning the width of the westerly entrance into this site. Also, particular attention should be afforded the comments of the Health Department concerning the sanitary sewer connection.

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. Commodari*  
NICHOLAS B. COMMODARI  
Acting Chairman,  
Zoning Plans Advisory Committee

NBC/scw  
Enclosure

cc: The Wilson T. Ballard Company  
Consulting Engineers  
Owings Mills, Maryland



Harry R. Hughes  
Director  
Bernard M. Evans  
Assistant Director

March 18, 1977

Mr. Robert N. Bond  
Wilson T. Ballard Company  
17 Gywns Mill Court  
Owings Mills, Md. 21117

Re: Zoning Petition Item 167  
The Glynndon Volunteer Fire Company  
Butler Road (Route 128)

Dear Mr. Bond:

Although we feel that the existing entrance should be widened, we acquiesce to your request of March 15, 1977 that the entrance widening not be required at this time. However, if at any future date, changes are made that would generate more traffic, we will require that the entrance be widened.

We wish to reiterate our opinion that existing land be used for the required parking rather than have a parking variance.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:JEM:vrdr  
cc: Mr. S. Eric DiNenna



Harry R. Hughes  
Director  
Bernard M. Evans  
Assistant Director

February 10, 1977

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21206

Re: Z.A.C. Meeting, Feb. 1, 1977  
Item: 167  
Property Owner: The Glynndon Volunteer Fire Co.  
Location: N/S Butler Rd. (Rte. 128)  
Existing Zoning: D.R. 2 & D.R. 3-5  
Proposed Zoning: Special exception for a volunteer fire co. station. Special hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 & 2752.) Variance to permit 63 parking spaces in lieu of the required 109 spaces.

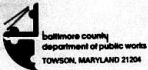
Dear Mr. DiNenna:

The existing 21' wide entrance to the parking lot is of insufficient width to adequately serve the site as it presently exists. Any additional traffic generation will worsen the situation. Therefore the entrance should be widened to a minimum width of 25'. A 30' width is recommended.

The variance of parking spaces from 109 required to 63 proposed, could cause traffic problems that could extend out onto Butler Road. It appears that additional parking could be provided on parcel 2.

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

CL:JEM:dj



THORNTON M. MOURING, P.E.  
DIRECTOR

March 14, 1977

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

RE: Item #167 (1976-1977)  
Property Owner: The Glyndon Volunteer Fire Co.  
N/S Butler Rd. 433' E. Western Maryland RR  
Existing Zoning: D.R. 2 & D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special Hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 and 2752). Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
Acres: 1.581 District: 4th

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:

Butler Road (Md. 128) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #167 (1976-1977)

Property Owner: The Glyndon Volunteer Fire Co.  
Page 2  
March 14, 1977

Storm Drains: (Cont'd)

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 and Sanitary Sewer:

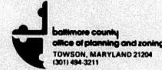
Public water supply and sanitary sewerage are serving this property, which is tributary to the Owyne Falls Sanitary Sewerage System, subject to State Health Department regulations.

Very truly yours,

*Edward M. Diver, P.E.*  
EDWARD M. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:PM:rs

M-DW Key Sheet  
65 x 66 MM 39 Pos. Sheets  
NW 17 of Topo.  
43 Tax Map



March 8, 1977

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 #167, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

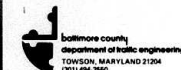
Property Owner: The Glyndon Volunteer Fire Company  
Location: N/S Butler Road 433' E. Western Maryland RR  
Existing Zoning: D.R. 2 and D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special Hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 and 2752). Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
Acres: 1.581  
District: 4th

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 comments.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Project and Development Planning



PHILIP COLLINS  
DIRECTOR

March 9, 1977

Mr. Eric S. DiNenna  
Zoning Commissioner  
2nd Floor, Courthouse  
Towson, Maryland 21204

RE: Item 167 - 2AC - February 2, 1977  
Property Owner: The Glyndon Volunteer Fire Co.  
Location: N/S Butler Rd. 433' E. Western Maryland RR  
Existing Zoning: D.R. 2 & D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 & 2752.) Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
Acres: 1.581  
District: 4th

Dear Mr. DiNenna:

The requested special exception for a volunteer fire station is not expected to be a major traffic problem but the proposed parking variance is unreasonable since there is an "x" for additional parking.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate

MSF/jlf



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

February 8, 1977

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

Dear Mr. DiNenna:

Comments on Item #167, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: The Glyndon Volunteer Fire Co.  
Locations: N/S Butler Rd. 433' E. Western Maryland RR  
Existing Zoning: D.R. 2 & D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special Hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 & 2752.) Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
Acres: 1.581  
District: 4th

A memorandum was placed on new sewer connections in the Owyne Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 11, 1974; therefore approval may be withheld for this connection.

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.

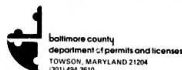
Metropolitan water exists.

Very truly yours,

*Thomas H. Davlin*  
Thomas H. Davlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THM/BNJ/rhc

cc: L. A. Schnuppert



JOHN D. SEYFFERT  
DIRECTOR

January 31, 1977

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

Dear Mr. DiNenna:

Comments on Item # 167 Zoning Advisory Committee Meeting, February 2, 1977 are as follows:

Property Owner: The Glyndon Volunteer Fire Co  
Locations: N/S Butler Road - 433' E. Western Maryland R/R  
Existing Zoning: D.R. 2 & D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special Hearing to permit expansion in excess of 25% of total floor area (See Cases 2465 & 2752.) Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
Acres: 1.581  
District: 4th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,

*Mark E. Santorum* CEB

Charles E. Burdick  
Plans Review Chief  
CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 1, 1977

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

Z.A.C. Meeting of: February 2, 1977

RE: Item No: 167  
Property Owner: The Glyndon Volunteer Fire Co.  
Location: N/S Butler Rd. 433' E. Western Md. R.R.  
Present Zoning: D.R. 2 & D.R. 3.5  
Proposed Zoning: Special Exception for a volunteer fire company station. Special Hearing to permit expansion in excess of 25% of total floor area (see Cases 2465 & 2752.) Variance to permit 63 parking spaces in lieu of the required 109 spaces.  
District: 4th  
No. Acres: 1.581

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MNP/bp

JOSEPH M. MCGRAW, PRESIDENT  
T. BARBAR WILLIAMS, JR., VICE-PRESIDENT  
MARCELO M. BOUTIN

THOMAS H. BOYER  
MRS. LORRAINE F. CONYERS  
RONALD R. HARTZEL  
ROBERT V. QUEBEL, REPRESENTATIVE

ALVIN LORACE  
MRS. WILSON S. SMITH, JR.  
RICHARD W. TRALEY, D.V.M.

PERMISSION FOR SPECIAL EXCEPTION, VARIANCE AND ZONING

PERMISSION FOR SPECIAL EXCEPTION FOR VARIANCE P.V. COMPANY

The Boarding Commissioner of Baltimore County, by authority of the Boarding Act and Boarding Act of Baltimore County, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one (1) successive weeks before the 21st day of March, 1977, the 19th publication appearing on the 3rd day of March, 1977.

THE JEFFERSONIAN, L. Frank Stricker, Manager.

Cost of Advertisement, \$



TOWSON, MD. 21204 Mar. 2, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception- Glyndon Vol. was inserted in the following: Fire Dept.

- Caatonsville Times, Dundalk Times, Essex Times, Suburban Times East, Towson Times, Arbutus Times, Community Times, Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21st day of March, 1977, that is to say, the same was inserted in the issues of Mar. 2, 1977.

STROMBERG PUBLICATIONS, INC.

BY

PERMISSION FOR SPECIAL EXCEPTION, VARIANCE AND ZONING

PERMISSION FOR SPECIAL EXCEPTION FOR VARIANCE P.V. COMPANY

The Boarding Commissioner of Baltimore County, by authority of the Boarding Act and Boarding Act of Baltimore County, Md.

Parcel No. 1 Description for Special Exception Parcel No. 1 - known as No. 17 Butler Road, lying on the north side of Butler Road, being 128 feet front and rear and 128 feet deep and being more particularly bounded and described as follows:

Beginning at a point on the north side of Butler Road distant 528 feet from the easterly line of the easterly line of the Western Maryland R.R.

Being the property of The Glyndon Vol. Fire Company, as shown on plat plan filed with the Zoning Department, meeting City Monday, March 21, 1977 at 1:00 P.M.

3-5160 77-176-XASPH

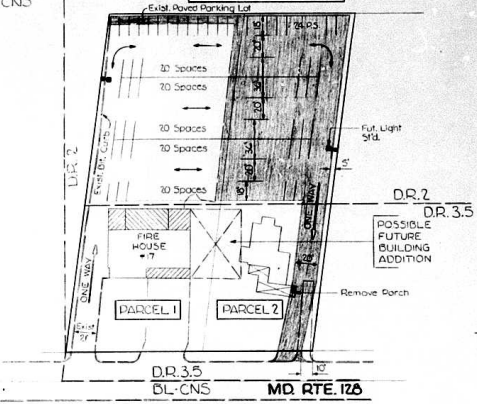
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: March 5, 1977
Posted for: Petitions for Special Exception, Variance, and Zoning Hearings
Petitioner: Mrs. Glyndon Vol. Fire Co.
Location of property: N.E. of Butler Rd. 558' E. of W. Md. R.R.
Location of Signs: N.E. of Butler Rd. 558' E. of W. Md. R.R.
Remarks:
Posted by: Thomas G. Belmont Signature Date of return: March 11, 1977

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 46492
DATE: Mar. 21, 1977 ACCOUNT: 01-662 AMOUNT: \$93.00
RECEIVED FROM: Glyndon Vol. Fire Dept. 17 Butler Rd., Glyndon Md. 21071
FOR: Advertising and posting of property #77-176-XASPH
VALIDATION OR SIGNATURE OF CASHIER

DR.2  
BL-CNS

TOTAL POSSIBLE FUTURE  
PARKING SPACES = 124



**PLAN - POSSIBLE FUTURE EXPANSION  
OF EXISTING PARKING LOT**  
Scale: 1" = 50'

**OFFSTREET PARKING ANALYSIS**

(Analysis Is In Accordance With Section 409 Of Baltimore County Zoning Regulations)

**I - Existing Conditions Prior to Building Addition**

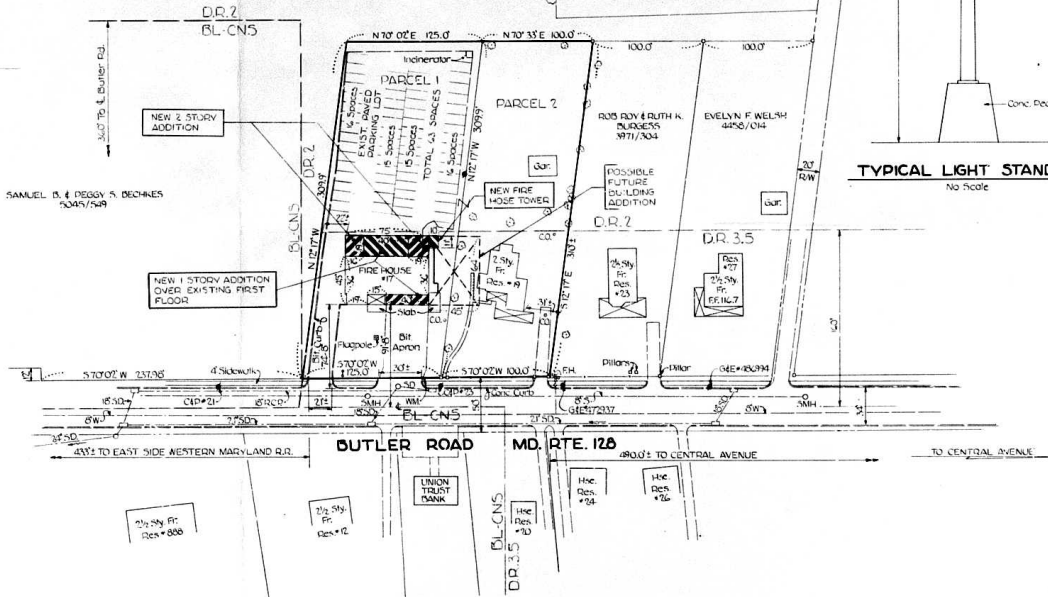
- A. Fire Department Operations Floor Area  
First Floor - 2871 S.F.  
2871 S.F. = Say 10 Spaces  
1 Space/300 S.F.
- B. Public Use Floor Area (Dances, Suppers, etc.)  
Basement - 3766 S.F.  
3766 S.F. = Say 15 Spaces  
1 Space/50 S.F.
- C. Rented House  
2 Living Units x 2 spaces/unit = 4 Spaces
- D. Total Required Spaces  
10 + 75 + 4 = 89 Spaces
- E. Spaces Provided  
Total = 63 Spaces

**II - Proposed Conditions After Building Addition**

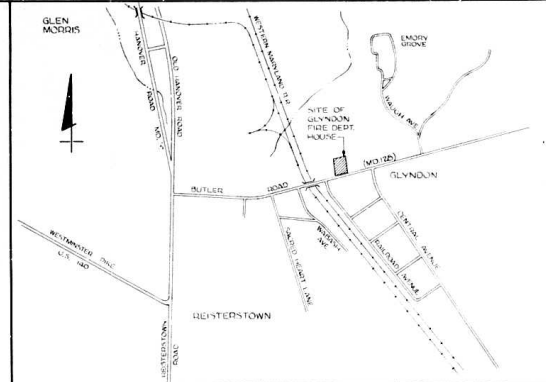
- A. Fire Department Operations Floor Area  
(1) Existing First Floor Area (From I above) = 2871 S.F.  
(2) Additional First Floor Area Proposed (includes Hose Tower) = 1895 S.F.  
TOTAL = 4766 S.F.  
4766 S.F. = Say 16 Spaces  
1 Space/300 S.F.
- B. Public Use Floor Area (Dances, Suppers, etc.)  
(1) Existing Basement Floor Area (from I above) = 3766 S.F.  
(2) Additional Basement Floor Area Proposed = 665 S.F.  
TOTAL = 4431 S.F.  
4431 S.F. = Say 89 Spaces  
1 Space/50 S.F.

**NOTES APPLICABLE TO FUTURE PARKING LOT ADDITION**

1. Proposed parking area in residential zone is to be used by passenger vehicles and fire fighting equipment maintenance operations only. No bus loading service or any other uses will be allowed.
2. Proposed parking lot will be maintained at all times.
3. Proposed parking lot will be used only for normal fire department operations and public gatherings of the Fire Department building. All other parking will be prohibited.
4. Parking lot will be surfaced with bituminous concrete, curbed and drainage will be provided for.
5. Parking lot will be illuminated by fixtures mounted on standards not over 30 feet in height and by ordinary external lighting fixtures mounted on the rear of the building. All lighting will be arranged so as not to cause glare on adjoining properties.
6. Screening on sides and rear adjacent to existing residential zoning will consist of a planting of dense evergreen shrubs four (4) feet minimum in height (yews or upright arbutivus).
7. Hours of use: The parking lot shall not be used between 1:00 AM and dawn on any day except in connection with regular duties of the fire company. (Refer to previous petitions numbered 2465 & 2755).



**TYPICAL LIGHT STANDARD**  
No shade



**LOCATION PLAN**  
Scale: 1" = 1000'

**PETITIONS**

1. Requested that a variance be granted to the Glyndon Volunteer Fire Department to permit 63 offstreet parking spaces in lieu of 109 parking spaces required under Section 409.2b (3 and 5) for the proposed additions.
2. Requested that a Special Exception to the Baltimore County Zoning Regulations be granted to the Glyndon Volunteer Fire Department to allow the future use of their 0.712 acre parcel (Parcel 2 shown on this plot) of land located adjacent to their existing building on Parcel 1 for a Volunteer Fire Company Station.

**GLYNDON VOL. FIRE DEPT.  
PROPERTY DATA**

Parcel	Deed Ref.	Area
Parcel 1	2292/439	0.851 Ac.
Parcel 2	4893/484	0.712 Ac.
Total		1.593 Ac.

**GLYNDON VOLUNTEER FIRE DEPARTMENT  
GLYNDON, MARYLAND**  
  
**LOCATION PLAN FOR PROPOSED  
ADDITION TO EXISTING BUILDING**

**APPLICATION FOR ZONING VARIANCE  
AND SPECIAL EXCEPTION**

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT 4 TH  
  
PREPARED BY:  
THE WILSON T. BALLARD CO.  
CONSULTING ENGINEERS  
OWINGS MILLS, MARYLAND

SCALE: 1" = 50'

DATE: JANUARY, 1977  
DWG. NO. 301-068 SKI

