

7 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Kingsville Volunteer Fire Co., 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 111-11-A (Item No. 64) to permit a side setback of 5 feet in lieu of the required 10 feet.

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

1. Increased services of the Kingsville Volunteer Fire Co. require construction of additional storage and associated facilities.
2. Present location of existing building on existing property as well as topographical features require construction of additional facilities closer to existing property lines.
3. Construction of proposed building additions will not be feasible nor reasonable without erection of such additions closer to existing property lines.
4. Proposed additions are necessary for the Kingsville Volunteer Fire Co. to continue and improve the present level of service being provided to the citizens of Kingsville and surrounding areas.

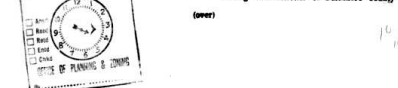
See attached description

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.

Contract purchaser: James H. Wooden, Jr., President
Address: Kingsville Volunteer Fire Co.
Kingsville, Maryland 21087
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of October, 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 had before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 21st day of November, 1977, at 10:00 A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Leila H. Groat, Director of Planning
SUBJECT: Petition 78-111-A, Petition for Variance for a Side Yard Setback
Southwest corner of Bradshaw Road and Bellvue Avenue
Petitioner - Kingsville Volunteer Fire Company
11th District

HEARING: Monday, November 21, 1977 (10:45 A.M.)

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

Leila H. Groat
Director of Planning

LHG:JGH:hw

KINGSVILLE VOLUNTEER FIRE COMPANY KINGSVILLE, MARYLAND 21087

Beginning at a point on the Southwest corner of Bradshaw Road and Bellvue Avenue to a point 55° 34' V - 125.97' thence running S 53° 34' V - 235.10' thence S 25° 28' E - 975.03' thence S 10° 08' E - 106.89' thence S 16° 07' E - 128.70' thence S 60° 21' V - 12.23' thence S 27° 33' E - 11.23' thence S 60° 21' V - 3.35' thence S 16° 07' E - 75.34' thence S 87° 55' V - 55.72' thence S 32° 40' V - 63.68' thence S 10° 08' V - 59.02' thence E - 175.01' - A - 365.18' thence S 30° 10' 57' V - 223.39' thence S 10° 21' 30' V - 197.54' thence S 10° 33' 30' E - 152.79' thence S 10° 08' 10' E - 10.53' thence S 25° 28' 20' E - 10.00' thence S 10° 10' E - 100.00' thence S 15° 29' 20' E - 57.51' thence S 53° 34' V - 153.20' thence S 36° 26' E - 50.00' and returning to point of origin.

RE: PETITION FOR VARIANCE
SW corner of Bradshaw Road and
Bellvue Avenue - 11th Election District
Kingsville Volunteer Fire Company -
Petitioner
NO. 78-111-A (Item No. 64)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Variance to permit a side yard setback of five feet in lieu of the required fifty feet in a R.C.5 Zone on a 3.887 acre property at the above location.

The Petitioner proposes to construct an addition to the existing fire-house, consisting of a twenty foot by thirty-four foot structure, to be used as a coat room and storage area. The Petitioner testified that the addition is required, in part, as a result of the fire company's acquisition of an ambulance which necessitated the use of part of the building's coat room space. This would not add to the number of persons utilizing the building. Additional testimony indicated that public use of the fire hall for social, civic, and fund-raising affairs was about once per week.

A nearby resident, Mr. Peter L. Rohr, whose property consists of a two apartment building adjacent to the subject property, alleged that granting the Variance would negatively effect the value of his property and disturb his tenants. Mr. Rohr suggested that the addition might be relocated, possibly to the front of the building.

Written comments from the Director of Planning indicated that his office does not oppose the granting of the Variance.

Without reviewing the evidence further in detail, but based upon all of the evidence at the hearing, in the opinion of the Deputy Zoning Commissioner,

strict compliance with the Baltimore County Zoning Regulations (Section 307) could result in practical difficulty and unreasonable hardship upon the Petitioner, and the aforementioned Variance should be granted. Moreover, the Protestants offered no evidence that the proposed structure would have a negative effect upon the value of his property or disturb his tenants.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of November, 1977, that the Variance to permit a side setback of five feet in lieu of fifty feet should be and the same is hereby GRANTED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING
DATE November 30, 1977
BY Leila H. Groat
Director of Planning

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 684-3551
S. ERIC DINENBA
ZONING COMMISSIONER

November 30, 1977

Mr. Clark Scott
Co-Chairman, Building Committee
Kingsville Volunteer Fire Company
7438 Bradshaw Road
Kingsville, Maryland 21087

RE: Petition for Variance
SW corner of Bradshaw Road and
Bellvue Avenue - 11th Election District
Kingsville Volunteer Fire Company -
Petitioner
NO. 78-111-A (Item No. 64)

Dear Mr. Scott:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc
Attachments

cc: Richard Latanzi, Esquire
9105 Belair Road
Baltimore, Maryland 21236
John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR VARIANCE
SW corner of Bradshaw Road and
Bellvue Avenue, 11th District
KINGSVILLE VOLUNTEER FIRE CO.,
Petitioner

Mr. Commissioner:

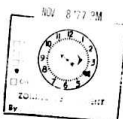
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 8th day of November, 1977, a copy of the foregoing Order was mailed to Mr. James H. Wooden, Jr., President, Kingsville Volunteer Fire Company, Kingsville, Maryland 21087, Petitioner.

John W. Hession, III



BALTIMORE COUNTY ZONING PLAN ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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:

the above Variance should be granted, and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 197____ that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 197____ that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

NICHOLAS B. CONMODARI
Chairman

MEMBER
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Inspection
Zoning Administration
Industrial Development

November 21, 1977

Kingsville Volunteer Fire Company
Kingsville, Maryland 21087

RE: Variance Petition
Item Number 64
Petitioner - Kingsville
Volunteer Fire Company

Gentlemen:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you on November 10, 1977 under the above referenced subject.

Very truly yours,

NICHOLAS B. CONMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Enclosure

cc: Frederick Ward Assoc., Inc.
Belair, Maryland

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON H. MOURING, P.E.
DIRECTOR

November 18, 1977

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

Re: Item #64 (1977-1978)
Property Owner: Kingsville Volunteer Fire Co.
S/W cor. Bradshaw Rd. & Bellevue Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.
Acres: 3.887 District: 11th

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:

Bradshaw Road, an existing county road, is proposed to be improved in the future as a thruway type roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sparr Drive, an unimproved "paper" street along the southerly outline of this property, if improved in the future as a public street, would be as a 30-foot closed section roadway on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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 #64 (1977-1978)
Property Owner: Kingsville Volunteer Fire Co.
Page 2
November 18, 1977

Storm Drains, (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 not available to serve this property, which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plan indicates "Planned Water Service" in the area as "Immediate Priority" and "Planned Sewer Service" in 6 to 10 years.

Very truly yours,

ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM/PWB:ss

cc: J. Tremmer
J. Somers

Q-HE Key Sheet
53 & 54 NE 38 Pos. Sheets
NE 14 J Tops
64 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

NICHOLAS B. CONMODARI
Chairman

MEMBER
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Inspection
Zoning Administration
Industrial Development

November 10, 1977

Kingsville Volunteer Fire Company
Kingsville, Maryland 21087

Attention: Mr. James H. Wooden, Jr.,
President

RE: Variance Petition
Item Number 64
Petitioner - Kingsville Vol.
Fire Company.

Dear Mr. Wooden:

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 suitability of the requested zoning.

The subject property, currently zoned R.C. 5 and improved with the facilities of the Kingsville Volunteer Fire Company is located on the south side of Bradshaw Road southeast of Cedar Lane in the 11th Election District. Surrounding properties are similarly zoned and are improved with dwellings along Bradshaw Road and a store building, which appears to house a number of dwelling units, adjacent to the property line directly affected by the proposed addition.

Since the proposed structure will be within 5' of the property line in lieu of the required 20', this Variance is necessitated.

Kingsville Volunteer Fire Co.
Page 2
Item Number 64
November 10, 1977

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. CONMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Frederick Ward Associates, Inc.
Bel Air, Maryland

Mr. James H. Wooden, Jr.
Kingsville Volunteer Fire Company
Kingsville, Maryland 21087

Item No. 64

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this _____ day of _____ 197____.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Kingsville Volunteer Fire Company
Petitioner's Attorney

Reviewed by: NICHOLAS B. CONMODARI
Chairman, Zoning Plans
Advisory Committee

cc: Frederick Ward Associates, Inc.
Bel Air, Maryland

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 684-3211

November 4, 1977

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

Dear Mr. DiNenna:

Comments on Item #64, Zoning Advisory Committee Meeting, October 4, 1977, are as follows:

Property Owner: Kingsville Volunteer Fire Company
Location: SW/C Bradshaw Road and Bellevue Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.
Acres: 3.887
District: 11th

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
Project and Development Planning

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #44, Zoning Advisory Committee Meeting,
October 4, 1977 are as follows:

Property Owner: Kingsville Volunteer Fire Co.
Location: SW/C Bradshaw Rd. & Bellevue Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.
Acres: 3.887
District: 11th

The existing sewage disposal system and the existing
water well is located properly. Therefore, no health hazards
are anticipated.

Very truly yours,

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

K5"mah

STEPHEN E. COLLINS
DIRECTOR

October 20, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 64 - ZAC - October 4, 1977
Property Owner: Kingsville Volunteer Fire Co.
Location: SW/C Bradshaw Rd. & Bellevue Ave.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to
the side setbacks.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CIM/cam

Paul H. Heinke
CHIEF

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

Attention: H. Compadari, Chairman
Zoning Advisory Committee

Re: Property Owner: Kingsville Volunteer Fire Co.

Location: SW/C Bradshaw Rd. & Bellevue Ave.

Item No. 64

Zoning Agenda Meeting of 10/04/77

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 _____ foot 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 _____

REURS 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 Pro-
tection 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.

Reviewed:

H. Compadari
Planning Group
Special Inspection Division

Noted and

George Magmitt
Approved:
Fire Prevention Bureau

JOHN D. SEVERTON
DIRECTOR

October 5, 1977

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

Dear Mr. DiNenna:

Comments on Item # 64, Zoning Advisory Committee Meeting, October 4, 1977
are as follows:

Property Owner: Kingsville Volunteer Fire Company
Location: SW/C Bradshaw Road & Bellevue Ave./
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.

Acres: 3.887
District: 11th

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.)
1970 Edition and the 1971 Supplement and other applicable codes.
- (x) 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.
- (x) 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.
- (x) 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,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CIB/rjg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1977

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

Z.A.C. Meeting of: October 4, 1977

RE: Item No: 64
Property Owner: Kingsville Volunteer Fire Co.
Location: SW/C Bradshaw Rd. & Bellevue Avenue
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 5' in
lieu of the required 20'.

District: 11th
No. Acres: 3.887

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Nick Petrovich
N. Nick Petrovich,
Field Representative

NSP/tp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WALKER, JR., VICE-PRESIDENT
MARION M. BUTLER
THOMAS H. BOYER
WILLIAM L. GORDON
ROGER B. NELSON
ALVIN LORICK
DAVE WILSON & SMITH, JR.
RICHARD W. TRACER, DVM

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 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 one (1) week
etc. one time successive weeks before the 21st day
of November 1977. The first publication
appearing on the 2nd day of November 1977.

THE JEFFERSONIAN
B. L. Smith
Publisher

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
No. 57314
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 16, 1977 ACCOUNT 01-662

AMOUNT \$48.75

RECEIVED Kingsville's Vol. Fire Co., Inc. Kingsville, Md.
21087 Advertising and posting of property
for #78-111-1

NOV 18 1977 4 27 5 PM

VALIDATION OR SIGNATURE OF CASHIER



TOWSON, MD 21204 November 3 1977

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR VARIANCE - Kingsville Vol. Fire Co.
SW/cor. Bradshaw Rd. & Bellevue Ave.
was inserted in the following:

- ☐ 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
15th day of November 1977, that is to say, the same
was inserted in the issues of November 3, 1977

STROMBERG PUBLICATIONS, INC.

By *Est. Burger*



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 11-4-77
Posted for: *Meeting in agenda 21st 1977 10:45 AM*
Petitioner: *Kingsville Vol. Fire Co.*
Location of property: *SW/cor. of Bradshaw Rd. & Bellevue Ave.*
Location of Sign: *1 Sign Posted Inside Door 2000*
To: Fire Dept.
Remarks: *Donald J. Vane*
Posted by: *Donald J. Vane* Date of return: 11-16-77

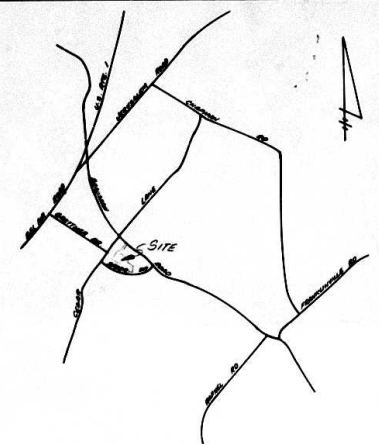
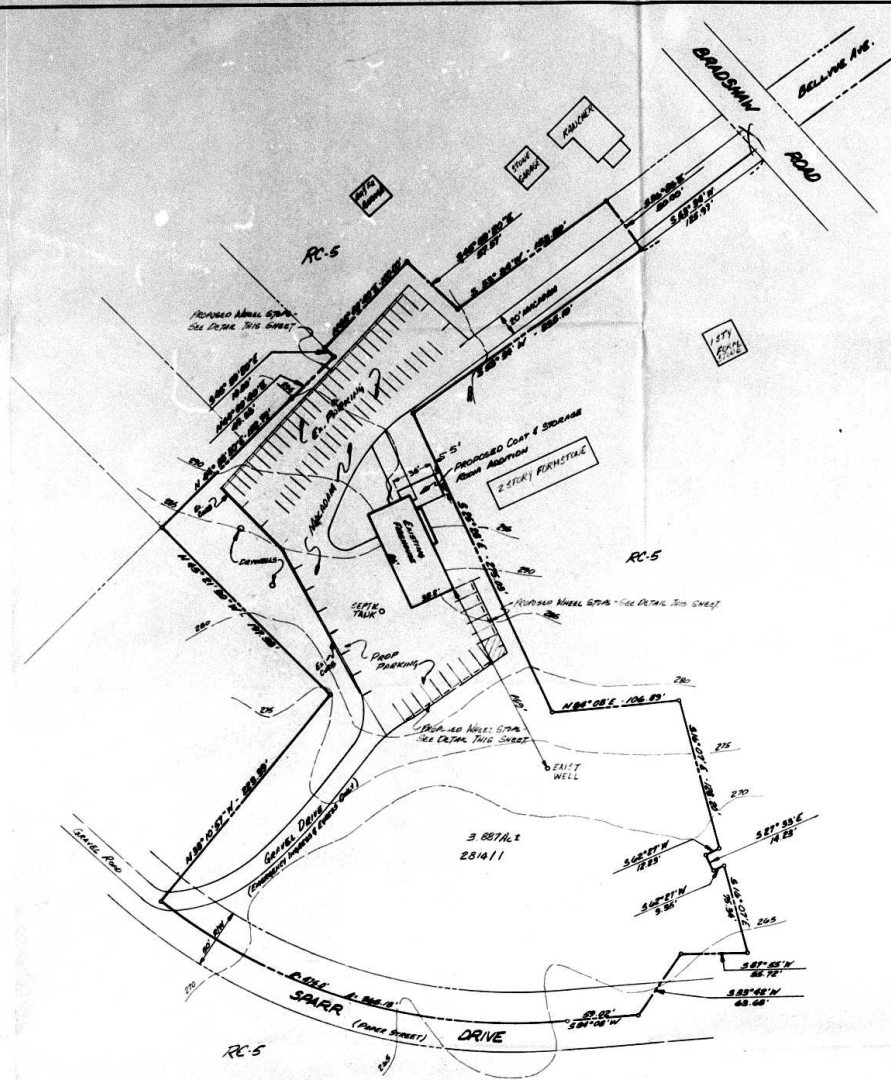
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of
Sept 1977 Filing Fee \$ _____ Received _____
Cash _____
Other _____

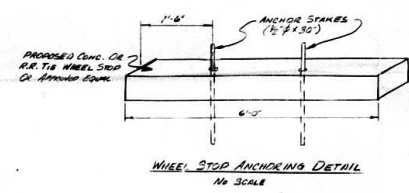
S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner *Est. W. Fire Co.* Submitted by _____
Petitioner's Attorney _____ Reviewed by *DS*
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

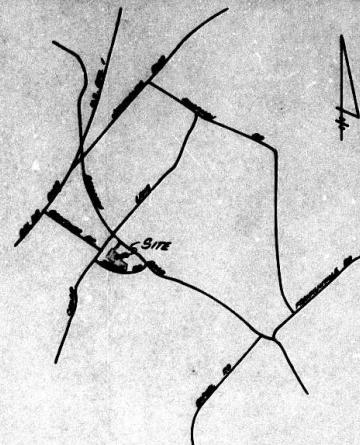
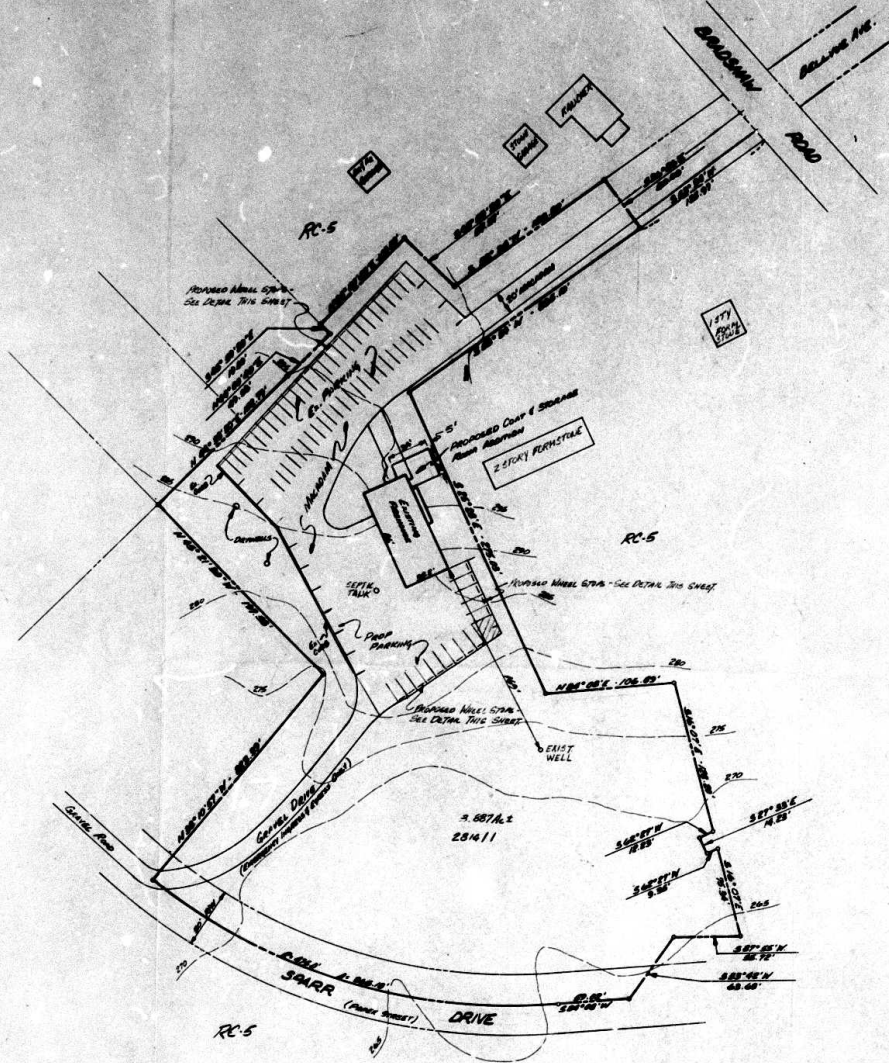


LOCATION MAP
SCALE: 1"=1000'

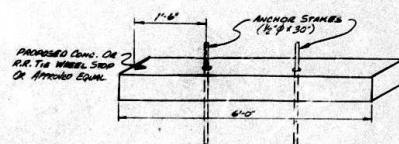
- GENERAL NOTES:**
1. PRESENT ZONING - RC-5
 2. ENCLOSED AREA - 3.887 AC
 3. TOTAL PARKING - 115 SPACES
EXISTING FIRE ENGINE ROOM & RELATED SPACE 3071 S.F.
PROPOSED COAT AND STORAGE ROOM 550 S.F.
PROPOSED ENTRANCE VESTIBUL 600 S.F.
TOTAL AREA 2600 S.F.
@ 300 PER PARKING SPACE = 12.15 SPACES
 - EXISTING ASSEMBLY HALL & RELATED SPACE 3071 S.F.
@ 50 PER PARKING SPACE = 61.42 SPACES
 - EXISTING STRUCTURE - FIREHOUSE
 5. PROPOSED ADDITION - STORAGE & COAT ROOM FOR FIREHOUSE USE
 6. EXISTING USE OF PROPERTY - KINGSVILLE FIRE DEPARTMENT



		REVISION 9/15/77-GCS REMOVED PROPOSED FUTURE ADDITION & ENLARGED CONT'N. BY KINGSVILLE VOL. FIRE CO.	Scale 1"=50' Drawn By S.W.B. Sheet / of /	Date 9-7-77 Designed By Job No. #332	 FREDERICK WARD ASSOCIATES, INC. BEL AIR, MARYLAND • ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS	SITE PLAN COAT ROOM ADDITION KINGSVILLE VOLUNTEER FIRE COMPANY LOCATED OFF BRADSHAW ROAD 1174 ELECTION DIST. BALTIMORE COUNTY, MD.
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- GENERAL NOTES:**
1. PRESENT EDWARDS - RC-5
 2. ENCLOSED AREA - 3.807 AC.
 3. TOTAL PARKING - 75 SPACES
 4. EXISTING FIRE ENGINE ROOM & RELATED SPACE - 2071 SQ. FT.
 5. PROPOSED CHRY AND STORAGE ROOM - 624 SQ. FT.
 6. PROPOSED ENLARGED FIREHOUSE - 64 SQ. FT.
 7. TOTAL AREA - 5779 SQ. FT.
 8. 300 PER PARKING SPACE - 12.55 SPACES
 9. EXISTING ASSEMBLY HALL & RELATED SPACE - 8071 SQ. FT.
 10. 50 PER PARKING SPACE - 61.62 SPACES
 11. TOTAL SPACES ALLOWED - 76
 12. EXISTING STRUCTURE - FIREHOUSE
 13. PROPOSED ADDITION - STORAGE & CHRY ROOM FOR FIREHOUSE USE
 14. EXISTING USE OF PROPERTY - KINGSVILLE FIRE DEPARTMENT



PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: [Signature]

DATE: 7-3-77

78-III-A



		REVISION 9/15/77 GCS REMOVED PROPOSED FUTURE ADDITION & ENLARGED CONTIG. BY KINGSVILLE VOL. FIRE CO.	Scale 1" = 20' Date 7-7-77 Drawn By S.M.B. Designed By Job No. 5832 Sheet 1 of 1	FREDERICK WARD ASSOCIATES, INC. 201 E. B. BARTLAND • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS	SITE PLAN CHRY ROOM ADDITION KINGSVILLE VOLUNTEER FIRE COMPANY LOCATED OFF BRADSHAW ROAD WILKINSON DIST. SALTDUCK COUNTY, MD. 1 9-2-152
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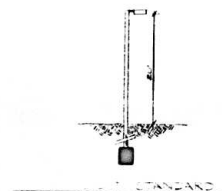
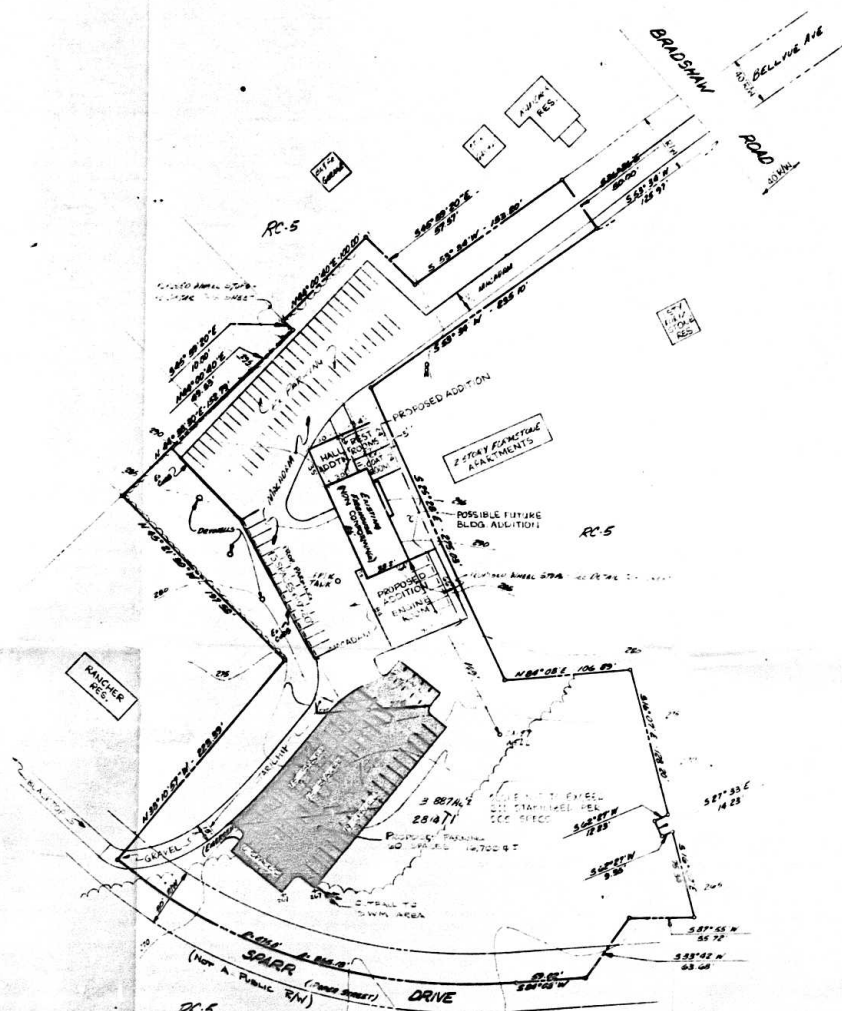
PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: P.C. O'B
PLANNING
DATE: 2/22/84
BY: John A. Sparr
ZONING COMMISSIONER
DATE: 2/22/84
84-163
C-548-84

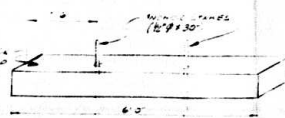
RESTRICTIONS AS FOR ZONING
CASE # 84-163-SPRA

1. No screening or landscaping shall be placed on the access road from Bellevue Avenue and Bradshaw Road to the fire station so that the immediate neighbors' view and accessibility to ingress and egress of their property will not be impeded.
2. The screening and landscaping now existing, natural or otherwise, shall be retained and maintained.
3. The hall shall be used solely for fire company purposes.
4. The width of the access road from Bellevue Avenue to the subject property shall remain at 20 feet.
5. The width of the driveway from Sparr Drive to the subject property shall remain at 15 feet until such time as Sparr Drive is improved. At that time, the access road shall be widened to 24 feet and the driveway shall be relocated perpendicular to Sparr Drive.

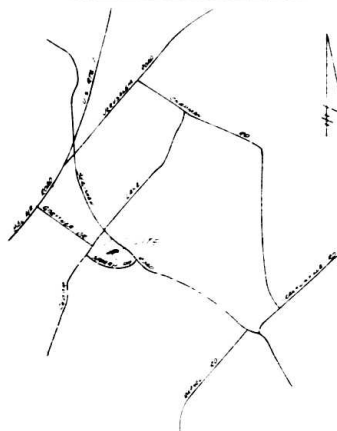
John A. Sparr
Zoning Commissioner of
Baltimore County



TYPICAL PAVING SECTION
NO SCALE



WHEEL STOP - 12" HIGH x 12" WIDE
NO SCALE



GENERAL NOTES

Present Zoning: RC-5
Gross Area: 3.887 Ac.
Off-street parking
Two story bldg:
Lower Floor:
1. Use: Existing Assembly Hall
Total Floor Area: 3,071 square foot
No. of spaces required: 3,071 ÷ 61.4 = 50
2. Use: Proposed Engine Room
Total Floor Area: 4,728 square foot
No. of spaces required: 4,728 ÷ 15.8 = 300
No. of spaces provided: 16
Upper Floor:
1. Use: Proposed Assembly Hall
Total Floor Area: 1,050 square foot
No. of spaces required: 1,050 ÷ 21 = 50
2. Use: Proposed Tent House
Total Floor Area: 648 square foot
No. of spaces required: 648 ÷ 13 = 50
No. of spaces provided: 2
3. Use: Existing Firehouse
Total floor area: 3,333 square foot
No. of spaces required: 3,333 ÷ 13 = 257
No. of spaces provided: 13
Total Spaces Required: 125
Total Spaces Provided: 125
EXISTING DRIVEWAY FROM BELLEVUE AVE TO SPARR DRIVE
SCREENING AND LANDSCAPING

PLAN FOR
SPECIAL EXCEPTION

CASE # FOR VARIANCE: 75-11A
REVISED PARKING AREA: 2/15/84

Scale: 1"=60'
Date: 8-6-83
Drawn By: SWB
Designed By: SWB
Sheet No.: 0002
Sheet Total: 0002

FREDERICK WARD ASSOCIATES, INC.
Baltimore, Maryland

• ENGINEERS
• PLANNERS
• LANDSCAPE ARCHITECTS

BUILDING ADDITION
MIN. 3.00 AC. V. 10' FIRE STATION
LOCATED ON
BRADSHAW ROAD
BETWEEN SPARR DRIVE
AND BELLEVUE AVENUE
BALTIMORE COUNTY MD.