PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the roning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an. zone: for the following reasons:

See attached description

and (2) for a Suecial Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for community building or other uses of a civic social recreational or educational nature,

Property is to be posted and advertised as prescribed by Zoning Regulation: I, or we, agree to pay expenses of above re-classification addres Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning gulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltim

V.C.A. of Greater Baltimore Inc. Forme & Seffell Main St. Beisterstown, Md. 21136 503 Westminster Road Reisterstowa, Md. 21136

CORDERED By The Zoning Commissioner of Baltimore County, this 21st 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of April 197 8 at 100 o'clock

The la fensea Zoning Commissioner of Baltimore County

FEE 21 70 MM

9-21-78

ORDER

May 3, 1978

Mr. James Saffell Main Street Reisterstown, Mary and 21136

> RE: Petition for Special Exception SW/S of Westminister Pike, 3059' SE of Gores Mill Road -4th Election District James Saffell - Petitioner NO. 78-221-X (Item No. 161)

Dear Mr. Saf. II.

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

SED/jhm

Attachment

cc: Ms. Jane T. Christie, Executive Director Y.W.C.A. of Greater Paltimore, Inc. 503 Westminister Road Reisterstown, Maryland 21136

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

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

DCA 1077-29 x

TO THE ZONING COMMISSIONER OF EALTIMORE COUNTY

600

LOR WE JASON G. SETTOLL LEGAL OWNER OF THE PROPERTY SITURIED IN BALTMON COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRIWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES OF SCALE MAPS, WHICH ARE STEAMED HERETO, HEREBY MANY, APPLICATION TO FILE FOR A SPECIAL exception IN A RC 3 ZONE TO USE THE HEREN DESCRISED PROPERTY TO community building or other uses of a civic, social, recreational, educational THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1 acre DEED REF. 4875/548

0 % OF OVER! J. SITE WILL REQUIRE GRADIN GRANING

BUILDING SIZE GIOUNG PLOOR 30' X 44' AREA 1320 ag. ft. NUMBER OF FLOORS 3 + basement TOTAL MEIGHT 25 ft. (inside)

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 112 BUI' DING USE

GROUND FLOOR Same OTHER FLOORS Office, meeting rooms recreational and educational programs, crafts shop 50/50 shop, basement for at age GROUND FLOOR _ 5 _ __ OTHER FLOORS _ 9 _ _ TOTAL _ 14

UTILITIES

MATER: ENUBLIC | PRIVATE, TYPE OF SYSTEM ___ MATER plan #39-066 shows distance from end of water pipe/our seter. A in untered pipe extends from and of like to property (maintaine, by owner). section 11: se

Security Deposit net coquired UTILITIES SECURITY APPROVAL -- SANGER OF LINE SECURITY APPROVAL

Y.W.C.A. Reiserstown Ad 21136

THE PLANNING BOARD HAS DETERMINED ON ____ 9-15-77___THAT THE PROJ

77-290

DESCRIPTION OF A 1.237 Ac. PARCEL

James G. Saff∈11 Property Y.W.C.A.

ALL that lot or parcel of ground situate to the southwest of Maryland Route 1/0 (Vestminuter Pike) in the Fourth Flection District of Saltimore County, Naryland, BEGINNING for the same at a point in the center of U.S. Route 140 (Westminster

Pike), said point being distant in a southeasterly direction approximately 3,059 feet from the intersection of U.S. Route 140 and Gores Mill Road; running thence with the center of an existing macadam drive South 49°11'16" West 68.70 feet; thence South 33°24'35" West 50.64 feet; thence South 62°32'11" West 230.36 feet to a point on the outline of the 1.237 acre parcel as now described South 21°52'34" East 25.75 feet to a point at the corner of an existing parking area, thence with the edge of said parking area South 52*18'23" West 120.50 feet to a point at the corner of said area, thence North 46"34'14" West 38.90 feet to a point in or near the center of an existing macadam drive, thence with the center of waid drive South 85°41'44" West 37.65 feet to a point, thence North 88°41'08" West 111.03 feet to a point, in or near the center of said drive, thence leaving said drive North 06°24'50" West 15.00 feet to a pipe set, continuing thence North 06°24'50" West 276.89 feet to a pipe set; said pipe being distant South 11°31'59" East 397.44 feet from the end of the North 35°21'00" East 1550.00 foot line of a tract of land conveyed unto James G. Saffell by deed dated May 14, 1969 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4875 folio 548, thence North 84°20'51" East 136.79 feet to a pipe set, thence South 16*40'15" East 279.47 feet to a pipe set, thence North 61*47'40" East 86.87 feet to a point on the northwest side of an existing macadam drive, thence South 21°52'34" East 6.25 feet to the point of beginning on the above described outline or the beginning of the South 21°52'34" East 25.75 foot line of the above parcel. Containing 1.237 acres more or less.

IICA Application for Special Exception and or Special Permit Submitted by the Y.W.C. ..

This property belongs to Jose G. Saffell; the property number is Oki-G-COMES. There are three buildings on the property using a common entrance, in that the preparty used to be the Childwise Sakhulitation Institute (GGI). Tas first building as series are endednee now; the second building but bound but a April 24, 1976 under a special moding exception; the third building has been abbanded for 10 years.

The YMCA rents 1 acre of land and is entitled to the use of the ine isua fenta: acre vi isua ana sa entities to the use of the drivesys, footsays and parking areas. Infrequent use is made of ther indicated (chaded) areas at the landlord's parmission. PE. PETITION FOR SPECIAL EXCEPTION SW/S of Westminster Pike 3059' SE of Gores Mill Rd., 4th District

. REFORE THE ZONING CO. MISSIONER OF BALTIMORE COUNTY

JAMES SAFFELL. Petitione . Care No. 78-221-V

.....

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, 1 of the Rollimore Counts 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. Kon Charles E. Kouniz, Jr. Deputy People's Counsel John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 28th day of March, 1978, a copy of the aforegoing Order was mailed to Mr. James Saffell, Main Street, Reisterstown, Maryland

7. Herry III



REING a part of a tract of land conveyed unto James G. Saffell by deed dated May 14, 1968 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4875 folio 548.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric Di Nenna, Zoning Commissioner

Date March 23, 1978

PROM Leslie H. Groef, Lirector of Planning

SUBJECT - Petition *78-221-X. Item * 161. Petition for Special Exception for Community Building SOURWERT 1186 OF YEARTH TIRE 3059 feet Southeast of Gures Mill Kood Petitioner - James Salfell

4th District

HEARING: Ti-ursday, April 13, 1978 (1:00 P.M.)

There are no comprehensive factors requiring comment on this petition.

LHG:JGH:rw

Pursuant to the advertisement, posting of preperty, and public hearing on the Mace 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 uses of a civic, social, recreational, or educational nature should be granted, IS ORDERED by the Zoning Commissioner of Baltimore County, this ... 3 approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning. Lellis int to the advertisement, posting of property and public hearing on the above petition d 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 ... 197 ..., 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 zone; and/or the Special Exception for____ Zoning Commissioner of Baltimore County

SAMES SAFFELL P. O. BOX 221 REISTERSTON 1 211361 To The Balto County Board of 3 ming appeals - gentlemen It is one mo her standing work for many thork that the property outlined in Apricial Exception # 18-221-X Which is to be hard by your Board Thurs april 13 d is not as any way I overing the existing gray but is intended for the appear of purpose as spelled out - but down not permit any commercial tenture on these premise Signe & APR 1 > '78 4M



April 3, 1978

office of planning and rening TOWSON, MARY AND 21204

S. ERIC DINENNA

James G. Saffell Main Street

> RE: Interim Development Control Act (IDCA) Application #77-29-X

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Boar' on September 15, 1977 and you may now file your petitions, plat-, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Com-missioner's rules for filing and petition forms to be completed by you.

ERIC DI NENNA Zoning Commissioner

SED/JED/scw

Enclosures

BALTIMORE COUNTY ADVISORY COMMITTEE PETITION AND SITE PLAN

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 11. W. Chesapeake Ave. Towson, Maryland 2120

Nicholas B. Cree

Chairman

161

MEMBERS Bureau of

Department of Traffic Engineering

State Boads Commissi

Bureau of Fire Prevention H-alth Department Project Planning

Building Departmen Board of Education Ioning Administratio Industrial Development

Mr. James Saffell Mr. James Sallell Main Street Reisterstown, Maryland 21136

RE: Special Exception Petition Item Number 161 Petitioner - James Saffell

Dear Mr. Saffell:

The soning Plans Advisory Committee has reviewed the plans sub-tited with the above referenced petition and has made are 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 inspection. These comments are not intended to indicate to assure that all parties are made aware of plans or problems vith 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 Soning.

The subject parcel, part of a tract of land formerly utilized by the Children's Rehabilitation Institute, is sonce R.C. J and is improved with a three story brick building. This structure presently houses the Reisters-by the Zoning Commissioner pending the outcome of this Special Exception Hearing. Part of this overall tract of land was the subject of two previous zoning hearings (Came 869-5-X ard Came 871-224-X) in which a Special Exception was granted to use this property for a Consequence of the subject of Land and the School Consequence of the subject of the previous form of the site indicates that this Special Exception is no world.

Mr. James Saffell Page 2 Item Number 161 April 3, 1978

If this petition is granted, all future plans requiring approval from Baltimore County should clearly reflect the comments from the State Highway Administration and the Health Department.

This prittion is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and one that the first one of the hearing date and one than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Micholas B. Commodon

Chairman Zoning Plans Advisory Committee

NBC:rf

cc: Mr. Robert T. Fish augh Land Surveyors 142 E. Main Street Westminster, Maryland



March 16, 1978

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

Re: Item \$161 (1977-1978)
Projecty Owner: James Saffell
S/NW Nestinater Pike JOS9' S/E Gores Hill Rd.
Existing Zoning: R.C. J
Proposed Zoning: Special Exception for a community
building (IDCA 77-29X)
Acres: 1.237 District: 4th

Dear Mr. DiNenpa.

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.

Comments were supplied for this property for Project IDCA No. 77-29X, and in connection with the Zoning Advisory Committee review of this property for Item. #95 (1970-1971). Those comments are referred to for your consideration.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #161 (1977-1978).

Elsworth N. Divy do Mice ELISWORTH N. DIVZR, P.E. Chief, Bureau of Engineering

X-SE Fey Sheet 65 M7 44 Pos. Sheet NW 17K Topo 48 Pax MP p

Petitioner James Saffel
Petitioner's Attorney

Mr. Robert T. Fishpaugh Land Surveyors 142 E. Main Street Westminster, Marylan

Your Petition has been received and accepted for filing this 21st day of February 1978.

Mr. James Saffell Main Street Reisterstown,

Maryland 21136

200

DATE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

I deard Hardesty TOOM - CHIVE L. Der Date January 19, 1971

Elleworth H. Diver. F.T.

Item 95 (1970-1971)

- The state of the

The following convents are furnished in regard to the plat submitted to this calles for review by the Sening Advisor, Committee in correction with the subject item.

Asstricter Read is a fitte Road; therefore, all improvements, inter-cecident and entrances on this road will be subject to State Roads Consisting requirements.

The private read is the only means of access to the subject property and is subject to the recollection and approval of the Fire Eurosa, Office of Planata, and Evaluate and Eventual of Traffic Engineering.

It appears that the pro-cood borthwest Expressing will traverse the southwesternment corner of the overall property.

Nestrinater Road is a State Read. Therefore, draining requirements as they affect the read come under the jurisdiction of the Maryland State

The publishmen must provide necessary drains a facilities (tensormly or observable to proven one that may maintain a desire to adjust to proven consistent properties, anotherly by the consoletuation of surphress that and a surphress of surphress of the consoletuation of surphress of surphress of the consoletuation of surphress of surphress of the consoletuation of the con

Sediment Control:

Development of this property through stringing, practice and stabilization could result in a coffernt collecton problem, descript private and public holders denote no of the property. A grading point is, therefore, necessary for all grading, to clading the attription of top coil.

Tten 95 (1970-1971) Property Owner: Vance C. Saffell

January 19, 1971

Sediment Control: (Cont'd)

Gradier studies and sediment control drawings will be necessary to be reviewed and areroved prior to the issuance of any grading or

The subject preverty is located outside the limits of the Paltimore County Notropoliten District and has not been included in the Paltimore County Natur Pare Plan 1970-00. Therefore, public sanitary severage is not proposed to core this property at this time.

The use of a private sempe disposel system is subject to the regulations and requirements of the Department of Health and any other State agencies having jurisdiction in this nature.

Although the subject property is located approximately 900 feet outside of the limits of the between the interest many 200 for a control of the limits of the between the interior and most been included in the limits of county faster water flam 170-00, the property is precently covered with pickle seter mapfully by seems of a 4-tok externel commenteen at the end of the control 22-tok water and in the venturation flowed. The interest commentees the control of the control o the jettioner end a private water pipe system conveys the public water supply onto the petitioner's property.

Sufficient information in report to water demands, including fire protection requirements is not shown on the motified plan. Also, the plan should be revised to fully indicate the oduting mater supply option, both pasts and location. Fire postsection facilities must be in accordance with the regulations and requirements of the Aire Bureau.

Iny further public unter supply to serve this property is contingent upon the emenation of the Europeitian District and extension of the endeding water cond in Butchinder Book. Girlsteneously, the Emeta March Plan would require combount to include this property within the Highes of the mixing courted care.

Secsional or Diver ELECTRIN N. DIVER, P.N. Chief, Baresu of Engineering

Mornan Kenney "X" S.E. Key Sheet 65 N.W. Mi Position Sheet N.W. 17 K 200 Scale Tope

The property is presently served by a private ensite septic system; therefore, we maked that the special exception be approved.

the Patapeco River at Pinksburg and thence to Liberty Dam.

BALLTIMORE COUNTY, MARY/AND

TUBLECT: SUIDIVILLON REVIEW COMMENTS

MTE: August 30, 1977

Ell sworth N. Diver, P.E. Chief, Bureau of Engineering

IDCA PLAN _ x PROJECT NAME: Saffell Property PRELIMINARY PLAN POJECT NIMPER: IDCA NO. 77-29X TENTATIVE PLAN IDCATION: DEVELOPMENT PLAN Westminster Pike DISTRICT: 4C3 FIMAL PLAT

This application for special exception (No. 77-29%) was received by the Developers Design and Approval Section on July 22, 1977 and we comment as follows:

WATER: (Relateratown Fifth Zone)

This preparty is located within the Urban-Rural Demarcation Line and is within an existing service area as indicated on Baltimore County Nater Plan W-9B.

The subject property is presently served by public water with a metered connection, approximately 1,500 feet in length to the existing 12-inch water main in Westminster

The property is within the desired elevation of service for the Reisterstown Fifth tone and there have been no recorded problems within the water distribution system 'n

Since the subject property is presently served by public sater, we recommend that the special exception be approved.

This property is located within the Urhan-Bural Demarcation Line and is within the 6 to 10 year service area as indicated on Baltimore County Sewer Map 5-98. The property is located approximately 4,400 feet from the closest public sanitary sever, which cannot be extended.

STORM DRAINS: (Patapsco River Watershed - North of Liberty Dam)

The subject property drains to Glenn Falls, tributary to the North Branch of

(Cont'd)

The approximate increase in ators water runoff generated by improvements in connection with the special exception is 0.70 cubic feat per second, based on a

Since the increase in storm water ronoff is insignificant to the drainage area, we recommend that the special exception be approved.

Edward 11 want

ELLSWORTH N. DIVER, P.Z. Chief. Dureau of Ecgineering

ENDIENNISDO: 88

Maryland Department of Transportation

Bernard M. Evans

February 28 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 21, 1978 ITEM: 161. Property Owner: James Saffell Location: SW/S Westminster Pike (Route 140) 3059' SE Gores Mill Road

Mill Road Existing Zoning: R.C. 3 Proposed Zoning: Special Exception for a community bldg. (IDCA 77-29-X) Acres: 1.237 District: 4th

Done Me Di Nonna :

CL:JEM

The entrance into the site is substandard to serve any use that vould generate other than a minimal amount of residential test vould generate either than a minimal amount of residential test vould generate serve that the serve that

The entrance must be widened to a minimum width of 25', 30' feet is recommended. The entrance must be channelized with concrete curb and gutter. The curb is to return into the line 24' from the centerline of the word along the highest of the cancelline of the same and should extend to the vest for a minimum of 10' to the east and should extend to the vest for a minimum of 50' in order to provide a minimum of the centerline of the word of the curb of the cancel the contract of the contract

The plan must be revised to indicate entrance detail.

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits

By: John E. Meyers

office of planning and zoning

March 17, 1978

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 #161, Zoning Advisory Committee Meeting, February 21, 1978, are as follows:

Property Owner: James Saffell Location: SW/S Westminster Pike 3059' SE Gores Mill Road Existing Zoning: RC-3 Proposed Zoning: Special Exception for a community building (IDCA 77-29-X) Acres: 1.237

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

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

Very truly yours,

John L. Wimbley Planner III Current Planning and Developmen

department of traffic engine TOWSON, MARY .AND 21204

March 17, 1978

Mr. S. Eric DiNenna Soning Commissioner County Office Building

> Item No. 161 Property Owner: Location: Existing Zoning: R.C. 3

- ZAC - February 21, 1978 James Seffell SW/S #ustminster Pike 3059' SE Gores Mill Rd. Special Exception for a community building (IDCA 77-29-X)

Acres: 1 207 District

The requested special exception for a community building can be expected to cause traffic problems due to the narrow driveway.

Very truly yours, Michael S. Planigan Traffic Engineer Associate

MSF/hms

battimore county department of health TOWSON, MARYLAND 21204

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

March 13, 1978

Mr. S. Eric Dilenna, Zoning Commissioner Office o. Plunging and Zoning County Office Building Towson, Maryland 21204

The following are comments on Item # 161 . Zoning Advisory Committee Meeting of February 21, 1978:

Property Owner: James Saffell

Locations SW/S Westminster Pike 3059' SE Gores Mill Rd. 1.237

District: 4th

Metropolitan water is available. A revised plat showing the exact location of the sewage disposal system must be submitted.

Very truly yours,

Thomas & Douling Thomas H. Devlin, Director

THD/KS/fths

SEC 35 118



Paul H. Reincke

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

Attention: N. Commodari, Chairman. Zoning Adivsory Committee

Re: Property Owner: James Saffell

Location: SW/S Westminster Pike 3059' SE Gores Mill Rd. Zoning Agenda Meeting of 2/21/78 Item No. 161

Pursuant to your request, the referenced property has been surveyed by this Burses and the comments below marked with an "x" are applicable and required to be corrected or incorp, anted into the final plans for the property.

- () 1. Pire hydrants for the referenced property are required and shall be fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Vorks.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCERCISE the maximum allowed by the F re Department.
- () h. The site shall be made to comply with all applicable parts of the Pire Prevention (prior to occupancy or beginning of operations.
- (x) 5. The buildings not protuce existing or proposed on the site shall comply with all "plicable requirements of the Setional Fire Protuction Associat. a Standard No. 101 "Life Safety Code", 1970 Settlement 1. Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Pire Prevention Bureau has no comments, at this time. Hotod and Leoys M Wegand

Special Inspection Division

Fire Prevention Bureau



JOHN D. SEYFFERT DIRECTOR

February 22, 1978

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

Dear Mr. DiNenna

Comments on Item # lol Zoning Advisory Committee Meeting, February 21, 1978

Property Owner: James Saffell Location: S/W/S Westminster Pike 3059' SE Gores Mill Road

Existing Scring: R.C. 3
Proposed Zoning: Special Exception for a community building (IDCA 77-29-X)

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. A change of occupancy permit shall be required.
- B. A binding persist shall be required before construction can begin, to upgrade building to new uses.
 C. Three sets of construction drawings will be required to file an
- plication for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal wil 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 Bulsing Department if distance is between 3'0" and 6'10"
 of property line.
 Assembly occupancy = 15 square ft. per person for Building & Fire Code.
 Fir stronge is proposed for basement a) hour fire separation (Floor assembly)
- may be required.

 G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Charles & Sumbon

Charles E. Burnham

Fourth District of Baltimore County,
Beginning for the same of a south of the control of U.S. Rouse 140 (Privatements Plant), and point toning distance in a sectional private standy distance in a sectional private in the Standard County of the County of

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 17 1978

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

Z.A.C. Meeting of: February 21, 1978

RE: Item No: 161 Property Owner: James Saffell Location: oW/S Westminster Pik 3059' SE Gores Mill Rd.

Present Zoning: R.C. 3
Proposed Zoning: Special Exception for a community building (IDCA 77-29-%)

District: 4th No. Acres: 1.237

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, Want Televell W. Nick Petrovich, Field Representative

WNP /hm

BAYARD WILLIAMS, JR. HICEPHENS -----

MRS. LORRAINE F. CHIRCUS ROGER B. HAYDEN

SEVIN LOBECK MRS. MILTON B. SMITH AS

PETITION FOR A SPECIAL

CERTIFICATE OF PUBLICATION

TOWSON, MD.______ Farsh_23_____, 1978. THIS IS TO CURTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., onesoinceack mt. one time ... successive occasio before the 13th appearing on the 23rd day of Merch

19.73 THE JEFFERSONIAN. L. Lesak Structer

Cost of Advertisement, \$



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - James Saffell SW/S of Westminster Pike was inserted in the following:

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

week-y newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 24th_day of March 19.78, that is to say, the same was inserted in the issues of Narch 23, 1978.

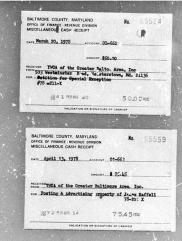
STROMBERG PUBLICATIONS, INC.

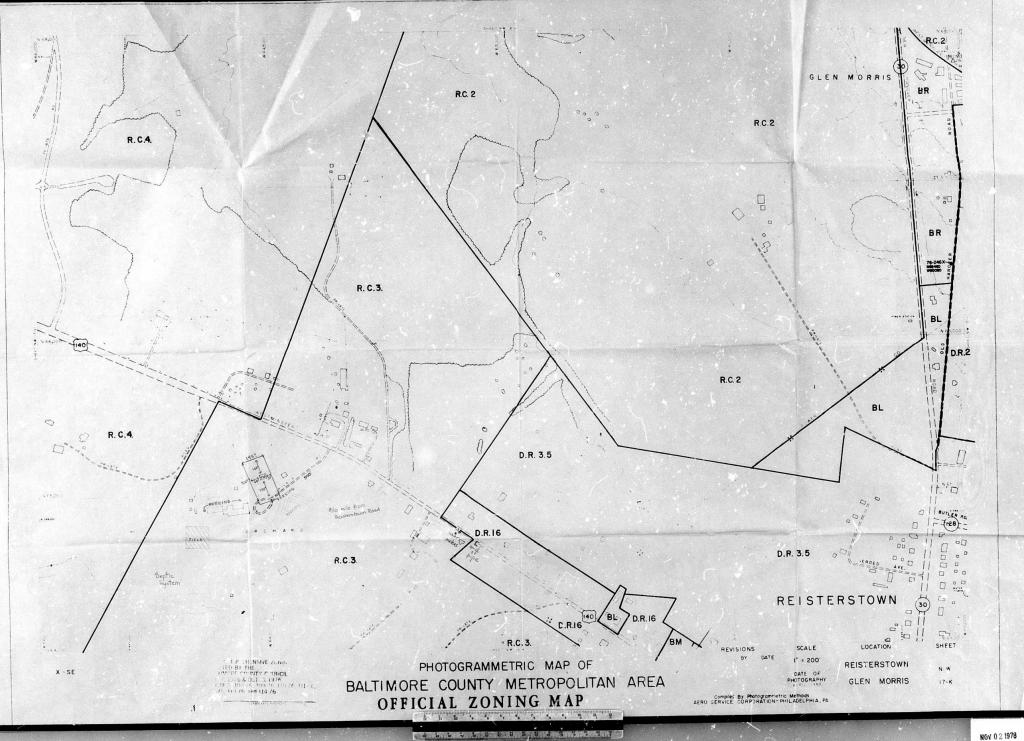


FRONT ENTERACE Pd of 501 WESTMINSTER PIKE Posted by Llouis E. Boland Date of return MARCH 31, 1978

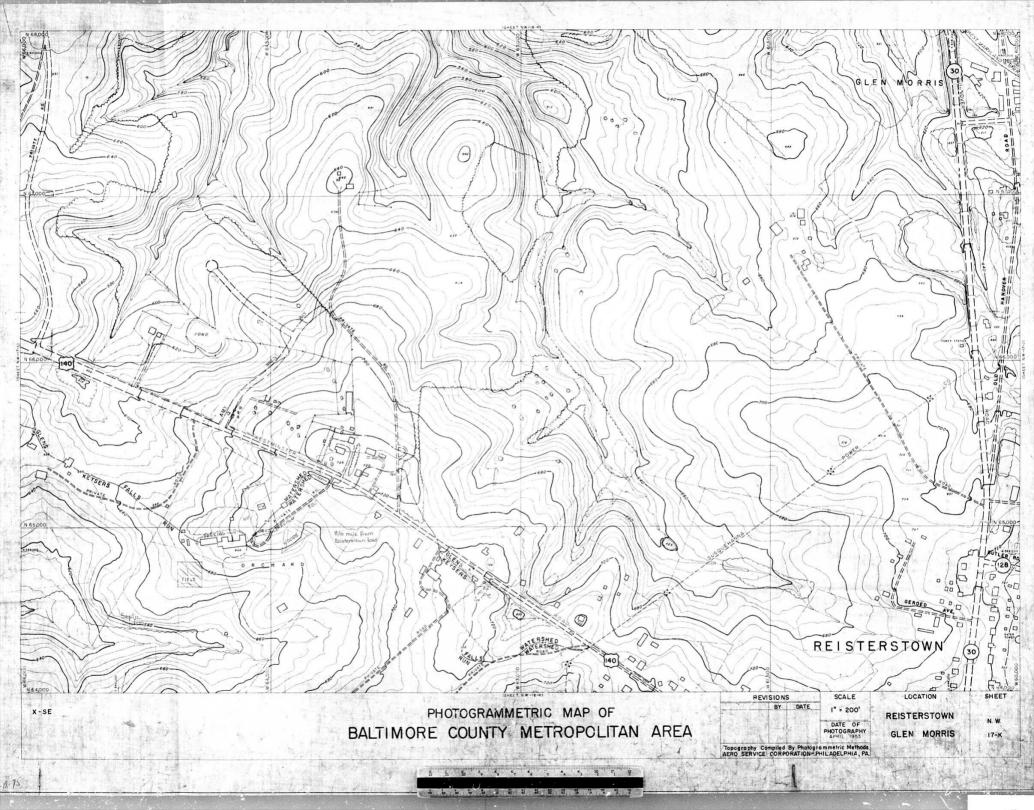
PETITION MAPPING PROGRESS SHEET Wall Map Original Duplirate Tracing 200 Sheet FUNCTION Descriptions checked and Petition numb : r added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description____Yes Previous case: 7/-224-X Map # 100 17-4

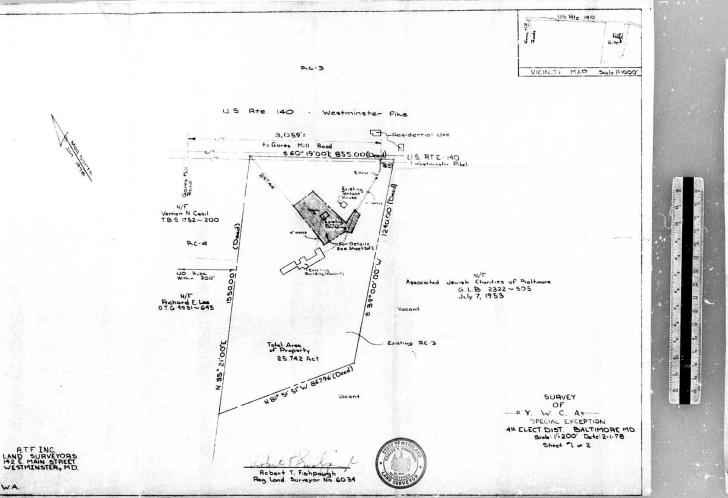
	A 16		
	•	•	
BALTIMORE	COUNTY OFFICE OF PLA	ANNING AND ZONING	
	Count, Office Build 171 W. Chescheake & Towson, Maryland	Avenue	
Your P	etition has been rece	eived * this 9	day of
FEB. 1977.	Filing Fee \$	Received	Chec
			Cash
	Ale	i lli Tenna	Othe
		ic DiNenna, g Commissioner	
Petitioner SAFF	FZL Sub-	ted by FISHPA	MCH
Petitioner's Attorn	ey	teviewed by_/	Be
* This is not to hassignment of a	e interpreted as acce hearing date.	eptance of the Peti	tion for





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US Rts 140 VICINITY MAP Scale 1-1000 Note NIF Jomes G Carrell REQUIRED PARKING # Floor . 1495 + 300 - 5 N84"20"51"E 136"19" 29 Floor - 14-5 +- 500 - 3 39 Floor + 1,495 P-500 -3 Total Required Spaces +11 Number of existing spaces . 13 Note: Basement used for storage NULSE AREA 1.237 Ac 1 RC-3 Proposed Community use Econe work N98-41-08-W 11-03-N46" 34 14" FIRE HYD & OF Reg Land Surveyor No 6034 - Y.W.C.A. SPECIAL EXCEPTION 4º ELECT DIST. BALTIMORE. CO.MD. BITE INC. Date: : 31-78 LAND SURVEYORS Revised : 2 . 2 . 76 142 E. MAIN STREET WESTMINSTER , MO. Sheet . 2 of 2

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