

78-278-1A #202 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alida Corporation, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409 - Offstreet, parking and loading, 409.2 b (3-a), (6) to permit use of parking spaces in lieu of the required 111 spaces.

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

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

Alida Corporation
Contract purchaser
by Benjamin Bronstein Legal Owner
Address 1924 Ednor Road
Silver Spring, Md. 20904
Benjamin Bronstein
Petitioner's Attorney
Address 803 Equitable Towson Bldg.
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of June 1978.

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 25th day of June 1978 at 11:00 o'clock A.M.

Benjamin Bronstein
Zoning Commissioner of Baltimore County.
(over)
11:00 A.M.
6/26/78

78-278-1A #202 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alida Corporation, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a BARBERS, ARTISTS, GALLERY, FOR USE BY MEMBERS ONLY OF BOW AND ARROW CLUB, COMMUNITY BUILDING FOR CIVIL, SOCIAL, RECREATIONAL ACTIVITIES.

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

Alida Corporation
Contract purchaser
by Benjamin Bronstein Legal Owner
Address 1924 Ednor Road
Silver Spring, Maryland 20904
Benjamin Bronstein
Petitioner's Attorney
Address 803 Equitable Towson Building
Towson, Maryland 21204
BY ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of June 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 25th day of June 1978 at 11:00 o'clock A.M.

Benjamin Bronstein
Zoning Commissioner of Baltimore County.
(over)
11:00 A.M.
6/26/78

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
S/S of Frederick Avenue, 310' W of
Bloombsbury Avenue - 1st Election District
Alida Corporation - Petitioner
NO. 78-278-XA (Item No. 202)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for a Special Exception for a community building for civil, social, and recreational activities, requested in order to conduct a private archery gallery for use by members only, and, additionally, a Variance to permit zero off-street parking spaces in lieu of the required 111 spaces.

The subject property comprises two vacant buildings, which were subjected to a fire two and one-half years ago that destroyed their interiors and resulted in the loss of their nonconforming status with regard to parking. The Petitioner plans to utilize a portion of the basement of the building, known as No. 729 Frederick Avenue, as an archery gallery, while part of the basement and the first floor of both buildings will be utilized for retail uses. Like other commercial buildings in this vicinity, accessory parking is not available. The Deputy Zoning Commissioner notes that this property is a revitalization and believes that private efforts directed toward its economic recovery should be encouraged.

Testimony on behalf of the Petitioner indicated that there was an archery gallery at the location for about 12 years prior to the fire and that it existed without benefit of on-site parking.

Further testimony indicated that the Petitioner has been advised by the Baltimore County Revenue Authority that the nearby Catonsville Metered Parking Lot is under utilized and contains 84 parking spaces. (See Petitioner's Exhibit No. 3 - letter from Charles E. Heintz, Jr., Executive Director, Baltimore County Revenue Authority.)

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations and the Special Exception should be granted. Further, the parking Variance should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of June, 1978, that the requested Special Exception and Variance should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The recreational activity, i.e., archery gallery shall be restricted to members and their guests only.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Benjamin Bronstein
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 30, 1978
BY John P. Hession

ORDER RECEIVED FOR FILING
DATE June 30, 1978
BY John P. Hession

ORDER RECEIVED FOR FILING
DATE June 30, 1978
BY John P. Hession

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-464-2363
S. ERIC DINENNO
ZONING COMMISSIONER

June 30, 1978

Benjamin Bronstein, Esquire
803 Equitable Building
P.O. Box 5515
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
S/S of Frederick Avenue, 310' W of Bloombsbury Avenue - 1st Election District
Alida Corporation - Petitioner
NO. 78-278-XA (Item No. 202)

Dear Mr. Bronstein:

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

Very truly yours,

Benjamin Bronstein
GEORGE J. MALEYAN
Deputy Zoning Commissioner

GJM/jlm

Attachments

cc: Mr. Louis J. Watson
920 Frederick Road
Catonsville, Maryland 21228

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

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
301 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 888-2888

February 22, 1978

REFERENCE 771-4882

Description to Accompany Petition for Special Exception
#729-B Frederick Road

Beginning for the same at a point on the south side of Frederick Road at a distance of 310'-2" from the intersection formed by the south side of Frederick Road and the west side of Bloombsbury Avenue binding on the south side of Frederick Road S 74° 29' W 33'-2" thence leaving the south side of Frederick Road S 17° 02' E 157'-2" thence N 74° 29' E 33'-2" thence N 17° 02' W 157' to the place of beginning.

Containing .10 Acres of Land more or less.

Being known as #729-B Frederick Road.



E. F. Raphael
EUGENE F. RAPHAEL
Registered Professional Land Surveyor
No. #2246

OFFICE COPY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Plans Advisory Committee Date: June 7, 1978
FROM: Nicholas Commadari, Chairman
SUBJECT: Revised Comments Item No. 202 - Alida Corporation

It has come to my attention that comments for the above petition were based on the assumption that it was for a Special Exception for an archery gallery only. Please note that a Variance request to allow 0 parking spaces in lieu of the required 111 parking spaces is included. This was reflected on revised site plans that were given to you.

Since this petition has already been scheduled for a hearing, revised comments must be submitted to this office prior to Tuesday, June 13, 1978, in order that they may be included in this file.

Nicholas Commadari
NICHOLAS B. COMMADARI

NBC:cmw

- cc: Mr. John Hession, People's Counsel
Mr. Charles E. Burnham, Department of Permits and Licenses
Mr. James Horwell, Planner II
Mr. Steve Weber, Department of Traffic Engineering
Mr. Thomas Kelly, Fire Department
Mr. John E. Meyers, State Highway Administration
Mr. Nicholas Petrovich, Board of Education
Mrs. Rosellen Plant, Industrial Development
Mr. Frederick Ringer, Bureau of Engineering
Mr. Robert Powell, Department of Health
Mr. John S. Wimbley, Current Planning

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinanno
TO: Zoning Commissioner
Lella W. Groat
FROM: Director of Planning
Date: June 20, 1978

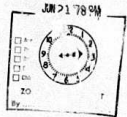
SUBJECT: Petition #78-278-XA, Item 202
Petition for Special Exception for community building and Variance for off-street parking
South side of Frederick Road, 310 feet W. of Bloombsbury Avenue
Petitioner - Alida Corporation
1st District

HEARING: Monday, June 26, 1978 (11:00 A.M.)

This office shares the concerns expressed by the Zoning Advisory Committee representative from the State Highway Administration and the Department of Traffic Engineering.

Lella W. Groat
Lella W. Groat
Director of Planning

LHG:jhm



PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 PETITION FOR ZONING VARIANCE * ZONING COMMISSIONER
 BY * OF
 Alida Corporation * BALTIMORE COUNTY
 1824 Ednor Road
 Silver Spring, Maryland 20994 * Case No. 78-278-XA

MEMORANDUM

(Attachment to Petition by Alida Corporation for Special Exception and Zoning Variance)

Alida Corporation, a Maryland Corporation having its principal place of business at 1824 Ednor Road, Silver Spring, Maryland 20994, by its attorney, Benjamin Bronstein, 803 Equitable Towson Building, Towson, Maryland 21204 has filed Petitions for Special Exception and Zoning Variance. The Petition for Special Exception requests that the Petitioner be allowed to use the basement of the building at 727 Frederick Road as an archery gallery by a private bow and arrow club alone, with the allowable use of retail sale of sporting goods. The Petition for Zoning Variance requests that the County allow the retail use of the first floor of 727 Frederick Road and the first and basement floors of 727 Frederick Road for retail purposes without on-site parking.

PROPERTY LOCATION: 727 Frederick Road and 727 Frederick Road, Catonsville, Maryland.

ZONING: Business Local

PROPOSED USES: First Floor, 727 Frederick Road:

Billiard Parlor and Amusement Center

Basement, 727 Frederick Road - Retail use unknown at this time.

First Floor, 727 Frederick Road:

Retail Foodstore, Natural and Organic Foods

Basement, 727 Frederick Road

Archery Gallery consisting of ten (10) ranges and retail sale of sporting goods.

PARKING: No on-site parking exists. Proposed use requires 111 spaces whereas no spaces are provided.

PETITION FOR SPECIAL EXCEPTION - Permitted uses allow in the business local zone does not include archery galleries; however, permitted uses include billiard parlors, pool rooms and bowling alleys which are compatible activities, all of which activities including archery galleries are social and recreational in nature and are not dangerous and otherwise harmful to the public or otherwise detrimental to the adjacent uses within the business local zone. Your Petitioner requests a Special Exception under the use "Community building, swimming pool or other structural or land use devoted to civic, social and educational activities." The use of the archery gallery is restricted to members of the private bow and arrow club and is not open to the public generally. The bow and arrow club utilization of this archery gallery is definitely a social and recreational community function. Evidence will show that there is a substantial interest in the Baltimore area for an archery gallery. The only other gallery within the State of Maryland is located in Silver Spring, Maryland. Area colleges and sport groups have a need for this type of activity.

The basement of 727 Frederick Road has been leased to Duffy's Sports, Inc., a Maryland Corporation having its principal place of business in Baltimore County, Maryland, said lease conditioned upon approval of the Special Exception and Zoning Variance.

The archery gallery will be used by members of a private bow and arrow club. Its use will occur primarily in the afternoon and evening hours during weekdays and day and evenings during weekends. This use of an archery gallery presents no problems with regard to traffic congestion, safety, health, noise and alike particularly with regard to the hours when it will receive its heaviest use.

PETITION FOR PARKING VARIANCE The total retail space

-2-

for 727 and 729 Frederick Road, including the first floor basement areas is 16,169 square feet. This retail space requires 81 parking spaces. There is a requirement that three (3) parking spaces be provided for each archery range; therefore, 30 additional spaces are required for the ten (10) archery ranges proposed. The total parking spaces required are 111 of which none are available on site.

There is metered street parking on both sides of Frederick Road in front of the subject properties and 84 metered spaces across the street in the Catonsville Metered Public Parking Lot. This lot operates between the hours of 8:00 a.m. and 12:00 midnight, seven (7) days a week and requires ten cents (\$0.10) per hour for parking. There is no County attendant at this lot. The Baltimore County Revenue Authority states that they have experienced underutilization of "back" and "side" parking and generally the parking lot is not fully utilized by the public. Thirty (30) of the 111 spaces are required because of the archery gallery. Use of the archery gallery during the times previously stated, will not provide a competitive situation for parking spaces with patrons of other businesses which operate primarily during normal business hours.

HARDSHIP AND PRACTICAL DIFFICULTY - Without parking, the Petitioner will not be able to utilize this site as he proposes. This would clearly present a situation of undue hardship and practical difficulty. Although the hardship involved here may not deprive my client of all beneficial use of the subject property, the depressive economic situation, which the Catonsville business community has experienced for sometime is of such a character that new business is difficult to attract to this central business district. The granting of this variance will not be contrary to the public interest and can only be beneficial, in that the use of these sites will

-3-

demonstrate to the public, without whom there would be no businesses, that business interests are attracted to and support the Catonsville community as a viable, social and economic setting. No business use can be made of the subject property unless the parking variance is granted.

Granting of the variance will not alter the essential character of the existing business locality. The parking lot is underutilized and the proposed uses, if successful, will generate additional use of this public facility and will promote security among area businesses.

The building was substantially rebuilt by the Petitioner as a result of a fire occurring on the premises on December 31, 1975 which caused the nonconforming parking status, requiring the Petition for Variance.

Respectfully submitted,

Benjamin Bronstein
 Benjamin's Attorney
 803 Equitable Towson Building
 P.O. Box 565
 Towson, Maryland 21204
 Phone: (410) 828-4442



June 16, 1978

TO WHOM IT MAY CONCERN:

Jo Jan Sportsequip, Inc. conducted a retail sporting goods business, specializing in archery, including Automatic Archery Lanes, in the Catonsville area for some 12 years.

Due to a fire, we closed in 1976, and did not reopen. Since then, and even today many, many of our old customers ask if we will ever reopen. This indicates a need for this type business in the Community.

To again have this type operation in the same location will surely prove to be an asset to both Baltimore County and the surrounding areas.

Sincerely,

B. Joseph Brzezinski
 B. Joseph Brzezinski
 President

BJB/cjr
 205 Ritchie Highway
 Severn Park, Md. 21116

"The House of Archery Experience"
 110 FARMERS - 4000 - BALTIMORE, MARYLAND - 21208



MARYLAND ARCHERY ASSOCIATION, INC.
 ESTABLISHED 1961

June 25, 1978

Dear Sirs:

As President of the Maryland Archery Association, I would like to express my support for the opening of a new archery facility in the Catonsville area of Baltimore, newly Butler Bow & Bow Hunting, an establishment of this type where archery equipment can be tried out, with the aid of very competent instructors, prior to being purchased, will be to the benefit of anyone interested in the sport of archery.

Archery in Maryland is becoming more popular every year not only in the organized aspect of archery but also to the general public who are interested in hunting with a bow. With this type of growing participation in the field of archery there is the problem of beginning archers not having the opportunity of learning the basic fundamentals necessary to keep archery a safe competitive sport.

Butler Bow & Bow Hunting in my opinion will help the Maryland Archery Association in its continuing efforts of educating the public in the sport of archery.

Cordially,

Don Amato

Don Amato
 President
 Maryland Archery Association

NATIONAL FIELD ARCHERY ASSOCIATION
 OF THE UNITED STATES, INC.

NFAA
 BOARD OF DIRECTORS



8706 Richmond Avenue
 Baltimore, MD 21234
 June 24, 1978

To Whom It May Concern:

As an active archer in Maryland, as well as being the Maryland Director for the National Field Archery Association, I fully recognize the need for indoor archery lanes in the Baltimore area. Archery is definitely a growing sport. Any encouragement that can be given to the sport, especially through the means of additional practice facilities, can only be beneficial to the sport of archery.

At the present time the Baltimore area does not have any indoor archery lanes. Such lanes are definitely needed and would be welcomed by many avid archers locally.

Sincerely,

Jack H. Stites
 Jack H. Stites
 NFAA Director

ER 2-b

8706 Richmond Avenue
 Baltimore, MD 21234
 June 24, 1978

To Whom It May Concern:

I hereby declare my support of any action which will allow the operation of indoor archery lanes as have presently been proposed for the Catonsville area. That particular part of the city has no archery range or practice facility, indoor or outdoor, at the present time. Something of this kind is definitely needed. It would be an asset to that community and definitely one to the sport of archery.

Sincerely,

Sara M. Stites
 Sara M. Stites

EX 2-C

June 22, 1978

TO WHOM IT MAY CONCERN:

I wish to express my feelings in regard to the proposed Archery Shop in the 700 block of Frederick Road in Catonsville.

Archery is a fast growing family type of sport in which all ages can participate especially the youngsters, one of which can possibly bring about an Olympic Gold Medal.

In the Baltimore Metro. Area there are 40 such facilities, the nearest is in Gaithersburg Maryland and Wilmington Delaware.

I believe that BUTLER BOW will be a real asset to the Catonsville Business Area.

As a member of the Maryland Archery Association, the National Field Archery Association, and a Professional Archer, I strongly urge you to act in favor of this matter.

Respectfully Yours,
Francis Mark Lawrence
Francis Mark Lawrence
2702 Hamilton Ave.
Baltimore, Maryland 21206

EX 2-F

3550 Lyndale Avenue
Baltimore, Md. 21213
June 19, 1978

TO WHOM IT MAY CONCERN:

As an active archer in the State of Maryland, I am firmly convinced that an indoor archery range is badly needed in this area.

Butler Bow's plans for this indoor range will, I feel, contribute a great deal to archery in our state.

The sport of archery is a wonderful family sport, and many new archers can benefit greatly by having an indoor range where they can meet and learn safe techniques.

Mr. Gary Redmond, Manager, Butler Bow, and his colleagues are responsible, upstanding members of the archery community, and good sportsmanship is an important factor in their dealings with archers, both new and already established.

I respectfully request your favorable consideration, and your decision to allow us in archery to enjoy the benefits of this indoor archery range.

Very truly yours,
Clara J. Kouba
Clara J. Kouba
Secretary
Maryland Archery Assoc. Inc.

EX 2-G

3550 Lyndale Avenue
Baltimore, Md. 21213
June 19, 1978

TO WHOM IT MAY CONCERN:

As Vice-President of the Maryland Archery Association, I am deeply concerned with the need for facilities in the community that will promote safe archery techniques.

An indoor archery range in this area would indeed be advantageous to all archers.

In view of the need for this facility and the assurance that it would aid in the promotion of archery in our state, I ask for your favorable decision in this matter.

Very truly yours,
Richard L. Kouba
Richard L. Kouba
Vice-President
Maryland Archery Assoc. Inc.

EX 2-H

June 17, 1978

To whom it may concern.

Dear Sirs:

This letter is in reference to the proposed indoor archery lanes to be operated by Butler Bow and Bowhunting.

It is our intention to express our firm hope that these lanes will be opened without any undue delays. Up until the present time there has been an obvious lack of indoor archery facilities in the Baltimore area. Now, and especially in the future there will be a need for well managed indoor facilities such as Butler Bow and Bowhunting will provide. This new range will not only attract new shooters to the sport, but also help to promote organized archery in the state of Maryland.

Sincerely,

John W. Peddicord
John W. Peddicord
2117 Evale Road
Manchester, Maryland
301-239-7918

John J. Hutter
John J. Hutter
3609 Orved Court
Westminster, Maryland
301-795-6299

EX 3

Baltimore County Revenue Authority
10 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: 484-3127

June 23, 1978

Mr. Benjamin Bronstein, Esq.
803 Equitable Towson Building
P. O. Box 5515
Towson, Maryland 21204

Dear Mr. Bronstein:

Pursuant to your inquiry concerning the utilization of the Catonsville Metered Parking Lot, please be advised that this lot contains 84 metered parking spaces, operates between the hours of 8:00 a. m. to 12:00 midnight, seven (7) days a week, spaces require ten cents per hour for parking, and no County attendant is present. We have experienced under utilization of "back" and "side" parking and generally the parking lot is not fully utilized by the public.

Very truly yours,

Charles E. Heintz, Jr.
Charles E. Heintz, Jr.
Executive Director

CERjr/kdb

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
S/S of Frederick Rd., 310' W of
Bloomsbury Ave., 1st District

ALIDA CORPORATION, Petitioner : Case No. 78-278-XA

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 my 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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of June, 1978, a copy of the foregoing Order was mailed to Benjamin Bronstein, Esquire, 803 Equitable Towson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Heasley III



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Benjamin Bronstein, Esquire
Equitable Towson Building
Towson, Maryland 21204

Item No. 202

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 33rd day of May 1978.

Alvin Di Nenna

ALVIN DI NENNA
Zoning Commissioner

Petitioner: Bronstein
Petitioner's Attorney: Alvin Di Nenna

Nicholas D. Commodari
Nicholas D. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: E. F. Raphael & Associates
281 Conditland Avenue
Towson, Maryland 21204

NOV 02 1979

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 16, 1978

Benjamin Bronstein, Esquire
Page 2
June 16, 1978

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
Chairman
Zoning Plans Advisory Committee

RE: Special Exception and
Variance Petition
Item No. 202
Petitioner - Alida Corporation

Dear Mr. Bronstein:

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 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.

Located on the south side of Frederick Road approximately 310' west of Bloomsbury Avenue in the First Election District, the subject of this petition consists of two vacant buildings that are part of an existing group of commercial buildings in the heart of Catonsville. These buildings, as well as others in this area, existed with prior commercial uses without benefit of having accessory parking. Since this property was the subject of a fire which destroyed the interiors, thereby negating the nonconforming parking status, this Variance is required. The Special Exception is included because of your client's proposal to utilize the basement of the building shown as Number 729 Frederick Road as an archery gallery with the remainder of the basement and first floor of both buildings occupied by retail uses.

Since the original Variance request was altered to request 6 spaces in lieu of the required 111, I forwarded a memo to the members of this Committee requesting their revised comments. As evidenced in the enclosed booklet, the State Highway Administration, Department of Traffic Engineering and Department of Permits and Licenses responded in writing, while the representative from the Office of Current Planning and Development indicated that he had no additional comment.

May 15, 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 #202, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Alida Corporation
Location: S/S Frederick Road 310' W. of Bloomsbury Avenue
Existing Zoning: B.L.-CCC
Proposed Zoning: Private archery gallery
Acre: .10 acres
District: 1st

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
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

June 7, 1978

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

Item No. 202 - ZAC - April 4, 1978 Revised
Property Owner: Alida Corporation
Location: S/S Frederick Rd. 310' of Bloomsbury Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery
Acre: .10
District: 1st

Dear Mr. DiNenna:

There appears to be no adequate way to provide parking to the existing building. It would be advantageous however, for the applicant to work out some type of parking arrangement with the County Revenue Authority so that at least half of the parking requirement can be made available.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/dm

baltimore county
department of public works
TOWSON, MARYLAND 21204
THOMSON M. MOURING, P.E.
DIRECTOR

May 12, 1978

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

Re: Item #202 (1977-1978)
Property Owner: Alida Corporation
S/S Frederick Rd. 310' W. of Bloomsbury Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery
Acre: .10 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #202 (1977-1978).

Very truly yours,

William H. Smith
William H. Smith, P.E.
Chief, Bureau of Engineering

END: EAM:FWB:as

P-NE Key Sheet
10 SW 23 Pcs. Sheet
SW 3 P Topo
101 Tax Map

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 202 - ZAC April 4, 1978
Property Owner: Alida Corporation
Location: S/S Frederick Rd. 310' of Bloomsbury Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery
Acre: .10
District: 1st

Dear Mr. DiNenna:

There appears to be no adequate way to provide parking to the existing building. It would be advantageous however, for the applicant to work out some type of parking arrangement with the County Revenue Authority so that some type of parking can be made available.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRN/dm

Maryland Department of Transportation
State Highway Administration

Harmon S. Newman
Secretary
M. & C. Collins
Administrative

June 12, 1978

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

Re: Revised Comments, Item #202
Alida Corporation
Frederick Road (Rte. 144)

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

We refer to a memo from Mr. Commodari of your office, dated June 7, 1978, which states that in addition to a petition for a Special Exception for an archery gallery, a variance is also petitioned to allow 0 parking spaces in lieu of the required 111 spaces.

The site is located in the heart of Catonsville, a rather congested area greatly lacking in adequate parking. The granting of the petitioned variance could add to the traffic problems in the area.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CL:JEN:dj

P.O. Box 177 / 300 West Preston Street, Baltimore, Maryland 21203

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3510
JOHN B. STEVENS
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #202 Zoning Advisory Committee Meeting, April 4, 1978 are as follows:
Property Owner: Alida Corporation
Location: S/S Frederick Road 310' W. of Bloomsbury Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery

Acre: .10

The items checked below are applicable:

X 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and used and other applicable codes.

X 1. A building permit shall be required before construction or alterations can begin.

C. Additional _____ permits shall be required.

D. Building shall be approved to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3' of a property line. Concrete Building Department if distance is between 3' and 5' of property line.

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

I. No Comment.

J. Comment:

Very truly yours,

Charles E. Newman
Charles E. Newman
Plans Review Chief

CRN:rlj

April 27, 1978

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

Dear Mr. DiNenna:

Comment on Item #202, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Alida Corporation
Location: 5/5 Frederick Road 310' W of Bloomsbury Avenue
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery
Acre: .10
District: 1st

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

Very truly yours,

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

THD:KS:jlg

Paul H. Reinecke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Alida Corporation

Location: 5/5 Frederick Road 310' W. of Bloomsbury Avenue

Item No. 202 Zoning Agenda Meeting of 04/04/78

Comments:

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments, at this time.

REVISOR: *at J. Kelly* Noted and Approved: *Paul H. Reinecke*
Planning Group Fire Prevention Bureau
Special Inspection Division

John G. Seibert
Director

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

REVISOR

Comments on Item #202 Zoning Advisory Committee Meeting, June 6, 1978 are as follows:

Property Owner: Alida Corporation
Location: 5/5 Frederick Road 310' W of Bloomsbury Ave.
Existing Zoning: BL-CCC
Proposed Zoning: Private archery gallery

Area:
Metric: 1st

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional _____ permits shall be required.
- X 4. Building shall be graded to new use - requires alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- X 7. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
1. No Comment.
2. Comments:

Very truly yours,
Charles E. Reinecke
Paul H. Reinecke, Chief

(CB:17)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 5, 1978

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

Z.A.C. Meeting of: April 4, 1978

RE: Item No. 202

Property Owner: Alida Corp.
Location: 5/5 Frederick Road 310' W. of Bloomsbury Avenue
Present Zoning: BL-CCC
Proposed Zoning: Private archery gallery

District: 1st
No. Acres: .10 Acres

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/DP

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILSON, JR., DE. PRESIDENT
HAROLD H. BROTHERS

THOMAS H. BOTEY
WES. LORRAINE F. CHURCH
ROBERT F. BUREL, SUPERINTENDENT

ALVIN LORICK
WES. WILSON R. SMITH, JR.
ROBERT H. TRACY, D.V.M.

