

19-67-R 19 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PHILIP HOUCK, JOHN M. LITZ &
1 or 2 ALAN AMECHE, et al. Legal owner(s) 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M-1A to an M-2 and to an M-3, for the following reason:

Petitioner respectfully avers that the present classification of zoning of the subject property was erroneously zoned on the present zoning map of Baltimore County and request the property be DOWN ZONED to an EM Zone for the reasons more fully articulated in the attached Petitioner's Brief.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Property is to be posted and advertised as prescribed by Zoning Regulations

1 or we agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

1 ALAN AMECHE
2 PHILIP HOUCK
3 JOHN M. LITZ
Contract purchaser: 1 Address: DAVIA ROAD, BALVRETO, PA. 19355
2 3218 Northwest Drive, Baltimore, Md. 21234
3 7851 S. Thomas Drive, Baltimore, Md. 21236
Legal Owner
THOMAS G. BODIE, Petitioner's Attorney
POWELL & MOSKOW
21 M. SQUAKHANNA AVENUE
TOWSON, MARYLAND 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____ day of _____, 197____, at _____ o'clock _____ P.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION
8/8 of Fitch Lane, 2600' S of Fitch Avenue - 11th Election District
Alan Ameche, et al - Petitioners
NO. 79-67-R (Item No. 19)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners have withdrawn their Petition, therefore, IT IS

ORDERED BY the Zoning Commissioner of Baltimore County, this 4th day of October, 1978, that said Petition be and the same is hereby DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION
8/8 of Fitch Lane, 2600' S of Fitch Ave., 11th District
ALAN AMECHE, et al, Petitioners
Case No. 79-67-R

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

Peter Max Zimmende
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 22nd day of August, 1978, a copy of the foregoing Order was mailed to Thomas G. Bodie, Esq., Power & Moser, 21 M. Squakhan Avenue, Towson, Maryland 21204, Attorney for Petitioners.

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-661-2323

S. ERIC DINENIA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

October 4, 1978

Thomas G. Bodie, Esquire
21 West Squakhan Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
S/S of Fitch Lane, 2600' S of Fitch Avenue - 11th Election District
Alan Ameche, et al - Petitioners
NO. 79-67-R (Item No. 19)

Dear Mr. Bodie:

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

Very truly yours,
S. ERIC DINENIA
Zoning Commissioner

SED:m

cc: Robert J. Romadza, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

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

APR 1
associated land surveys

Description of Property

Fitch Lane
11th Election District Baltimore County Maryland

Beginning for the same at an iron pipe now set at the Southeasternmost corner of a parcel of land, described as parcel number two (2) which was granted and conveyed by the State Roads Commission of Maryland to Joseph J. Litz, Sr. and Ethel M. Litz, his wife, dated March 22, 1967 and duly recorded among the land records of Baltimore County in Liber 3700 Folio 41 etc., said iron pipe further described as being in the Easternmost Right of Way Line of the Baltimore Beltway (Interstate #695) leading from Belair Road to Pulaski Highway, again further described as being 140.00 feet opposite and at right angles to the Baseline of Right of Way as shown on State Roads Commission Plate nos. 23557, 19576, 19577 thence running and binding on said right of way line, bearings referred to the true meridian as established by the Baltimore County Metropolitan District, the six (6) following courses and distances, viz: (1) North 29 degrees 35 minutes 20 seconds West 55.95 feet to a point; (2) North 11 degrees 50 minutes 39 seconds West 262.49 feet to a point; (3) North 25 degrees 46 minutes 29 seconds West 150.33 feet to a point; (4) North 29 degrees 35 minutes 19 seconds West 100.00 feet to a point; (5) North 40 degrees 20 minutes 46 seconds West 205.50 feet to a point; (6) North 30 degrees 44 minutes 75 seconds West 19.62 feet to an iron pipe now set at the intersection of the Easternmost right of way of the Baltimore Beltway and the Northeasternmost corner of parcel number one (1) of the

Description of Property
Fitch Lane

first mentioned deed from the State Roads Commission of Maryland to Joseph J. Litz, Sr. and Ethel M. Litz, his wife, thence running and binding on the third (3rd.) line of said parcel number one, the following courses and distances; (7) South 61 degrees 37 minutes 37 seconds East 16.74 feet to an iron bar found in the Easternmost side of a private road 20 feet wide known as Fitch Lane, said iron bar being at the end of the second (2nd.) or North 54 degrees 22 minute West 162.6 foot line of that parcel of land described as parcel number two (2), which by deed dated November 13, 1958 was granted and conveyed by Charles J. Stienly and Regina Stienly, his wife, to Joseph J. Litz, Sr. and Ethel M. Litz, his wife, and duly recorded among the land records of Baltimore County in Liber 3447 Folio 167, thence binding and running reversely with said second line and binding and running with the seventh (7th.) or South 54 degrees 22 minute East 145.42 foot line of the first (1st.) parcel of the last mentioned deed, thence running and binding with the eighth (8th.) or South 30 degrees 00 minute East 46.0 foot line of the last mentioned first parcel in Liber 3447 Folio 167 and the prolongation of said line and with the fourth (4th.) or South 25 degrees 30 minute East 295.8 foot line of a deed dated July 23, 1934, was granted and conveyed by John Fitch, Jr. to Joseph C. Hein and Geraldine M. Hein, his wife, and duly recorded among the land records of

Description of Property
Fitch Lane

Baltimore County in Liber 337 Folio 85, said line further described as being the fifth (5th.) or North 30 degrees 00 minute West 273 feet 8 inch line of a deed from Marion Gerhold and Ada H. Gerhold his wife, to the State Roads Commission of Maryland dated January 21, 1957 and duly recorded among the land records of Baltimore County in Liber 3091 Folio 195, the following courses and distance; (9) South 37 degrees 35 minutes 19 seconds East for a total of 320.37 feet to a stone found at the end of the fourth (4th.) line of that deed from John Fitch Jr. to Joseph C. Hein and Geraldine M. Hein, his wife, in Liber 337 Folio 85 above mentioned, said stone also being the beginning of a parcel of land which by deed dated September 26, 1932, was granted and conveyed from Thomas E. Fitch and Mary Emma Fitch, his wife, to Joseph C. Hein and Geraldine M. Hein, his wife, duly recorded among the land records of Baltimore County in Liber 905 Folio 54, said stone further described as being the end of the fourth (4th.) or North 09 degree 11 minute East 305 foot line of that deed granted and conveyed by Marion Gerhold and Ada H. Gerhold, his wife, to the State Roads Commission of Maryland as beforementioned in Liber 3091 Folio 195, thence running and binding reversely with said fourth line and with a portion of the first (1st.) or South 09 degree 30 minute West 399 foot line of that deed from Thomas E. Fitch and Mary Emma Fitch, his wife, to Joseph C. Hein and Geraldine M. Hein, his wife, in Liber 905 Folio 54 beforementioned, as now surveyed; (10) South 01 degrees 35 minutes 41 seconds East 305.00 feet to an iron pipe set, thence running and binding with a portion of the third (3rd.) or South 77 degrees 36 minute East 1529 foot 5 inch line of that deed

Description of Property
Fitch Lane

from Marion Gerhold and Ada H. Gerhold, his wife, to the State Roads Commission of Maryland in Liber 3091 Folio 195, beforementioned, the following course and distance; (11) North 85 degrees 11 minutes 19 seconds West 155.77 feet to the place of beginning. Containing 2.6422 acres of land more or less.

Being parts of the following parcels of land, which by deed dated November 13, 1958 granted and conveyed by Charles J. Stienly and Regina Stienly, his wife, to Joseph J. Litz, Sr. and Ethel M. Litz, his wife, recorded among the land records of Baltimore County in Liber 3447 Folio 167.

Also being all that parcel of land which by deed dated March 22, 1967 granted and conveyed by the State Roads Commission of Maryland to Joseph J. Litz, Sr. and Ethel M. Litz, his wife, and recorded among the land records of Baltimore County in Liber 3700 Folio 41.

STATE OF MARYLAND
COUNTY OF BALTIMORE
LAND SURVEY
1978

PETITIONER'S BRIEF AND MEMORANDUM
FOR ZONING RECLASSIFICATION

STATEMENT OF FACTS

Your Petitioners are presently the owners of a triangularly shaped parcel of land off of Fitch Lane in the 14th Election District of Baltimore County, Maryland. The land is presently zoned ML-IM, an industrial zoning designation. Your Petitioners are desirous of constructing on the proposed site a catering or banquet facility which the Zoning Office of Baltimore County has preliminarily determined to be of commercial recreational use and thus not permitted in ML-IM Zone but allowable in a commercial zone such as the requested Re-classification of BM.

ARGUMENT

The present character of the area coming south from Fitch Avenue along Fitch Lane to the proposed site shows the present existence of a Firehouse on the Northeast corner of Fitch Lane and Fitch Avenue. Your Petitioners respectfully aver that the character of a Firehouse in an industrial zone could just as properly be placed in a commercial zone with a BM designation. As we proceed South on the Eastern side of Fitch Lane, the Chesapeake & Potomac Telephone Company has constructed an improvement which likewise by way of character and architecture could exist in a commercial designation such as BM zoning as opposed to the industrial designation at the present time. Proceeding South still on the East side of Fitch Lane towards the present site there is the Schmidt Baking Company which is for warehousing only with a retail outlet store, said retail outlet clearly within the business use and properly placed in the commercial business zone such as BM. Proceeding still South and still on the Eastern side of Fitch Lane to the proposed site exists three different residences, said residences existing in an industrial zone and having no industrial improvements for the remainder of Fitch Lane

on the East side to the proposed site. Immediately South of the proposed site is the Baltimore Beltway which has a direct line of vision from the Beltway to the proposed site as one travels Northwest on the Beltway and in return from the proposed site there is a direct line of sight to the Westbound lanes of the Baltimore Beltway. There is no access to the Beltway from the Southern portion of the proposed site but the Petitioners respectfully aver that the proposed improvement would be more in conformity with the general neighborhood than those permitted uses in the industrial zone.

Continuing to outline the general vicinity of the proposed site as one would proceed South on Fitch Lane on the West side of Fitch Lane from Fitch Avenue to the proposed site there is absolutely no industrial use whatsoever, there is merely two greenhouses and unimproved wooded lots running the clear length of Fitch Lane from Fitch Avenue to the proposed site. These greenhouses are located in the similar type of zone, i.e., ML-IM and when one looks at the surrounding area in a circumference of a quarter of a mile from the proposed site one finds other greenhouses located in other zoning classified areas. There is a greenhouse on Ridge Road Northwest of Heidelberg Road and due East of the proposed site which is presently existing in a zone of DR 3.5. In addition, there is a greenhouse eight hundred feet south-east of Fitch Avenue and Ridge Road in another area which is zoned DR3.5 said zone classification to be residential with 3 1/2 residential dwelling units per acre. There is a third greenhouse South of the one stated immediately prior hereto which is also in an area zoned DR 3.5.

Continuing in a circumference of the proposed zone site there is adjacent to the proposed site in the Southwest quadrant zoning

classification of property DR 5.5 which would be 5 1/2 residential dwellings per acre.

In the Southeast area from the proposed site there is presently the YMCA building which area is zoned RM16, allowing 16 dwelling units per acre and the present use of the YMCA has been classified as community recreational use as opposed to commercial recreational use but nonetheless recreational use and your Petitioners respectfully aver that in conformance with the opinion of the Zoning Officer of Baltimore County recreational use should be in BM Zoning. That this area which is contiguous to the proposed site and presently involving recreational use would more properly be joined with other recreational use zoning such as the requested BM classification for the area in question.

Your Petitioners further aver that Southeast of the proposed site approximately one quarter mile is a Golf Driving Range said Driving Range to be of the commercial recreational use and presently in an area which is zoned DR 3.5 even though the present zoning law specifically allows in Section 253.2c number 4 a Golf Driving Range.

Your Petitioners in addition respectfully submit that since the County Zoning Officer has determined that a catering or banquet facility is commercial recreational use and not proper in an industrial zone of ML-IM but should be in a commercial zone such as BM that Southwest of the proposed site is a recreational use although community recreational use, to wit: a public park with ball diamond. Your Petitioner respectfully avers that the requested use and zoning change to BM would be garnishing the recreational uses together that of the present existing public park on the Southwest of the proposed site along with the community recreational use of the YMCA in the Southeast of the

proposed site and the proposed site thus clustering recreational uses. Your Petitioners respectfully aver that the BM zoning classification allows community recreational and commercial recreational use such as set forth above.

Further, the present zoning code indicates that the IM zoning designation is a special category or grouping of similar type of uses commonly prevalent to industrial zones and further that many of these uses are also commonly prevalent in BM and BR zoning of the commercial line and that the re-classification of the proposed site to BM zoning would not substantially alter the intent of the County planners when the original classifications were made; but would in addition allow the Petitioners to construct an improvement which would be in keeping with the character of the neighborhood and cluster the commercial recreational use with community recreational use of property designations in the vicinity of the proposed area.

Your Petitioners further aver that the present zoning classification has a one hundred foot set back requirement from the Beltway which requirement does not exist in a BM zoning classification as requested. The present zoning classification of ML-IM would prohibit any feasible development of the proposed site in that the testimony of architects would indicate the only building that could be built would be a triangular building 40 feet wide at its widest point which would leave the use of the property to be developed in accordance with some of the more undesirable uses of an industrial district.

Finally, in keeping with the above argument of development of the property by undesirable use your Petitioners respectfully point out that the zoning classification of ML-IM has not only atrocious uses but some very dangerous permitted uses to be allowed

on the subject property such as a gasoline storage which would be in the near vicinity of the YMCA to the Southeast and a public park to the Southwest.

For all of the above reasons Petitioners respectfully request this Honorable Commission classify the subject site from the present industrial zone classification of ML-IM to the requested BM zone.

77-234
Merry

Office of the Zoning Commissioner
for Baltimore County
County Office Building
TOWSON, Maryland 21204

Re: Case No. 79-67-B

Dear Mr. Commissioner:

Please be advised that the Petitioners in the above-referenced matter hereby withdraw the Petition for Reclassification.

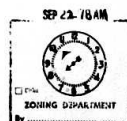
The costs for advertising and posting of the petition have been paid in full.

Very truly yours,

Thomas G. Bodie

TGB:jms

cc's: Mr. Alan Ameche
Mr. Philip Houck
Mr. John M. Litz
John W. Hession, III, Esquire
People's Counsel



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Thomas G. Bodie, Esquire
21 W. Chesapeake Avenue
Towson, Maryland 21204
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 1st day of May, 1979

Alan Ameche, et al.
S. ERIC DINENBA
Zoning Commissioner

Petitioners: Alan Ameche, et al.
Petitioners' Attorney: Thomas G. Bodie, Esquire,
Power & Mosner

Nicholas S. Commodore
Chairman, Zoning Plans
Advisory Committee

cc: ABE Associates, Inc.
Surveyors - Engineers
2000 Reservoir Avenue
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

Thomas G. Bodie, Esquire
 Partner & Manager
 21 W. Susquehanna Avenue
 Towson, Maryland 21204

RE: Cycle III
 Reclassification Petition
 Item Number 19
 Petitioner - Alan Anasche et al

Dear Mr. Bodie:

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 Commission with recommendations as to the suitability of the requested zoning.

The subject property is located adjacent to the Baltimore Beltway at its intersection with Fitch Lane in the 14th Election District. It is presently zoned M.L.-I.M. and is improved with a one-story dwelling and a number of storage buildings, all of which are to be razed. Immediately adjacent properties are similarly zoned and are improved with detached dwellings.

Because of your client's proposal to construct a catering hall on this property, this reclassification is required. A review of the site plan indicates that the site has a very limited frontage on Fitch Lane and proposer to utilize a portion of the adjoining property to afford a wider access driveway. As indicated in the comments of the Office of Current Planning and Development and the Department of Traffic Engineering, it was

Thomas G. Bodie, Esquire
 Page 2
 Item Number 19
 May 1, 1978

the general feeling of the Committee that if this petition was granted, major road improvements would have to be made to Fitch Lane in order to afford adequate access to this site.

After reviewing the site plan, it appears that the parking calculations were based on the total floor area of the proposed building. If the "exterior deck" is used for seating, parking must be provided, or a Variance should be requested.

At the time of this writing, the comments from the Bureau of Engineering were not available, however, they will be included with the attached comments from this Committee. If said comments require any revisions to the plan, they must be reflected and submitted prior to the date indicated below.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Connolly
 NICHOLAS B. CONNOLLY
 Chairman
 Zoning Plans Advisory Committee

NBC:rf

cc: APN Associates, Inc.
 Surveyors - Engineers
 3320 Rosalie Avenue
 Baltimore, Maryland 21234

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21204
 THORNTON M. MOURING, P.E.
 DIRECTOR

April 27, 1978

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

Re: Item #19 (Cycle III April-October 1978)
 Property Owner: Alan Anasche, et al
 S/S Fitch Lane 2600' S. Fitch Avenue
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: B.M.
 Acres: 2.6422 District: 14th

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:

Baltimore Beltway (I-695) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Fitch Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including an area for a standard type roadway termination, and any necessary reversible easements for slopes, will be required in our action with any grading or building permit application.

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 stripping, 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 stripping of top soil.

Storm Drains:

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

Item #19 (Cycle III April-October 1978)
 Property Owner: Alan Anasche, et al.
 Page 2
 April 27, 1978

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main on Fitch Lane (Drawing #62-0952, File 3). Additional fire hydrant protection is required in the vicinity.

There is public 12-inch sanitary sewerage approximately 200 feet southeast of this site (Drawing #65-0495, File 1). A public sanitary sewer extension is required to serve this property; offsets right-of-way will be required.

Very truly yours,

Edward H. Dwyer
 EDWARD H. DWYER, P.E.
 Chief, Bureau of Engineering

END:BNH:PMH:SS

cc: J. Somers
 M. Munchel

M-W Key Sheet
 14 & 15 SE 21 Pos. Sheets
 NE 6 & 7 Topo
 01 Tax Map

Maryland Department of Transportation
 State Highway Administration

Stephen E. Caltrider
 N.S. Caltrider
 Administrator

April 14, 1978

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

Re: Zoning Cycle III, April, 1978
 Item #19
 Property Owner: Alan Anasche, et al

Attention: Mr. N. Connolly

Location: S/S Fitch La.
 2600' S Fitch Ave.
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: B.M.
 Acres: 2.6422
 District: 14th
 Baltimore Beltway

Dear Mr. DiNenna:

With proper storm water management facilities, there should be no adverse effects to the State Highway.

Very truly yours,

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

CLJ:ED:vd

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (301) 458-2511

TERRE H. GRAPE
 DIRECTOR

April 21, 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 #19, Zoning Cycle III, April, 1978, are as follows:

Property Owner: Alan Anasche, et al
 Location: S/S Fitch Lane 2600' S. Fitch Avenue
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: B.M.
 Acres: 2.6422
 District: 14th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The road to the site is not adequate to serve the proposed use.

If the exterior deck is to be used for seating, it must be calculated in the parking requirements.

The use of 8.3 foot wide parking spaces may create problems.

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) 458-3550

STEPHENE COLLINS
 DIRECTOR

April 13, 1978

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

RE: Item #19 - ZAC - Cycle 3, April, 1978
 Property Owner: Alan Anasche, et al
 Location: S/S Fitch La. 2600' S Fitch Ave.
 Existing Zoning: M.L. - I.M.
 Proposed Zoning: B.M.
 Acres: 2.6422
 District: 14th

Dear Mr. DiNenna:

The subject petition is requesting a change from M.L. to I.M. of 2.64 acres. This should increase the trip density from 260 to 1300 trips per day. This increased trip density is undesirable due to the present overcrowded conditions along Belair Road.

Also, Fitch Lane is not adequate to accommodate this type of use.

Very truly yours,

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CMH/bza

Baltimore County
 Department of Health
 TOWSON, MARYLAND 21204

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

April 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #19, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: Alan Anasche, et al
 Location: S/S Fitch La. 2600' S Fitch Ave.
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: B.M.
 Acres: 2.6422
 District: 14th

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

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

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

TMD/XS/rth

cc: J. J. Dieter

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Alan Ameche, et al

Location: S/S Fitch La. 2600' S Fitch Ave.

Item No. 19 Zoning Agenda Cycle III

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Section Chief Fire Prevention Bureau
Special Inspection Division

April 6, 1978

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

Dear Mr. DiMenna:

Comments on the Zoning Advisory Committee Meeting, are as follows:

Property Owner: Balchuk, Lita and Ameche
Location: S/S Fitch La.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

Acres: 2.64
Metric: 14th

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 Handicapped and aged and other applicable codes.

- X. 2. A building permit shall be required before construction can begin.

- X. 3. Additional Miscellaneous Permits shall be required.

2. Building shall be upgraded to new use - requires alteration permit.

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

- X. 4. 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.

6. 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.

- X. 5. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____

1. A Comment.

- X. 2. Comment: Show handicapped parking, signs, building access and curb cuts.

[Signature]
Charles E. Burdick
Planning Section Chief

(CB:ms)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

RE: Item No. 19
Property Owner: Alan Ameche, et al.
Location: S/S Fitch La. 2600' S Fitch Avenue
Present Zoning: M.L.-I.M.
Proposed Zoning: B.M.

District: 14th
No Acres: .6422

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich
Field Representative

NRP/jp

JOSEPH H. MCGRAW, PRESIDENT
V. NATHAN WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. RUTHERFORD

THOMAS H. BEYER
WILLIAM L. HARRIS, JR., CHAIRMAN
ROGER R. HARTEN

ALVIN LORECK
BRIAN HOLSTON & SUTCLIFF, JR.
MICHAEL W. TRACKEY, D.V.M.

ROBERT T. DUBEL, LIAISON

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning

Date: April 18, 1978

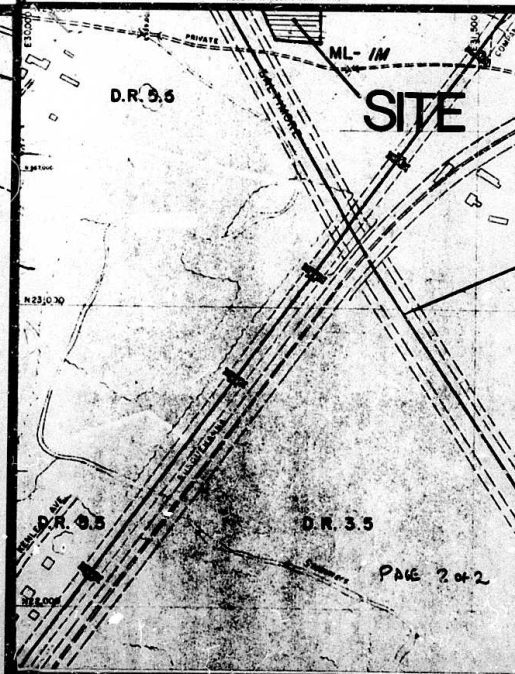
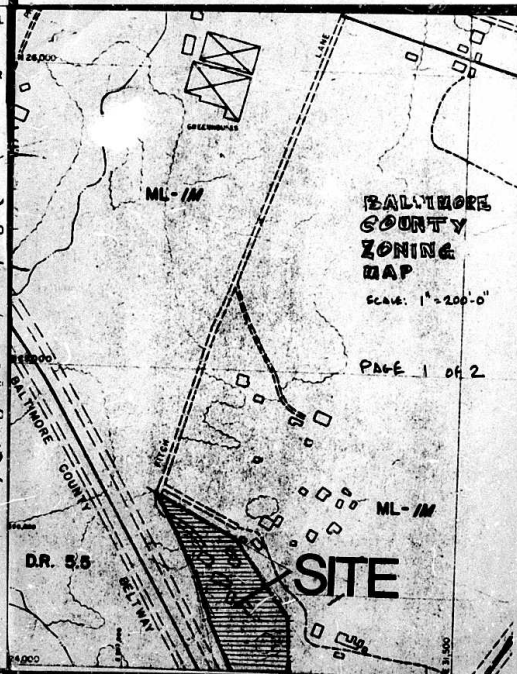
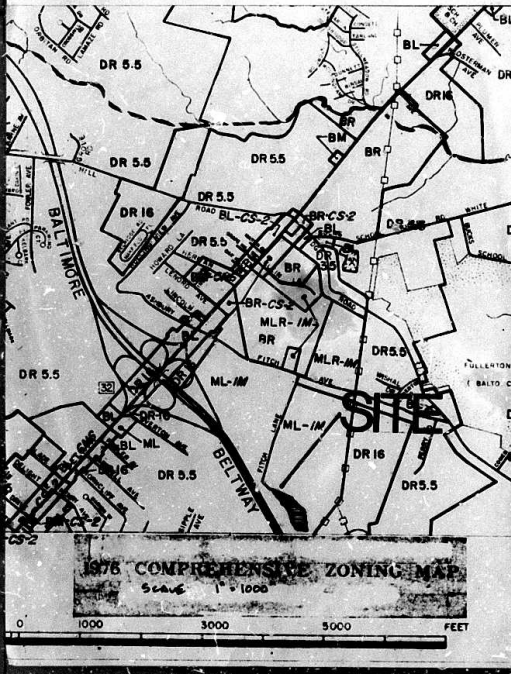
FROM: Rosellen J. Plant, Industrial
Development Commission

SUBJECT: No. 19 Property Owner: Alan Ameche, et al
Location: S/S Fitch La. 2600' S Fitch Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, in obvious cases of change of neighborhood or technical errors in the maps.

[Signature]
ROSELLEN J. PLANT

RJP:pk



Case # 79-67-B CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14TH Date of Posting: Sept 5, 1978

Posted to: Zoning Department

Petitioner: Alan Ameche, et al

Location of property: S/S Fitch Lane 2600' S of Fitch Ave.

Location of Sign: at corner of Fitch Ave. and S/S Fitch Lane

Remarks:

Posted by: Rosellen J. Plant Date of return:

2 pages

RECEIVED FOR
BALTIMORE COUNTY
24 SEP 1978

LOCATION: From M.L.M. to M.L.M.
LOCATION: South side of Fish
Lane, 200 feet South of Fish
Lane.

DATE: Tuesday, September 18, 1978 at 7:00 P.M.
COUNTY OFFICE BUILDING, 111 W.
CHESAPEAKE AVENUE, TOWSON, MD.
MAYNARD.

The Baltimore County Planning Commission, at its meeting held on September 18, 1978, at 7:00 P.M., in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, considered and approved the following:

Being for the same as in the plan now set at the Baltimore County Planning Commission, at its meeting held on September 18, 1978, at 7:00 P.M., in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, considered and approved the following:

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CERTIFICATE OF PUBLICATION

TOWSON, MD. September 7, 1978

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 time, on September 7, 1978, the day of September, 1978, appearing on the 7th day of September, 1978.

THE JEFFERSONIAN

L. Lank

Cost of Advertisement: \$

PETITION FOR RECLASSIFICATION

DATE: September 7, 1978

LOCATION: South side of Fish Lane, 200 feet South of Fish Lane.

DATE: Tuesday, September 18, 1978 at 7:00 P.M.

COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MD.

MAYNARD.

The Baltimore County Planning Commission, at its meeting held on September 18, 1978, at 7:00 P.M., in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, considered and approved the following:

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TOWSON, MD. 2:204 September 7 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR RECLASSIFICATION - Alan Ameche, was adhered in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times Fast
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for 28 successive weeks before the 8th day of September, 1978, that is to say, the same was inserted in the issues of September 7, 1978

STROMBERG PUBLICATIONS, INC.

BY *Edith B. Borge*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Description checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>CLP</i>									
Revised Plans: Change in outline or description									
Previous case:									
Map # <i>4-1-5</i>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this day of 1978. Filing Fee \$20. Received ☐ Check ☐ Cash ☐ Other

Edith B. Borge
S. Eric Dickson,
Zoning Commissioner

Petitioner *Edith B. Borge* Submitted by
Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: September 7, 1978 ACCOUNT: 01-662

AMOUNT: \$330.25

RECEIVED: *Edith B. Borge*, 3218 Northway Dr., Balto., Md.

FOR: 21234, Petition for Reclassification, S/S Fitch

Case No. 79-67-B

330.25

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 15, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: *John Matthew Litz*, 7951 St. Thomas Dr., Balto.

FOR: 21234, Petition for Reclassification, S/S Fitch

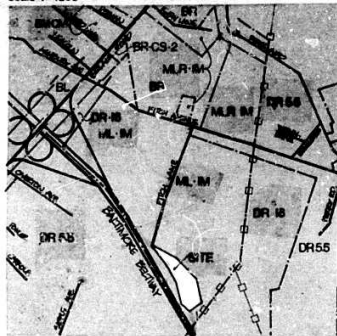
Tuesday, Sept. 26, 1978 at 7:00 P.M.

Case No. 79-67-B

50.00

VALIDATION OR SIGNATURE OF CASHIER

scale: 1" = 1000'



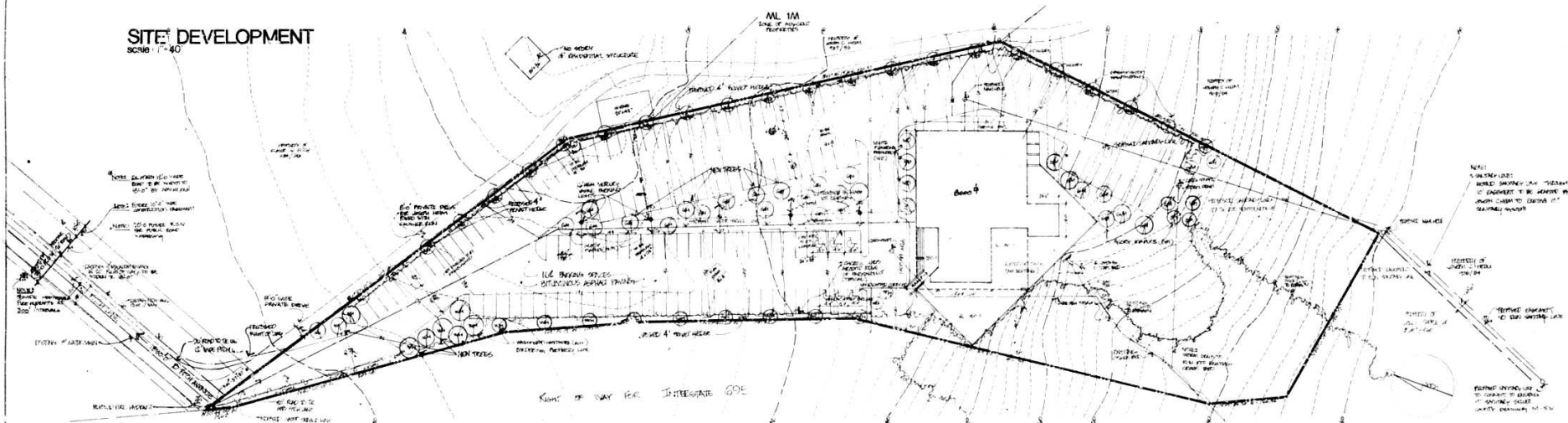
PROPOSED BUILDING: 8000 s.f.
PROPOSED PARKING: 182
PROPOSED LOADING SPACES: 2 (1 REQUIRED)

TOTAL SITE: 2.64 ACRES
ZONING: ML-1M EXISTING
PROPOSED ZONING: BM

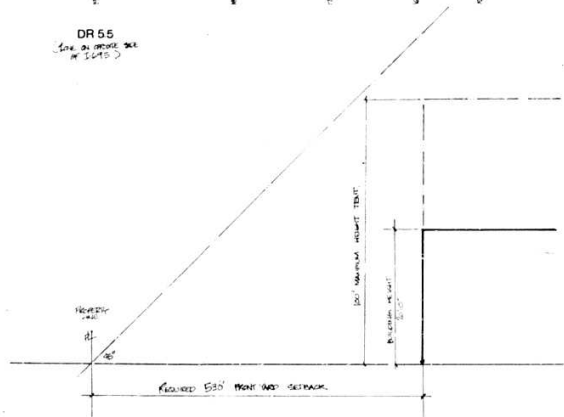
PARKING CALCULATIONS:
 $50 \sqrt{8000sf} = 160$ REQUIRED SPACES

THIS DRAWING HAS BEEN PREPARED FROM SURVEY PREPARED BY
APR ASSOCIATES DATED DEC. 13, 1977
AND A COPY ATTACHED HERETO.

scale: 1" = 40'

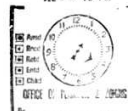


**Preliminary Plan
Copperfield's
Dist.14
scale: 1"= 40'**



REVISOR PLANS

NOV 31 78 PM



lapicki/smith associates

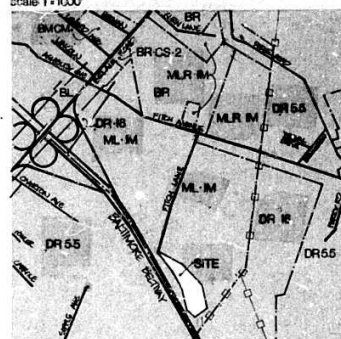
Proposed Site
Development

SCALE: 1" = 40'

FEBRUARY 10 1978
FEB. 22/20, 1978
SD1
LFA - 76.05
[DRAWING 1 OF 3

Copperfield's

ZONING MAP



DATA

PROPOSED BUILDING: 8000 sq. ft.
PROPOSED PARKING: 152
PROPOSED LOADING SPACES: 2 (1 REQUIRED)

TOTAL SITE: 2.64 ACRES
ZONING: ML-M EXISTING
PROPOSED ZONING: BM

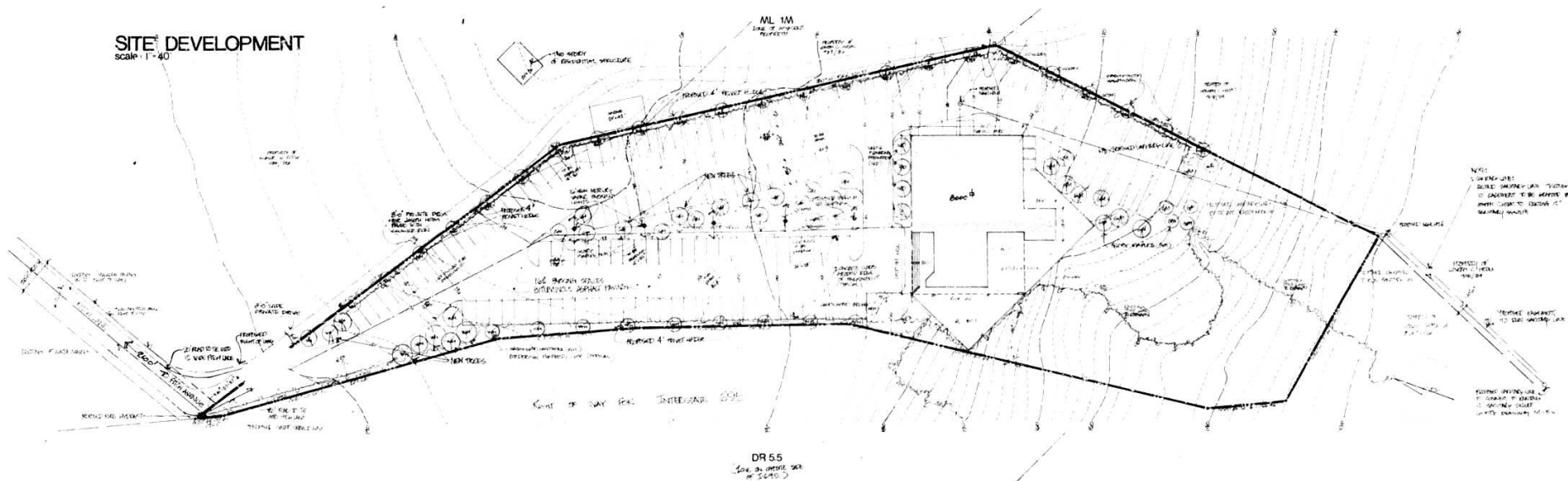
PARKING CALCULATIONS:
50 / 8000 sq. ft. = 160 REQUIRED SPACES

NOTE

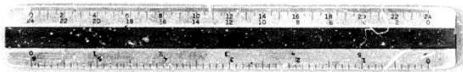
THIS DRAWING HAS BEEN PREPARED
FROM A STUDY PREPARED BY
APR ASSOCIATES, DATED DEC. 18, 1977
AND A COPY ATTACHED HERETO.

SITE DEVELOPMENT

scale 1" = 40'



Preliminary Plan
Copperfield's
Dist. 14
scale: 1" = 40'



Copperfield's

lapicki/smith associates

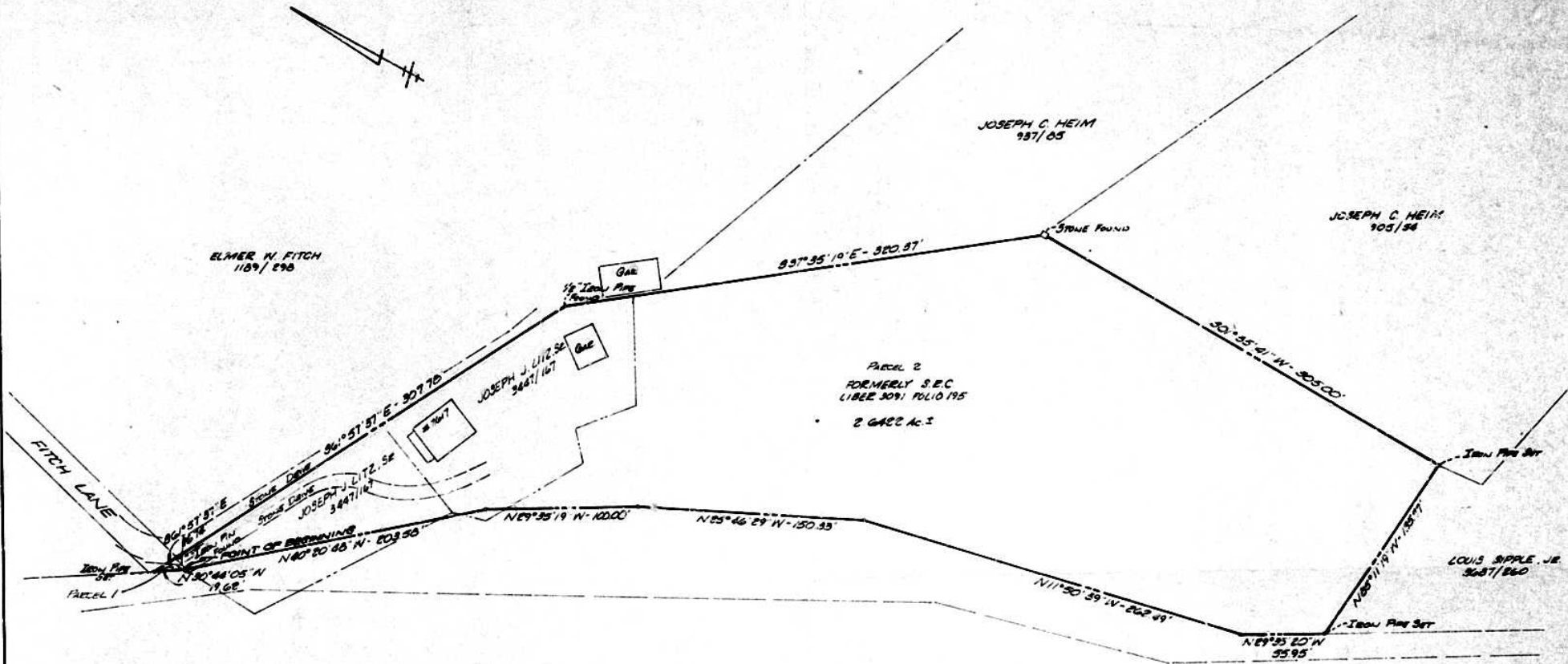
Proposed Site
Development

SCALE 1" = 40'

FEBRUARY 10, 1978

SD1

Ver. 16.05
Drawing 1 of 3



BASELINE OF E/W
S.E.C. PLATS 19376 & 19377
BALTIMORE BELTWAY

NOTE: BEARINGS SHOWN ARE REFERRED TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.



MAP	712
DATE	7-7-77
ELECTION	1
DISTRICT	17-3-21
TITLE	
BY	CE
DATE	7-7-77
BY	

Sheet 2 of 3



apr associates, inc.
surveyors-engineers

305 E. MAIN ST.
BALTIMORE, MD. 21201
PHONE: 330-7715

8320 ROSALIE AVE.
BALTIMORE, MD. 21224
PHONE: 444-4225

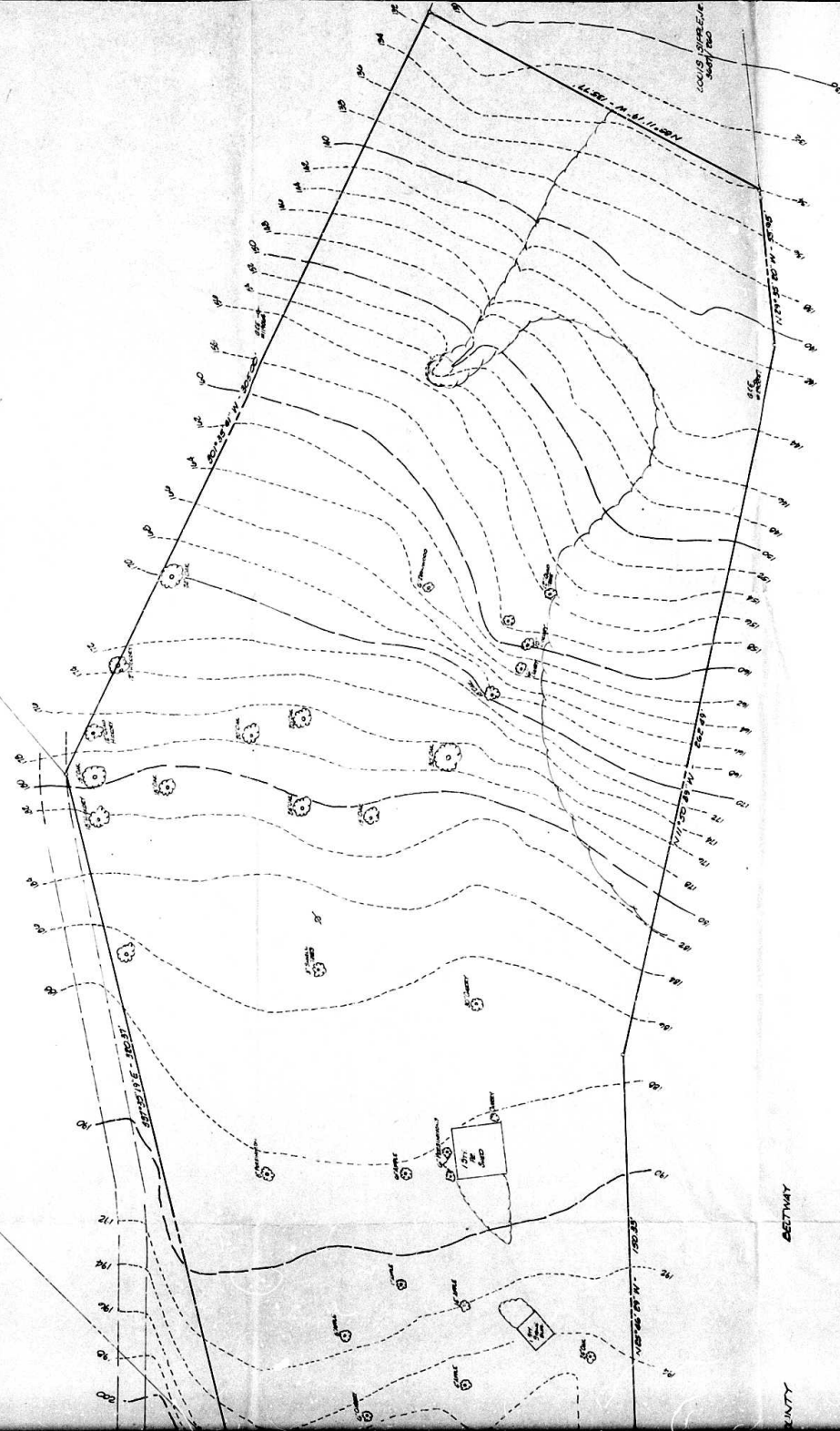
BOUNDARY SURVEY
PROPERTY OF
PHILLIP I. MOUCK, JOHN M. LITZ
AND ALAN AMECHE
FITCH LANE
16TH ELECTION DISTRICT
BALTIMORE COUNTY,
MARYLAND

Scale: 1"=50'

Nov 26, 1977

JOSEPH C. HEIM
11/1/55

JOSEPH C. HEIM
11/1/55



apf associates, inc.
surveyors-engineers
SAN FRANCISCO, CALIF.
FOUNDED 1947
PRINCIPAL: JOSEPH C. HEIM

Drawn 3 of 3
TOPOGRAPHIC SURVEY OF
PROPERTY OF
PHILLIP AND MARY ANN WILZE
AND JOHN WILZE
FITCH LANE
1/2 SECTION, QUINCY
ASTORIA COUNTY,
OREGON
DATE: 12/19/77



