

GABE ROSENBUSH, Jr. / P.O. BOX (301) 358 7696 PIKESVILLE, MD. 21208

9-18-84 Sil

Commercial Sales and Leaving Appreisals Counseling Financing

September 18, 1984

Mr. Jim Dwyer Zoning Department Baltimore County Office Bldg. Towson, Md. 21204

> Re: 1133 Greenwood Road Lot 3 portion thereof

Dear Jin:

Enclosed please find plats of the above me and site along with a plat of the adjacent portion of the Lo.

ROSENBUSH REALTY

Our question; Can the undeveloped portion of this lot be developed as per the attached plan?

I thank you in advance for your valued assistance in this matter.

Warnest regards,

Gabriel W. Rosenbush Jr.

September 24, 1984

asf; gwr Enclosure cc: Ferd Hahn I have reviewed the zoning files relative to the above site and can see no reason why the site could not be developed as proposed on the Plat which accompanied this request. Final approvativity, however, be subject to review and approval of more detailed site plans, specifically, entrance locations.

cc: Case File No.

JED:nr

JAMES E. DYER

Zoning Supervisor

Baltimore County, Maryland

79-139-X5PHA PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMOLE COUNTY:

I, or we.___LEN-_IER, _INC.______legal owner__of the property situate is 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. 250.2. to permit a zero side yard by means of a party wall in place of the required 30 foot, and sum of 22.5 feet for side yards in place of the required 80 feet, and from Section 250.3 to permit a rear yard of sore real in lieu of the required 40 feet adjoining the Newtong Mayriana Sailread, and from Section 250.4 to permit a structure within 55 feet of a residential zone line (along the Western Mayriana Bailread) in lieu of the required 105 got the Western Mayriana Bailread) in lieu of the required 105 got the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

- In order to build a racquetball facility as a community building within the available area of the lot, the above variances are
- That to require the setbacks as established under the area regula-tions of the MLR zone would be arbitrary and confiscatory.

Property is to be posted and advertised as prescribed by Zoning Regulations. we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this and further agree to and are to be bound by the zoning regulations and led nursuant to the Zoning Law For Balti JER Ing (2971) 1051 Flagtree Lane 1123 Greenwood Road Baltimore, Maryland 21208 Baltimore, Maryland 21208 James F. Offatt, Jr.

300 Jefferson Building Towson, Md. 21204 ORDERED By The Zoning Commi ssioner of Baltimore County, this ____17tb

Petitioner's Attorney

of October 197 8. 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 day of December County, on the ____18th 197 8, at 1:00 o'clock

June On Hanna

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEN-JER INC. legal owner. of the property situate in Ballimore
County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuan to the Zoning Law of Baltimore County, from an

.ru

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimo County, to use the herein described property, for a community building or other structure or land use devoted to civit, social, recreational and educational activities. To wit: a racquet club facility with required amenities.

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

LIN JER DC. Wel Verger 1051 Plagtree Lane Address 1123 Greenwood Road Pikesville, Maryland 21208 Pikesville, Maryland 21208 James F. Offutt, Jr. Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 17th d October, 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 pested, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Beltimore

County, on the 18th Gay of December ____, 1978_, at 1:00_o'clock P. M.

Feni le Kenna

19-139-XSPHA PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEN-JER INC. legal owner...of the property stuate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/ore Deputy Zoning. Commissioner should approve a community building for a racquet club and

other like sports use, together with a lounge, locker room in an MLR

_zone._pursuant_to_Section_270_(1959_Baltimore_County_Zoning_Regulations)

Property is to be posted and advertised as prescribed by Zoning

lations.

I or we, agree to pay expenses of above Special Hearing advertising.

In or ye, agree to pay expenses of above Special Hearing advertising.

In or ye, agree to pay expenses of above Special Hearing advertising.

In or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

I or ye, agree to pay expenses of above Special Hearing advertising.

Verger Contract Purchaser Address 1123 Greenwood Road l Flagtree Lane Pikesville, Md. 21208 timore, Maryland 21208 hards P. Offutt, Jr.
Petivioner's Attorney
00 Jefferson Building
Address Thuson, Maryland 21204 Protestant's Attorney

DA ORDERED By the Zoning Commissioner of Baltimore County, this 17th____ unusus up the Soning Commissioner of Paltimore County, this 17th day of Cotober 198 % that the subject nature of this pertiation be advertised, as required by the Soning 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 Soning Commissioner of Baltimore County in Spon 166, County Office Building in Topping Baltimore County, on the 18th of 18th o

12/18/78

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

NE/S of Greenwood Rd., 760' SE of Church Lane, 3rd District

LEN-JER. INC., Petitioner

: Case No. 79-139-XSPHA

6

......

ORDER TO ENTER APPEARANCE

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 Orde: in connection therewith.

Leter Max Benemenwan Peter Max Zimmerman Deputy People's Counse

la To Herrandt John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 5th day of December, 1978, a copy of the aforegoing Order was mailed to James F. Offutt, Jr., Esquire, 300 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III



SUITE 110 — JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 823-3535

Protestant's Attorney

139

DESCRIPTION FOR LONING, NORTHEAST SIDE OF GREENWOOD ROAD, SOUTHEAST OF CHURCH LANE, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Greenwood Road, 60 feet wide, at the distance of 760 feet, more or less measured southeasterly along the northeast side of Greenwood Road from the centerline of Church Lane and running thence and binding on the northeast side of Greenwood Road South 58 Degrees 30 Minutes 40 Seconds East 84.68 feet and southeasterly by a curve to the left with a radius of 970.00 feet the distance of 53.74 feet (The chord of the arc bears South 60 Degrees 47 Minutes 10 Seconds East 77.01 feet) thence leaving the northeast side of Greenwood Road and running North 33 Degrees 57 Minutes 50 Seconds East 231.07 feet to the southwest side of the Western Maryland Railroad right of way and running thence and binding on said right of way North 56 Degrees 02 Minutes 10 Seconds West 138.50 feet thence leaving said railroad right of way and running South 33 Degrees 57 Minutes 50 Seconds West 238.56 feet to the place of beginning.

Containing 0.76 acres of land, more or less.

7-7-79





office of planning and zon TOWSON, MARYLAND 21204 (301) 494-3353 S. ERIC DINENNA

Deputy Zoning Commissioner

February 8, 1979

James F. Offutt, Jr., Esquire 300 Jefferson Building 105 West Chemapeake Avenue Towson, Maryland 21204

> RE: Petitions for Special Exception. Special Hearing, and Variances NE/side of Greenwood Road, 760' SE of Church Lane -3rd Election District Len-Jer, Inc. - Petitioner NO. 79-139-XSPHA (Item No. 81)

Dear Mr. Offutt:

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

. ERIC DINENNA

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenno Date December 18, 1978 To. Zoning Commissioner Director, Office of Planning and Zoning

SUBJECT. Petition 79-139XSPHA Item 81.

Petition for Special Exception for community building, Special Hearing for racquet club and Variance for side and rear yard setback Northeast side of Greenwood Road, 760 feet Southeast of Church Lane Petitioner - Len-Jer, Inc.

3rd District

HEARING: Monday, December 18, 1978 (1:00 F.M.)

This office is of the opinion that the proposed facility is not permitted in an M.L.R. zone.

LHG:JGH:rv

MEMORANDUM

RE: VERGER ZONING CASE

The M.L.R. Zone was established as a part of the zoning regulation of Baltimore County by Bill 56, enacted in May of 1961. At the time of enactment, Section 248.2 provided for uses permitted and as limited in the R40 Zone by Section 200.6 and 200.11. The use referred to in Section 200.6 is a Community Building and at that time it was permitted as a matter of right.

In 1963, by Bill #64, repealed subrection 200.6 of the regulation in the R40 Zone and further amended and changed Community Buildings to make them special exceptions in other zones. Nothing in this Biil, however, made any reference to or change in the M.L.R. Zone.

The reference to Section 200.6 would indicate an adoption of that language as set forth therein as a part of the ordinance in Bill 56 (1961). The subsequent repeal of Section 200.6 by Bill 64 (1963) without reference to the M.L.R. Zone certainly creates a reasonable assumption that there was no intention to change the M.L.R. Zone. Certainly at best, there is an area here that needs clarification as to the proper interpretation of the legislation on which the permitted uses in the M.L.R. Zone are based.

MESIDENTIAL & COMMERCIAL PEVELOPMENT DESIGN - LAND SURVE AND PLANNING - SUBDIVISION LAYOUT - FRASHILITY STUDIES - EST GRAPING STUDIES - LOCATION SURVEYS - TECHNICAL COMMINERAL

Pursuant to the advertisement, posting of property, and pulses hearing on the above Petition
and it appearing that by reason of the following finding of facts that strict compliance with
the Baltimore County Zoning Regulations would result in practical difficulty and
unreasonable hardship upon the Petitioner, the Variances should be had; and it
further appearing that by reason of the granting of the Variances requested not
adversely affecting the health, safety, and general welfare of the community,
the Variances to permit a side yard setback of zero feet by means of a party
wall) in lieu of the required 30 feet and a sum of the side yards of 42.5 feet in
licular the required 80 feet, a rear yard setback of zero feet (adjoining the
warrn Maryland Railroad) in lieu of the required 40 feet, and a structure to
in leasted within 42 feat of a residential work line falons the Western Merriend Raifford in lieu of the required 100 feet should be granted. Als GRIENDED by the Zoning Commissioner of Blattinere Count, this commissioner of Blattinere County this commissioner of the Commissioner County of the Commissioner of the Commissioner County of the Commissioner of the County of the Count
the Department of Public Works and the Zoning Commissioner of Baltimore Courty Office of Planning and Zoning.
Pursuani to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of
the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
cf
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION PETITION FOR SPECIAL HEARING PETITION FOR VARIANCES NE/S of Greenwood Rd., 760' SE of Church Lüne, 3rd District BEFORE THE ZONING COMMISSIONER OF RALTIMORE COUNTY LEN-JER, INC., Petitioner Case No. 77-139-XSPHA MEMORANDUM Mr. Commissioner

The Petitioner in this case simultaneously requested a Special hearing and a Special Exception with certain variances in an M.L.R. Zone. The necessity of filing a Petition for a Special Hearing is caused by an error in the attempted codification of the Baltimore County Zoning Ordinances

The M.L.R. Zone was established by SII No. 55 in 1941. As a part of that tatute, Section 289.2 stated, Tues permitted and & limited in the 26-05 of the 16-45 zone of the 16-4

In 1963 Section 200.6 of the R-40 Zone was repealed and changed to make buildings a Special Exception. Nothing in this statute specifically applied to M.L.R. zoning, When the Zoning Regulations dated December 1963 were compiled, the reference to Section 200.6 was contited from the M.L.R. zoning, however, Section 270 centitled "Schedie of Special Exceptions" indicated accountly buildings as a peritted see in a R.L.R. Zone in the same manner as it is had been prior to the adoption of Stil No. 64 in 1963.

of 1969 again omitted any reference to Sectim 200. but continued the reference to 200.11, however, the "Schooling to Special Continued the 270 again offices that a community building is permitted within a M.I.R. Zone.

The current Zoning Regulations, 1972 exition, again continue with the same reference to Section 2001 in the are combined to the community buildings. Section 270, however, indicates that a command the community permitted as a Special Exception in zones A-09, A-20, A-10 and A-6 and prohibited in a R.G. Zone, permitted by Special Exception in R.A. Zone and prohibited in a R.G. Zone, permitted by Special Exception in R.A. Zone and R.H. Zone and M.H. Zone. This must be a special Exception and the special community of the Community o

It becomes very class may make to put in more so he indicated nobling.

It becomes very class by considering the chart in Section 270, that
the legislative authorities in Balthore County intended that a community
building could be construct in Balthore County intended that a community
building could be construct in the certain instances Special Exceptions are
required which would grant to the zoning authorities more control in these
instances. The statutory history of a M.L.R. Zone is certainly clear that in
its inception a count 'ty building was permitted as or right. At the point
of time when Section 20.6 of the R-4D Zone was changed in order to make a
community building a Special Exception in the 4-D Zone, the question was
community building a Special Exception in the 4-D Zone, the question was
not such as the section 20.6 of the R-4D Zone was changed in order to make a
community building a Special Exception in the 4-D Zone, the question was
not such as the section 20.6 of the R-4D Zone was changed in order to make a
community building a Special Exception in the 4-D Zone, the question was
not such as the section 20.6 of the R-4D Zone was changed in order to make a
community building a Special Exception in the 4-D Zone, the question was
not such as the section 20.6 of the R-4D Zone was changed in order to make a
community building as Special Exception in the 20.7 order to make a
community building as Special Section 20.7 order to make a
community building as Special Section 20.7 order 20.7 o

PETERON ON ZONING BE CLASSING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a community building or other structure or land use devoted to civic, social, recreational, and educational activities (racquet club facility with required amenities) should be granted.

... 197 9, that the herein Petition for the aforementioned Spe xception should be and the same is GRANTED, from and after the date of rder, subject to the approval of a site plan by the Department of Public orks and the Office of Planning and Zoning. Spic Special Exception must be utilized within five years or become diffe mal and void. Pursuant to the advertisement, posting of property and public hearing on the above retition and it appearing that by reason of CRANTED IT IS RDERED 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

OA

be and the same is hereby DENIED Zoning Commissioner of Baltimore County

zoue; and/or the Special Exception for

The statutory change certainly did not by its terms, prohibit the community building in a M.L.R. Zone.

The Mearing Officer in the Zoning Department, in at least two other cases, agreed with the proposition that a community beliefing may be had in a few man and the second was second to the second was comed by Leroy Merritt, on the north side of Joppa Road opposite end, case number 72-418.

It is your Petitioner's position that a community fullding is permitte by a Special Exception in a M.L.R. Zone. Therefore, we respectfully request that you issue an Order for a Special Exception in this case.

Respectfully submitted.

James F. Offutt Jr. 300 Jefferson Buildin Towson, Maryland 2120 823-2393

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 500, 7 of the Baltimore County Zoning Regulation it is hereby determined that the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to approve a community building for a racquet c ab and other like sports uses, together ith a lounge and locker room, in an M. L.R. Zone, should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County, this Enfter the date of this Order, subject to the ap oval of a site plan by the Department Ormissioner of Baltimore County Of Public Works and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of____ the above Special Hearing should NOT BE CRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _day of____, 196__, that the above Special Hearing be

and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



JAMES F. OFFUTT, JR. TOWNON 4. MARYLANI

January 8, 1979

Hand Delivered



MA 8 79 AM

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

Dear Mr. DiNenna:

I am enclosing a copy of a memorandum which you requested in the cash of Len-Jer Inc. NO. 79-139-XSPHA. I believe it reasonably explains how the confusion was created in reference to community buildin's.

The two cases which I refer to in the memorandum are, to the best of my knowledge, the only two applications made since 1963 for the use of a community builling in a M.L.R. district.

I would like to have the opportunity to discuss I would like to have the opportunity to discuss this matter with you prior to your signing the final Order. Please advise me what time would be convenient for a meeting.

> Yours truly, James F. Offitt f

JFO. JR/Sef

James F. Offutt, Jr., Esquire

300 Jefferson Building Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

this 17th day of October

S. ERIC DINENNA

Petitioner Len-Jer, Inc.
Petitioner's Attorney James Offutt Reviewed by Michelas B. Comm Chairman, Zoning Plans

Advisory Comm
Advisory Comm
cc: Spellman, Larson & Assoc., Inc.
105 W. Chesapeako Avenue
Towson, Maryland 21204

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 W. Chesapeaks Ave. Toward, Maryland, 212

Bureau of Engineering

Department of

State Roads Com

James F. Offutt, Jr., Esquire 300 Jefferson Building

> RF. Item No. 81 Petitioner - Len-Jer. Inc. Special Exception, Special
> Hearing & Variance Petition

December 11, 1978

Dear Mr. Offutt:

Bureau of Health Departmen 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 Project Planning Building Lepartner intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems Board of Discation Ioning Adminis with regard to the development plans that may have a bearing on this Industrial Zoning Commissioner with recommendations as to the suitability of

> The subject of this petition is a vacant percel of land zoned M. L. R. and located on the north side of Greenwood Road, opposite its intersection with Enola Road in the 3rd Election District. Abutting properties on either side of this site are improved with industrial uses, while the Western Maryland Railroad and individual dwellings exist to the rear and across Greenwood Road, respectively. This property has been the subject of two previous zoning hearings (Case No. 68-82-RA and Case No. 74-257-A)

Because of your client's proposal to construct a racquetball facility and accessory uses on this property in conflict with the setback requirements of the M. L. R. zone, the Variances are required. Since the proposed use is not clearly mentioned as permitted in this zone, the Special Hearing/Special Exception is also requested in order to clarify this situation.

Date October 17, 1978

Location: NE/S Greenwood Rd. 715' SE Church La. Existing Zoning: M. L. R.

Proposed Zoning: Special Exception for a communit; Building (Racquet Club), Special Hearing to allow a

community building in a .M. L. R. zone and Variance to permit a side setback of 0' in lieu of the required 30'

and a sum of the sideyards of 42.5 in lieu of the required

80' and a rear se'back of 0' in lieu of the required 40' and to allow a structur to be located 50' from a residential

Rosellen J. Plant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

sone in lieu of the required 100'.

The Industrial Development Commission is in agreement with the Baltimore

County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the

Petitioner - Len-Jer, Inc. Page 2 December 11, 1978

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the structural requirements of the facility, and if this petition is granted and at the time of application for the necessary building permits, all requirements of Section 252 must be satisfied

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 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

Nicholas B. Commodan Zoning Plans Advisory Committee

NBC/sf

cc: Spellman, Larson & Associates. Inc. 105 W. Chesaprake Avenue Towson, Maryland 21204

altimore count TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.

cc: R. Morton J. Wimbley P-SE Key Sheet 27 NW 23 Pos. Cheet NW 7 F Topo

December 11, 1978

Mr. S. Eric DiNemna Zoning Commissioner County Office Emilding Towson, Maryland 21204

> Re: Item #81 (1978-1979) Property Owner: Len-Jer, Inc.

Property Owner: Lon-Jer, Inc.
H/MS Greenoved SH, 715 '87' Church La.
Hidstip Zoning: H.L.B.
Frequent Zoning: H.L.B.
Frequent Zoning: Special Exception for a community
Frequent Zoning: Special Exception for a community
Frequent Community Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent Community
Frequent
Frequent Acres: 0.76 District: 3rd

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this effice for review by the Zoming Mivisory Committee in connection with the subject item.

The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item 167 (1973-1974), 74-237-A, are referred to for your

newelopment 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.

The Petitions must provide necessary drainage facilities (temporary or permission) to provent creating any muisances or damages to adjacent projection, especially by the concentration of surface water. Orrection of any problem which may result, when the proper installation of drainage facilities, would be t'e full respectability of the Petitions.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #83 (1978-1979).

Very truly yours,

Clown of Interpretation

ELLSWORTH I. DIVER, F.E.

Chinf, Bureau of Engineering

November 15, 1978

ELD: EAM: FWR: SE Attachment

Baltimore County, Maryland

Department Of Bublic Works

COUNTY OFFICE BUILDING TOWSON, MARY, AND 21204 May 17, 197h

Buren of Ergiocering ELLEWONTH N DIVER P E CHIE

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

Has I iem \$167 (1979-1976)
Property Obert Lander, 100.

RYS Screeneed Bo., 731 872 of Church Lans
RYS Screeneed Bo., 731 872 of Church Lans
Proposed Screeneed Bo., 731 872 of Church Lans
Proposed Screeneed Research Lands From Section 250.2 to allow a
total for the run of side yards of 600 instead of the
required 517
No. of Access 1.5 Statutct 13rd

Dear Mr. M. Nenna

The following convents are furnished in regard to the plat mutaited to this office for review by the Zoning Advisory Committee in connection with the subject item.

Biltimore County utilities and highway inprovements are existing or as secured by Public Norka Agreement #35009, executed in connection with the plat entitled "Plat of Property on N.S. Corner of Greenwood Road and Church Larm" and the sub-sequent Public Norka Agreement #37100;

The subsitted plan should be revised to indicate the additional 10-foot drainage and utility essement shown on R/W 72-057-1.

Yery truly yours. Facinital or Diver ELISWORTH N. DIVER. P.E. Chief, Bureau of Engineering

ENDIEAM: FIRISE

cc: O. Rofer C. Varfield P-SE Key Sheet 27 NW 23 Pos. Sheet NW 7 F Tope 78 Tex Map

13

November 15, 1978

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.

If proposed facilities in the community building are to include sauna, showers, whirlpool, steam bath, sto; complete plans and specifications must be simulted to the Division of Community Rygiens for review prior to approval of a building permit.

Very truly yours.

Kons M. Klynn Thomas H. Devlin, Director BUNEAU OF ENVIRONMENTAL SERVICES

THD/JEP/fth

J. J. Dieter
Mark McManus

Mr. S. Eric Dinenna

baltimore county office of planning and zoning TOWSON, MJ RYLAND 21204 (301) 494-3211

December 11, 1978

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

Dear Mr. DiNessa

Comments on Item #81, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:

Property Owner: Len-Jer, Inc. Location: NE/S Greenword Road 715' SE Church Lane

Existing Zoning: M.L.R.
Proposed Zoning: Special Exception for a community building (Racquet Club), Special Special Exception for a community building (Racquet Club), Special Hearing to allow a community building in a M., L.R. zone and Variance to permit a side serback of 0° in lieu of the required 30° and a sum of the sideyards of 42°, 5° in lieu of the required 80° and a rear serback of 0° in lieu of the required 40° and to allow a structure to be located 50° from lieu of the required 40° and to allow a structure to be located 50° from

Acres: 0.76

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

a fesidential zone in lieu of the required 100'

No additional driveways will be allowed when the second part of the property is developed, therefore the site must be graded to provide for an interior driveway connection.

A detailed landscape plan should be provided.

Very truly yours,

John Durubley John L. Wimbley Current Planning and Developmen

TOWSON, MARYLAND 21204

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

Mr. S. Eric biNenna, Zoning Commissioner Office of Flavining and Zoning County Office Building

Commants on Item #81, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Location: Existing Zoning;

Len-Jer, Inc. NE/S Greenwood Rd. 715' SE Church La. M.L.R.

M.L.H., Special Exception for a community building (Bacquet Glub), Special Hearing to allow a community building in a M.L.B. some and Variance to permit a side setback of 0' in lies of the required 90' and a num of the alseymant of 16.55' in lies of the required 80' and a raw restack of 0' in lies of the required 80' and to allow a structure to be located 90' from a revidential zone in lies of the product 90' from a revidential zone in lies of Proposed Zoning: of the required 100'.

Acres

Metropolitan water and sewer are available. Therefore, no health

Prior to new installation/s of fuel burning equipment, the owner should contact the N ision of Air Pollution Coutrol, 191-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding

A Permit to Construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five [5] square feet or more.

TO Nicholas B. Commodari Zoning Advisory Committee

FROM Rosellen J. Plant, Industrial Develorment Commission

SUBJECT Item No. 81 - Property Owner: Len-Jer, Inc.

RJP:pk



November 2, 1978

Mr. S. Eric DiNenna, Zoning Count Office of Planning and Zoning County Office Auliding Towson, Maryland 21206

Comments on Item # 81 Coming Advisory Committee Meeting, October 17, 1978

Property comes: len Jet Inc
My% Greenvood Road 715' SE Church Lane
My% Greenvood Road 715' SE Church Lane
My% Greenvood Road 715' SE Church Lane
Myssel Roining Special Exception for a community building (Racquet Club), Special
hearing to allow a community building in a M.L.R. some and Variance to pownit a side
subbody of [1] in [1] as of the manifest 20'. usthed of United alies of a rest detack of 80 in lieu of the dediced (50 and to alies knew 0.76 as a structure to be located 50 from a residential zone in lieu of laterichy 37 the required 100.

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Dupplement, State of Maryland Code for the Sundicapped and aged and other applicable codes.

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

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit E. Three sets of construction drawings will be required to file an application for a building permit.

O. Wood frame walls are not permitted within 3'0" of a property line. Contect Building Department if distance is between 3'0" and 6'0" of property line.

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

7. Comment: Building and occupancy load shall be designed to F-3 assembly use. Flease advise how building will neet height, area, criting and handloapped codes. At this time the building code requires assembly occupancies to setting all pertaining code sections - Exception are not made for more users. A fire wall would be one such require the material property line.

The state of the section o

Charles T. Burnham Flans Review Chief

CEDITES

battimore counts fire department
TOWSON, MARYLAND 21204

Paul H. Reincke

November 16, 1978

Office of Planning and Zoning Baltimore County Office Building Towner, Maryland 2120b

Attention: N. Commodari, Chairman

Zoning Adivsory Committee Re: Property Owner: Len-Jer, Inc.

Location: NE/S Greenwood Rd. 715' SE Church La.

Zoning Agenda Meeting of 10/17/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 or 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 _ EXCERDS the maximum allowed by the Fire Department.

() h. The site shall be made to comply with all applicable parts of the Pire Provention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code", 1976

Edition prior to occupancy. () 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. BEWIEMER Cart and Co. 11/16/78 Approved Special Inspection Division

WWP/bp

MARCUS M. BOTSARIS

TOWSON, MARYLAND 21204

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

Attention: N. Commodari, Chairman

Ro: Property Owner: Len-Jer, Inc.

Zoning Advisory Committee

Department of Public Morks.

mettion prior to occupancy. () 6. Site plans are approved as drawn.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Property Owner: Len-Jer, Inc. Location: NE/S Greenwood Rd. 715' SE Church Lane Present Zoning: M.L.R.

Proposed Zoning: Special Exception for a community building (Racquet Club), Special Mearing to allow a community building in a N.L.R. zone and Variance to permit a side

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building

RE: Item No:81

District:

Dear Mr. DiNenna

No. Acres: 0.76

No bearing on student population

Towson, Maryland 21204

() 3. The vehicle dead end condition shown at ___

location: NE/S Greenwood Rd. 715' SE Church La.

Pursuant to your request, the referenced property has been surveyed by this Sureau 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 b

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

ECCIPES the maximum allows' by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

(x) 5. The buildings and structur's existing or proposed on the site shall comply with all applicable requirements of the National Pire Protection Association Standard No. 101 "Life Safety Code", 1976

() 1. The Pire Prevention Bureau has no comments, at this time. Manging Good 1 12/11/10 Approved:

| Pire Prevention Direction Division | Pire Prevention Direction Division | Pire Prevention Direction Division | Pire Prevention | Pire Pre

Pire hydrants for the references property are charles and so feet along an approved read in accordance with Baltimore County Standards as published by the

Paul H. Reincke

MRS. LORRAINE F. CHIRCUS MODEL B. HAYDEN

Very truly yours,

16 Wil Leteny W. Nick Petrovich,

Field Representative

MRS. MILTON W. SMITH J

December 14, 1978

Zoning Agenda Neeting of 10/17/78

TOWSON, MAR" AND - 21204

Date: October 18, 1978

Z.A.C. Meeting of: October 17, 1978

in a N.L.K. Zone and variance to permit a side setback of 0' in lieu of the required 50' and a sum of the sideyards of 42.5' in lieu of the required 40' and a rear estback of 0' in lieu of the required 40' and to allow a structure to be located 50' from a residential zone in lieu of the required 100'.

December L. 1978

Mr. S. Eric DiMerra, Soning Commissio Office of Flarning and Eoning County Office Bullding Towson, Maryland 212%;

Dear Mr. DiNemna: REVISED

Comments on Item # 81 Zoning Advisory Committee Meeting, November 28, 1978 are as follows:

Property Owner, Len Jer Inc.
Location: NES Greenwood Road 715' SE Church Lane
Restang Rosings[], R.
Proposed Rosings[pecial Exception for a community building (Racquet Club), Special

hearing to allow a community building in a N.L.R. some and Yariance to permit a side setback of O' in lieu of the required 30' and a sum of the siderands of 12.5' in lieu Arress 0.76 of the required 60' and a rese petback of O' in lieu of the required bo' and a rese petback of O' in lieu of the required how the received how the required 100' in lieu of the required 100'.

The items checked below are applicable

A. Structure shall conform to Raltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Randicapped and ared and other spellicable codes.

B. A building permit shall be required before construction can begin C. Additional ____Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit. S. Three sets of construction drawings will be required to file an application for a building permit.

Three sets of construction drawings with a registered Manyland Architect or Engineer's original seal will be required to file on application for a building permit.

G. Wood frame wills 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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Suction _______.

XJ. Comment: Previ us comments have not been answered and are still applicable. The Western Maryland R.R. right of way cannot be considered open space for a building Public space in the Building Gode is defined as: a legal open space on the premises accessable to appublic way or street, such as yards, ourts, or open spaces permanently devoted to public record which wants the premises.

Yet youry yours

Charle & Sumban Charles E. Burnhem Flans Review Chief

baltimore county TOWERS MARYLAND 2120

STEPHEN E. COLLINS

November 22, 1978

Meeting of October 17, 1978

Mr. S. Eric DiNeona Towson, Maryland 21204

> Property Owner: Len-Jer, Inc. Location Existing Zoning:

NE/S Greenwood Rd. 715' SE Church Lane Special Exception for a community building (Racquet Club), Special Hearing to allow a community building

in a M.L.R. zone and Variance to permit a side set-back of 0' in lies of the required 30' and a sum of the sideyards of 42.5' in lies of the required 80' and a rear setback of 0' in lieu of the required 40' and to allow a structure to be located 50' from a residential zone in lieu of the required 100'.

Acres:

Dear Mr. DiNenna:

The requested special exception for a racquer club is expected to generate

approximately 420 trips per day

Very truly yours. Engineer Associate II

MSP/min

CERTON

SPECIALIST ACTION, 1971 AND 19

DECAGE J. MARTINAK,
DEPUTY ZONING
COMMISSIONER
OF BALTIMORE COUNTY
Ess. Nov. 30 (998)

OFFICE TIMES HE IMES NEWSPAPERS TOWSON, MD. 21204 November 30

19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE - Len-Jer. Inc. was inserted in the following:

☐ Catonsville Times ☐ Dundalk Times

☐ Towson Times ☐ Arbutus Times

☐ Essex Times ☐ Suburban Times East

Community Times

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the ist day of December 1978, that is to say, the same was inserted in the issues of November 30, 1978

> STROMBERG PUBLICATIONS, INC. BY Exter Barges

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 30 , 19.78 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 18th day of December 19 78, the first publication appearing on the 30th day of Hovember 19.78_

> THE JEFFERSONIAN. eant Struction

Cost of Advertisement, \$

79-139-XSPHA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District_3/sel	Date of Posting Dec. 3, 1978
Posted for: PETITION FOR SPECIAL E	sceens Steems HERRING AND VORINGE
Petitioner: LEN-VEL INC.	
Location of property: NE/5 GREENWS	ook Pd. 760' SE OF CHURCH LANE
Location of Signs: NE/S GREEN Wood	Rd AT DE D END OF ENDLA Pd.
Remarks:	
Posted by Lliosury & Rolar Signature	Date of return Dec 8, 1978
	2-5,600

BALTIMORE	COUNTY	OFFICE	OF	PLANNING	AND	ZONIN

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

Your Petition has been received * this Filing Fee \$_

Cash Other

Peticioner EN JER INC. Submitted by JOFFU Potitioner's Attorney J. DFF TT

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

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	T		
FUNCTION	Well Mop		Orig		Duplicate		Tracing		200 Sheet	
e riptions checked and tline plotted on map	date	by	dute	by	date	by	date	by	date	by
Petition number added to outline										-
Denied										
Granted by ZC, BA, GC, GA					1					_
Reviewed by: MM	7	-	C	visee hange	Plan in out	s: line o	r desc	iptio	nY	

VALIDATION ON B. GNATURE OF C	ASHIER	4.8 7 7 7 7	T 0 0 0 2 2001			
1289 3 neur 22	50.00m	871080 19	106,63%			
		FOR Posting & Advertising Property	79-139-XASPH			
Filing Fee for Case No. 79-139-1	SPHA	FROM Mel Verger 1051 Flagtree Le. Belto., Hd. 2120				
CRIVED James P. Offutt, Jr., Esquire		AMOUNT \$ 106.63				
AMOUNT \$50.1	xo	DATE December 18, 1978 ACCOUNT (11,	-662			
ATE Hovember 22, 1978 ACCOUNT 01-	562					
ALTIMORE COUNTY, MARYLAND FFICE OF FINANCE REVENUE DIVISION RISCELLANEOU ASH RECEIPT	No. 76153	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE STYLISION MISCELLANEOUS CASH RECEIPT	No. 76198			
	Control of the Local Control o					





