

114
114-23-SHA
81-123-SHA

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft.) is an ancillary and/or incidental use in combination with a racquetball court in an M.L.R. Zone.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract ~~XXXXXX~~ Lessee:

Helen D. Popyer
(Type or Print Name)

Helen D. Popyer
Signature

3332 Ripple Road
Address

Baltimore, Maryland 21207
City and State

Attorney for Petitioner:

S. Eric DiNenna
(Type or Print Name)

205 Alex. Brown Bldg.
Address

Towson, Maryland 21204
City and State

825-1630
Telephone No.

Legal Owner(s):

Leroy M. Merritt
(Type or Print Name)

Leroy M. Merritt
Signature

1940 Ruxton Road
Address

Baltimore, Md. 21204
City and State

Phone No.

825-1630
Telephone No.

1940 Ruxton Road
Address

Baltimore, Md. 21204
City and State

825-1630
Telephone No.

1940 Ruxton Road
Address

Baltimore, Md. 21204
City and State

825-1630
Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of December, 1980, 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 19th day of February, 1981, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

E.C.C.-No. 1 (over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 6, 1981

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

cc: Nicholas S. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Road Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

S. Eric DiNenna, Esquire
Suite 205, Alexander Brown Bldg.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 114
Petitioner - Leroy M. Merritt
Special Hearing Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

In order to determine whether a beauty salon should be permitted as an accessory or incidental use to the existing racquet club, this hearing is required.

As indicated in my conversation with you, we have become aware of the existing Nautilus operation at this location. However, because you are only representing the beauty salon, we have not included this operation with the subject request.

For further explanation of the comments from the Department of Permits and Licenses, you may contact Mr. Ted Burman at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

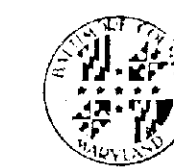
Very truly yours,

[Signature]
NICHOLAS S. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: James Petrica & Associates
409 Jefferson Building
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 20, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #114 (1980-1981)
Property Owner: Leroy M. Merritt
W/S Lord Baltimore Drive 770' N. from centerline of
Security Blvd.
Acres: 300 sq. ft. District: 1st

Dear Mr. Hammond:

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.

General:

The comments supplied December 5, 1978 in conjunction with the Zoning Advisory Committee review for Item 70 (1978-1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 114 (1980-1981).

Very truly yours,

[Signature]
ROBERT A. WORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
Harris Shalowitz

Attachment

L-SE Key Sheet
6 & 7 NW 26 & 27 Pos. Sheets
NW 2 G Topo
94 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

December 31, 1980

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #114, Zoning Advisory Committee Meeting, December 16, 1980, are as follows:

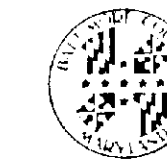
Property Owner: Leroy M. Merritt
Location: W/S Lord Baltimore Drive 770' N. from centerline of Security Blvd
Acres: 300 sq. ft.
District: 1st

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,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

January 16, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on item #114, Zoning Advisory Committee Meeting of December 16, 1980, are as follows:

Property Owner: Leroy M. Merritt
Location: W/S Lord Baltimore Drive 770' N. from centerline of Security Blvd.
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing to approve the interpretation that a beauty salon is an ancillary and/or incidental use in combination with a racquet ball court.
Acres: 300 sq. ft.
District: 1st

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

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner:

Location:

Item No.:

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 operation.
- () 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: _____
Planning Group _____ Fire Prevention Bureau
Special Inspection Division

/mb

[illegible][illegible]

NAME	ADDRESS	MEMBER	NOW MEMBER
William J. Dwyer	1650 N. Harding Rd	✓	
John J. Dwyer	3799 Edwards Rd	✓	
John J. Dwyer	5429 Rolling Green Ct	✓	
John J. Dwyer	2112 Laurel Ct	✓	
John J. Dwyer	Mont Valley G.C.	✓	
John J. Dwyer	7402 Fairbank Rd	✓	
Robert D. Clarke	2301 Foxglove Dr	✓	
W. J. Dwyer	3632 W. Main St. N.	✓	
John J. Dwyer		✓	
Steve McCune	Stratfordham Cr	✓	
Dick J. Dwyer	115 Laurel Dr	✓	
Harry A. Dwyer	1031 Frame Dorsey Rd	✓	
John J. Dwyer	1032 Lakewood Rd	✓	
Steve Weintraub	2035 Mac Britton Way	✓	
John J. Dwyer	3301 E. Main St.	✓	
John P. Dwyer	2122 Cedar Creek Dr	✓	
Chris Dwyer	417 Coleraine Rd	✓	
Chris Dwyer	3022 N. Oak Green Ct	✓	
Paul J. Dwyer	14 Maple Hollow Ct	✓	21224
J. Dwyer	508 Piney Row Ct	✓	21224
Frank Dwyer	1115 E. Main St.	✓	21224
John J. Dwyer		✓	
John J. Dwyer	6022-2 Main St.	✓	
Michael G. Dwyer	12115 Sycamore Blvd	✓	
John J. Dwyer	" "	✓	
John J. Dwyer	" "	✓	
John J. Dwyer	" "	✓	
John J. Dwyer	2625 Main St.	✓	

cc: Ilene D. Popyer
3332 Ripple Road
Baltimore, Maryland 21207

[illegible][illegible]

Michael S. Flanigan
Engineer Associate II

:SF/bza

JAMES PETRICA AND ASSOCIATES, INC.
Consulting Engineers
409 JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 24, 1980

DESCRIPTION OF PROPERTY
TO ACCOMPANY PETITION OF SPECIAL HEARING
FOR BEAUTY SALON IN EXISTING M.L.R. ZONE

All that parcel of land being part of Lot 2, Rolling Industrial Park located in the first election district of Baltimore County described as follows:

Beauty Salon:

Beginning for the same in the centerline of Lord Baltimore Drive, said point being 770' measured north along the centerline from the centerline of Security Blvd. Thence N 62° 36' 11" W. 213.32 ft. to the beginning of the parcel. Then the 4 following courses:

- (1) N 01° 04' 05" W, 10 ft.,
- (2) S 88° 55' 55" W, 30 ft.,
- (3) S 01° 04' 05" E., 10 ft.,
- (4) N 88° 55' 55" E., 30 ft.,

to the beginning of the parcel.

Containing 300 square feet.

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

1981

THIS IS TO CERTIFY, that the annexed advertisement of

Petition of Special Hearing, Thur. Feb. 19, 1981 10 a.m.

was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 5th day of February 1981, that is to say, the same was inserted in the issues of 1-29-81

COLUMBIA PUBLISHING CORP.

By Yvonne Stevenson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-152-SPH Item 114

January 29, 1981

Petition for Special Hearing
West side of Lord Baltimore Drive, 770 feet North of the centerline of Security Boulevard
Petitioner- Leroy M. Merritt

First District

HEARING: Thursday, February 19, 1981 (10:00 A.M.)

It is this office's opinion that a beauty salon is not a permitted use in an MLR zone. Further, no provisions appear in the regulations for any kind of ancillary use with a racquet ball facility.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Jan. 31, 1981
Posted for: SPECIAL HEARING
Petitioner: LEROY M. MERRITT
Location of property: W/S LORD BALTIMORE DR. 770' N. CENTER OF SECURITY BLVD.
Location of Signs: FRONT OF RD. 9. SOUTH SIDE APPROX. 200' NW OF LORD BALTIMORE DR.
Remarks: LOCATION SIGN POSTED SEE SE CORNER OF RD. 9.
Posted by: Stephen J. Christie Date of return: FEB. 6, 1981
Number of Signs: 2

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans:									
Previous case:	Change in outline or description									

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

No. 095128

DATE January 19, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Marilyn Poryer

FOR Filing Fee for Case No. 81-152-SPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
492-0353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 27, 1981

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
W/S of Lord Baltimore Dr., 770' N of the centerline of Security Blvd. - 1st Election District -
Leroy M. Merritt - Petitioner
NO. 81-152-SPH (Item No. 114)

Dear Mr. DiNenna:

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

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

S. Eric DiNenna, Esquire
Suite 205, Alexander Brown Bldg.
102 W. Pennsylvania Avenue
Towson, Md. 21204

cc: James Petrica & Associates
109 Jefferson Bldg.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of December, 1980.

William E. Hammond
Zoning Commissioner

Petitioner Leroy M. Merritt

Petitioner's Attorney S. Eric DiNenna, Esq.

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2 day of Dec, 1980.

Filing Fee \$ 2.00 Received: ☒ Check

☐ Cash

☐ Other

Petitioner Leroy Merritt Submitted by William E. Hammond

Petitioner's Attorney S. Eric DiNenna Reviewed by William E. Hammond

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

PETITION FOR SPECIAL HEARING

1st District

ZONING: Petition for Special Hearing
LOCATION: West side of Lord Baltimore Drive, 770 feet North of the centerline of Security Boulevard
DATE & TIME: Thursday, February 19, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft) is an ancillary and/or incidental use in combination with a racquetball court in an MLR Zone

All that parcel of land in the First District of Baltimore County

Being the property of Leroy M. Merritt, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, February 19, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans:									
Previous case:	Change in outline or description									

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 27, 1981

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 19th day of February, 1981, the next publication appearing on the 24th day of February, 1981.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 72

PETITION FOR SPECIAL HEARING

1st District

ZONING: Petition for Special Hearing

LOCATION: West side of Lord Baltimore Drive, 770 feet North of the centerline of Security Boulevard

DATE & TIME: Thursday, February 19, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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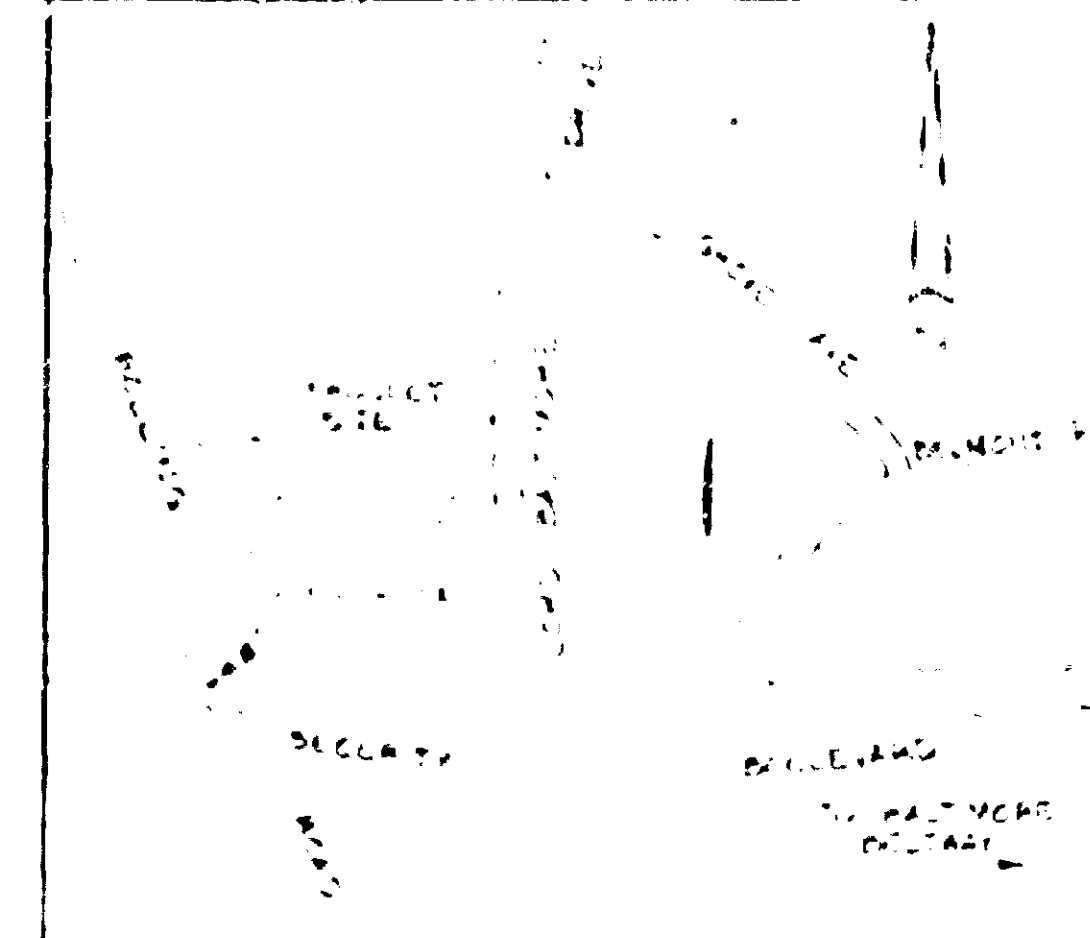
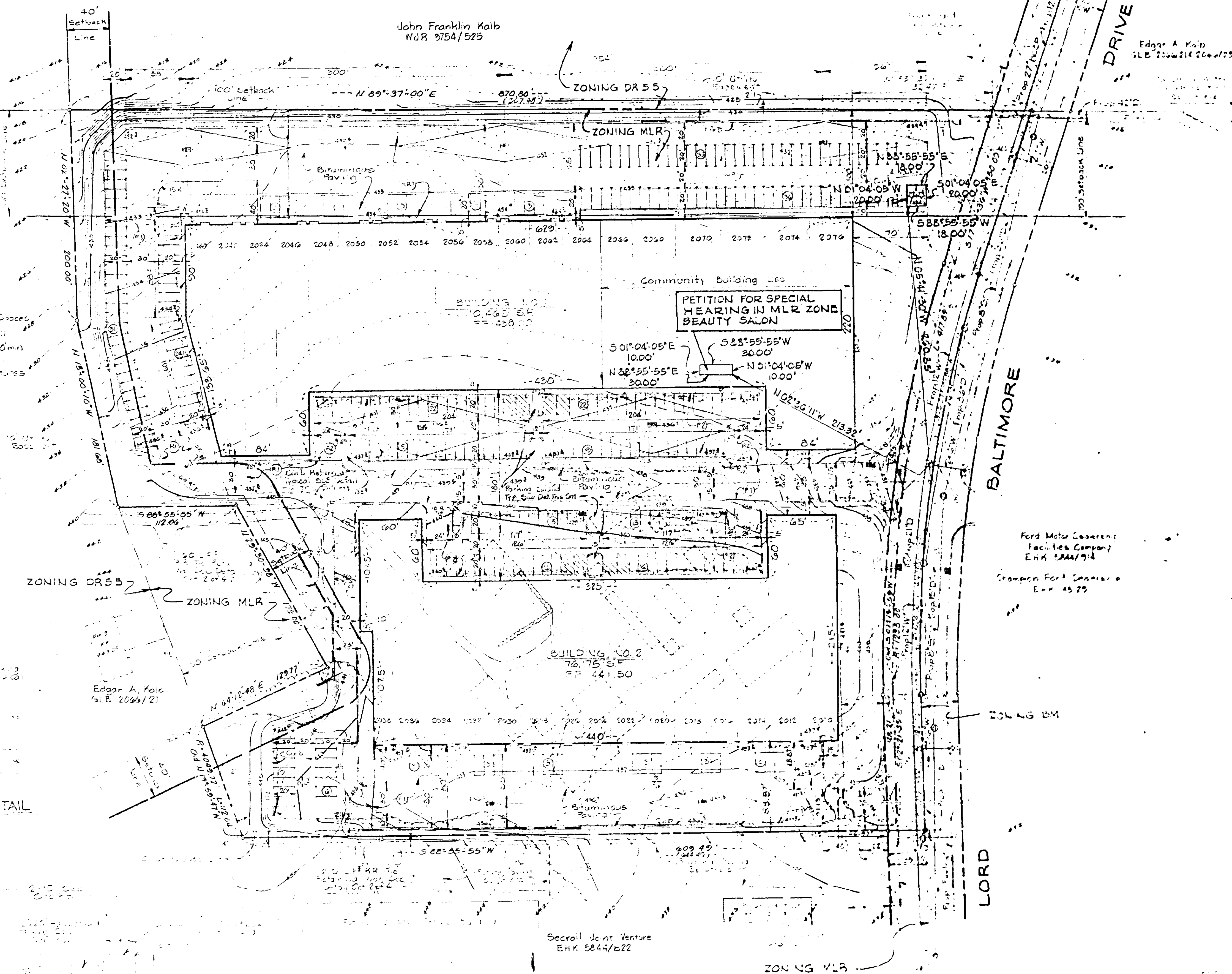
Hearing Date: Thursday, February 19, 1981 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Jan. 28



• • • 50

APPENDIX INFORMATION

[illegible]

- PLANNING SECTOR COOPERATIONS

[illegible]

RECEIVED FOR SPECIAL DELIVERY
JAN 28 1964
U.S. AIR FORCE
AIR FORCE OFFICE OF SPECIAL INVESTIGATION
WASHINGTON, D.C.

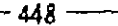
PARKING SPACES REQUIRED
200 SF BEAUTY SALON AREA 1 Space
51 Space/200 SF

5. (2) Spaces 0-7-20' PROVIDED As shown

ESTIMATED RANGE = 50%

[illegible]

LEGEND

- | | |
|--|--|
|  | Existing Contours |
|  | Proposed Contours |
|  | Proposed Parking |
|  | Paving Designation |
|  | Denotes Number of Parking Space |
|  | Railroad Tie Retaining Wall |
|  | Hand capped Parking (24'20" min
8' Spaces Required) |
|  | Existing Farm Use Structures
To be Removed |

3:R Typ -

CURB RETURN DETAIL

9,25' 9.15' 9.30'
5000 Type




<u>PARENTS TO DRIVE</u>	<u>PARENTS TO BE DRIVEN</u>
<u>DETAIL</u>	<u>PARENTS IN AID</u>

JAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
409 JEFFERSON BUILDING
TOWSON, MARYLAND

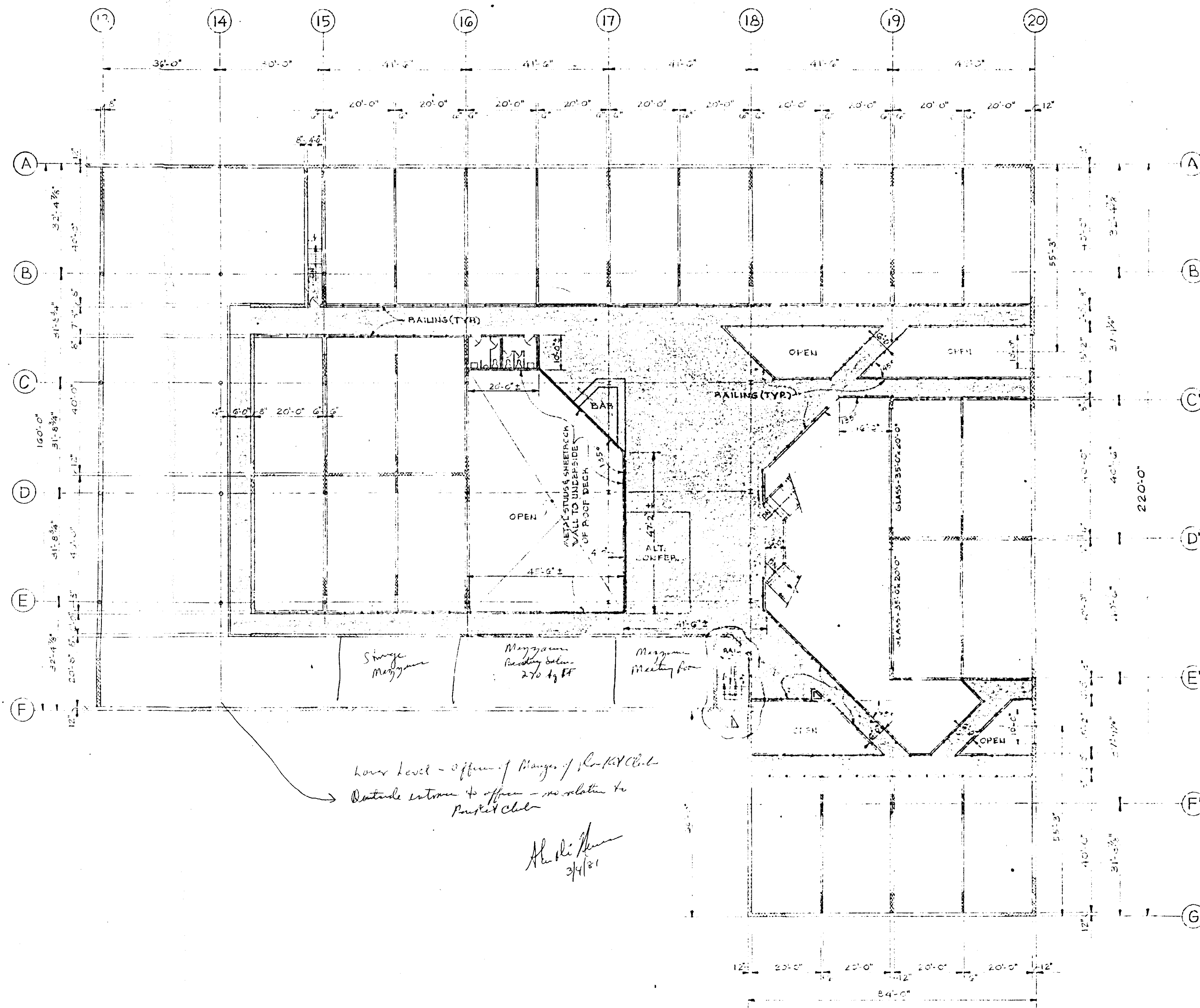
PLAT TO ACCOMPANY PETITION
OF SPECIAL HEARING FOR
BEAUTY SALON IN EXIST. MLR ZONE

SECURITY BOULEVARD WAREHOUSING
LOT 2 ROLLING INDUSTRIAL PARK
ELECTION DISTRICT NO. 1 BALTIMORE COUNTY MD

DEVELOPER: LEROY M. MERRITT
1940 RUXTON ROAD
TOWSON, MARYLAND 21204

OWNER: SECROLL JOINT VENTURE
1004 E. 7TH ST., SUITE 201,
CHAMBERS, BURLINGTON, VERMONT 05401
TEL: 862-9444 FAX: 862-9444

SCALE	DRAWING	DATE
AS	NO. 1	11-24-53
SHOWN	OF 1	



MEZZANINE PLAN
1/2" = 1'-0"

Case # 81-152 SPH

DATE: 10-5-77	SECURITY ASSOCIATES BUILDING No. 1 SECURITY COURT CLUB	
CARROLL ENGINEERING INC. 1800 N. CHARLES ST., BALTIMORE, MD. 21201 / (301) 752-3155		
MEZZANINE PLAN		
DATE: 26 JULY 1979	JO: HJB	2