

PETITION FOR ZONING VARIANCE

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 Variance from Section 409.2b(3) to permit 139 parking spaces in lieu of the required 180 spaces.

J.P.S.
4/14/82

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
In order to conform to 8111 No. 124-81 of the County Council of Baltimore County, Maryland and provide a buffer area of 75 feet along the south property line, a variance from the parking requirement for this site of 180 spaces to 139 parking spaces is requested.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law 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 Purchaser: _____
(Type or Print Name)

Signature: _____
(Type or Print Name)

Address: _____
(Type or Print Name)

City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)

Address: 1749 Norfen Road (h) - 636-0693 (w) - 792-7800
Baltimore, Maryland 21227

Signature: _____
(Type or Print Name)

Address: _____
(Type or Print Name)

City and State: _____

Attorney's Telephone No.: _____
Address: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of April, 1982, 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 11th day of May, 1982, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Community Building (American Legion Post #195)

8-239-74
115

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning 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 Purchaser: _____
(Type or Print Name)

Signature: _____
(Type or Print Name)

Address: _____
(Type or Print Name)

City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)

Address: 2749 Norfen Road
Baltimore, Maryland 21227

Signature: _____
(Type or Print Name)

Address: _____
(Type or Print Name)

City and State: _____

Attorney's Telephone No.: _____
Address: _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of April, 1982, 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 11th day of May, 1982, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

ORDER RECEIVED FOR FILING

DATE BY

August 12, 1982
BY [Signature]
10:00 AM



HARRY J. PISTEL, P.E.
DIRECTOR
February 8, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21286

Re: Item #125 (1981-1982)
Property Owner: The August J. Raveio Post Club, Inc.
S/W corner Virginia Ave. and Walnut Ave.
Acreage: 2.84 District: 13th

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:
Comments were supplied for an overall larger property, of which this site is a part, in connection with IDCA Project 78-331, Poshely Property (4.8 Ac.).

Highways:
Virginia Avenue (Hickory Road), an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Foster Road and Walnut Avenue, existing public roads, are proposed to be further improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with standard type roadway terminations at the ends thereof, and fillet areas for sight distance at the Virginia Avenue intersections.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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.

Item #125 (1981-1982)
Property Owner: The August J. Raveio Post Club, Inc.
Page 2
February 8, 1982

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

The petitioner must provide adequate provisions to prevent creating any drainage concentration of surface waters. Construction of any drainage system, including improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:
There are 12 and 8-inch public water mains in Virginia and Walnut Avenues, respectively. There is 8-inch public sanitary sewerage in Virginia Avenue.

Very truly yours,
[Signature]
BUREAU OF PUBLIC SERVICES

RAM:EAM:FWR:ss
cc: Jack Wimbley
Robert Powell

C-NE Key Sheet
23 SW 6 & 7 Nos. Sheets
SW 6 B Topo
109 Tax Map

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. COYBOLAN
Chairman
Zoning Plans Advisory Committee

Enclosure

cc: Swellman, Larson & Assoc., Inc.
Suite 110
Jefferson Building
100 W. Chesapeake Avenue
Towson, Maryland 21286

January 19, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21286

Dear Mr. Hammond:
Comments on Item #125, Zoning Advisory Committee Meeting of January 12, 1982, are as follows:

Property Name: The August J. Raveio Post Club, Inc.
Location: S/W corner Virginia Avenue and Walnut Avenue
Relating to: S.W. 6 & B.P. 53
Proposed Use: Special Exception for a community building (American Legion Post #195) and Variance to permit 139 parking spaces in lieu of the required 180 spaces.

Area: 2.84
District: 13th

Water and sewer are available.
Site plan, including a full parking layout, must be submitted to the Planning and Zoning Department, 100 W. Chesapeake Avenue, to obtain requirements for such installation before work begins.

The parking area's should be surfaced with a durable, bonding material.

If a food service facility is proposed, complete plans and specifications must be submitted to the Planning and Zoning Department, 100 W. Chesapeake Avenue, for review and approval before construction.

Very truly yours,
[Signature]
BUREAU OF ENVIRONMENTAL SERVICES

Pursuant to the advertisement, posting of property, and public hearing on the Petition appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: January 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 12, 1982

RE: Item No: 123, 124, 125
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

VP/bp

ORDER RECEIVED FOR FILING

DATE August 12, 1982

BY *John P. Slattery, act*

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The petitioner herein, The August J. Raveio Post Club, Inc., seeks a special exception to construct a community building and a variance to permit 139 parking spaces in lieu of the required 180 spaces.

According to the site plan prepared by Spellman, Larson and Associates, Inc., dated April 6, 1982, and marked Petitioner's Exhibit 1, the subject 2.84-acre tract is located on the south side of Virginia Avenue between Walnut Avenue and Foerster Road and is zoned D.R.10.5 (Density, Residential) with the exception of a small sliver of D.R.5.5 zoned land at the southwest corner of the lot. A 100' x 90' one-story building is proposed to be constructed to front on Walnut Avenue.

Testimony presented in behalf of the petitioner was to the effect that a new facility is necessary due to an increase in the membership, that the site depicted on Petitioner's Exhibit 1 was purchased in 1976 and 1980, and that the Post proposes to move from its present location at 3510 Annapolis Road upon completion of the new facility. Joseph Staiger, First-Vice Commander of the Post, testified that a small kitchen will be installed to serve light meals to their members. Robert Spellman, a professional land surveyor, testified that the site is within a residential transition area and that almost all of the entire proposed improvement would lie within this area, as well as all but about 44 parking spaces. He stated that the parking areas would require a 75-foot buffer area to be established along the southerly side lot line, thereby reducing the land area available to provide the required 180 parking spaces. The protestors main concerns were the possible increase in traffic and the demand for parking which could affect the neighborhood streets because of inadequate on-site parking.

ORDER RECEIVED FOR FILING

DATE August 12, 1982

BY *John P. Slattery, act*



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 24, 1982

Mr. William 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: The August J. Raveio Post Club, Inc.

Location: SW corner Virginia Avenue and Walnut Avenue

Item No.: 125 Zoning Agenda: Meeting of January 12, 1982

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 correct, or incorporated into the final plans for the property.

- (XX) 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 _____ EXCEPTS 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.
- (XX) 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 BY: *George M. Hammond* Noted and Approved: *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Section 1B01.1.B.1.a.2 of the Baltimore County Zoning Regulations

states:

"A residential transition use is any use (a) permitted as of right under paragraph 1B01.1.A., or (b) any use permitted by special exception under paragraph 1B01.1.C, except an accessory use permitted only by special exception, or (c) any parking area permitted under subsection 409.4."

Section 1B01.1.C.6, "Community buildings...or other similar civic, social, recreational, or educational uses...", permits the proposed use as a special exception, subject to the restrictions set forth in Section 1B01.1.B.1.b.3.(a), to wit, "The minimum building setback from any abutting residential lot line that is in a residential transition area..." and Section 1B01.1.B.1.b.3.(b), to wit, "A buffer area shall be provided between any new use and any abutting residential lot line that is in a residential transition area..." Based upon an interpretation of the above sections, only the southerly side lot line abuts a residential lot line. As such, the proposed new use (parking lot) must be buffered along said line by a 75-foot buffer area. This buffer area must be treated and utilized in compliance with the requirements set forth in Section 1B01.1.B.1.b.5.(a), (b), and (c) and Section 1B01.1.B.1.b.6.(a) and (b). The buffer area requirement creates the unreasonable hardship upon which the petitioner requests the parking variance.

The petitioner having met the requirements of Section 502.1 of the zoning regulations and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of August, 1982, that the Petition for Special Exception for a community building and, additionally, the Petition for Variance to permit 139 parking spaces in lieu of the required 180 spaces, in accordance with Petitioner's Exhibit 1, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING

DATE August 12, 1982

BY *John P. Slattery, act*



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
474-3610

TED ZALESKI JR.
DIRECTOR

January 27, 1982

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

Dear Mr. Hammond:

Comments on Item #125 Zoning Advisory Committee Meeting, January 12, 1982 are as follows:

Property Owner: The August J. Raveio Post Club, Inc.
Location: SW Corner Virginia Avenue and Walnut Avenue
Existing Zoning: D.R. 10.5 and D.R. 5.5
Proposed Zoning:

Address: 2.84
District: 13th

The items checked below are applicable: applicable

- X A. All structures shall conform to the Baltimore County Building Code, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.
- X I. Comments: Plans do not show compliance to the Handicapped Code Requirements. See State Code and/or B.O.C.A. 1978 Edition Section 315.0.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Form #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

- 1. Compliance with the requirements set forth in Section 1B01.1.B.1.5.1, 2, 3, 4, 5, and 6 and Section 409.2.c.(1), (2), (3), and (4).
- 2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 12, 1982

BY *John P. Slattery, act*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW corner of Virginia Ave. and
Walnut Ave., 13th District : OF BALTIMORE COUNTY

THE AUGUST J. RAVEIO POST CLUB, : Case No. 82-239-XA
INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of April, 1982, a copy of the foregoing Order was mailed to Joseph P. Staiger, First-Vice-Commander, The August J. Raveio Post Club, Inc., 2749 Norfen Road, Baltimore, Maryland 21227, Petitioner.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: May 6, 1982
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 82-239-XA
SUBJECT: The August J. Raveio Post Club, Inc.

This office fails to see the hardship or practical difficulty; hence, we cannot support the subject requested variance.

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

NEG:JGH:dmc

The August J. Raveio Post Club, Inc.
Mr. Joseph P. Staiger, First-Vice Commander
1749 Norfen Road
Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Special Exception for a community building and a variance
SW/corner of Virginia Ave. & Walnut Ave. - 13th Election District
Case No. 82-239-XA (Item No. 125)

TIME: 10:00 A.M.

DATE: Tuesday, May 11, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

August 17, 1982

Mr. Joseph P. Staiger
First-Vice Commander
The August J. Raveio Post Club, Inc.
1749 Norfen Road
Baltimore, Maryland 21227

RE: Petitions for Special Exception and
Variance
SW/corner of Virginia and Walnut
Avenues - 13th Election District
The August J. Raveio Post Club,
Inc. - Petitioner
NO. 82-239-XA (Item No. 125)

Dear Mr. Staiger:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/erl

Attachments

cc: Mrs. Mary Feehley
4414 Walnut Avenue
Baltimore, Maryland 21227

Mrs. Margaret Chasson
4422 Walnut Avenue
Baltimore, Maryland 21227

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

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

13th Election District

ZONING: Petition for Special Exception for a community building
and a variance for parking

LOCATION: Southwest corner of Virginia Avenue and Walnut Avenue

DATE & TIME: Tuesday, May 11, 1982 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

Petitions for a Special Exception for a community building
(American Legion Post #195) and a Variance to permit
139 parking spaces in lieu of the required 180 spaces.

The Zoning Regulation to be excepted as follows:

Section 409.2. b. (3) - one parking space for each 50 square feet of total floor area
All that parcel of land in the Thirteenth District of Baltimore County

Being the property of The August J. Raveio Post Club, Incorporated, as shown on
plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 11, 1982 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue
Towson, Maryland

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

The August J. Raveio Post
Club Incorporated
c/o Joseph P. Staiger
1749 Norfen Road
Baltimore, Maryland 21227

May 6, 1982

Re: Petition for Special Exception & Variance
SW/Corner Virginia Ave. & Walnut Ave.
13th Election District - August J. Raveio
Post Club, Inc. - Petitioner
No. 82-239-XA (Item No. 125)

Dear Sir:

This is to advise you that \$77.70 is due for advertising and posting
of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Arlene January, The Zoning Office, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

No. 107632

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

DATE: 5/17/82 ACCOUNT: 01-662

AMOUNT: \$77.70

RECEIVED August J. Raveio Post 195

FOR: Advertising & Posting - Case #82-239-XA

60334 117 777.00

VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR
SPECIAL EXCEPTION
AND VARIANCE
13th Election District
ZONING Petition for Special Ex-
ception for a community building
& variance for parking
LOCATION: Southwest corner of
Virginia Avenue and Walnut Avenue
13th & 14th, Towson, May 11,
1982 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson, Mar-
yland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing:
Petitions for a Special Exception
for a community building (American
Legion Post #195) and a Variance
to permit 139 parking spaces in lieu
of the required 180 spaces.
The Zoning Regulation to be ex-
cepted as follows:
Section 409.2. b. (3) - one parking
space for each 50 square feet of
total floor area.
All that parcel of land in the Thir-
teenth District of Baltimore County,
as shown on plat plan filed with the
Zoning Department.
Hearing Date: Tuesday, May 11,
1982 at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 West Ches-
apeake Avenue, Towson, Maryland
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
21204

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

APRIL 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement of
SPECIAL EXCEPTION
American Legion Post 195
A3964

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 24 day of APRIL, 1982, that is to say,
the same was inserted in the issues of

APRIL 22, 1982

PATUXENT PUBLISHING CORP.
By: *William E. Hammond*

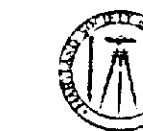
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



**SPELLMAN, LARSON
& ASSOCIATES, INC.**

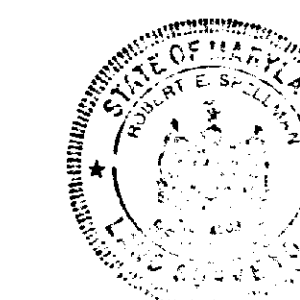
SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
ALBERT RENTY
MARK C. MARTIN

DESCRIPTION FOR A VARIANCE AND SPECIAL EXCEPTION TO ZONING
AMERICAN LEGION POST 195, VIRGINIA AVENUE, 13th DISTRICT, BALTIMORE, MD.

Beginning for the same at a point in the center line of
Virginia Avenue where the same is intersected by the center line of
Walnut Avenue, and running thence and binding on the center line of
Virginia Avenue North 75 Degrees 45 Minutes West 528.00 feet to the
center line of Foerster Road, thence leaving the center line of
Virginia Avenue and binding on the center line of Foerster Road
South 25 Degrees 45 Minutes West 174.50 feet, thence leaving the
center line of Foerster Road and running South 60 Degrees 15 Minutes
East 510.00 feet to the center line of Walnut Avenue, herein referred
to, and running thence and binding on the center line of Walnut
Avenue North 29 Degrees 45 Minutes East 311.15 feet to the place of
beginning.

Containing 2.84 acres of land, more or less.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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: <u>MP</u>	Revised Plans:		Change in outline or description		Yes					
Previous case:	Map #				No					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 82-239-XA

District 13th Date of Posting 4-23-82
 Posted for Special Exception and Variance
 Petitioner The August J. Ravie Post Club, Inc.
 Location of property: SW Corner of Virginia Ave. & Walnut Ave.
 Location of Signs: Signs - Southeast Corner of Virginia & Walnut Ave. & Southwest Corner of Virginia & Walnut Ave.
 Remarks: _____
 Posted by [Signature] Date of return April 30-82
 Number of Signs: 4

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
1982 ELECTION DISTRICT

ZONING: Petition for a special exception for a community building and a variance for parking.

LOCATION: Southwest corner of Virginia Avenue and Walnut Avenue.

DATE & TIME: Tuesday, May 11, 1982 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 a Special Exception for a community building (American Legion Post #196) and a Variance to permit 120 parking spaces in lieu of the required 180 spaces.

The zoning Regulation to be excepted as follows:

Section 49A.03: "one parking space for each 60 square feet of total floor area."

All that parcel of land in the Thirteenth District, of Baltimore County

DESCRIPTION FOR A VARIANCE AND EXCEPTION TO ZONING
AMERICAN LEGION POST #196, VIRGINIA AVENUE, 13th DISTRICT, BALTIMORE, MD.

Beginning for the same at a point in the center line of Virginia Avenue where the same is intersected by the center line of Walnut Avenue, and running thence and bounding on the center line of Virginia Avenue North 75 degrees 45 minutes West 220.00 feet to the center line of Foerster Road, thence leaving the center line of Virginia Avenue and bounding on the center line of Foerster Road South 75 degrees 45 minutes West 116.00 feet, thence leaving the center line of Foerster Road and running South 65 degrees 15 minutes East 100.00 feet to the center line of Walnut Avenue, here in referred to, and running thence and bounding on the center line of Walnut Avenue North 59 degrees 45 minutes East 311.60 feet to the place of beginning.

Containing 2.81 acres of land, more or less.

Being the property of The August J. Ravie Post Club, Incorporated, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 11, 1982 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
April 22

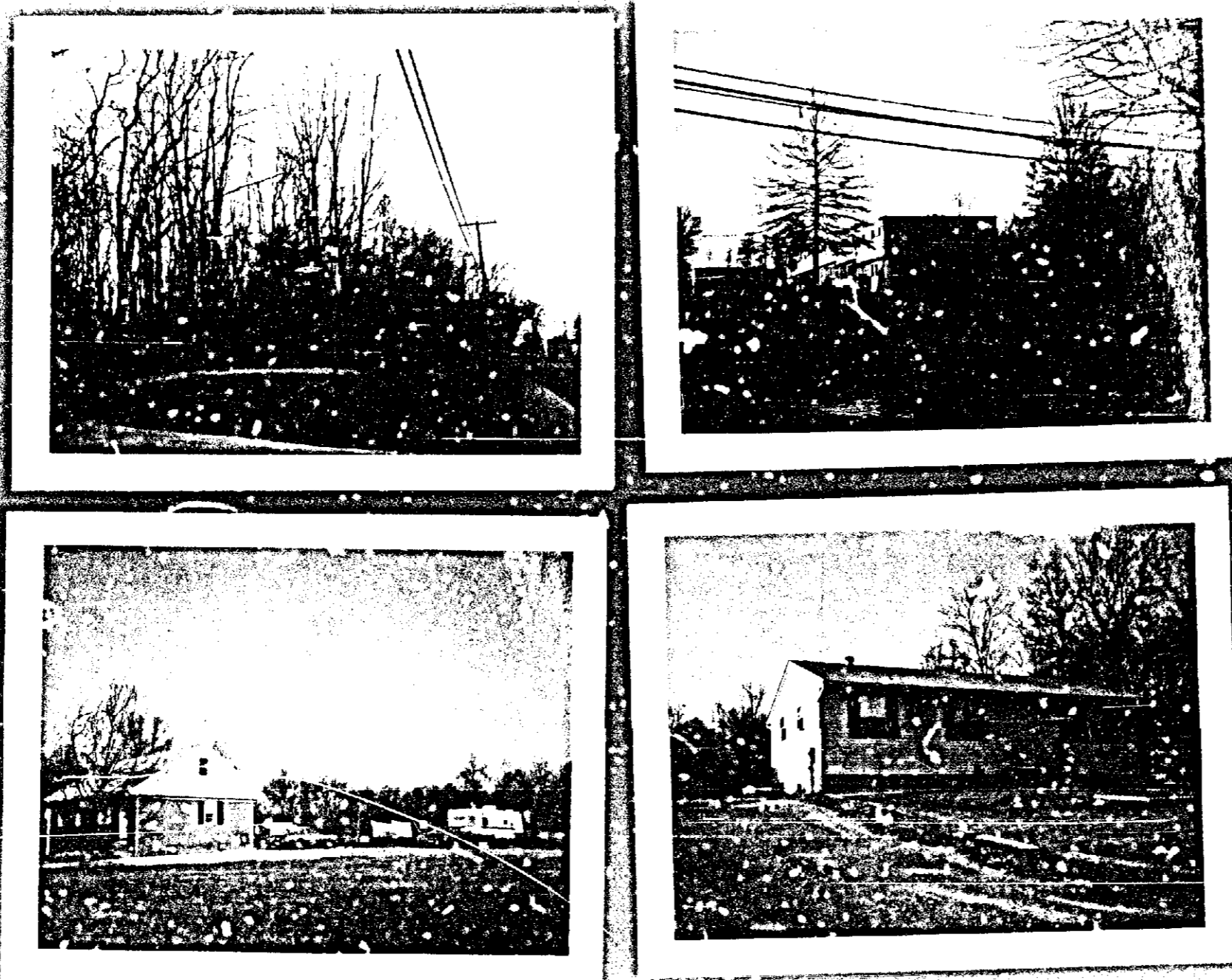
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1982.

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 a week~~ at one time ~~successively~~ before the 11th day of May, 1982, the first publication appearing on the 22nd day of April, 1982.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ _____



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23 day of Dec. 81.

Filing Fee \$ _____ Received: _____ Check _____ Cash _____ Other _____

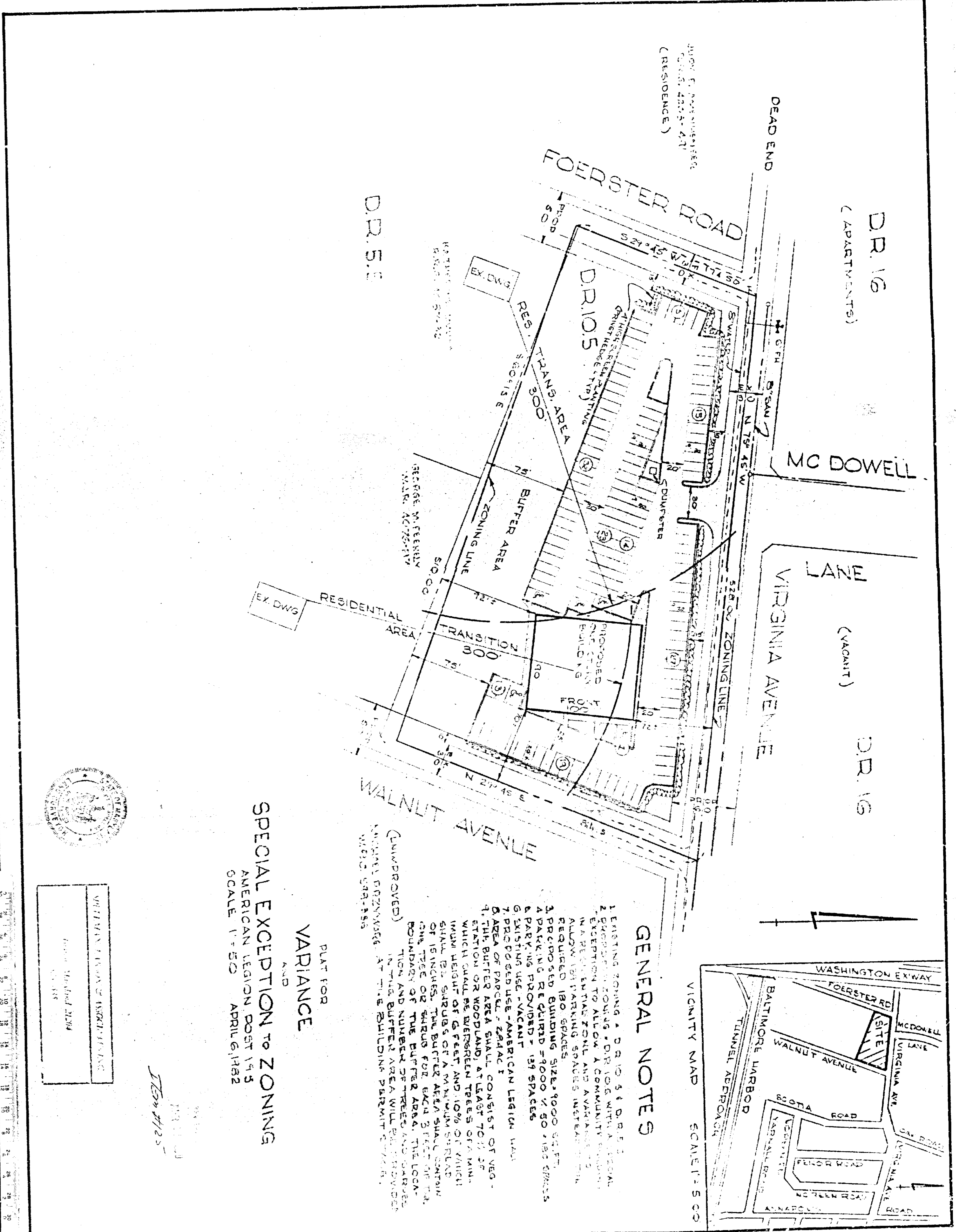
#125

[Signature]
William E. Hammond, Zoning Commissioner

Petitioner August Ravie Post Submitted by B. Spillman

Petitioner's Attorney _____ Reviewed by MP

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



SPECIAL EXCEPTION TO ZONING AND VARIANCE
AMERICAN LEGION POST #196
SCALE 1"=50' APRIL 6, 1982

- GENERAL NOTES**
- EXISTING ZONING: D.R. 10 & D.R. 15
 - EXCEPTION TO ALLOW A COMMUNITY BUILDING AND 120 PARKING SPACES IN LIEU OF THE REQUIRED 180 SPACES.
 - REQUIRED BUILDING SIZE: 1000 SQ. FT.
 - A PARKING TRAILER: 15' SPACES.
 - EXISTING USE: VARIANT
 - PROPOSED USE: AMERICAN LEGION HALL
 - AREA OF PARCEL: 2.81 AC.
 - THE BUFFER AREA SHALL CONSIST OF VEGETATION OR WOODLAND AT LEAST 70% OF WHICH SHALL BE WILDERNESS TREES OF VARIOUS HEIGHTS OF 6 FEET AND 10% OF WHICH SHALL BE SHRUBS OF AT LEAST 3 FEET IN HEIGHT OR 15 INCHES IN DIAMETER AT 4 FEET IN THE BOUNDARY OF THE BUFFER AREA. THE LOCATION AND NUMBER OF TREES AND SHRUBS IN THE BUFFER AREA WILL BE DETERMINED BY THE BUILDING PERMIT OFFICER.



VIRGINIA AVENUE & WALNUT AVENUE
APRIL 23 1982

