

**PETITION FOR SPECIAL EXCEPTION 83-15-15PAA**

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 Community Building or similar Civic, Social, Recreational or Educational Use.

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: Baltimore Lodge No. 70, Local Order of Moose, Inc.  
 Legal Owner(s): Rodney T. Brewer  
 Signature: [Signature]  
Vasiliki Betty Brewer  
 Signature: [Signature]

Attorney for Petitioner: S. Eric DiNenna and S. Eric DiNenna, P. A.  
 Address: 4 Tremblant Court, Lutherville, MD 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
S. Eric DiNenna, P. A.  
406 W. Pennsylvania Avenue, Towson, Maryland 21204  
 Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 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 20th day of July, 1982, at 10:45 o'clock A.M.

RESCHEDULED: Thursday, August 5, 1982 at 11:00 A.M.  
 s.c.o.-No. 1 (over)

**PETITION FOR SPECIAL HEARING 83-15-15PAA**

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 an MLR Zone, a community building or similar, Civic, Social, Recreational or Educational use as a Special Exception.

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 Purchaser: Baltimore Lodge No. 70, Local Order of Moose, Inc.  
 Legal Owner(s): Rodney T. Brewer  
 Signature: [Signature]  
Vasiliki Betty Brewer  
 Signature: [Signature]

Attorney for Petitioner: S. Eric DiNenna and S. Eric DiNenna, P. A.  
 Address: 4 Tremblant Court, Lutherville, MD 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
S. Eric DiNenna, P. A.  
406 W. Pennsylvania Avenue, Towson, Maryland 21204  
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RESCHEDULED: Thursday, August 5, 1982 at 11:00 A.M.  
 s.c.o.-No. 1 (over)

**PETITION FOR ZONING VARIANCE 83-15-15PAA**

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 250.4 to allow a building setback of 70' in lieu of the required 100' from the nearest residential zone and 250.6 to permit parking 0 feet from a residential zone boundary in lieu of the required 25 feet.

1. Shape of Property
2. Proximity of property to flood plain.
3. Other hardships and difficulties to be proven at the hearing.

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: Baltimore Lodge No. 70, Local Order of Moose, Inc.  
 Legal Owner(s): Rodney T. Brewer  
 Signature: [Signature]  
Vasiliki Betty Brewer  
 Signature: [Signature]

Attorney for Petitioner: S. Eric DiNenna and S. Eric DiNenna, P. A.  
 Address: 4 Tremblant Court, Lutherville, MD 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
S. Eric DiNenna and S. Eric DiNenna, P. A.  
406 W. Pennsylvania Avenue, Towson, Maryland 21204  
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RESCHEDULED: Thursday, August 5, 1982 at 11:00 A.M.  
 s.c.o.-No. 1 (over)

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

July 27, 1982

S. Eric DiNenna & S. Eric DiNenna, P.A.  
 406 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Case #83-15-15PAA  
 Item No. 227  
 Petitioner-Rodney T. Brewer, et ux  
 Special Exception, Special Hearing & Variance 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 view of your client's proposal to construct a community building on this vacant wooded site in the M.W.P. zoned portion this combination hearing is required.

As indicated on the submitted site plan, the existing woods, contiguous to the proposed driveway, are to remain in their natural state. The site plan should be revised to reflect a more specific note concerning this proposal. Said note can be obtained in my office at anytime.

Particular attention should be afforded to the comments of the office of Current Planning.

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,  
Nicholas B. Comodari  
 NICHOLAS B. COMODARI  
 Chairman  
 Zoning Plans Advisory Committee  
 cc: Evans, Hagan & Holdefer, Inc.  
 8013 Belair Road  
 Baltimore, Maryland 21236

**BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204**

HENRY J. PISTEL, P.E.  
 DIRECTOR

June 1, 1982

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

Re: Item #227 (1981-1982)  
 Property Owner: Rodney T. & Vasiliki B. Brewer  
 S/W/S Wampler Rd. 10' N. from centerline of Sterling Avenue  
 Acres: 5.75 District: 15th

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.

Highways:

Wampler 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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

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

Item #227 (1981-1982)  
 Property Owner: Rodney T. & Vasiliki B. Brewer  
 Page 2  
 June 1, 1982

Water and Sanitary Sewer:

There is a 12-inch public water main and 8-inch public sanitary sewerage in Wampler Road. Further, as indicated on the submitted plan, 8-inch public sanitary sewerage exists within the "Maple Crest Apartments" property.

Very truly yours,

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

RAM:EAM:FWR:as

cc: Jack Wimbley

1-NE Key Sheet  
 17 & 18 NE 34 Pos. Sheets  
 NE 5 I Topo  
 90 Top. Map

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

NORMAN I. GUYER  
 DIRECTOR

July 8, 1982

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 # 227, Zoning Advisory Committee Meeting, May 18, 1982, are as follows:

Property Owner: Rodney T. and Vasiliki B. Brewer  
 Location: SW/side Wampler Road 10' N. from centerline of Sterling Avenue  
 Acres: 5.75  
 District: 15th

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.

If the petition is granted the developer must comply with the Baltimore County Development Regulations (Bill 56-82).

Very truly yours,

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

JLW:rh

7/20  
 82-15



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of September, 1982, that the Petition for Special Exception for a community building for civic, social, recreational, or educational uses, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., dated April 30, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity to minimize illumination on any adjacent residences.
2. The hours of operation shall not exceed 11:00 p.m., Monday through Thursday; 2:00 a.m., Friday and Saturday; and midnight, Sunday.
3. Members or employees of Baltimore Lodge #70, Loyal Order of Moose, Inc., shall be in attendance anytime the property is in use and shall be responsible for security and clean up of the property.
4. Access to the property may be barricaded when the property is not in use.
5. Under General Notes, the site plan shall indicate that a variance is requested from Section 250.6 of the Baltimore County Zoning Regulations to permit parking zero feet from a residential zone boundary in lieu of the required 25 feet.
6. Compliance with the Baltimore County Development Regulations and Section 1B01.1.B.1.B.5 of the Zoning Regulations.
7. Parking shall occur only within the area designated on Petitioner's Exhibit 1.
8. Water run off shall be directed away from adjoining properties.
9. The uses allowed by and provided for in this Order shall cease at any such time that the Loyal Order of Moose ceases to both own and operate the property and facilities.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

- 1. The front portion of the subject property is zoned D.R.1 and the remainder is zoned M.L.R. The petitioner proposes to construct a community building on the M.L.R. portion.
2. The M.L.R. Zone was established by Bill No. 56-61. A community building was permitted therein in accordance with Section 200.6 (H.40 Zone) of the 1955 Baltimore County Zoning Regulations. Bill No. 64-63 repealed Section 200.6 and provided for a community building as a special exception in other zones; the Bill made no reference to the M.L.R. Zone.
3. The proposed community building will not adversely affect the health, safety, and general welfare of the community and will be within the spirit and intent of the zoning regulations.

and, thus, a public hearing is required.

The intent of Section 248.2 is clouded by changes adopted by Bill No. 85-67 and the repeal of Section 200.11 in accordance with Bill No. 100-70. Additionally, there is a reasonable doubt as to whether or not it had been the legislative intent to remove a community building from the M.L.R. Zone. As such, a ruling favoring the approval of a community building in a M.L.R. Zone is justified in the instant case.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of September, 1982, that a community building or similar civic, social, recreational, or educational use is permitted by special exception in the M.L.R. Zone, as herein described, and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 23, 1982
BY: [Signature]

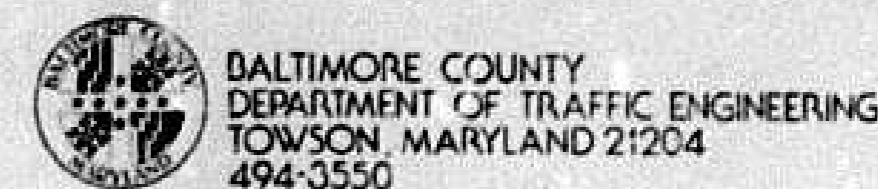
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of September, 1982, that the herein Petition for Variance(s) to permit a building setback of 70 feet in lieu of the required 100 feet from the nearest residential zone and parking zero feet from a residential zone boundary in lieu of the required 25 feet is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: September 23, 1982
BY: [Signature]



STEPHEN E. COLLINS
DIRECTOR

June 9, 1982

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

RE: ZAC Meeting of May 11, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items 225 through 234.

227

Sincerely,
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

10. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval 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.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County



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

June 18, 1982

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

Dear Mr. Hammond:

Comments on Item 227, Zoning Advisory Committee Meeting of May 18, 1982, are as follows:

Property Owner: Rodney T. & Vasiliki B. Brewer
Location: SW/S Wampler Road 10' N. from centerline of Sterling Ave.
Existing Zoning: M.L.R. & D.R. 1
Proposed Zoning: Special Exception for Community Building or similar Civic, Social, Recreational or Educational use.

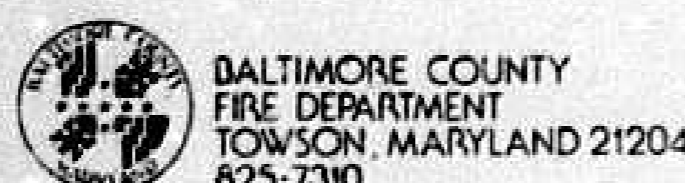
Acres: 5.75
District: 15th

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Prior to installation of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,
[Signature]
Lee J. Borystat, Director
BUREAU OF ENVIRONMENTAL SERVICES



PAUL H. RENCKE
CHIEF

June 14, 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: Rodney T. and Vasiliki B. Brewer

Location: SW/S Wampler Road 10' N. from centerline of Sterling Avenue

Item No.: 227 Zoning Agenda: Meeting of May 18, 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 corrected or incorporated into the final plans for the property.

- X 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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 [redacted] 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 BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cm
7/20/82 15-58PH

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 20, 1982

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

Z.A.C. Meeting of: May 18, 1982

RE: Item No: 227, 228
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,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

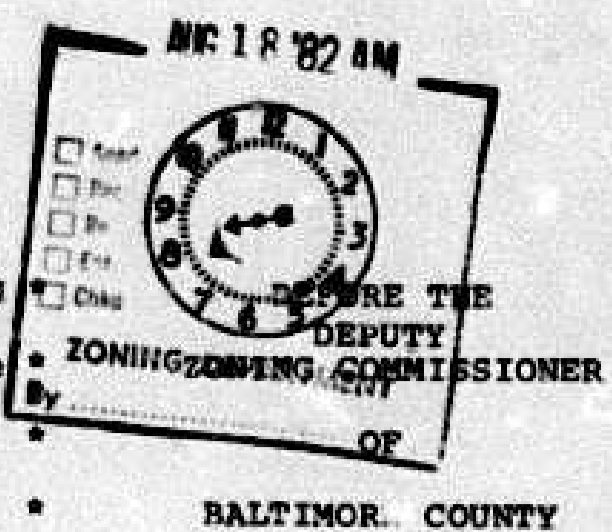
WNP/bp

ORDER RECEIVED FOR FILING

DATE: September 23, 1982
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE: September 23, 1982
BY: [Signature]



RE: PETITION FOR SPECIAL EXCEPTION  
SPECIAL HEARING & VARIANCES  
W/S Wampler Road, 10' N of the  
centerline of Sterling Avenue  
Rodney T. Brewer, et ux -  
Petitioners

No. 83-15-XSPHA

MEMORANDUM

FACTS

The Baltimore Lodge #70 Loyal Order of Moose, Inc. is under contract of sale to purchase 5.75 acres of land, more or less, which is unimproved, on Wampler Road in Baltimore County, Maryland. The property is classified DR1 in the front and the remainder is classified MLR. The property as noted on the plat submitted with the Petition and used at the hearing shows it as being a very long, narrow strip, generally an air strip. Facts presented at the hearing indicate that the proposed use as a Special Exception would not be detrimental to health, safety and general welfare and would otherwise meet the prerequisites of Section 502.1.

QUESTION OF LAW

In addition to the Petition for Special Exception, a Petition for Special Hearing was filed to approve a community building for civic, social, recreational and educational activities in an MLR Zone. This is the question of law to be addressed. Is a community building aforesaid permitted in the MLR Zone by Special Exception?

LAW AND ARGUMENT

Precedent has been set for an affirmed decision in this

matter by three previous decisions made by three previous Commissioners of the Zoning Commissioner's Office. These were cases numbered 75-233-XSPH, 77-41-XSPH and 79-156-XSPH. There has undoubtedly been precedent set for the interpretation that a community building, etc. would be permitted in the MLR Zone by Special Exception.

A historical review of the MLR Zone and more specifically Section 248.1, is in order.

Bill 56-61 adopted in 1961 by the Baltimore County Council established the MLR Zone. Section 248.2 of Bill 56-61 read as follows:

"Uses permitted and as limited in the R40 Zone by Section 200.6 and 200.11;"

It can be seen, this was an affirmative approach to the uses that would be permitted and limited in the R40 Zone, but specifically qualified it by saying Section 200.6 and 200.11. Section 200.6 at that time referred to community buildings for educational, recreational, civic and social activities. Section 200.11 dealt specifically and only with public utilities. Bill 85-67, adopted in 1967, made a change to Section 248.2 and it stated as follows:

"Uses permitted and as limited in the R40 Zone by Section 200.11, except that animal boarding place, class A and kennel are prohibited;"

As can be seen, Section 200.6 was eliminated from Section 248.2 and was in fact no longer in the law as it was amended and deleted subsequent to Bill 56-61. It is worthy to note that Section 248.2 stating the uses permitted as limited in the R40 Zone by Section 200.11 went on to say animal boarding place, class A and kennel, being prohibited. It is also worthy to note that animal boarding, class A and kennel are not listed in Section 200.11. It is the Petitioners' firm belief that the intent of

this requirement was that uses would be permitted and limited in the R40 Zone (then a comma should have occurred after the word "zone") by Section 200.11, and then the Section dealing with animal boarding places, class A and kennel should then have been stated. It is contended by the Petitioners that this was an oversight in the drafting, but was not the intent of the legislative body. Carrying the Section 248.2 to its present language, it reads the same as in Bill 85-67. It is worthy to note that on Page 117 of the present Zoning Regulations, both of the bills numbered 56-1961 and 85-1967 are stated. In reading all three of these bills it can be well noted the nature in which they are written in that Section 200.11 has nothing to do with the R40 Zone, class A and kennel had nothing to do with Section 200.11 as well as, animal boarding place. This Section is written in an ambiguous manner and should have been written as follows, though gramatically and possibly by typographical error, never occurred. It should have stated:

"Uses permitted and as limited in the R40 Zone, by Section 200.11;"

It should be noted that animal boarding places, class A and kennel are listed as uses permitted or as limited in the R40 Zone or today known as the DR Zone by Section 1802.1 Section 100.3A makes R40 Zone now DR1 Zones.

What we have to do at this point is review some of the law applicable to ambiguous language in a Zoning Regulation. First of all, "In passing upon the meaning of a Zoning Ordinance, the Courts will consider and give weight to the construction of the Ordinance by those administering the Ordinance." Rappa, Inc. v. Englehart, 256 A2d 744. In the Rappa case, the Court said, "The practical interpretation placed by a governmental body on its own rules is entitled to great weight..." Carrere v. Orleans Club, 214 La 303, 37 So2d 715; Spicer v. Claremont, 189

A2d 496. Further the law states that "In cases of ambiguity in a municipal ordinance, the past practical construction over an extensive period by the officer or administrative agency charged with the administration is to be accorded great weight in determining its meaning." Heard v. Dallas (Tex Civ App) 456 SW2d 440, 62 ALR3d 190, B'Nai B'Rith Foundation v. Walworth County Board of Adjustments, 59 Wis2d 296, 200 NW2d 113.

It is obvious by the above cited case law, that the three previous decisions by three previous Commissioners of the Zoning Commissioner's Office should be given great weight because of its practical construction and interpretation over the many years.

Furthermore, with reference to an ambiguity in the construction or interpretation of a regulation, the law says that it should be "... strictly construed in favor of the property owner,..." Fidler v. Zoning Board of Adjustment, 182 A2d 692, Livingston v. Davis, 243 Iowa 21, 50 NW2d 592. It must be remembered that zoning is, in fact, a derogation of common-law right of the use of private property and accordingly, any interpretation reached by the administrative body because of ambiguity should be reached using the same principles or other laws which are in derogation of the common-law right of use of private property. Phoenix City Council v. Canyon Ford, Inc., 12 Ariz App 595, 473 P2d 797, Lima v. Hempker, 118 Ohio App 321, 194 NE2d 585.

CONCLUSION

In citing the above law, it is obvious to the Petitioners that the three previous decisions by the Commissioners relative to the interpretation that a community building, etc. is permitted in the MLR Zone by special exception (one of which was directly adjoining the subject property in the VFW case) should be given great weight.

Secondly, in an ambiguity situation where the interpretation cannot be clear and concise, interpretation should be such that it be construed in favor of the property owner, zoning be in derogation of the common-law right of the use of property.

For the above reasons, the Petitioners request a favorable ruling concerning this interpretation and the special exception for community building, etc.

Respectfully submitted,

*S. Eric DiNenna*  
S. ERIC DINENNA  
S. ERIC DINENNA, P.A.  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204  
825-1630

Attorneys for Petitioners

Maryland Department of Transportation  
STATE AVIATION ADMINISTRATION  
APPLICATION FOR AIRPORT ZONING PERMIT

Secretary  
Karl R. Bunker  
Administrator

APPLICATION FOR AIRPORT ZONING PERMIT. Includes fields for applicant name (Evans, Hagan & Wolfel, Inc.), address (4011 Balis Road, Baltimore, Maryland), and permit details (Wampler Road, 10' N of Sterling Avenue, 5.75 acres).

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY  
W/S of Wampler Rd., 10' N of the centerline of Sterling Ave., 15th District :  
RODNEY T. BREWER, et ux, : Case No. 83-15-XSPHA  
Petitioners :

ORDER TO ENTER APPEARANCE

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

*Peter Max Zimmerman* : Peter Max Zimmerman, III  
Deputy People's Counsel : Deputy People's Counsel  
John W. Hession, III : John W. Hession, III  
People's Counsel for Baltimore County : People's Counsel for Baltimore County  
Rm. 223, Court House : Rm. 223, Court House  
Towson, Maryland 21204 : Towson, Maryland 21204  
494-2188 : 494-2188

I HEREBY CERTIFY that on this 28th day of June, 1982, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire and S. Eric DiNenna, P.A., 406 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner and Contract Purchaser.

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

22-947  
duty hearing  
John NAC  
S. Eric DiNenna, P.A.  
Attorney at Law  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204  
May 7, 1982  
ZONING DEPARTMENT

The Honorable William E. Hammond  
Zoning Commissioner for Baltimore County  
County Office Building  
111 Chesapeake Avenue  
Towson, Maryland 21204

RE: Loyal Order of Moose  
Wampler Road  
Item No.: 227  
My File No.: 82-19  
Dear Commissioner Hammond:

This is to advise you that on behalf of the above-captioned organization, I filed a request for Special Hearing, Special Exception and Variance concerning the Wampler Road Property.  
Enclosed herewith please find a photocopy of the Contract of Sale they have entered into with the property owner giving them a six month contract. There are approximately five months left to run on this contract as of today and I would respectfully request that this matter be brought to hearing as soon as possible. If in fact the Petition goes through the normal process of approximately ninety (90) days for hearing, and then to decision making and then a potential appeal, it is very fearful that the six months will have already run.

I am specifically requesting this in that it is a tremendous hardship upon the Petitioner (Contract Purchaser) if in fact they are unable to obtain a hearing as soon and as quickly as possible, they will lose this property.  
If you have any questions, do not hesitate to call upon me.

Very truly yours,  
*S. Eric DiNenna*  
S. ERIC DINENNA



**Standard Contract of Sale**

Published by  
The Greater Baltimore Board of Realtors, Inc.

This is a Legally Binding Contract; If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 5th day of April

between RODNEY T. BREWER and VASILIKI HATTY BREWER Seller, and BALTIMORE LOOSE LOGE NO. 70 LOYAL ORDER OF MOOSE INC. Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Baltimore County, State of Maryland, being the unimproved property known as Wampler Road, being 5.75 acres, more or less, with improvements thereon and all rights and appurtenances thereto belonging or in anywise thereto appertaining, in fee simple, being the same property as now recorded among the Land Records of Baltimore County, State of Maryland in Libers Folio       .

Included in the purchase price are all permanent fixtures now in or on the property. This Contract is also contingent upon the acceptance within 10 days from the date hereof from the proper authorities of the Loyal Order of the Moose. In the event said approval is not obtained, then this Contract shall be declared null and void and all monies on deposit shall be returned to the Buyers.

at and for the price of Fifty thousand and no/100 Dollars (\$ 50,000.00)

of which One hundred and no/100 Dollars (\$ 100.00)

have been paid prior to the signing hereof, and the balance to be paid as follows: An additional deposit of \$500.00 upon acceptance of this Contract, within 20 days from the date hereof.

The total downpayment by the Buyers shall be Ten thousand (\$10,000.00) dollars.

The balance by execution and delivery of a first purchase money mortgage on the property, in favor of LEWIS B. RAVAL for the balance of Forty thousand (\$40,000.00) dollars to be repaid in ten (10) years together with interest at the rate of Fifteen (15%) per cent per annum with principal and interest based on amortization of Twenty (20) years commencing one month from the date of the settlement which shall occur on or before September 23rd, 1982, however, at the sole option of the Buyers, the settlement may be extended until on or before January 23rd, 1983. The first purchase money mortgage shall provide that Buyer shall have the right to prepay the loan in whole or part at any time prior to maturity without penalty. The purchase money mortgage shall also provide that the Buyer shall pay all taxes, assessments, and all public charges which shall be levied or assessed against the property. It shall be the Sellers responsibility to provide to the Buyers a written commitment from the present mortgage to accept the mortgage terms of the Buyers as stated herein. Said acceptance shall be delivered to the Buyers within twenty (20) days from the date of this Contract. Buyer agrees to settle within 30 days after all contingencies have been met.

This Contract of Sale is contingent upon the Buyers hereof obtaining approval from the proper governmental authorities of Baltimore County, State of Maryland, which will allow the Buyers to obtain the necessary permits to construct a MOOSE LODGE satisfactory to the Buyers and FRIENDS OF THE MOOSE. In the event said approval by the proper authorities cannot be obtained within six months from the date hereof or any extension thereof as provided herein, then this Contract shall be declared null and void and all monies on deposit shall be returned to the Buyers.

**Warranty Deed** Upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Seller, which shall convey the property to the Buyer.

**Title** Title to the property shall be good and merchantable, free of liens and encumbrances except as specified herein and except Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the sub-division in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

**Adjustments** Ground rent, rent and water rent shall be adjusted and apportioned as of date of settlement, and all taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis (including Metropolitan District, Sanitary Commission or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage or public improvements completed or commenced on or prior to the date hereof, or subsequent hereof) are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid after by the Buyer unless otherwise provided in writing.

The parties hereto are aware that current zoning does not permit a Moose Lodge as a matter of right, that any acquisitions of zoning appeal from Baltimore County shall be the responsibility of Buyers and all costs for same shall be borne by the Buyers.

**Possession** Possession of the premises shall be given to Buyer as of date of settlement.

**Risk of Loss** The herein described property is to be held at the risk of the Seller until legal title has passed or possession has been given to Buyer. If, prior to the time legal title has passed or possession has been given to Buyer, all or a substantial part of the property is destroyed or damaged, without fault of the Buyer, then this contract, at the option of the Buyer, shall be null and void and of no further effect, and all monies paid hereunder shall be returned promptly by Seller to Buyer.

**Insurance** It is a understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and shall continue said insurance in force during the life of this Contract. In the event it shall be determined by the Buyer that the property is inadequately insured by the Seller, the Buyer shall have the right, at Buyer's option and expense, to obtain such insurance, or additional insurance, as shall be satisfactory to Buyer.

**Entire Agreement** This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written.

**Time of Essence** Time shall be of essence of this Agreement.

**Stamps, Recordation and Transfer Taxes** The cost of all documentary stamps, required by law, recordation tax and transfer tax, where required by law, shall be divided equally between the parties hereto.

**Agency** The Seller recognizes Marion Ayres Realty, Inc. Realtor, as the listing broker negotiating this contract and agrees to pay said Realtor a brokerage fee for services rendered in the amount provided for in the listing contract.

The marginal captions of this Contract are for convenience and reference only and in no way define or limit the intent, rights or obligations of the parties hereunder.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this Contract.

The Sellers hereof agree to sign all necessary documents required by the proper authorities of Baltimore County, State of Maryland to assist Buyers in obtaining the necessary permits, hearings, petitions, etc.

Witness his hand and seals of the parties hereto the day and year first above written.

Witness: [Signature] (SEAL)  
Witness: [Signature] (SEAL)  
Witness: [Signature] (SEAL)  
Witness: [Signature] (SEAL)

**NOTICE TO BUYER:** If the property being purchased hereunder is an unimproved parcel of land, intended to be used for residential purposes, you should, before signing this contract, consult the appropriate public authorities to ascertain whether public sewerage and water facilities are available, or, if not, whether the property will be approved by such authorities for the installation of a well and/or private sewerage disposal system.

**NOTICE TO BUYER:** You are notified to select your own Title Insurance Company, Settlement Company, Escrow Company or Title Attorney.

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

William E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning

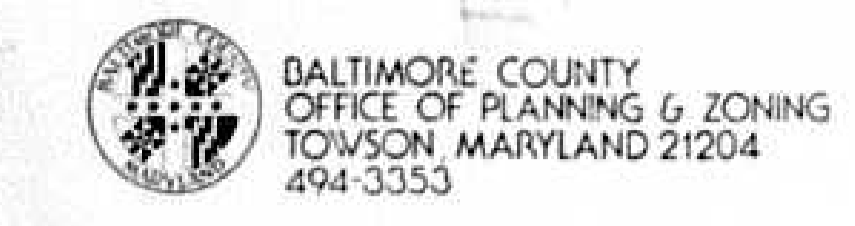
Date: July 6, 1982

FROM: Zoning Petition No. 83-15-XSpHA  
Rodney T. Brewer, et ux

This office is opposed to the granting of this petition. We are of the opinion that the proposed use is not provided for in an M.L.R. zone.

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

NEG:JGH:lc  
cc: Arlene January  
Shirley Hess



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 23, 1982

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing and Variances  
W/S of Wampler Rd., 10' N of the center line of Sterling Ave., - 15th Election District  
Rodney T. Brewer, et ux - Petitioners  
NO. 83-15-XSpHA (Item 227)

Dear Mr. DiNenna:

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

Very truly yours,  
Jean M.H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc  
Attachments  
cc: Mr. Lafayette Bryant  
716 Wampler Road  
Baltimore, Maryland 21220  
Mr. Michael Davis  
824 Wampler Road  
Baltimore, Maryland 21220  
John W. Hession, III, Esquire  
People's Counsel

**PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES**

15th Election District

**ZONING:** Petition for Special Exception, Special Hearing and Variances

**LOCATION:** West side of Wampler Road, 10 ft. North of the centerline of Sterling Avenue

**DATE & TIME:** Thursday, August 5, 1982 at 11:00 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 Exception for a community building or similar civic, social, recreational or educational use; 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 in a M.L.R. zone, a community building or similar civic, social, recreational or educational use as a Special Exception; and Variances to allow a building setback of 70' in lieu of the required 100' from the nearest residential zone and to permit parking 0' from a residential zone boundary in lieu of the required 25'

The Zoning Regulations to be excepted as follows:  
Section 250.4 - minimum setback from residential zone for a building in a M.L.R. zone  
Section 250.6 - minimum setback in a residential zone for parking in a residential zone  
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Rodney T. Brewer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 5, 1982 at 11:00 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

**EVANS, HAGAN & HOLDEFER, INC.**

SURVEYORS AND CIVIL ENGINEERS  
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 661-1501

April 29, 1982

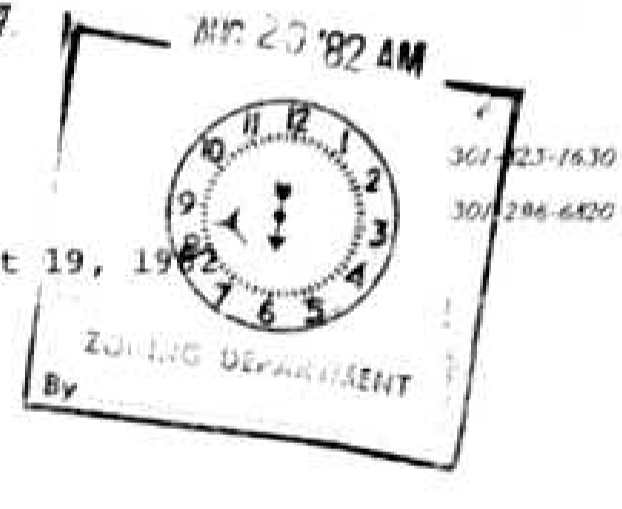
**DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR COMMUNITY BUILDING IN MLR ZONE**  
#900 WAMPLER ROAD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

**BEGINNING FOR THE SAME** in the centerline of Wampler Road at a point distant 10 feet, more or less, measured in a northerly direction on said centerline from its intersection with the centerline of Sterling Avenue, thence leaving said place of beginning and running the three following courses and distances, viz: (1) South 50 degrees 00 minutes West 1428.9 feet, thence (2) northwesterly 165 feet, and thence (3) North 50 degrees 00 minutes East 1623.6 feet to the centerline of Wampler Road, thence running and binding thereon (4) South 10 degrees 00 minutes West 257.40 feet to the place of beginning.  
Containing 5.75 acres of land, more or less.

**NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.**

By: Juni Maiste  
L. ALAN EVANS, P.E., L.S.  
J. CARROLL HAGAN, L.S.  
GEORGE T. HOLDEFER, P.E.  
JUNI MAISTE, L.S.

82-1115  
224  
S. Eric DiNenna, P.A.  
Attorney at Law  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204



August 19, 1982  
By: [Signature]  
ZONING DEPARTMENT

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: LOYAL ORDER OF MOOSE  
Wampler Road  
No. 83-15-XSPHA

Dear Mrs. Jung:  
Having filed the Memorandum as per your request, my clients would respectfully a decision as soon as possible.

As I explained to you on the record at the hearing, they are in a limited Contract of Sale and we must have a decision as soon as possible.

Thank you for your cooperation in this matter.  
Very truly yours,  
[Signature]  
S. ERIC DINENNA

SED:wjt  
cc: Loyal Order of Moose



HOME FOR INCURABLES OF BALTIMORE COUNTY  
700 WEST 40th STREET BALTIMORE, MD 21204  
PHONE 238-2888

July 21, 1980

Baltimore Moose Lodge 70  
c/o Mr. Herb Foisberg  
3600 Roland Avenue  
Baltimore, Maryland 21211

Dear Mr. Steinberg,  
This is to thank you and the members of Lodge 70 for the cartons of books and magazines, the men's and women's clothing, cosmetics and material.

The material went to our Creative Out-UPS Class to use in their projects, books and magazines to our library cart and the other things will go to a patient or put up for sale at our bazaar.

It was most thoughtful and generous of every one to give so much to Keswick; however, I think you'd like to know that some of the clothing was either so soiled or badly stained that we were unable to use it.

Please thank everyone who gave us anything, and I thank you again for being so kind in bringing it to us.

Sincerely,  
Dorothy W. Taylor  
(Mrs.) Dorothy W. Taylor  
Patient Activities

P.S. Glad we found your memo book!

**PETITIONER'S EXHIBIT**

SERVING THE COMMUNITY SINCE 1887



STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE  
**REGIONAL INSTITUTE for CHILDREN and ADOLESCENTS - BALTIMORE**  
 805 South Chapel Gate Lane, Baltimore, Maryland 21229  
 (301) 465-7594

January 6, 1981

Loyal order of Moose  
 Baltimore Lodge #70  
 c/o Herb Steinberg  
 3600 Roland Avenue  
 Baltimore, Maryland 21210

Dear He, b and Members,

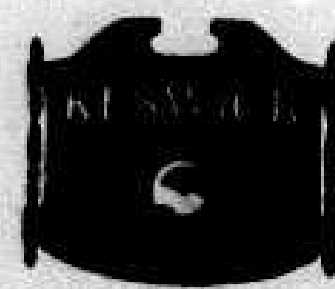
Thank you so much for your kind donation of miscellaneous gift items. Be assured it was a significant contribution to our children's holiday enjoyment. Aside from individual gifts receive, our youngsters had many wonderful parties and outings. We are confident the holiday season was a most pleasurable time for them. Generous and thoughtful persons such as you made it possible. We are truly grateful.

Yours sincerely,

*Eileen S. Galley*  
 Eileen S. Galley, Coordinator  
 Volunteer Services  
 455-7484

100% OF YOUR DONATION IS USED FOR DIRECT PATIENT SERVICES

ESG/djv



HOME FOR INCURABLES OF BALTIMORE CITY  
 700 WEST 40th STREET BALTIMORE, MD. 21211  
 PHONE 235-8860

April 19, 1982

Mr. Herb Steinberg  
 Chairman Civic Affairs Committee  
 Baltimore Moose Lodge #70  
 3600 Roland Ave.  
 Baltimore, Md. 21211

Dear Friends,

Please forgive the delay in writing to thank you for your contribution delivered here at Keswick last month. We have only just finished sorting everything out and we found a great deal that can be used in our annual bazaar which will be held here on Saturday, April 24th.

Thank you all so much and a special thank you to the two kind gentlemen who delivered your donation and carried all these boxes into the building for us. That was quite a job.

Bless you all.

Sincerely,

*Pauline Stevens*  
 Pauline Stevens  
 Activity Coordinator

SERVING THE COMMUNITY SINCE 1883

CITY OF BALTIMORE

WILLIAM DONALD SCHAEFER, Mayor



DEPARTMENT OF HOSPITALS  
 FREDERIC C. HUBBARD, Director  
 6740 Eastern Avenue, Baltimore, Maryland 21221

December 23, 1976

Mr. John H. Alexander  
 Lodge #70, L.O.O.M.  
 5724 Meadow Road  
 Baltimore, Maryland 21206

Dear John,

Please accept my sincere appreciation for the consideration of members of L.O.O.M. Lodge #70, and their generosity. As a volunteer for the Heart Association, and interested in general public health education, I honestly feel it would be unfair to accept gratuity for the service given any organization or group.

Your letter alone was sufficient thanks on this end, and when people like you take the time to write and comment on the program, it gives the speaker great personal satisfaction just knowing he was a part of your contribution and interest in helping us to spread the word on ways to prevent sudden health catastrophes, especially in the area of Heart Health.

Should I accept your generous gift, I would feel a conflict of interest would exist within the program which would not be fair to others who also participate at various levels. However, if the Lodge wishes, there are many Hospital Cardiac (Coronary Care) facilities which would accept any token of personal or group consideration in the name of a specific program or speaker.

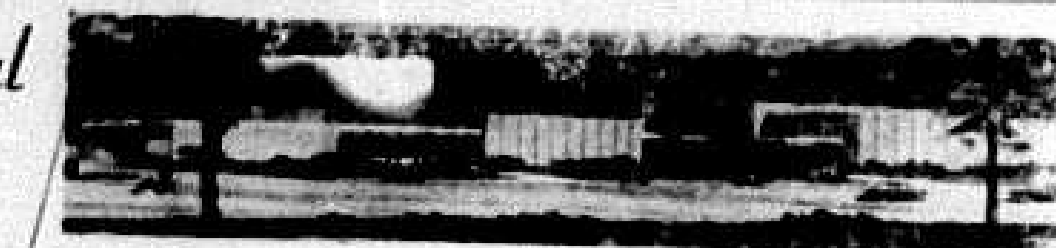
Again, let me thank you and the L.O.O.M. for the recognition, and for letting me come in to present the CPP Program. It may be that through one of you the Breath of Life may be given someone in need in the future, and if so, I will have received more than anybody could have offered.

Sincerely yours,

*Lo Lindsey*  
 Lorraine V. Lindsey, P.A., C.P.T.  
 The Baltimore City Hospital  
 Cardiovascular Division

CC: HM

The Baltimore-Central  
 Maryland League



Actively Serving Baltimore City  
 An Arundel, Baltimore, Carroll,  
 Harford and Howard Counties



File under  
 Civic Affairs Folder

for Crippled Children and Adults, Inc.

1111 E. GOLD SPRING LANE • BALTIMORE, MARYLAND 21239

Telephone (301) 212-6300

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 Dr. William V. Lockwood  
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 Vice-President  
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 OF THE WOMEN'S AUXILIARY

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 Mrs. Robert H. Cunningham  
 Miss Marie A. Fink  
 Mrs. Warren Young

EXECUTIVE DIRECTOR  
 Robert C. Dockendorf

Mr. John K. Montgomery  
 Secretary  
 Baltimore Moose Lodge No. 70  
 3600 Roland Avenue  
 Baltimore, Maryland 21211

Dear Mr. Montgomery:

Thank you very much for holding a party to benefit the League and for enclosing your check for \$50.00 even though the party did not net that amount. It was certainly most thoughtful of you to remember the handicapped and to make this contribution.

We would like to invite you and other members of Baltimore Moose Lodge No. 70 to visit our rehabilitation center whenever you are in the area so you can see firsthand how gifts such as yours are used to benefit handicapped children and adults.

Our sincere thanks again and our very best wishes.

Sincerely,

*Robert C. Dockendorf*  
 Robert C. Dockendorf  
 Executive Director

RCU:vm

1977 • OUR GOLDEN YEAR • 1977

Serving Handicapped - 50 Years

Cub Scout Pack 151

May 4, 1981

Baltimore lodge #70  
 Loyal Order of Moose  
 The Benson Building  
 36th Street & Roland Avenue  
 Baltimore, MD 21211

Gentlemen:

This letter will acknowledge your recent contribution of scrap aluminum to our Cub Pack. Approximately \$50.00 was realized from the aluminum and the money then used to purchase a two-man tent for use by our Webelos in their outdoor program.

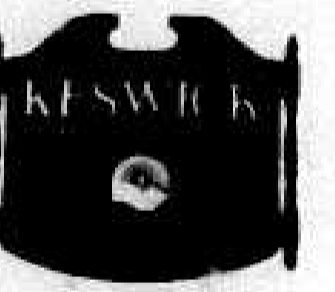
We appreciate your interest in our group and your generous contribution which made the purchase of this camping equipment a reality and not another long-range goal of the Pack Committee. Thank you.

Sincerely,  
*William L. Young, Jr.*  
 William L. Young, Jr.  
 Cubmaster

WLY:smj

to Pack Committee

3349 Keswick Road Baltimore, MD 21211



HOME FOR INCURABLES OF BALTIMORE CITY  
 700 WEST 40th STREET BALTIMORE, MD. 21211  
 PHONE 235-8860

July 23, 1980

Mr. Herb Steinberg  
 Civic Affairs Committee  
 Baltimore Moose Lodge 70  
 3600 Roland Avenue  
 Baltimore, Maryland 21210

Dear Mr. Steinberg:

I know that Mrs. Dorothy Taylor has written to thank you and your lodge for the gift of clothing, books, periodicals and toilet articles which you delivered on Saturday, July 19th and wish to add this note of appreciation.

However, more particularly I wished to let you know that through my own oversight you had delivered the gifts before I had informed Mrs. Taylor of your coming. Accordingly, if this in any way inconvenienced you I sincerely apologize.

Again, our thanks and best wishes to you and Baltimore Moose Lodge 70.

Very truly yours,  
*Virgil A. Halbert*  
 Virgil A. Halbert  
 Executive Director

VAH:mch

cc: Mrs. Dorothy Taylor

SERVING THE COMMUNITY SINCE 1883

Moose  
 Community Service

This is to certify that  
 BALTIMORE Lodge No. 70  
 has been graded

GOOD

on Supreme Lodge records for Community Services reported for the  
 quarter ending:

July 31, 1981

Signed at Mountbain, Illinois  
*Lance J. Spencer*  
 National Director of Civic Affairs



Moose  
 Community Service

This is to certify that  
 Baltimore Lodge No. 70  
 has been graded

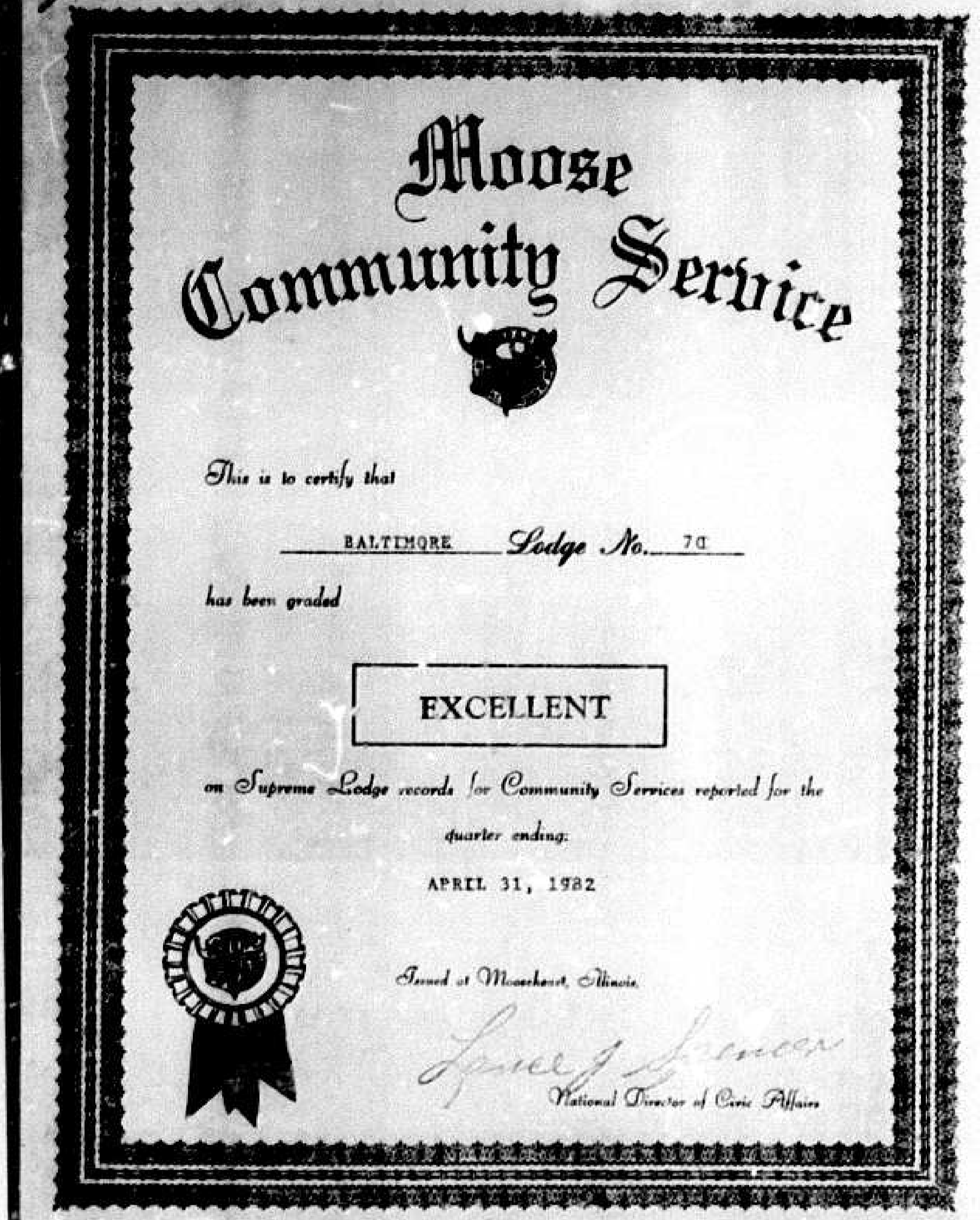
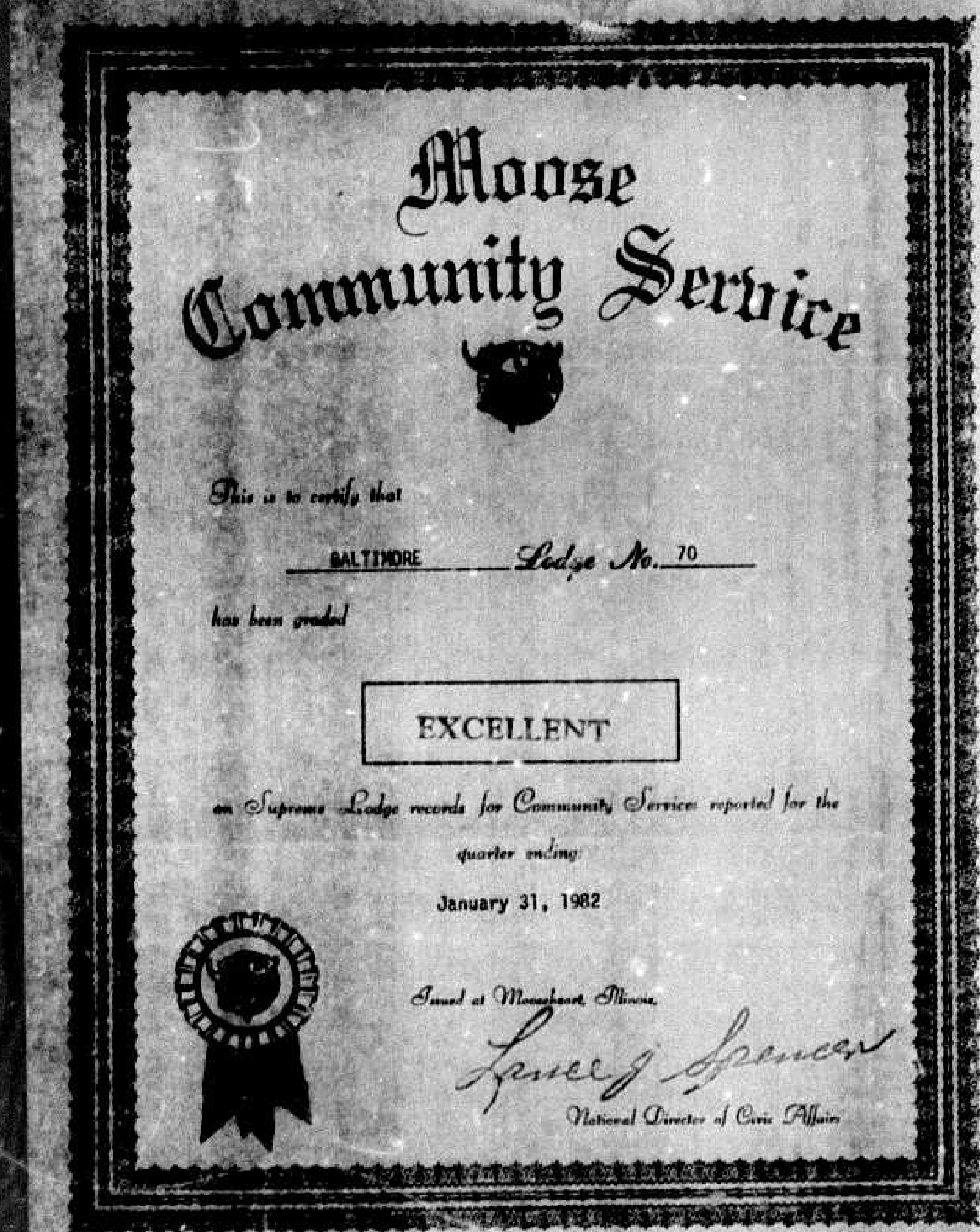
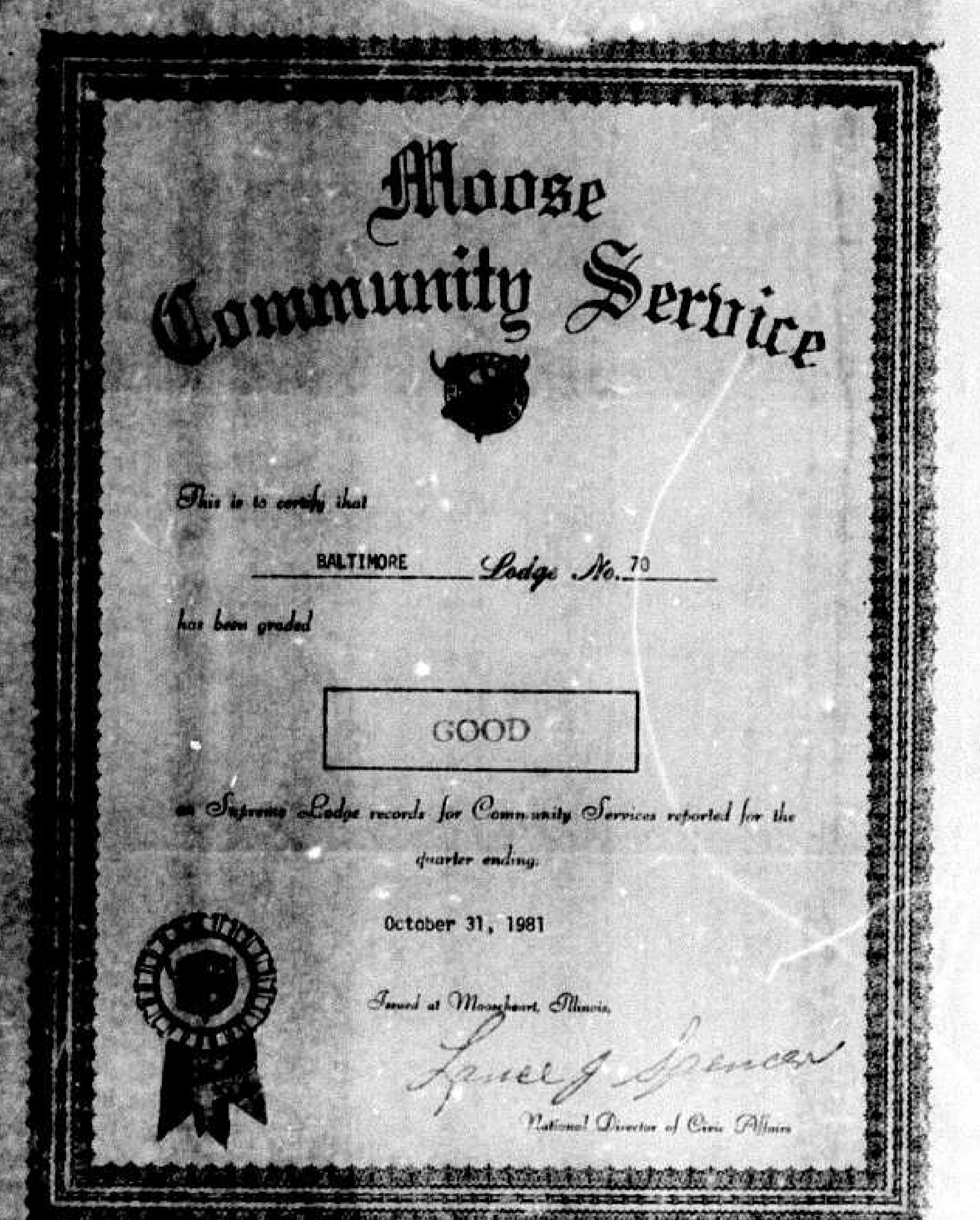
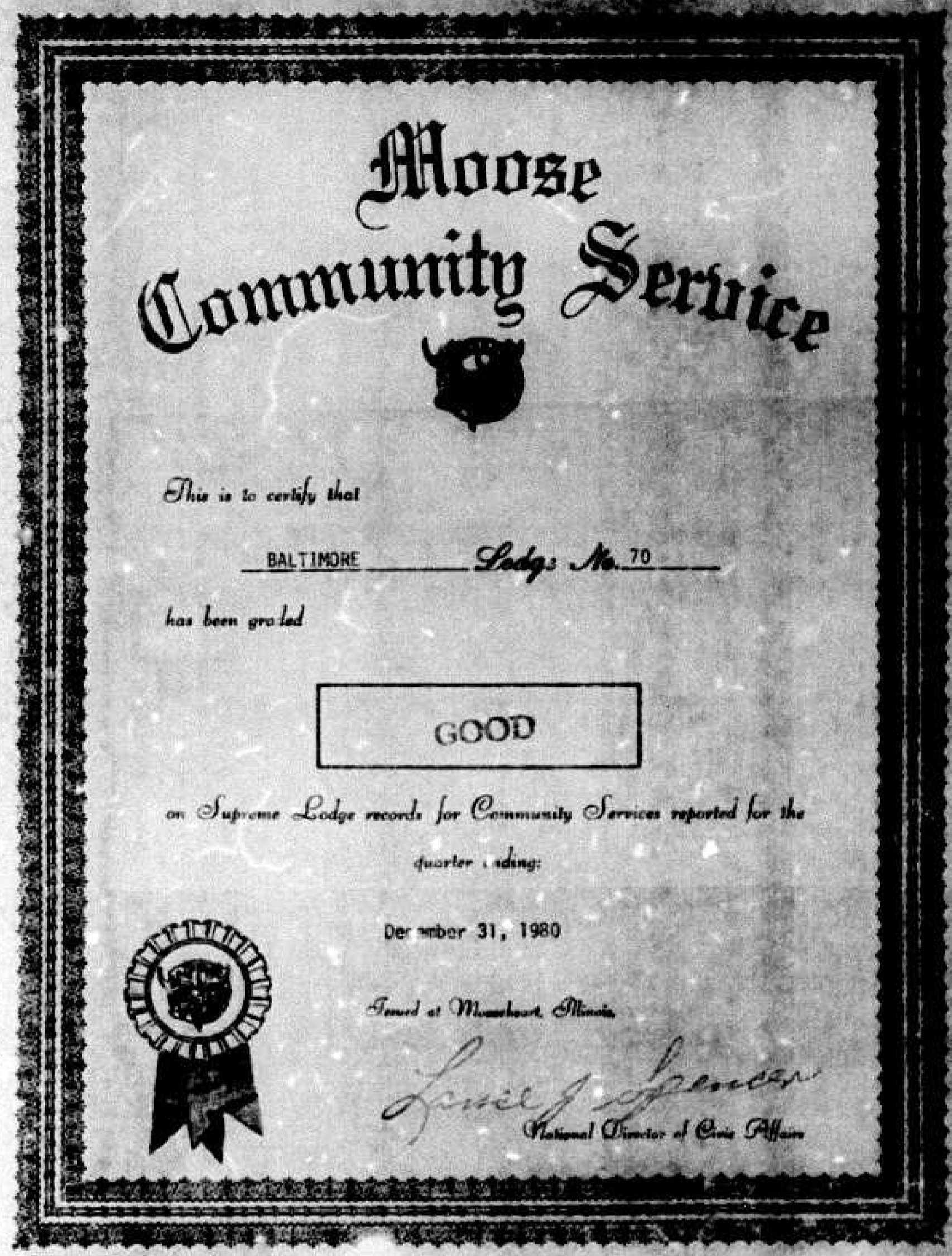
GOOD

on Supreme Lodge records for Community Services reported for the  
 quarter ending:

April 30, 1981

Signed at Mountbain, Illinois  
*Lance J. Spencer*  
 National Director of Civic Affairs





Baltimore Moose Lodge No. 70  
3600 ROLAND AVENUE  
BALTIMORE, MARYLAND 21211  
889-6136

June 19, 1982

Special Affairs

Club hours set by House committee and county permits.

Bull and oyster roast - ( 3 ) per year set to run Sundays from one to six o'clock.

Crab feast ( 6 ) per year Saturday evenings and ( 2 ) on Sunday.

Legion Meetings Second degree- ( 2 ) Sundays a year Starting at 1.00 P.M. untill 8.00 P.M. - with regular Sunday activities continuing until closing.

State Officers Meeting - ( 2 ) A year Starting at 2.00 P.M. on Sundays untill 5.00 P.M. - with regular Sunday activities to follow. Till closing time.

Sports Committee - Soft ball - Played on Sunday mornings ( 12 ) followed by meeting and refreshment served at home team lodge Hours 11.00 A.M till 1.00 P.M.

Installation of officers Lodge and chapter to be held on Sundays Lodge Last Sunday April each year, chapter installation Sunday June, Date open, each year.

Distict meetings - 1st. or 2nd. Thursday set by assoc. dates, but know more than two a year.

Lodge Meeting nights - Every Tuesday evening 8:30 I.M. till 9:45.

Chapter Meeting nights - Wednesday Evening 8:30 P.M. till 9:45 P.M.

Officers Meetings - Held on second and fourth Friday of each month.

**PETITIONER'S EXHIBIT 5**

Baltimore Moose Lodge No. 70  
3600 ROLAND AVENUE  
BALTIMORE, MARYLAND 21211  
889-6136

June 19, 1982

Other Activities

Fellowship and Pilgrin meetings - 3rd. and 4th. degrees of the order - Meetings depending on open dates, but most will be held last Friday of each Month, beginning at 8:30 I.M.

Sports committee Meets the 3rd. Thursday evening each month at 8:30 P.M.

Senior citizen club - Meets on 2nd. Thursday depending on dates open.

Foresters of the legion - Meets 1st. Friday of every Month.

Friday, Saturday and Sundays entertainment for all Lodge and chapter members only.

Monday schedules - These dates are held open to the civic affairs programs to be held by Lodge, chapter or used on special request by Federal, State approved programs and the community. Scheduling is set on advance request notices by the House committee of Baltimore, Lodge # 70 and all dates are final.

Attendance at any affair of the order is by membership members of the lodge and chapter.

All applicants in the order must be 21 years of age male or female.

All activities of Baltimore Lodge and Chapter have been very limited over the passed few years due in part to not having a Lodge home, having sold our building at 410 W. Payett St. some four or more years ago.

John K. Montgomery  
Secretary

Baltimore Moose Lodge No. 70  
3600 ROLAND AVENUE  
BALTIMORE, MARYLAND 21211  
889-6136

June 19, 1982

( Employees )

( 2 ) 5 day week - Secretary - clerk

( 2 ) 5 day split shift - Maintenance people.

( 2 ) 3 day split shift - Bar tenders - Friday - Saturday - Sunday

( 6 ) 3 day split shift - Bar tenders - Part time help. ( Monday thur Thursday )

Working hours set by house committee, except for office help.

Baltimore Moose Lodge No. 70  
3600 ROLAND AVENUE  
BALTIMORE, MARYLAND 21211  
889-6136

June 19, 1982

Membership Report

Total on rolls May 1st. 1974  
On rolls 981  
in arrears 45

Total on rolls May 1st. 1982  
On rolls 649  
in arrears 43

HOUSE RULES FOR OPERATION  
OF MOOSE CLUB  
BALTIMORE LODGE #70  
LOYAL ORDER OF MOOSE, INC.  
BALTIMORE, MARYLAND

PETITIONER'S  
EXHIBIT 6

- 1 THE CLUB WILL OPERATE IN ACCORDANCE WITH ALL THE GUIDELINES SET FORTH FOR THE CLUB OPERATORS UNDER THE BY-LAWS OF THE SUPREME LODGE OF THE WORLD, LOYAL ORDER OF MOOSE, THE CLUB STEWARDS MANUAL, AND THE MANUAL FOR OFFICERS AND COMMITTEE CHAIRMAN.
- 2 THE CLUB DIRECTORS SHALL BE THE LODGE OFFICERS AND, AS THE CLUB DIRECTORS, WILL BE RESPONSIBLE FOR THE PROPER OPERATION OF THE CLUB.
- 3 THE CLUB DIRECTORS SHALL BE KNOWN AS THE HOUSE COMMITTEE.
- 4 THE HOUSE COMMITTEE IS RESPONSIBLE FOR THE HIRING AND THE FIRING OF CLUB EMPLOYEES.
- 5 NO EMPLOYEE SHALL BE PERMITTED TO PARTICIPATE IN CLUB ACTIVITIES WHILE ON DUTY.
- 6 THE CLUB HOURS SHALL BE AS PRESCRIBED BY THE HOUSE COMMITTEE AND CAN NOT DIFFER FROM STATE OR LOCAL LAWS.
- 7 THE CLUB WILL BE CLOSED DURING HOURS OF LODGE MEETINGS AND CLASS ENROLLMENT CEREMONIES OF THE LODGE. EXCEPTIONS WILL BE MADE FOR ACTIVITIES BY THE WOMEN OF THE MOOSE.
- 8 CLUB HOURS WILL BE BY JURISDICTION OF THE HOUSE COMMITTEE, SUBJECT TO THE LAWS OF THE STATE.
- 9 NO UNAUTHORIZED PERSONNEL SHALL BE PERMITTED BEHIND THE BAR. ONLY HOUSE COMMITTEE MEMBERS AND PAID CLUB EMPLOYEES ARE PERMITTED BEHIND THE BAR.
- 10 LAST CALL SHALL BE GIVEN (30) THIRTY MINUTES PRIOR TO CLOSING TIME, OVER THE LOUD SPEAKER, AND EACH PATRON SHALL BE NOTIFIED THAT LAST CALL HAS BEEN GIVEN.
- 11 THE CLUB SHALL BE VACATED, WHEN POSSIBLE, ONE-HALF HOUR AFTER CLOSING TIME, AND IN ALL CASES NEVER LATER THAN ONE HOUR.
- 12 MEMBERS AND GUESTS SHALL HANG THEIR COATS AND HATS IN THE CLOAK ROOM, OR IN RACKS PROVIDED FOR THEM.
- 13 ALL PERSONS IN THE CLUB SHALL ANSWER THE TELEPHONE WHEN CALLED.
- 14 NO PERSON SHALL MAKE A LONG DISTANCE PHONE CALL OR TIE UP THE TELEPHONE FOR LONG PERIODS OF TIME. THERE SHALL BE A THREE MINUTE TIME LIMIT.
- 15 NO PERSON SHALL BE PRESENT IN THE CLUB DURING HOURS OF CLOSING EXCEPT THOSE NECESSARY FOR CLEANING THE AREA OR FOR BUSINESS PURPOSES DURING THESE HOURS.
- 16 A MEMBER MAY BRING GUESTS INTO THE CLUB ON MEMBERSHIP NIGHTS. UNDER THE GUIDELINES AS SET FORTH BY THE SUPREME LODGE.
- 17 A MEMBER SHALL BE ENTITLED TO BRING PROSPECTIVE MEMBERS INTO THE CLUB ON MEMBERSHIP NIGHTS AND EACH PROSPECT SHALL BE ENTITLED TO BRING HIS WIFE, OR LADY FRIEND, AND THEIR CHILDREN NOT YET (21) YEARS OF AGE.

- PAGE 2
- 18 A PROSPECTIVE MEMBER WILL BE PERMITTED TO VISIT THE CLUB WITH ANY MEMBER ONLY ONE TIME. HE THEN MUST JOIN THE ORDER OR LOSE THE RIGHT TO ENTER AGAIN AS A GUEST.
  - 19 A PROSPECTIVE MEMBER SHALL REGISTER AT THE LOBBY AND MUST WEAR THE CANDIDATE INSIGNIA PROVIDED AT ALL TIMES WHILE IN THE CLUB.
  - 20 A PROSPECTIVE MEMBER MUST LEAVE THE CLUB WHEN THE SPONSORING MEMBER LEAVES, UNLESS ANOTHER MEMBER SIGNS THE GUEST REGISTER BOOK AS BEING RESPONSIBLE FOR THE INDIVIDUAL. THERE SHALL BE NO EXCEPTIONS TO THIS RULE.
  - 21 MEMBERS ONLY ARE PERMITTED TO MAKE PURCHASES IN THE CLUB.
  - 22 A MEMBER IS RESPONSIBLE FOR THE CONDUCT OF HIS PROSPECTIVE MEMBER WHILE ON THE LODGE PREMISES AND THE MEMBER WILL BE HELD ANSWERABLE TO THE HOUSE COMMITTEE FOR ANY BREACH OF CONDUCT.
  - 23 WOMEN OF THE MOOSE WILL BE ACCORDED THE BROADEST COURTESY OF A MEMBER AND WILL BE PERMITTED TO ENTER THE CLUB WITHOUT BEING ACCOMPANIED BY A MEMBER IN GOOD STANDING.
  - 24 WOMEN OF THE MOOSE MAY BRING THEIR CHILDREN INTO THE CLUB UNTIL THE AGE OF (21) TWENTY ONE, AT WHICH TIME THEY WOULD BE ELIGIBLE FOR MEMBERSHIP AND ALL RULES FOR PROSPECTIVE MEMBERS WILL APPLY.
  - 25 WOMEN OF THE MOOSE WILL HAVE THEIR DUES RECEIPT WITH THEM AT ALL TIMES FOR ADMISSION TO THE CLUB UNLESS THEY ARE ACCOMPANIED BY OR A GUEST OF A MEMBER IN GOOD STANDING.
  - 26 ALL PERSONS WHO ARE NOT MEMBERS, EITHER ADULT OR CHILD, WILL WAIT IN THE LOBBY AT THE FRONT DOOR UNTIL THE MEMBER RESPONSIBLE FOR THEM HAS COME TO THE DOOR TO ASSUME RESPONSIBILITY FOR BRINGING A NON-MEMBER IN THE CLUB.
  - 27 MINORS UNDER (21) TWENTY ONE YEARS OF AGE PERMITTED IN THE CLUB ONLY WHEN ACCOMPANIED BY THE PARENT OR LEGAL GUARDIAN. CLUB RULES SHALL APPLY. EXCEPTIONS TO THIS RULE MAY BE MADE BY THE HOUSE COMMITTEE IN CASES OF JUNIOR CIVIC AFFAIR ACTIVITIES.
  - 28 A MINOR MARRIED TO A MEMBER IN GOOD STANDING WILL BE PERMITTED ACCESS TO THE CLUB AREA WITH HER SPOUSE, BUT CLUB RULES WILL APPLY.
  - 29 IT SHALL BE A MEMBER'S RESPONSIBILITY TO SEE THAT HIS WIFE OF LESS THAN (21) YEARS OF AGE, OR OTHER MINORS ADMITTED AS GUESTS SHALL NOT RECEIVE OR PURCHASE ALCOHOLIC BEVERAGES. A MEMBER FOUND GUILTY OF A VIOLATION OF THIS RULE SHALL BE SUBJECT TO SUSPENSION AND/OR EXCLUSION.
  - 30 PARENTS ARE RESPONSIBLE FOR THE PROPER CONDUCT OF THEIR CHILDREN WHILE IN THE CLUB AND WILL SEE THAT CHILDREN ARE NOT LEFT TO RUN LOOSE BUT SHALL REMAIN WITH THE PARENT WHILE IN THE CLUB.
  - 31 ANYONE UNDER (21) TWENTY ONE SHALL NOT BE PERMITTED AT THE BAR AT ANY TIME.

- PAGE #3
- 32 CHILDREN UNDER THE AGE OF (12) YEARS OF AGE WILL BE VACATED FROM THE CLUB NOT LATER THAN (9:00) NINE PM ON ALL SCHOOL NIGHTS, LESS-WAY MAY BE GRANTED ON OTHER NIGHTS BY THE HOUSE COMMITTEE.
  - 33 ALL PERSONS ATTENDING SATURDAY NIGHT DANCES AND OTHER SPECIAL FUNCTIONS SHALL OBSERVE A REASONABLE DRESS CODE, PRESCRIBED BY THE HOUSE COMMITTEE.
  - 34 NO EXTREME ATTIRE WILL BE PERMITTED IN THE CLUB UNLESS IT BE FOR A COSTUME AFFAIR.
  - 35 SHOES, SHIRTS, SLACKS SHALL BE WORN AT ALL TIMES. CLEANED SHOES SHALL NEVER BE WORN INSIDE THE LODGE HOME.
  - 36 NO CLOTHING OF DIRTY NATURE WILL BE PERMITTED IN THE CLUB ON ANY EVENING. NO SHORT SHORTS, MUSCLE SHIRTS, BAGGY JEANS OR JUNGARELS WILL BE ALLOWED. HATS SHALL NEVER BE WORN INSIDE THE LODGE PREMISES EXCEPT AS PROVIDED IN SECTION OF THE MOOSE REGULATIONS. (WOMEN ARE NOT SUBJECT TO THE RULE ON HATS)
  - 37 GENTLEMANLY AND ORDERLY CONDUCT WILL BE REQUIRED OF ALL PERSONS IN THE CLUB AT ALL TIMES.
  - 38 NO PERSON IN A STATE OF INTOXICATION WILL BE PERMITTED IN THE CLUB. THE STEWARD AND/OR HOUSE COMMITTEE ARE NOT ONLY AUTHORIZED BUT ARE OBLIGATED TO REFUSE ADMISSION AND SERVICE TO ANYONE IN A STATE OF INTOXICATION.
  - 39 LOUD, PROFANE OR ABUSIVE LANGUAGE WILL NOT BE TOLERATED IN THE CLUB. THE STEWARD AND/OR MEMBER OF THE HOUSE COMMITTEE WILL BE OBLIGATED TO REQUEST THE MEMBER TO LEAVE.
  - 40 AT NO TIME SHALL A MEMBER CARRY A LETHAL WEAPON INTO THE LODGE HOME OR CLUB AREA. GUNS OF ANY DESCRIPTION OR TYPE ARE BANNED. PERMITTED WITH A BLADE OF LESS THAN (2) INCHES SHALL NOT BE DEEMED A LETHAL WEAPON.
  - 41 AT NO TIME SHALL PORNOGRAPHIC MOVIES AND/OR PICTURES BE BROUGHT INTO THE LODGE OR CLUB AREAS.
  - 42 NO BEVERAGES OF ANY SORT CAN BE CARRIED OUT OF THE CLUB/LODGE BUILDING.
  - 43 MEMBERS ARE REQUIRED TO CARRY THEIR GREER MEMBERSHIP RECEIPTS WITH THEM AT ALL TIMES. HE MUST HAVE A PAID UP RECEIPT FOR ADMISSANCE TO THE CLUB, OR WHEN REQUESTED BY THE DOORMAN, STEWARD OR A MEMBER OF THE HOUSE COMMITTEE.
  - 44 NO UNAUTHORIZED PERSON SHALL BE PERMITTED TO TAMPER WITH OR ATTEMPT TO REPAIR LODGE/CLUB MACHINERY AND/OR EQUIPMENT. A MEMBER VIOLATING THIS RULE SHALL BE LIABLE FOR ALL DAMAGES.
  - 45 MEMBERS LEAVING THE CLUB SHALL DO SO IN AN ORDERLY MANNER AND AS QUIETLY AS POSSIBLE. MOTORS WILL NOT BE RACED IN THE PARKING LOT. STOP YOUR VEHICLE BEFORE ENTERING THE STREET AND OBSERVE TRAFFIC SAFETY.
  - 46 ANY PERSON VIOLATING THESE HOUSE RULES SHALL BE SUBJECT TO EXCLUSION FROM THE CLUB, AND OTHER PENALTIES MAY BE ASSESSED BY ACTION OF THE HOUSE COMMITTEE.

Maryland Department of Transportation  
STATE AVIATION ADMINISTRATION

June 15, 1982

Mr. Peter Thorsen  
Planning Technician  
Anne Arundel County  
Office of Planning and Zoning  
The Arundel Center  
Calvert Street  
Annapolis, Maryland 21401

Re: Airport Zoning Permit  
Application No. 82-38

Dear Sir:

The enclosed application for an Airport Zoning Permit has been approved by this Office. A copy of the approved application is being sent to the applicant along with a copy of this letter.

If you have any questions concerning this application, please feel free to call me at 787-7070.

Sincerely,  
Robert D. Montgomery  
Robert D. Montgomery  
Manager  
Aviation Nois. Program

RDM:dm  
Enclosure

cc: Applicant

PETITIONER'S  
EXHIBIT 9

RECEIVED  
JUN 17 1982  
C. H. HAGAN  
& HOLDREGE

Send copy to Eric DiNanna  
Jeri  
FILE

CITY OF BALTIMORE  
LAWYER OF BALTIMORE COUNTY

167

Bill 85-67

PETITIONER'S  
EXHIBIT 10

1. Cold storage plant:  
Helipot, Type II, if located at least 200 feet from a residential zone;  
Helipot;  
Laboratory;  
Manufacture, compounding, packaging, or treatment of candy, cosmetics, drugs, perfumes, and food products;  
Manufacture, compounding, electroplating, assembling, machining or other comparable heat processing, or treatment of articles of merchandise from the following previously preferred materials: canvas, cellulose, cloth, cork, feathers, felt, fiber, fur, glass, horn, leather, paper, plastic, precious or semi-precious metals or stone, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), light steel or other light metal mesh, pipe, rods, shapes, strips, wire, or similar component parts; sheets, textiles, tobacco, wax, wood and yarns;  
Manufacture of musical instruments, precision instruments, clocks, watches, toys, novelties, wrought iron products, rubber, or metal stamps, and other small molded rubber products;  
Office and office buildings;  
Printing, lithographing, or publishing plant;  
Public utility uses;  
Research institute;  
Warehouse, storage. (Inclusion of wholesale sales area permitted provided it is clearly incidental to the warehouse function.)  
248.1—Uses permitted in the M. L. Zone, except Helipot, Type II, which may be permitted only as a Special Exception.  
248.2—Uses permitted and as limited in the R-10 Zone by Section 290.11, except that Animal boarding place, Class A and Kennel are prohibited;  
(248.4)  
a. The following uses:  
Airstrips;  
Automotive-service station, subject to the provisions of Section 405;

Page 5

Bill 86-61

1 M. L. R. ZONE—MANUFACTURING LIGHT, RESTRICTED

2 Section 247—PURPOSE

3 To permit grouping of high types of industrial plants in industrial subdivisions in locations with convenient access to expressways or other primary motorways so as to avoid using

6 MINIMIZE THE USE OF residential streets; to fill special locational needs of certain types of light industry; to permit planned dispersal of industrial employment centers so as to be conveniently and satisfactorily related to residential communities; and as transitional lands between residential or institutional areas and M. L. or M. H. Zones.

12 Section 248—USE REGULATIONS:

13 The following uses only are permitted:

14 248.1—Uses permitted in the M. L. Zone;

15 248.2—Uses permitted and as limited in the R-10 Zone by Sections 290.6 and 290.11.

17 248.3—Living quarters for watchmen and caretakers and their families living on the premises and engaged in connection with any lawful use in the M. L. R. Zone;

20 Accessory buildings and uses in connection with living quarters (see above) and as limited by Section 400.

22 248.4—Special Exceptions—When permitted as Special Exceptions (see Sections 270 and 502):

23 a. The following uses:

25 Airstrips;

26 Boatyard (including marine railway);

27 Excavations, control see Section 403);

28 Helipot;

29 Public utility uses other than those noted in Section 290.11 excluding steam power plants;

30 Riding stable (commercial), golf driving range, miniature golf, baseball batting range; as interim income-producing uses;

33 Sanitary landfill;

34 Volunteer fire company;

36 Wireless transmitting and receiving structure.

37 b. The following commercial uses, when within an M. L. R. Zone which is a part of a continuous CONTIGUOUS area of 25 acres or more of industrial zoning and if the specific use proposed is demonstrably an appropriate service to industries existing, planned or normally to be expected to locate therein; and in no case shall the combined tract

Eric DiNanna, P.A.  
Attorney at Law

400 W. Pennsylvania Avenue  
Towson, Maryland 21204

June 8, 1982

RE: Loyal Order of Moose  
Wampler Road  
Item No. 227  
My File: 82-19

The Honorable William E. Hammond  
Zoning Commissioner of Baltimore County  
County Office Building  
111 Chesapeake Avenue  
Towson, Maryland 21204

Dear Commissioner Hammond:

Please refer to my letter of May 7, 1982 relative to my request to accelerate the hearing time in the above captioned matter.

I received a call from your office sometime thereafter indicating that even though it was a six (6) month contract, there was an extension allowed in the contract of sale and I apologize for not pointing this out to you at that time as it missed my eye.

In any event, it is imperative that the Baltimore Lodge No. 70 of the Loyal Order of Moose, Inc. have a hearing on this matter as soon as possible. I am fearful of any time following your decision as to an appeal which would negate any possibility of the Moose Lodge buying this property.

Thank you for your cooperation.

Very truly yours,  
ERIC DINANNA

SED:wjt

cc: Mr. Nicholas Comadari  
Mr. John Montgomery

RECEIVED  
JUN 10 1982  
ZONING DEPARTMENT

83-141

S. Eric DiNenna, P.A.  
Attorney at Law

406 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-523-1630  
301-296-6820

January 20, 1983

Mr. James E. Dyer  
Zoning Supervisor  
Office of the Zoning Commissioner  
111 Chesapeake Avenue  
Towson, Maryland 21204

RE: Moose Lodge  
Case No.: 83-15-XSPHA  
RODNEY T. BREWER, et ux

Dear Jim:

Please refer to my letter of December 29, 1982 wherein I requested, on behalf of the Moose Lodge, the right to have a Permit issued and ultimately an Occupancy Permit without having completed the macadam or concrete, as required.

My client has contacted me several times and they are anxious to know where they stand on this matter and I respectfully request that you advise me as soon as possible.

Very truly yours,

*S. Eric DiNenna*  
S. ERIC DINENNA

SED:wjt

cc: Mr. John Montgomery

Mr. Jari Maiste



83-2829

S. Eric DiNenna, P.A.  
Attorney at Law

406 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-523-1630  
301-296-6820

December 29, 1982

Mr. James E. Dyer,  
Zoning Supervisor  
Zoning Commissioner's Office  
County Office Building  
111 Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No.: 83-15-XSPHA  
Baltimore Moose Lodge  
RODNEY T. BREWER, et ux

Dear Jim:

This is to confirm our conversation relative to the above captioned matter wherein I request on behalf of the Moose Lodge, a right to have a Permit issued and ultimately an Occupancy Permit, without completing macadam or concrete paving immediately.

My clients are willing to put down a dustless, durable, crusher-run surface and further commit themselves to the final paving within two years of occupancy of the building.

Financial difficulties on behalf of the Moose Lodge necessitate this request. This is further to advise you that the location involved places the subject use in the middle of a "woods". There will be no adverse effect upon any adjoining properties from dust, etc. emanating from the parking lot. The Moose Lodge will maintain temporary surface and would welcome the periodic inspections from your inspectors.

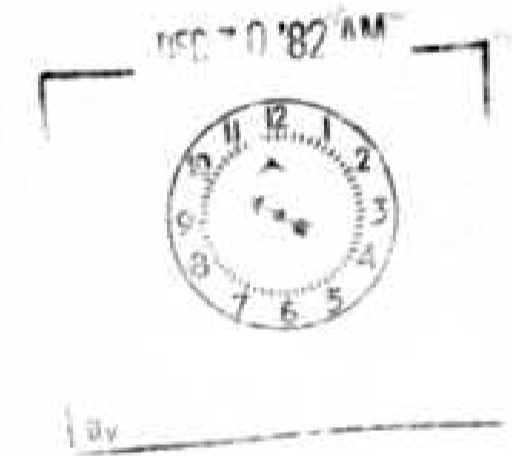
Accordingly, would you please advise us if this would be in agreement with the Zoning Commissioner's Office.

Very truly yours,

*S. Eric DiNenna*  
S. ERIC DINENNA

SED/neb

cc: Mr. John Montgomery  
Mr. Jerry Maiste



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 24, 1983

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Case No. 83-15-XSPHA  
Rodney T. Brewer, et ux  
W/S of Wampler Road, 10' N  
of the center line of  
Sterling Avenue -  
15th Election District

Dear Mr. DiNenna:

As per our telephone conversation of this date, this office will accept a revised site plan, required by the Deputy Zoning Commissioner's Order of September 23, 1982, that clearly states the following with regard to paving: Within two years of the approval date of this plan, all parking areas will be paved with tar and chip; in the interim period, all parking areas will be properly graded, covered with crusher run stone, and treated so as to prevent dust. In the event that a complaint is made with regard to the crusher run surface, the parking area will be paved with tar and chip or a hearing will be held to determine the type, extent, and time frame to complete the paving.

Very truly yours,

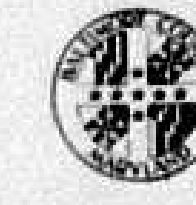
*James E. Dyer*  
JAMES E. DYER  
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond  
Zoning Commissioner

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner

Case File



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 25, 1982

S. Eric DiNenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204

Re: Petitions for Spec. Exception, Spec. Hearing and Variances  
W/S of Wampler Rd., 10' N of c/l of Sterling Avenue  
Rodney T. Brewer, et ux - Petitioners  
Case #83-15-XSPHA Item #227

Dear Mr. DiNenna:

This is to advise you that \$157.38 is due for advertising and posting of the above property.

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

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 108969  
DATE: September 15, 1982 ACCOUNT: 01.662  
AMOUNT: \$157.39  
RECEIVED FROM: Baltimore Lodge No. 70 Legal Order of Moose  
FOR: Posting and Advertising for Case #83-15-XSPHA  
Rodney Brewer  
\$ 014\*\*\*\*\*1573916 8168A  
VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, Maryland 21204

July 7, 1982

**NOTICE OF HEARING**

Re: Petitions for Special Exception, Special Hearing & Variances  
W/S of Wampler Rd., 10' N of the centerline of Sterling Ave.  
Rodney T. Brewer, et ux - Petitioners  
Case #83-15-XSPHA

TIME: 11:00 A.M.

DATE: Thursday, August 5, 1982

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

TOWSON, MARYLAND

community building or similar civic, social, recreational or educational use as a Special Exception, and Variances to allow a building setback of 70' in the rearward residential zone and to permit parking 9' from a residential zone boundary in the rearward residential zone.  
The Zoning Regulations to be accepted as follows:  
Section 206.4 - minimum setback from residential zone for a building in a M.L.R. zone. Section 206.5 - minimum setback in a residential zone for parking.  
All this parcel of land in the 15th Election District of Baltimore County  
BEGINNING FOR THE SAME in the centerline of Wampler Road at a point distant 10 feet, more or less, measured in a northerly direction on said centerline from the intersection with the centerline of Sterling Avenue, thence leaving said place of beginning and running the three following courses: South 50 degrees 00 minutes West 428.3 feet there; (2) northwesterly North 50 degrees 00 minutes East 1025.8 feet to the centerline of Wampler Road, thence running and binding thence (3) South 40 degrees 00 minutes West 427.8 feet to the place of beginning.  
Containing 75 acres of land, more or less.  
NOTE: This description has been prepared for Zoning Purposes Only and is not intended to be used for conveyance.  
Being the property of Rodney T. Brewer, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, August 5, 1982 at 11:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
By Order Of William E. Hammond, Zoning Commissioner of Baltimore County

**The Times**  
Middle River, Md., July 15 1982  
This is to Certify, That the annexed  
*Maurice Beltr*  
as inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each  
*one* successive  
weeks before the  
*15th* day of  
*July*, 1982  
*M. Beltr* Publisher

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD., July 15, 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 in each~~ *one* of one time ~~successive~~ before the 15th day of August, 1982, the 15th day of July, 1982.  
THE JEFFERSONIAN  
*S. Frank Sirosh* Manager

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 15 Date of Posting: 7/15/82  
Posted for: *Petting for Special Exception, Special Hearing, Variances*  
Petitioner: *Rodney T. Brewer, et ux*  
Location of property: *W/S of Wampler Rd., 10' N of centerline of Sterling Ave.*  
Location of Signs: *Posting 15 Wampler Rd.*  
Remarks:  
Posted by: *William E. Hammond* Signature Date of return: 7/23  
Number of Signs: 3

S. Eric DiNenna & S. Eric DiNenna, P.A.  
106 West Pennsylvania Avenue  
Towson, Maryland 21204  
Fred, Hamm & Holdrege, Inc.  
8013 Belair Road  
Baltimore, Maryland 21236  
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 15th day of July, 1982.  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner  
Petitioner: *Rodney T. Brewer, et ux*  
Petitioner's Attorney: *S. Eric DiNenna* Reviewed by: *Nicholas S. Commodari*  
Nicholas S. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 106872  
DATE: 7/5/82 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED FROM: *S. Eric DiNenna*  
FOR: *Posting for Special Exception, Special Hearing, Variances*  
*Ita 727 812000 800 11/10/82 500000*  
VALIDATION OR SIGNATURE OF CASHIER

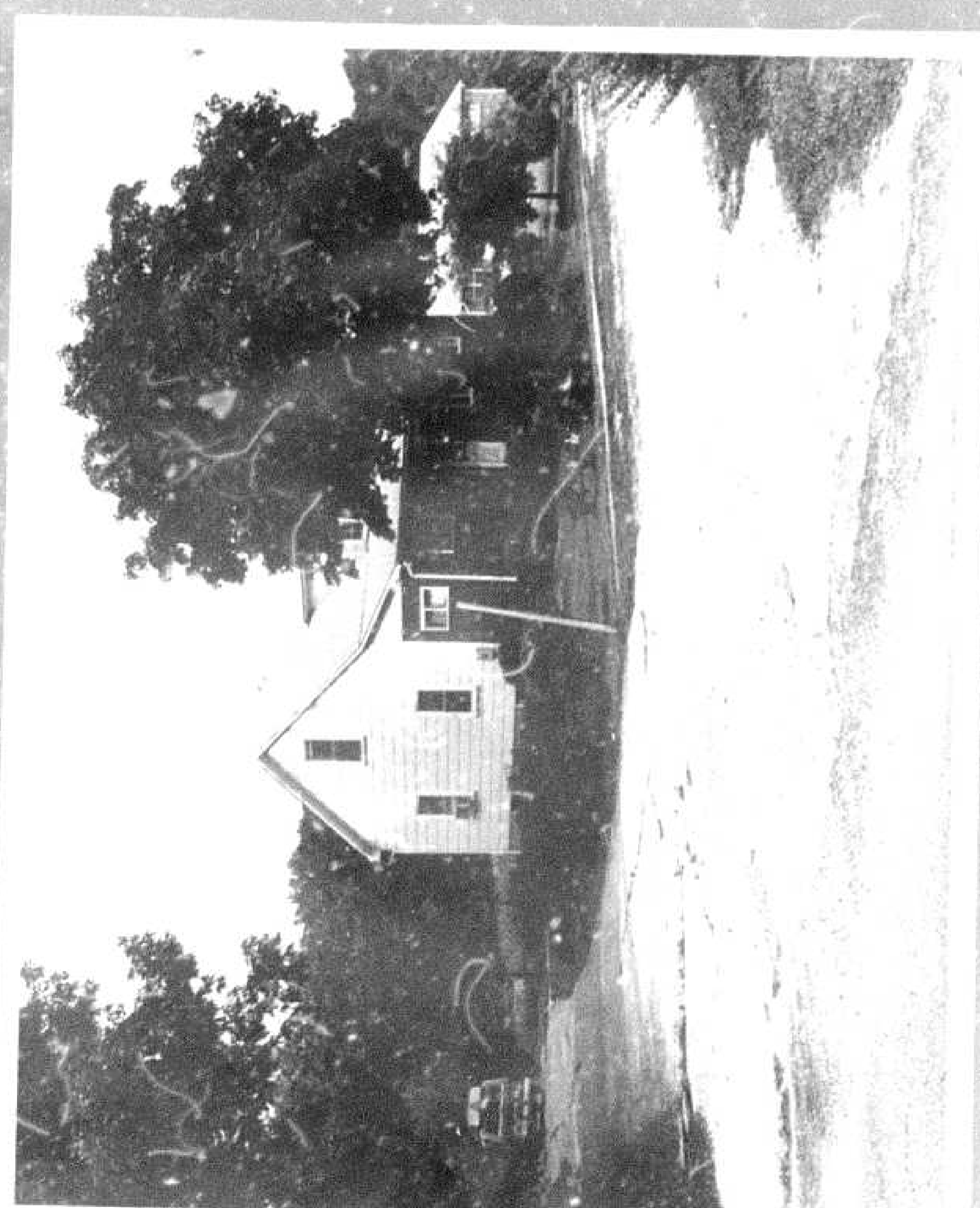
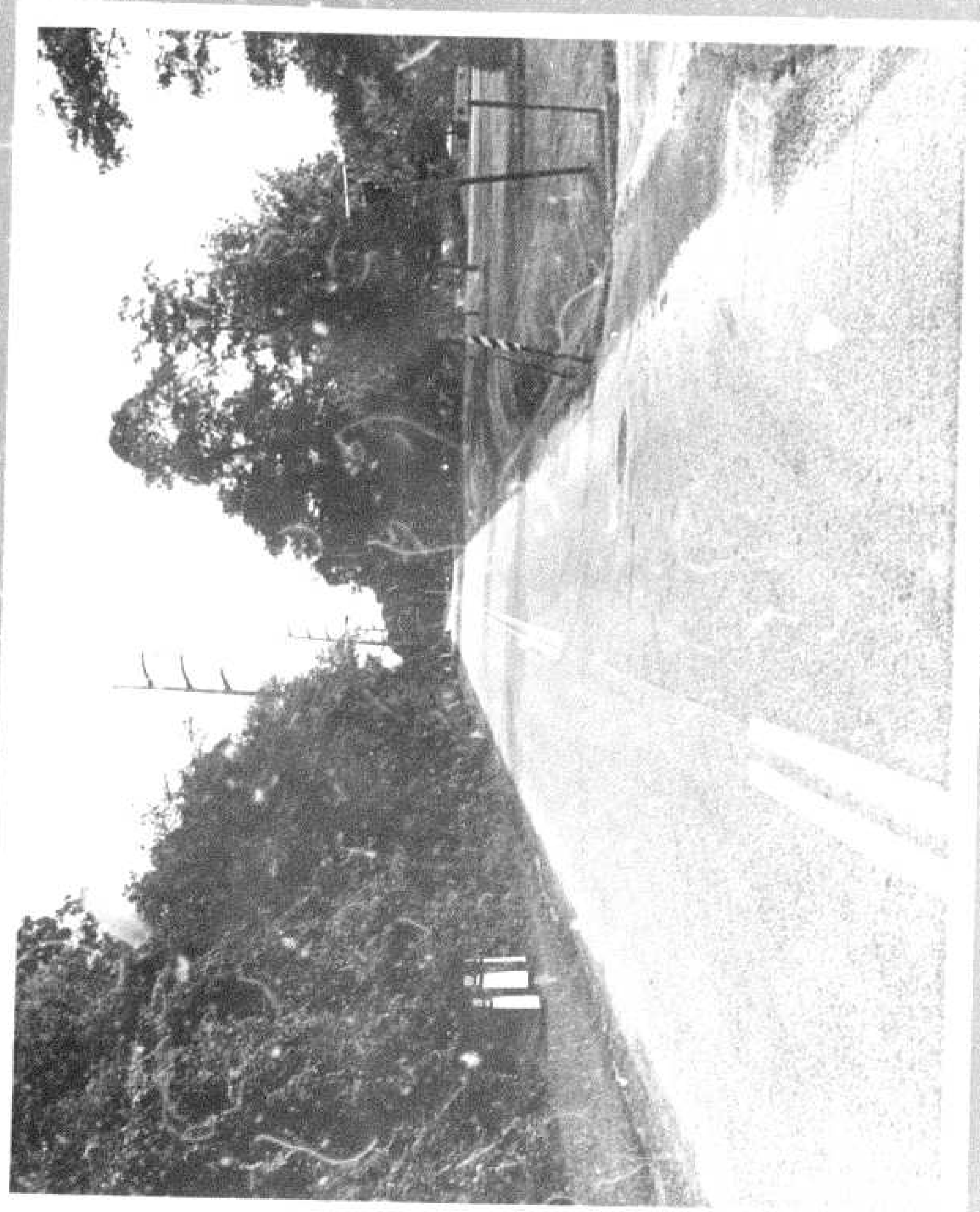
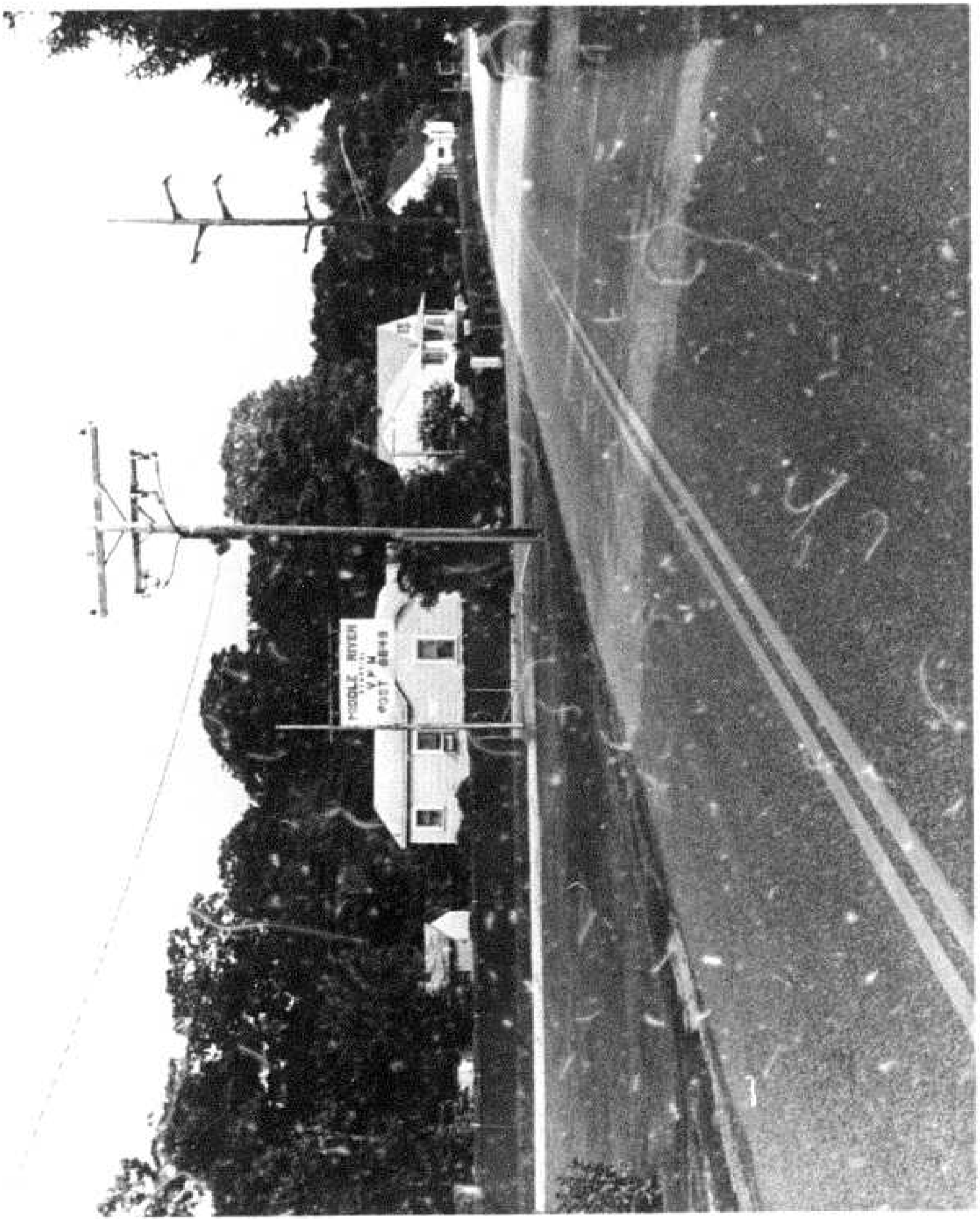


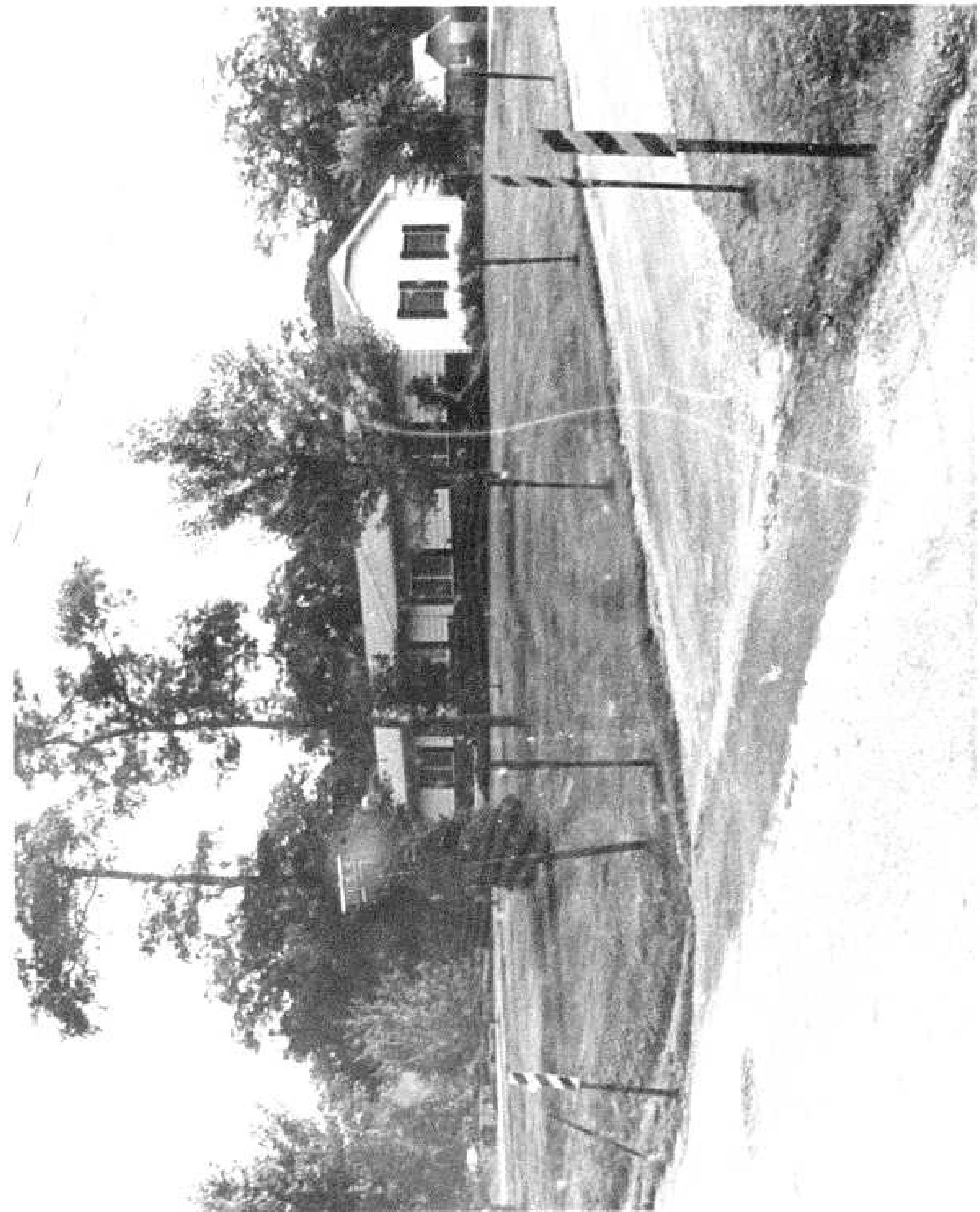
BALTIMORE  
LODGE 70

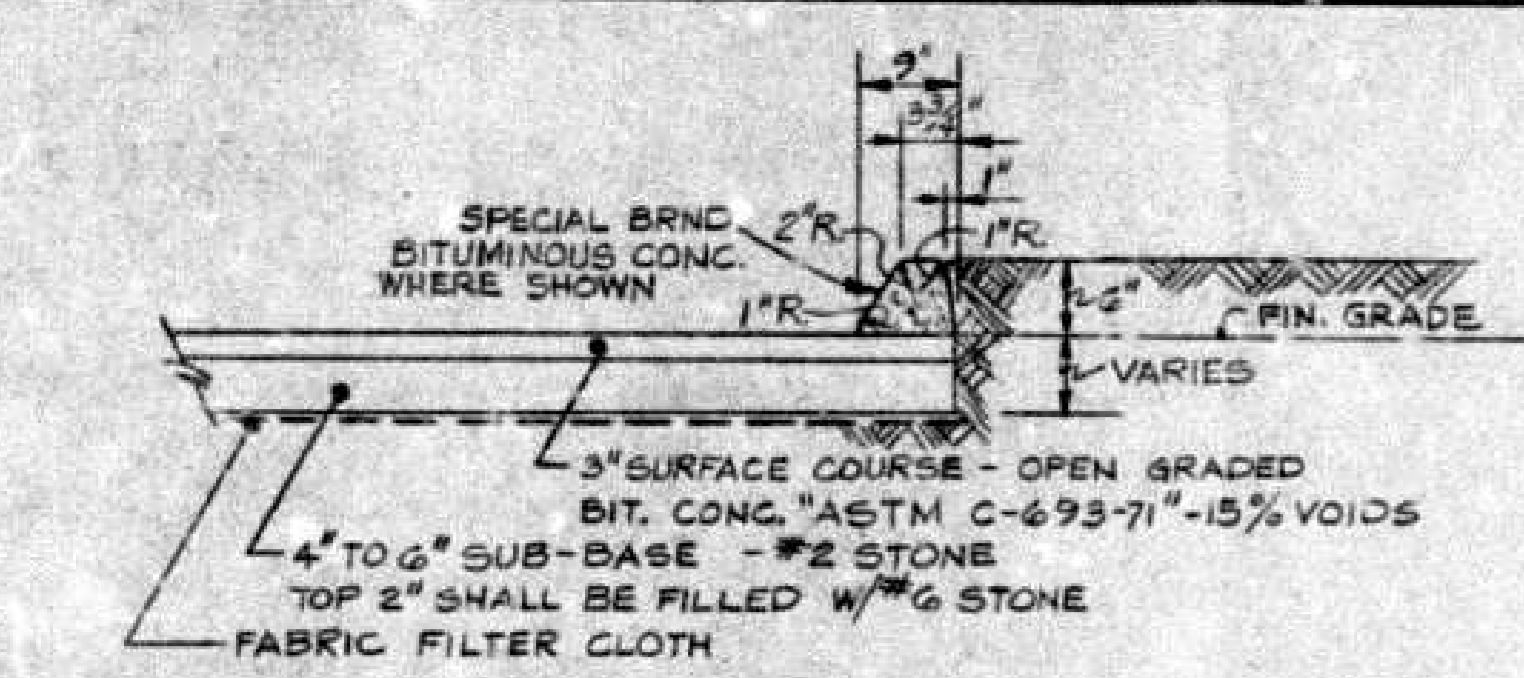


LOYAL ORDER OF MOOSE

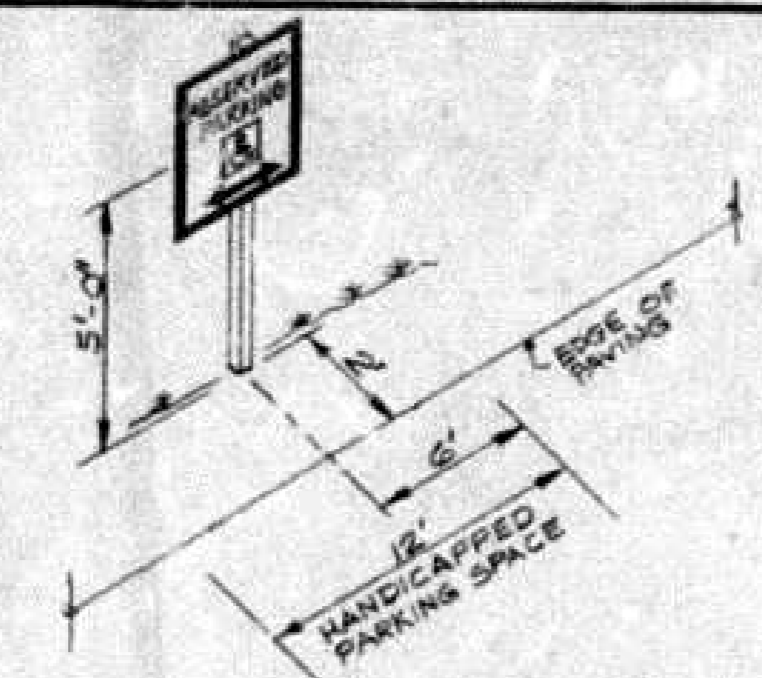
70th ANNIVERSARY  
PETITIONER'S  
EXHIBIT  
1908-1978



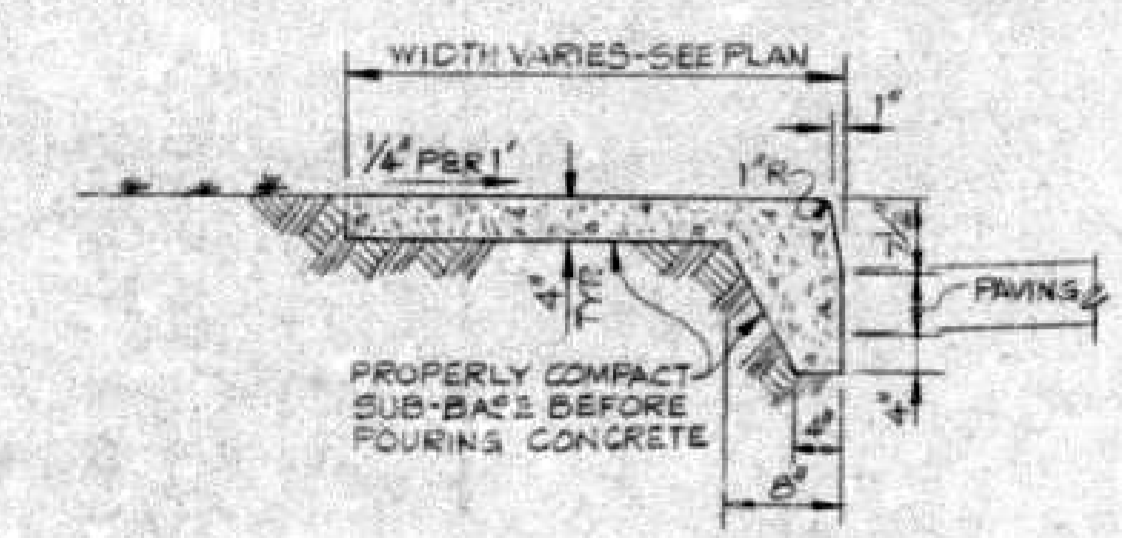




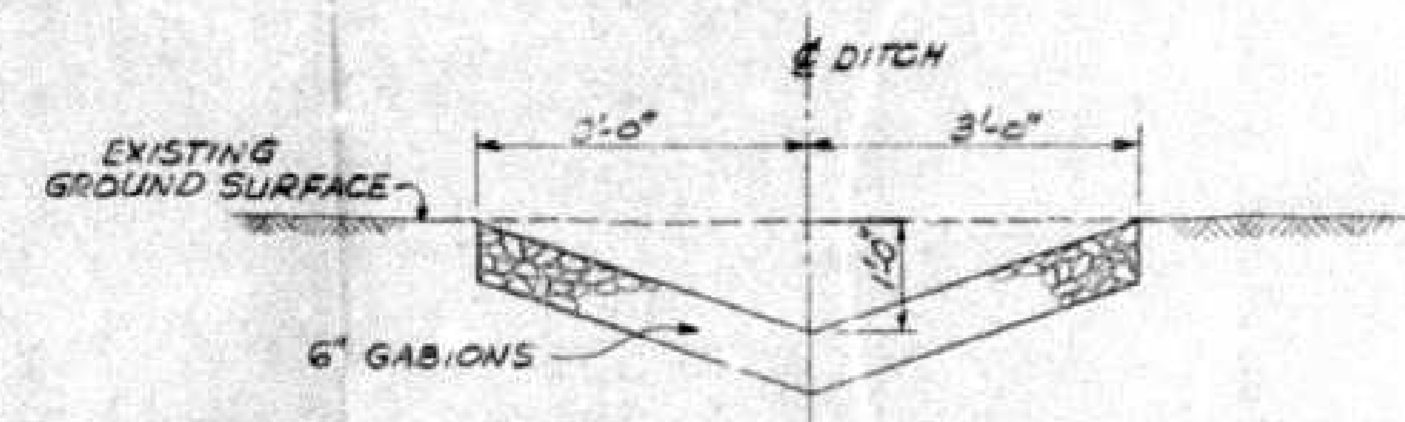
**BITUMINOUS CONCRETE BERM & PAVING SECTION DETAIL**  
NOT TO SCALE



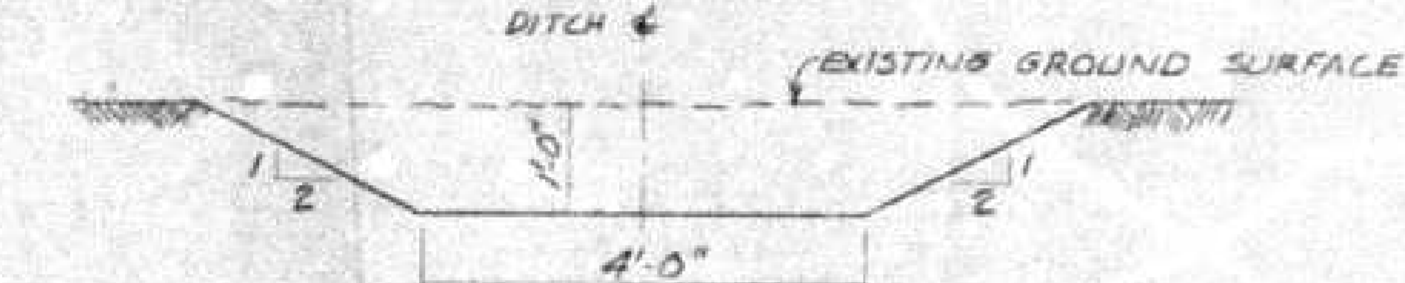
**TYPICAL HANDICAPPED SIGN DETAIL**  
NOT TO SCALE



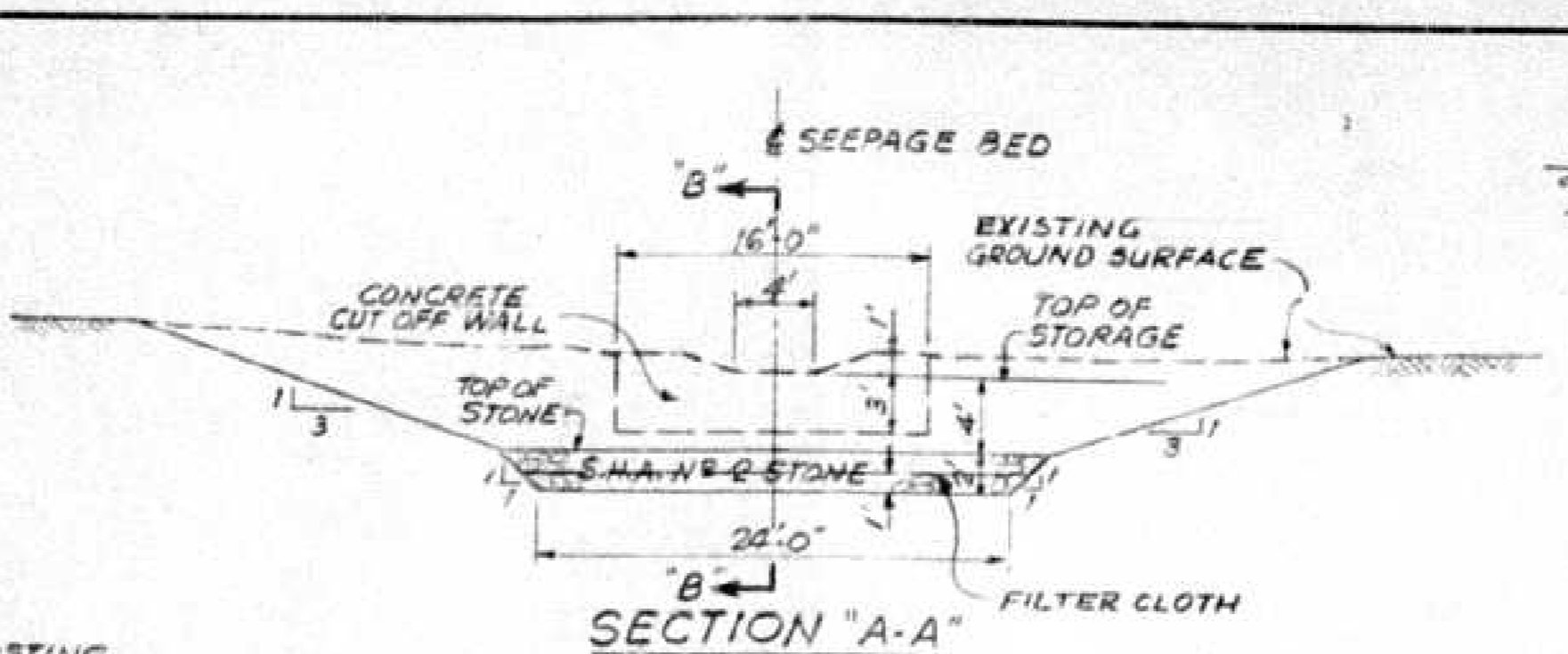
**MONOLITHIC CONCRETE CURB & SIDEWALK DETAIL**  
NOT TO SCALE



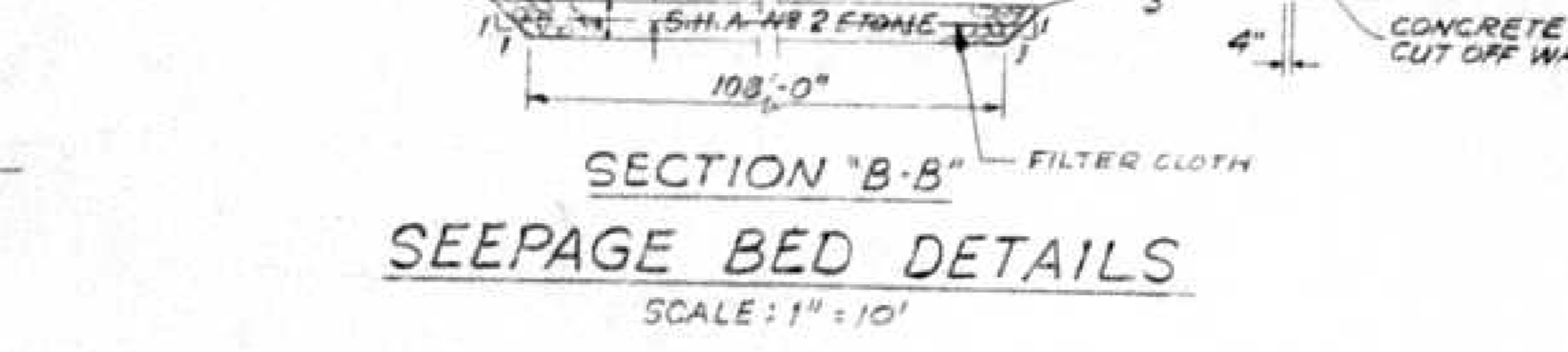
**GABION DITCH DETAIL**  
SCALE: 1" = 2'



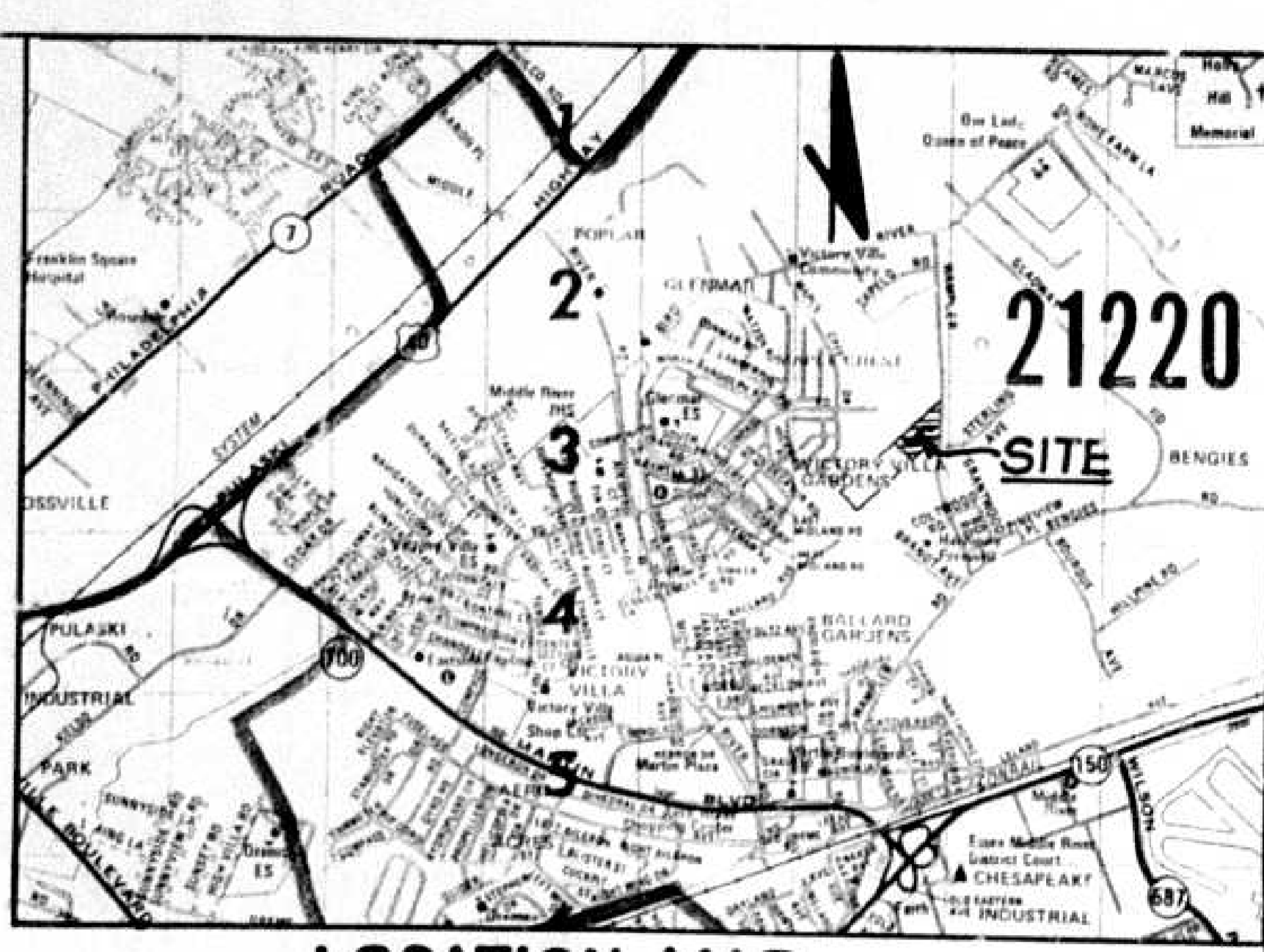
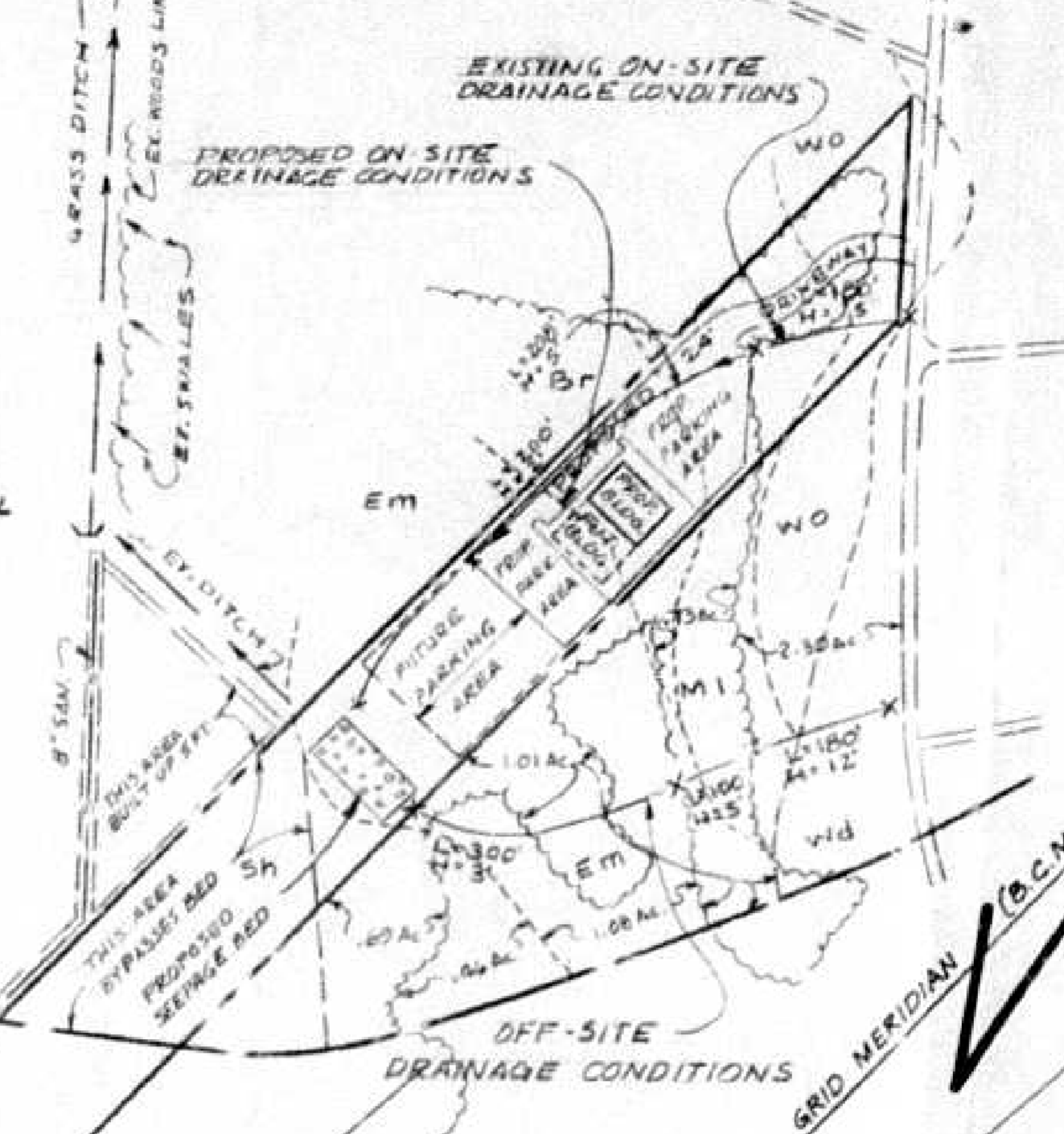
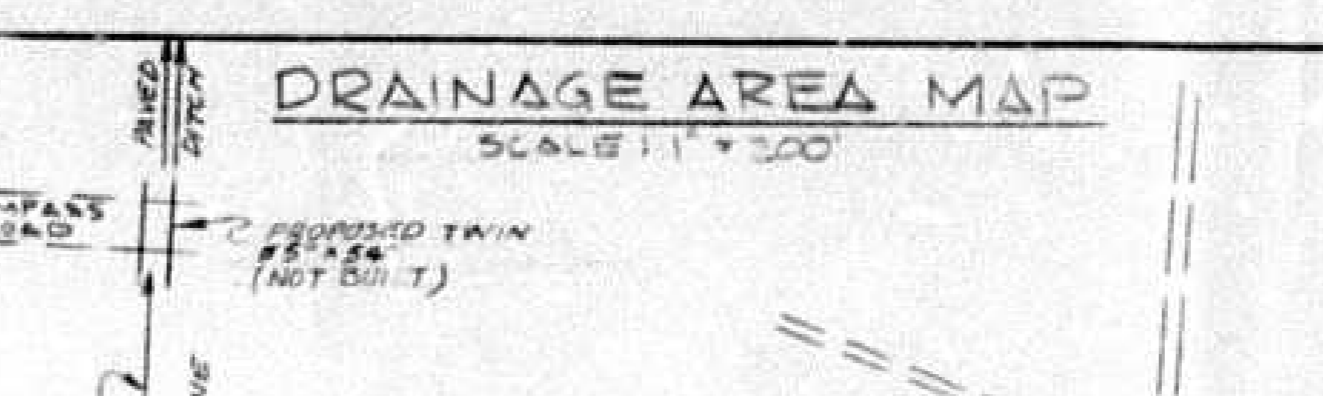
**SECTION 'C-C' DITCH DETAIL**  
SCALE: 1" = 2'



**SECTION 'A-A' SEEPAGE BED DETAILS**  
SCALE: 1" = 10'

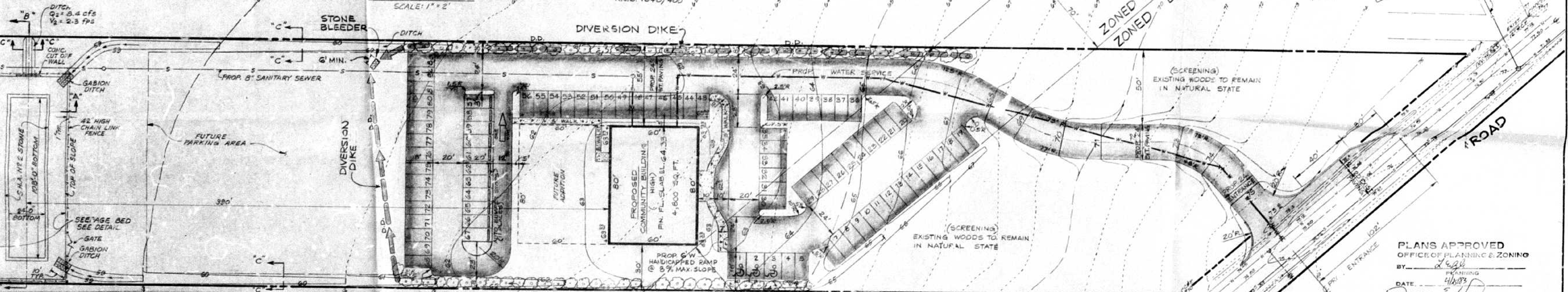


**SECTION 'B-B' SEEPAGE BED DETAILS**  
SCALE: 1" = 10'



**LOCATION MAP**  
SCALE: 1" = 2,000'

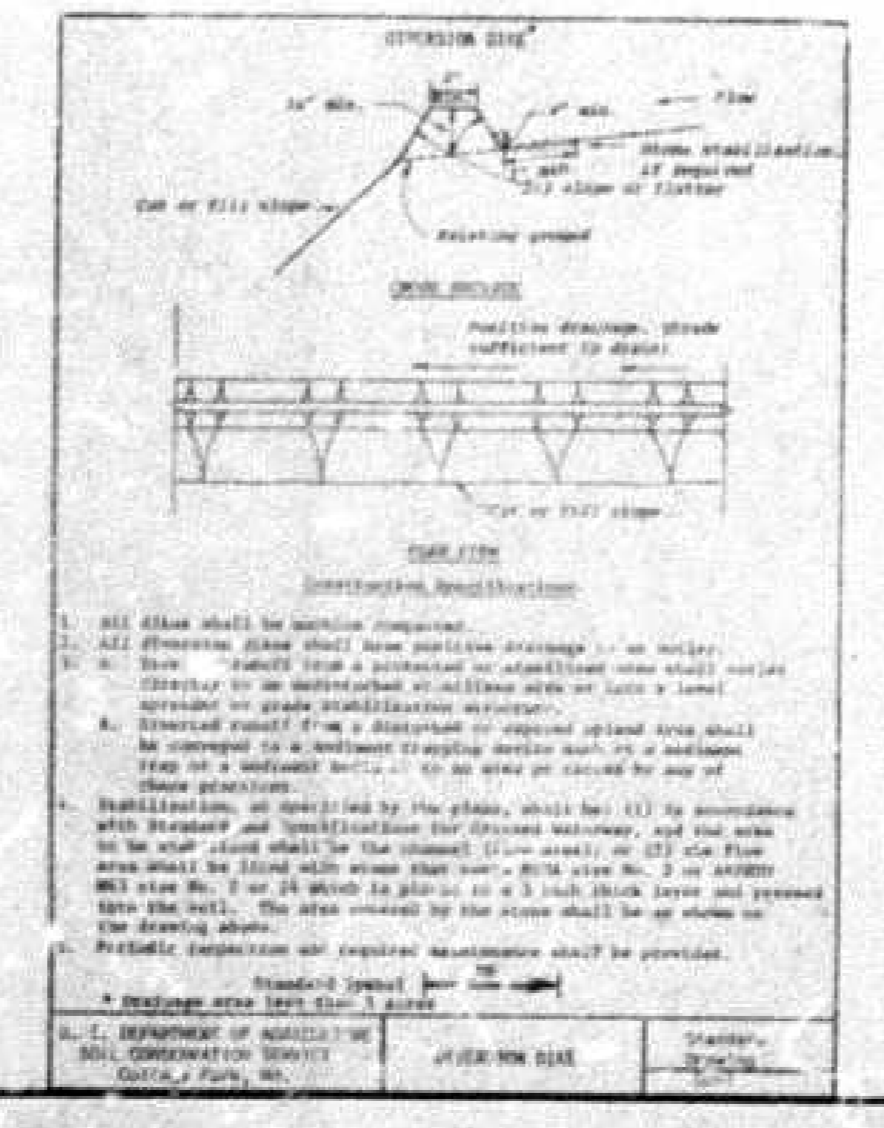
**BENCH MARK NOTE**  
BALTIMORE COUNTY HUB # 12154-A ELEV 76.514  
DESCRIPTION: S.W. CORNER OF TOP OF BOTTOM CONC. STEP AT FRONT EN'T. TO # 933 WAMPLER RD. 250' S. OF X-2594



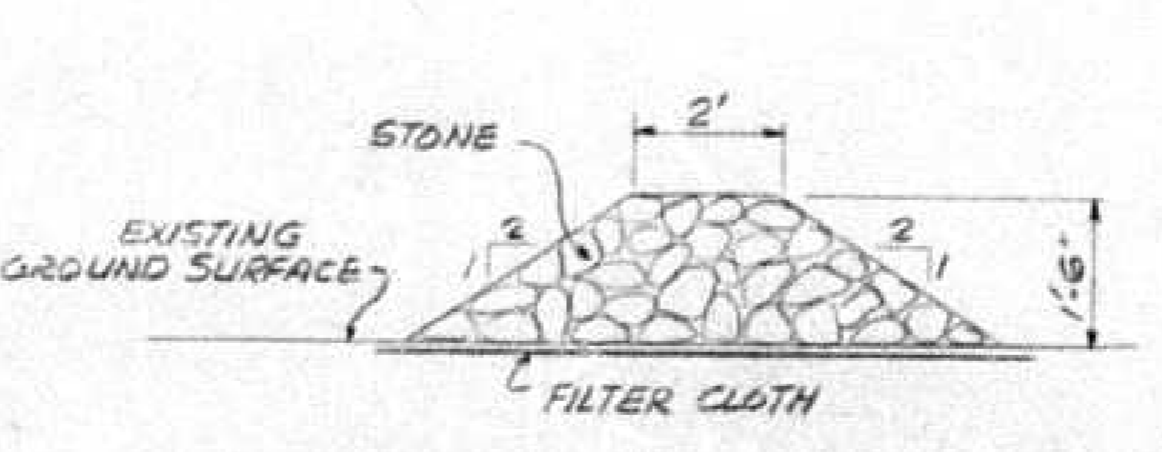
Position for special exception for a community building for civic, social, recreational, or educational uses, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., dated April 30, 1992, and subject to the following restrictions:

- All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity to minimize illumination on any adjacent residential areas.
- The hours of operation shall not exceed 11:00 p.m., Monday through Thursday; 2:00 a.m., Friday and Saturday; and midnight, Sunday.
- Members or employees of Baltimore Lodge #70, Loyal Order of Moose, Inc., shall be in attendance anytime the property is in use and shall be responsible for security and clean up of the property.
- Access to the property may be barricaded when the property is not in use.
- Under General Notes, the site plan shall indicate that a variance is requested from Section 250.6 of the Baltimore County Zoning Regulations to permit parking zero feet from a residential zone boundary in lieu of the required 25 feet.
- Compliance with the Baltimore County Development Regulations and Section 180.1.1.1.b.5 of the Zoning Regulations.
- Parking shall occur only within the areas designated on Petitioner's Exhibit 1.
- Water run off shall be directed away from adjoining properties.
- The uses allowed by and provided for in this Order shall cease at any such time that the Loyal Order of Moose ceases to be run and operate the property and facilities.

- GENERAL NOTES**
- Total area of tract - 5.75 A.C.
  - Existing zoning - RM and RM-1 as shown
  - Existing use - unimproved
  - Proposed use - Community building
  - Proposed zoning
    - RM with special zoning requested to allow a community building or similar civic, social, recreational, or educational uses as a special exception in a RM zone.
    - Petition for special exception for a community building or similar civic, social, recreational, or educational uses as a special exception in a RM zone.
    - Variance requested from section 250.4 to allow a building setback of 70' in lieu of the required 100' from the nearest residential zone.
  - Parking spaces required
    - 4,600 sq. ft. - Community use @ 50 = 80 spaces
    - 800 sq. ft. - Office use @ 300 = 3 spaces
    - Total no. of parking spaces required = 83 spaces
  - Total number of parking spaces provided = 83 spaces
  - Minimum size of parking spaces - 9' x 18' (N.C. spaces - 12' x 18')



**STONE BLEEDER DETAIL**  
NOT TO SCALE



**STONE BLEEDER DETAIL**  
NOT TO SCALE

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 4/18/93  
DESIGNED BY: [Signature]  
DATE: 4/27/93  
C-41183

**SITE & GRADING PLAN**  
AT  
**# 900 WAMPLER ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
FOR

PHOENIX ENTERPRISES, INC.  
2841 GATESHEAD COURT  
ABINGDON, MD. 21009

**EVANS, HAGAN & HOLDEFER, INC.**

**SURVEYORS AND CIVIL ENGINEERS**  
8013 BELAIR ROAD / BALTIMORE, MD. 21286  
3011 668-1501

329 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 228-3360  
111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 848-1790  
13 S. WASHINGTON STREET / ASTON, MD. 21011 / (301) 822-1423

OWNER  
BALTIMORE LODGE # 70  
3600 ROLAND AVE.  
BALTIMORE, MD. 21211

DATE: JAN 17 '93 SCALE: 1" = 30'  
Drwg. No.

*Plat Ex #1*

**GENERAL NOTES**

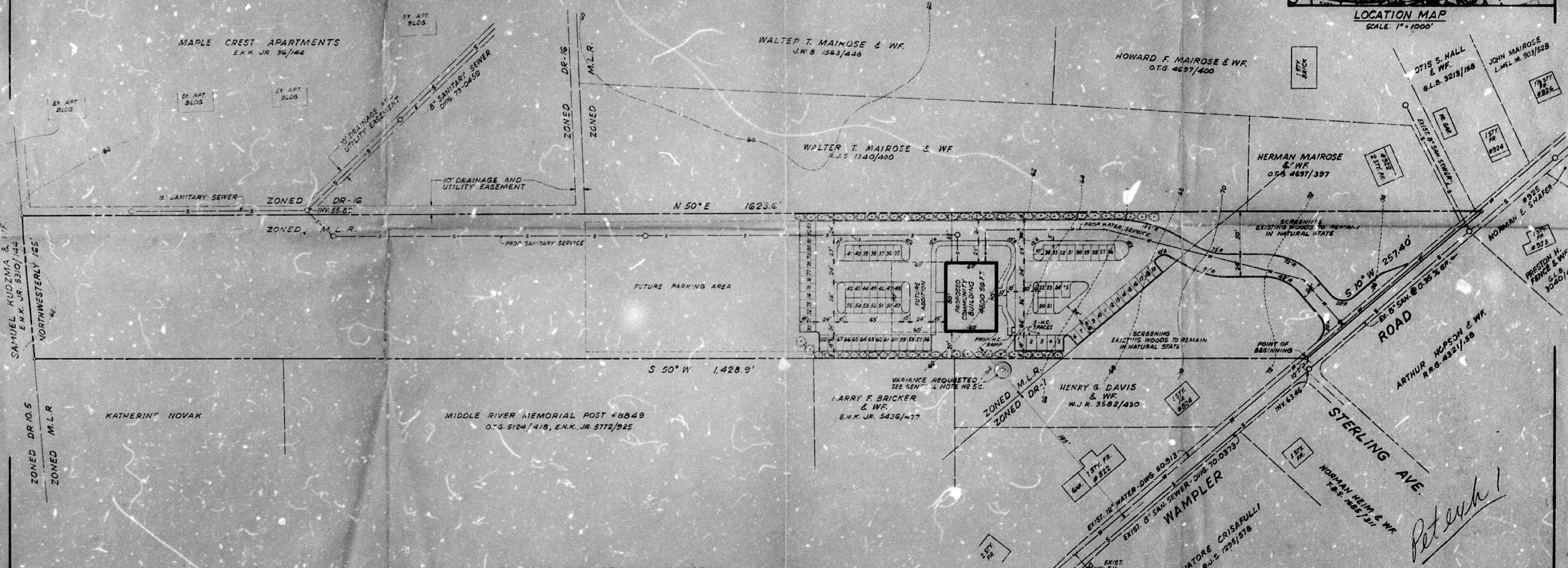
1. TOTAL AREA OF TRACT - 5.75 AC±
2. EXISTING ZONING - MLR AND DR-1 AS SHOWN
3. EXISTING USE - UNIMPROVED
4. PROPOSED USE - COMMUNITY BUILDING
5. PROPOSED ZONING
  - a) MLR WITH SPECIAL HEARING REQUESTED TO ALLOW A COMMUNITY BUILDING OR SIMILAR CIVIC, SOCIAL, RECREATIONAL, OR EDUCATIONAL USES AS A SPECIAL EXCEPTION IN A MLR ZONE
  - b) PETITION FOR SPECIAL EXCEPTION FOR A COMMUNITY BUILDING OR SIMILAR CIVIC, SOCIAL, RECREATIONAL, OR EDUCATIONAL USES AS A SPECIAL EXCEPTION IN A MLR ZONE
  - c) VARIANCE REQUESTED FROM SECTION 250.4 TO ALLOW A BUILDING SETBACK OF 70' IN LIEU OF THE REQUIRED 100' FROM THE NEAREST RESIDENTIAL ZONE
6. PARKING SPACES REQUIRED
  - a) 4000 SQ FT - COMMUNITY USE ± 50 ± 80 SPACES
  - b) 800 SQ FT - OFFICE USE ± 300 ± 3 SPACES
  - c) TOTAL NO OF PARKING SPACES REQUIRED ± 83 SPACES
7. TOTAL NUMBER OF PARKING SPACES PROVIDED ± 83 SPACES
8. MINIMUM SIZE OF PARKING SPACES - 9'x18' (N.C. SPACES - 12'x18')

**NOTE**

TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY AERIAL PHOTOGRAPHY SHEET NO NE 5 I



LOCATION MAP  
SCALE: 1" = 1000'



PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR COMMUNITY BUILDING IN MLR ZONE

**#900 WAMPLER ROAD**

15<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, M.D.

FOR

BALTIMORE LODGE #70  
3600 ROLAND AVENUE  
BALTIMORE, MARYLAND 21211

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
SURVEYORS AND CIVIL ENGINEERS		
6013 BELAIR ROAD / BALTIMORE, MD. 21286		
(301) 686-1801		
630 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 226-3360		
111 20TH STREET / WESTMINSTER, MD. 21157 / (301) 866-1700		
15 B. WASHINGTON STREET / BARTON, MD. 21031 / (301) 822-9493		
SURVEYED BY COMPUTED BY DRAWN BY CHECKED BY DATE: April 30, 82 SCALE: 1" = 50'		SALVATORE CRISAFULLI R.J.S. 1295/578

*Plat ex #1*