

# PETITION FOR SPECIAL HEARING 84-163-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Amendment of site plan in case 3557 and 78-111A to allow for construction of additions

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, or 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  
Address  
City and State

Legal Owner(s):  
KINGSVILLE VOLUNTEER FIRE COMPANY, INC.  
(Type or Print Name)  
Signature  
Address  
City and State

By: *Raymond Lawfield*  
Signature  
RAYMOND LAWFIELD, President  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
WILLIAM D. HOOPER, JR.  
(Type or Print Name)  
Signature  
Address  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Kingsville Volunteer Fire Company, Inc.  
P.O. Box 65, Kingsville, Maryland 21087  
Phone No. 592-8679

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1983, 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 3rd day of JANUARY, 1984, at 11:00 o'clock A.M.

RESCHEDULED:  
Wednesday, February 15, 1984  
at 1:30 P.M.

*Bill Jahn*  
Zoning Commissioner of Baltimore County.

X.C.O.-No. 1

(over)

# PETITION FOR ZONING VARIANCE 84-163-SPHA 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 1A04.3.B.3 to permit a rear yard setback of 5 feet in lieu of the required 30 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty). SEE DESCRIPTION ATTACHED
1. Increased services of the Kingsville Volunteer Fire Co. require construction of additional storage and associated facilities.
  2. Present location of existing building on existing property as well as topographical features require construction of additional facilities closer to existing property lines.
  3. Construction of proposed building additions will not be feasible nor reasonable without erection of such additions closer to existing property lines.
  4. Proposed additions are necessary for the Kingsville Volunteer Fire Company.

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, or 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  
Address  
City and State

Legal Owner(s):  
KINGSVILLE VOLUNTEER FIRE COMPANY, INC.  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
WILLIAM D. HOOPER, JR.  
(Type or Print Name)  
Signature  
Address  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Kingsville Volunteer Fire Company, Inc.  
P.O. Box 65, Kingsville, Md. 21087  
Phone No. 592-8679

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1983, 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 3rd day of JANUARY, 1984, at 11:00 o'clock A.M.

RESCHEDULED:  
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at 1:30 P.M.

*Bill Jahn*  
Zoning Commissioner of Baltimore County.

(over)

Co. to continue and improve the present level of service being provided to the citizens of Kingsville and surrounding areas.

A 5 foot variance has previously been granted in case No. 78-111A and the proposed request is merely an extension of the same.

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
PE: ZON FOR VARIANCE  
SW Corner Bradshaw Rd. & Bellevue Ave., 11th District  
OF BALTIMORE COUNTY

KINGSVILLE VOLUNTEER FIRE COMPANY, INC., Petitioner  
Case No. 84-163-SPHA

## 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  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, MD 21204  
494-2138

I HEREBY CERTIFY that on this 9th day of December, 1983, a copy of the foregoing Order was mailed to William D. Hooper, Jr., Esquire, 125 N. Main Street, Bel Air, MD 21014, Attorney for Petitioner.

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

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. William D. Hooper, Jr.  
125 N. Main Street  
Bel Air, Maryland 21014

RE: Item No. 98 - Case No. 84-163-SPHA  
Petitioner - Kingsville Volunteer Fire Company, Inc.  
Special Hearing & Variance Petitions

Dear Mr. Hooper:

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.

The subject property, located on the south side of Bradshaw Road southeast of Cedar Lane in the 11th Election District, is improved with the facilities of your client's volunteer fire company, while surrounding properties are improved with dwellings.

This property was the subject of two previous zoning hearings, Case No. 3557 and No. 78-111-A. The former case granted the existing use, while the latter case permitted the existing "coat room" to be constructed within 5 feet of the rear property line. In view of your client's current proposal to construct two additions to the sides of the existing firehouse, the variance is required. The special hearing to amend the site plan is included at your insistence.

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. Commodari*  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee  
NBC:bsc  
Enclosures  
cc: F. W. Associates, Inc.  
Bel Air, Md.



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTIL, P.E.  
DIRECTOR

December 1, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #98 (1983-1984)  
Property Owner: Kingsville Volunteer Fire Company, Inc.  
S/W cor. Bradshaw Rd. and Bellevue Ave.  
Acres: 3.887 District: 11th

Dear Mr. Jablon:

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

### General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 64 (1977-1978) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 98 (1983-1984).

Very truly yours,  
*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FMR:ess

ONE Key Sheet  
53 & 54 NE 38 Pos. Sheets  
NE 14 J Topo  
64 Tax Map

Encl.

November 18, 1977

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

RE: Item #64 (1977-1978)  
Property Owner: Kingsville Volunteer Fire Co.  
S/W cor. Bradshaw Rd. & Bellevue Ave.  
Existing Zoning: S.C. 5  
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 20'.  
Acres: 3.887 District: 11th

Dear Mr. DiNenna:

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

### Highways:

Bradshaw Road, an existing County road, is proposed to be improved in the future as a thoroughfare type roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sparz Drive, an unimproved "paper" street along the southerly outline of this property, if improved in the future as a public street, would be as a 30-foot closed section roadway on a 50-foot right-of-way.

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

### Sediment Control:

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

### Storm Drains:

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

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:

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/would not 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

Page 2  
November 10, 1977

Storm Drainage (Cont'd)

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plan indicates "Planned Water Service" in the area as "Immediate Priority" and "Planned Sewer Service" in 6 to 10 years.

Very truly yours,

ELLENWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FOR:iss

cc: J. Trenner  
J. Somers

Q-NE Key Sheet  
53 x 54 NE 38 Pcs. Sheets  
NE 14 J Topo  
64 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

November 9, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 98 -ZAC- Meeting of October 25, 1983  
Property Owner: Kingsville Volunteer Fire Company, Inc.  
Location: SW/Cor. Bradshaw Road and Bellvue Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: Special Hearing to approve amendment of site plan in Case #3557 and #78-111-A to allow for construction of addition and Variance to permit a rear yard setback of 5' in lieu of the required 50'.

Acres: 3.887  
District: 11th

Dear Mr. Jablon:

The driveways to site should be at least 24' wide and the driveway to Sparr Drive may have to be relocated with the construction of spare drive.

Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

November 29, 1983

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: Kingsville Volunteer Fire Company, Inc.

Location: Bradshaw Road and Bellvue Avenue

Item No.: 98 Zoning Agenda: Meeting of October 25, 1983

Gentlemen:

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

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

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

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

REVIEWER: George M. McGonigle  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3000

TED ZALESKI JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 98 Zoning Advisory Committee Meeting are as follows:

Property Owner: Kingsville Volunteer Fire Company, Inc.  
Location: SW/Cor. Bradshaw Road and Bellvue Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: Special hearing to approve amendment of site plan in Case #3557 and #78-111-A to allow for construction of addition and variance to permit a rear yard setback of 5' in lieu of the required 50'.

Acres: 3.887  
District: 11th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Building and Code, and other applicable codes.
- X B. A building/structure shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 1401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/4 \_\_\_\_\_
- 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.
- X 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 505 and the required construction classification of Table 1401. This does not mean the structure cannot comply to the code if it has proper directions.
- X I. Comments - An increase in area of the structure (additions) automatically require compliance to the requirements of the State Handicapped Code and B.O.C.A., 1981 Ed. Section 515.0 for the interior as well as exterior of the project.

NOTE: These comments reflect only on the information provided by the drawings 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 Room 122 (Plans Review) at 111 V. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief  
Plans Review

CEB:es

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 98, Zoning Advisory Committee Meeting of Oct. 25, 1983

Property Owner: Kingsville Volunteer Fire Company, Inc.

Location: SW/Cor. Bradshaw Road District 11

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s 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.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 98  
Page 2

( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.

( ) Soil percolation tests have been conducted.  
( ) The results are valid until \_\_\_\_\_  
Revised plans must be submitted prior to approval of the percolation tests.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.  
( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.

( ) All roads and parking areas should be surfaced with a dustless, bonding material.

( ) No health hazards are anticipated.

(x) Others IF submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Prior to consideration of an application for a Building Permit by this office, detailed plans of the existing well and sewage disposal system must be submitted, as well as the proposed increase in use of these facilities.

James J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: October 24, 1983

Z.A.C. Meeting of: October 25, 1983

RE: Item No: 96, 97, 98, & 99.  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/1H

KINGSVILLE VOLUNTEER FIRE COMPANY  
KINGSVILLE, MARYLAND 21087

JANUARY 12, 1984

THE KINGSVILLE VOLUNTEER FIRE COMPANY INC.,  
INVITES YOU TO ATTEND A SPECIAL MEETING ON FEBRUARY 7, 1984  
AT 7:30 P.M., AT THE FIREHOUSE, OUTLINING OUR INTENTIONS  
RELEVANT TO THE UPCOMING FIRE HOUSE ZONING HEARINGS. WE  
REQUEST YOU TO ATTEND SO WE MAY SHAPE WITH YOU FIRST HAND  
OUR PROPOSED LAYOUTS AND POSSIBLE FUTURE ADDITIONS AND  
BRING YOU UP TO DATE AS TO THE DIRECTION THE FIRE COMPANY  
IS SEEKING TO PROCEED.

WE HOPE YOU CAN ATTEND AND SPEND A FEW  
MINUTES WITH US.

SINCERELY YOURS,  
*Gary Weer*  
GARY WEER, CHAIRMAN  
BUILDING COMMITTEE

PETITIONER'S  
EXHIBIT 9

KINGSVILLE VOL. FIRE CO.  
FIRE & MEDIC EQUIPMENT RESPONSES

| YEAR | FIRE | MEDIC                           |
|------|------|---------------------------------|
| 1958 |      |                                 |
| 1959 |      |                                 |
| 1960 |      |                                 |
| 1961 | 82   |                                 |
| 1962 | 112  |                                 |
| 1963 | 143  |                                 |
| 1964 | 102  |                                 |
| 1965 |      |                                 |
| 1966 | 107  |                                 |
| 1967 | 104  |                                 |
| 1968 | 132  |                                 |
| 1969 | 172  | FIRST YEAR FOR<br>MEDIC IS 1972 |
| 1970 | 130  |                                 |
| 1971 | 167  |                                 |
| 1972 | 128  | 169                             |
| 1973 | 223  | 354                             |
| 1974 | 250  | 391                             |
| 1975 | 261  | 351                             |
| 1976 | 266  | 381                             |
| 1977 | 395  | 352                             |
| 1978 | 462  | 393                             |
| 1979 | 450  | 388                             |
| 1980 | 499  | 387                             |
| 1981 | 443  | 426                             |
| 1982 | 383  | 422                             |
| 1983 | 438  | 462                             |

## STATISTICS:

1963-1983 FIRE RESPONSE: 400% INCREASE

1973-1983 MEDIC RESPONSE: 25% INCREASE

1973-1983 FIRE RESPONSE: 200% INCREASE

## NEIGHBORS INVITED TO OPEN MEETING 2/7/84

1. ✓ JOSEPH C. MALONEY 11541 CEDAR LANE
2. ✓ EDMOND K. KOWALEWSKI 11601 CEDAR LANE
3. GLORIA GOSNELL 11603 CEDAR LANE
4. ✓ DONALD WARFIELD 11605 CEDAR LANE
5. CHARLES GILL SR. 11607 CEDAR LANE
6. WILLIAM EDWARDS 11609 CEDAR LANE
7. ALBERT H. GARDNER 11611 CEDAR LANE
8. CARROLL J. HANLEY 11613 CEDAR LANE
9. ROBERT F. ALLINSON 11615 CEDAR LANE
10. ELMER L. HACK 7507 BRADSHAW RD. (L.P. ROHE JR.)
11. ✓ PETER L. ROHE 11615 BELLVUE AVE
12. EVELYN & VIRGINIA RAY 11609 BELLVUE AVE
13. M.L. SPACEK 11603 BELLVUE AVE
14. MRS. CARL VENZKE 11607 BELLVUE AVE
15. ✓ FREDERICK R. MILLER P.O. 123 21087
16. JOHN A. MAGUIRE 7407 SPARR DRIVE
17. ALAN DIEM 7529 BRADSHAW RD.
18. MRS. KIRSHNER 7015 BRADSHAW RD.
19. ✓ KINGSVILLE FIRE ASSOC. WOODBERRY PLACE
20. ✓ ELMER KURLE SR. JERUSALEM RD.

PETITIONER'S  
EXHIBIT 10

WHEREAS, THE KINGSVILLE VOLUNTEER FIRE COMPANY, INC.,  
HELD AN OPEN MEETING ON FEBRUARY 7, 1984 TO INFORM  
ITS NEIGHBORS AND THE COMMUNITY ABOUT ITS PLANS FOR  
FACILITY EXPANSION AND ITS PENDING ZONING CASE FOR  
A VARIANCE AND AN AMENDED SITE PLAN AND;

WHEREAS, THE UNDERSIGNED HAVE REVIEWED THE PLANS OF THE  
FIRE COMPANY AND THE REASONS THEREFORE, AND ARE IN  
BASIC AGREEMENT THEREWITH, WE AFFIRM OUR SUPPORT  
AND RECOMMEND APPROVAL OF ZONING PETITION NO. 84-163  
SPHA.

| NAME                      | ADDRESS                        |
|---------------------------|--------------------------------|
| <i>Elmer L. Hack</i>      | 12115 Jewrybrook Rd.           |
| <i>Elmer L. Hack</i>      | 7507 Bradshaw Rd. - Kingsville |
| <i>Elmer L. Hack</i>      | 11605 Cedar Lane 21087         |
| <i>Donald Warfield</i>    | 11609 Cedar Lane 21087         |
| <i>William S. Edwards</i> | 11607 Cedar Lane - 21087       |
| <i>Charles S. Hill</i>    |                                |

PETITIONER'S  
EXHIBIT 11A

WE THE UNDERSIGNED, ARE ADJUTING PROPERTY OWNERS  
TO THE KINGSVILLE VOLUNTEER FIRE COMPANY. OUR  
PROPERTIES IMMEDIATELY ADJOIN THE EXISTING FIRE  
COMPANY PARKING LOT. WE ARE SATISFIED WITH  
PRESENT LANDSCAPING AND REQUEST THAT SCREENING  
IN ACCORDANCE WITH CURRENT COUNTY REQUIREMENTS  
NOT BE PROVIDED.

| NAME                      | ADDRESS                                  |
|---------------------------|------------------------------------------|
| <i>Elmer L. Hack</i>      | 7507 Bradshaw Rd. - Kingsville Md. 21087 |
| <i>Elmer L. Hack</i>      | 7507 Bradshaw Rd. - Kingsville Md. 21087 |
| <i>Donald Warfield</i>    | 11605 Cedar Lane 21087                   |
| <i>William S. Edwards</i> | 11609 Cedar Lane 21087                   |
| <i>Charles S. Hill</i>    | 11607 Cedar Lane - 21087                 |
| <i>Elmer L. Hack</i>      | 11607 Cedar Lane - 21087                 |

PETITIONER'S  
EXHIBIT 11B

JOHN V. METTEE III

## QUALIFICATIONS

## EDUCATION:

Graduated from Harford County Vo-Tech  
Engineering Studies at Johns Hopkins University &  
Harford Community College

## EXPERIENCE:

5 yrs as Draftsman for Shenk Corp, Inc.  
4 yrs as Designer for Shenk Corp, Inc.  
2 yrs as Project Engineer for Frederick Ward Associates, Inc.

## PAST PROJECTS:

Specialized in site planning and land development projects  
for: Tom's Super Thrift, Hazleton Systems, Edgewood  
Community Park, Box Hill Shopping Center, etc.

PETITIONER'S  
EXHIBIT 12

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner Date: December 13, 1983

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

SUBJECT: Kingsville Volunteer Fire Company, Inc.  
84-163-SPHA

This office is not opposed to the proposed addition; however, the following items are not adequately provided for on the submitted plan:

1. Any required additional right-of-way or improvements for Sparr Drive.
2. A width of 20 feet for the driveway from Sparr Drive.
3. The height and type of screening for parking areas.
4. Landscaping.
5. The parking layout where the addition is proposed does not appear to be workable.

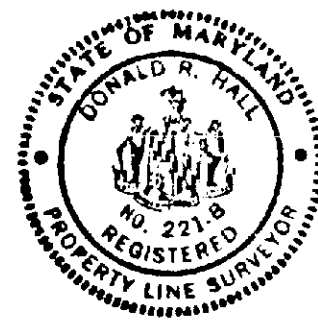
It is suggested that the petitioner consider revising the overall parking and circulation with the assistance of the Department of Traffic Engineering. Further, it is requested that a detailed landscaping plan be required.

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

NEG:JGH:cav

KINGSVILLE VOLUNTEER FIRE COMPANY  
KINGSVILLE, MARYLAND 21087

Beginning at a point on the Southwest corner of Bradshaw Road and Bellvue Avenue to a point 55° 34' W - 125.97' thence running S 53° 34' W - 235.10' thence S 25° 28' E - 275.03' thence N 81° 08' E - 106.89' thence S 16° 07' E - 128.20' thence S 62° 27' W - 12.23' thence S 27° 33' E - 14.23' thence S 62° 27' W - 9.35' thence S 16° 07' E - 75.34' thence S 87° 55' W - 55.72' thence S 33° 42' W - 63.68' thence S 81° 08' E - 59.02' thence R = 475.0' - A = 365.18' thence N 38° 10' 57" W - 223.39' thence S 45° 21' 30" W - 197.58' then S 44° 38' 30" E - 152.79' thence S 44° 00' 10" E - 19.53' thence S 45° 59' 20" E - 10.00' thence S 44° 00' 40" E - 100.00' thence S 45° 59' 20" E - 57.57' thence S 53° 34' W - 153.20' thence S 36° 26' E - 50.00' and returning to point of origin.



## PETITIONS FOR SPECIAL HEARING AND VARIANCE

11th Election District

ZONING: Petitions for Special Hearing and Variances

LOCATION: Southwest corner of Bradshaw Road and Bellvue Avenue

DATE & TIME: Wednesday, February 15, 1984 at 1:30 P.M.

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

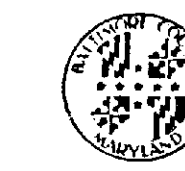
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendment of site plan in Case Nos. 3557 and 78-111-A, to allow for construction of additions and Variance to permit a rear yard setback of 5 ft. in lieu of the required 50 ft.

Being the property of Kingsville Volunteer Fire Company, Inc., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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

February 8, 1984

William D. Hooper, Jr., Esquire  
125 N. Main Street  
Bel Air, Maryland 21014

Re: Petitions for Special Hearing and Variance  
SW/cor. Bradshaw Rd. and Bellvue Avenue  
Kingsville Volunteer Fire Company, Petitioner  
Case No. 84-163-SPHA

Dear Mr. Hooper:

This is to advise you that \$64.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 126866

J. L. JABLON  
Zoning Commissioner

DATE: 2-15-84 ACCOUNT: R-01-615-000

AMOUNT: \$64.05

RECEIVED FROM: Wm. Hooper, Jr.

FOR: 1st time advertising and posting Case 84-163-SPHA

C 055\*\*\*\*\*840515 11000

VALIDATION OR SIGNATURE OF CASHIER

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

January 4, 1984

William D. Hooper, Jr., Esquire  
125 N. Main Street  
Bel Air, Maryland 21014

Re: Petitions for Special Hearing and Variance  
SW/cor. Bradshaw Rd. and Bellvue Avenue  
Kingsville Volunteer Fire Company, Inc. - Petitioner  
Case No. 84-163-SPHA

Dear Mr. Hooper:

This is to advise you that \$86.22 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

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

No. 124091

postponement.

DATE: 1/17/84 ACCOUNT: R-01-615-000

AMOUNT: \$86.22

RECEIVED FROM: William D. Hooper, Jr., Esquire

FOR: 1st time advertising and posting Case 84-163-SPHA (Kingsville Volunteer Fire Co., Inc.)

C 102\*\*\*\*\*862215 11000

VALIDATION OR SIGNATURE OF CASHIER

January 17, 1984

William D. Hooper, Jr., Esquire  
125 N. Main Street  
Bel Air, Maryland 21014

RESCHEDULED  
NOTICE OF HEARING

Re: Petitions for Special Hearing and Variance  
SW/cor. Bradshaw Rd. & Bellvue Avenue  
Kingsville Volunteer Fire Company, Inc. - Petitioner  
Case No. 84-163-SPHA

TIME: 1:30 P.M.

DATE: Wednesday, February 15, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

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

February 29, 1984

William D. Hooper, Jr., Esquire  
125 North Main Street  
Bel Air, Maryland 21014

IN RE: Petitions Special Hearing and  
Zoning Variance  
SW/cor. of Bradshaw Road and  
Bellvue Avenue - 11th Election  
District  
Kingsville Volunteer Fire Com-  
pany, Inc., Petitioner  
Case No. 84-163-SPHA

Dear Mr. Hooper:

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

Sincerely,

*Arnold Jablon*  
Zoning Commissioner

AJ/srl

Attachments

cc: P. Louis Rohe, Jr., Esquire  
9105 Belair Road  
Baltimore, Maryland 21236

People's Counsel

KINGSVILLE VOLUNTEER FIRE COMPANY  
KINGSVILLE, MARYLAND 21087

September 13, 1977

Mr. S. Eric DiNenna,  
Zoning Commissioner of Baltimore County  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. DiNenna:

In compliance with the rules and regulations of the Zoning Department of Baltimore County, Maryland, the following is submitted as the complete, recorded, and legal description of the lot of ground lying within the 11th Election District of Baltimore County and properly shown and recorded within Liber #2814 Pages 1 and 2 belonging to and the property of the Kingsville Volunteer Fire Company:

Beginning at a point (iron bolt) 125.97 feet South of the right-of-way of Bradshaw Road opposite to Bellvue Avenue, heretofore planted at the beginning of the eleventh or south 53 degrees 34 minutes West 235.10 foot line of that tract of land which by deed dated May 6, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2111 folio 407, etc. was conveyed by James William Ruth to Leroy A. Sparr and wife said beginning being at the Southwest end of a 50.00 foot Right-of-Way with the right and use thereof in common with others entitled thereto as set forth in said conveyance and shown on the Plat of Section 1 Cedar Manor filed among the Plat Records of Baltimore County in Plat Book G.L.B. No. 18 folio 123, thence running with and binding on the said eleventh line, the twelfth or South 25 degrees 28 minutes East 275.03 foot line and on the thirteenth or North 84 degrees 08 minutes East 106.89 foot line of said conveyance and on outlines shown on said plat, the three following courses and distances, South 53 degrees 34 minutes West 235.10 feet, South 25 degrees 28 minutes East 275.03 feet and North 84 degrees 08 minutes East 106.89 feet to the center of a 10 foot Right-of-Way set forth in the Subject Clause of the afore described conveyance and more particularly described in the Together With clause of a deed dated November 24, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2044 folio 106 etc. was conveyed by James W. Ruth to Peter Rohe, thence binding on the center of said 10 foot right-of-way South 16 degrees 07 minutes East 128.20 feet to intersect the third or South 62 degrees 27 minutes West 14.23 foot line of that parcel of land secondly described in the afore-described conveyance from Ruth to Rohe, thence binding on part of said third line and on the fourth or South 27 degrees 33 minutes East 14.23 foot line and on part of the first or North 62 degrees 27 minutes East 14.23 foot line of said conveyance the three following courses and distances South 62 degrees 27 minutes West 12.23 feet, South 27 degrees 33 minutes East 14.23 feet and North 62 degrees 27 minutes East 9.35 feet thence for a line of division, South 16 degrees 07 minutes East 75.34 feet to intersect the last or South 87 degrees 55 minutes West 324.75 foot line of said conveyance from Ruth to Sparr thence running with and binding on part of said line to the end thereof South 87 degrees 55 minutes West 55.72 feet, thence running with and binding on part of the first or South 33 degrees 42 minutes West 434.82 foot line of said conveyance from Ruth to Sparr South 33 degrees 42 minutes West 63.68 feet to the center of a Proposed Road 50.00 feet wide to be known as Sparr Drive thence binding on the center of said Proposed Road the two following courses and distances, South 84 degrees 08 minutes West 59.02 feet, Westerly

by a line curving to the North with a radius of 475.00 feet for a distance of 365.18 feet, thence leaving the center of said Proposed Road and running for lines of division the two following courses and distances North 38 degrees 10 minutes 57 seconds East 223.39 feet and North 45 degrees 21 minutes 30 seconds West 197.58 feet to intersect the Southeastern-most outline of Lots Numbers 2 and 3 Block "A" at the intersection form J by the said Southeastern-most outline of Lots Numbers 2 and 3 Block "A" with the division line between said Lots Nos. 2 and 3 as shown on the afore-described plat of Section 1 Cedar Manor thence binding on the said Southeastern-most outline of Lot No. 2 and on part of the out- lines of Lot No. 1 Block "A" and other outlines as shown on said plat the seven following courses and distances North 44 degrees 38 minutes 30 seconds East 152.79 feet North 44 degrees 00 minutes 40 seconds East 49.53 feet North 45 degrees 59 minutes 20 seconds West 10.00 feet North 44 degrees 00 minutes 40 seconds East 170.00 feet, South 45 degrees 59 minutes 20 seconds East 57.57 feet North 53 degrees 34 minutes East 153.20 feet and South 36 degrees 26 minutes East 50.00 feet to the place of beginning. Containing 3.887 Acres of land, more or less, as surveyed by Thompson, Grace & Mays, Towson, Maryland.

SUBJECT however to a right-of-way 25.00 feet in width (being one half of the aforesaid Proposed Road known as Sparr Drive) measured at right angles in a Northerly direction from the eleventh or South 84 degrees 08 minutes West 59.02 foot line and the twelfth or westerly 365.18 foot line of this description, said right-of-way for ingress and egress and to be forever kept open for the use in common with others entitled thereto.

BEING part of that tract of land which by deed dated May 6, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2114 folio 407 etc. was conveyed by James William Ruth and wife to Leroy A. Sparr and Anna M. Sparr, his wife, Centars herein.

Respectfully submitted,  
*James H. Wooden, Jr.*  
James H. Wooden, President

December 6, 1983  
William D. Hooper, Jr., Esquire  
125 N. Main Street  
Bel Air, Maryland 21014

NOTICE OF HEARING  
Re: Petitions for Special Hearing and Variances  
SW/corner of Bradshaw Road and Bellvue Avenue  
Kingsville Volunteer Fire Company, Inc. -Petitioner  
Case No. 84-163-SPHA

TIME: 11:00 A.M.

DATE: Tuesday, January 3, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 122916

DATE: 10/25/83 ACCOUNT: R-01-615-000

AMOUNT: \$200.00

RECEIVED William D. Hooper, Jr., Esquire  
FROM: Filing Fee on Item #98

1601 6 US\*\*\*\*\*2000010 #25CA

VALIDATION OR SIGNATURE OF CASHIER

The Petitioner seeks amendments pursuant to Section 500.7 and relief from Section 1A04.3.B.3, pursuant to Section 307, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the neighborhood.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public on this Petition held, and for the reasons given above, the requested amendments and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1984, that the Petition for Special Hearing to amend the site plans filed in Case Nos. 3557-X and 78-111-A to allow additions to be constructed and, additionally, the Petition for Variance to permit a rear yard setback of five feet instead of the required 50 feet be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No screening or landscaping shall be placed on the access road from Bellvue Avenue and Bradshaw Road to the fire station so that the immediate neighbors' view and accessibility to ingress and egress of their property will not be impeded.
2. The screening and landscaping now existing, natural or otherwise, shall be retained and maintained.
3. The hall shall be used solely for fire company purposes.
4. The width of the access road from Bellvue Avenue to the subject property shall remain at 20 feet.
5. The width of the driveway from Sparr Drive to the subject property shall remain at 15 feet until such time as Sparr Drive is improved. At that time, the access road shall be widened to 24 feet and the driveway shall be relocated perpendicular to Sparr Drive.

*William D. Hooper, Jr.*  
Zoning Commissioner of Baltimore County

IN RE: PETITIONS SPECIAL HEARING AND ZONING VARIANCE  
SW/corner of Bradshaw Road and Bellvue Avenue - 11th Election District  
Kingsville Volunteer Fire Company, Inc.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-163-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks to amend the site plans filed in Case Nos. 3557-X and 78-111-A to allow additions to be constructed and a variance to permit a rear yard setback of five feet instead of the required 50 feet, as more fully described on Petitioner's Exhibit 12.

The Petitioner, by its Chairman of the building committee, Gary Weer, appeared and was represented by Counsel. Also appearing in behalf of the Petitioner were George Gavrelis, an expert planner, and John Mettee, a designer. Two Protestants, P. Louis Rohe, Jr., and Lettie Hack, appeared and testified.

Testimony indicated that the property was the subject of two hearings before previous Zoning Commissioners. Case No. 3557-X granted a volunteer fire company in an R-6 Zone on April 25, 1956. Subsequently, on November 30, 1977, Case No. 78-111-A granted a variance to permit a side yard setback of five feet in lieu of the required 50 feet in order to add a coat room and storage area. The subject site is presently zoned R.C.5.

Due to increased service required by this volunteer fire company by an ever expanding population (see Petitioner's Exhibit 8), a need presently exists for further additions; specifically, the Petitioner wishes to construct a 84' x 70' engine room and additional storage with associated facilities.

Mr. Weer testified that the existing building is much too small to house the necessary equipment and vehicles. In fact, when the building was first constructed, the average fire engine was 22 feet long; now, it is about 30 feet

long. The garage is only 35 feet long. This requires that maintenance and repairs be done outside because there just is not enough room inside. The necessity for the proposed engine room is self-evident. The remaining additional area proposed would allow consolidation of the recreation hall and easy access to restroom facilities. The existing hall permits up to 225 people; approximately 300 people could be accommodated with the proposed addition. He argued, and was supported by Mr. Gavrelis, that the present building is obsolete.

In the opinion of Mr. Gavrelis, former Baltimore County Director of Planning and Zoning, the requested setback, necessitated by the unique shape of the property and the unusual topography, is in line with the existing buildings, parts of which already enjoy a similar setback pursuant to Case No. 78-111-A. He felt that if the variance were granted, it would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would have a positive impact upon the health, safety, and general welfare of the community by providing improved services. Mr. Gavrelis testified that there was no place else on the site to locate the proposed engine room without cutting off access to a major portion of the property and preventing sufficient maneuvering area for the engines.

Mr. Rohe and Ms. Hack do not object to the proposed additions; however, they want screening between the access road from Bellvue Avenue and Bradshaw Road and their respective homes. They are concerned about an increase in traffic because of a larger hall as well as possible adverse effect on the septic systems the area resulting therefrom.

Gavrelis testified that in his opinion traffic will decrease in that the addition to the hall will oblige those presently required to use the engine room when the hall is filled to capacity. Additionally, the Department of Health does not believe there will be an adverse effect on the septic system.

- 2 -

93-2115  
LENTZ, HOOPER, JACOBS & BLEVINS, P. A.  
ATTORNEYS AT LAW  
FIFTH FLOOR  
TWO TWENTY-TWO ST. PAUL  
BALTIMORE, MARYLAND 21202  
5001 588-8718  
December 21, 1983  
PLEASE REPLY TO: BEL AIR OFFICE

Arnold Jablon,  
Zoning Commissioner  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance  
Kingsville Volunteer Fire Company, Inc.  
Case No. 84-163-SPHA

Dear Commissioner Jablon:

The above captioned case is presently scheduled for hearing on Tuesday, January 3, 1984 at 11:00 a.m. I am presently scheduled in a contested trial in the District Court of Maryland for Harford County on that date.

I would appreciate it if you would kindly postpone this hearing and advise all parties of the new hearing date.

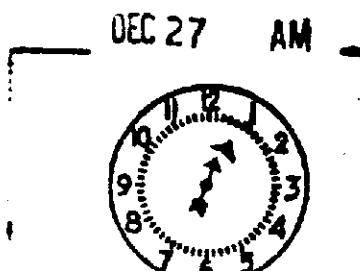
Thank you for your cooperation in this matter.

Very truly yours,

*William D. Hooper, Jr.*  
WILLIAM D. HOOPER, JR.

WDHjr/blb

cc: Mr. Gary Weer  
Building Chairman Committee



LENTZ, HOOPER, JACOBS & BLEVINS, P. A.

ATTORNEYS AT LAW  
FIFTH FLOOR  
TWO TWENTY-TWO ST. PAUL  
BALTIMORE, MARYLAND 21202  
5001 588-8718

October 7, 1983

PLEASE REPLY TO: BEL AIR OFFICE

Mr. Nickolas Commodari  
Baltimore County Department  
of Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

RE: Kingsville Volunteer Fire Company, Inc.  
Petition for Zoning Variance  
Petition for Special Hearing

Dear Mr. Commodari:

With regard to the above captioned matter, please find enclosed herewith the following:

1. Petition For Special Hearing to amend siteplan.
2. Petition For Zoning Variance.
3. Seven (7) copies of plats prepared by Frederick Ward Associates, Inc. dated August 4, 1983.
4. Our check in the amount of \$200.00 payable to Baltimore County, Maryland which represents the filing costs for these documents.

I would appreciate it if you would process the enclosed and provide us with a copy of each Petition once it has been signed by the Zoning Commissioner.

If there is any additional information or steps we must take in order to process the above, please notify me immediately.

Very truly yours,

*William D. Hooper, Jr.*  
WILLIAM D. HOOPER, JR.

WDHjr/blb

cc: Mr. Gary Weer,  
Building Chairman Committee

93-2121

LENTZ, HOOPER, JACOBS & BLEVINS, P. A.  
ATTORNEYS AT LAW  
FIFTH FLOOR  
TWO TWENTY-TWO ST. PAUL  
BALTIMORE, MARYLAND 21204  
(410) 555-8718

December 27, 1983

PLEASE REPLY TO: BEL AIR OFFICE

Ms. Arlene January  
Zoning Office  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance  
Kingsville Volunteer Fire Company, Inc.  
Case No. 84-163-SPHA

Dear Ms. January:

Per your request, enclosed herewith please find hearing notices for the trial on January 3, 1984. If I can be of any further assistance to you, please do not hesitate to call my office.

Thank you for your cooperation.

Very truly yours,  
*William D. Hooper, Jr.*  
WILLIAM D. HOOPER, JR.

MDHjr/b1b  
Enclosures

DISTRICT COURT OF MARYLAND FOR DISTRICT 9  
Located at Bel Air, Maryland 21014  
Case No. CV 83-3500  
Trial Date: Monday, January 3, 1984 10:00am

PLAINTIFF: HARFORD ESTATES APARTMENTS  
PARTIES: Harford Estates Apartments, Inc. vs. William D. Hooper, Jr., Esquire  
RETURN: 48 South Main Street, Bel Air, Maryland 21014

DEFENSE NOTICE  
Notice of intent to defend has been filed by Attorney  
Defendant Number 1  
You are advised as checked below:  
☐ COURT COSTS OF \$ NEEDED  
☐ CERTIFIED CARDS SIGNED BY NEEDED  
☐ AFFIDAVIT FOR SUMMARY JUDGMENT NOT SIGNED  
☐ STATEMENT OF CLAIM FILED BUT NOT SIGNED  
☐ SUPPORTING DOCUMENT ORIGINAL OR FULLY EXECUTED COPY OR STATEMENT NOT FILED  
☐ SUMMARY JUDGMENT DENIED BECAUSE:  
☐ DEFECTIVE AFFIDAVIT  
☐ DETAIL OF CLAIM INSUFFICIENT  
☐ LACK OF PROPER EXHIBITS  
☐ OTHER

STATUS NOTICE  
You are advised as checked below:  
☐ COURT COSTS OF \$ NEEDED  
☐ CERTIFIED CARDS SIGNED BY NEEDED  
☐ AFFIDAVIT FOR SUMMARY JUDGMENT NOT SIGNED  
☐ STATEMENT OF CLAIM FILED BUT NOT SIGNED  
☐ SUPPORTING DOCUMENT ORIGINAL OR FULLY EXECUTED COPY OR STATEMENT NOT FILED  
☐ SUMMARY JUDGMENT DENIED BECAUSE:  
☐ DEFECTIVE AFFIDAVIT  
☐ DETAIL OF CLAIM INSUFFICIENT  
☐ LACK OF PROPER EXHIBITS  
☐ OTHER

FOR PLAINTIFF ATTORNEYS: WILLIAM D. HOOPER, JR. 879-7033, 125 North Main Street, Bel Air, Maryland 21014

CV Case No. Trial Date: Monday, January 3, 1984 10:00am

NOTE TO PARTIES:  
It is suggested that you contact each other to confirm trial date.

DISTRICT COURT OF MARYLAND FOR DISTRICT 9  
Located at Bel Air, Maryland 21014  
Case No. CV 83-3500

HARFORD ESTATES APARTMENTS, INC. vs. HARFORD COUNTY, MARYLAND

PLAINTIFF: Harford Estates Apartments, Inc.  
DEFENDANT: Harford County, Maryland

NOTICE  
TO: WILLIAM D. HOOPER, JR., ESQUIRE NEW ADDRESS EFFECTIVE 12/5/83  
125 North Main Street  
Bel Air, Maryland 21014

Notice of intent to defend has been filed by Robert A. Kremer, Esq. in the above case. The trial is set for Tuesday, Jan. 3, 1984 at 10:00 a.m. You must be prepared for trial on this date.

☐ The trial date in the above case has been changed to \_\_\_\_\_ at \_\_\_\_\_

☐ Hearing or Motion to be held \_\_\_\_\_ at \_\_\_\_\_

11/10/83 Date *John L. ...*

Copies mailed to:

(1) Hooper  
(2) Kremer  
(3) File  
(4) \_\_\_\_\_

NOTE TO PARTIES:  
It is suggested that you contact each other to confirm trial date.

CV 59 (Rev. 1/83)

William D. Hooper, Jr., Esquire  
125 N. Main Street  
Bel Air, Md. 21014

Frederick Ward Associates, Inc.  
Bel Air, Md. 21014

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  
25th day of October, 1983.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Kingsville Vol. Fire Co. received by Nicholas B. Commodari  
Attorney: William D. Hooper, Jr., Esq. Chairman, Zoning Plans Advisory Committee

84-163-SPHA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 12/2/83  
Posted for: petition for special hearing  
Petitioner: Kingsville Vol. Fire Co.  
Location of property: 2416 Broadshore Rd. & Rollins Ave.  
Location of Sign: \_\_\_\_\_  
Remarks: Large posted, also 3 other not in lot  
Posted by: John L. ... Date of return: 2/3/84  
Number of Signs: 3 others

Petitions For Special Hearing And Variance  
11th Election District  
ZONING: Petitions for Special Hearing and Variance  
LOCATION: Southwest corner of Broadshore Road and Rollins Avenue  
DATE & TIME: Wednesday, Feb. 16, 1984, 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 on the petition for special hearing and variance under Section 100-7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve amendments to the plan in Case No. 84-163-SPHA, to allow for construction of additions and variance to permit a rear yard setback of 5 ft. in lieu of the required 10 ft.

**The Times**  
Middle River, Md., January 26, 1984  
This is to certify that the annexed Petition for Special Hearing and Variance was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 26th day of January, 1984.  
*John L. ...* Publisher.

Company, Inc., as shown on plat plan filed with the Zoning Department.  
In the event that these petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be made at the hearing.

By Order Of  
*Arnold Jablon*  
Zoning Commissioner  
Of Baltimore County

84-163-SPHA

CERTIFICATE OF PUBLICATION  
TOWSON, MD., January 26, 1984

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 of one time before the 26th day of January, 1984, the 26th publication appearing on the 26th day of January, 1984.

THE JEFFERSONIAN,  
*John L. ...* Manager.

Cost of Advertisement, \$ 22.00

84-163-SPHA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 12/2/83  
Posted for: Petition for Variance and Special Hearing  
Petitioner: Kingsville Volunteer Fire Co.  
Location of property: 2416 Broadshore Rd. & Rollins Ave.  
Location of Sign: Large posted, also 3 other not in lot  
Remarks: Large posted, also 3 other not in lot  
Posted by: John L. ... Date of return: 12/23/83  
Number of Signs: 3 others

PETITION FOR SPECIAL HEARING AND VARIANCE  
11th Election District  
ZONING: Petitions for Special Hearing and Variance  
LOCATION: Southwest corner of Broadshore Road and Rollins Avenue  
DATE & TIME: Tuesday, January 24, 1984, 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 on the petition for special hearing and variance under Section 100-7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve amendments to the plan in Case No. 84-163-SPHA, to allow for construction of additions and variance to permit a rear yard setback of 5 ft. in lieu of the required 10 ft.

CERTIFICATE OF PUBLICATION  
TOWSON, MD., December 15, 1983

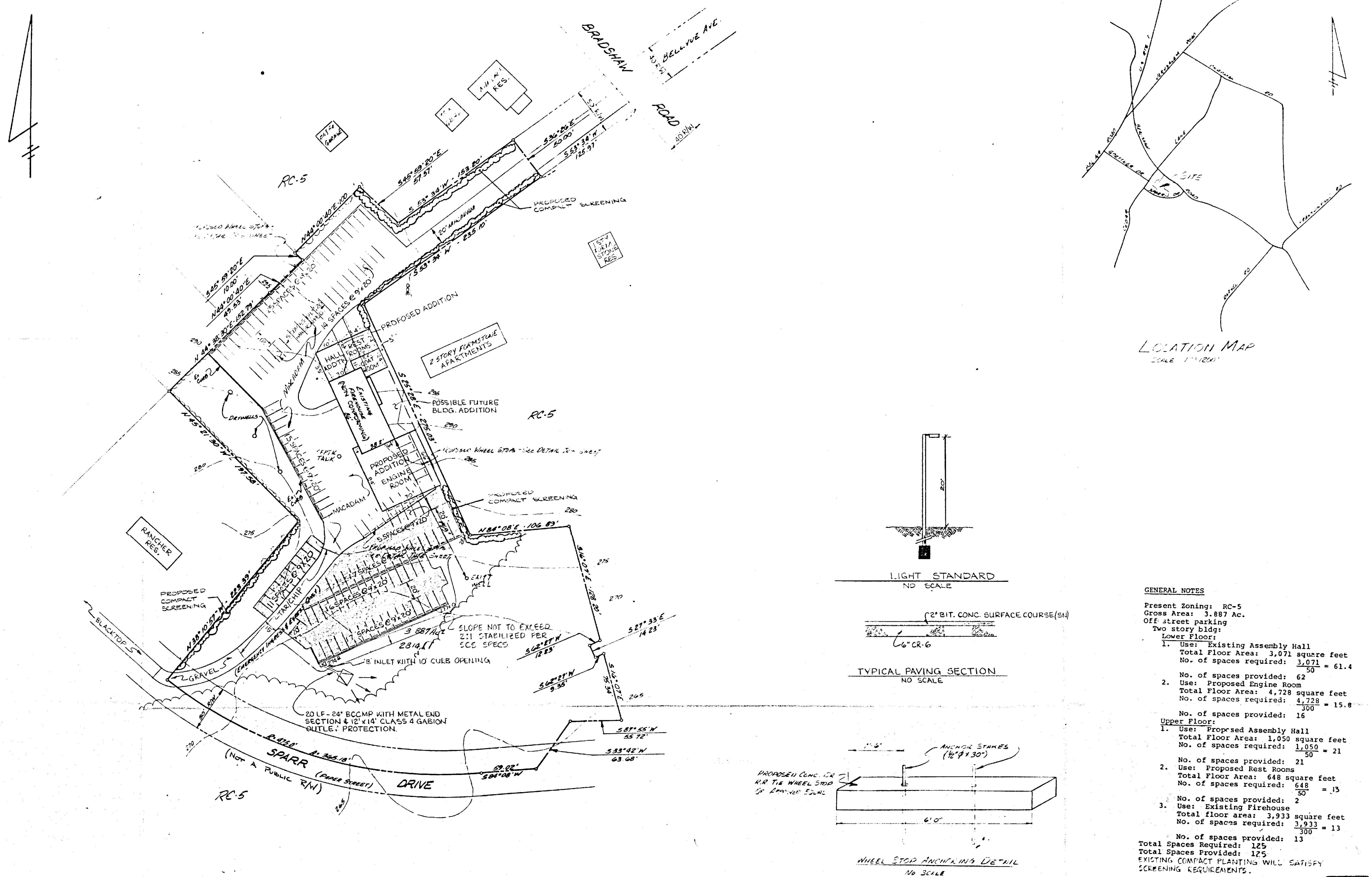
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once of one time before the 26th day of January, 1984, the 26th publication appearing on the 26th day of January, 1984.

THE JEFFERSONIAN,  
*John L. ...* Manager.

Cost of Advertisement, \$ 22.00

PETITIONER'S EXHIBIT 1





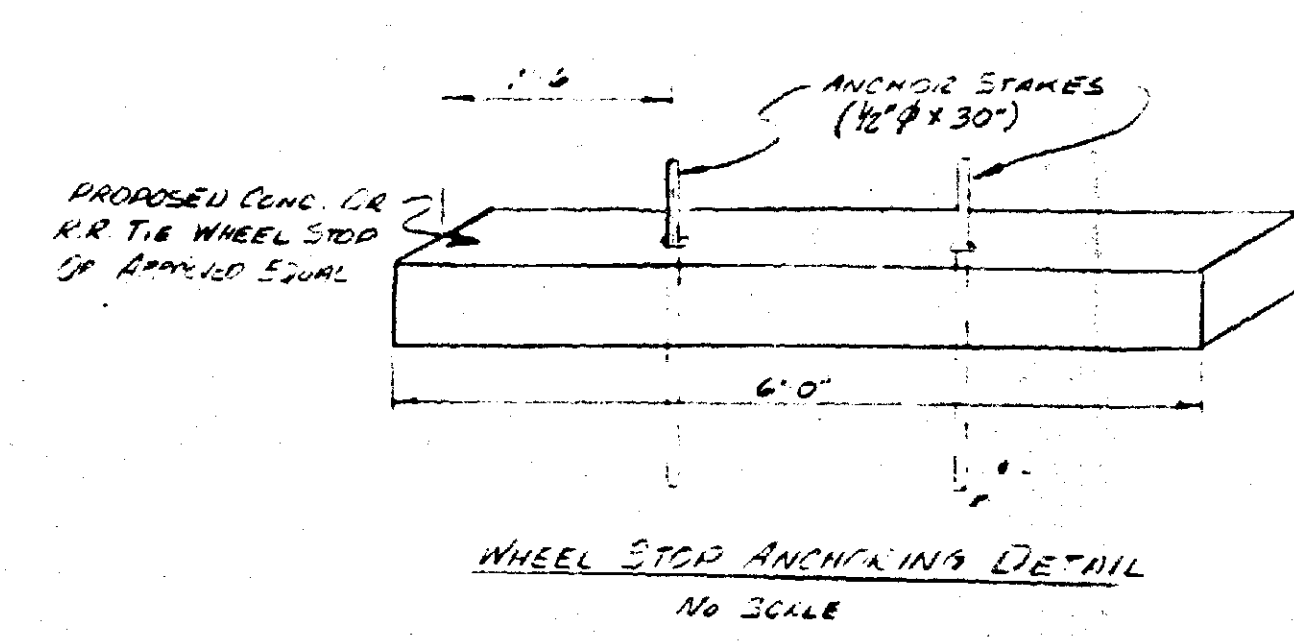
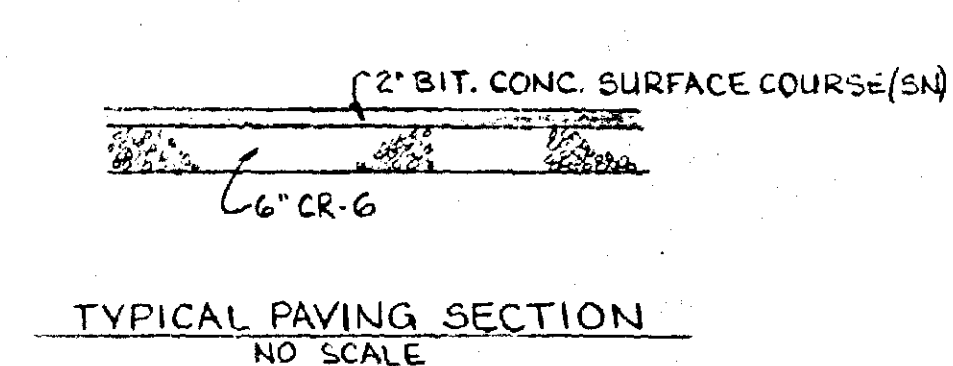
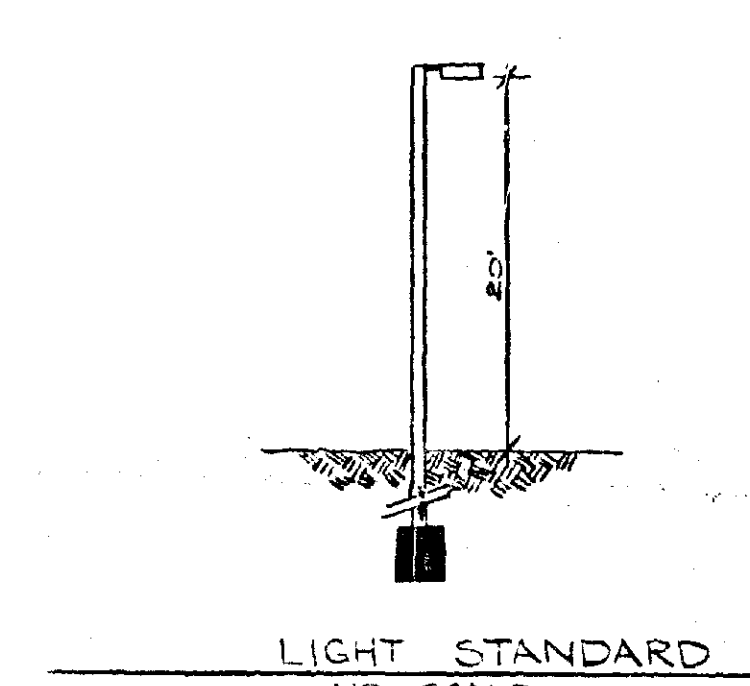
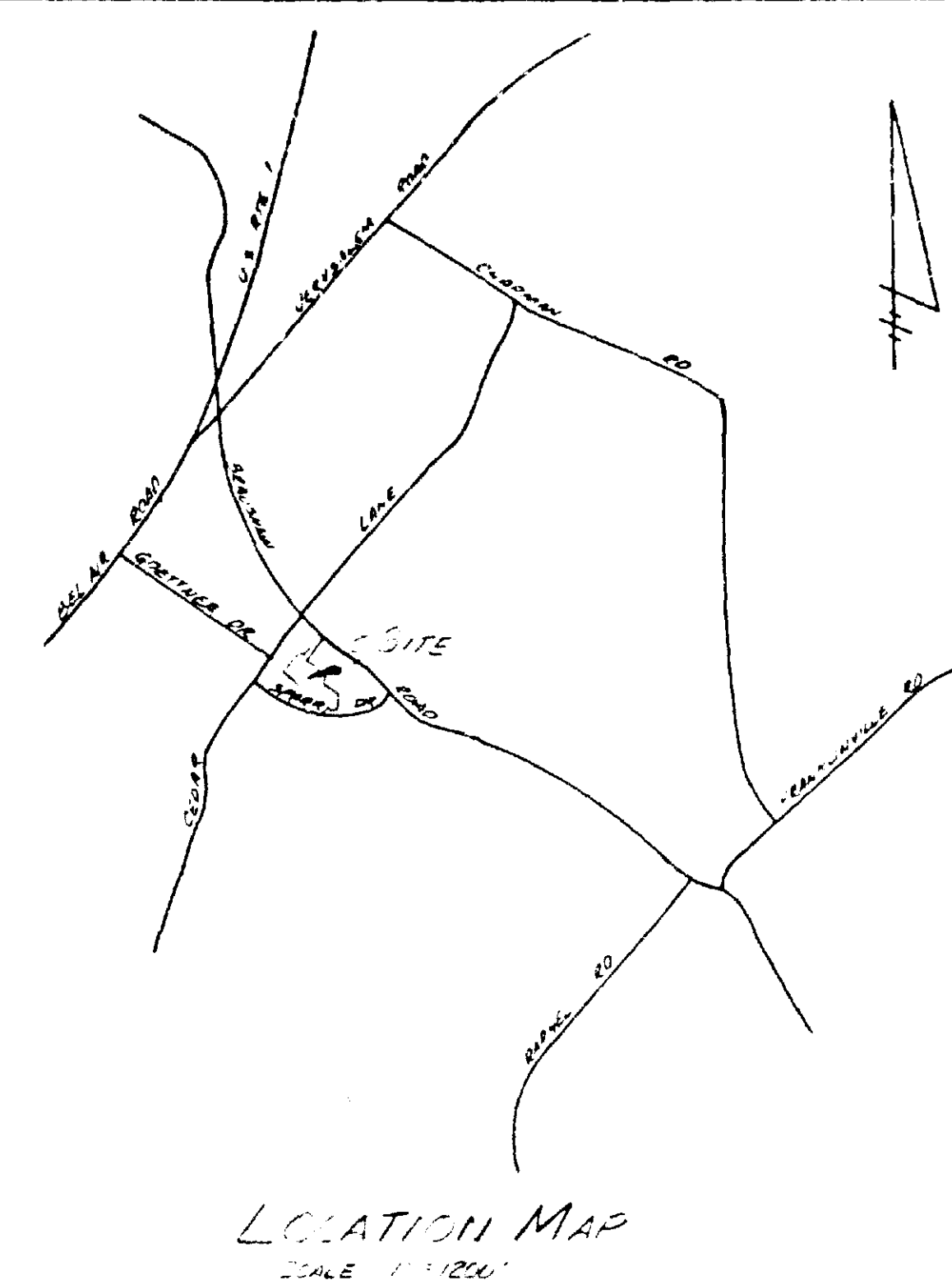
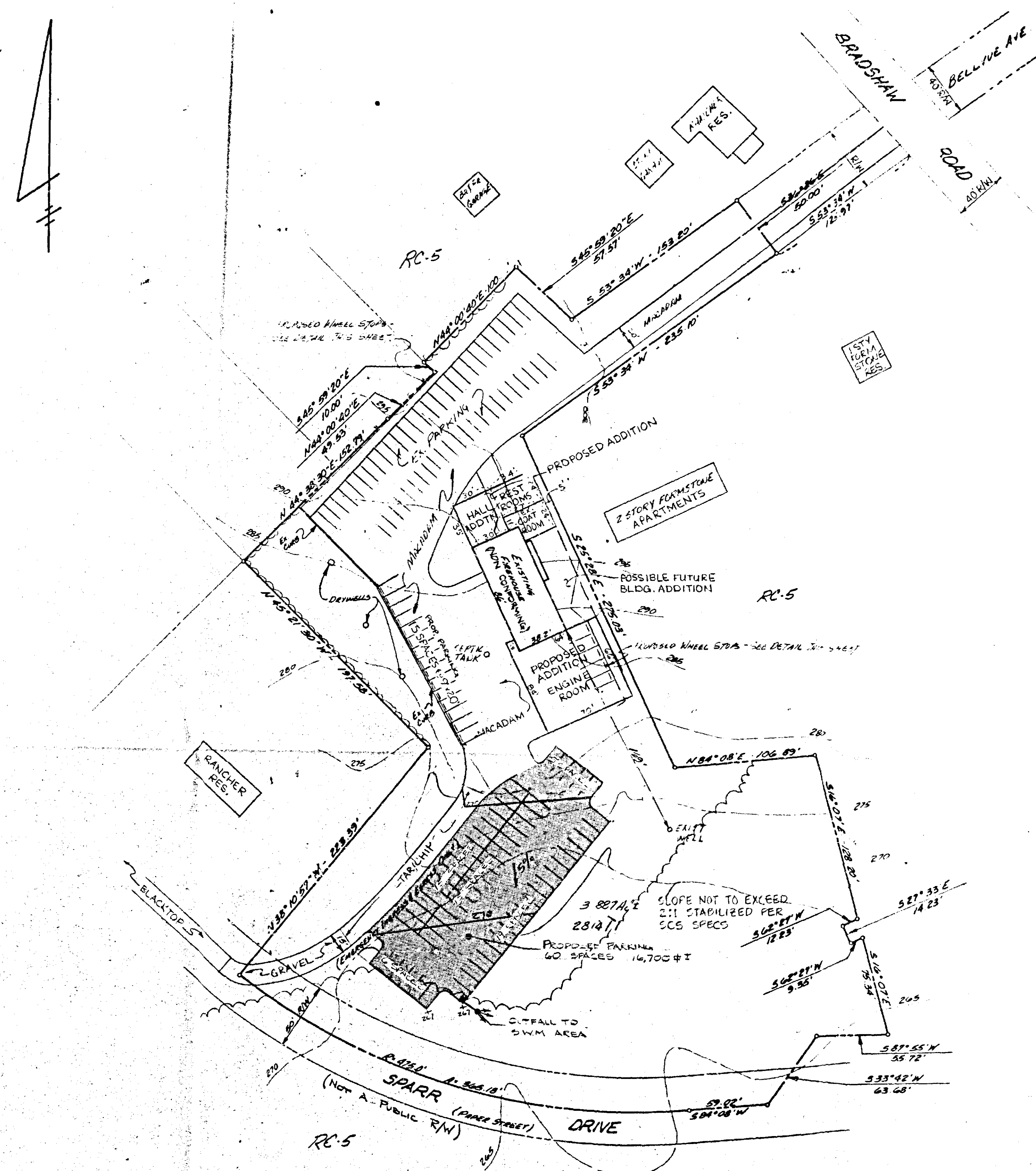
LOCATION MAP  
SCALE 1"=120'

- GENERAL NOTES**
- Present Zoning: RC-5  
Gross Area: 3.887 Ac.  
Off street parking  
Two story bldg:
- Lower Floor:**
- Use: Existing Assembly Hall  
Total Floor Area: 3,071 square feet  
No. of spaces required:  $\frac{3,071}{50} = 61.4$   
No. of spaces provided: 62
  - Use: Proposed Engine Room  
Total Floor Area: 4,728 square feet  
No. of spaces required:  $\frac{4,728}{300} = 15.8$   
No. of spaces provided: 16
- Upper Floor:**
- Use: Proposed Assembly Hall  
Total Floor Area: 1,050 square feet  
No. of spaces required:  $\frac{1,050}{50} = 21$   
No. of spaces provided: 21
  - Use: Proposed Rest Rooms  
Total Floor Area: 648 square feet  
No. of spaces required:  $\frac{648}{50} = 13$   
No. of spaces provided: 13
  - Use: Existing Firehouse  
Total floor area: 3,933 square feet  
No. of spaces required:  $\frac{3,933}{300} = 13$   
No. of spaces provided: 13
- Total Spaces Required: 125  
Total Spaces Provided: 125  
EXISTING COMPACT PLANTING WILL SATISFY SCREENING REQUIREMENTS.

**PETITIONER'S EXHIBIT 6**

PLAT FOR SPECIAL EXCEPTION  
CASE # FOR VARIANCE 78-111A

|                                                    |                                                         |                                                              |                                                     |                                                                                                                                                               |
|----------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suite<br>1"=50'<br>Drawn By<br>SWS<br>Sheet 1 of 1 | Date<br>8-4-83<br>Designed By<br>LEJ<br>Job No.<br>8332 | FREDERICK WARD ASSOCIATES, INC.<br>BEL AIR, MARYLAND<br>2090 | • ENGINEERS<br>• PLANNERS<br>• LANDSCAPE ARCHITECTS | SITE PLAN<br>BUILDING ADDITION<br>KINGSVILLE VOLUNTEER FIRE COMPANY<br>LOCATED OFF<br>BRADSHAW ROAD<br>11TH ELECTION DIST.<br>BALTIMORE COUNTY MD.<br>9-2-152 |
|----------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|



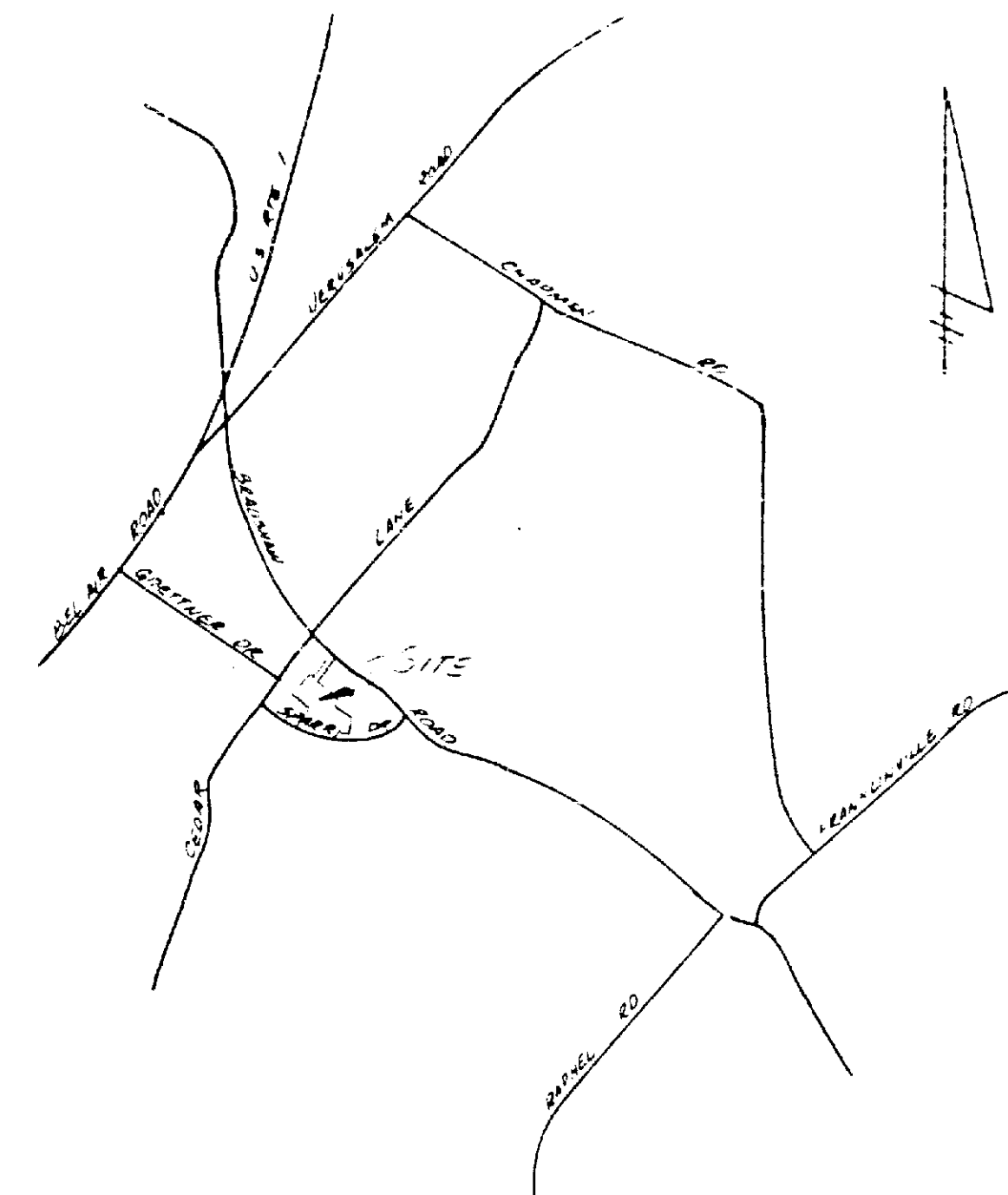
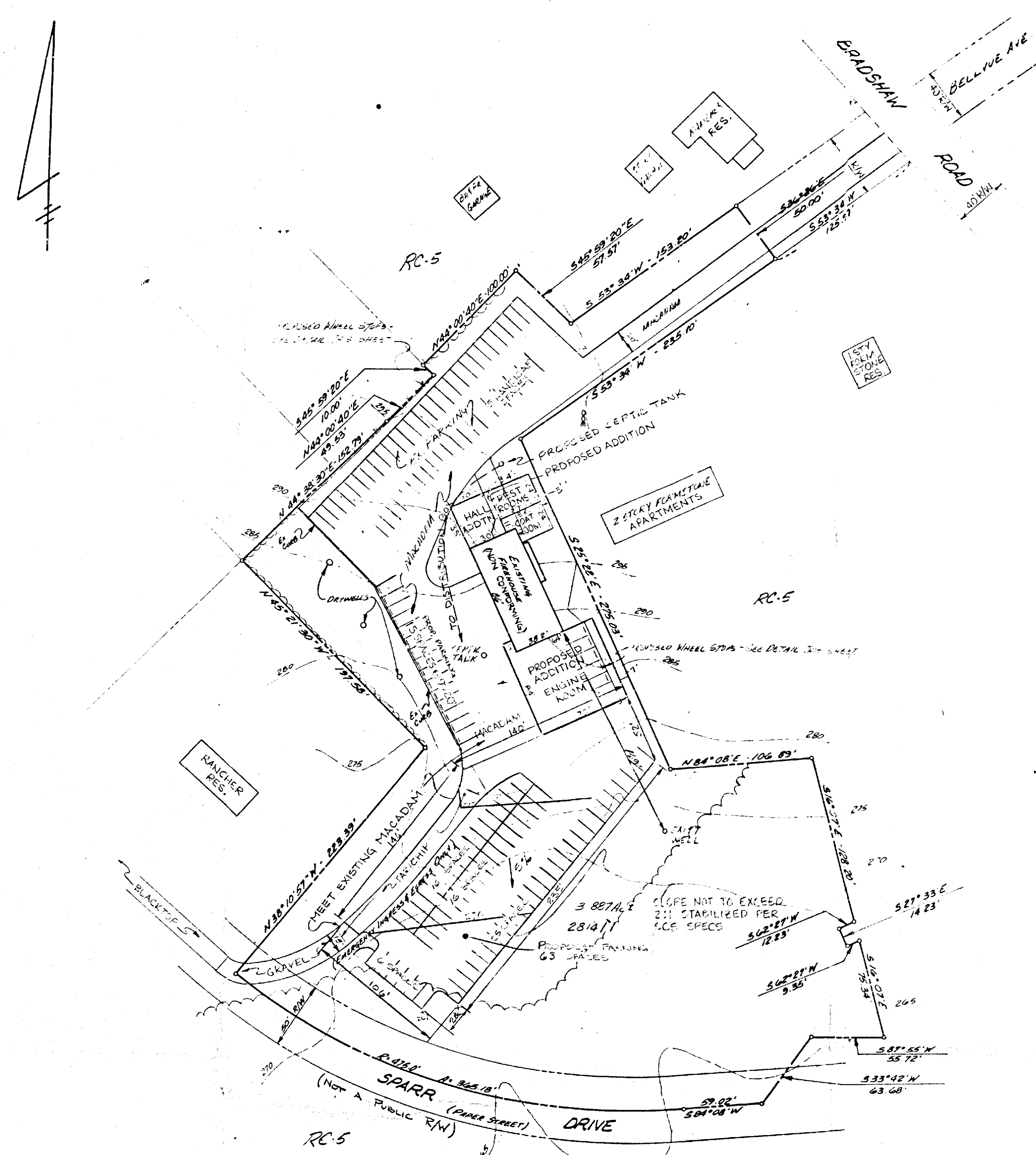
- GENERAL NOTES**
- Present Zoning: RC-5  
 Gross Area: 3.887 Ac.  
 Off-street parking  
 Two story bldg:
- Lower Floor:**
- Use: Existing Assembly Hall  
 Total Floor Area: 3,071 square feet  
 No. of spaces required:  $\frac{3,071}{50} = 61.4$   
 No. of spaces provided: 62
  - Use: Proposed Engine Room  
 Total Floor Area: 4,728 square feet  
 No. of spaces required:  $\frac{4,728}{300} = 15.8$   
 No. of spaces provided: 16
- Upper Floor:**
- Use: Proposed Assembly Hall  
 Total Floor Area: 1,050 square feet  
 No. of spaces required:  $\frac{1,050}{50} = 21$   
 No. of spaces provided: 21
  - Use: Proposed Rest Rooms  
 Total Floor Area: 648 square feet  
 No. of spaces required:  $\frac{648}{50} = 13$   
 No. of spaces provided: 2
  - Use: Existing Firehouse  
 Total floor area: 3,933 square feet  
 No. of spaces required:  $\frac{3,933}{300} = 13$   
 No. of spaces provided: 13
- Total Spaces Required: 125  
 Total Spaces Provided: 125  
 EXISTING COMPACT PLANTING WILL SATISFY SCREENING REQUIREMENTS.

**PETITIONER'S EXHIBIT 12**

|  |  |                    |  |                       |  |                                                                                                                                                                                                           |
|--|--|--------------------|--|-----------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | Scale<br>1"=50'    |  | Date<br>8-4-83        |  |  <b>FREDERICK WARD ASSOCIATES, INC.</b><br>REL. AIR. MARYLAND<br>• ENGINEERS<br>• PLANNERS<br>• LANDSCAPE ARCHITECTS |
|  |  | Drawn By<br>S.V.B. |  | Designed By<br>J.E.C. |  |                                                                                                                                                                                                           |
|  |  | Sheet / of /       |  | Job No.<br>8332       |  |                                                                                                                                                                                                           |

**PLAT FOR SPECIAL EXCEPTION**  
 CASE # FOR VARIANCE 78-111A  
 REVISED PARKING AREA 2/15/84

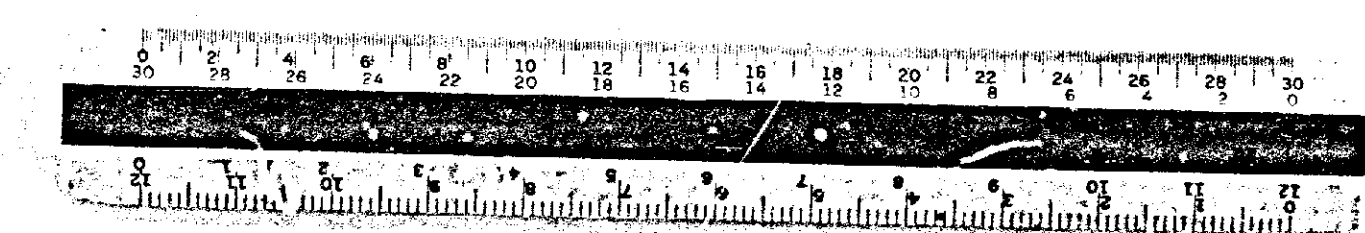
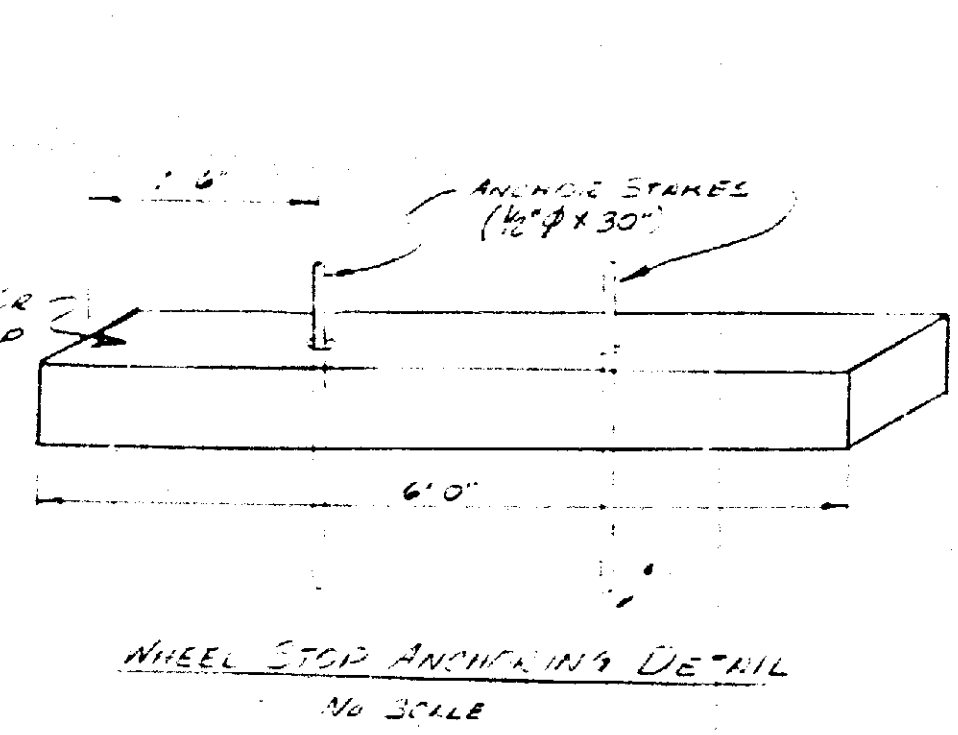
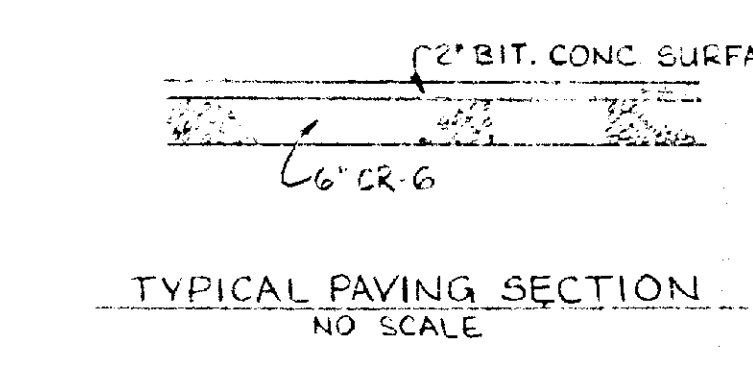
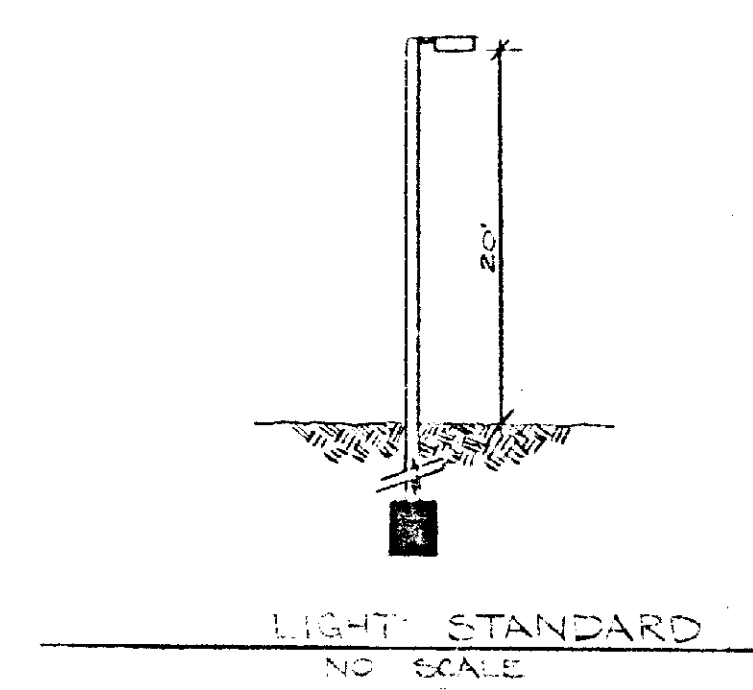
**SITE PLAN**  
 BUILDING ADDITION  
 KINGSVILLE VOLUNTEER FIRE COMPANY  
 LOCATED OFF  
 BRADSHAW ROAD  
 11<sup>TH</sup> ELECTION DIST.  
 BALTIMORE COUNTY MD.



LOCATION MAP  
SCALE 1"=120'

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY: J. G. B.  
PLANNING  
DATE: 6/1/84  
BY: [Signature]  
ZONING COMMISSIONER  
DATE: 4/15/84  
**84-163**  
**C-548-84**

- GENERAL NOTES**
- Present Zoning: RC-5  
Gross Area: 3.887 Ac.  
Off-street parking  
Two story bldg
- Lower Floor:**
- Use: Existing Assembly Hall  
Total Floor Area: 3,071 square feet  
No. of spaces required:  $\frac{3,071}{50} = 61.4$
  - Use: Proposed Engine Room  
Total Floor Area: 4,728 square feet  
No. of spaces required:  $\frac{4,728}{300} = 15.8$
- Upper Floor:**
- Use: Proposed Assembly Hall  
Total Floor Area: 1,050 square feet  
No. of spaces required:  $\frac{1,050}{50} = 21$
  - Use: Proposed Rest Rooms  
Total Floor Area: 648 square feet  
No. of spaces required:  $\frac{648}{50} = 13$
  - Use: Existing Firehouse  
Total floor area: 3,933 square feet  
No. of spaces required:  $\frac{3,933}{300} = 13$
- Total Spaces Required: 125**  
**Total Spaces Provided: 125**  
EXISTING CONFLICT PLANTING WILL SATISFY SCREENING REQUIREMENTS.



REVISED 5-25-84

|                                                                        |                                                                             |                                                                     |                                                              |                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scale<br/>1"=50'</p> <p>Drawn By<br/>S.V.B.</p> <p>Sheet 1 of 1</p> | <p>Date<br/>6-4-83</p> <p>Designed By<br/>J.E.2</p> <p>Job No.<br/>8332</p> | <p><b>FREDERICK WARD ASSOCIATES, INC.</b><br/>BEL AIR, MARYLAND</p> | <p>• ENGINEERS<br/>• PLANNERS<br/>• LANDSCAPE ARCHITECTS</p> | <p><b>PLAT FOR SPECIAL EXCEPTION</b><br/>CASE # FOR VARIANCE 78-111A<br/>REVISED PARKING AREA 2/15/84</p> <p><b>SITE PLAN</b><br/>BUILDING ADDITION<br/>KINGSVILLE VOLUNTEER FIRE COMPANY<br/>LOCATED OFF<br/>BRADSHAW ROAD<br/>11" ELECTION DIST.<br/>BALTIMORE COUNTY, MD.</p> |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|