331

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 described property for

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.
ontract Purchaser:	Legal Owner(s):
(Type or Print Name)	Cowenton Volunteer Fire Co., Inc.
Signature	Signature Charles Filder Charles To Salar State Charles To Salar Sta
Address	Charles E. Schulz, President (Type or Print Name)
City and State	Signature
rney for Petitioner:	
(Type or Print Name)	5419 Ebenezer Road 335-5112 Address Phone No.

City and State

tract purchaser or representative to be contacted Charles E. Schulz, President City and State Attorney's Telephone No.: ________9419 Franklin Square Drive 391-9454 (H) ORDERED By The Zoning Commissioner of Baltimore County, this ____ day

~----

ORDER

of _____, 19_85, 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 on the _____ 16th ____ day of ____ July ____, 1985 __, at _10:00 o'clock

White Marsh, Maryland 21162

Name, address and phone number of legal owner, con-

0	O
RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE SW/Ebenezer Rd., 418' SE/Centerline of Philadelphia Rd. 11th District	: BEFORE THE COUNTY BOARD OF APPEAL : OF BALTIMORE COUNTY :
COMENTON VOLUNTEER FIRE CO., INC., Petitioner	: Case No. 86-24-XA
: : :	::::

ORDER

Upon a review of the record and following a hearing on February 4, 1986, and there being no dispute of fact, it is, this 18th day of February , 1986, by the County Board of Appeals of Baltimore

ORDERED, that the petition for special exception and variance, as amended, be and hereby is, GRANTED, subject to the following restrictions:

1. The Petitioner shall comply with the revised site plan originally dated January 9, 1985 and revised October 24, 1985, entitled "Cowenton Volunteer Fire Co. Site Plan, " prepared by Carroll Engineering, Inc., > Drawing No. SP-1.

2. Storm Water Management and Landscape Manual requirements shall be met.

3. All construction, as well as grading, permits shall be obtained prior to proceeding with grading.

4. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

Communication of the communica

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

atau nakayaga kampa disharak sa Shimo na sanna anaki shii sannaya siga di ahii sang dibagai sa sa sa sa sa sa s

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 Veriance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Addition is needed to project closer to the street in order to minimize area in floodplain and to allow for drive-thru truck bays.

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 affir under the penalties of perjury, that I/v are the legal cwner(s) of the proper which is the subject of this Petition.
Centract Purchaser:	Legal Owner(s):
(Type or Print Name)	Cowenton Volunteer Fire Co., Inc.
Signature	- Challes Dehil, Resident
Address	Charles E. Schulz, President (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
(Type or Print Name)	5419 Ebenezer Road 335-5112 Address Phone No.
Classic	White March Manyland 22762

-- White Marsh, Maryland 21162 ≥ignature City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted <u>Charles E. Schulz, President</u>

Aftorney's Telephone No.: 9419 Franklin Square Drive 391-9454 (H) ORDE: O By The Zoning Commissioner of Baltimore County, this _____ 10th____ day of June 1985, that the subject matter of this petition be advertised, as one lightimore County, that property be posted, and that the public hearing be had before the Zoning County of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Patricia Phipps

APPROVAL AS TO FORM:

5419 Ebenezer Road

Deputy People's Counsel

Towson, Maryland 21204

Room 223, Court House

494-2188

White Marsh, Maryland 21162

The Cowenton Volunteer Fire Co., Inc.

-86-24-XA

County Board of Appeals of Baltimore County Room 200 Court House (Hearing Room #218) Towson, Maryland 21204 (301) 494-3180

NOTICE OF ASSIGNMENT

November 14, 1985

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-79

CASE NO. 86-24-XA

COWENTON VOLUNTEER FIRE CO., INC. SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road

SE-Volunteer Fire Company pursuant to Sec. 230.13. 8/7/85 - D.Z.C.'s Order-GRANTED

w/restrictions TUESDAY, FEBRUARY 4, 1986, at 10 a.m.

11th District

cc: Mr. Charles E. Schultz Petitioner Phyllis C. Friedman People's Counsel

Norman E. Gerber James Hoswell Arnold Jablon Jean Jung

James Dyer

ASSIGNED FOR:

June Holmen, Secy.



County Board of Appeals of Baltimore County Room 200 Court House Tomson, Maryland 21204 (301) 494-3180

February 18, 1986

Pnyllis Cole Friedman Feople's Councel for Baltimore County Foom 223, Counthouse Towson, MD 21204

> Re: Case No. 86-24-XA Cowenton Volunteer Fire Co.

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Enclosure

cc: Charles E. Schulz Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H JUNG DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162

> RE: Petitions for Special Exception and Variance SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road 11th Election District Cowen on Volunteer Fire Co., Inc., Petitioner

Dear Mr. Schulz:

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

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

Case No. 86-24-XA

JMHJ:bg Attachments cc: People's Counsel

RE: Petitions for Special Exception * and Variance SW/Ebenezer Rd., 418' SE/center- * line of Philadelphia Road 11th Election District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Cowenton Volunteer Fire Co. Inc., * Case No. 86-24-XA Petitioner *

* * * * * * * * * * The Petitioner herein requests a special exception for a volunteer fire company and a variance to permit a front yard setback of 20 feet 7 inches in

lieu of the required average of 27 feet 6 inches. Testimony on behalf of the Petitioner indicated that the existing building was built on donated land in the 1950's by the members of the Cowenton Volunteer Fire Company, Inc. The Company was established around 1945 and has served the community well and faithfully since that time. It never petitioned for, or received, a special exception. Over the years there has been a need for additional and enlarged equipment and proper storage for such equipment. Much of the lot is in a flood plain. At this time the Company proposes the construction of a 40' x 80' building designed in accordance with a Baltimore County Fire Department established floor plan as shown on the plan prepared by Carroll Engineering Inc., revised April 16, 1985. The building cannot be relocated because of a Baltimore Gas and Electric Company easement. The variance is requested so that a portion of the building as small as possible would intrude on the flood plain area. The building length is necessary for drive-through truck bays.

There were no protestants.

pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore Co ty Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1

DAT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

|
Arnold Jablon TO Zoning Commissioner | DateJuly_2,_1985 |
|---|------------------|
| Norman E. Gerber, Director FROM Office of Planning and Zoning | |

SUBJECT Zoning Petition No. 86-24-XA 37

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber Difector Office of Planning and Zoning

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

| TOWSON, MD., | June 27 85 |
|------------------------------------|-----------------------------|
| THIS IS TO CERTIFY, that the | e annexed advertisement was |
| published in THE JEFFERSONIAN, | a weekly newspaper printed |
| and published in Towson, Baltimore | e County, Md., appearing on |

THE JEFFERSONIAN.

18 Venetonli

Publisher

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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office.

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 ARNOID JARLON

0

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 11th Election District

LOCATION: Southwest of

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County Cost of Advertising 24.75

Petition for Variance 11th Election District
LOCATION: Southwest of Ebensezer Road, 418 feet Southeast of the centerline of Ph. adelphia Road.
DATE & TIME: TUESDAY, JULY
16, 1986 AT 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Marviand.

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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the prope ty of Cewenton Volunteer Fire Ce., Inc., as shown on the plat plan filed with the Zoning Office.

In the event that this Petition is 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

mit 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 Jobios

Ule Times

This is to Certify, That the annexed

Reg L 73/43 was inserted in Times, a newspaper printed and published in Baltimore County, once in each

Case No. 86-24-XA

.....

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 10th day of June , 1985.

Zoning Commissione

Petitioner Cowenton Volunteer Fire Co. Received by: Micholas B. Commodari
Attorney

Co: Carroll Engineering, Inc.

Received by: Micholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 36-711-XH

0

| District 1/1/2 | Date of Posing |
|---|--------------------------|
| Posted for: | · |
| Petitioner: Cowenter Holynteer Fi | 1. HIE'SE OF FAUL Rd. |
| Location of Signs: One Fasting market last | Facing routh April 15 Fr |
| Remarks: Posted by ////// Cop Signature Number of Signs: | Date of return: 9/20/85 |

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 76-74-XA

0

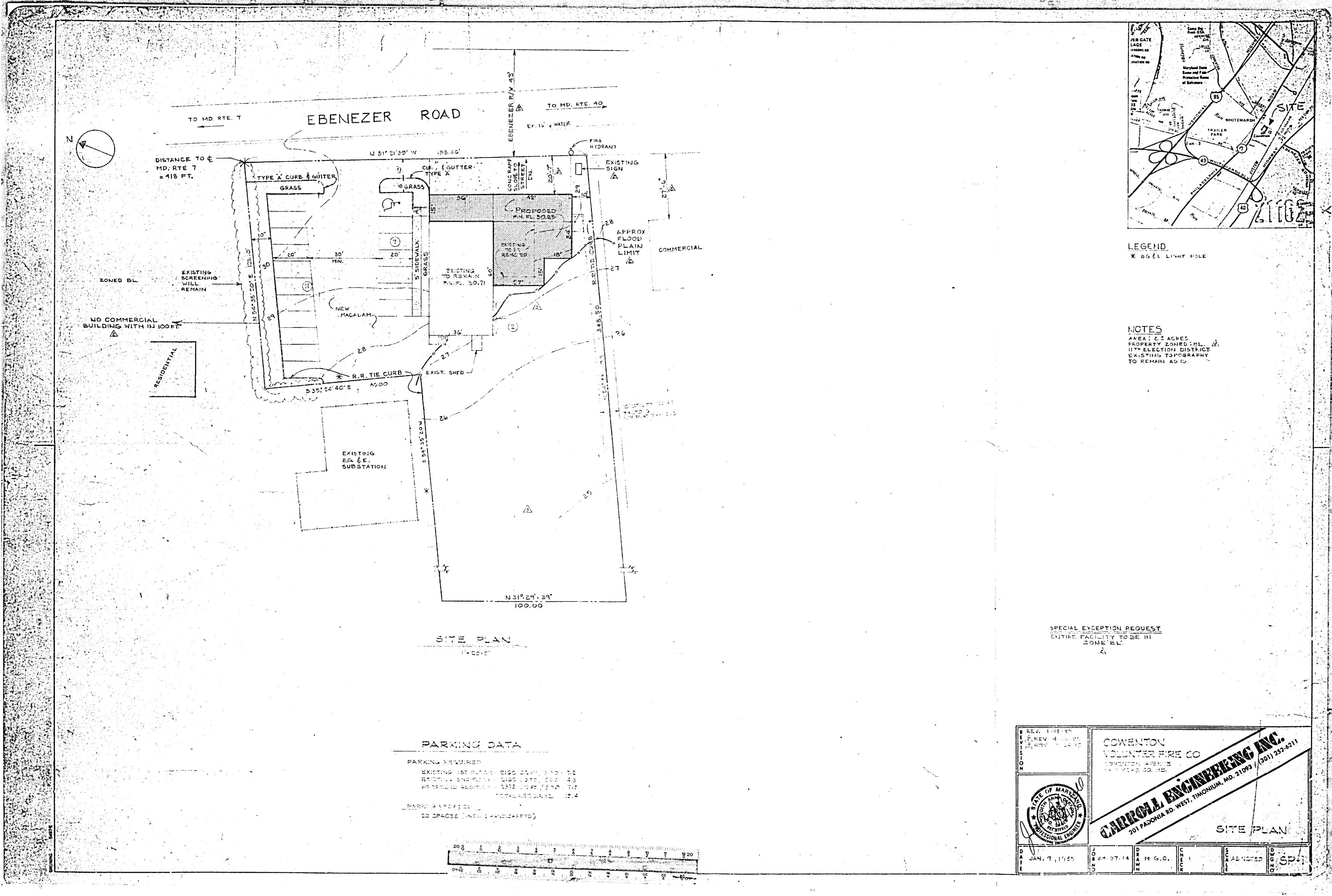
| District 1174 | Date of Posting 6/27/85 |
|--------------------------------------|------------------------------|
| Posted for: Special Exception | 272 L Pariones |
| Petitioner: Cowenton Volun | steer Fixo Pepte |
| Location of property: SW OF Fbo | nexex Rd., MIT'SEif |
| Location of Signs: Both signs focing | Florioner R.L. MPPRE 10' Fr. |
| Remarks: | |
| Posted by Signature Number of Signat | Date of return: 6/27/85 |

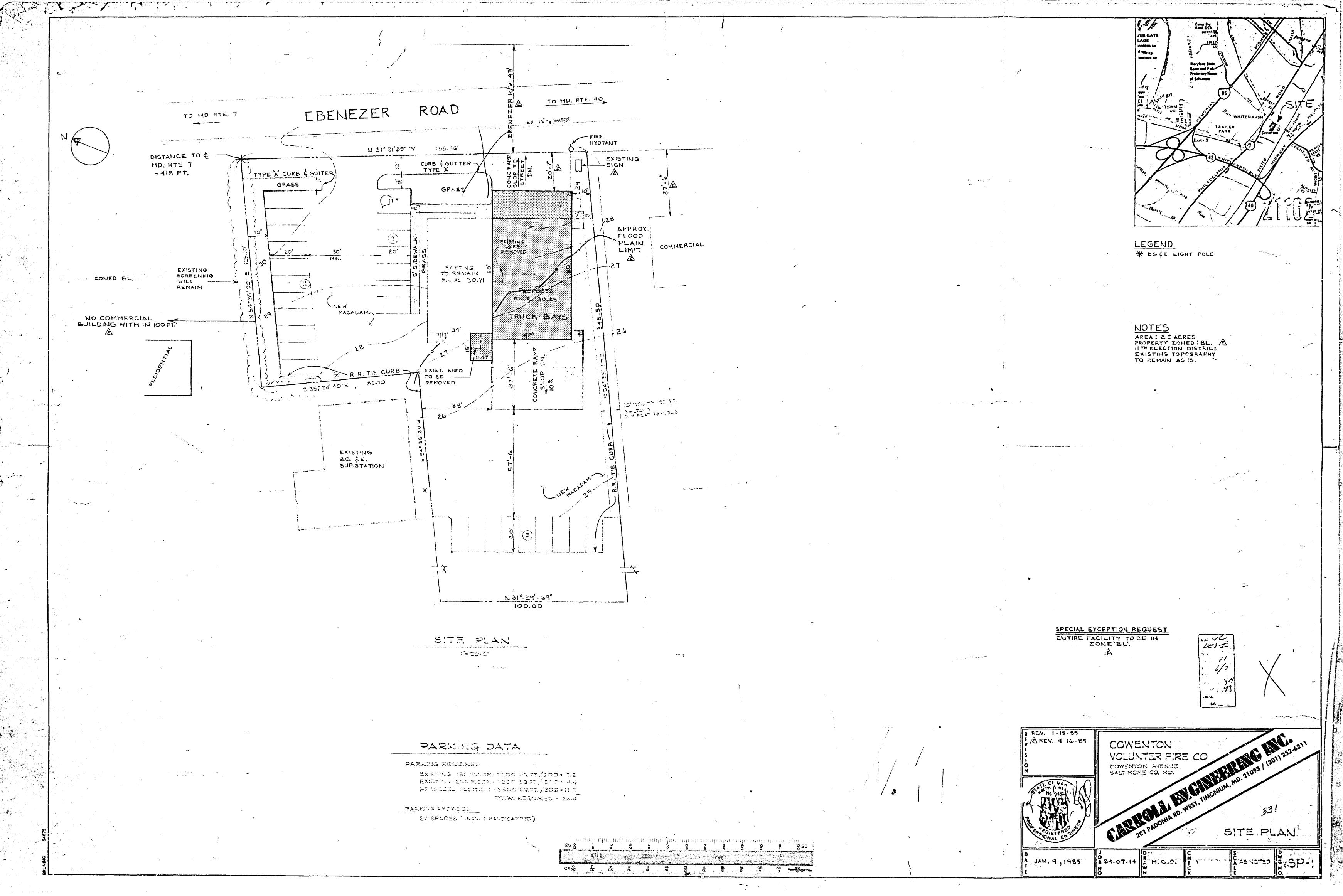
#86-24-XA

11th District SW/Ebenezer Rd., 418 SE/cl of Philadelphia Rd.

COWENTON VOLUNTEER FIRE COMPANY, INC.

2 SIGNS





of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variance should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore _ day of August, 1985, that the Petition for Special Exception for a volunteer fire company and, additionally, the Petition for Variance to permit a front yard setback of 20 feet 7 inches in lieu of the required average of 27 feet 6 inches are hereby GRANTED, from and after the date of this Order, subject to the following restrictions: 1. Storm Water Management and Landscape Manual requirements shall be met. 2. All construction, as well as grading, permits shall be obtained prior to proceeding with grading. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration. BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER July 15, 1985 Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 RE: Petition for Special Exception & Variance SW/ Ebenezer Rd., SE/ centerline of Philadelphia Road - 11th Election District COwenton Volunteer Fire Co., Inc. - Petitioner Case No. 86-24- XA Dear Mr. Schulz, This is to advise you that \$ 57.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the ore County, Maryland, BALTIMORE COUNTY, MARYLAND Office Building, OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE AND TIME: set above or made at the hearing. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 DATE: Tuesday, July 16, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

PETITION FOR SPECIAL EXCEPTION AND VARIOUS llth Election District

LOCATION: Southwest of Ebeneezer Road, 418 feet Southeast of the centerline of Philadelphia Road

Tuesday, July 16, 1985 at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of _____ Cowenton Volunteer Fire Co., Inc. ____, as shown on plat plan filed with the Zoning Office. 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

NOTICE OF HEARING

Case No. 86-24-XA

10:00 a.m.

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE SW/Ebeneezer Rd., 418' SE/centerline of

Philadelphia Road - 11th Election District

Cowenton Volunteer Fire Co., Inc. - Petitioner

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

June 12, 1985

COWENTON VOLUNTEER FIRE DEPARTMENT PROPERTY DESCRIPTION

Beginning for same at a point determined on the southwest side of Ebenezer Road, 418' southeast of Q of Philadelphia Road and running thence S 31° 21' 39" E, 185.46 feet; thence S 54° 35' 20" W; 348.50 feet; thence N 31° 29' 39" W, 100.25 feet; thence N 54° 35' 20" E, 245.57 feet; thence N 35° 24' 40" W, 85.00 feet; and N 54° 35' 20" E, 123.10 feet to the point of beginning.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE SW of Lbenezer Rd., 418' SE of : OF BALTIMORE COUNTY Centerline of Philadelphia Rd., 11th District

COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA INC., Petitioner

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Thyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Setu Max Zunen Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 9419 Franklin Square Drive, Baltimore, MD 21237, Petitioner.

ACCOUNT R-01-515-000 AMOUNT \$ 57.90 Commissioner

FROM: Cowenthy Volunteer Fire Co., Inc. Advertising and Posting Case 86-24-XA B BOP7#####5799:a #07#F

VALIDATION OR SIGNATURE OF CASHIER

T

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

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PETITION FOR VARIANCE SW/Ebenezer Rd., 418' SE/ OF BALTIMORE COUNTY Centerline of Philadelphia Rd., llth District

COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA INC., Petitioner ::::::

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of August 7, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter May Vinnerman Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 6th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Mr. Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 5419 Ebenezer Road, White Marsh, MD 21162, Petitioner.

> Peter My Zummerman Peter Max 2immerman

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 6, 1985

Mr. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162

> RE: Petition for Special Exception SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road 11th Election District Cowenton Volunteer Fire Co., Inc., Petitioner Case No. 86-24-XA

Dear Mr. Schulz:

Please be advised that an appeal has been filed by the People's Counsel of Baltimore County from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely, Crnold Jablon
ARNOLD JABLON Zoning Commissioner

86-678 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER September 19, 1985 Mr. Charles E. Schulz, President The Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 RE: 86-24-XA Dear Mr. Schulz: In reference to your letter of September 17, 1985, I cannot tell you why People's Counsel has appealed the above-referenced case. I would suggest that you call them and ask their reasons which should guide you in any subsequent action. You may reach them at 494-2188. People's Counsel often operates without regard to particular situations, but out of some concern of broad views. What they might be in this particular case I have no idea. I wish I could be more helpful.

Zoning Commissioner

MICROFILMED

86-678 AM THE COWENTON VOLUNTEER FIRE CO., INC. 5419 EBENEZER RD. WHITE MARSH, MARYLAND 21162 September 17, 1985

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

Case Number 86-24-XA

ZONING DEPAKTMENT

Dear Mr. Jablon: I received your letter dated September 6, 1985, concerning the appeal of the zoning decision rendered by the Deputy Zoning Commissioner.

We are puzzled and concerned that the decision is being appealed when there was no opposition present at the hearing. Consequently, we respectfully request answers to the following questions: 1. Who or What prompted the People's Counsel of Baltimore County

to file an appeal?

2. Which aspects of the decision are being appealed? 3. What action can we take to properly prepare ourselves for the

appeal hearing? Thank you for considering our request, and we look forward to your reply.

Yours in Community Service,

Charles E. Schulz, President

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985

COUNTY OFFICE BLDG. Mr. Charles E. Schulz, President 111 W. Chesapeake Ave. Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road

White Marsh, Maryland 21162 Nicholas B. Commodari RE: Item No. 331 - Case No. 86-24-XA Chairman Petitioner - Cowenton Volunteer Fire Co..

Bureau of Department of State Roads Commissi Bureau of Health Department Project Planning Building Department

Board of Education

Industrial

Development

Zoning Administration

Dear Mr. Schulz: 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.

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, Michalas D. Commadari, box NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

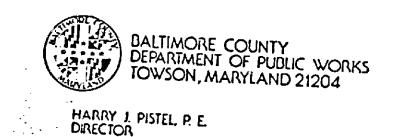
> > May 15, 1985

Special Exception & Variance Petitions

Enclosures

cc: Carroll Engineering, Inc. 201 Padonia Road, West Timonium, Maryland 21093

MICHOFILMED



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

> Re: Item #331 (1984-1985) Property Owner: Cowenton Volunteer Fire Company Location: S/W side Ebenezer Road, 418' S/E of Philadelphia Road

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 General Comments:

This site will be subject to all applicable public improvement requirements in accordance with the Baltimore County Development Regulations at such time as the property is processed for development.

This site is subject to sediment control and storm water management regulations as applicable.

> Very truly yours, ame A. Marple GAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

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

Dear Mr. Jablon:

45 0

5.00 (Sec.)

-

AJ:bg

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item # 331 Property Owner: COWENTON VOLUNTEER FIRE Co. Location: SW/SIDE EBENEZERRO, 418 SIE & OF PHILDOCLPHIA RD . The Division of Current Planning and Development has reviewed the subject

(X)There are no site planning factors requiring comment.)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

()The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

petition and offers the following comments. The items checked below are

Chief, Current Planning and Development cc: James Hoswell

)Additional comments:

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon Zoning Commissioner

County Office Building

Towson, Maryland 21204

Item No. 326,327,329,330(33),334, and 337 ZAC Meeting of May 14, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

· May 17, 1985

Acres: District:

Dear Mr. Jablon:

MSF/ccm

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

Traffic Engineering Assoc. J

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

PAUL H. REINCKE CHIEF

774

COMMIC TO Plan

The second of the second secon

Mr. Arnold Jablon 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: Cowenton Volunteer Fire Company

Location: S/W side Ebenezer Road, 418' S/E of centerline of Philadelphia Road Item No.: 331 Zoning Agenda: Meeting of 5/14/85

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

(χ) 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

Fire Prevention Bureau

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

) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 21, 1985

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner

Office of Plenning and Zoning Towson, Maryland 21204, Dear Mr. Jablums

Comments on Item # 331 Zoning Advisory Committee Meeting are as follows: Cowenton Volunteer Fire Company S/W Side Ebenezer Road, 418 S/E of C/L of Philadelphia Road

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Stellards. B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4, Single Family Detached Lecilings require a minimum of 1 hour firs rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall is closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1407, Section 1406.2 and Table 1402. Be openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to beight/ares and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) ______, of the Baltimore

The proposed project appears to be located in a Flood Plain, ECREPATIVE Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. EXPERIMENTAL PROPERTY AND ADDRESS OF THE PROPERTY ADDRES

SPECIAL NOTE: (J.) Comments: Plan showing flood plain limit dues not indicate which line is Construction may the flood plain. If the structure proposed is within the flood plain.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 172 of the County Office Building at 111

W. Chesapeaks Avenue, Towson, Maryland 21204. Marks ? Sumhan BY: C. E. Burnham, Chief Building Flans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

|
Arnold Jablon TO Zoning Commissioner | DateJuly_2,_1985 |
|---|------------------|
| Norman E. Gerber, Director FROM Office of Planning and Zoning | |

SUBJECT Zoning Petition No. 86-24-XA 37

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber Difector Office of Planning and Zoning

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

| TOWSON, MD., | June 27 85 |
|------------------------------------|-----------------------------|
| THIS IS TO CERTIFY, that the | e annexed advertisement was |
| published in THE JEFFERSONIAN, | a weekly newspaper printed |
| and published in Towson, Baltimore | e County, Md., appearing on |

THE JEFFERSONIAN.

18 Venetonli

Publisher

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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of Cowenton Volunteer Fire Co., Inc., as shown on plat plan filed with the Zoning Office.

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 ARNOID JARLON

0

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 11th Election District

LOCATION: Southwest of

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County Cost of Advertising 24.75

Petition for Variance 11th Election District
LOCATION: Southwest of Ebensezer Road, 418 feet Southeast of the centerline of Ph. adelphia Road.
DATE & TIME: TUESDAY, JULY
16, 1986 AT 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Marviand.

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 to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the prope ty of Cewenton Volunteer Fire Ce., Inc., as shown on the plat plan filed with the Zoning Office.

In the event that this Petition is 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

mit 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 Jobios

Ule Times

This is to Certify, That the annexed

Reg L 73/43 was inserted in Times, a newspaper printed and published in Baltimore County, once in each

Case No. 86-24-XA

.....

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 10th day of June , 1985.

Zoning Commissione

Petitioner Cowenton Volunteer Fire Co. Received by: Micholas B. Commodari
Attorney

Co: Carroll Engineering, Inc.

Received by: Micholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 36-711-XH

0

| District 1/1/2 | Date of Posing |
|---|--------------------------|
| Posted for: | · |
| Petitioner: Cowenter Holynteer Fi | 1. HIE'SE OF FAUL Rd. |
| Location of Signs: One Fasting market last | Facing routh April 15 Fr |
| Remarks: Posted by ////// Cop Signature Number of Signs: | Date of return: 9/20/85 |

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 76-74-XA

0

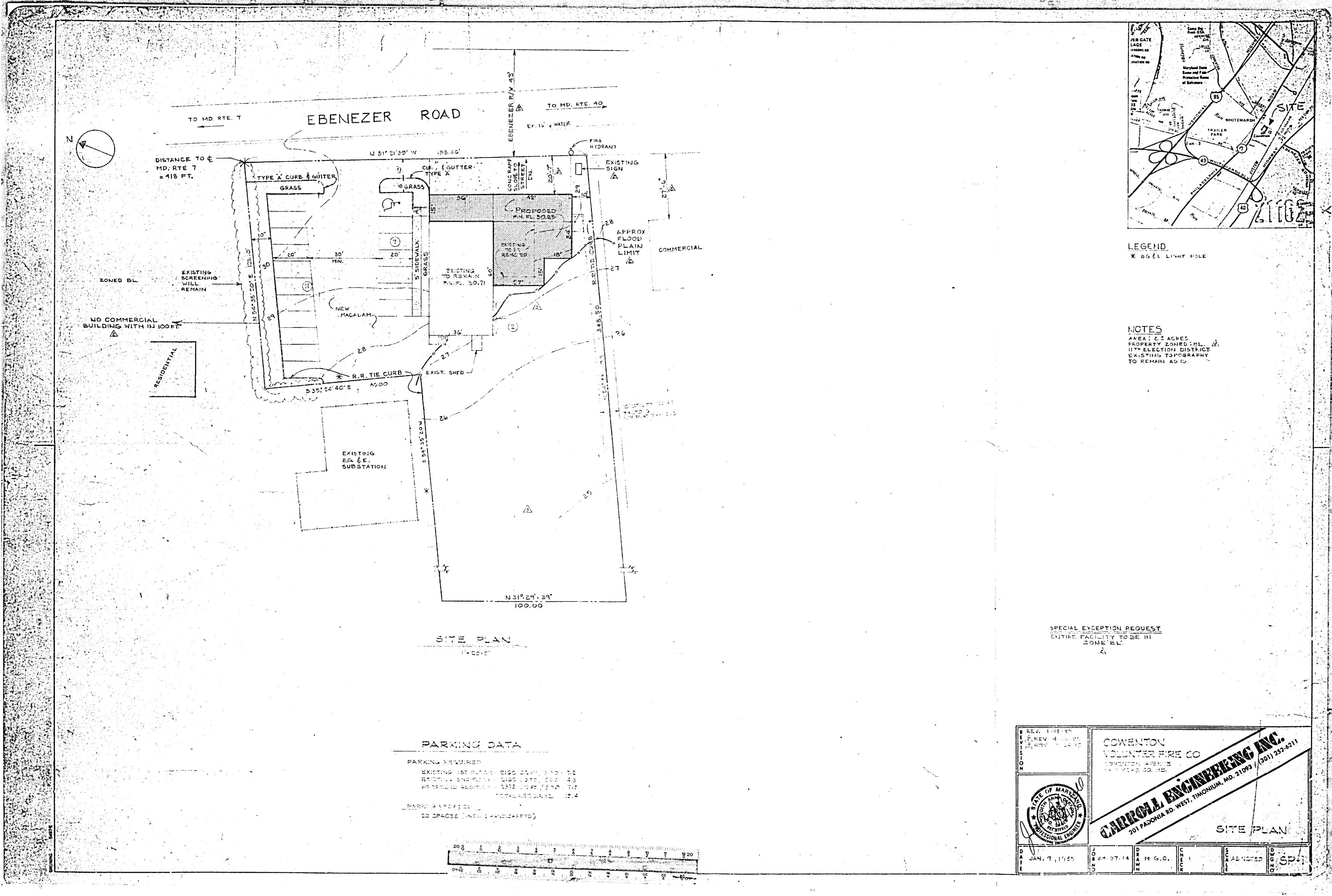
| District 1174 | Date of Posting 6/27/85 |
|--------------------------------------|------------------------------|
| Posted for: Special Exception | 272 L Pariones |
| Petitioner: Cowenton Volun | steer Fixo Pepte |
| Location of property: SW OF Fbo | nexex Rd., MIT'SEif |
| Location of Signs: Both signs focing | Florioner R.L. MPPRE 10' Fr. |
| Remarks: | |
| Posted by Signature Number of Signat | Date of return: 6/27/85 |

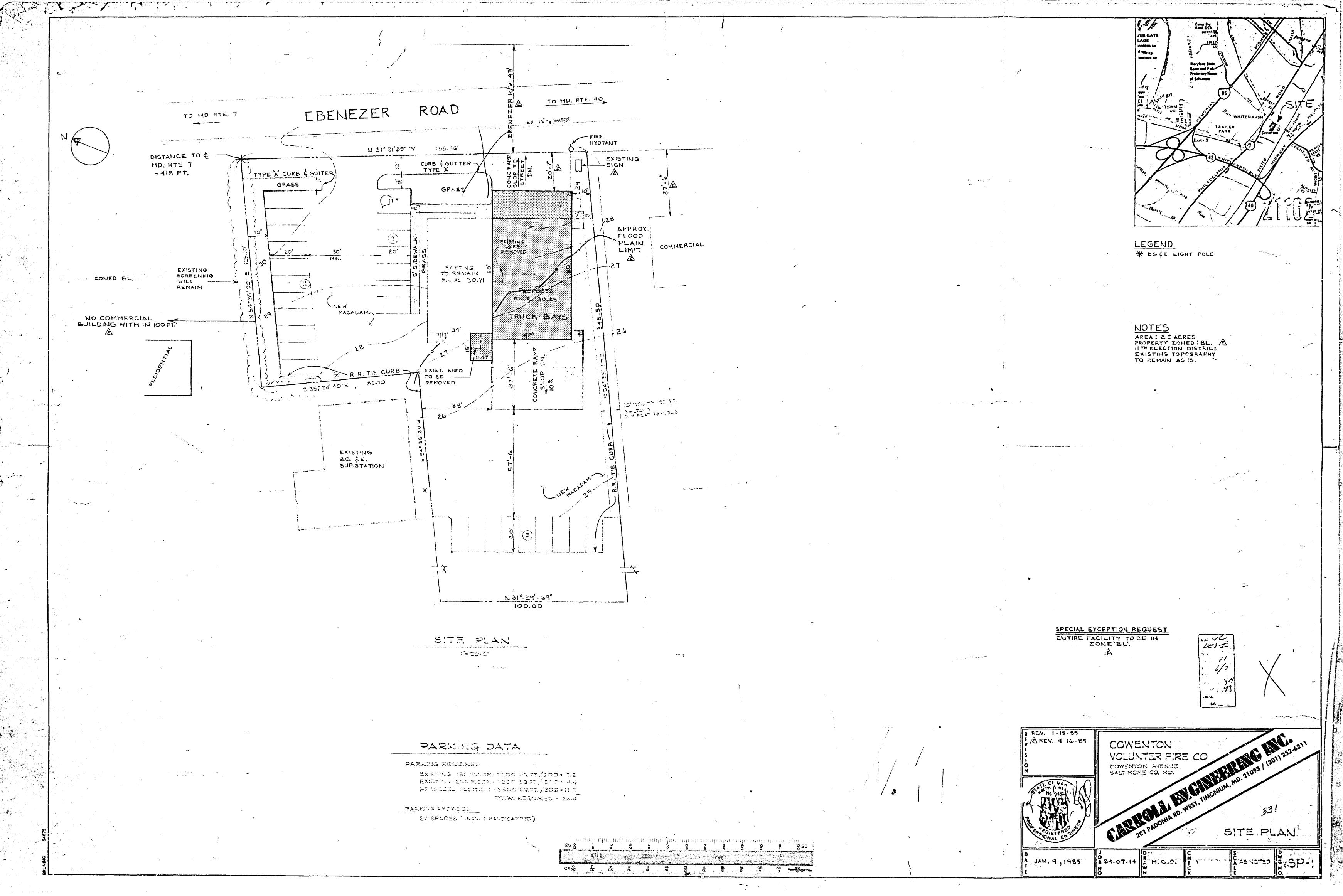
#86-24-XA

11th District SW/Ebenezer Rd., 418 SE/cl of Philadelphia Rd.

COWENTON VOLUNTEER FIRE COMPANY, INC.

2 SIGNS





331

| 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 described property for |
| |

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. |
|----------------------|--|
| ontract Purchaser: | Legal Owner(s): |
| (Type or Print Name) | Cowenton Volunteer Fire Co., Inc. |
| Signature | Signature Charles To Sal T |
| Address | Charles E. Schulz, President (Type or Print Name) |
| City and State | Signature |
| rney for Petitioner: | |
| (Type or Print Name) | 5419 Ebenezer Road 335-5112 Address Phone No. |

City and State

tract purchaser or representative to be contacted Charles E. Schulz, President City and State Attorney's Telephone No.: ________9419 Franklin Square Drive 391-9454 (H) ORDERED By The Zoning Commissioner of Baltimore County, this ____ day

~----

ORDER

of _____, 19_85, 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 on the _____ 16th ____ day of ____ July ____, 1985 __, at _10:00 o'clock

White Marsh, Maryland 21162

Name, address and phone number of legal owner, con-

| 0 | O |
|--|---|
| RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE SW/Ebenezer Rd., 418' SE/Centerline of Philadelphia Rd. llth District | : BEFORE THE COUNTY BOARD OF APPEAL : OF BALTIMORE COUNTY : |
| COMENTON VOLUNTEER FIRE CO., INC., Petitioner | : Case No. 86-24-XA |
| : : : | :::: |

ORDER

Upon a review of the record and following a hearing on February 4, 1986, and there being no dispute of fact, it is, this 18th day of February , 1986, by the County Board of Appeals of Baltimore

ORDERED, that the petition for special exception and variance, as amended, be and hereby is, GRANTED, subject to the following restrictions:

1. The Petitioner shall comply with the revised site plan originally dated January 9, 1985 and revised October 24, 1985, entitled "Cowenton Volunteer Fire Co. Site Plan, " prepared by Carroll Engineering, Inc., > Drawing No. SP-1.

2. Storm Water Management and Landscape Manual requirements shall be met.

3. All construction, as well as grading, permits shall be obtained prior to proceeding with grading.

4. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

Communication of the communica

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

atau nakayaga kampa disharak sa Shimo na sanna anaki shii sannaya siga di ahii sang dibagai sa sa sa sa sa sa s

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 Veriance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Addition is needed to project closer to the street in order to minimize area in floodplain and to allow for drive-thru truck bays.

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 affir under the penalties of perjury, that I/v are the legal cwner(s) of the proper which is the subject of this Petition. |
|--------------------------|---|
| Centract Purchaser: | Legal Owner(s): |
| (Type or Print Name) | Cowenton Volunteer Fire Co., Inc. |
| Signature | - Challes Dehil, Resident |
| Address | Charles E. Schulz, President (Type or Print Name) |
| City and State | Signature |
| Attorney for Petitioner: | |
| (Type or Print Name) | 5419 Ebenezer Road 335-5112 Address Phone No. |
| Classic | White March Manyland 227ca |

-- White Marsh, Maryland 21162 ≥ignature City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted <u>Charles E. Schulz, President</u>

Aftorney's Telephone No.: 9419 Franklin Square Drive 391-9454 (H) ORDE: O By The Zoning Commissioner of Baltimore County, this _____ 10th____ day of June 1985, that the subject matter of this petition be advertised, as one lightimore County, that property be posted, and that the public hearing be had before the Zoning County of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Patricia Phipps

APPROVAL AS TO FORM:

5419 Ebenezer Road

Deputy People's Counsel

Towson, Maryland 21204

Room 223, Court House

494-2188

White Marsh, Maryland 21162

The Cowenton Volunteer Fire Co., Inc.

-86-24-XA

County Board of Appeals of Baltimore County Room 200 Court House (Hearing Room #218) Towson, Maryland 21204 (301) 494-3180

NOTICE OF ASSIGNMENT

November 14, 1985

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL \$59-79

CASE NO. 86-24-XA

COWENTON VOLUNTEER FIRE CO., INC. SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road

SE-Volunteer Fire Company pursuant to Sec. 230.13. 8/7/85 - D.Z.C.'s Order-GRANTED

w/restrictions TUESDAY, FEBRUARY 4, 1986, at 10 a.m.

11th District

cc: Mr. Charles E. Schultz Petitioner Phyllis C. Friedman People's Counsel

Norman E. Gerber James Hoswell Arnold Jablon Jean Jung

James Dyer

ASSIGNED FOR:

June Holmen, Secy.



County Board of Appeals of Baltimore County Room 200 Court House Tomson, Maryland 21204 (301) 494-3180

February 18, 1986

Pnyllis Cole Friedman Feople's Councel for Baltimore County Foom 223, Counthouse Towson, MD 21204

> Re: Case No. 86-24-XA Cowenton Volunteer Fire Co.

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Enclosure

cc: Charles E. Schulz Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H JUNG DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162

> RE: Petitions for Special Exception and Variance SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road 11th Election District Cowen on Volunteer Fire Co., Inc., Petitioner

Dear Mr. Schulz:

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

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

Case No. 86-24-XA

JMHJ:bg Attachments cc: People's Counsel

RE: Petitions for Special Exception * and Variance SW/Ebenezer Rd., 418' SE/center- * line of Philadelphia Road 11th Election District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Cowenton Volunteer Fire Co. Inc., * Case No. 86-24-XA Petitioner *

* * * * * * * * * * The Petitioner herein requests a special exception for a volunteer fire company and a variance to permit a front yard setback of 20 feet 7 inches in

lieu of the required average of 27 feet 6 inches. Testimony on behalf of the Petitioner indicated that the existing building was built on donated land in the 1950's by the members of the Cowenton Volunteer Fire Company, Inc. The Company was established around 1945 and has served the community well and faithfully since that time. It never petitioned for, or received, a special exception. Over the years there has been a need for additional and enlarged equipment and proper storage for such equipment. Much of the lot is in a flood plain. At this time the Company proposes the construction of a 40' x 80' building designed in accordance with a Baltimore County Fire Department established floor plan as shown on the plan prepared by Carroll Engineering Inc., revised April 16, 1985. The building cannot be relocated because of a Baltimore Gas and Electric Company easement. The variance is requested so that a portion of the building as small as possible would intrude on the flood plain area. The building length is necessary for drive-through truck bays.

There were no protestants.

pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore Co ty Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1

DAT

of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and the special exception and variance should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore _ day of August, 1985, that the Petition for Special Exception for a volunteer fire company and, additionally, the Petition for Variance to permit a front yard setback of 20 feet 7 inches in lieu of the required average of 27 feet 6 inches are hereby GRANTED, from and after the date of this Order, subject to the following restrictions: 1. Storm Water Management and Landscape Manual requirements shall be met. 2. All construction, as well as grading, permits shall be obtained prior to proceeding with grading. The paving of all driveways and parking spaces located in the flood plain shall be designed to encourage maximum infiltration. BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER July 15, 1985 Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 RE: Petition for Special Exception & Variance SW/ Ebenezer Rd., SE/ centerline of Philadelphia Road - 11th Election District COwenton Volunteer Fire Co., Inc. - Petitioner Case No. 86-24- XA Dear Mr. Schulz, This is to advise you that \$ 57.90 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the ore County, Maryland, BALTIMORE COUNTY, MARYLAND Office Building, OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE AND TIME: set above or made at the hearing. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 DATE: Tuesday, July 16, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

PETITION FOR SPECIAL EXCEPTION AND VARIOUS llth Election District

LOCATION: Southwest of Ebeneezer Road, 418 feet Southeast of the centerline of Philadelphia Road

Tuesday, July 16, 1985 at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the property for a Volunteer Fire Company pursuant to Section 230.13; and Variance from Section 232.1 (303.2) to permit a front yard setback of 20'7" in lieu of the required average of 27'6".

Being the property of _____ Cowenton Volunteer Fire Co., Inc. ____, as shown on plat plan filed with the Zoning Office. 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

NOTICE OF HEARING

Case No. 86-24-XA

10:00 a.m.

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE SW/Ebeneezer Rd., 418' SE/centerline of

Philadelphia Road - 11th Election District

Cowenton Volunteer Fire Co., Inc. - Petitioner

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

June 12, 1985

COWENTON VOLUNTEER FIRE DEPARTMENT PROPERTY DESCRIPTION

Beginning for same at a point determined on the southwest side of Ebenezer Road, 418' southeast of Q of Philadelphia Road and running thence S 31° 21' 39" E, 185.46 feet; thence S 54° 35' 20" W; 348.50 feet; thence N 31° 29' 39" W, 100.25 feet; thence N 54° 35' 20" E, 245.57 feet; thence N 35° 24' 40" W, 85.00 feet; and N 54° 35' 20" E, 123.10 feet to the point of beginning.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE SW of Lbenezer Rd., 418' SE of : OF BALTIMORE COUNTY Centerline of Philadelphia Rd., 11th District

COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA INC., Petitioner

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Thyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Setu Max Zunen Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 9419 Franklin Square Drive, Baltimore, MD 21237, Petitioner.

ACCOUNT R-01-515-000 AMOUNT \$ 57.90 Commissioner

FROM: Cowenthy Volunteer Fire Co., Inc. Advertising and Posting Case 86-24-XA B BOP7#####5799:a #07#F

VALIDATION OR SIGNATURE OF CASHIER

T

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

0

PETITION FOR VARIANCE SW/Ebenezer Rd., 418' SE/ OF BALTIMORE COUNTY Centerline of Philadelphia Rd., llth District

COWENTON VOLUNTEER FIRE CO., : Case No. 86-24-XA INC., Petitioner ::::::

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of August 7, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter May Vinnerman Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 6th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Mr. Charles E. Schulz, President, Cowenton Volunteer Fire Co., Inc., 5419 Ebenezer Road, White Marsh, MD 21162, Petitioner.

> Peter My Zummerman Peter Max 2immerman

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

September 6, 1985

Mr. Charles E. Schulz, President Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162

> RE: Petition for Special Exception SW/Ebenezer Rd., 418' SE/centerline of Philadelphia Road 11th Election District Cowenton Volunteer Fire Co., Inc., Petitioner Case No. 86-24-XA

Dear Mr. Schulz:

Please be advised that an appeal has been filed by the People's Counsel of Baltimore County from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely, Crnold Jablon
ARNOLD JABLON Zoning Commissioner

86-678 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER September 19, 1985 Mr. Charles E. Schulz, President The Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road White Marsh, Maryland 21162 RE: 86-24-XA Dear Mr. Schulz: In reference to your letter of September 17, 1985, I cannot tell you why People's Counsel has appealed the above-referenced case. I would suggest that you call them and ask their reasons which should guide you in any subsequent action. You may reach them at 494-2188. People's Counsel often operates without regard to particular situations, but out of some concern of broad views. What they might be in this particular case I have no idea. I wish I could be more helpful.

Zoning Commissioner

MICROFILMED

86-678 AM THE COWENTON VOLUNTEER FIRE CO., INC. 5419 EBENEZER RD. WHITE MARSH, MARYLAND 21162 September 17, 1985

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

Case Number 86-24-XA

ZONING DEPAKTMENT

Dear Mr. Jablon: I received your letter dated September 6, 1985, concerning the appeal of the zoning decision rendered by the Deputy Zoning Commissioner.

We are puzzled and concerned that the decision is being appealed when there was no opposition present at the hearing. Consequently, we respectfully request answers to the following questions: 1. Who or What prompted the People's Counsel of Baltimore County

to file an appeal?

2. Which aspects of the decision are being appealed? 3. What action can we take to properly prepare ourselves for the

appeal hearing? Thank you for considering our request, and we look forward to your reply.

Yours in Community Service,

Charles E. Schulz, President

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985

COUNTY OFFICE BLDG. Mr. Charles E. Schulz, President 111 W. Chesapeake Ave. Cowenton Volunteer Fire Co., Inc. 5419 Ebenezer Road

White Marsh, Maryland 21162 Nicholas B. Commodari RE: Item No. 331 - Case No. 86-24-XA Chairman Petitioner - Cowenton Volunteer Fire Co..

Bureau of Department of State Roads Commissi Bureau of Health Department Project Planning Building Department

Board of Education

Industrial

Development

Zoning Administration

Dear Mr. Schulz: 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.

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, Michalas D. Commadari, box NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

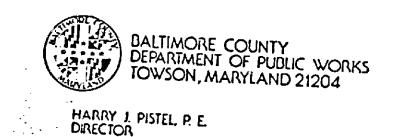
> > May 15, 1985

Special Exception & Variance Petitions

Enclosures

cc: Carroll Engineering, Inc. 201 Padonia Road, West Timonium, Maryland 21093

MICHOFILMED



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

> Re: Item #331 (1984-1985) Property Owner: Cowenton Volunteer Fire Company Location: S/W side Ebenezer Road, 418' S/E of Philadelphia Road

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 General Comments:

This site will be subject to all applicable public improvement requirements in accordance with the Baltimore County Development Regulations at such time as the property is processed for development.

This site is subject to sediment control and storm water management regulations as applicable.

> Very truly yours, ame A. Marple GAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

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

Dear Mr. Jablon:

45 0

5.00 (Sec.)

-

AJ:bg

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item # 331 Property Owner: COWENTON VOLUNTEER FIRE Co. Location: SW/SIDE EBENEZERRO, 418 SIE & OF PHILDOCLPHIA RD . The Division of Current Planning and Development has reviewed the subject

(X)There are no site planning factors requiring comment.)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

()The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

petition and offers the following comments. The items checked below are

Chief, Current Planning and Development cc: James Hoswell

)Additional comments:

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204 TOWSON, MARYLAND 21204 494-3550 STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon Zoning Commissioner

County Office Building

Towson, Maryland 21204

Item No. 326,327,329,330(33),334, and 337 ZAC Meeting of May 14, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

· May 17, 1985

Acres: District:

Dear Mr. Jablon:

MSF/ccm

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

Traffic Engineering Assoc. J

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

PAUL H. REINCKE CHIEF

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Mr. Arnold Jablon 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: Cowenton Volunteer Fire Company

Location: S/W side Ebenezer Road, 418' S/E of centerline of Philadelphia Road Item No.: 331 Zoning Agenda: Meeting of 5/14/85

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

(χ) 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

Fire Prevention Bureau

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

) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 21, 1985

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner

Office of Plenning and Zoning Towson, Maryland 21204, Dear Mr. Jablums

Comments on Item # 331 Zoning Advisory Committee Meeting are as follows: Cowenton Volunteer Fire Company S/W Side Ebenezer Road, 418 S/E of C/L of Philadelphia Road

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Stellards. B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4, Single Family Detached Lecilings require a minimum of 1 hour firs rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall is closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1407, Section 1406.2 and Table 1402. Be openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to beight/ares and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) ______, of the Baltimore

The proposed project appears to be located in a Flood Plain, ECREPATIVE Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. EXPERIMENTAL PROPERTY AND ADDRESS OF THE PROPERTY ADDRES

SPECIAL NOTE: (J.) Comments: Plan showing flood plain limit dues not indicate which line is Construction may the flood plain. If the structure proposed is within the flood plain.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 172 of the County Office Building at 111

W. Chesapeaks Avenue, Towson, Maryland 21204. Marks ? Sumhan BY: C. E. Burnham, Chief Building Flans Review