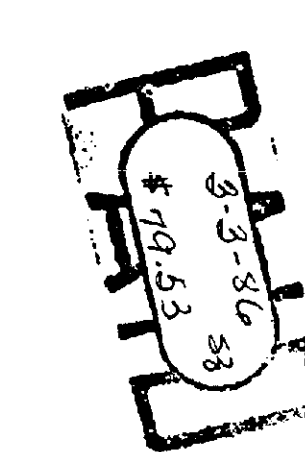


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E.D. 2
DATE 12/10/86
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DP

Associated Gun Clubs of Baltimore, Inc.
1400 W. Wards Chapel Rd. and Elec.
Marriottsville Rd.
7811

86-330-XA
#123



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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 to permit existing buildings to be setback a minimum of forty (40) feet from the centerline of the street instead of the required seventy-five (75) feet

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s):
Associated Gun Clubs of Baltimore, Inc.
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner:
Newton A. Williams, Stephen J. Nolan, and
Nolan, Flumhoff & Williams, Chartered
(Type or Print Name)
Signature _____
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in and R.C.2 zone.

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s):
Associated Gun Clubs of Baltimore, Inc.
(Type or Print Name)
Signature _____
Address _____
City and State _____

Attorney for Petitioner:
Newton A. Williams, Stephen J. Nolan, and
Nolan, Flumhoff & Williams
(Type or Print Name)
Signature _____
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE
1400 W. Wards Chapel and Marriottsville Roads - 2nd Election District
Associated Gun Clubs of Baltimore, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 86-330-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a shooting range with archery, pistol, skeet, trap, or small-bore rifle ranges and, additionally, variance to permit a setback of 40 feet from the centerline of a street instead of the required 75 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Mark McClure, President, and E. Max Gilgenast, Treasurer, appeared and testified and was represented by Counsel. Graden A. Rogers, a registered land surveyor, and Bernard M. Willeman, a professional planner, also testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2 and containing 72 acres, 51 acres of which is wooded, is located on Marriottsville Road near the Howard County line and across from the Genstar quarry, zoned M.H. There is an existing range, originated in or before 1947, which has a clubhouse and a meeting hall for its members as well as covered line structures and two range-control tower facilities. The Petitioner proposes to add an approximately 130' x 75' building for an indoor shooting facility for small bore weapons. Although the existing range is a nonconforming use, based on the

ORDER RECEIVED FOR FILING
DATE March 5, 1986
BY *Shirley K. Stoney*

testimony and evidence presented, the proposed expansion exceeds the allowable 25% permitted by Section 104.1, Baltimore County Zoning Regulations (BCZR) and thereby requires a special exception. The vicinity contains many quarries and much land zoned R.C.2, although the agricultural land has a topography best described as "sloped". There are no homes.

The expert witnesses for the Petitioner testified that the use is an appropriate one for this area and would satisfy all of the conditions delineated in Section 502.1, BCZR. In a letter dated December 18, 1984, the Maryland Forest Park & Wildlife Service, Department of Natural Resources, stated that it does not object to the proposed expansion but recommends that appropriate water control devices be installed during construction and that revegetation be completed after construction because the Patasco State Park lands are located nearby.

The existing firing line building for the 200-yard range is 40 feet from the centerline of Marriottsville Road instead of the required 75 feet. It is a long-standing policy of the Zoning Commissioner to require that all deficiencies be brought up to current standards if a nonconforming use is expanded to a point requiring either a variance or a special exception. Therefore, the Petitioner is requesting a variance here to correct a long-existing setback deficiency.

The Petitioner seeks relief from Section 1A01.2.C.20, pursuant to Section 502.1 and from Section 1A01.3.B.3, pursuant to Section 307, BCZR.

It is clear that the BCZR permits the use requested by the Petitioner in an R.C.2 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Additionally, expansion of the existing use retains and fosters conditions favorable to the continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Section 1A01.1.B, BCZR. There can be no better location for such a use than the instant site. It is truly a meeting of use and land that benefits everyone.

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

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 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
- 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 a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief 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 property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1986, that the Petition for Special Exception for a shooting range with archery, pistol, skeet, trap, or small-bore rifle ranges and, additionally, the Petition for Zoning Variance to permit a setback

of 40 feet from the centerline of the street instead of the required 75 feet be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The special exception granted herein must be utilized within five years from the date of this Order.
- The Petitioners shall submit a plan to the Maryland Forest, Park & Wildlife Service for its approval regarding appropriate water control devices and revegetation, which shall be undertaken to satisfy its concerns.

Carl John
Zoning Commissioner of Baltimore County

AJ/srl
cc: Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE March 5, 1986
BY *Shirley K. Stoney*

ORDER RECEIVED FOR FILING
DATE March 5, 1986
BY *Shirley K. Stoney*

ORDER RECEIVED FOR FILING
DATE March 5, 1986
BY *Shirley K. Stoney*

ORDER RECEIVED FOR FILING
DATE March 5, 1986
BY *Shirley K. Stoney*

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

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

LANDTECH ASSOCIATES, INC. SURVEYORS
4206 EDMONSTON ROAD
BLAENSBURG, MD 20710
P.O. BOX 443
GLEN BURNIE, MD 21061
1811 BOLLINGER ROAD
WESTMINSTER, MD 21157



Description for Special Exception to Zoning Associated Gun Clubs of Baltimore, Inc., Marriottsville Road and Wards Chapel Road 2nd Election District, Baltimore County, Md.

Beginning for the same, at a point, on the westernmost right-of-way line of Wards Chapel Road as shown on Baltimore County Right-of-Way Plat No. 52-000 said point being at its intersection with the northernmost side of Marriottsville Road; thence, with said northernmost side of Marriottsville Road 1) S 81°48'09" W-165.00 feet; thence, 2) N 89°11'51" W-180.00 feet; thence, 3) S 60°34'24" W-699.29 feet; thence, leaving said Marriottsville Road 4) N 33°30'00" W-86.10 feet; thence, 5) S 63°00'00" W-896.21 feet; thence, 6) N 48°00'00" W-472.87 feet; thence, 7) N 6°30'00" E-312.70 feet; thence, 8) N 46°30'00" W-262.14 feet; thence, 9) N 70° E-445.50 feet; thence, 10) N 05°40' W-839.85 feet; thence, 11) N 69° E-660.00 feet; thence, 12) S 69° E-462.00 feet; thence, 13) N 83° E-990.00 feet to a point on the aforementioned right-of-way of Wards Chapel Road; thence, with said right-of-way 14) S 2° 15'00" W-260.00 feet; thence, 15) by a curve to the right having a radius of 875.00 feet and an arc length of 397.33 feet, subtended by a chord having a bearing and distance of S 15°20'50" W-397.33 feet; thence, 16) S 28°28'14" W-10.07 feet; thence, 17) by a curve to the left having a radius of 425.00 feet and an arc length of 447.16 feet subtended by a chord having a bearing and distance of S 1°40'16" E-426.82 feet; thence, 18) S 31°48'47" E-140.66 feet to a point; thence, 19) by a curve to the right with a radius of 50 feet and an arc length of 94.78 feet subtended by a chord having a bearing and distance of S 22°29'41" W-81.22 feet; thence, 20) S 13°11'51" E-15.00 feet to the Place of Beginning. Containing 71.9 Acres of land more or less. Also including a 50 foot right-of-way for access from Marriottsville Road per agreement with State of Maryland (Deed 2902/326).

September 24, 1984

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
2nd Election District

LOCATION: Northwest corner of Wards Chapel Road and Marriottsville Road

DATE AND TIME: Monday, March 3, 1986, at 11:00 a.m.

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

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

Petition for Special Exception for shooting ranges, including ranges for rifle, pistol, skeet, trap and bench rest with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone

Petition for Variance to permit existing buildings to be setback a minimum of 40 feet from the centerline of the street in lieu of the required 75 feet

Being the property of Associated Gun Clubs of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/Corner Wards Chapel Rd. & Marriottsville Rd., 2nd Dist.
ASSOCIATED GUN CLUBS OF BALTIMORE, INC., Petitioner : Case No. 86-330-XA

ENTRY OF APPEARANCE

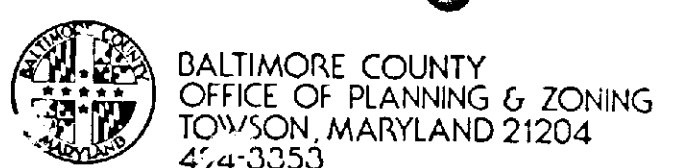
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of appearance was mailed to Newton A. Williams, Esquire, Stephen J. Nolan, Esquire, and Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Counsel for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

February 19, 1986

Newton A. Williams, Esquire
Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variance
NW/cor. Wards Chapel Rd. and Marriottsville Rd.
2nd Election District
Associated Gun Clubs of Baltimore, Inc. - Petitioner
Case No. 86-330-XA

Dear Messrs. Williams and Nolan:

This is to advise you that \$79.53 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Baltimore County, Maryland, and remit Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 018517

DATE: 2/19/86 ACCOUNT: 86-330-XA

3/3/86 - Sign's Posts Returned AMOUNT: \$ 79.53

RECEIVED FROM: Associated Gun Clubs of Baltimore, Inc.

FOR: 1811 Bollinger Road, Westminister, Md. 21157

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 13, 1986

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 13, 1986

THE JEFFERSONIAN,

JB Ventral
Publisher

Cost of Advertising 27.56

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
2nd Election District

LOCATION: Northwest corner of Wards Chapel Road and Marriottsville Road

DATE AND TIME: Monday, March 3, 1986 at 11:00 a.m.

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

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

Petition for Special Exception for shooting ranges, including ranges for rifle, pistol, skeet, trap and bench rest with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone.

Petition for Variance to permit existing buildings to be setback a minimum of 40 feet from the centerline of the street in lieu of the required 75 feet.

Being the property of Associated Gun Clubs of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 19, 1986

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: February 12, 1986

Posted for: Special Exception

Petitioner: Associated Gun Clubs of Baltimore, Inc.

Location of property: NW/Corner Wards Chapel Rd. and Marriottsville Rd.

Location of Signs: Sign posted NW/Corner of Marriottsville and Wards Chapel

Re: Sign posted Wards Chapel Rd. opposite 1000' S.W. of Chapel

Posted by: *R.J. Ventral* Date of return: February 14, 1986

Number of Signs: 4

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
2nd Election District

LOCATION: Northwest corner of Wards Chapel Road and Marriottsville Road

DATE AND TIME: Monday, March 3, 1986 at 11:00 a.m.

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

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

Petition for Special Exception for shooting ranges, including ranges for rifle, pistol, skeet, trap and bench rest with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone.

Petition for Variance to permit existing buildings to be setback a minimum of 40 feet from the centerline of the street in lieu of the required 75 feet.

Being the property of Associated Gun Clubs of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

NEWSPAPERS OF MARYLAND, INC.
Towson, Md. Feb. 13, 1986

At the annexed: Req. #87471... P.O.C. #73344

... 1986... days previous

February... 1986... in the

times, a daily newspaper published Westminster, Carroll County, Maryland.

... a weekly newspaper published in Baltimore County, Maryland.

... is a weekly newspaper published in Baltimore County, Maryland.

NEWSPAPERS OF MARYLAND, INC.
Per *Donald Ruffe*

Newton A. Williams, Esquire
Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

January 31, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW/Cor. Wards Chapel Rd. and Marriottsville Rd.
2nd Election District
Associated Gun Clubs of Baltimore, Inc. - Petitioner
Case No. 86-30-XA

TIME: 11:00 a.m.

DATE: Monday, March 3, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134388

DATE: 1/1/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams
FOR: F. W. P. Co. SE #123

Commissioner
Ee County

0 147****1000010 0225

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018319

DATE: 1/23/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams
FOR: Add To Trm #123 04/85

VALIDATION OR SIGNATURE OF CARRIER

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.

RANGE RULES

NOVEMBER 1985

- RANGE ID BADGE** must be worn visibly while on the property. May not be loaned or transferred; member subject to disciplinary action for so doing.
- USE OF EYE AND EAR PROTECTION** is mandatory for all persons on all ranges.
- FIREARMS** must be unloaded and action open or encased: (1) when entering the property, (2) when not actively in use on the firing line, (3) when leaving the property.
UNLOADED means no live cartridge, cap, or powder charge in the barrel, cylinder or magazine (including tubular).
"CEASE FIRE" can be the command of a Range Officer, but without a R.O. it must be agreed to by all shooters along the line. If not agreed to, it becomes mandatory on the hour and half hour. Before the "ALL CLEAR" the action must be locked open, all rounds and magazine removed, and the firearm put in a safe place. **NOT TO BE TOUCHED** until the call "THE LINE IS NO LONGER SAFE."
- TIME:** No firing before 8:00 A.M. nor after dusk or 8:00 P.M. - whichever is first.
The Trap Range shall be specifically and solely exempted.
- RANGES and their application**
TRAP RANGE is for shotguns ONLY, no rifles, handguns or shotgun slugs. Maximum load 3drmm equivalent, max shot no. 7 1/2, max velocity 1200 f.p.s. Hand traps may be used on off days but no closer to the trap than the 16 yd line; please notify the Caretaker beforehand.
200 yd. RANGE for center-fire rifles for firing at the regulation targets stored in the butts. Rimfire rifles and handguns permitted.
200 meter FRAMES were designed for mounting metallic animal silhouette targets for use with handguns and .22 rimfire rifles. No targets should be mounted on these frames for use with center-fire rifles.
100 yd RANGE is used for Smallbore matches, Black Powder matches, Silhouette matches and general practice with those types of firearms. Center-fire rifles are to be used only on positions 1-30 and 86-90. Shotguns may be patterned only on positions 86-90; bring your own frame.
BENCH RESTS may be used for any type rifle, shotguns with slug only, and handguns with permission of other shooters. This range is usually closed during AGC Scheduled Events on the 100 yd range, at the discretion of the Range Officer.
PISTOL RANGE for handguns ONLY for shooting at paper targets ONLY. Firing from the prone or Creedmore position is not permitted on this range. Only one bullseye target per frame and it should be centered in the frame. Metal targets of any kind are not permitted on this range.
Any of the above ranges may be closed to non-competitors during a match, at the discretion of the Range Officer. See your SCHEDULED EVENTS card.
The 100 yd range WILL NOT be closed during HUNTERS' SIGHT-IN.
- PROHIBITIONS IN GENERAL**
 - Shooting at human silhouette targets on any range or on the property.
 - Shooting at bottles, cans, etc.
 - Angle firing - firing line number and target position number must correspond.
 - Quickdraw or "shooting from the holster".
 - Firing of fully automatic firearms anywhere. Also tracer bullets.
 - Alcoholic beverages on the firing line. Persons whose behavior exhibits influence of alcohol or drugs will not be permitted on the firing line.
 - Use of safety latches on firearms are not acceptable. See rule 3.
 - Clinging the banks in the impact area during target change.
 - Firing strings from semi-automatic firearms at an excessive rate.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions Nos. 86-285-A, 86-291-XA, 86-326-A, 86-329-SPH
86-330-XA, 86-331-A, 86-332-A and 86-333-A

Date: February 4, 1986

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEC:JGH:slm



DEPARTMENT OF NATURAL RESOURCES
MARYLAND FOREST, PARK & WILDLIFE SERVICE
DISTRICT COURT-MULTI SERVICE CENTER
2 BOND STREET
BEL AIR, MARYLAND 21014

December 18, 1984

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am writing in response to a letter addressed to Patrick Meckley regarding a site plan for the "Associated Gun Clubs of Baltimore Inc.," Item #123. Mr. Meckley has been promoted to Chief of Resource Protection and I am now Project Forester for Baltimore County.

One of my Rangers and I have made an on site inspection of the proposed indoor shooting range and parking lot. The proposed construction site is removed from Patapsco State Park lands and is contained completely within the property owned by the Gun Club. I see no reason why the proposed construction should be delayed, providing the contractors recognize the possible erosion and sedimentation problems on the site.

My soil maps indicate that with the slopes present on the site, erosion could easily result when the trees are removed for the indoor shooting range. My concerns are that the combination of exposed soil, eight to fifteen percent slopes, and a road that runs downhill towards the nearby Patapsco River could cause sedimentation problems for the river.

I recommend that water control devices be installed in the road prior to ground breaking. The use of properly installed ditches, culverts and water bars would greatly reduce the likelihood of sedimentation problems to the river. Upon completion of construction, all exposed bare mineral soil should be re-vegetated with rye grasses and later with tree seedlings. The re-establishment of vegetation cover will stabilize the soil helping to prevent future erosion problems. The water control devices could be removed after the construction site is reclaimed.

If I can be of any further assistance please contact my office at 9405 Old Harford Road by calling 665-5820.

Respectfully,

Steven W. Koehn

Steven W. Koehn
Baltimore Project Forester

Telephone
TTY FOR DEAF: STATEWIDE 1-800-492-5062; BALTIMORE 269-2609



NOLAN, PLUMHOFF & WILLIAMS, CHARTERED

204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

Hand Delivered DATE Jan. 17, 1986
TO: Mr. Carl Richards Zoning Office
SUBJECT: Associated Gun Clubs -
Item #123 - Add Variance and 10 Rev'd
Plats and
1189/85
Dr. Panayis/Dublawski New
Dear Carl:
Per our conversation yesterday, Class B Office Bldg.
I enclose the following for your review at your convenience:
1. Copy of a Variance Petition and Revised Plat on Associated
Gun Clubs per conference with Nick - would like Mr. Dyer to
put it into the next batch so last case of the day including
the added variance - Jim may sit on Monday, Jan. 20th.
2. Final Petition, 7/100 check, 7 descriptions and 10 plats
for a Class B office building at York and Main for Dr. Panayis,
legal owner and Mr. Steve Dublawski - contract purchaser -
new filing. Please call me when you are ready to talk.
THANKS,
Arnold Jablon

Case No. 86-330-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
27th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner of Baltimore, Inc.
Petitioner's Attorney
Newton A. Williams, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans (m)
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Item No. 123 - Case No. 86-330-XA
Petitioner - Associated Gun Clubs
of Baltimore, Inc.
Special Exception and Variance
Petition

Dear Mr. Williams:

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,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Landtech Assoc. Inc.
1811 Bollinger Road
Westminster, Maryland 21157



Maryland Department of Transportation

State Highway Administration

William K. Hollman
Secretary
Hal Kasloff
Assistant

December 3, 1984

State of Maryland
Dept. of Forest & Parks
728 Bel Air Road
Bel Air, Md. 21014

At: Mr. Patrick Meckley

Re: ITEM: #123.
Property Owner:
Associated Gun Clubs of
Baltimore, Inc.
Location: NW/Cor. Wards
Chapel Road and Marriottsville
Road
Existing Zoning: R.C. 2
Proposed Zoning: Special
Exception for shooting
ranges, including rifle,
pistol, skeet, trap and
bench rest ranges with
accessory clubhouses,
meeting halls and range
control tower facilities,
parking areas and driveways
in an R.C. 2 zone.
Acres: 71.9
District: 2nd

Dear Mr. Meckley:

Attached for your review and comment is a site plan of the
"Associated Gun Clubs of Baltimore Inc." dated August 1984.

The purpose of this plat for special exception is to allow
outdoor and indoor rifle, pistol and shotgun ranges in a RC-2 zone.

My telephone number is: (301) 659-1350
Twentyfour for Impaired Hearing or Speech
3837553 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. P. Meckley -2- December 3, 1984

Since this location ("Associated Gun Clubs of Baltimore Inc.") is next to the Maryland - Dept. of Forest & Parks site, we (State Highway Administration - Bureau of Engineering Access Permits) are requesting you review this site plan and provide your comments directly to Baltimore County's Zoning Commissioner, Mr. Arnold Jablon.

If you have any questions, do not hesitate to call Mr. Nicholas Commodari at 494-3391.

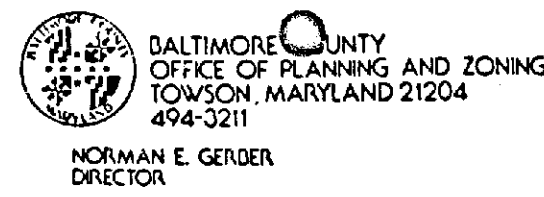
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. A. Jablon
Mr. N. Commodari
Mr. J. Ogle



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

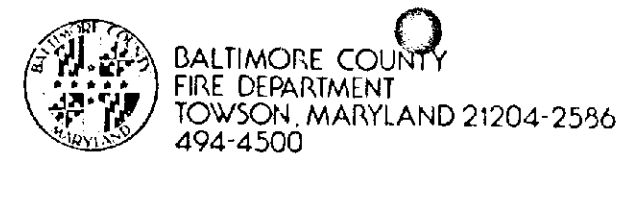
11/29/84 + Feb 4, 1986
Re: Zoning Advisory Meeting of 11/13/84
Item # 123
Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW Cor. Wards Chapel Rd. and Marriottville Rd.
Marriottville, Md.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- 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 forwarded by the Bureau of Public Services.
This site is part of a larger tract; therefore 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 22-88 of the Development Regulations.
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 on [blank].
Landscaping should be provided on this site and shown on the plan.
The property is located in a deficient service area as defined by Bill 178-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
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.
Additional comments:
Proposed parking lot will be subject to the Landscape Manual requirements.

Eugene G. Bobo
Eugene A. Bobo
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

February 18, 1986

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: Associated Gun Clubs of Baltimore, Inc.

Location: NW cor. Wards Chapel Road and Marriottville Road

Item No.: 123 Zoning Agenda: Meeting of 2-4-86

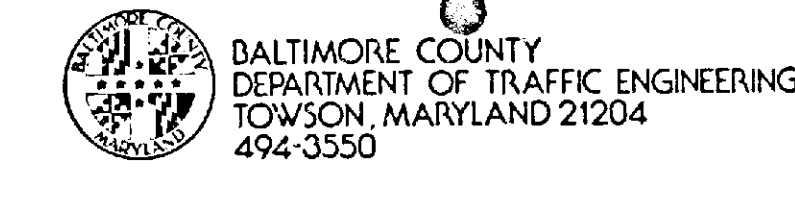
Gentlemen:

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 [blank] 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 [blank] EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved
Planning Group
Special Inspection Division

/mb 3/3
86-330



STEPHEN E. COLLINS
DIRECTOR

March 4, 1986

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

Item No. 123 (84-85)-2AC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of February 4, 1986
Associated Gun Clubs of Baltimore, Inc.
NW Cor. Wards Chapel Road & Marriottville Rd
R.C. 2
Special Exception for shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone AND Variance to permit existing buildings to be set back 71.9
2nd

Acres:
District:

Dear Mr. Jablon:

The right of way should be cleared of brushes and trees to improve the sight distance.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

86-330-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 30, 1984

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

o o o
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

RE: Item No. 123
Associated Gun Clubs of Balto., Inc.
Special Exception Petition

Dear Mr. Williams:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. Mike Flanigan - 494-3554

Zoning - Mr. Commodari - 494-3391

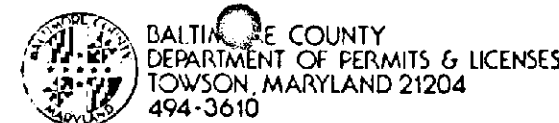
In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

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

NBC:bsc

cc: Landtech Associates, Inc.
1811 Bollinger Road
Westminster, Md. 21157



TO ZALESH, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:

Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW/Cor. Wards Chapel Road and Marriottville Road
Existing Zoning: R.C. 2
Proposed Zoning: Special exception for shooting ranges, etc.

Acres: 71.9
District: 2nd.

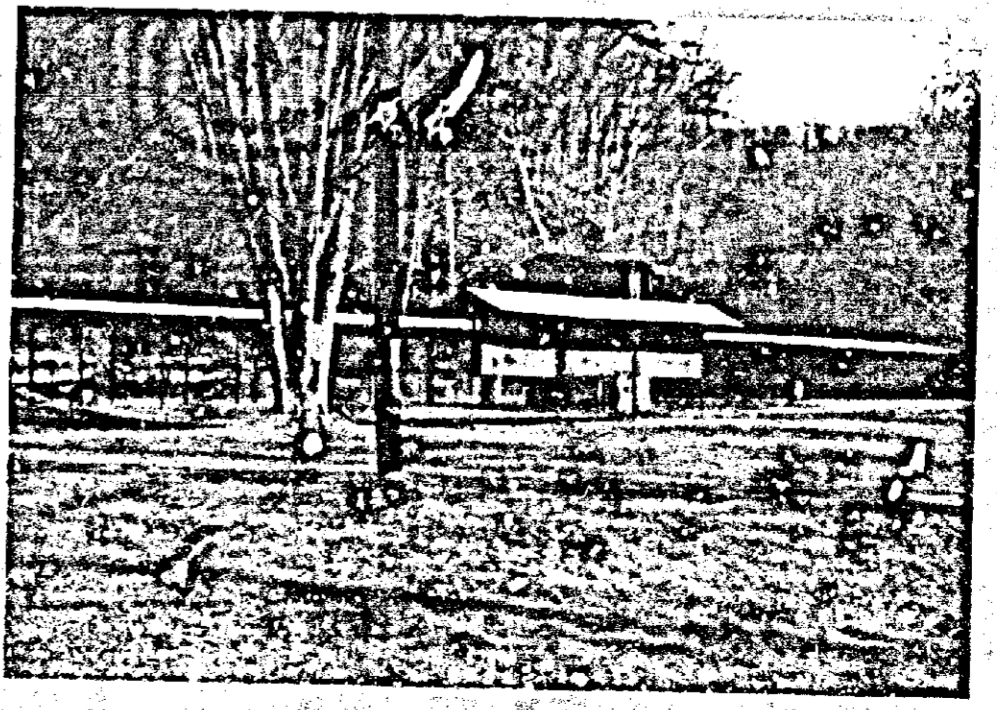
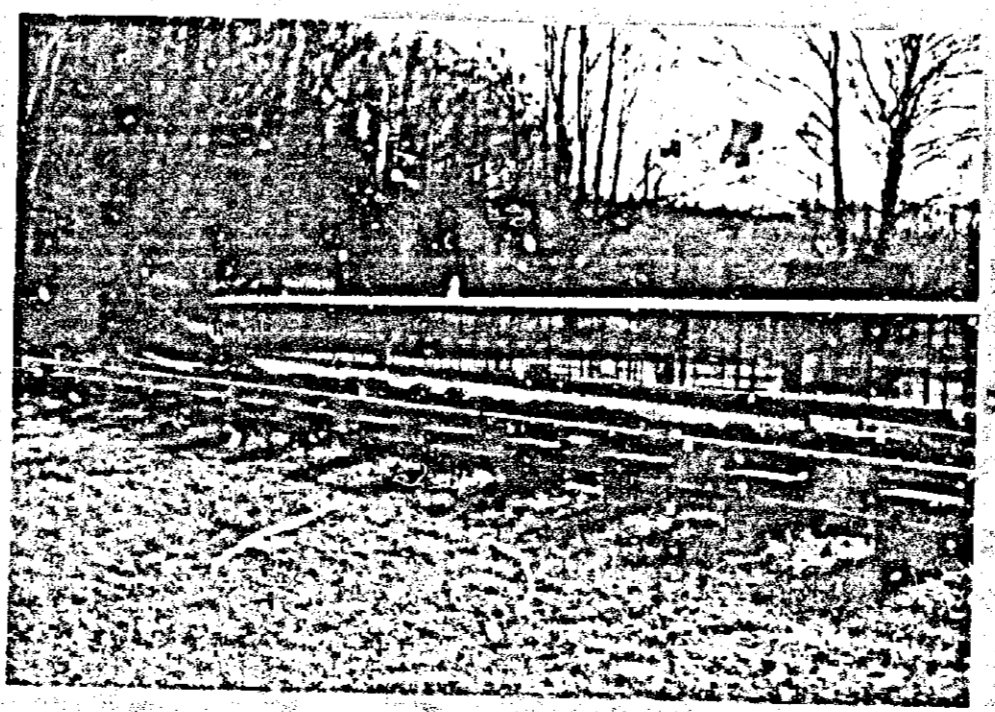
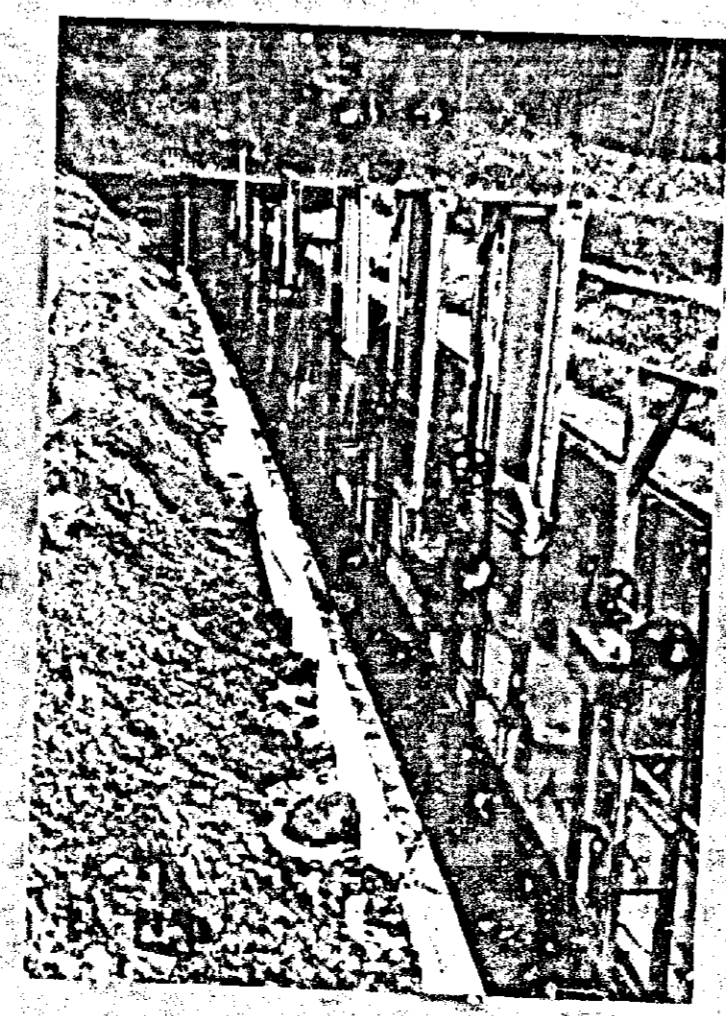
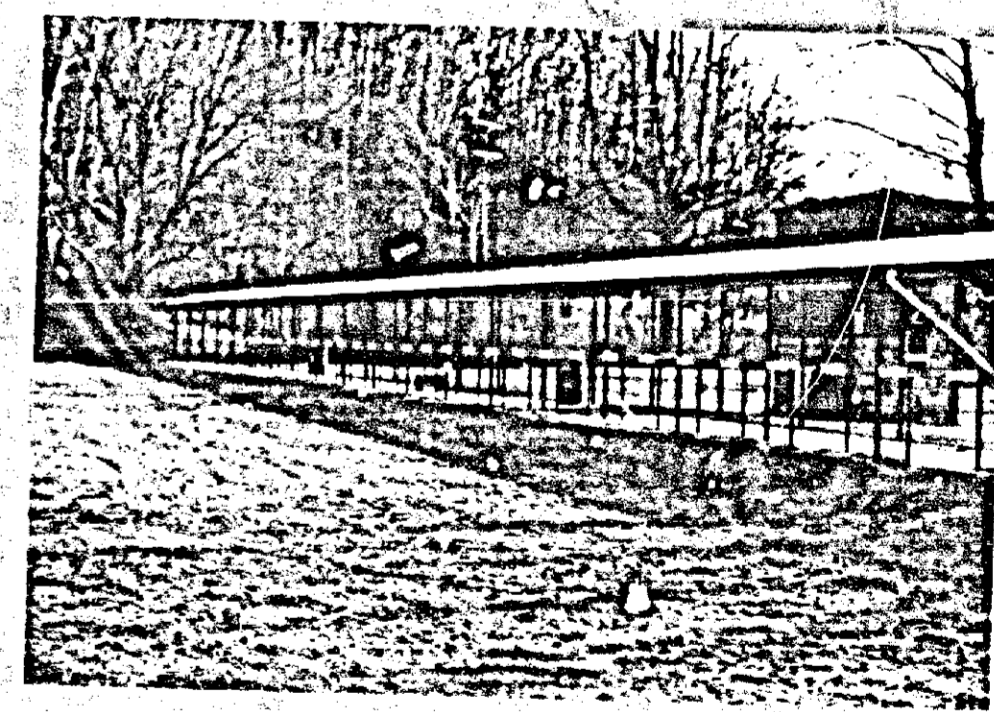
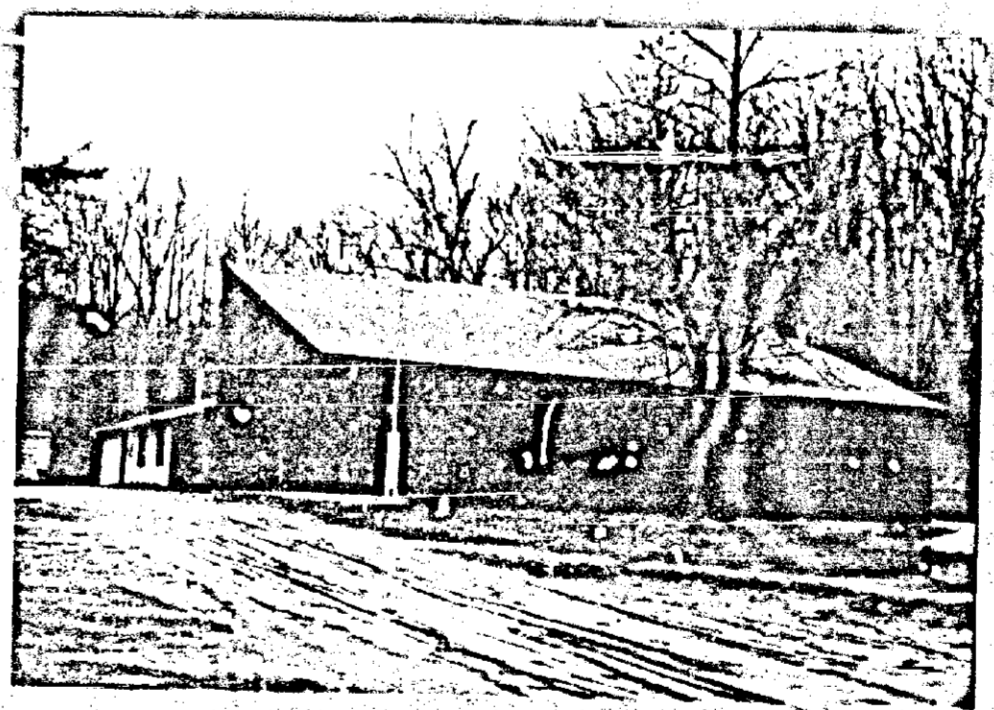
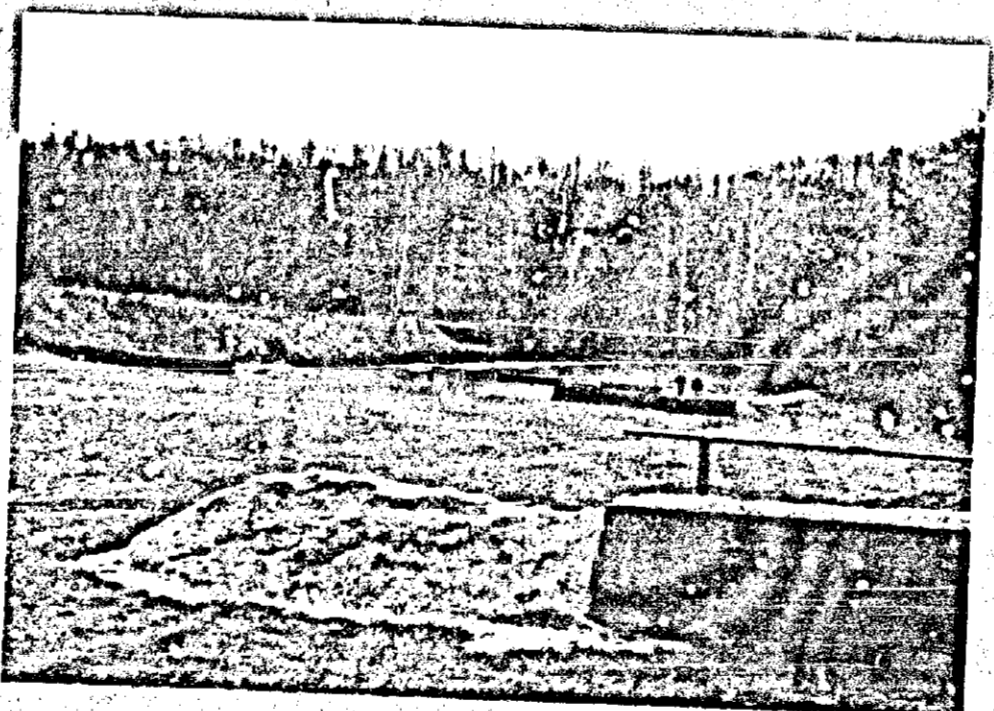
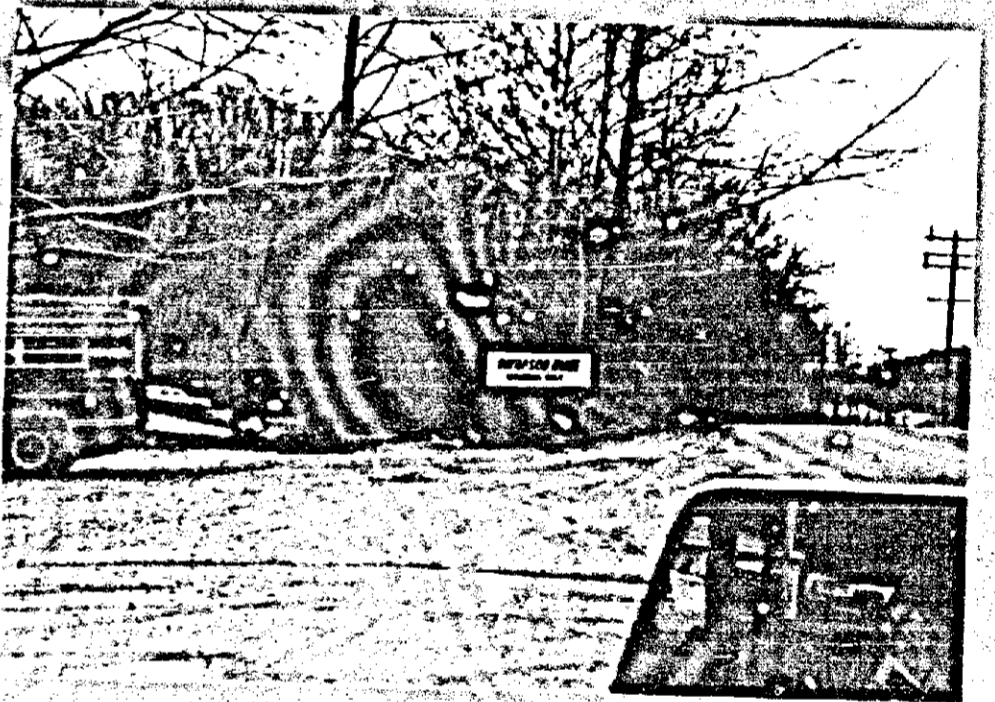
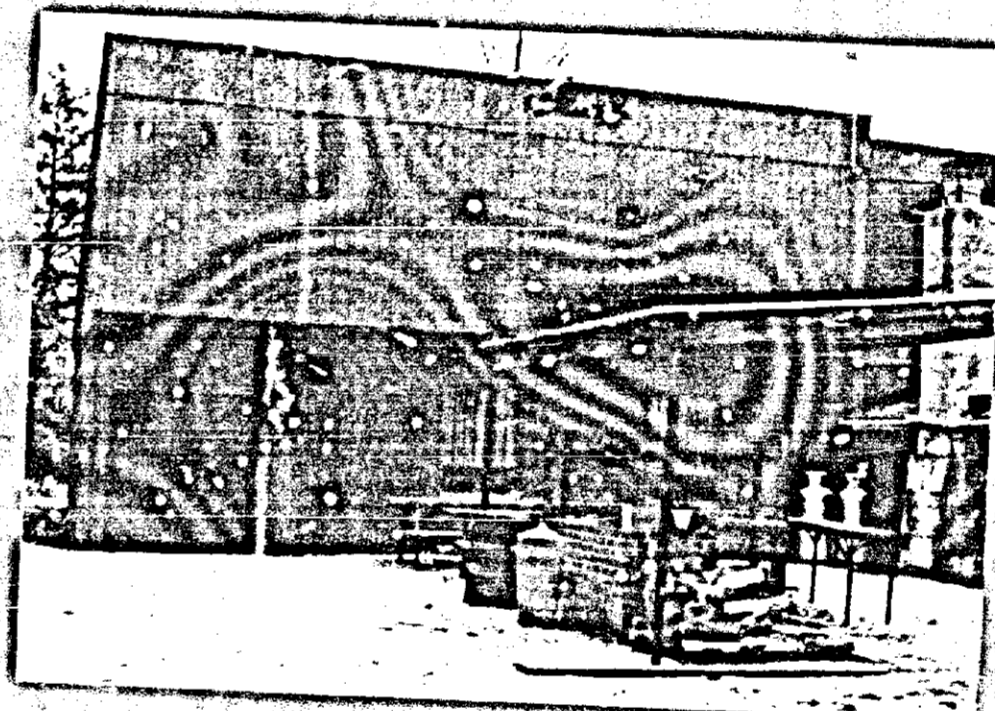
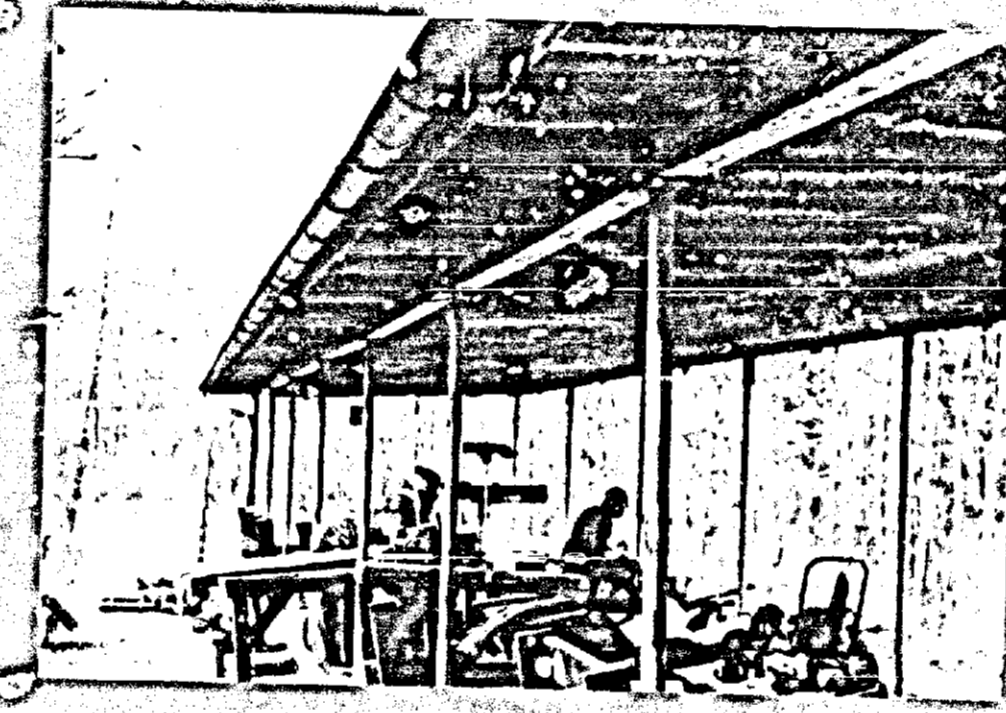
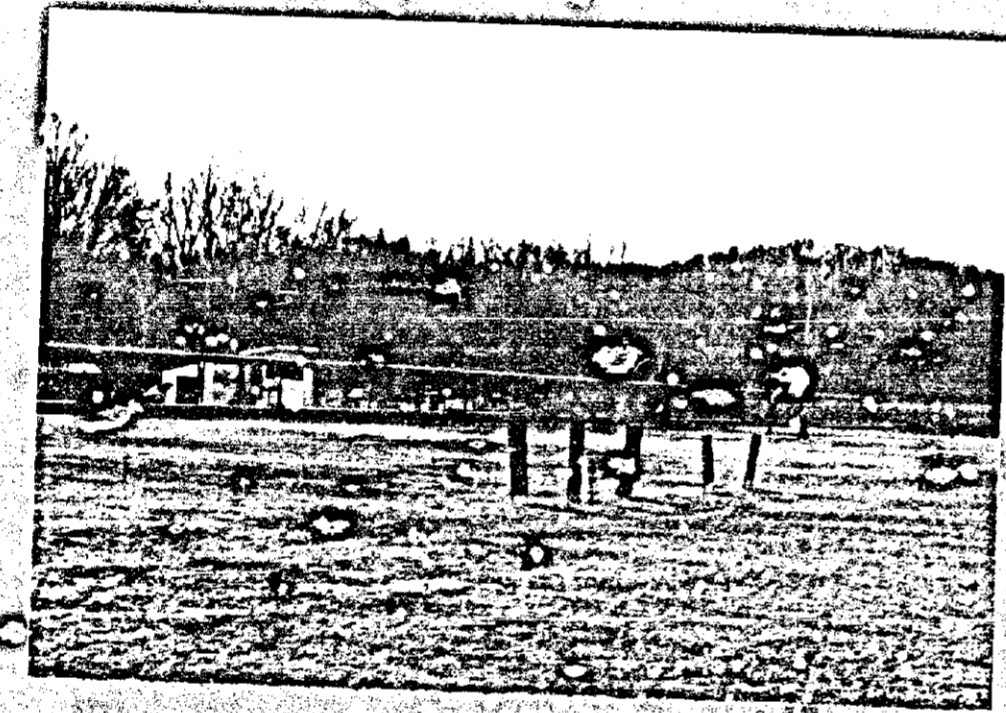
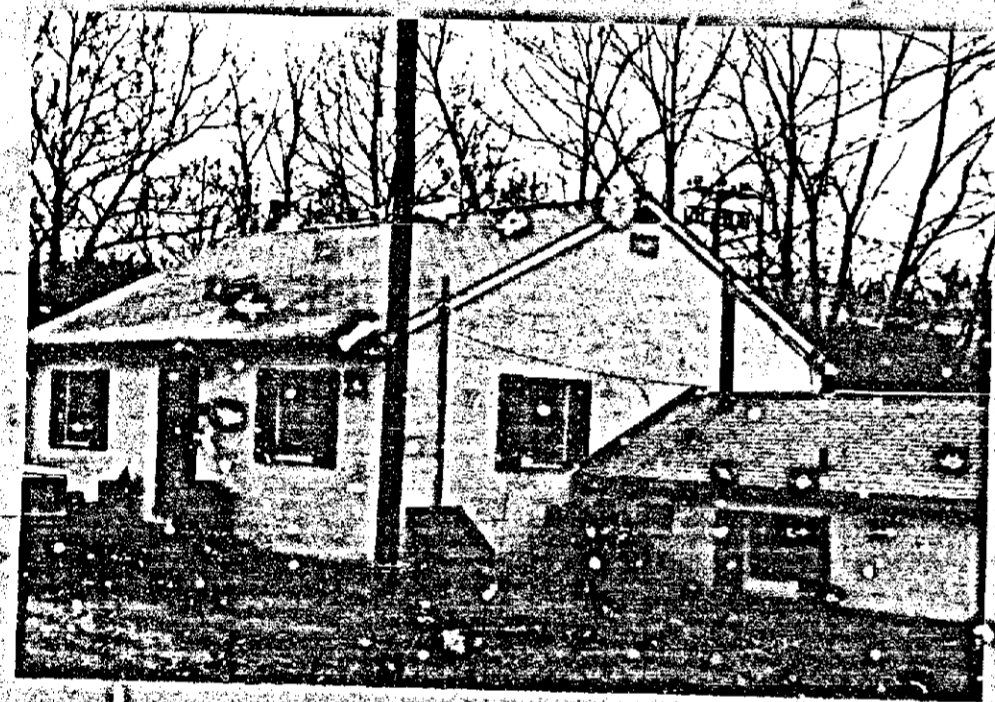
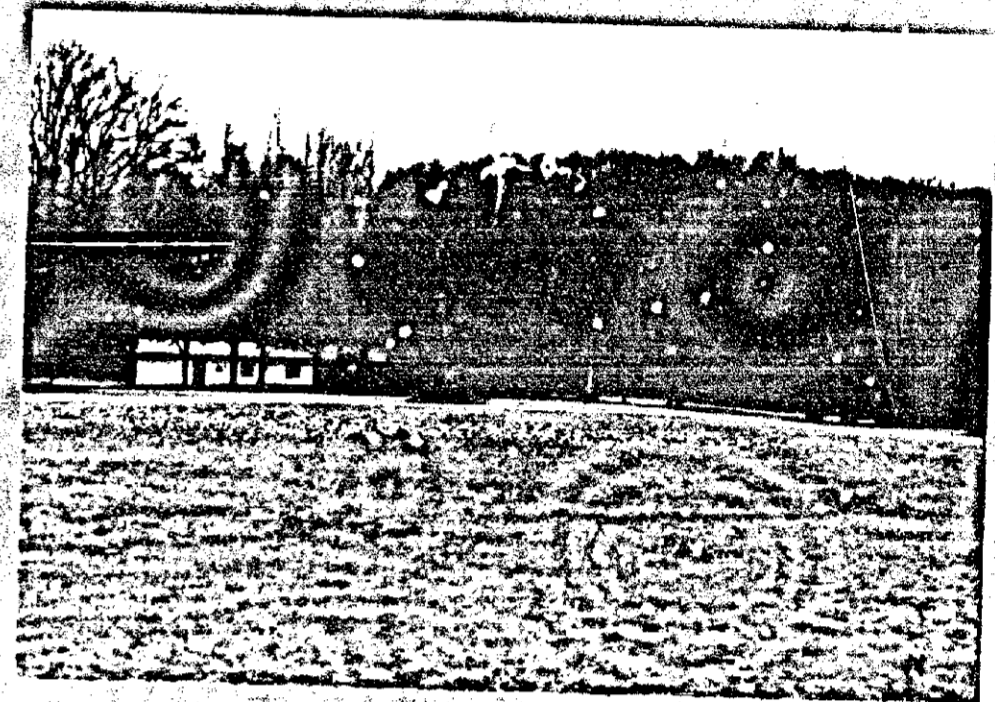
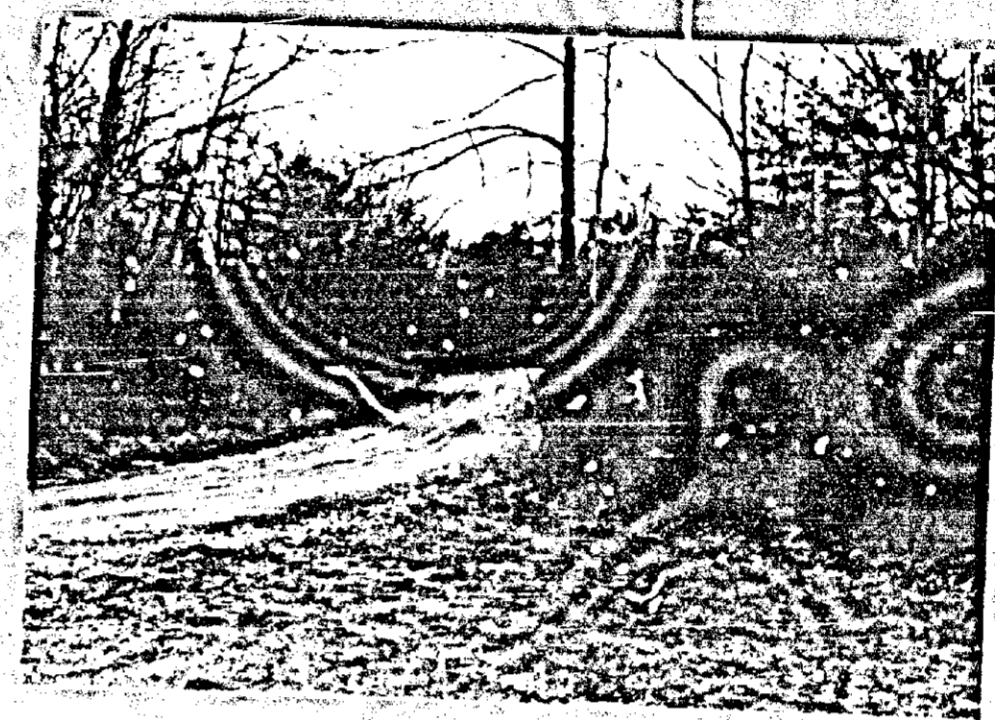
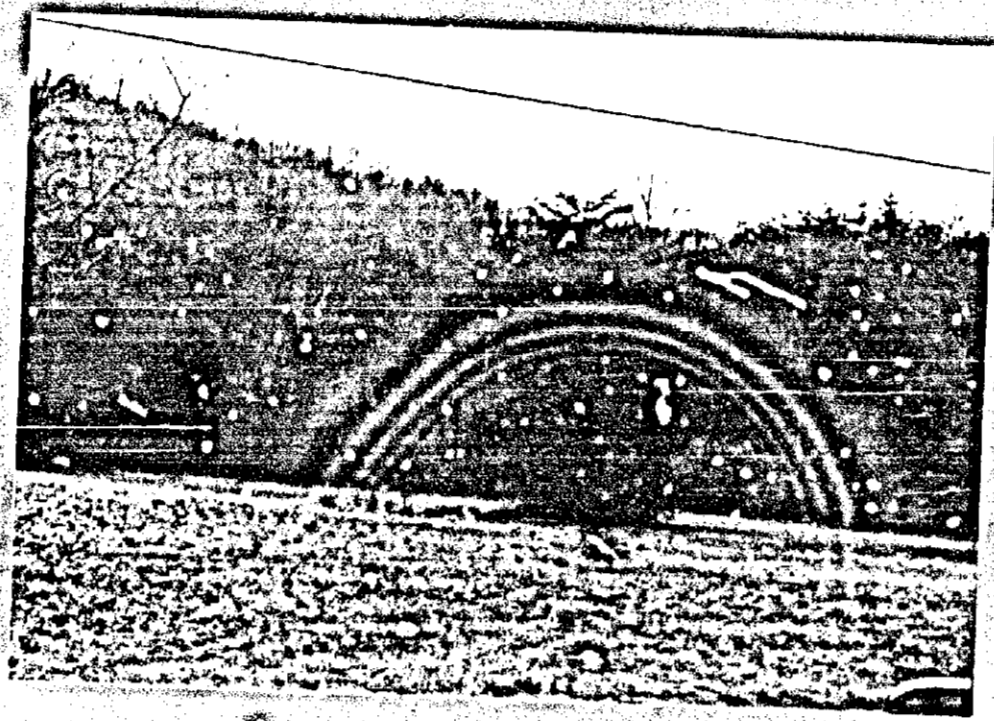
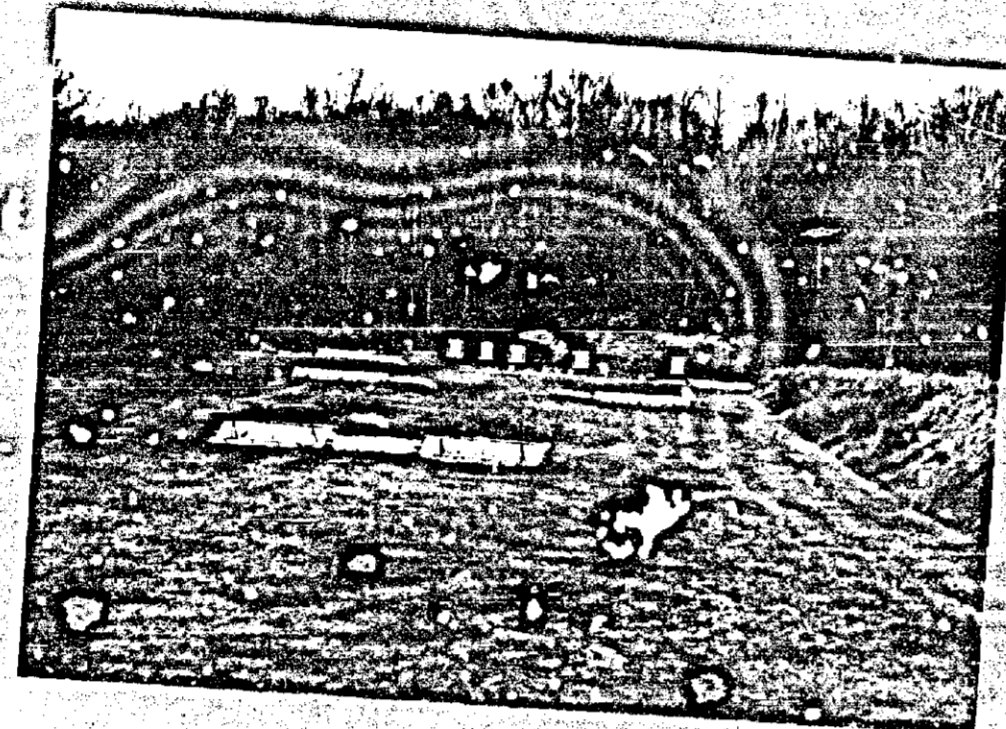
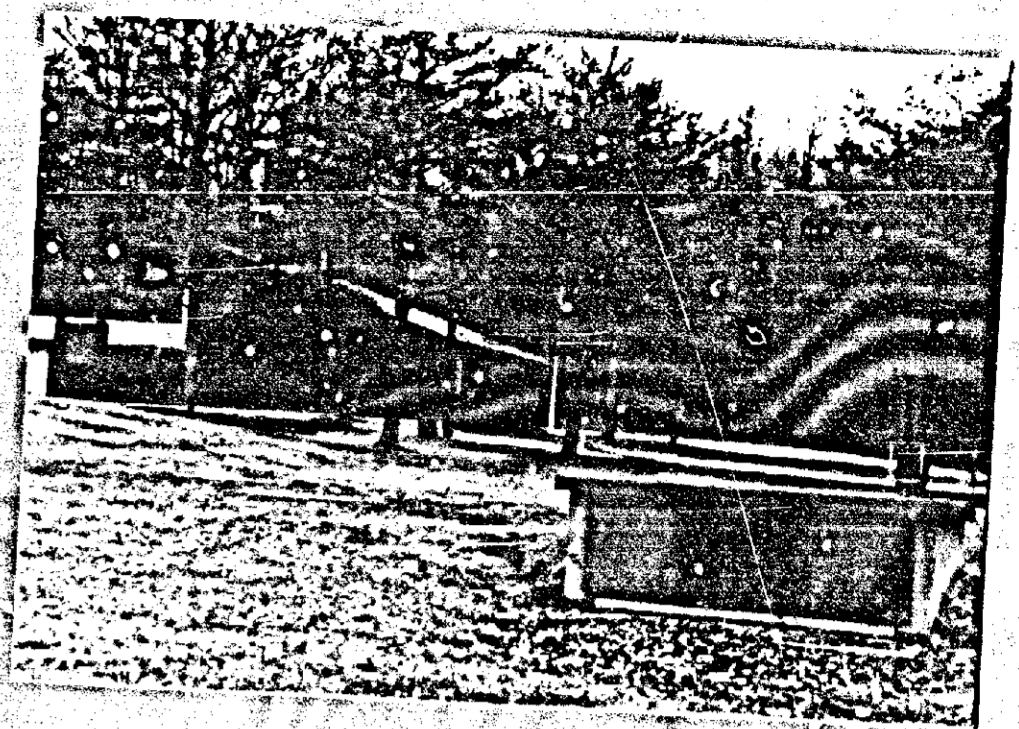
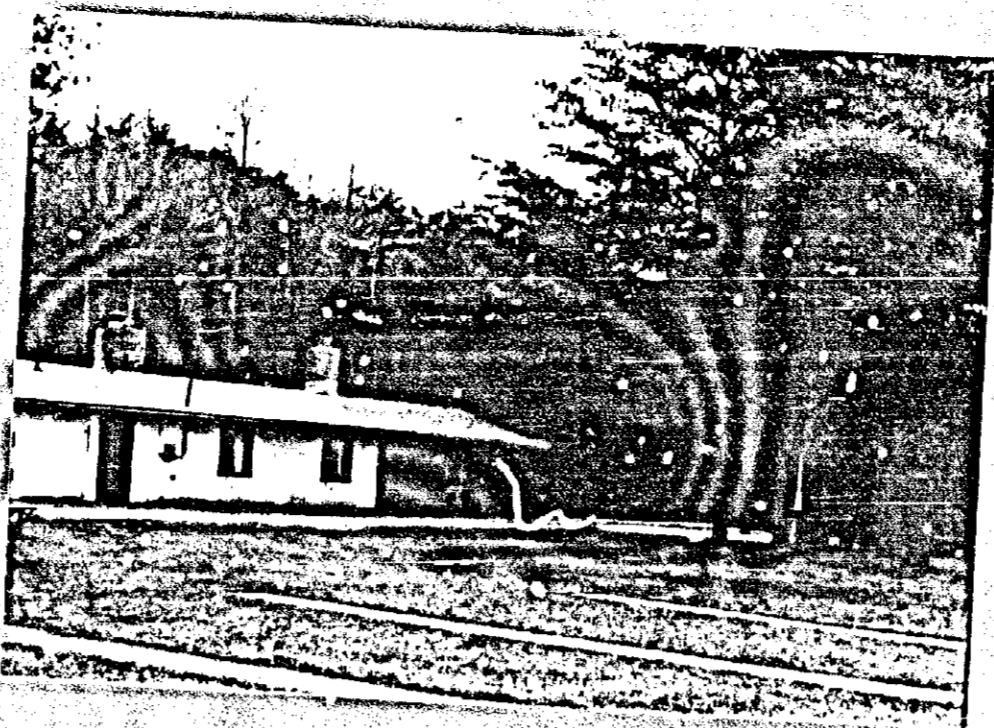
The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
A building/ & other miscellaneous permit shall be required before beginning construction.
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.
Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 407 and Table 402, also Section 503.2.
Requested variance appears to conflict with the Baltimore County Building Code, Section/s [blank].
A change of occupancy shall be applied for, along with an alteration permit application, and show required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed 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 401.
Comments - Any flood plain areas shall be identified.

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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

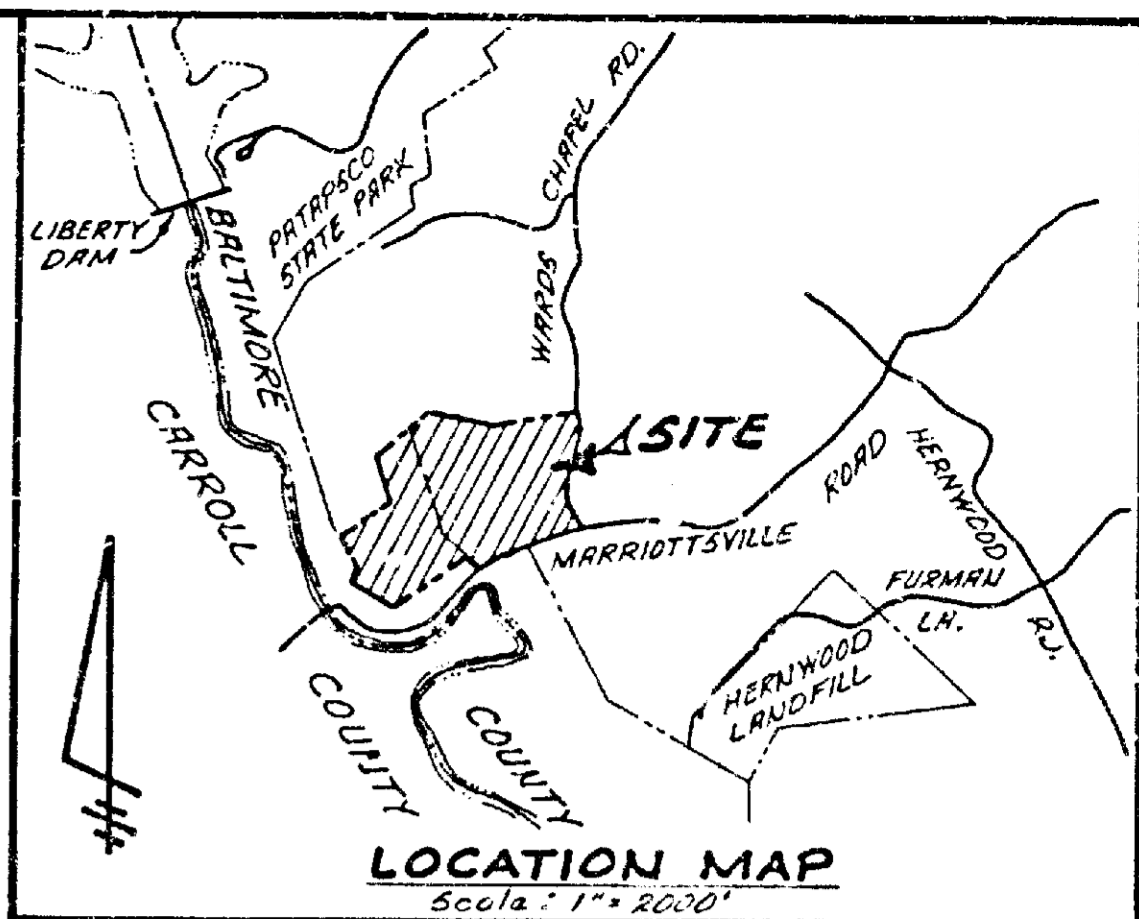
CEB:ec



LOT 2 OF PLAT OF JOHN F. FEEZER JR. ET UX E.H.K. JR. 481118

ROBERT W. FEEZER
O.T.G. 5216-916
E.H.K. JR. 5409-478
3232 WARDS CHAPEL RD.
MARRIOTTSVILLE, MD. 21104

NOTE 12) VARIANCE IS REQUESTED FROM SECTION 1901.3.B.3 TO PERMIT EXIST BUILDING TO BE SET BACK A MINIMUM OF 40' FROM THE E OF STREET INSTEAD OF THE REQUIRED 75'



NOTES:

1. PROPERTY INFORMATION SHOWN HEREON TAKEN FROM RECORD INFORMATION ONLY. NO BOUNDARY OR PROPERTY LINE SURVEY WAS PERFORMED ON THE PROPERTY SHOWN HEREON.
2. LOCATION OF BUILDINGS AND RANGES BY A FIELD SURVEY.
3. TAX MAP - 75 Parcel-16, Account # 0201850010 Parcel-21, Account # 0201850011
4. PRESENT ZONING: RC-2
5. PROPOSED ZONING: RC-2
6. TOTAL COMPUTED AREA 71.9 ACRES MORE OR LESS. (COMPUTED FROM DEEDS OF RECORD ONLY)
7. PER BALTIMORE CO. TOPOGRAPHY MAPS AND BY FIELD INSPECTION. NO DWELLINGS ARE WITHIN 200' OF THE PROPERTY LINES EXCEPT AS SHOWN.
8. NO EXISTING PUBLIC WATER OR SEWER SERVICES IN AREA.

JOHN F. FEEZER JR.
O.T.G. 5237-1963
6807 WASHINGTON BLVD.
BALTIMORE, MD. 21227

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
U.W.B. 1531-464
(PARCEL 16)
Present Zoning RC.2

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
W.U.R. 3542-625
(PARCEL 2)
Present Zoning RC.2

JOHN F. FEEZER 3RD
E.H.K. JR. 6258-752
11650 MARRIOTTSVILLE RD
MARRIOTTSVILLE, MD. 21104

HARRY T. CAMPBELL CORP.
KNOWN AS GENSTAR
EXEC. PLAZA 7E
11350 MCCORMICK RD.
HUNT VALLEY, MD. 21031
Present Zoning RC-2
(Quarrying Operations)

9) SECURITY PROVIDED BY LOCKED ACCESS DRIVEWAY AND EVER PRESENT MEMBERSHIP

10) HOURS 8 AM TO SUNSET OR 8 PM, WHICHEVER IS EARLIER, EXCEPT TRAP RANGE (8 AM TO 8 PM)

11) EXIST PAVING TO BE MAINTAINED AS PRESENTLY EXISTS W/DURABLE & DUSTLESS SURFACE. PROP. PARKING AREA & ANY NEW SERVICE ROADS TO BE TRAPEZOIDAL IN ACCORDANCE WITH CONSTRUCTION CODES, LONGER LEFT CURBER PARKING DATA

EXISTING BUILDINGS
Meeting Hall - 1800 sf ± 15 ft x 12 ft ± 6 ± 20 Spaces
Club House - 2225 sf ± 300 ft ± 8 Spaces
Trap House - 1450 sf ± 300 ft ± 8 Spaces
REQUIRED SPACES - 33 SPACES

PROPOSED INDOOR SHOOTING RANGE
REQUIRED SPACES - 300 sf ± 300 ft ± 33 SPACES

HANDICAP PARKING REQUIRED - 3 SPACES
HANDICAP PARKING PROVIDED - 3 SPACES
TOTAL REQUIRED SPACES - 40 SPACES
TOTAL PROVIDED SPACES - 204 SPACES

TYP. PARKING SPACE - 9' x 18'
TYP. HANDICAP PARKING SPACE 12' x 20'

PREPARED BY
LANDTECH ASSOCIATES, INC.

NOTE:

THE PURPOSE OF THIS PLAT IS TO ALLOW OUTDOOR AND INDOOR RIFLE, PISTOL AND SHOTGUN RANGES IN AN RC-2 ZONE.

PLAT FOR SPECIAL EXCEPTION FOR ZONING ASSOCIATED GUN CLUBS OF BALTO, INC.

2ND ELECTION DISTRICT - BALTIMORE COUNTY, M.D.
SCALE: 1" = 100'

DATE: AUGUST, 1984
REVISED DATE: JUNE 1988
REVISED DATE: AUGUST 1988
REVISED DATE: OCTOBER 1985
REVISED DATE: NOVEMBER, 1985

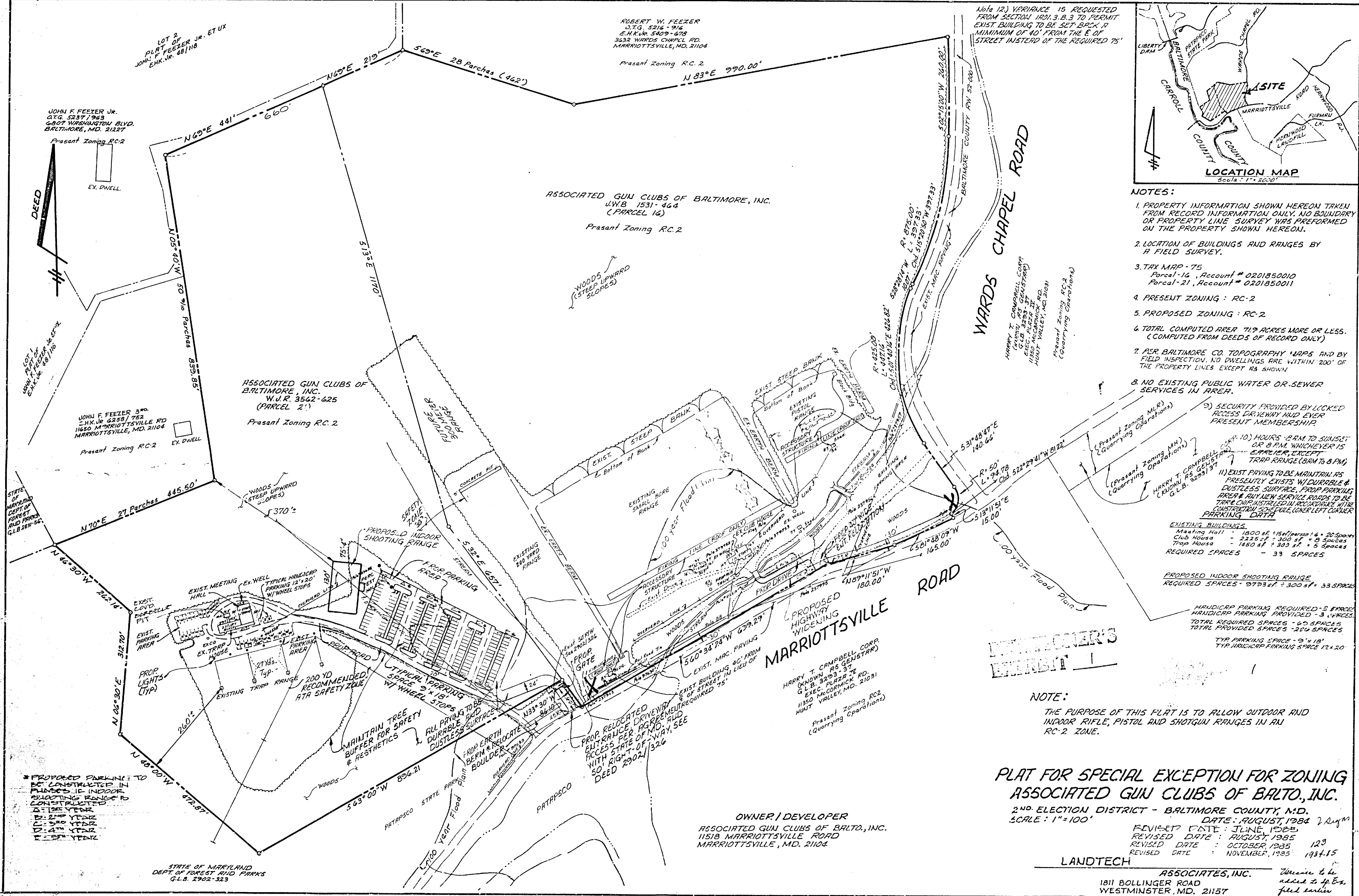
LANDTECH ASSOCIATES, INC.
1811 BOLLINGER ROAD
WESTMINSTER, MD. 21157

When to be added to up E.P. filed earlier

OWNER / DEVELOPER
ASSOCIATED GUN CLUBS OF BALTO, INC.
11518 MARRIOTTSVILLE ROAD
MARRIOTTSVILLE, MD. 21104

* PROPOSED PARKING TO BE CONSTRUCTED IN PLACES IF INDOOR SHOOTING RANGE IS CONSTRUCTED IN THIS YEAR
12-2ND YEAR
12-3RD YEAR
12-4TH YEAR
12-5TH YEAR

STATE OF MARYLAND
DEPT. OF FOREST AND PARKS
G.L.B. 2902-323



ASSOCIATED GUN CLUBS OF BALTIMORE
W-91-37

CRG Waiver Plan 2nd Review
Plan Date: 6/28/91
Plan Received: 7/12/91
Comments Date: 7/22/91
Comments Completed: 7/31/91

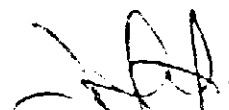
This plan does not show the same information as the original waiver plan. The changes from the approved zoning hearing plan in case #86-330-XA are not indicated in the plan notes as requested in the previous comments. There is at least one major change in the location of the proposed 75 feet x 100 feet indoor shooting range with the property line setback decreasing from 370 feet to 250 feet. Also the proposed indoor range is now immediately adjacent to an existing one story building. If they are to be functionally attached, indicate this on the plan and include a detail of the attachment with all construction methods and materials shown. If they are not functionally attached, a zoning variance is required to allow the setback between buildings for less than 70 feet.

Also a reduction in total parking provided from 206 down to 16² is proposed and is to be phased in over 4 years. Include all other approved zoning hearing information on the plan.

Restriction #2 in the Zoning Commissioner's Order required that the special exception must be utilized within 5 years of the date of the Order (3/5/86). Indicate compliance on the plan. If utilized, the owner must submit a red-lined public hearing plan to the Zoning Director to request a determination of whether or not a public hearing would be required to amend the approved special exception plan. A copy of these comments must accompany this request.

The previous last paragraphs of the 4/5/91 comments still apply.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-37 and written correspondence or revised plans must be accompanied by a copy of these comments.


JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - #86-330-XA
Waiver File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 19, 2000

Mr. Thomas A. Church
Development Engineering
Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Dear Mr. Church:

RE: Associated Gun Club of Baltimore, 11518 Marriotsville Road, 2nd
Election District

Your "Spirit and Intent" letter to Mr. Jablon, dated March 29, 2000, has been referred to me for reply. Based upon a review of the accompanying site plan information and the zoning records the following has been determined.

The proposed addition to the existing clubhouse situated on parcel 16, JWB 1531/464 is determined to be within the scope of the order granted by the Zoning Commissioner in zoning case #86-330-XA.

You must stick-back a copy of this letter to all site plans submitted for permit approval.

Sincerely,

[Signature]
Dáyd T. Moxley
Planner II
Zoning Review

LTM:kew



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079070

DATE 4/2/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (LTM)

RECEIVED FROM Development Engineering Consultants

FOR 10-768

11518 Marriotsville Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHER'S VALIDATION

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

March 29, 2000

Baltimore County
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. Arnold Jablon

Gentlemen:

Subject: Associated Gun Club of Baltimore
Proposed Addition to Clubhouse
Our Contract No.: 99-101

11518 Marriotsville Rd

The Associated Gun Club of Baltimore, Inc. is in the process of obtaining a building permit for a proposed addition to the existing clubhouse located at the shooting range they operate at 11518 Marriotsville Road. The facility has existed and continuously been used as a shooting range since the 1940's.

The existing clubhouse is used for meetings by the members of the club, and due to the increase in membership, the addition is necessary to effectively conduct their meetings.

We are requesting that the proposed addition be approved, as being in the "spirit and intent" of the zoning regulations because the property was granted a special exception for use as a shooting range on March 5, 1986 (Case No. 86-330XA).

Enclosed, is a site plan showing the location of the proposed addition for your use in considering this request.

Very truly yours,

Thomas A. Church, Jr.
Thomas A. Church,
President

Enclosures

cc: Associated Gun Club of Baltimore, Inc.

00-768

Newton A. Williams
DIRECTOR
410 823-7856

Law Offices
NEWTON A. WILLIAMS, L. L. C.
SUITE 700, NOTT NGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4628
(410) 823-7800
TELEFAX: (410) 298-2755

Of Course
Your Planner &
Williams Chaz

DATE: March 23, 2000
FROM: Newton A. Williams
TOTAL NUMBER OF PAGES (Including Cover Sheet): One
CLIENT MATTER NO.: Old NP&W file Associated Gun Clubs of Baltimore . Inc.

TO: Tom Church, Development Engineering
TELECOPIER NO.: 410 377 2625
TELEPHONE NO. 410377 2600

RE: 86-330-XA, Validation of existing shooting range and facilities

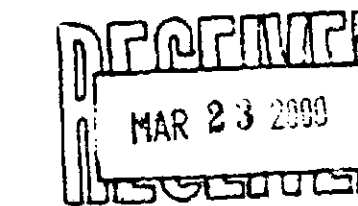
Tom:

Remember this case very well, the range was already there, including a number of buildings. The point of the Opinion and Order was to legitimate what was already there, as well as what was planned.

It is my recollection that the Clubs made extensive change to parking lots, entrances, and other facilities, which was certainly done with five years, and those new improvements, coupled with what was already there, was enough to vest the entire project.

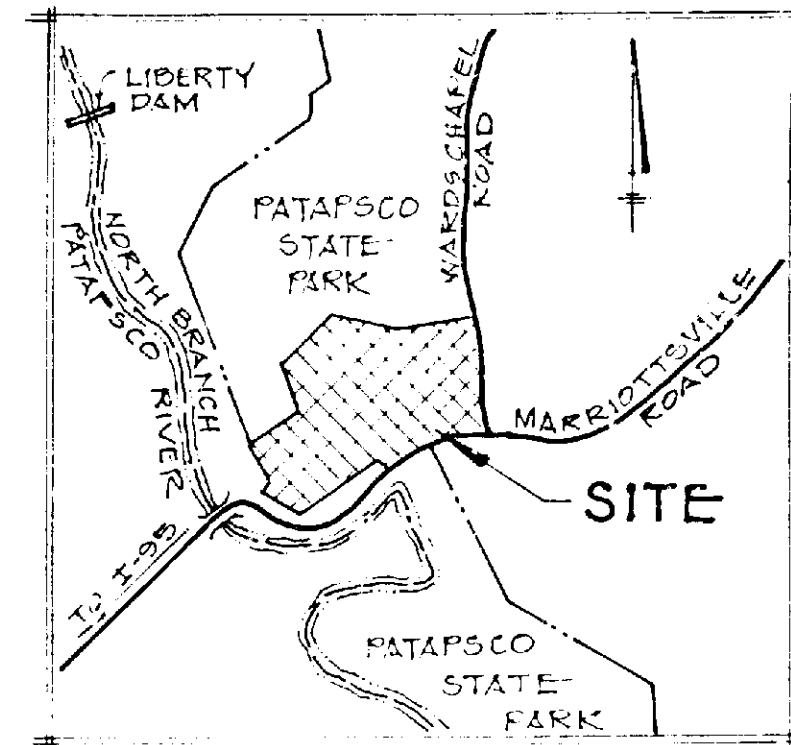
Please let me know if I can be of any further help. Best regards to you and to the Clubs.

Sincerely,
Newton A. Williams
Newton A. Williams

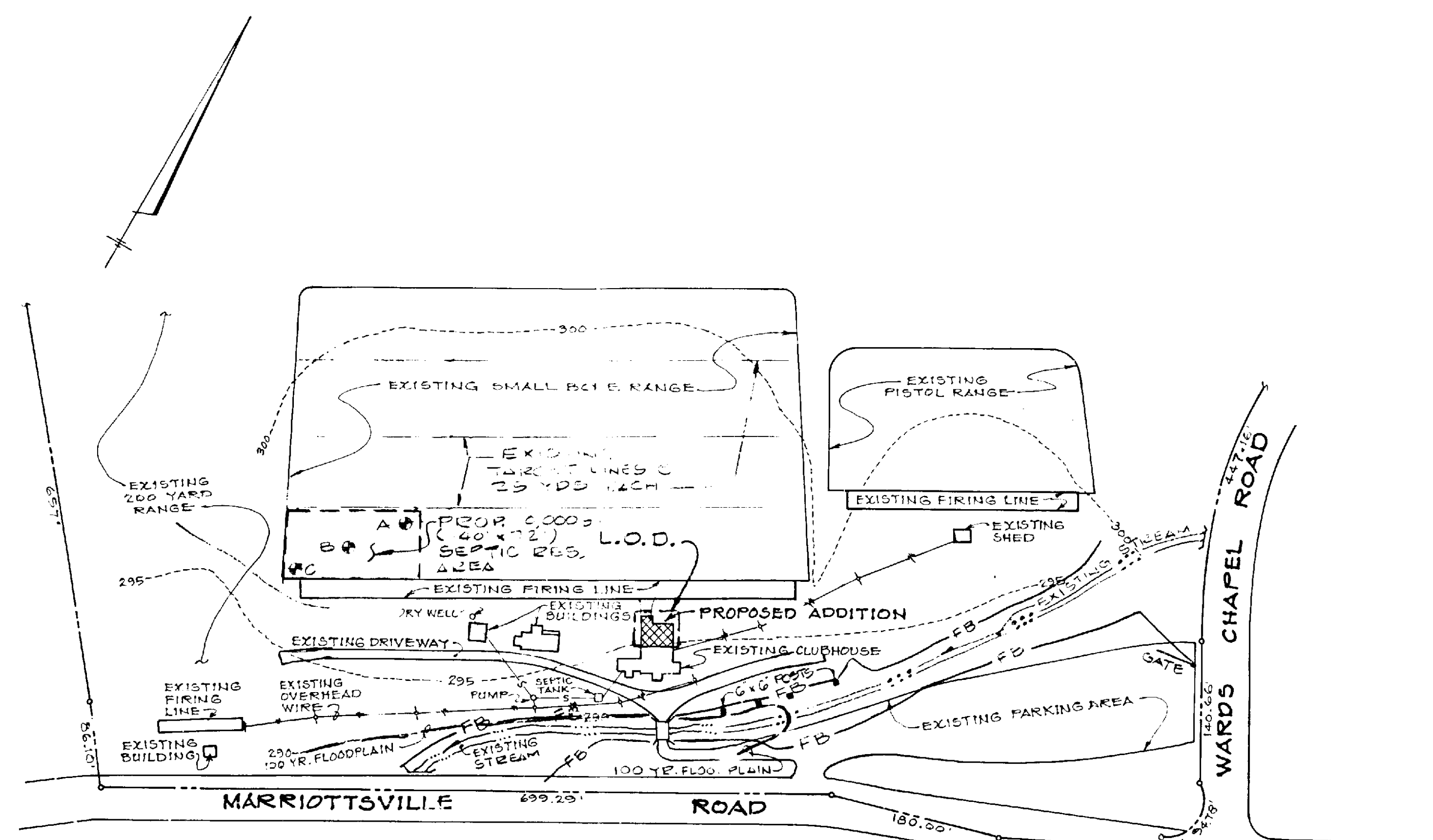


IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL NEWTON WILLIAMS @ 410-823-7800.

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Maryland and Federal Law."
The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

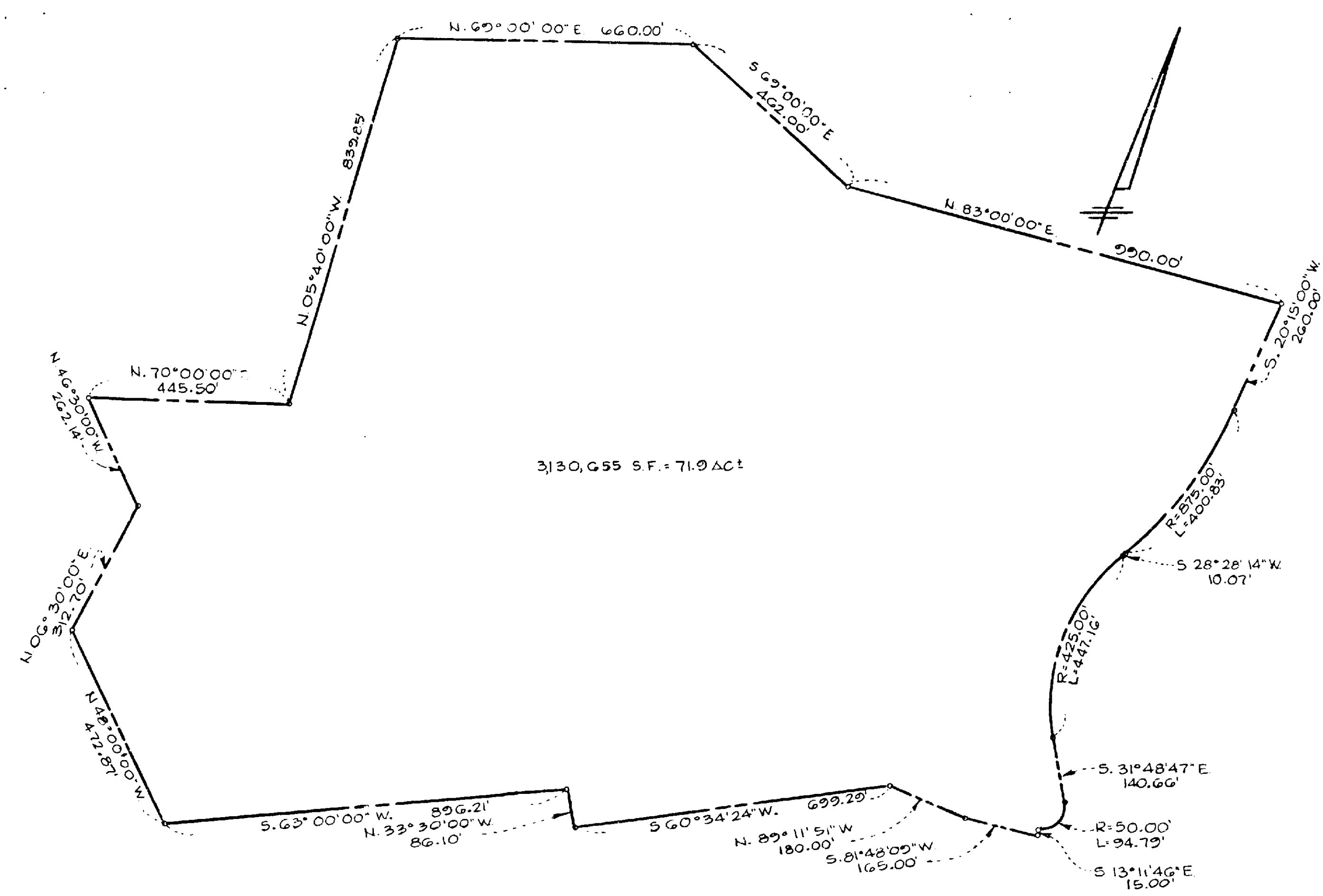


VICINITY MAP
SCALE: 1" = 2000'



LEGEND
 FOREST BUFFER — FB —
 LIMIT OF DISTURBANCE — LOD —

PLAN
SCALE: 1" = 100'



DETAIL OF PROPERTY OUTLINE
SCALE: 1" = 200'

AREA OF DISTURBANCE =
1600 S.F. = 0.0367 AC

GENERAL NOTES

1. APPLICANT/OWNER: ASSOCIATED GUN CLUB OF BALTIMORE, INC.
11518 MARRIOTTSTVILLE ROAD
MARRIOTTSTVILLE, MD 21104
410-461-9855
2. THIS SITE IS LOCATED IN:
A) CENSUS TRACT: 4022.01 D) ELECTION DISTRICT NO. 2
B) WATERSHED: 31 E) COUNCILMANIC DISTRICT NO. 3
C) SUBSEWERSHED: 81
3. CURRENT ZONING OF SITE IS RC-2
4. A) DEED REFERENCE: 1513/464 AND 3562/625
B) GROSS AREA: 73.3 AC. ± NET AREA: 71.9 AC. ±
C) TAX ACCOUNT NUMBER: 0201850010 AND 0201850011
5. TAX MAP NUMBER: 12
6. GRID NUMBER: 12
7. PARCELS: 16 AND 21
8. NO HISTORIC BUILDINGS EXIST ON SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS.
10. ALL EXISTING AND PROPOSED SIGNS WILL COMPLY WITH SECTION 413 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
11. 100 YEAR FLOOD PLAIN AS SHOWN WAS SUPPLIED BY BALTIMORE COUNTY, BUREAU OF ENGINEERING AS A DETAIL STUDY AND APPROVED PLAN, REVISED 10/15/99 BY BALTO. CO. DEPT. OF PUBLIC WORKS.
12. EXISTING USE OF PROPERTY: SHOOTING RANGE
PROPOSED USE: SHOOTING RANGE
13. NO WETLANDS EXIST ON THIS SITE.
14. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
15. ZONING HISTORY: WAIVER FILE NO. XX W-31-37
ZONING FILE CASE NO. 82-330-XA
16. THIS PROPERTY IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
17. ESTIMATE A.D.T. 30 x 2 x 60 A.D.T.
18. AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. THEREFORE SEDIMENT CONTROL IS NOT REQUIRED.
19. THIS SITE WAS GRANTED A LIMITED EXEMPTION UNDER SEC. 26-171(A)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (DATE: 10/27/99 D.R.C. NO. 09139 D)

PERMIT # B398923



PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION

DATE	REVISIONS
3/10/00	REVISE LOCATION OF FOREST BUFFER PER FIELD SURVEY OF FLAGS.
2/29/00	ADD PROPERTY OUTLINE DETAIL
2/25/00	ADD PROPOSED SEPTIC RES. AREA
11/20/99	REVISED FLOOD PLAIN

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 3603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

OWNER:
 ASSOCIATED GUN CLUB OF BALTIMORE, INC.
 11518 MARRIOTTSTVILLE ROAD
 MARRIOTTSTVILLE, MARYLAND 21104
 410-461-9855

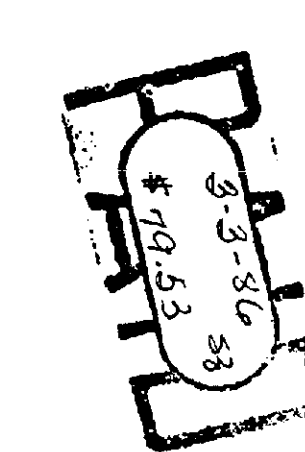
SITE PLAN
ASSOCIATED GUN CLUB OF BALTIMORE, INC.
 11518 MARRIOTTSTVILLE ROAD
 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT NUMBER
1 OF 1	8/30/99	99-101

MAP 10-10
 E.D. 2
 DATE 12/10/86
 ZONING 1000
 DP

Associated Gun Clubs of Baltimore, Inc.
 1400 W. Wards Chapel Rd. and Elec.
 Marriottsville Rd.
 21227

86-330-XA
 #123



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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 to permit existing buildings to be setback a minimum of forty (40) feet from the centerline of the street instead of the required seventy-five (75) feet

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

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

Contract Purchaser: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Legal Owner(s): _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Attorney for Petitioner:
 Newton A. Williams, Stephen J. Nolan, and
 Nolan, Flumhoff & Williams, Chartered
 (Type or Print Name)
 Signature: _____
 Address: 1007 Stormont Circle 242-5250
 City and State: Baltimore, Maryland 21227

204 W. Pennsylvania Avenue
 (Address)
 City and State: Towson, Maryland 21204
 Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
 Zoning Commissioner of Baltimore County.

testimony and evidence presented, the proposed expansion exceeds the allowable 25% permitted by Section 104.1, Baltimore County Zoning Regulations (BCZR) and thereby requires a special exception. The vicinity contains many quarries and much land zoned R.C.2, although the agricultural land has a topography best described as "sloped". There are no homes.

The expert witnesses for the Petitioner testified that the use is an appropriate one for this area and would satisfy all of the conditions delineated in Section 502.1, BCZR. In a letter dated December 18, 1984, the Maryland Forest Park & Wildlife Service, Department of Natural Resources, stated that it does not object to the proposed expansion but recommends that appropriate water control devices be installed during construction and that revegetation be completed after construction because the Patasco State Park lands are located nearby.

The existing firing line building for the 200-yard range is 40 feet from the centerline of Marriottsville Road instead of the required 75 feet. It is a long-standing policy of the Zoning Commissioner to require that all deficiencies be brought up to current standards if a nonconforming use is expanded to a point requiring either a variance or a special exception. Therefore, the Petitioner is requesting a variance here to correct a long-existing setback deficiency.

The Petitioner seeks relief from Section 1A01.2.C.20, pursuant to Section 502.1 and from Section 1A01.3.B.3, pursuant to Section 307, BCZR.

It is clear that the BCZR permits the use requested by the Petitioner in an R.C.2 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley R. Stangor*

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Additionally, expansion of the existing use retains and fosters conditions favorable to the continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Section 1A01.1.B, BCZR. There can be no better location for such a use than the instant site. It is truly a meeting of use and land that benefits everyone.

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

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley R. Stangor*

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in and R.C.2 zone.

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

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

Contract Purchaser: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Legal Owner(s): _____
 (Type or Print Name)
 Signature: _____
 Address: 1007 Stormont Circle 242-5250
 City and State: Baltimore, Maryland 21227

Attorney for Petitioner:
 Newton A. Williams, Stephen J. Nolan, and
 Nolan, Flumhoff & Williams
 (Type or Print Name)
 Signature: _____
 Address: 204 W. Pennsylvania Avenue
 City and State: Towson, Maryland 21204
 Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
 Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley R. Stangor*

IN RE: PETITIONERS SPECIAL EXCEPTION AND VARIANCE 1400/Corner of Wards Chapel and Marriottsville Roads - 2nd Election District * BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY * Case No. 86-330-XA * Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a shooting range with archery, pistol, skeet, trap, or small-bore rifle ranges and, additionally, variance to permit a setback of 40 feet from the centerline of a street instead of the required 75 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Mark McClure, President, and E. Max Gilgenast, Treasurer, appeared and testified and was represented by Counsel. Graden A. Rogers, a registered land surveyor, and Bernard M. Willeman, a professional planner, also testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2 and containing 72 acres, 51 acres of which is wooded, is located on Marriottsville Road near the Howard County line and across from the Genstar quarry, zoned M.H. There is an existing range, originated in or before 1947, which has a clubhouse and a meeting hall for its members as well as covered line structures and two range-control tower facilities. The Petitioner proposes to add an approximately 130' x 75' building for an indoor shooting facility for small bore weapons. Although the existing range is a nonconforming use, based on the

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley R. Stangor*

of 40 feet from the centerline of the street instead of the required 75 feet be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The special exception granted herein must be utilized within five years from the date of this Order.
- The Petitioners shall submit a plan to the Maryland Forest, Park & Wildlife Service for its approval regarding appropriate water control devices and revegetation, which shall be undertaken to satisfy its concerns.

Carl John
 Zoning Commissioner of Baltimore County

AJ/srl
 cc: Newton A. Williams, Esquire
 People's Counsel

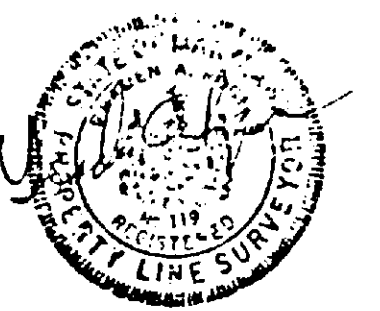
ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley R. Stangor*

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

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

LANDTECH ASSOCIATES, INC. SURVEYORS
4206 EDMONSTON ROAD
BLAENSBURG, MD 20710
P.O. BOX 443
GLEN BURNIE, MD 21061
1811 BOLLINGER ROAD
WESTMINSTER, MD 21157



Description for Special Exception to Zoning
Associated Gun Clubs of Baltimore, Inc.
Marriottsville Road and Wards Chapel Road
2nd Election District, Baltimore County, Md.

Beginning for the same, at a point, on the westernmost right-of-way line of Wards Chapel Road as shown on Baltimore County Right-of-Way Plat No. 52-000 said point being at its intersection with the northernmost side of Marriottsville Road; thence, with said northernmost side of Marriottsville Road 1) S 81°48'09" W-165.00 feet; thence, 2) N 89°11'51" W-180.00 feet; thence, 3) S 60°34'24" W-699.29 feet; thence, leaving said Marriottsville Road 4) N 33°30'00" W-86.10 feet; thence, 5) S 63°00'00" W-896.21 feet; thence, 6) N 48°00'00" W-472.87 feet; thence, 7) N 6°30'00" E-312.70 feet; thence, 8) N 46°30'00" W-262.14 feet; thence, 9) N 70° E-445.50 feet; thence, 10) N 05°40' W-839.85 feet; thence, 11) N 69° E-660.00 feet; thence, 12) S 69° E-462.00 feet; thence, 13) N 83° E-990.00 feet to a point on the aforementioned right-of-way of Wards Chapel Road; thence, with said right-of-way 14) S 2° 15'00" W-260.00 feet; thence, 15) by a curve to the right having a radius of 875.00 feet and an arc length of 397.33 feet, subtended by a chord having a bearing and distance of S 15°20'50" W-397.33 feet; thence, 16) S 28°28'14" W-10.07 feet; thence, 17) by a curve to the left having a radius of 425.00 feet and an arc length of 447.16 feet subtended by a chord having a bearing and distance of S 1°40'16" E-426.82 feet; thence, 18) S 31°48'47" E-140.66 feet to a point; thence, 19) by a curve to the right with a radius of 50 feet and an arc length of 94.78 feet subtended by a chord having a bearing and distance of S 22°29'41" W-81.22 feet; thence, 20) S 13°11'51" E-15.00 feet to the Place of Beginning. Containing 71.9 Acres of land more or less. Also including a 50 foot right-of-way for access from Marriottsville Road per agreement with State of Maryland (Deed 2902/326).
September 24, 1984

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
2nd Election District

LOCATION: Northwest corner of Wards Chapel Road and Marriottsville Road
DATE AND TIME: Monday, March 3, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for shooting ranges, including ranges for rifle, pistol, skeet, trap and bench rest with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone
Petition for Variance to permit existing buildings to be setback a minimum of 40 feet from the centerline of the street in lieu of the required 75 feet

Being the property of Associated Gun Clubs of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/Corner Wards Chapel Rd. & Marriottsville Rd., 2nd Dist.
ASSOCIATED GUN CLUBS OF BALTIMORE, INC., Petitioner : Case No. 86-330-XA

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.

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

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of appearance was mailed to Newton A. Williams, Esquire, Stephen J. Nolan, Esquire, and Nolan, Plumbhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Counsel for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

February 19, 1986

Newton A. Williams, Esquire
Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variance
NW/cor. Wards Chapel Rd. and Marriottsville Rd.
2nd Election District
Associated Gun Clubs of Baltimore, Inc. - Petitioner
Case No. 86-330-XA

Dear Messrs. Williams and Nolan:

This is to advise you that \$79.53 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018517

DATE: 2/19/86 ACCOUNT: 86-330-XA
3/3/86 - Sign's Posts
Returned AMOUNT: \$ 79.53
RECEIVED FROM: Associated Gun Clubs of Baltimore, Inc.
FOR: 1811 Bollinger Road, Westminister, Md. 21157
B-55-*****718096-1288F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 13, 1986
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 13, 1986

THE JEFFERSONIAN,
1986
Publisher

Cost of Advertising
27.56

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
2nd Election District
LOCATION: Northwest corner of Wards Chapel Road and Marriottsville Road
DATE AND TIME: Monday, March 3, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for shooting ranges, including ranges for rifle, pistol, skeet, trap and bench rest with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone.
Petition for Variance to permit existing buildings to be setback a minimum of 40 feet from the centerline of the street in lieu of the required 75 feet.
Being the property of Associated Gun Clubs of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: February 12, 1986
Posted for: Special Exception
Petitioner: Associated Gun Clubs of Baltimore, Inc.
Location of property: NW/Corner Wards Chapel Rd. and Marriottsville Rd.
Location of Signs: Sign posted NW/Corner of Marriottsville and Wards Chapel Rd. Sign posted W/Side of Marriottsville Rd. opposite 1000' S.W. of Chapel Rd.
Remarks: None
Posted by: A.J. Jablon Signature Date of return: February 14, 1986
Number of Signs: 4

NEWSPAPERS OF MARYLAND, INC.
Towson, Md. Feb. 13, 1986
At the annexed Req. #87471... P.O.C. #73344
... 1986... days previous
February... 1986... in the
times, a daily newspaper published
Westminster, Carroll County, Maryland,
is a weekly newspaper published
in Baltimore County, Maryland,
is a weekly newspaper published
in Baltimore County, Maryland,
NEWSPAPERS OF MARYLAND, INC.
Per [Signature]

Newton A. Williams, Esquire
Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

January 31, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW/Cor. Wards Chapel Rd. and Marriottville Rd.
2nd Election District
Associated Gun Clubs of Baltimore, Inc. - Petitioner
Case No. 86-330-XA

TIME: 11:00 a.m.

DATE: Monday, March 3, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134388

DATE: 1/31/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams
FOR: F. W. P. Co. SE #123

Commissioner
Ee County

0 147****1000010 0225

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018319

DATE: 1/23/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: Add To Trm #123 04/85

VALIDATION OR SIGNATURE OF CARRIER

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.

RANGE RULES

NOVEMBER 1985

- RANGE ID BADGE** must be worn visibly while on the property. May not be loaned or transferred; member subject to disciplinary action for so doing.
- USE OF EYE AND EAR PROTECTION** is mandatory for all persons on all ranges.
- FIREARMS** must be unloaded and action open or encased: (1) when entering the property, (2) when not actively in use on the firing line, (3) when leaving the property.
UNLOADED means no live cartridge, cap, or powder charge in the barrel, cylinder or magazine (including tubular).
"CEASE FIRE" can be the command of a Range Officer, but without a R.O. it must be agreed to by all shooters along the line. If not agreed to, it becomes mandatory on the hour and half hour. Before the "ALL CLEAR" the action must be locked open, all rounds and magazine removed, and the firearm put in a safe place. **NOT TO BE TOUCHED** until the call "THE LINE IS NO LONGER SAFE."
- TIME:** No firing before 8:00 A.M. nor after dusk or 8:00 P.M. - whichever is first.
The Trap Range shall be specifically and solely exempted.
- RANGES and their application**
TRAP RANGE is for shotguns ONLY, no rifles, handguns or shotgun slugs. Maximum load 3drum equivalent, max shot no. 7 1/2, max velocity 1200 f.p.s. Hand traps may be used on off days but no closer to the trap than the 16 yd line; please notify the Caretaker beforehand.
200 yd. RANGE for center-fire rifles for firing at the regulation targets stored in the butts. Rimfire rifles and handguns permitted.
200 meter FRAMES were designed for mounting metallic animal silhouette targets for use with handguns and .22 rimfire rifles. No targets should be mounted on these frames for use with center-fire rifles.
100 yd RANGE is used for Smallbore matches, Black Powder matches, Silhouette matches and general practice with those types of firearms. Center-fire rifles are to be used only on positions 1-30 and 86-90. Shotguns may be patterned only on positions 86-90; bring your own frame.
BENCH RESTS may be used for any type rifle, shotguns with slug only, and handguns with permission of other shooters. This range is usually closed during AGC Scheduled Events on the 100 yd range, at the discretion of the Range Officer.
PISTOL RANGE for handguns ONLY for shooting at paper targets ONLY. Firing from the prone or Creedmore position is not permitted on this range. Only one bullseye target per frame and it should be centered in the frame. Metal targets of any kind are not permitted on this range.
Any of the above ranges may be closed to non-competitors during a match, at the discretion of the Range Officer. See your SCHEDULED EVENTS card.
The 100 yd range WILL NOT be closed during HUNTERS' SIGHT-IN.

- PROHIBITIONS IN GENERAL**
 - Shooting at human silhouette targets on any range or on the property.
 - Shooting at bottles, cans, etc.
 - Angle firing - firing line number and target position number must correspond.
 - Quickdraw or "shooting from the holster".
 - Firing of fully automatic firearms anywhere. Also tracer bullets.
 - Alcoholic beverages on the firing line. Persons whose behavior exhibits influence of alcohol or drugs will not be permitted on the firing line.
 - Use of safety latches on firearms are not acceptable. See rule 3.
 - Clipping the banks in the impact area during target change.
 - Firing strings from semi-automatic firearms at an excessive rate.

(over)

BALTIMORE COUNTY, MARYLAND

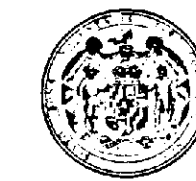
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: February 4, 1986
SUBJECT: Zoning Petitions No. 86-285-A, 86-291-XA, 86-326-A, 86-329-SPH
86-330-XA, 86-331-A, 86-332-A and 86-333-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEC:JGH:sjm



DEPARTMENT OF NATURAL RESOURCES
MARYLAND FOREST, PARK & WILDLIFE SERVICE
DISTRICT COURT-MULTI SERVICE CENTER
2 BOND STREET
BEL AIR, MARYLAND 21014

December 18, 1984

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am writing in response to a letter addressed to Patrick Meckley regarding a site plan for the "Associated Gun Clubs of Baltimore Inc.," Item #123. Mr. Meckley has been promoted to Chief of Resource Protection and I am now Project Forester for Baltimore County.

One of my Rangers and I have made an on site inspection of the proposed indoor shooting range and parking lot. The proposed construction site is removed from Patapsco State Park lands and is contained completely within the property owned by the Gun Club. I see no reason why the proposed construction should be delayed, providing the contractors recognize the possible erosion and sedimentation problems on the site.

My soil maps indicate that with the slopes present on the site, erosion could easily result when the trees are removed for the indoor shooting range. My concerns are that the combination of exposed soil, eight to fifteen percent slopes, and a road that runs downhill towards the nearby Patapsco River could cause sedimentation problems for the river.

I recommend that water control devices be installed in the road prior to ground breaking. The use of properly installed ditches, culverts and water bars would greatly reduce the likelihood of sedimentation problems to the river. Upon completion of construction, all exposed bare mineral soil should be re-vegetated with rye grasses and later with tree seedlings. The re-establishment of vegetation cover will stabilize the soil helping to prevent future erosion problems. The water control devices could be removed after the construction site is reclaimed.

If I can be of any further assistance please contact my office at 9405 Old Harford Road by calling 665-5820.

Respectfully,

Steven W. Koehn

Steven W. Koehn
Baltimore Project Forester

Telephone
TTY FOR DEAF: STATEWIDE 1-800-492-5062; BALTIMORE 269-2609

QUICK LETTER

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

Hand Delivered DATE Jan. 17, 1986
TO: Mr. Carl Richards, Zoning Office
SUBJECT: Associated Gun Clubs - Item #123 - Add Variance and 10 Rev'd Plat. and.
Dear Carl: Dr. Panayis/Dublawski New
Per our conversation yesterday, Class B Office Bldg.
I enclose the following for your review at your convenience:
1. Copy of a Variance Petition and Revised Plat on Associated Gun Clubs per conference with Nick - would like Mr. Dyer to put it into the next batch so last case of the day including the added variance - Jim may sit on Monday, Jan. 20th.
2. Final Petition, 7/100 check, 7 descriptions and 10 plots for a Class B office building at York and Main for Dr. Panayis, legal owner and Mr. Steve Dublawski - contract purchaser - new filing. Please call me when you are ready to talk.
THANKS,
Arnold Jablon

Case No. 86-330-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
27th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner of Baltimore, Inc.
Petitioner's Attorney
Newton A. Williams, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Item No. 123 - Case No. 86-330-XA
Petitioner - Associated Gun Clubs of Baltimore, Inc.
Special Exception and Variance Petition

Dear Mr. Williams:

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,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Landtech Assoc. Inc.
1811 Bollinger Road
Westminster, Maryland 21157



Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary
Hal Kasloff
Assistant

December 3, 1984

State of Maryland
Dept. of Forest & Parks
728 Bel Air Road
Bel Air, Md. 21014

At: Mr. Patrick Meckley

Re: ITEM: #123.
Property Owner:
Associated Gun Clubs of Baltimore, Inc.
Location: NW/Cor. Wards Chapel Road and Marriottville Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone.
Acres: 71.9
District: 2nd

Dear Mr. Meckley:

Attached for your review and comment is a site plan of the "Associated Gun Clubs of Baltimore Inc." dated August 1984.

The purpose of this plat for special exception is to allow outdoor and indoor rifle, pistol and shotgun ranges in a RC-2 zone.

My telephone number is: (301) 659-1350
Twentyfour for Impaired Hearing or Speech
3837553 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. P. Meckley -2- December 3, 1984

Since this location ("Associated Gun Clubs of Baltimore Inc.") is next to the Maryland - Dept. of Forest & Parks site, we (State Highway Administration - Bureau of Engineering Access Permits) are requesting you review this site plan and provide your comments directly to Baltimore County's Zoning Commissioner, Mr. Arnold Jablon.

If you have any questions, do not hesitate to call Mr. Nicholas Commodari at 494-3391.

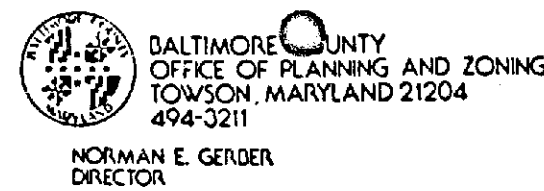
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. A. Jablon
Mr. N. Commodari
Mr. J. Ogle



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

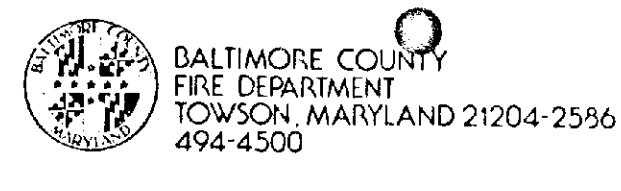
11/29/84 + Feb 4, 1986
Re: Zoning Advisory Meeting of 11/13/84
Item # 123
Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW Cor. Wards Chapel Rd. and Marriottsville Rd.
Marriottsville, Md.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- 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 forwarded by the Bureau of Public Services.
This site is part of a larger tract; therefore 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 22-88 of the Development Regulations.
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 on [blank].
Landscaping should be provided on this site and shown on the plan.
The property is located in a deficient service area as defined by Bill 178-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
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.
Additional comments: Proposed parking lot will be subject to the Landscape Manual requirements.

Eugene G. Bobb
Eugene A. Bobb
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

February 18, 1986

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: Associated Gun Clubs of Baltimore, Inc.

Location: NW cor. Wards Chapel Road and Marriottsville Road

Item No.: 123 Zoning Agenda: Meeting of 2-4-86

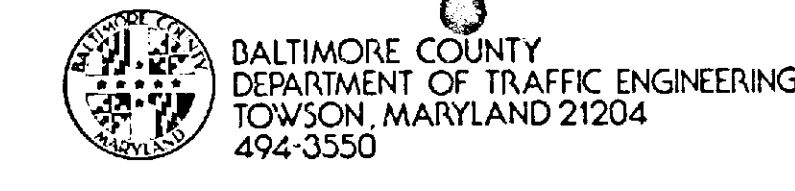
Gentlemen:

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 [blank] 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 [blank] EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved
Planning Group
Special Inspection Division

/mb 3/3
86-330



STEPHEN E. COLLINS
DIRECTOR

March 4, 1986

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

Item No. 123 (84-85)-2AC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of February 4, 1986
Associated Gun Clubs of Baltimore, Inc.
NW Cor. Wards Chapel Road & Marriottsville Rd
R.C. 2
Special Exception for shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone AND Variance to permit existing buildings to be set back 71.9
2nd

Acres:
District:

Dear Mr. Jablon:

The right of way should be cleared of brushes and trees to improve the sight distance.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

86-330-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 30, 1984

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

o o o
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

RE: Item No. 123
Associated Gun Clubs of Balto., Inc.
Special Exception Petition

Dear Mr. Williams:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. Mike Flanigan - 494-3554

Zoning - Mr. Commodari - 494-3391

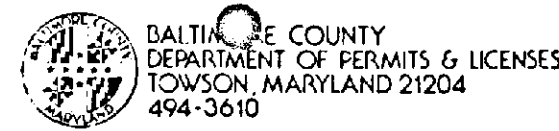
In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Landtech Associates, Inc.
1811 Bollinger Road
Westminster, Md. 21157



November 20, 1984

TO: ZALESH, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:

Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW/Cor. Wards Chapel Road and Marriottsville Road
Existing Zoning: R.C. 2
Proposed Zoning: Special exception for shooting ranges, etc.

Acres: 71.9
District: 2nd.

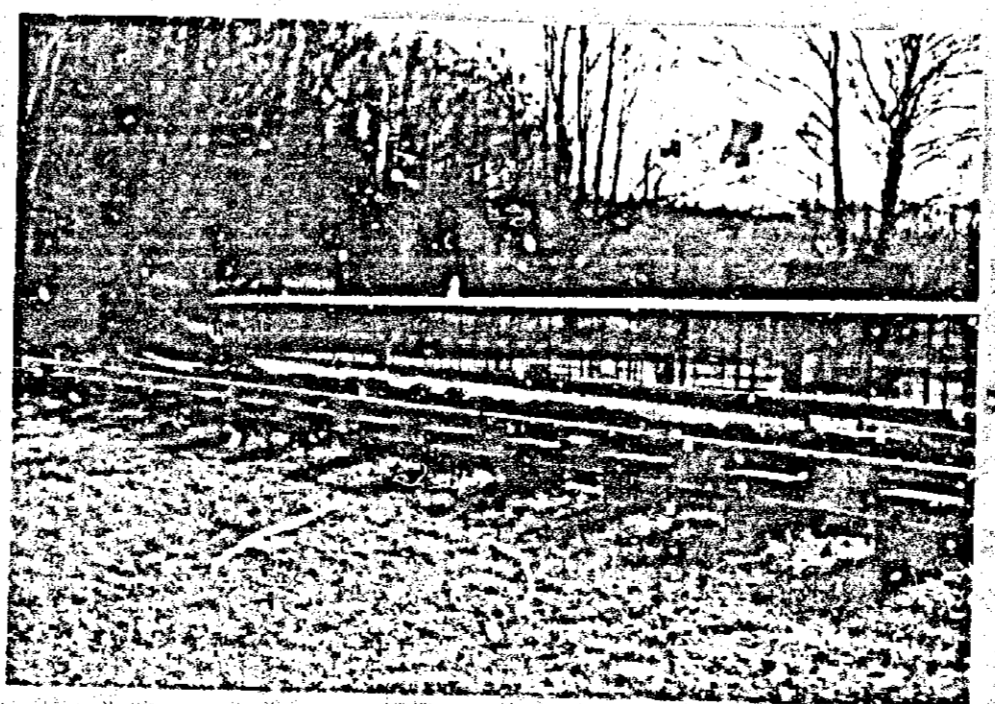
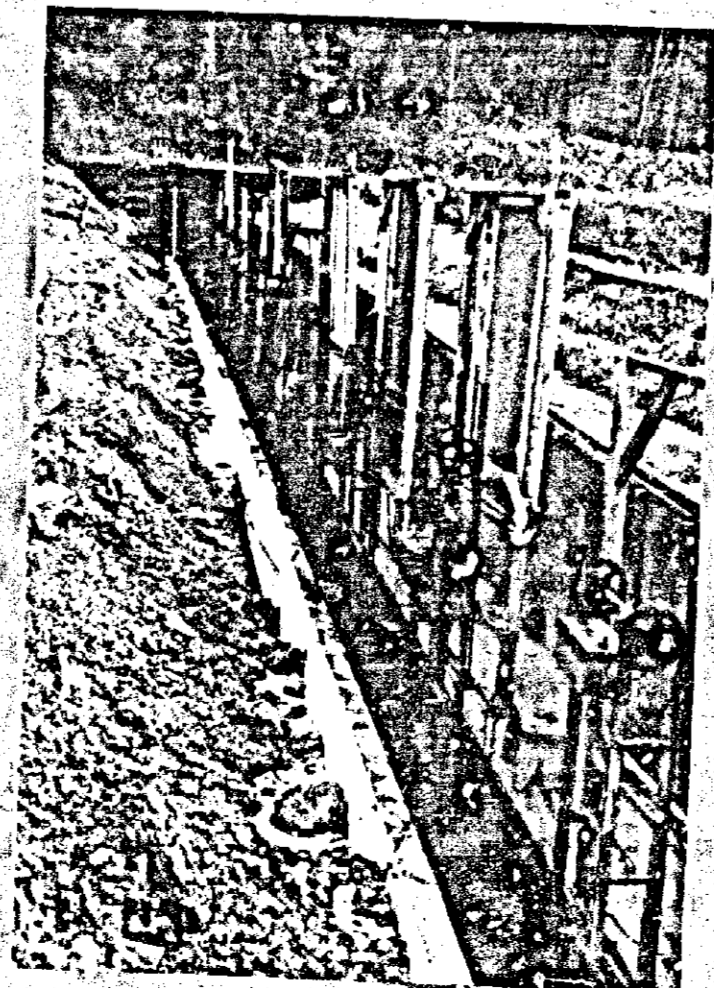
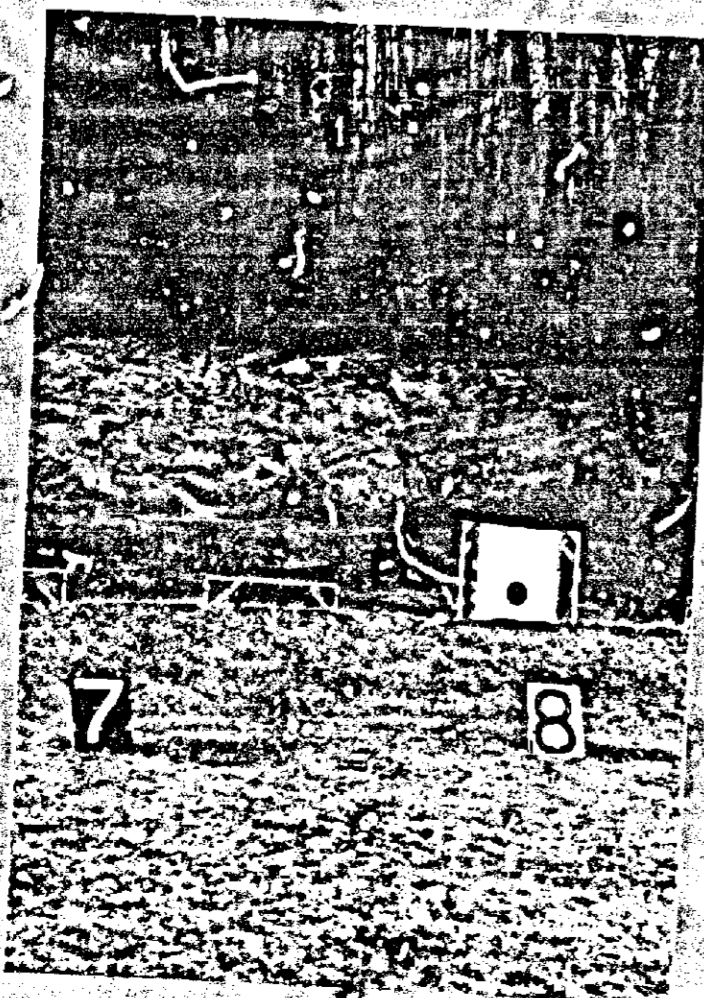
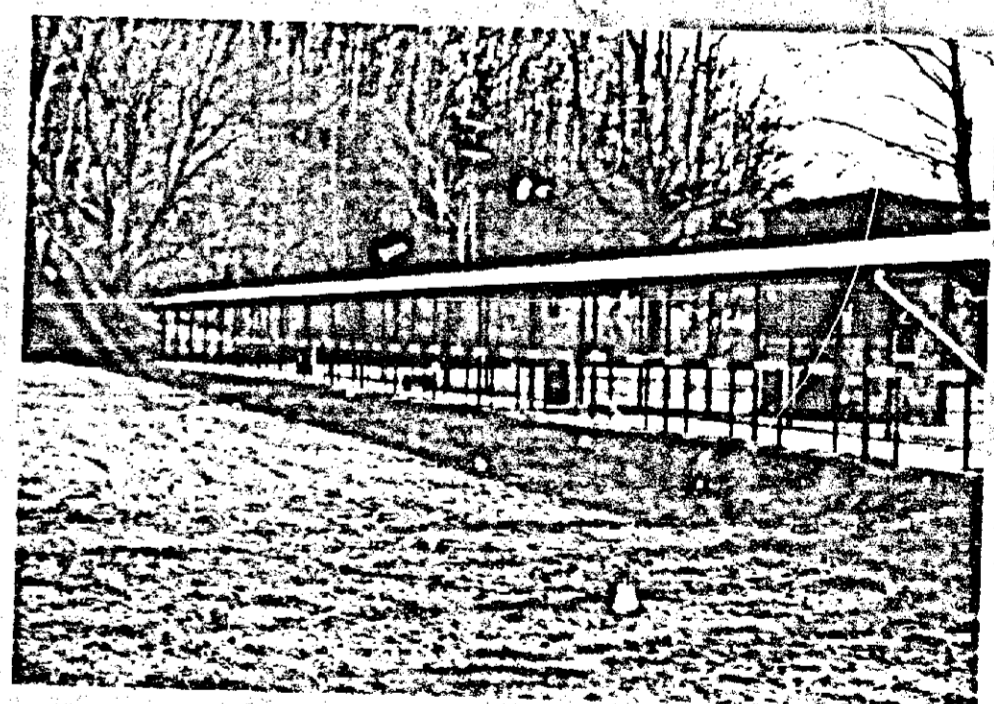
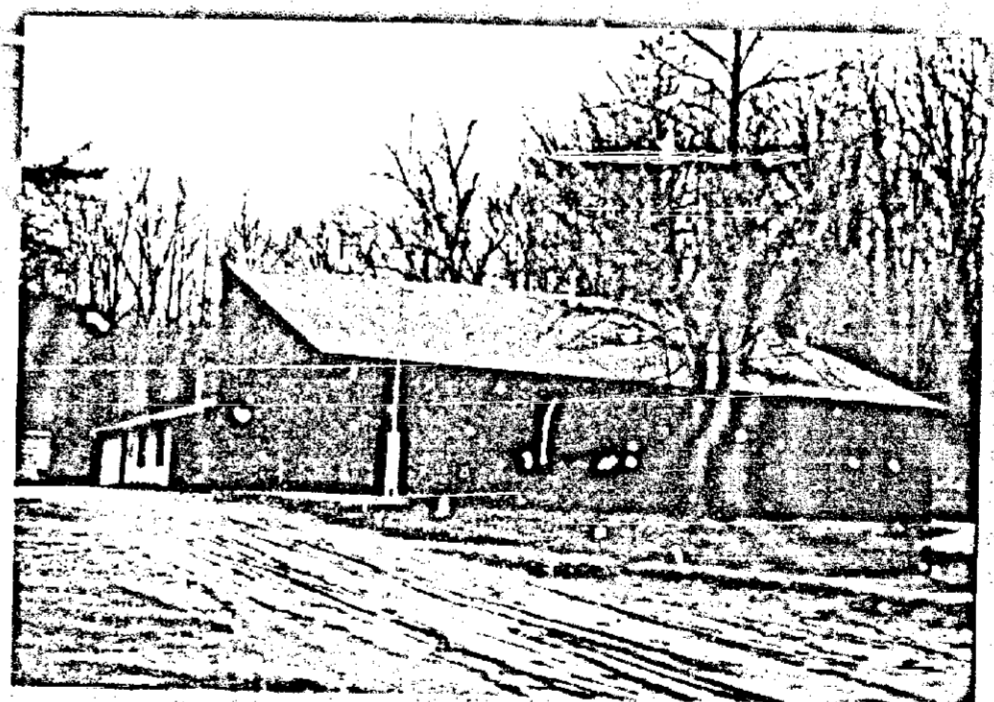
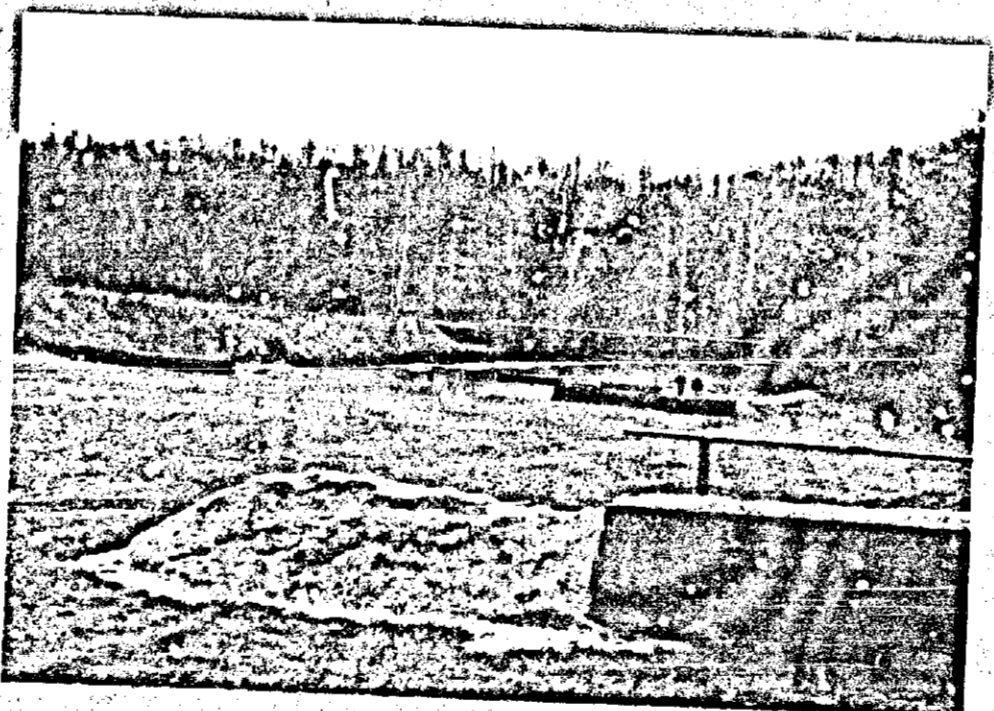
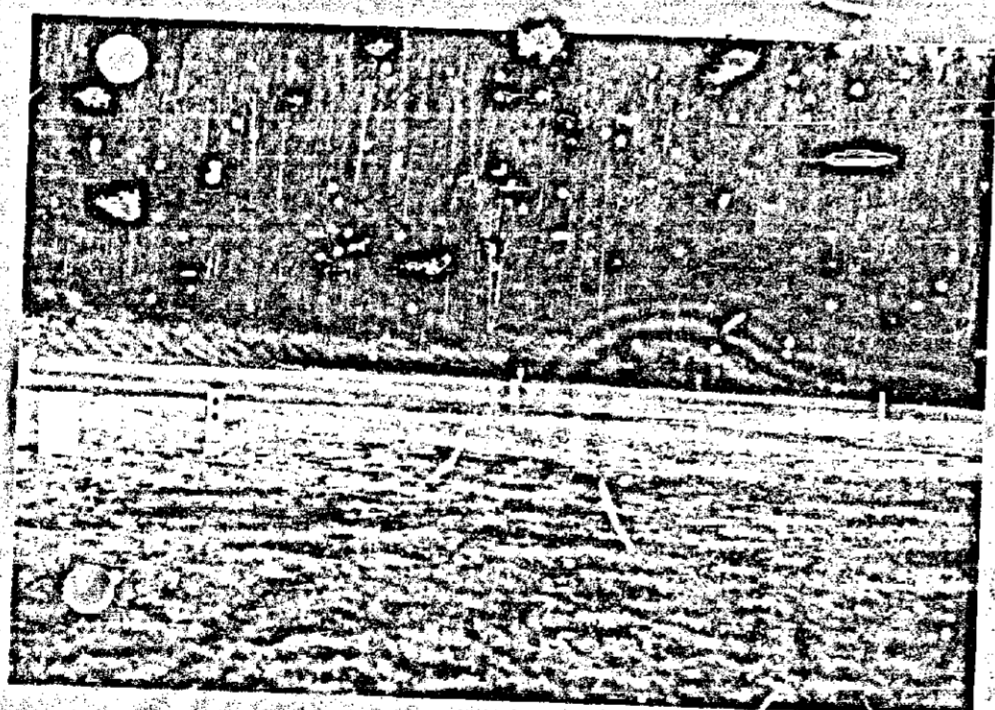
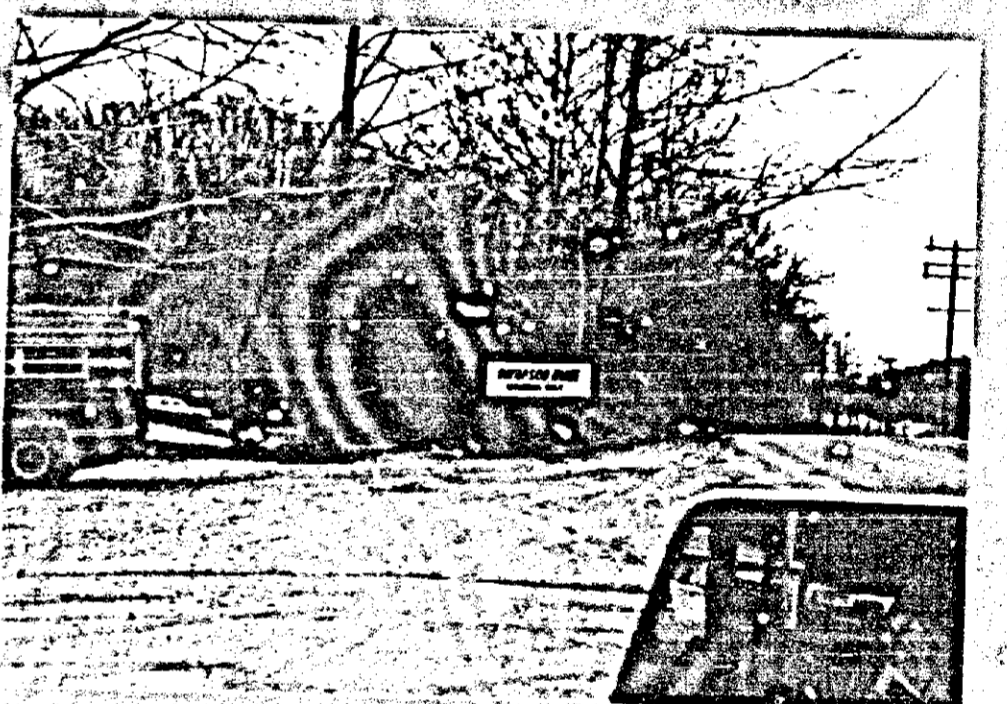
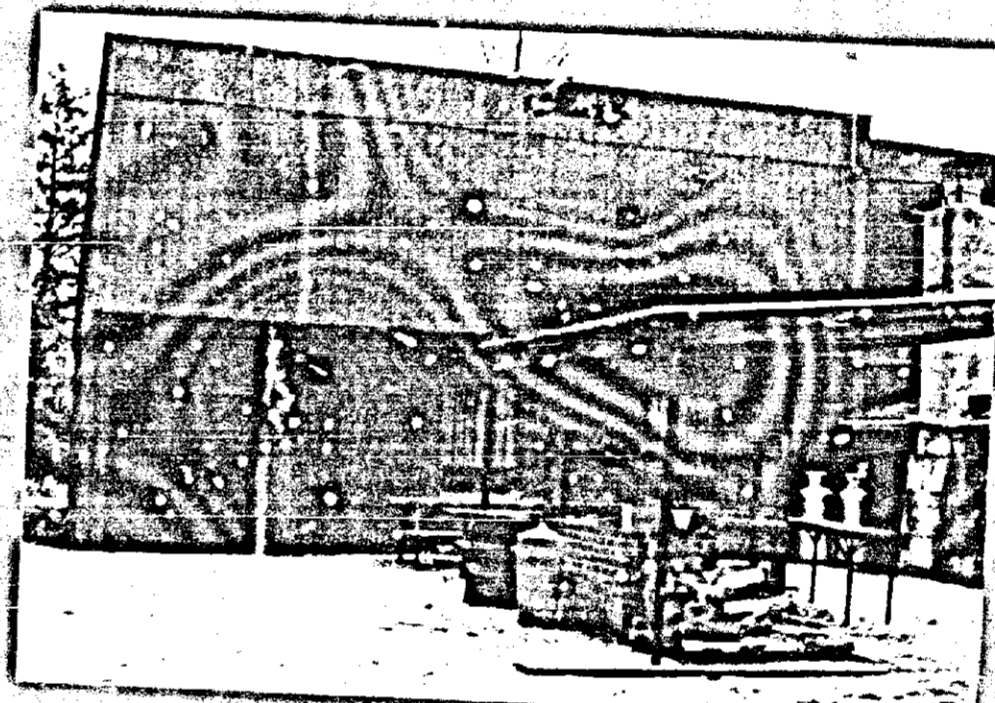
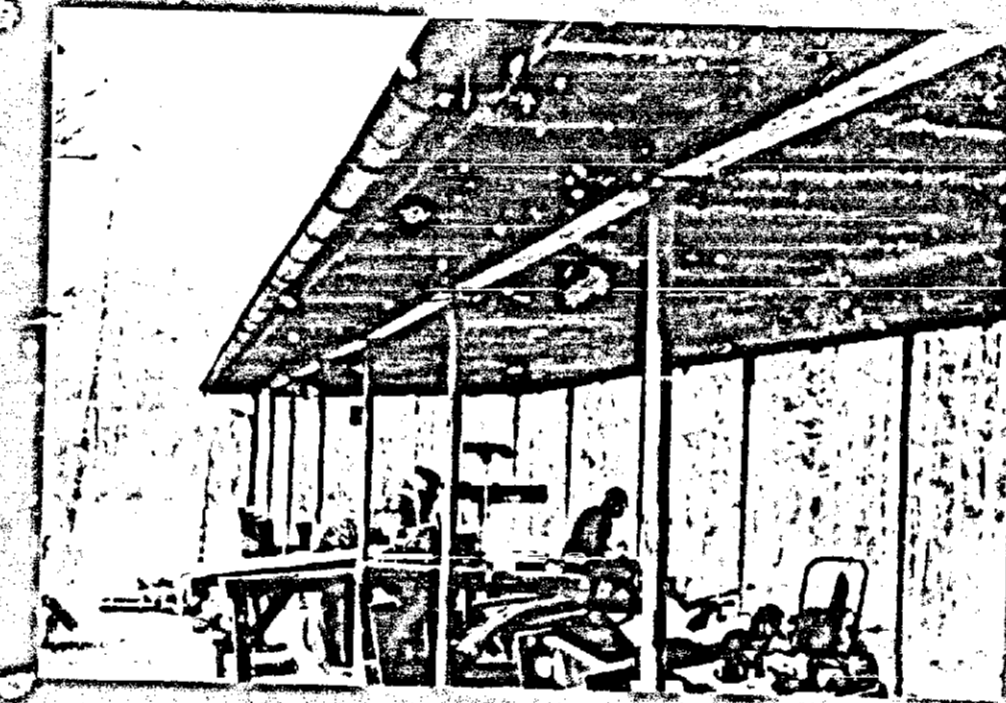
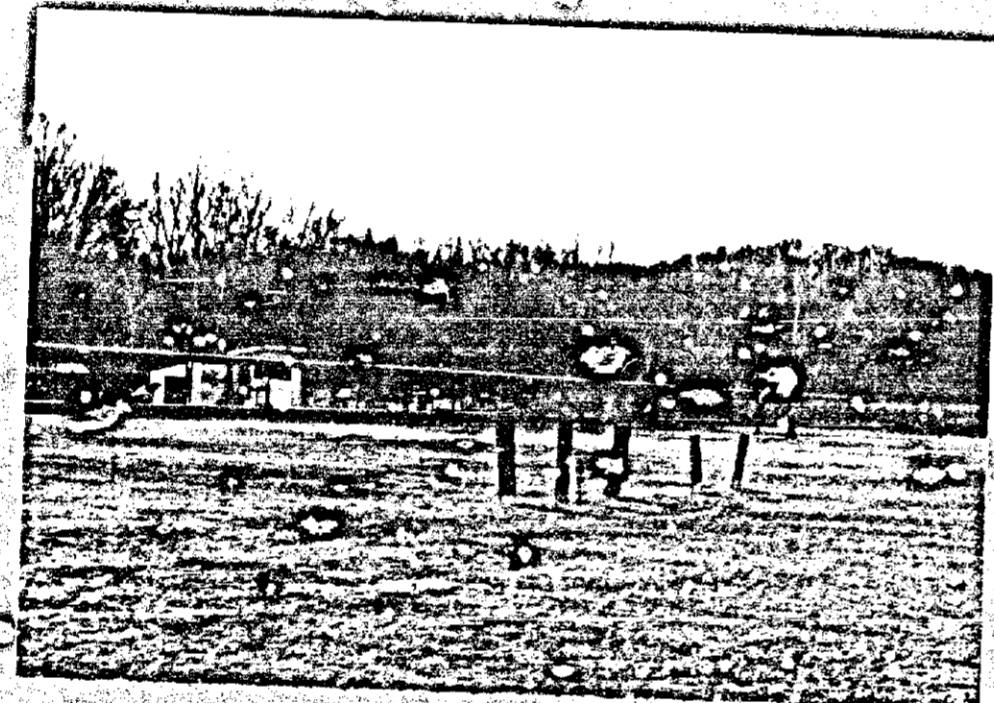
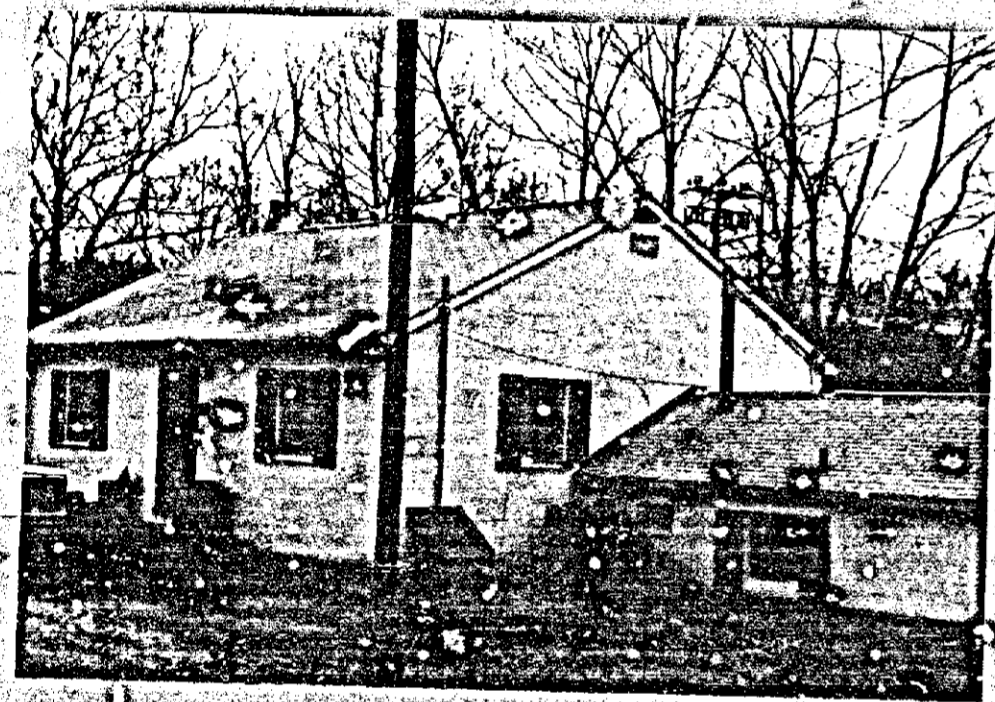
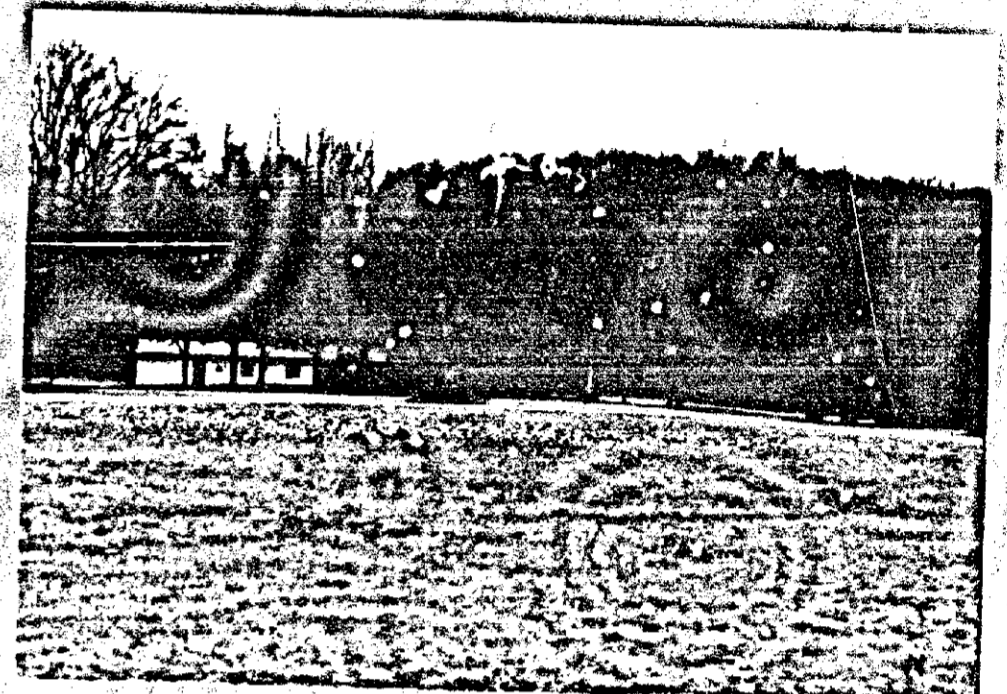
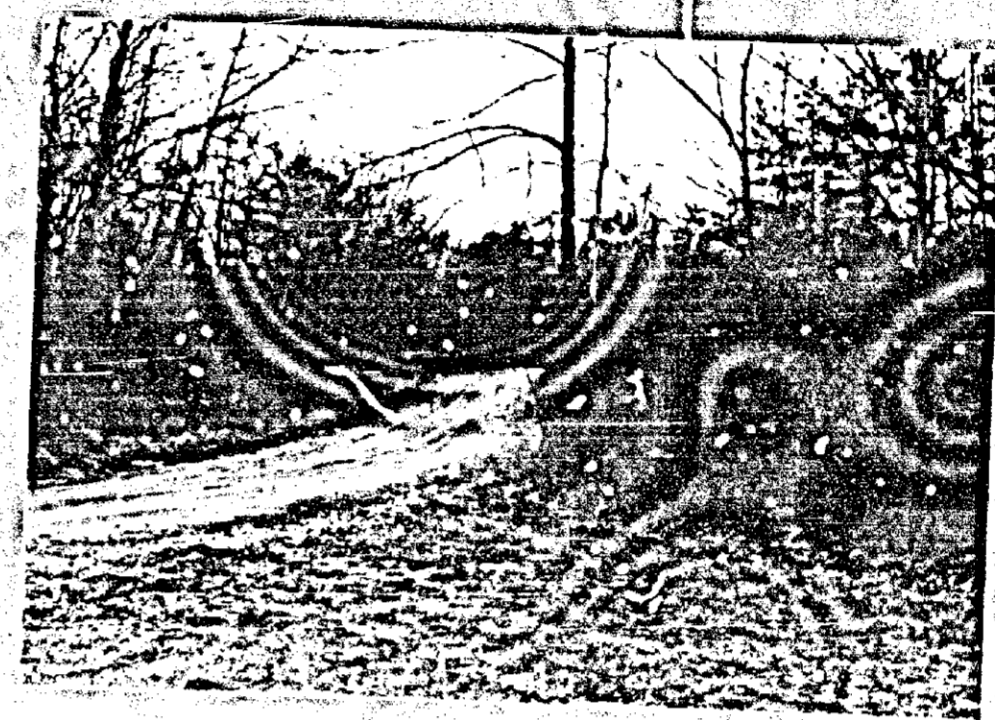
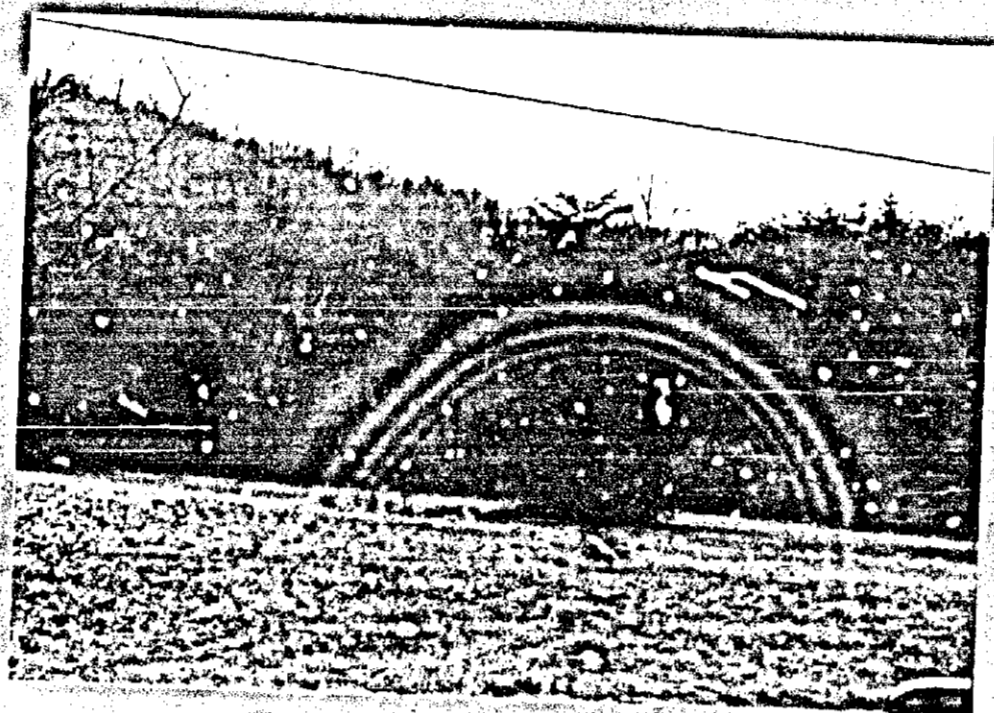
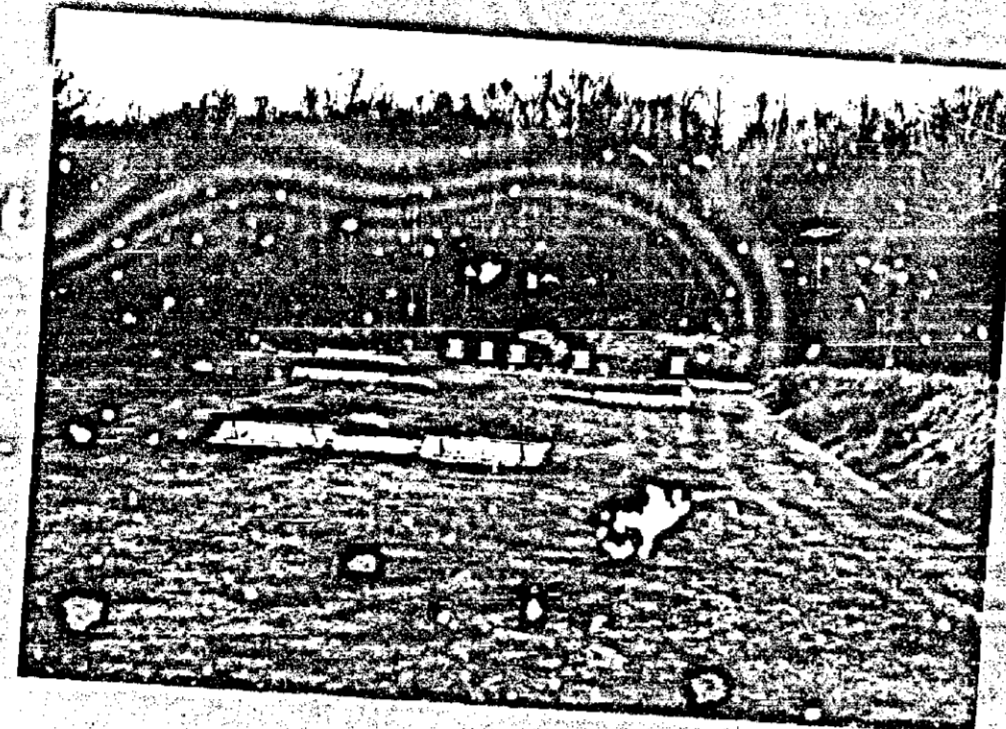
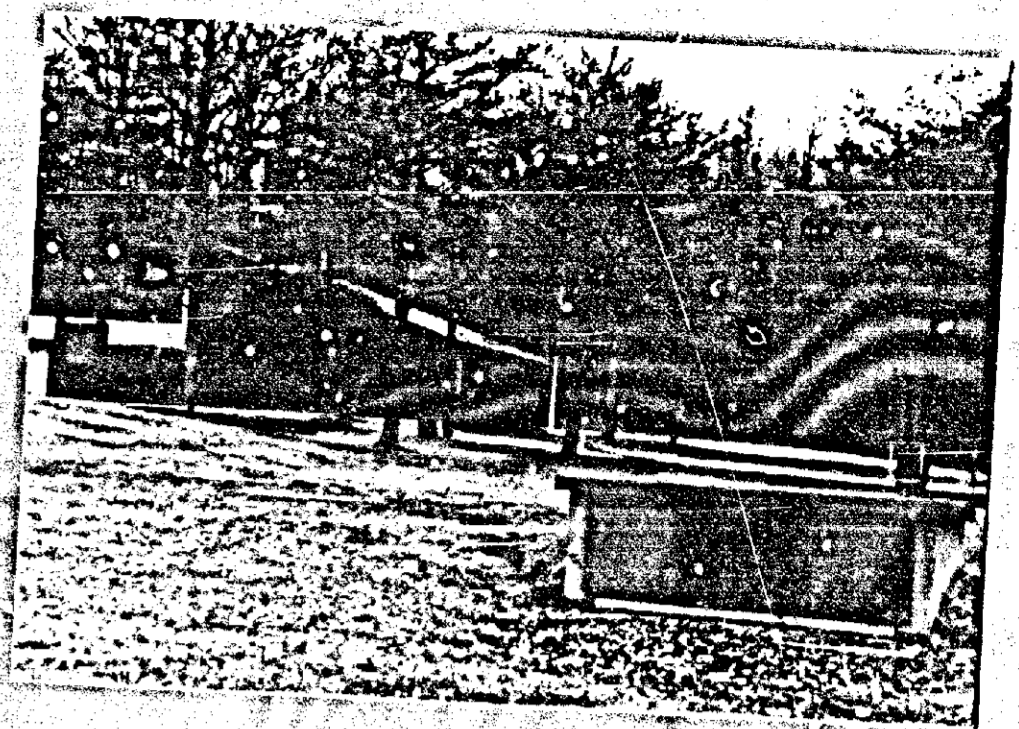
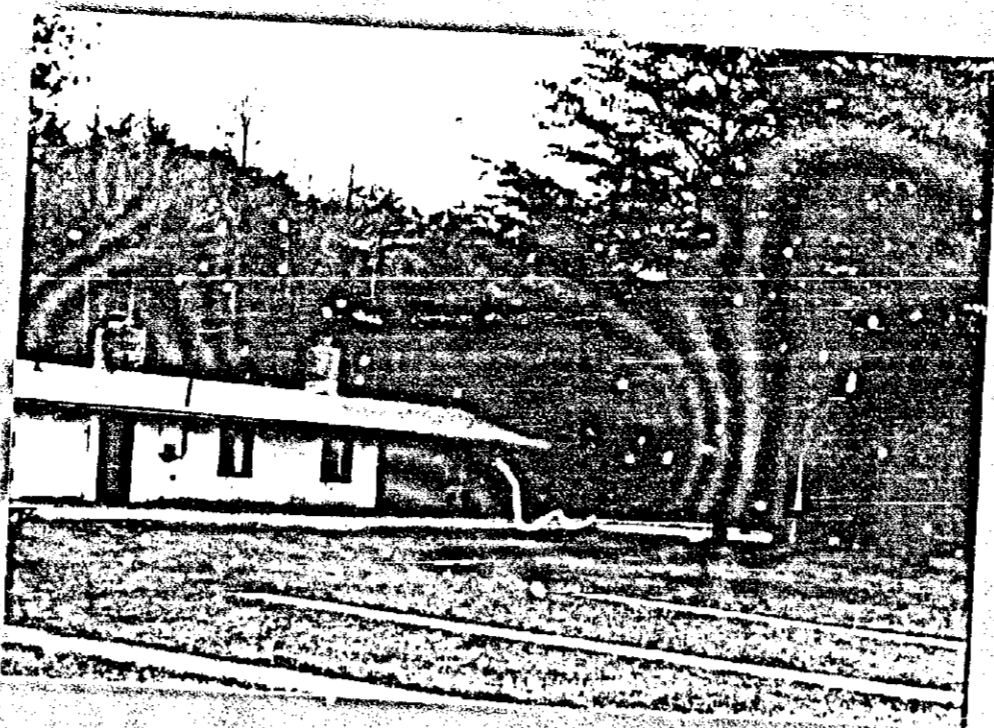
The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
A building/ & other miscellaneous permit shall be required before beginning construction.
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.
Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 407 and Table 402, also Section 503.2.
Requested variance appears to conflict with the Baltimore County Building Code, Section/s [blank].
A change of occupancy shall be applied for, along with an alteration permit application, and show required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed 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 401.
Comments - Any flood plain areas shall be identified.

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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

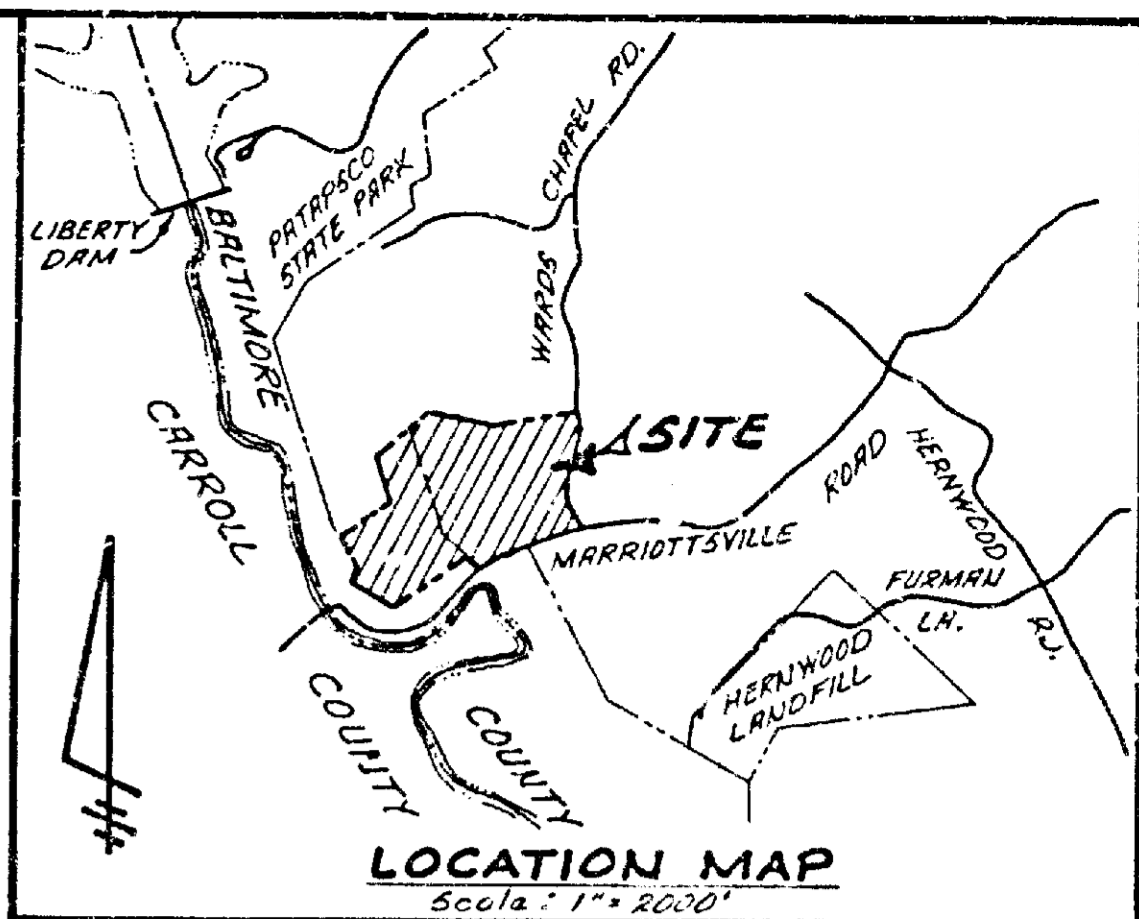
CEB:ec



LOT 2 OF PLAT OF JOHN F. FEEZER JR. ET UX E.H.K. JR. 481118

ROBERT W. FEEZER
O.T.G. 5216-916
E.H.K. JR. 5409-478
3232 WARDS CHAPEL RD.
MARRIOTTSVILLE, MD. 21104

NOTE 12) VARIANCE IS REQUESTED FROM SECTION 1901.3.B.3 TO PERMIT EXIST BUILDING TO BE SET BACK A MINIMUM OF 40' FROM THE E OF STREET INSTEAD OF THE REQUIRED 75'



NOTES:

1. PROPERTY INFORMATION SHOWN HEREON TAKEN FROM RECORD INFORMATION ONLY. NO BOUNDARY OR PROPERTY LINE SURVEY WAS PERFORMED ON THE PROPERTY SHOWN HEREON.
2. LOCATION OF BUILDINGS AND RANGES BY A FIELD SURVEY.
3. TAX MAP - 75 Parcel-16, Account # 0201850010 Parcel-21, Account # 0201850011
4. PRESENT ZONING: RC-2
5. PROPOSED ZONING: RC-2
6. TOTAL COMPUTED AREA 71.9 ACRES MORE OR LESS. (COMPUTED FROM DEEDS OF RECORD ONLY)
7. PER BALTIMORE CO. TOPOGRAPHY MAPS AND BY FIELD INSPECTION. NO DWELLINGS ARE WITHIN 200' OF THE PROPERTY LINES EXCEPT AS SHOWN.
8. NO EXISTING PUBLIC WATER OR SEWER SERVICES IN AREA.

JOHN F. FEEZER JR.
O.T.G. 5237-1963
6807 WASHINGTON BLVD.
BALTIMORE, MD. 21227

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
U.W.B. 1531-464
(PARCEL 16)
Present Zoning RC-2

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
W.U.R. 3542-625
(PARCEL 2)
Present Zoning RC-2

JOHN F. FEEZER 3RD
E.H.K. JR. 6258-752
11650 MARRIOTTSVILLE RD
MARRIOTTSVILLE, MD. 21104

HARRY T. CAMPBELL CORP.
KNOWN AS GENSTAR
EXEC. PLAZA 7E
11350 MCCORMICK RD.
HUNT VALLEY, MD. 21031
Present Zoning RC-2
(Quarrying Operations)

9) SECURITY PROVIDED BY LOCKED ACCESS DRIVEWAY AND EVER PRESENT MEMBERSHIP

10) HOURS 8 AM TO SUNSET OR 8 PM, WHICHEVER IS EARLIER, EXCEPT TRAP RANGE (8 AM TO 8 PM)

11) EXIST PAVING TO BE MAINTAINED AS PRESENTLY EXISTS W/DURABLE & DUSTLESS SURFACE. PROP. PARKING AREA & ANY NEW SERVICE ROADS TO BE TRAPEZOIDAL IN ACCORDANCE WITH CONSTRUCTION SPEC. FULL, LONGER LEFT CURBER PARKING DATA

EXISTING BUILDINGS
Meeting Hall - 1800 sf ± 15 ft ± person ± 6 ± 20 Spaces
Club House - 2225 sf ± 300 sf ± 8 Spaces
Trap House - 1450 sf ± 300 sf ± 8 Spaces
REQUIRED SPACES - 33 SPACES

PROPOSED INDOOR SHOOTING RANGE
REQUIRED SPACES - 3773 sf ± 300 sf ± 33 SPACES

HANDICAP PARKING REQUIRED - 3 SPACES
HANDICAP PARKING PROVIDED - 3 SPACES
TOTAL REQUIRED SPACES - 40 SPACES
TOTAL PROVIDED SPACES - 204 SPACES

TYP. PARKING SPACE - 9' x 18'
TYP. HANDICAP PARKING SPACE 12' x 20'

PREPARED BY
LANDTECH ASSOCIATES, INC.

NOTE:

THE PURPOSE OF THIS PLAT IS TO ALLOW OUTDOOR AND INDOOR RIFLE, PISTOL AND SHOTGUN RANGES IN AN RC-2 ZONE.

PLAT FOR SPECIAL EXCEPTION FOR ZONING ASSOCIATED GUN CLUBS OF BALTO, INC.

2ND ELECTION DISTRICT - BALTIMORE COUNTY, M.D.
SCALE: 1" = 100'
DATE: AUGUST, 1984
REVISED DATE: JUNE 1988
REVISED DATE: AUGUST 1988
REVISED DATE: OCTOBER 1985
REVISED DATE: NOVEMBER, 1985

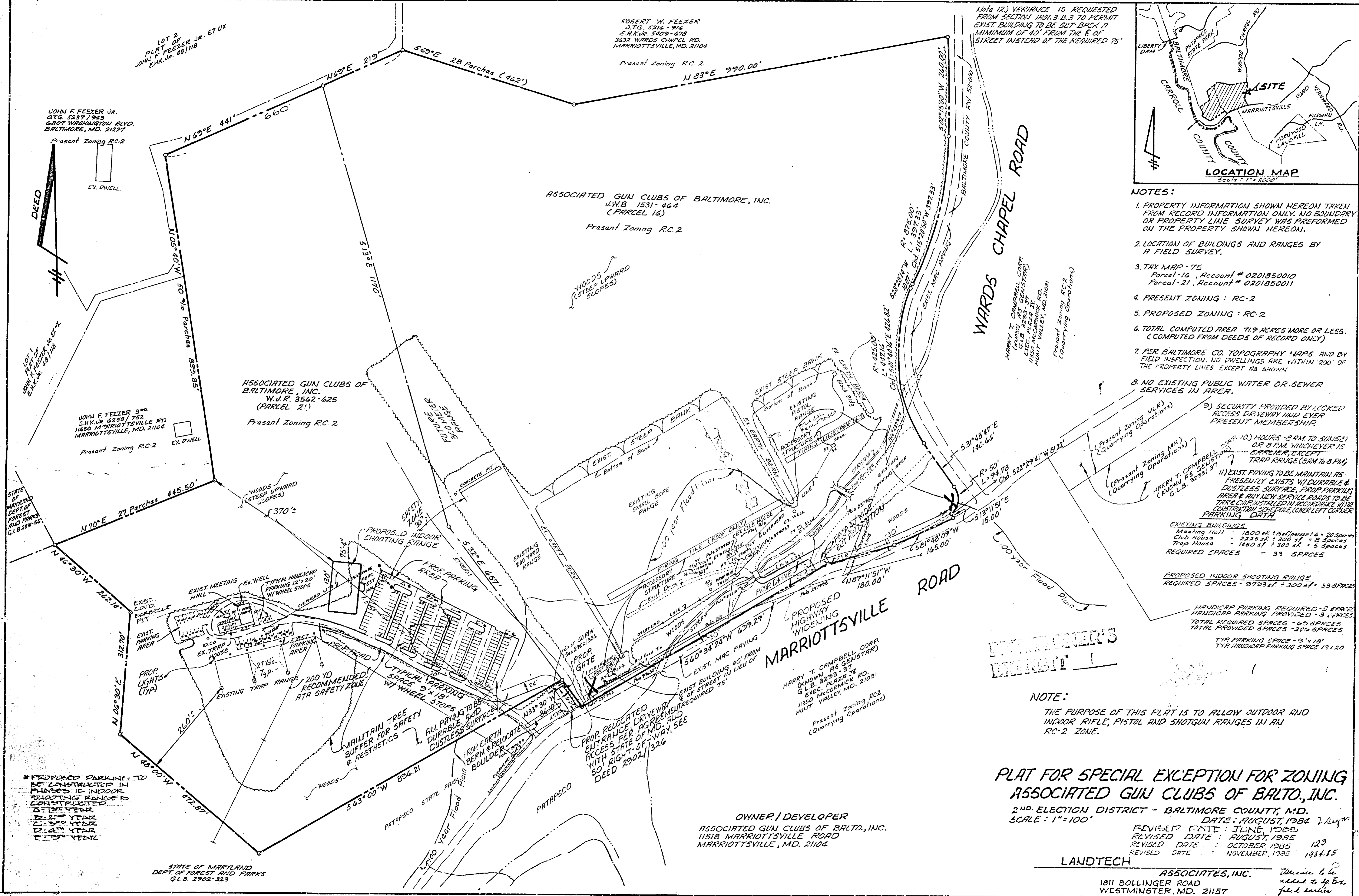
LANDTECH ASSOCIATES, INC.
1811 BOLLINGER ROAD
WESTMINSTER, MD. 21157

When to be added to up E.S. filed earlier

OWNER / DEVELOPER
ASSOCIATED GUN CLUBS OF BALTO, INC.
11518 MARRIOTTSVILLE ROAD
MARRIOTTSVILLE, MD. 21104

* PROPOSED PARKING TO BE CONSTRUCTED IN PLACES IF INDOOR SHOOTING RANGE IS CONSTRUCTED IN THIS YEAR
12-2ND YEAR
12-3RD YEAR
12-4TH YEAR
12-5TH YEAR

STATE OF MARYLAND
DEPT. OF FOREST AND PARKS
G.L.B. 2902-323



ASSOCIATED GUN CLUBS OF BALTIMORE
W-91-37

CRG Waiver Plan 2nd Review
Plan Date: 6/28/91
Plan Received: 7/12/91
Comments Date: 7/22/91
Comments Completed: 7/31/91

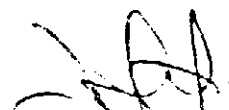
This plan does not show the same information as the original waiver plan. The changes from the approved zoning hearing plan in case #86-330-XA are not indicated in the plan notes as requested in the previous comments. There is at least one major change in the location of the proposed 75 feet x 100 feet indoor shooting range with the property line setback decreasing from 370 feet to 250 feet. Also the proposed indoor range is now immediately adjacent to an existing one story building. If they are to be functionally attached, indicate this on the plan and include a detail of the attachment with all construction methods and materials shown. If they are not functionally attached, a zoning variance is required to allow the setback between buildings for less than 70 feet.

Also a reduction in total parking provided from 206 down to 16² is proposed and is to be phased in over 4 years. Include all other approved zoning hearing information on the plan.

Restriction #2 in the Zoning Commissioner's Order required that the special exception must be utilized within 5 years of the date of the Order (3/5/86). Indicate compliance on the plan. If utilized, the owner must submit a red-lined public hearing plan to the Zoning Director to request a determination of whether or not a public hearing would be required to amend the approved special exception plan. A copy of these comments must accompany this request.

The previous last paragraphs of the 4/5/91 comments still apply.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-37 and written correspondence or revised plans must be accompanied by a copy of these comments.


JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - #86-330-XA
Waiver File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 19, 2000

Mr. Thomas A. Church
Development Engineering
Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Dear Mr. Church:

RE: Associated Gun Club of Baltimore, 11518 Marriotsville Road, 2nd
Election District

Your "Spirit and Intent" letter to Mr. Jablon, dated March 29, 2000, has been referred to me for reply. Based upon a review of the accompanying site plan information and the zoning records the following has been determined.

The proposed addition to the existing clubhouse situated on parcel 16, JWB 1531/464 is determined to be within the scope of the order granted by the Zoning Commissioner in zoning case #86-330-XA.

You must stick-back a copy of this letter to all site plans submitted for permit approval.

Sincerely,

[Signature]
Móyd T. Moxley
Planner II
Zoning Review

LTM:kew



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079070

DATE 4/2/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (LTM)

RECEIVED FROM Development Engineering Consultants

FOR 10-768

11518 Marriotsville Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHER'S VALIDATION

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

March 29, 2000

Baltimore County
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. Arnold Jablon

Gentlemen:

Subject: Associated Gun Club of Baltimore
Proposed Addition to Clubhouse
Our Contract No.: 99-101

11518 Marriotsville Rd

The Associated Gun Club of Baltimore, Inc. is in the process of obtaining a building permit for a proposed addition to the existing clubhouse located at the shooting range they operate at 11518 Marriotsville Road. The facility has existed and continuously been used as a shooting range since the 1940's.

The existing clubhouse is used for meetings by the members of the club, and due to the increase in membership, the addition is necessary to effectively conduct their meetings.

We are requesting that the proposed addition be approved, as being in the "spirit and intent" of the zoning regulations because the property was granted a special exception for use as a shooting range on March 5, 1986 (Case No. 86-330XA).

Enclosed, is a site plan showing the location of the proposed addition for your use in considering this request.

Very truly yours,

Thomas A. Church, Jr.
Thomas A. Church,
President

Enclosures

cc: Associated Gun Club of Baltimore, Inc.

00-768

Newton A. Williams
DIRECTOR
410 823-7856

Law Offices
NEWTON A. WILLIAMS, L. L. C.
SUITE 700, NOTT NGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4628
(410) 823-7800
TELEFAX: (410) 298-2755

Of Course
Your Planner &
Williams Chis

DATE: March 23, 2000
FROM: Newton A. Williams
TOTAL NUMBER OF PAGES (Including Cover Sheet): One
CLIENT MATTER NO.: Old NP&W file Associated Gun Clubs of Baltimore . Inc.

TO: Tom Church, Development Engineering
TELECOPIER NO.: 410 377 2625
TELEPHONE NO. 410377 2600

RE: 86-330-XA, Validation of existing shooting range and facilities

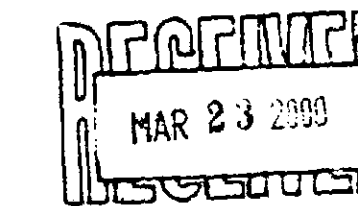
Tom:

Remember this case very well, the range was already there, including a number of buildings. The point of the Opinion and Order was to legitimate what was already there, as well as what was planned.

It is my recollection that the Clubs made extensive change to parking lots, entrances, and other facilities, which was certainly done with five years, and those new improvements, coupled with what was already there, was enough to vest the entire project.

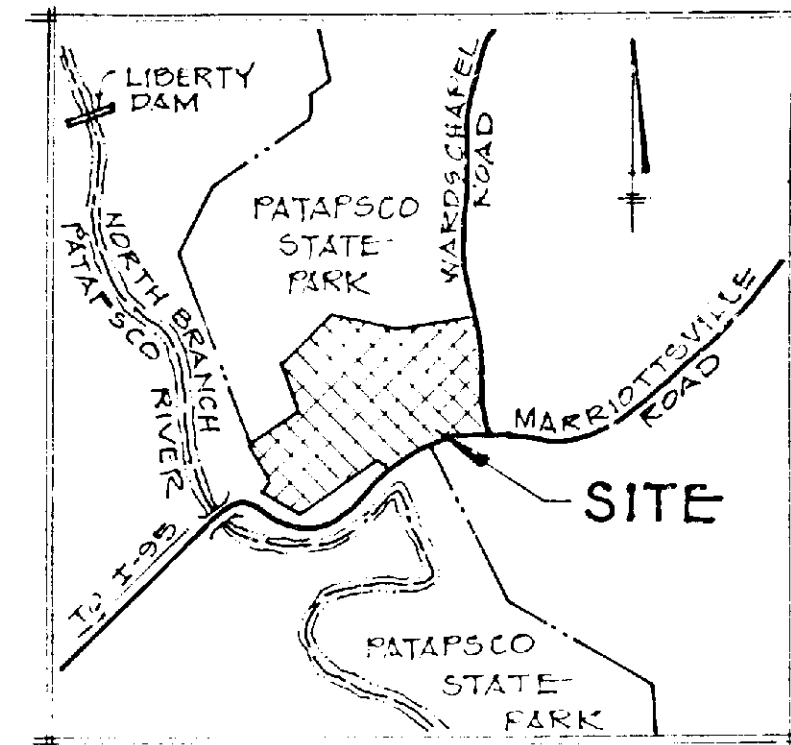
Please let me know if I can be of any further help. Best regards to you and to the Clubs.

Sincerely,
Newton A. Williams
Newton A. Williams

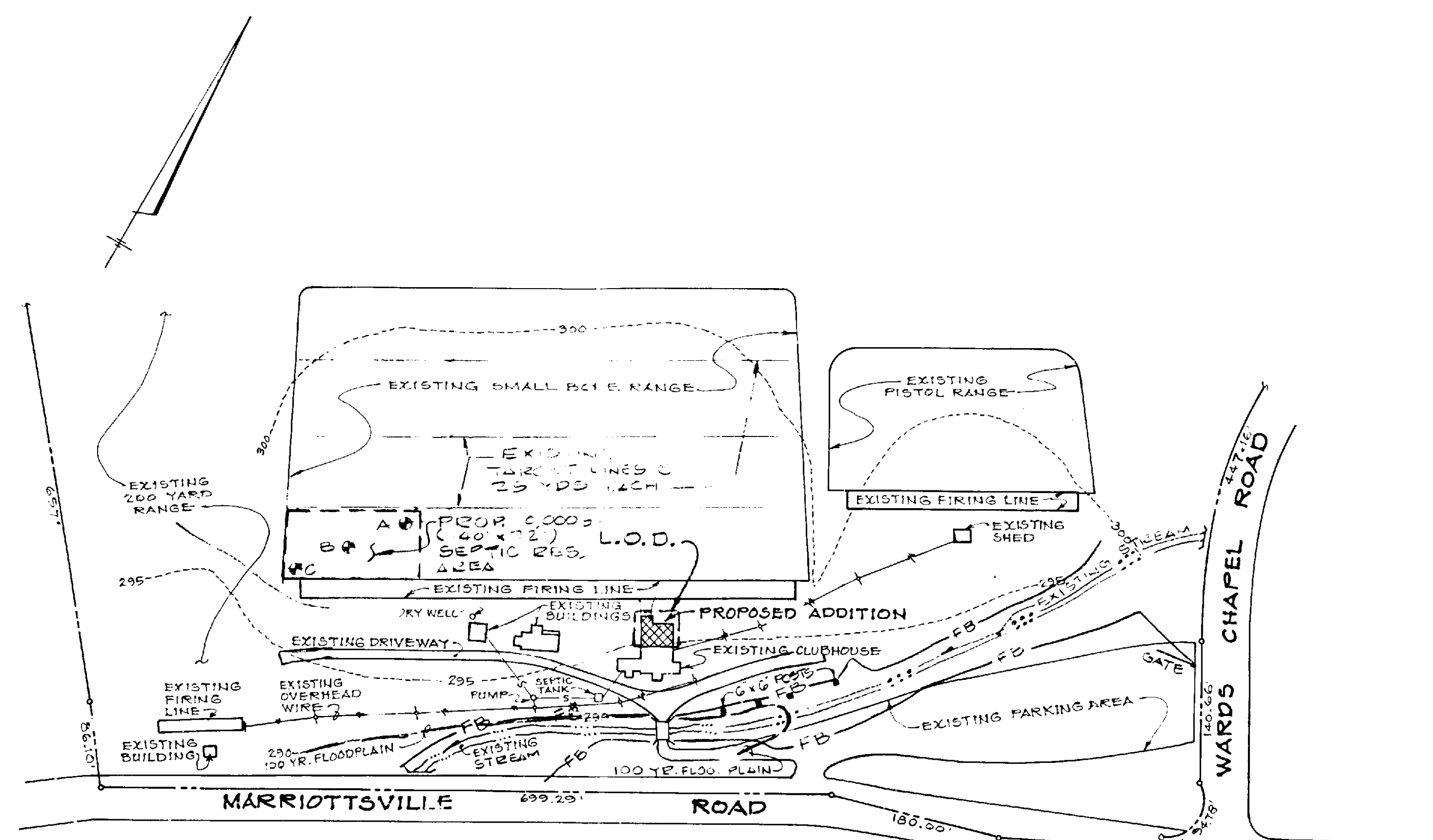


IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL NEWTON WILLIAMS @ 410-823-7800.

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Maryland and Federal Law."
The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

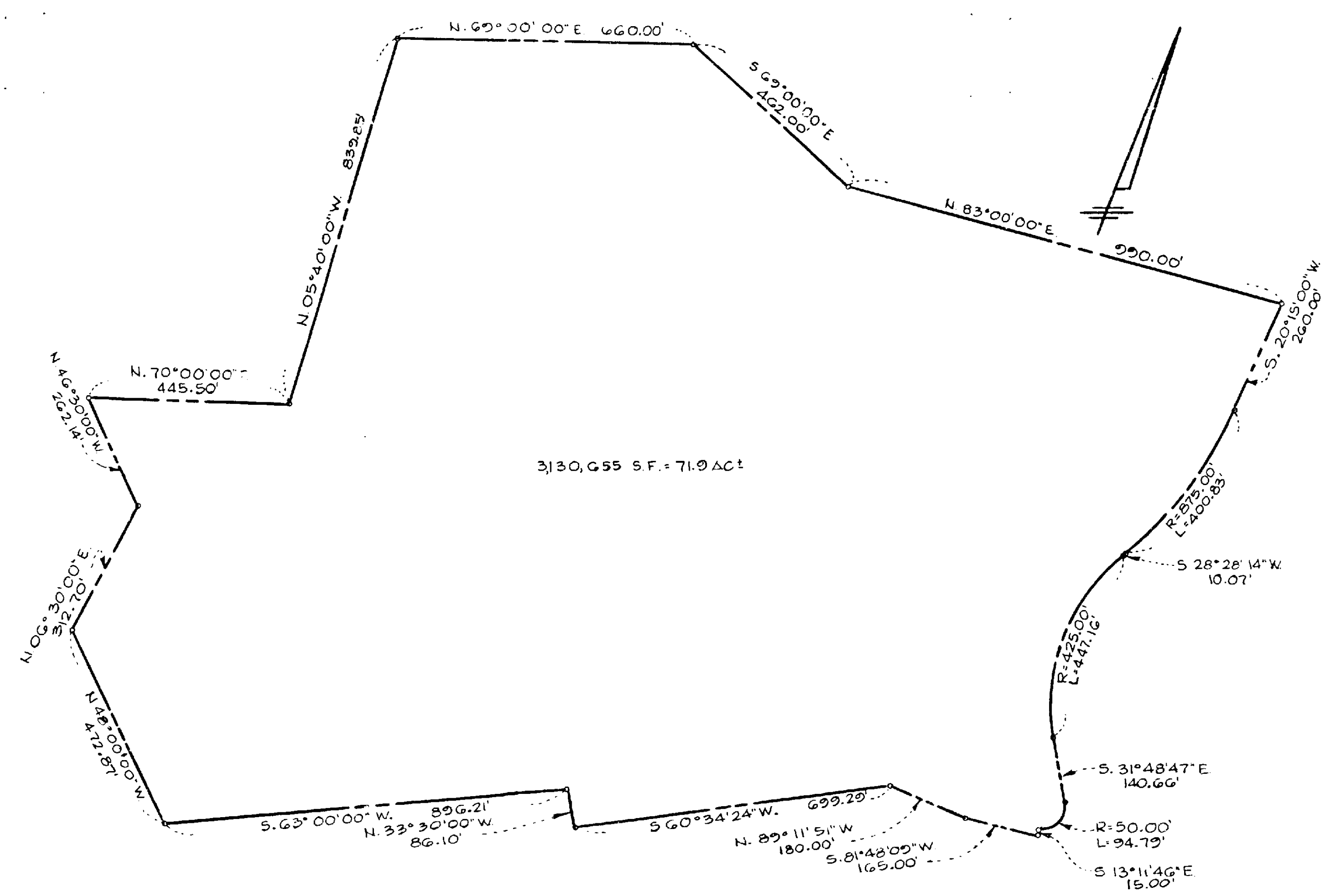


VICINITY MAP
SCALE: 1" = 2000'



LEGEND
FOREST BUFFER — FB —
LIMIT OF DISTURBANCE — LOD —

PLAN
SCALE: 1" = 100'



DETAIL OF PROPERTY OUTLINE
SCALE: 1" = 200'

AREA OF DISTURBANCE =
1600 S.F. = 0.0367 AC

GENERAL NOTES

1. APPLICANT/OWNER: ASSOCIATED GUN CLUB OF BALTIMORE, INC.
11518 MARRIOTTSTVILLE ROAD
MARRIOTTSTVILLE, MD 21104
410-461-9855
2. THIS SITE IS LOCATED IN:
A) CENSUS TRACT: 4022.01 D) ELECTION DISTRICT NO. 2
B) WATERSHED: 31 E) COUNCILMANIC DISTRICT NO. 3
C) SUBSEWERSHED: 81
3. CURRENT ZONING OF SITE IS RC-2
4. A) DEED REFERENCE: 1513/464 AND 3562/625
B) GROSS AREA: 73.3 AC. ± NET AREA: 71.9 AC. ±
C) TAX ACCOUNT NUMBER: 0201850010 AND 0201850011
5. TAX MAP NUMBER: 12
6. GRID NUMBER: 12
7. PARCELS: 16 AND 21
8. NO HISTORIC BUILDINGS EXIST ON SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS.
10. ALL EXISTING AND PROPOSED SIGNS WILL COMPLY WITH SECTION 413 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
11. 100 YEAR FLOOD PLAIN AS SHOWN WAS SUPPLIED BY BALTIMORE COUNTY, BUREAU OF ENGINEERING AS A DETAIL STUDY AND APPROVED PLAN, REVISED 10/15/99 BY BALTO. CO. DEPT. OF PUBLIC WORKS.
12. EXISTING USE OF PROPERTY: SHOOTING RANGE
PROPOSED USE: SHOOTING RANGE
13. NO WETLANDS EXIST ON THIS SITE.
14. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
15. ZONING HISTORY: WAIVER FILE NO. XX W-31-37
ZONING FILE CASE NO. 82-330-XA
16. THIS PROPERTY IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
17. ESTIMATE A.D.T. 30 x 2 x 60 A.D.T.
18. AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. THEREFORE SEDIMENT CONTROL IS NOT REQUIRED.
19. THIS SITE WAS GRANTED A LIMITED EXEMPTION UNDER SEC. 26-171(A)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (DATE: 10/27/99 D.E.C. NO. 09139 D)

PERMIT # B398923



PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION

DATE	REVISIONS
3/10/00	REVISE LOCATION OF FOREST BUFFER PER FIELD SURVEY OF FLAGS.
2/29/00	ADD PROPERTY OUTLINE DETAIL
2/25/00	ADD PROPOSED SEPTIC RES. AREA
11/20/99	REVISED FLOOD PLAIN

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
3603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

OWNER:
ASSOCIATED GUN CLUB OF BALTIMORE, INC.
11518 MARRIOTTSTVILLE ROAD
MARRIOTTSTVILLE, MARYLAND 21104
410-461-9855

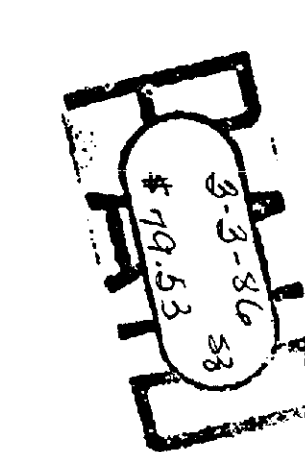
SITE PLAN
ASSOCIATED GUN CLUB OF BALTIMORE, INC.
11518 MARRIOTTSTVILLE ROAD
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT NUMBER
1 OF 1	8/30/99	99-101

MAP 10-10
 E.D. 2
 DATE 12/10/86
 ZONING 1000
 DP

Associated Gun Clubs of Baltimore, Inc.
 1400 W. Wards Chapel Rd. and Elec.
 Marriottsville Rd.
 21227

86-330A
 #123



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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 to permit existing buildings to be setback a minimum of forty (40) feet from the centerline of the street instead of the required seventy-five (75) feet.

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

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

Contract Purchaser: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Legal Owner(s): _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Attorney for Petitioner:
 Newton A. Williams, Stephen J. Nolan, and
 Nolan, Flumhoff & Williams, Chartered
 Signature: _____
 Address: 1007 Stormont Circle, Baltimore, Maryland 21227
 City and State: Baltimore, Maryland 21227
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Stephen J. Nolan
 204 W. Pennsylvania Avenue
 Towson, Maryland 21204
 City and State: Towson, Maryland 21204
 Name: Stephen J. Nolan
 Address: 204 W. Pennsylvania Avenue
 City and State: Towson, Maryland 21204
 Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
 Zoning Commissioner of Baltimore County.

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in and R.C.2 zone.

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

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

Contract Purchaser: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City and State: _____

Legal Owner(s): _____
 (Type or Print Name)
 Signature: _____
 Address: 1007 Stormont Circle, Baltimore, Maryland 21227
 City and State: Baltimore, Maryland 21227
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Newton A. Williams, Stephen J. Nolan, and Nolan, Flumhoff & Williams, Chartered
 Signature: _____
 Address: 204 W. Pennsylvania Avenue, Towson, Maryland 21204
 City and State: Towson, Maryland 21204
 Name: Newton A. Williams
 Address: 1007 Stormont Circle, Baltimore, Maryland 21227
 City and State: Baltimore, Maryland 21227
 Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of MARCH, 1986, 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 March, 1986, at 11:00 o'clock A.M.

Carl John
 Zoning Commissioner of Baltimore County.

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE 1400 WARD'S CHAPEL AND MARIOTTVILLE ROADS - 2ND ELECTION DISTRICT OF BALTIMORE COUNTY

Associated Gun Clubs of Baltimore, Inc. Case No. 86-330A

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a shooting range with archery, pistol, skeet, trap, or small-bore rifle ranges and, additionally, variance to permit a setback of 40 feet from the centerline of a street instead of the required 75 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Mark McClure, President, and E. Max Gilgenast, Treasurer, appeared and testified and was represented by Counsel. Graden A. Rogers, a registered land surveyor, and Bernard M. Willeman, a professional planner, also testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2 and containing 72 acres, 51 acres of which is wooded, is located on Marriottsville Road near the Howard County line and across from the Genstar quarry, zoned M.H. There is an existing range, originated in or before 1947, which has a clubhouse and a meeting hall for its members as well as covered line structures and two range-control tower facilities. The Petitioner proposes to add an approximately 130' x 75' building for an indoor shooting facility for small bore weapons. Although the existing range is a nonconforming use, based on the

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley K. Stangor*

testimony and evidence presented, the proposed expansion exceeds the allowable 25% permitted by Section 104.1, Baltimore County Zoning Regulations (BCZR) and thereby requires a special exception. The vicinity contains many quarries and much land zoned R.C.2, although the agricultural land has a topography best described as "sloped". There are no homes.

The expert witnesses for the Petitioner testified that the use is an appropriate one for this area and would satisfy all of the conditions delineated in Section 502.1, BCZR. In a letter dated December 18, 1984, the Maryland Forest Park & Wildlife Service, Department of Natural Resources, stated that it does not object to the proposed expansion but recommends that appropriate water control devices be installed during construction and that revegetation be completed after construction because the Patasco State Park lands are located nearby.

The existing firing line building for the 200-yard range is 40 feet from the centerline of Marriottsville Road instead of the required 75 feet. It is a long-standing policy of the Zoning Commissioner to require that all deficiencies be brought up to current standards if a nonconforming use is expanded to a point requiring either a variance or a special exception. Therefore, the Petitioner is requesting a variance here to correct a long-existing setback deficiency.

The Petitioner seeks relief from Section 1A01.2.C.20, pursuant to Section 502.1 and from Section 1A01.3.B.3, pursuant to Section 307, BCZR.

It is clear that the BCZR permits the use requested by the Petitioner in an R.C.2 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley K. Stangor*

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

Additionally, expansion of the existing use retains and fosters conditions favorable to the continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Section 1A01.1.B, BCZR. There can be no better location for such a use than the instant site. It is truly a meeting of use and land that benefits everyone.

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

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 BY *Shirley K. Stangor*

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 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
- 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 a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief 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 property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1986, that the Petition for Special Exception for a shooting range with archery, pistol, skeet, trap, or small-bore rifle ranges and, additionally, the Petition for Zoning Variance to permit a setback

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley K. Stangor*

of 40 feet from the centerline of the street instead of the required 75 feet be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The special exception granted herein must be utilized within five years from the date of this Order.
- The Petitioners shall submit a plan to the Maryland Forest, Park & Wildlife Service for its approval regarding appropriate water control devices and revegetation, which shall be undertaken to satisfy its concerns.

Carl John
 Zoning Commissioner of Baltimore County

At/srl
 cc: Newton A. Williams, Esquire
 People's Counsel

ORDER RECEIVED FOR FILING
 DATE March 5, 1986
 BY *Shirley K. Stangor*

Newton A. Williams, Esquire
Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

January 31, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW/Cor. Wards Chapel Rd. and Marriottsville Rd.
2nd Election District
Associated Gun Clubs of Baltimore, Inc. - Petitioner
Case No. 86-30-XA

TIME: 11:00 a.m.

DATE: Monday, March 3, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134388

DATE: 1/31/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams
FOR: E. W. P. Co. SE #123

Commissioner
Ee County

0 147****1000010 0225

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018319

DATE: 1/23/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Nolan, Plumhoff & Williams

FOR: Add To Trm #123 04/85

VALIDATION OR SIGNATURE OF CARRIER

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.

RANGE RULES

NOVEMBER 1985

- RANGE ID BADGE** must be worn visibly while on the property. May not be loaned or transferred; member subject to disciplinary action for so doing.
- USE OF EYE AND EAR PROTECTION** is mandatory for all persons on all ranges.
- FIREARMS** must be unloaded and action open or encased: (1) when entering the property, (2) when not actively in use on the firing line, (3) when leaving the property.
UNLOADED means no live cartridge, cap, or powder charge in the barrel, cylinder or magazine (including tubular).
"CEASE FIRE" can be the command of a Range Officer, but without a R.O. it must be agreed to by all shooters along the line. If not agreed to, it becomes mandatory on the hour and half hour. Before the "ALL CLEAR" the action must be locked open, all rounds and magazine removed, and the firearm put in a safe place. **NOT TO BE TOUCHED** until the call "THE LINE IS NO LONGER SAFE."
- TIME:** No firing before 8:00 A.M. nor after dusk or 8:00 P.M. - whichever is first.
The Trap Range shall be specifically and solely exempted.
- RANGES and their application**
TRAP RANGE is for shotguns ONLY, no rifles, handguns or shotgun slugs. Maximum load 3drmm equivalent, max shot no. 7 1/2, max velocity 1200 f.p.s. Hand traps may be used on off days but no closer to the trap than the 16 yd line; please notify the Caretaker beforehand.
200 yd. RANGE for center-fire rifles for firing at the regulation targets stored in the butts. Rimfire rifles and handguns permitted.
200 meter FRAMES were designed for mounting metallic animal silhouette targets for use with handguns and .22 rimfire rifles. No targets should be mounted on these frames for use with center-fire rifles.
100 yd RANGE is used for Smallbore matches, Black Powder matches, Silhouette matches and general practice with those types of firearms. Center-fire rifles are to be used only on positions 1-30 and 86-90. Shotguns may be patterned only on positions 86-90; bring your own frame.
BENCH RESTS may be used for any type rifle, shotguns with slug only, and handguns with permission of other shooters. This range is usually closed during AGC Scheduled Events on the 100 yd range, at the discretion of the Range Officer.
PISTOL RANGE for handguns ONLY for shooting at paper targets ONLY. Firing from the prone or Creedmore position is not permitted on this range. Only one bullseye target per frame and it should be centered in the frame. Metal targets of any kind are not permitted on this range.
Any of the above ranges may be closed to non-competitors during a match, at the discretion of the Range Officer. See your SCHEDULED EVENTS card.
The 100 yd range WILL NOT be closed during HUNTERS' SIGHT-IN.

- PROHIBITIONS IN GENERAL**
 - Shooting at human silhouette targets on any range or on the property.
 - Shooting at bottles, cans, etc.
 - Angle firing - firing line number and target position number must correspond.
 - Quickdraw or "shooting from the holster".
 - Firing of fully automatic firearms anywhere. Also tracer bullets.
 - Alcoholic beverages on the firing line. Persons whose behavior exhibits influence of alcohol or drugs will not be permitted on the firing line.
 - Use of safety latches on firearms are not acceptable. See rule 3.
 - Clipping the banks in the impact area during target change.
 - Firing strings from semi-automatic firearms at an excessive rate.

(over)

BALTIMORE COUNTY, MARYLAND

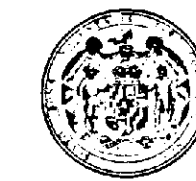
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: February 4, 1986
SUBJECT: Zoning Petitions No. 86-285-A, 86-291-XA, 86-326-A, 86-329-SPH
86-330-XA, 86-331-A, 86-332-A and 86-333-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEC:JGH:sjm



DEPARTMENT OF NATURAL RESOURCES
MARYLAND FOREST, PARK & WILDLIFE SERVICE
DISTRICT COURT-MULTI SERVICE CENTER
2 BOND STREET
BEL AIR, MARYLAND 21014

December 18, 1984

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am writing in response to a letter addressed to Patrick Meckley regarding a site plan for the "Associated Gun Clubs of Baltimore Inc.," Item #123. Mr. Meckley has been promoted to Chief of Resource Protection and I am now Project Forester for Baltimore County.

One of my Rangers and I have made an on site inspection of the proposed indoor shooting range and parking lot. The proposed construction site is removed from Patapsco State Park lands and is contained completely within the property owned by the Gun Club. I see no reason why the proposed construction should be delayed, providing the contractors recognize the possible erosion and sedimentation problems on the site.

My soil maps indicate that with the slopes present on the site, erosion could easily result when the trees are removed for the indoor shooting range. My concerns are that the combination of exposed soil, eight to fifteen percent slopes, and a road that runs downhill towards the nearby Patapsco River could cause sedimentation problems for the river.

I recommend that water control devices be installed in the road prior to ground breaking. The use of properly installed ditches, culverts and water bars would greatly reduce the likelihood of sedimentation problems to the river. Upon completion of construction, all exposed bare mineral soil should be re-vegetated with rye grasses and later with tree seedlings. The re-establishment of vegetation cover will stabilize the soil helping to prevent future erosion problems. The water control devices could be removed after the construction site is reclaimed.

If I can be of any further assistance please contact my office at 9405 Old Harford Road by calling 665-5820.

Respectfully,

Steven W. Koehn

Steven W. Koehn
Baltimore Project Forester

Telephone
TTY FOR DEAF: STATEWIDE 1-800-492-5062; BALTIMORE 269-2609

QUICK LETTER

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

Hand Delivered DATE Jan. 17, 1986
TO: Mr. Carl Richards Zoning Office
SUBJECT: Associated Gun Clubs -
Item #123 - Add Variance and 10 Rev'd
Plats and
1189/85
Dr. Panayis/Dublawski New
Dear Carl:
Per our conversation yesterday, Class B Office Bldg.
I enclose the following for your review at your convenience:
1. Copy of a Variance Petition and Revised Plat on Associated
Gun Clubs per conference with Nick - would like Mr. Dyer to
put it into the next batch as last case of the day including
the added variance - Jim may sit on Monday, Jan. 20th.
2. Final Petition, 7/100 check, 7 descriptions and 10 plats
for a Class B office building at York and Main for Dr. Panayis,
legal owner and Mr. Steve Dublawski - contract purchaser -
new filing. Please call me when you are ready to talk.
THANKS,
Arnold Jablon

Case No. 86-330-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
27th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner of Baltimore, Inc.
Petitioner's Attorney
Newton A. Williams, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans (m)
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Item No. 123 - Case No. 86-330-XA
Petitioner - Associated Gun Clubs
of Baltimore, Inc.
Special Exception and Variance
Petition

Dear Mr. Williams:

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,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Landtech Assoc. Inc.
1811 Bollinger Road
Westminster, Maryland 21157



Maryland Department of Transportation
State Highway Administration

William K. Holman
Secretary
Hal Kasloff
Assistant

December 3, 1984

State of Maryland
Dept. of Forest & Parks
728 Bel Air Road
Bel Air, Md. 21014

At: Mr. Patrick Meckley

Re: ITEM: #123.
Property Owner:
Associated Gun Clubs of
Baltimore, Inc.
Location: NW/Cor. Wards
Chapel Road and Marriottsville
Road
Existing Zoning: R.C. 2
Proposed Zoning: Special
Exception for shooting
ranges, including rifle,
pistol, skeet, trap and
bench rest ranges with
accessory clubhouses,
meeting halls and range
control tower facilities,
parking areas and driveways
in an R.C. 2 zone.
Acres: 71.9
District: 2nd

Dear Mr. Meckley:

Attached for your review and comment is a site plan of the "Associated Gun Clubs of Baltimore Inc." dated August 1984.

The purpose of this plat for special exception is to allow outdoor and indoor rifle, pistol and shotgun ranges in a RC-2 zone.

My telephone number is: (301) 659-1350
Twentyfour for Impaired Hearing or Speech
3837553 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. P. Meckley -2- December 3, 1984

Since this location ("Associated Gun Clubs of Baltimore Inc.") is next to the Maryland - Dept. of Forest & Parks site, we (State Highway Administration - Bureau of Engineering Access Permits) are requesting you review this site plan and provide your comments directly to Baltimore County's Zoning Commissioner, Mr. Arnold Jablon.

If you have any questions, do not hesitate to call Mr. Nicholas Commodari at 494-3391.

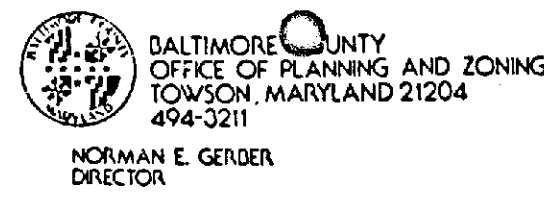
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. A. Jablon
Mr. N. Commodari
Mr. J. Ogle



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

11/29/84 + Feb 4, 1986
Re: Zoning Advisory Meeting of 11/13/84
Item # 123
Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW Cor. Wards Chapel Rd. and Marriottville Rd.
Marriottville Rd.

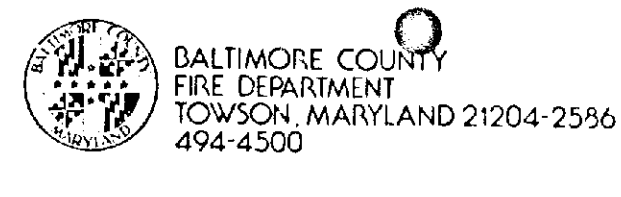
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- 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 forwarded by the Bureau of Public Services.
This site is part of a larger tract; therefore 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 22-58 of the Development Regulations.
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 on [blank].
Landscaping should be provided on this site and shown on the plan.
The property is located in a deficient service area as defined by Bill 178-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
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.
Additional comments:

Proposed parking lot will be subject to the Landscape Manual requirements.

Eugene G. Bobo
Eugene A. Bobo
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

February 18, 1986

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: Associated Gun Clubs of Baltimore, Inc.

Location: NW cor. Wards Chapel Road and Marriottville Road

Item No.: 123 Zoning Agenda: Meeting of 2-4-86

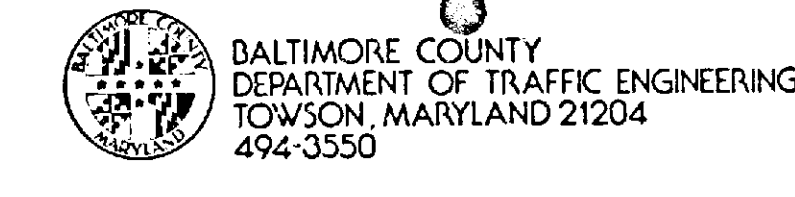
Gentlemen:

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 [blank] 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 [blank] EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved
Planning Group
Special Inspection Division

/mb 3/3
86-330



STEPHEN E. COLLINS
DIRECTOR

March 4, 1986

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

Item No. 123 (84-85)-2AC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of February 4, 1986
Associated Gun Clubs of Baltimore, Inc.
NW Cor. Wards Chapel Road & Marriottville Rd
R.C. 2
Special Exception for shooting ranges, including rifle, pistol, skeet, trap and bench rest ranges with accessory clubhouses, meeting halls and range control tower facilities, parking areas and driveways in an R.C. 2 zone AND Variance to permit existing buildings to be set back 71.9
2nd

Acres:
District:

Dear Mr. Jablon:

The right of way should be cleared of brushes and trees to improve the sight distance.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

86-330-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 30, 1984

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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

o o o
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

RE: Item No. 123
Associated Gun Clubs of Balto., Inc.
Special Exception Petition

Dear Mr. Williams:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. Mike Flanigan - 494-3554

Zoning - Mr. Commodari - 494-3391

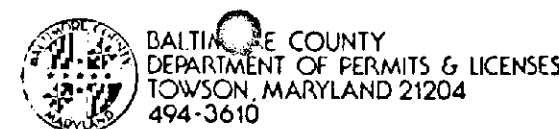
In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Landtech Associates, Inc.
1811 Bollinger Road
Westminster, Md. 21157



November 20, 1984

TO: ZALESH, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:

Property Owner: Associated Gun Clubs of Baltimore, Inc.
Location: NW/Cor. Wards Chapel Road and Marriottville Road
Existing Zoning: R.C. 2
Proposed Zoning: Special exception for shooting ranges, etc.

Acres: 71.9
District: 2nd.

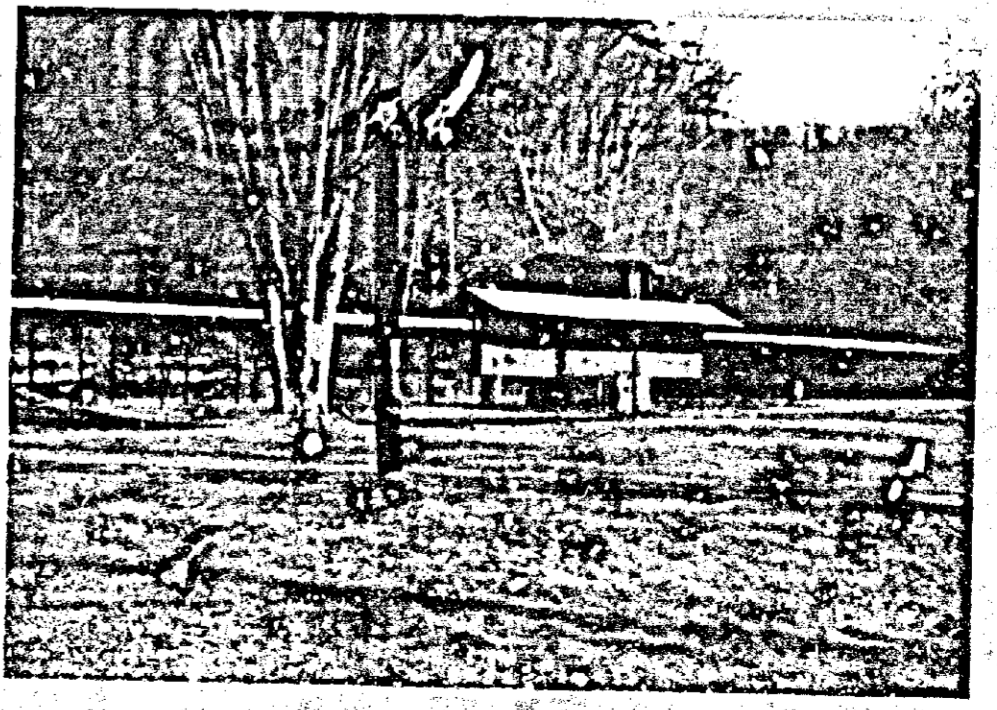
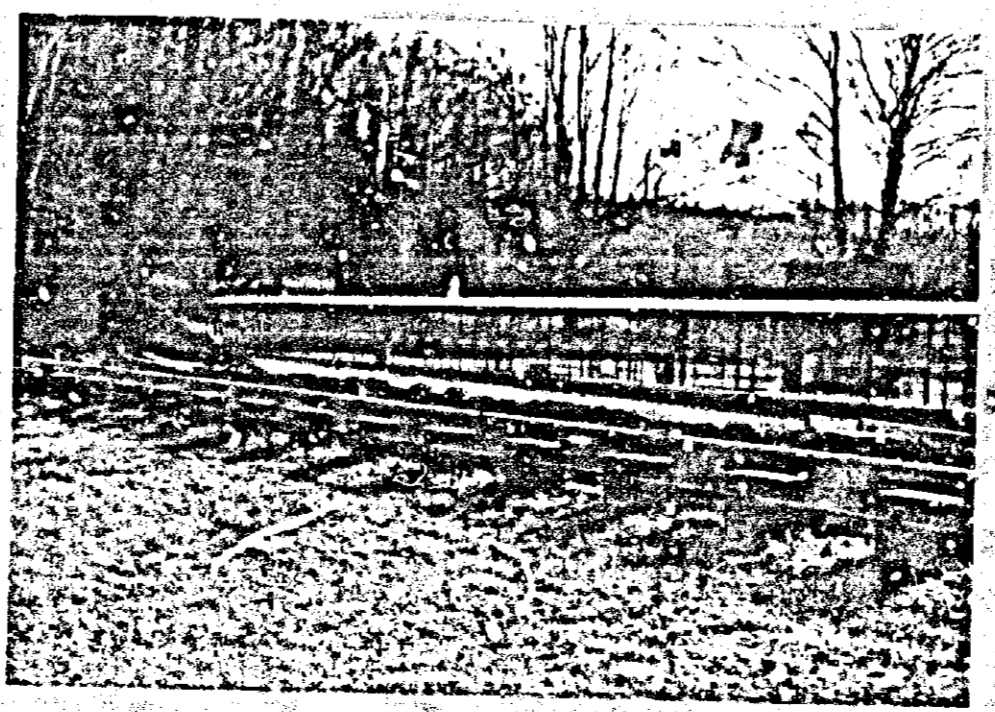
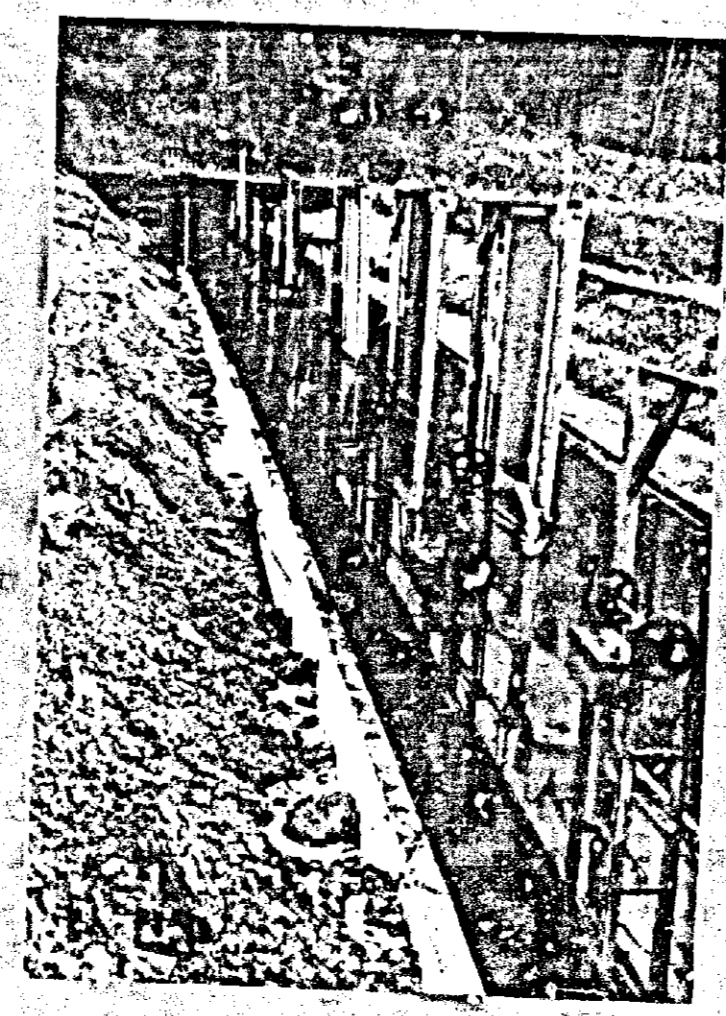
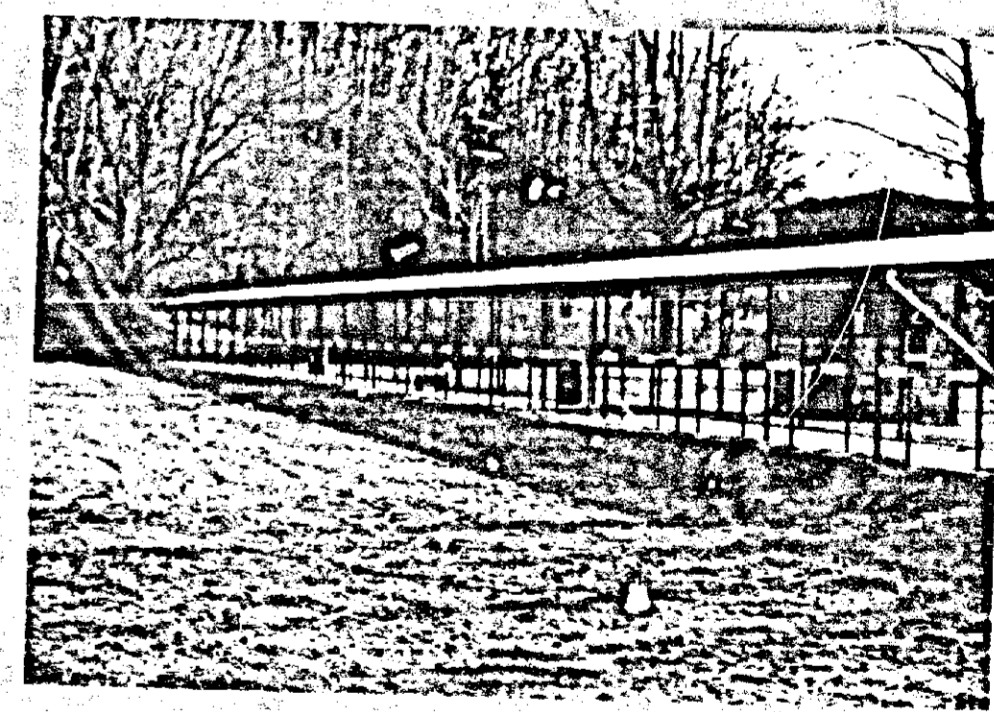
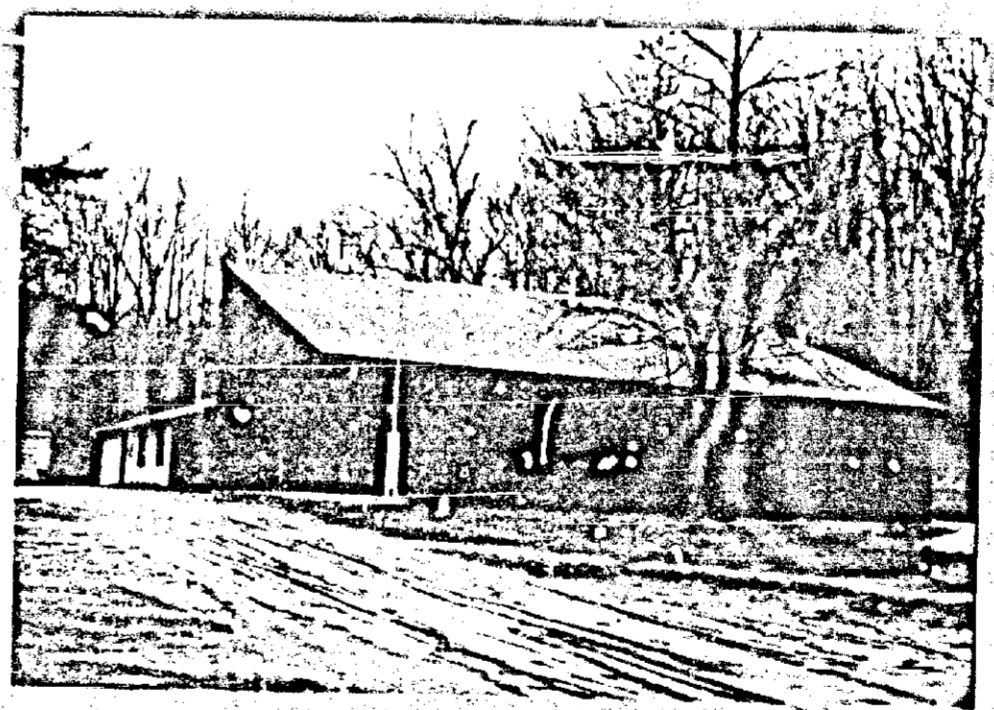
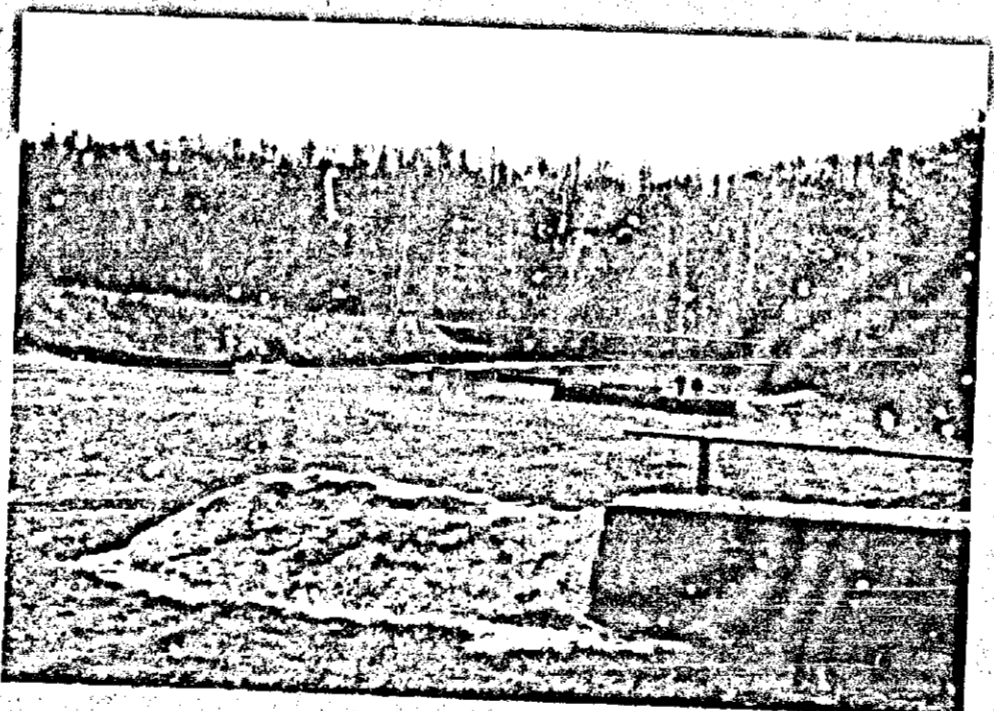
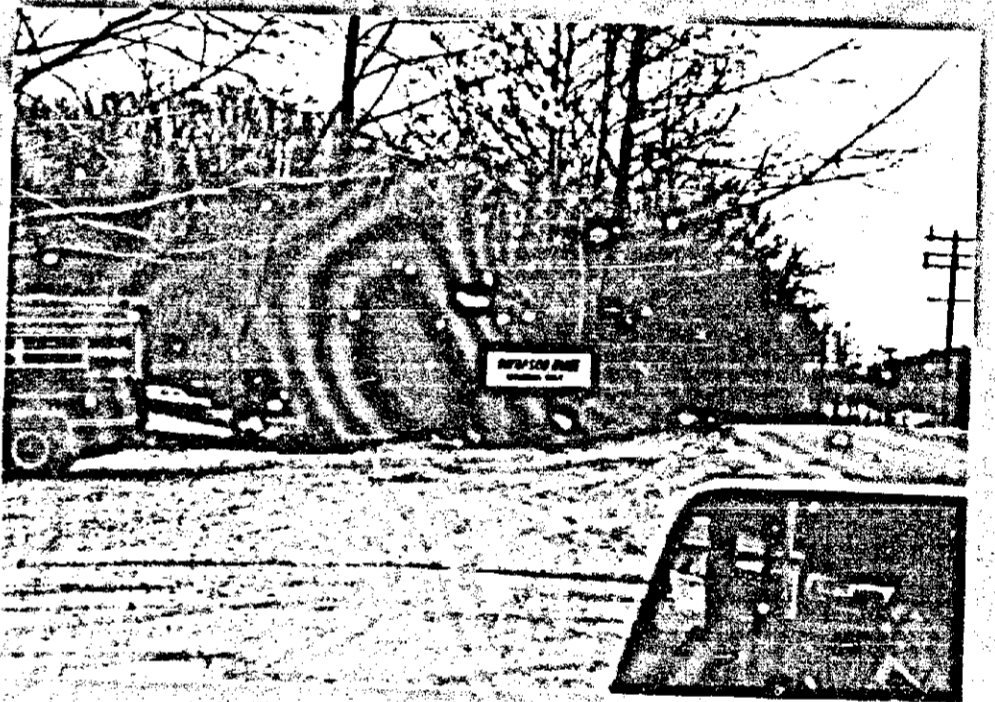
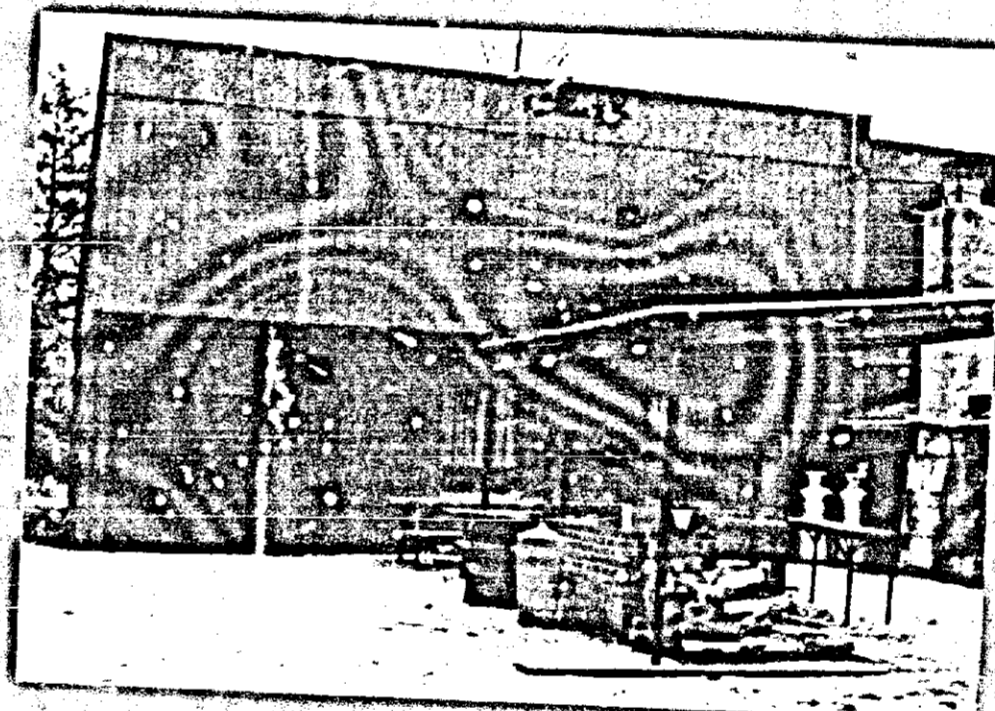
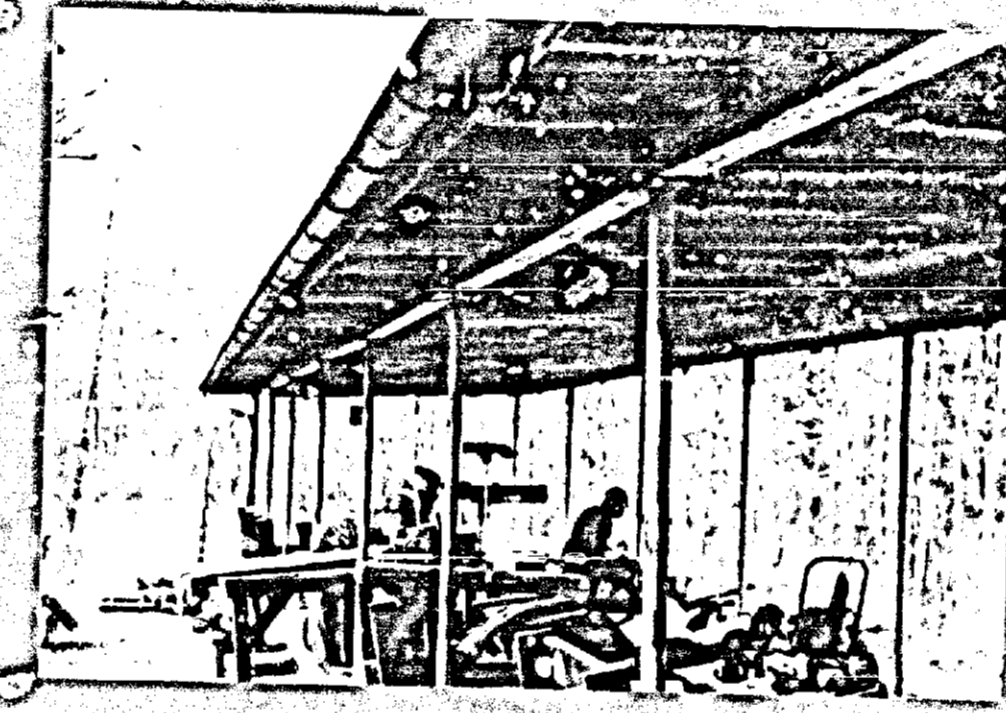
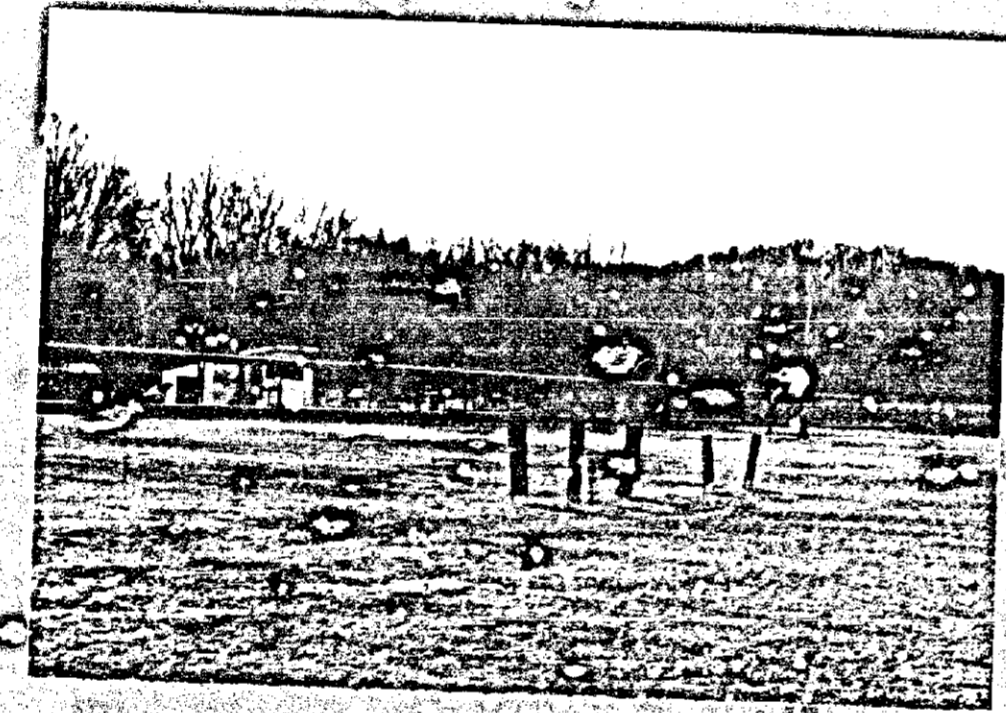
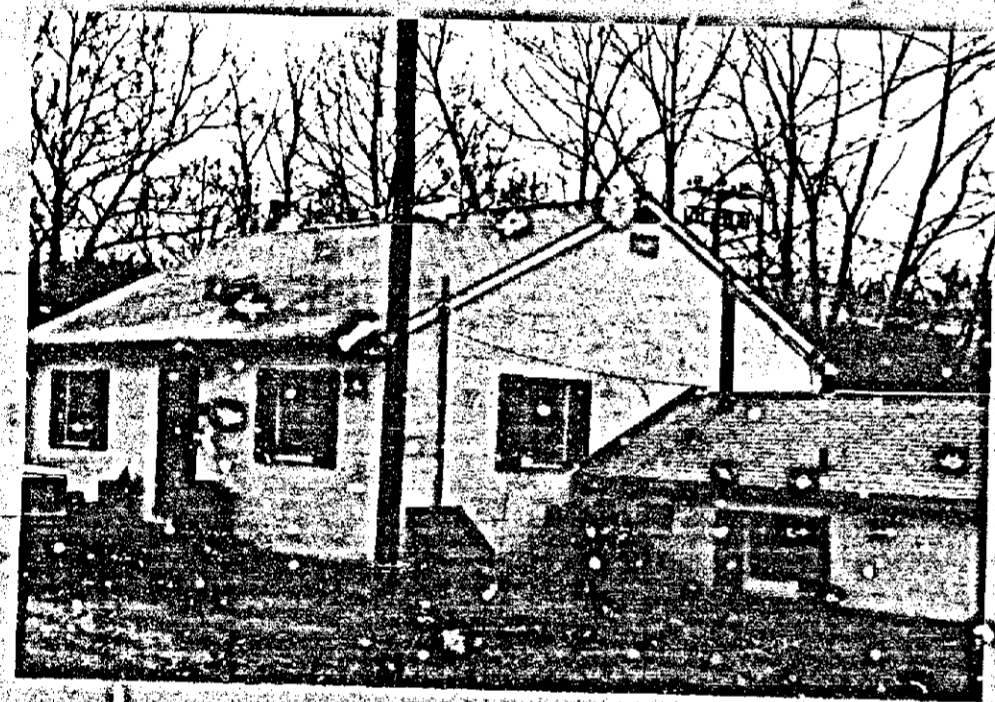
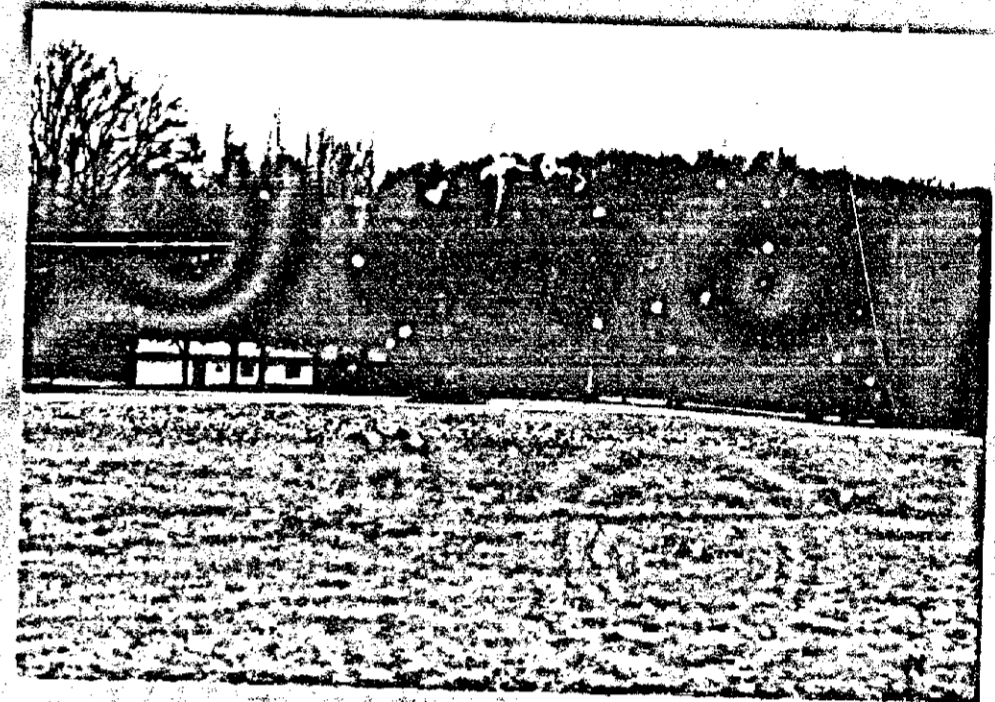
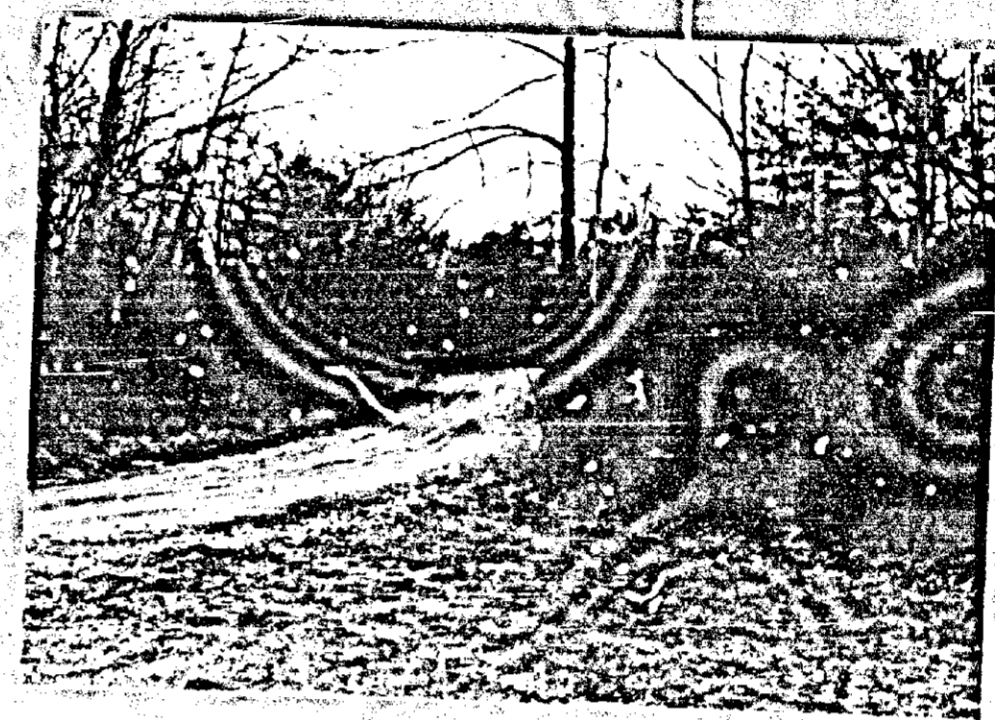
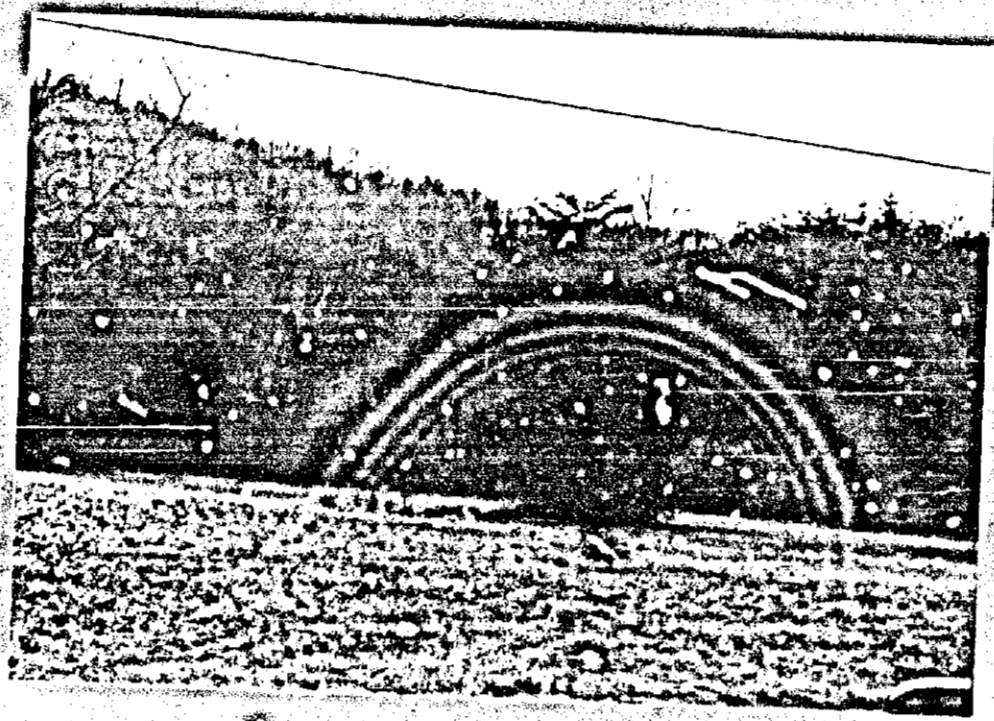
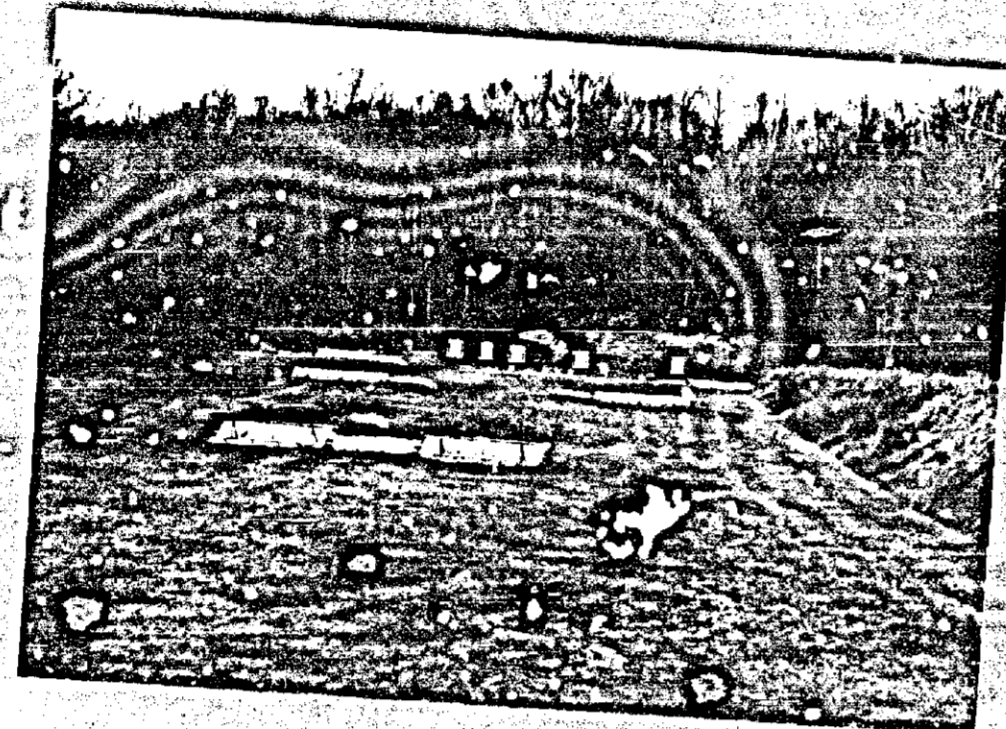
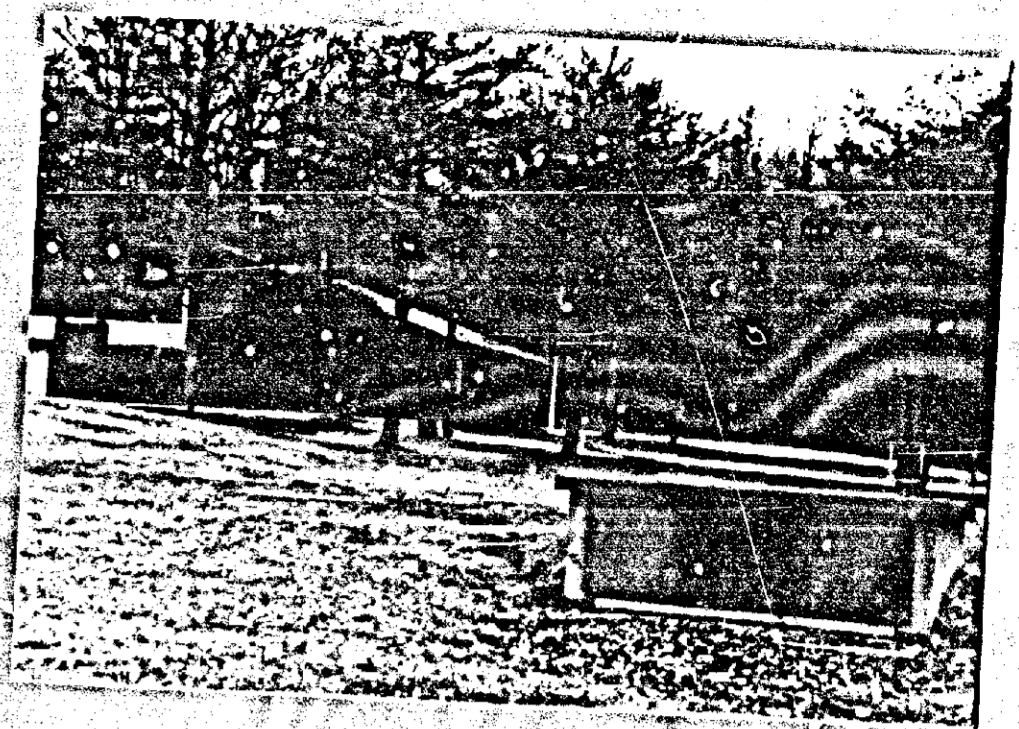
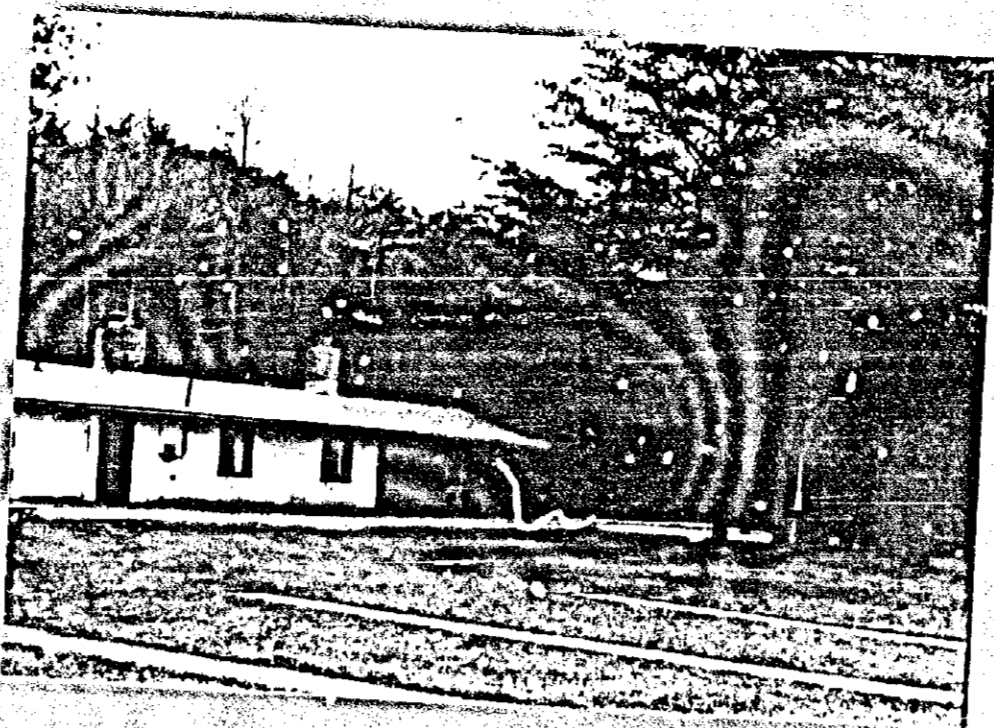
The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
A building/ & other miscellaneous permit shall be required before beginning construction.
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.
Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 407 and Table 402, also Section 503.2.
Requested variance appears to conflict with the Baltimore County Building Code, Section/s [blank].
A change of occupancy shall be applied for, along with an alteration permit application, and show required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed 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 401.
Comments - Any flood plain areas shall be identified.

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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

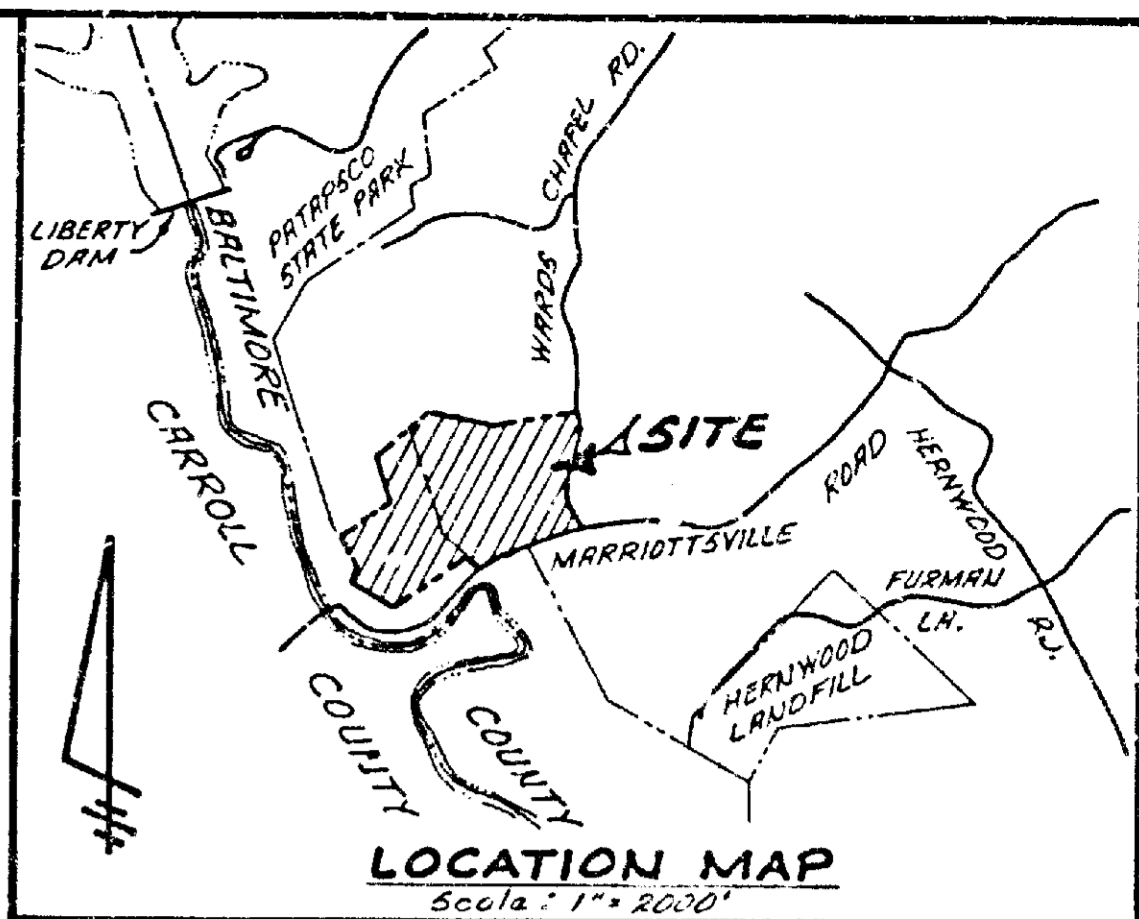
CEB:ec



LOT 2 OF PLAT OF JOHN F. FEEZER JR. ET UX E.H.K. JR. 481118

ROBERT W. FEEZER
O.T.G. 5216-916
E.H.K. JR. 5409-478
3232 WARDS CHAPEL RD.
MARRIOTTSVILLE, MD. 21104

NOTE 12) VARIANCE IS REQUESTED FROM SECTION 1901.3.B.3 TO PERMIT EXIST BUILDING TO BE SET BACK A MINIMUM OF 40' FROM THE E OF STREET INSTEAD OF THE REQUIRED 75'



NOTES:

1. PROPERTY INFORMATION SHOWN HEREON TAKEN FROM RECORD INFORMATION ONLY. NO BOUNDARY OR PROPERTY LINE SURVEY WAS PERFORMED ON THE PROPERTY SHOWN HEREON.
2. LOCATION OF BUILDINGS AND RANGES BY A FIELD SURVEY.
3. TAX MAP - 75 Parcel-16, Account # 0201850010 Parcel-21, Account # 0201850011
4. PRESENT ZONING: RC-2
5. PROPOSED ZONING: RC-2
6. TOTAL COMPUTED AREA 71.9 ACRES MORE OR LESS. (COMPUTED FROM DEEDS OF RECORD ONLY)
7. PER BALTIMORE CO. TOPOGRAPHY MAPS AND BY FIELD INSPECTION. NO DWELLINGS ARE WITHIN 200' OF THE PROPERTY LINES EXCEPT AS SHOWN.
8. NO EXISTING PUBLIC WATER OR SEWER SERVICES IN AREA.

JOHN F. FEEZER JR.
O.T.G. 5237-1963
6807 WASHINGTON BLVD.
BALTIMORE, MD. 21227

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
U.W.B. 1531-464
(PARCEL 16)
Present Zoning RC.2

ASSOCIATED GUN CLUBS OF BALTIMORE, INC.
W.U.R. 3542-625
(PARCEL 2)
Present Zoning RC.2

JOHN F. FEEZER 3RD
E.H.K. JR. 6258-752
11650 MARRIOTTSVILLE RD
MARRIOTTSVILLE, MD. 21104

HARRY T. CAMPBELL CORP.
KNOWN AS GENSTAR
EXEC. PLAZA 7E
11350 MCCORMICK RD.
HUNT VALLEY, MD. 21031
Present Zoning RC.2
(Quarrying Operations)

9) SECURITY PROVIDED BY LOCKED ACCESS DRIVEWAY AND EVER PRESENT MEMBERSHIP

10) HOURS 8 AM TO SUNSET OR 8 PM, WHICHEVER IS EARLIER, EXCEPT TRAP RANGE (8 AM TO 8 PM)

11) EXIST PAVING TO BE MAINTAINED AS PRESENTLY EXISTS W/DURABLE & DUSTLESS SURFACE. PROP. PARKING AREA & ANY NEW SERVICE ROADS TO BE TRAPEZOIDAL IN ACCORDANCE WITH CONSTRUCTION SPEC. FULL, LONGER LEFT CURBER PARKING DATA

EXISTING BUILDINGS
Meeting Hall - 1800 sf ± 15 ft ± person ± 6 ± 20 Spaces
Club House - 2225 sf ± 300 sf ± 8 Spaces
Trap House - 1450 sf ± 300 sf ± 8 Spaces
REQUIRED SPACES - 33 SPACES

PROPOSED INDOOR SHOOTING RANGE
REQUIRED SPACES - 3773 sf ± 300 sf ± 33 SPACES

HANDICAP PARKING REQUIRED - 3 SPACES
HANDICAP PARKING PROVIDED - 3 SPACES
TOTAL REQUIRED SPACES - 40 SPACES
TOTAL PROVIDED SPACES - 204 SPACES

TYP. PARKING SPACE - 9' x 18'
TYP. HANDICAP PARKING SPACE 12' x 20'

PREPARED BY
LANDTECH ASSOCIATES, INC.

NOTE:

THE PURPOSE OF THIS PLAT IS TO ALLOW OUTDOOR AND INDOOR RIFLE, PISTOL AND SHOTGUN RANGES IN AN RC-2 ZONE.

PLAT FOR SPECIAL EXCEPTION FOR ZONING ASSOCIATED GUN CLUBS OF BALTO, INC.

2ND ELECTION DISTRICT - BALTIMORE COUNTY, M.D.
SCALE: 1" = 100'

DATE: AUGUST, 1984
REVISED DATE: JUNE 1988
REVISED DATE: AUGUST 1988
REVISED DATE: OCTOBER 1985
REVISED DATE: NOVEMBER, 1985

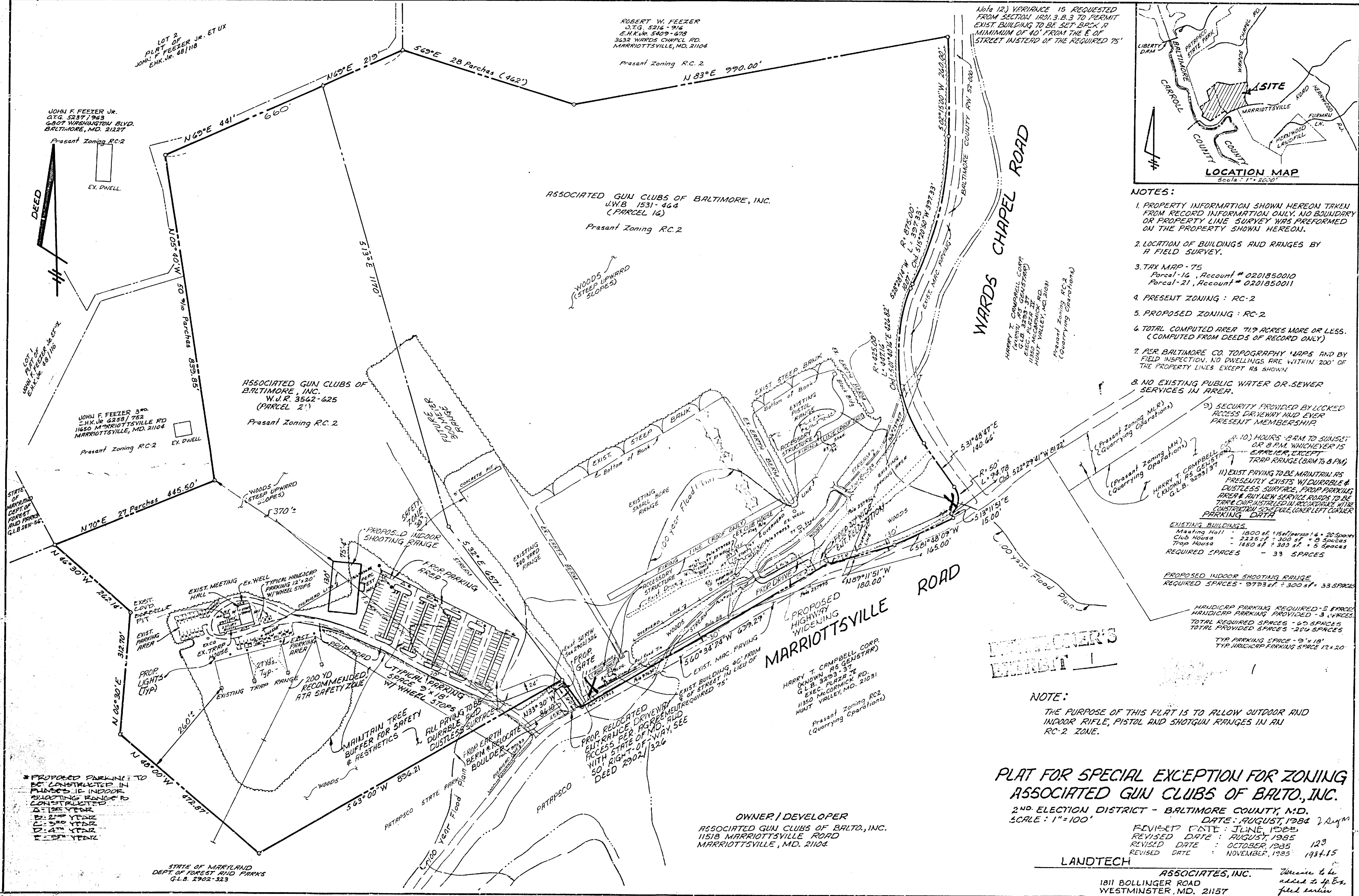
LANDTECH ASSOCIATES, INC.
1811 BOLLINGER ROAD
WESTMINSTER, MD. 21157

When to be added to up E.S. filed earlier

OWNER / DEVELOPER
ASSOCIATED GUN CLUBS OF BALTO, INC.
11518 MARRIOTTSVILLE ROAD
MARRIOTTSVILLE, MD. 21104

* PROPOSED PARKING TO BE CONSTRUCTED IN PLACES IF INDOOR SHOOTING RANGE IS CONSTRUCTED IN THIS YEAR
12-2ND YEAR
12-3RD YEAR
12-4TH YEAR
12-5TH YEAR

STATE OF MARYLAND
DEPT. OF FOREST AND PARKS
G.L.B. 2902-323



ASSOCIATED GUN CLUBS OF BALTIMORE
W-91-37

CRG Waiver Plan 2nd Review
Plan Date: 6/28/91
Plan Received: 7/12/91
Comments Date: 7/22/91
Comments Completed: 7/31/91

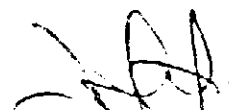
This plan does not show the same information as the original waiver plan. The changes from the approved zoning hearing plan in case #86-330-XA are not indicated in the plan notes as requested in the previous comments. There is at least one major change in the location of the proposed 75 feet x 100 feet indoor shooting range with the property line setback decreasing from 370 feet to 250 feet. Also the proposed indoor range is now immediately adjacent to an existing one story building. If they are to be functionally attached, indicate this on the plan and include a detail of the attachment with all construction methods and materials shown. If they are not functionally attached, a zoning variance is required to allow the setback between buildings for less than 70 feet.

Also a reduction in total parking provided from 206 down to 16² is proposed and is to be phased in over 4 years. Include all other approved zoning hearing information on the plan.

Restriction #2 in the Zoning Commissioner's Order required that the special exception must be utilized within 5 years of the date of the Order (3/5/86). Indicate compliance on the plan. If utilized, the owner must submit a red-lined public hearing plan to the Zoning Director to request a determination of whether or not a public hearing would be required to amend the approved special exception plan. A copy of these comments must accompany this request.

The previous last paragraphs of the 4/5/91 comments still apply.

Any requests for further information from the Zoning Office must include a reference to the waiver file #W-91-37 and written correspondence or revised plans must be accompanied by a copy of these comments.


JOHN L. LEWIS
PLANNER II

JLL:scj

cc: Current Planning
Zoning File - #86-330-XA
Waiver File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 19, 2000

Mr. Thomas A. Church
Development Engineering
Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Dear Mr. Church:

RE: Associated Gun Club of Baltimore, 11518 Marriotsville Road, 2nd
Election District

Your "Spirit and Intent" letter to Mr. Jablon, dated March 29, 2000, has been referred to me for reply. Based upon a review of the accompanying site plan information and the zoning records the following has been determined.

The proposed addition to the existing clubhouse situated on parcel 16, JWB 1531/464 is determined to be within the scope of the order granted by the Zoning Commissioner in zoning case #86-330-XA.

You must stick-back a copy of this letter to all site plans submitted for permit approval.

Sincerely,

[Signature]
Móyd T. Moxley
Planner II
Zoning Review

LTM:kew

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079070

DATE 4/2/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (LTM)

RECEIVED FROM Development Engineering Consultants

FOR 11518 Marriotsville Rd

11518 Marriotsville Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHER'S VALIDATION

[Faint text from receipt]

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

March 29, 2000

Baltimore County
Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. Arnold Jablon

Gentlemen:

Subject: Associated Gun Club of Baltimore
Proposed Addition to Clubhouse
Our Contract No.: 99-101

11518 Marriotsville Rd

The Associated Gun Club of Baltimore, Inc. is in the process of obtaining a building permit for a proposed addition to the existing clubhouse located at the shooting range they operate at 11518 Marriotsville Road. The facility has existed and continuously been used as a shooting range since the 1940's.

The existing clubhouse is used for meetings by the members of the club, and due to the increase in membership, the addition is necessary to effectively conduct their meetings.

We are requesting that the proposed addition be approved, as being in the "spirit and intent" of the zoning regulations because the property was granted a special exception for use as a shooting range on March 5, 1986 (Case No. 86-330XA).

Enclosed, is a site plan showing the location of the proposed addition for your use in considering this request.

Very truly yours,

Thomas A. Church, Jr.
Thomas A. Church,
President

Enclosures

cc: Associated Gun Club of Baltimore, Inc.

00-768

Newton A. Williams
DIRECTOR
410 823-7856

Law Offices
NEWTON A. WILLIAMS, L. L. C.
SUITE 700, NOTT NGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4628
(410) 823-7800
TELEFAX: (410) 298-2755

Of Course
Your Planner &
Williams Chaz

DATE: March 23, 2000
FROM: Newton A. Williams
TOTAL NUMBER OF PAGES (Including Cover Sheet): One
CLIENT MATTER NO.: Old NP&W file Associated Gun Clubs of Baltimore . Inc.

TO: Tom Church, Development Engineering
TELECOPIER NO.: 410 377 2625
TELEPHONE NO. 410377 2600

RE: 86-330-XA, Validation of existing shooting range and facilities

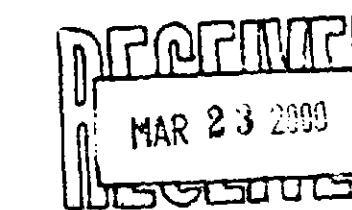
Tom:

Remember this case very well, the range was already there, including a number of buildings. The point of the Opinion and Order was to legitimate what was already there, as well as what was planned.

It is my recollection that the Clubs made extensive change to parking lots, entrances, and other facilities, which was certainly done with five years, and those new improvements, coupled with what was already there, was enough to vest the entire project.

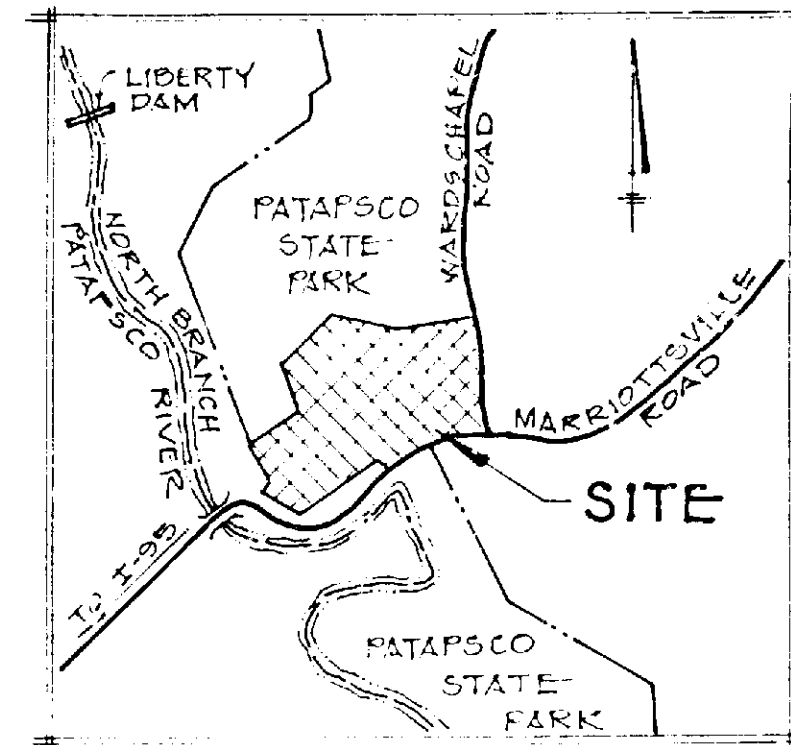
Please let me know if I can be of any further help. Best regards to you and to the Clubs.

Sincerely,
Newton A. Williams
Newton A. Williams

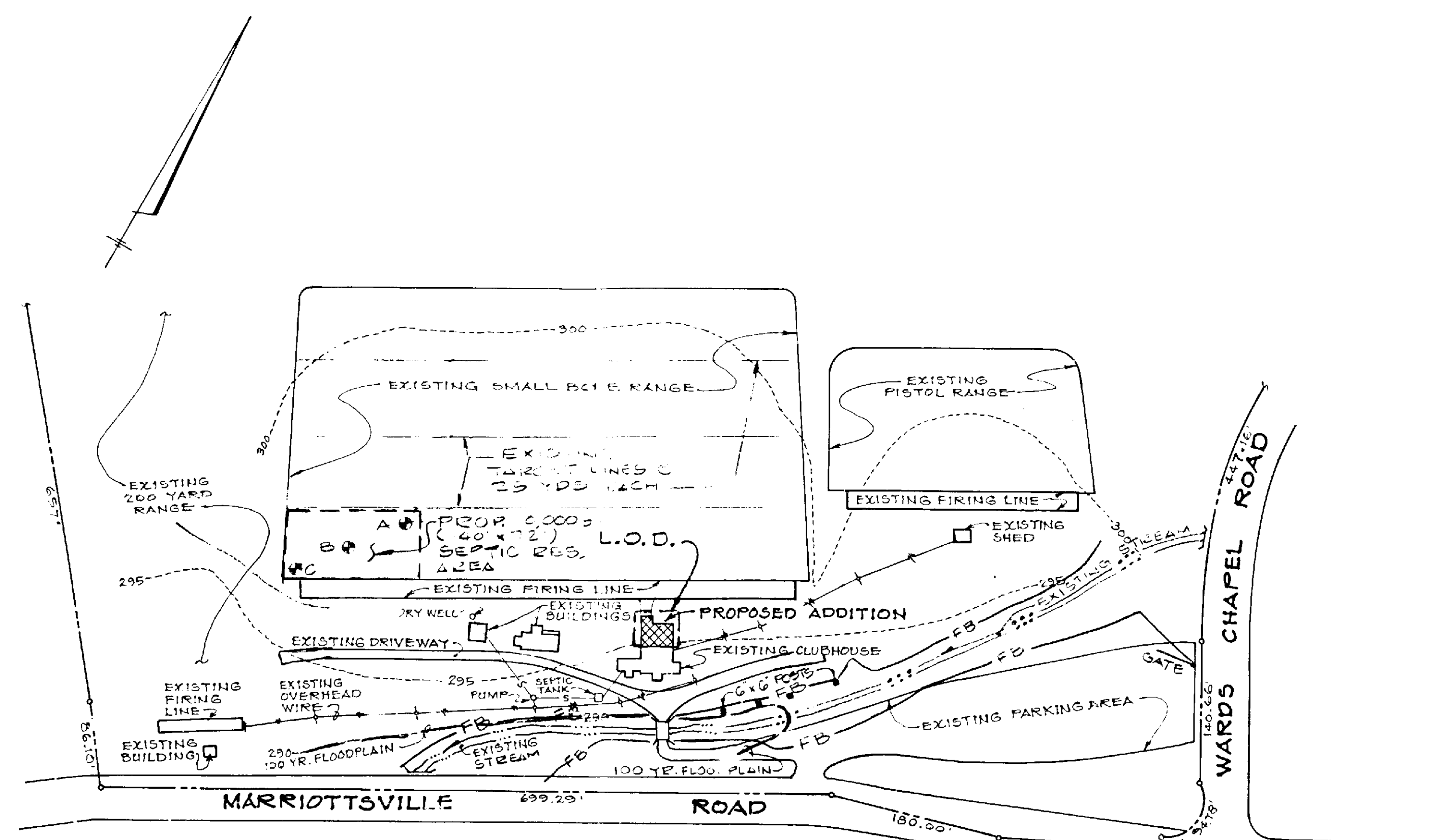


IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL NEWTON WILLIAMS @ 410-823-7800.

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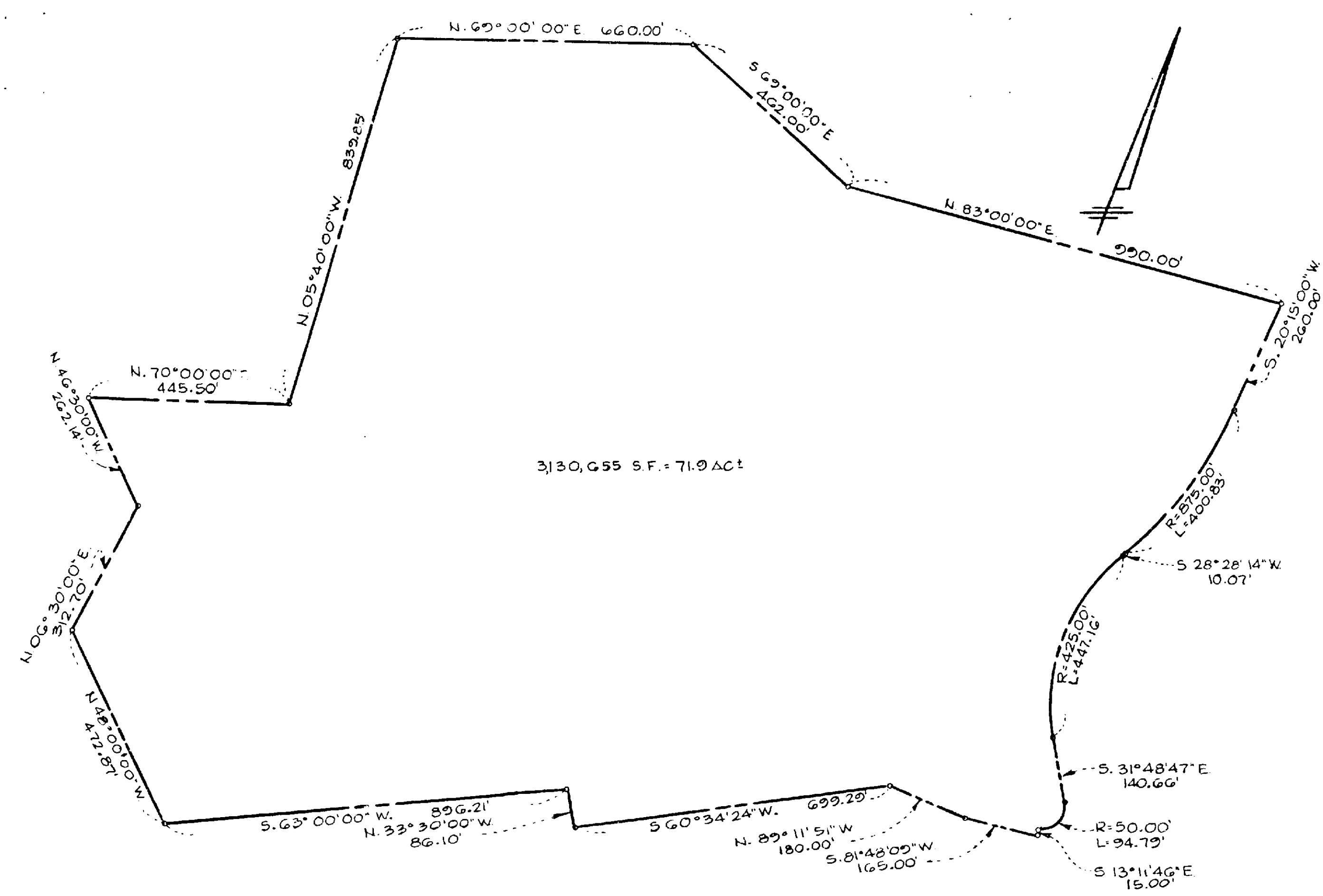


VICINITY MAP
SCALE: 1" = 2000'



LEGEND
 FOREST BUFFER — FB —
 LIMIT OF DISTURBANCE — LOD —

PLAN
SCALE: 1" = 100'



DETAIL OF PROPERTY OUTLINE
SCALE: 1" = 200'

AREA OF DISTURBANCE =
1600 S.F. = 0.0367 AC

GENERAL NOTES

1. APPLICANT/OWNER: ASSOCIATED GUN CLUB OF BALTIMORE, INC.
11518 MARRIOTTSTVILLE ROAD
MARRIOTTSTVILLE, MD 21104
410-461-9855
2. THIS SITE IS LOCATED IN:
A) CENSUS TRACT: 4022.01 D) ELECTION DISTRICT NO. 2
B) WATERSHED: 31 E) COUNCILMANIC DISTRICT NO. 3
C) SUBSEWERSHED: 81
3. CURRENT ZONING OF SITE IS RC-2
4. A) DEED REFERENCE: 1513/464 AND 3562/625
B) GROSS AREA: 73.3 AC. ± NET AREA: 71.9 AC. ±
C) TAX ACCOUNT NUMBER: 0201850010 AND 0201850011
5. TAX MAP NUMBER: 12
6. GRID NUMBER: 12
7. PARCELS: 16 AND 21
8. NO HISTORIC BUILDINGS EXIST ON SITE.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS.
10. ALL EXISTING AND PROPOSED SIGNS WILL COMPLY WITH SECTION 413 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
11. 100 YEAR FLOOD PLAIN AS SHOWN WAS SUPPLIED BY BALTIMORE COUNTY, BUREAU OF ENGINEERING AS A DETAIL STUDY AND APPROVED PLAN, REVISED 10/15/99 BY BALTO. CO. DEPT. OF PUBLIC WORKS.
12. EXISTING USE OF PROPERTY: SHOOTING RANGE
PROPOSED USE: SHOOTING RANGE
13. NO WETLANDS EXIST ON THIS SITE.
14. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
15. ZONING HISTORY: WAIVER FILE NO. XX W-31-37
ZONING FILE CASE NO. 82-330-XA
16. THIS PROPERTY IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
17. ESTIMATE A.D.T. 30 x 2 x 60 A.D.T.
18. AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. THEREFORE SEDIMENT CONTROL IS NOT REQUIRED.
19. THIS SITE WAS GRANTED A LIMITED EXEMPTION UNDER SEC. 26-171(A)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (DATE: 10/27/99 D.R.C. NO. 09139 D)

PERMIT # B398923



PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION

DATE	REVISIONS
3/10/00	REVISE LOCATION OF FOREST BUFFER PER FIELD SURVEY OF FLAGS.
2/29/00	ADD PROPERTY OUTLINE DETAIL
2/25/00	ADD PROPOSED SEPTIC RES. AREA
11/20/99	REVISED FLOOD PLAIN

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 3603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

OWNER:
 ASSOCIATED GUN CLUB OF BALTIMORE, INC.
 11518 MARRIOTTSTVILLE ROAD
 MARRIOTTSTVILLE, MARYLAND 21104
 410-461-9855

SITE PLAN
ASSOCIATED GUN CLUB OF BALTIMORE, INC.
 11518 MARRIOTTSTVILLE ROAD
 2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT NUMBER
1 OF 1	8/30/99	99-101