

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 community building.

pursuant to Sections 1B01.1.C.6 and 1B01.1.B.1.c.10 B.C.Z.R.

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

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

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

Contract Purchaser: Legal Owner(s):
None (Type or Print Name) The Columbus Club of Overlea, Inc.
(Type or Print Name)
Signature: Charles J. Zorbach
(Type or Print Name)
Address: 7100 Belair Road
City and State: Baltimore, Maryland 21206
Address: 407 West Pennsylvania Avenue, P.O. Box 547
Townson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 923-7710

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of April, 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 June, 1986, at 1:00 o'clock.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Klosterman Avenue, 650' : OF BALTIMORE COUNTY
SE of C/L of Belair Rd., :
11th District :
THE COLUMBUS CLUB OF OVERLEA, : Case No. 86-494-X
INC., Petitioner :

ENTRY OF APPEARANCE

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

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 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Thomas L. Hennessey, P.A., 407 W. Pennsylvania Ave., P. O. Box 5473, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
SW/S of Klosterman Avenue, * ZONING COMMISSIONER
650' SE of the centerline of *
Belair Road - 11th Election *
District * OF BALTIMORE COUNTY
The Columbus Club of Overlea, * Case No. 86-494-X
Inc. *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a community building, as more particularly described on Petitioner's Exhibit 1. The Petitioner, by Charles Zorbach, President, appeared and testified and was represented by Counsel. Tim Walsh, a professional engineer, testified on its behalf. Numerous individuals appeared in support. There were no Protestants.

Testimony indicated that the subject property, containing 10 acres and zoned D.R.5.5, is located on Klosterman Avenue, approximately 600 feet from Belair Road, and is presented unimproved. The Petitioner proposes to construct a Knights of Columbus hall containing approximately 12,000 square feet. The property was purchased from the residents of two homes across the street, a father and daughter who do not want this property to be subdivided into a residential community.

The community building would be solely for the use of the Knights of Columbus and its members, although it may be used by any local community association on request. This Knights of Columbus Council has been at the same location in Overlea since 1924 and it needs better and larger quarters. Its weekly general meeting takes place on Wednesday from 8:30 p.m. to approximately 10:30 p.m., and its weekly social meeting takes place on one of the

- 1 -

other evenings, also at the same time. Special events such as dances occur on Saturdays. The general meetings attract approximately 80 members and the social meetings attract between 25 to 50 persons. The special events, averaging 25 per year, attract approximately 200 persons. The Knights of Columbus does not advertise its hall nor does it solicit business.

Mr. Walsh testified that, in his opinion, all of the conditions delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied and that those conditions in Section 1B01.1.B.1.c.10, BCZR, for exemption from the Residential Transition Area (RTA) requirements will also be satisfied to the extent possible.

Although both the Department of Traffic Engineering and the Office of Planning expressed concern about potential traffic congestion at the intersection of Belair Road and Klosterman Avenue, it should be noted that the State Highway Administration entered no adverse comment even though Belair Road is a State road. It is even more important to note that the peak hours of use for the proposed private hall will be at night, well after the peak travel hours for vehicles on Belair Road, and that the expected use will not adversely impact the existing traffic congestion. Additionally, if this 10-acre site were developed with residences, there could be a greater impact to this intersection than the proposed use. Indeed, this use, by special exception, could have a lesser negative impact than many of those uses permitted as of right.

The Petitioner seeks relief from section 1B01.1.C.6, BCZR, pursuant to section 502.1, and from Section 1B01.1.B.1.c.10. It is clear that the BCZR permits the use requested by the Petitioner in a D.R.5.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore,

- 2 -

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.

Further, after consideration of the testimony and evidence presented, it is determined that the proposed community building is planned in such a way that the use will be in compliance, to the extent possible, with the RTA use requirements and that the Petitioner will maintain it as described. Certainly the use would be compatible with the character and general welfare of the surrounding residential premises. The latter conclusion need never be questioned.

- 3 -

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 should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1986, that the Petition for Special Exception for a community building be and is 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:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Baltimore County Landscape Manual.

Thomas L. Hennessey, Esquire
Zoning Commissioner of Baltimore County

AJ/srl

cc: Thomas L. Hennessey, Esquire
People's Counsel

THE COLUMBUS CLUB OF OVERLEA, INC.
KNIGHTS OF COLUMBUS COUNCIL HOME

DESCRIPTION OF PARCEL TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

Begin at a point on the southwest side of Klosterman Avenue, 650 ft. S.E. of the centerline of Belair Road, and proceed along the following courses:

1. S 50° - 08' - 29" E 988'
2. S 45° - 42' - 42" W 374.29'
3. N 60° - 12' - 30" W 892.85'
4. N 32° - 36' - 09" E 532.67' to the point of beginning

Total area of parcel 10.0 acres of land, more or less. In the 11 th. Election District

PETITION FOR SPECIAL HEARING

11th Election District

Case No. 86-494-X

LOCATION: Southwest Side of Klosterman Avenue, 650 feet Southeast of the Centerline of Belair Road

DATE AND TIME: Tuesday, June 3, 1986, at 1:00 p.m.

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

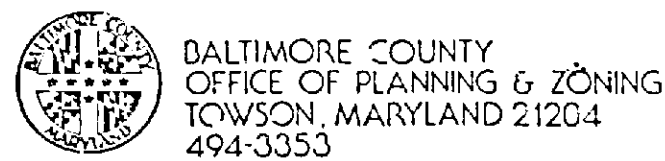
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a community building

Being the property of The Columbus Club of Overlea, 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



ARNOLD JABLON
ZONING COMMISSIONER

May 28, 1986

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Klosterman Ave., 650' SE of the c/l of
Belair Rd.
11th Election District
The Columbus Club of Overlea, Inc. - Petitioner
Case No. 86-494-X

Dear Mr. Hennessey:

This is to advise you that \$61.40 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.

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

No. 021726

County, Maryland, and remit
to, Towson, Maryland

DATE: 5/28/86 ACCOUNT: 021726
AMOUNT: \$ 61.40
RECEIVED FROM: Thomas L. Hennessey
FOR: Advertising & Posting re Case 86-494-X
VALIDATION OR SIGNATURE OF CASHIER

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

May 2, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Klosterman Ave., 650' SE of the c/l of
Belair Rd.
11th Election District
The Columbus Club of Overlea, Inc. - Petitioner
Case No. 86-494-X

TIME: 1:00 p.m.

DATE: Tuesday, June 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. 019332

DATE: 4/4/86 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Thomas L. Hennessey
FOR: SE # 365
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-494-X

Date: May 29, 1986

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee as to potential problems with Klosterman Avenue and its intersection with Belair Road. Consequently, this office cannot support the granting of this request. Further, were this office supportive of the subject request, we would be concerned with the lack of landscaping that should be provided to screen the proposed massive parking area from the adjacent residential properties zoned for medium and high density development.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 20, 1986

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

000

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

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
Item No. 365 - Case No. 86-494-X
The Columbus Club of Overlea, Inc. - Petitioner

Dear Mr. Hennessey:

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:med
Enclosures

ccs: Mr. Charles J. Zorbach
David Gregory & Associates, Inc.



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

April 29, 1986

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

RE: Baltimore County
Item # 365
Property Owner: Columbus
Club of Overlea
Location: SW/S Kloster-
man Avenue 650 ft. SE
of Centerline of Belair
Road/ Route 1-N
Existing zoning: DR 5.5
Proposed Zoning: Spec.
Exception for community
building
Acres: 10
District: 11th

ATTENTION JAMES DYER

Dear Mr. Dyer:

On receipt of the submittal of February 2, 1986, for Special Exception of a Community Building, the State Highway Administration-Bureau of Engineering Access Permits has forwarded the submittal (item #365) to the S.H.A. Bureau of Project Planning for review of the proposed extension of White Marsh Boulevard, Route 43.

On receipt of the SHA Bureau of Project Planning's comments additional comments will be forwarded to Baltimore County Zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 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



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

May 12, 1986

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

Att: James Dyer

RE: Baltimore County
Item #365
Property Owner: Columbus
Club of Overlea
Location: SW/S Klosterman
Avenue 650' SE of center-
line of Belair Road/
Maryland Route 1-N
Existing Zoning: DR 5.5
proposed Zoning: Sec.
Exception for community
building
Acres: 10
District 11
Additional Comments

Dear Mr. Dyer:

This is a follow up to our letter of 4/28/86 (ZAC Item #365), for the Columbus Club of Overlea, the S.H.A. Bureau of Project Planning has reviewed the submittal and found no right-of-way will be required for the proposed Council Home site.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access permits

By: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 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



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

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

MAY 12 1986

RE: Zoning Advisory Meeting of April 22, 1986
Item # 365
Property Owner: Columbus Club of Overlea
Location: SW/S Klosterman Ave. 650' SE of c/l of Belair 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.
- ☒ County Review Group Meeting is required.
- ☒ County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is not a 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 disclaim is prohibited under the provisions of Section 22-28 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Zoning Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 4/22/86.
- ☒ The property is located in a designated service area as defined by Bill 123-86. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The official service is 10 acres.
- ☒ The property is located in a traffic area controlled by a top level intersection as defined by Bill 123-86, and as conditions change the intersection may require more lights. The traffic service lines are reevaluated annually by the County Council.

cc: James Hennessey

Stephen E. Collins
Director, Current Planning and Development

86-494



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

STEPHEN E. COLLINS
DIRECTOR

April 28, 1986

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

Item No. 365 -ZAC- Meeting of April 22, 1986
Property Owner: Columbus Club of Overlea
Location: SW/S Klosterman Avenue, 650 feet SE of centerline of Belair Road
D.R. 5.5
Special Exception for a community building
10 acres
District: 11th

Dear Mr. Jablon:

Requested special exception for a community building on Klosterman Ave., S.E. of Belair Rd. Klosterman Ave. is a very narrow road with no curb and gutter sidewalks, with a severe grade and alignment problem at the intersection of Belair Road.

Any increase in traffic on Klosterman Ave. may create safety problems at its intersection with Belair Rd.

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Columbus Club of Overlea

Location: SW/S Klosterman Ave., 650 ft. SE of centerline of Belair Rd.

Item No.: 365 Zoning Agenda: Meeting of April 22, 1986

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

May 14, 1986

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

Dear Mr. Jablon:

Comments on Item # 365 Zoning Advisory Committee Meeting are as follows:

Property Owner: Columbus Club of Overlea
Location: SW/S Klosterman Avenue, 650 feet SE of c/l of Belair Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

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

E. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____ See Section 310 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: Provide on site and building interior compliance to the State Handicapped Code, including 7 Handicapped parking spaces, signs, curb cuts, ramps, building access and useability. Plans do not indicate any of the above. See Section 1702.4 or 1702.14 and 1702.18 for when sprinklers are required in an "A-3" Use.

K. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

L/22/86

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 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 May 15, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL
HEARING
11th Election District
Case No. 86-494-X

LOCATION: Southwest Side of
Klosterman Avenue, 650 feet South-
east of the Centerline of Belair Road
DATE AND TIME: Tuesday, June 3,
1986, at 1:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a community building. Being the property of The Columbus Club of Overlea, 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
May 15.

CASE NO. 86-494-X

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
29th day of April, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: The Columbus Club of Overlea, Inc.
Petitioner's Attorney: Thomas L. Hennessey, Esquire

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

Petition for
Special Hearing
11th Election District
Case No. 86-494-X

LOCATION: Southwest side of
Klosterman Avenue, 650 feet South-
east of the centerline of Belair Road.
DATE & TIME: Tuesday, June 3,
1986, at 1:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a community building.

Being the property of The Columbus Club of Overlea, Inc., as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause 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

The Times

Middle River, Md., May 15, 1986

This is to Certify, that the annexed

Petition - Columbus Club
Reg. L. C. 89428

was inserted in The Times, a newspaper printed

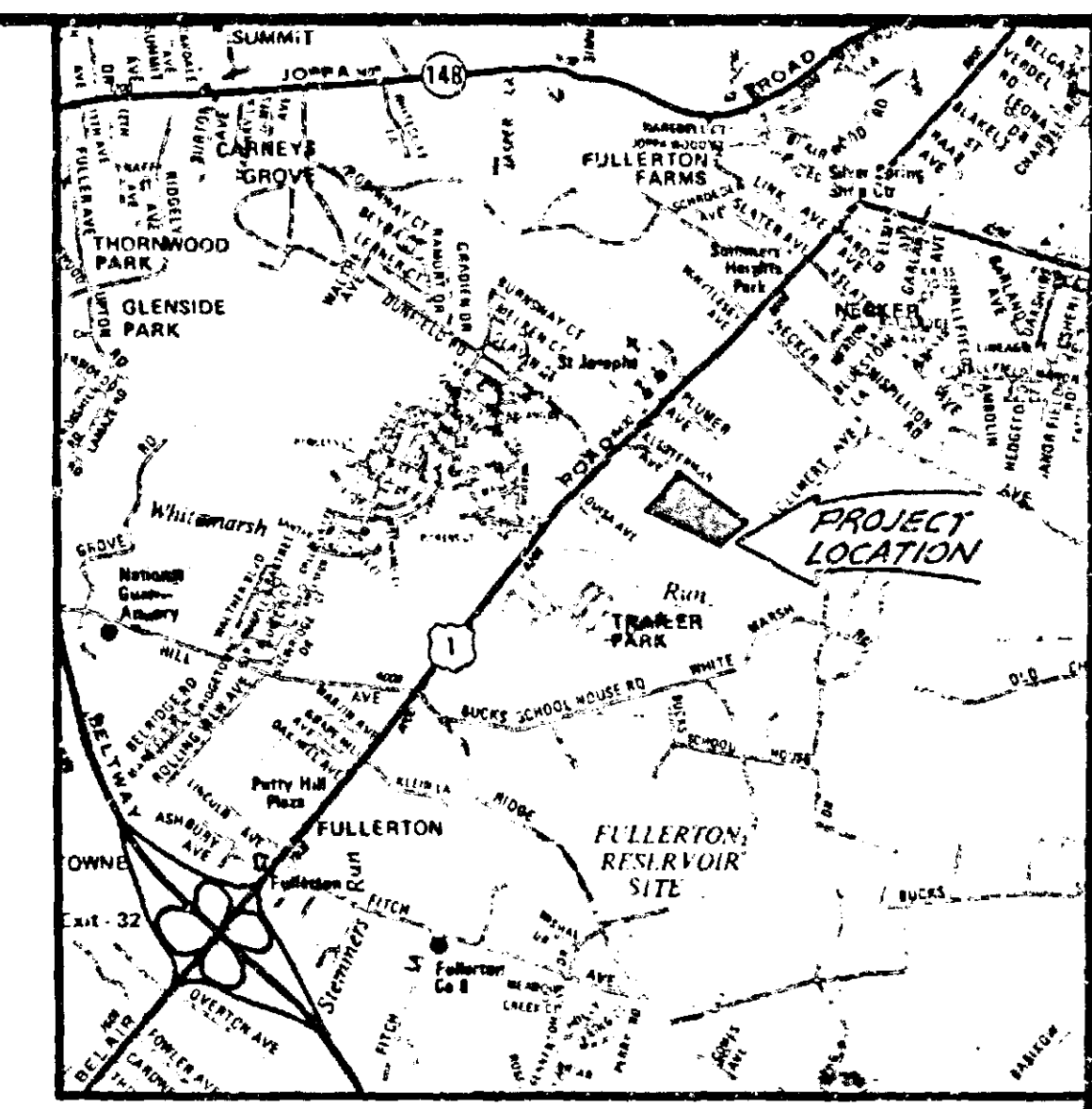
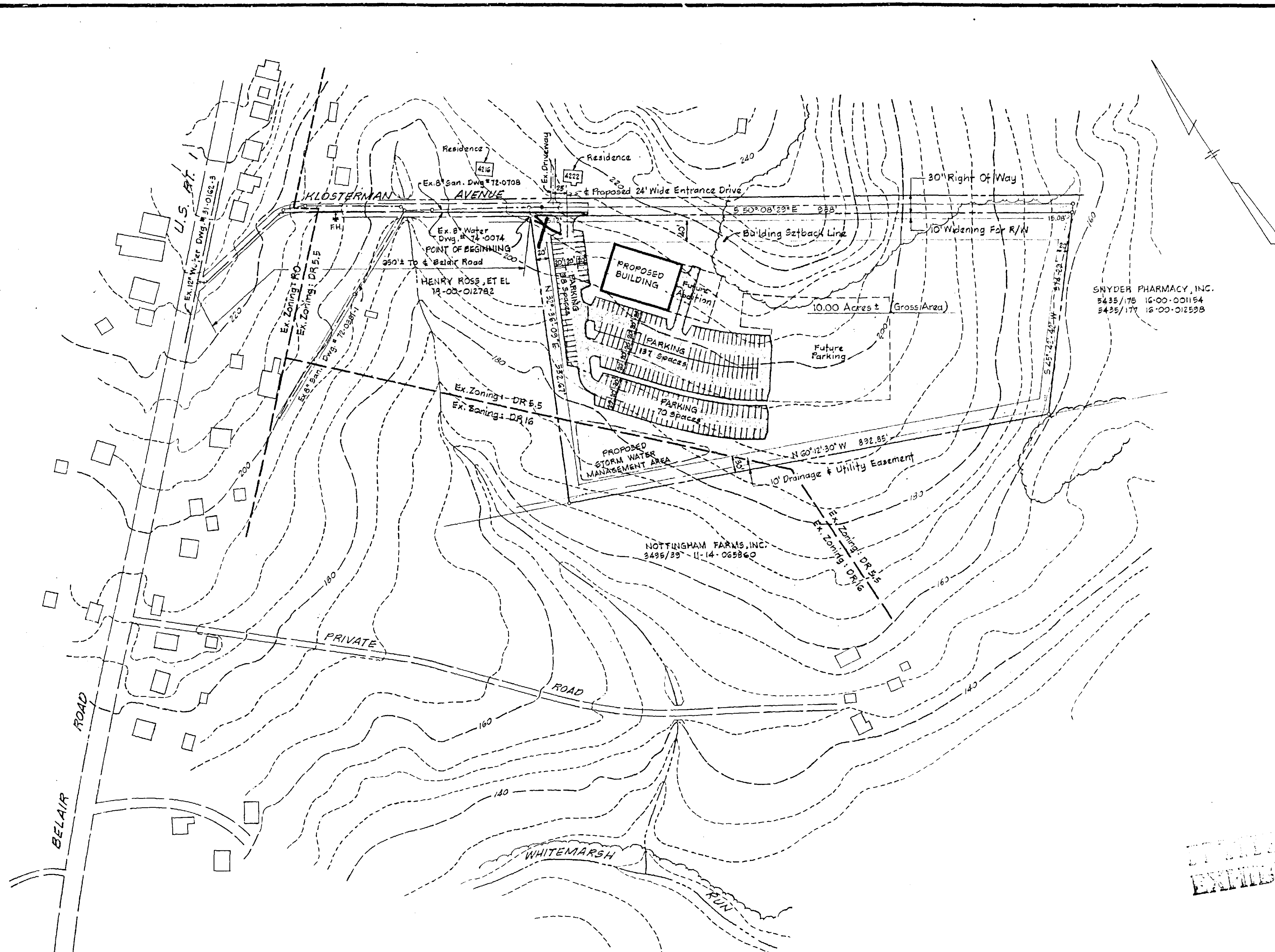
and published in Baltimore County, once in each

of _____ successive

weeks before the _____ day of

May, 1986

James E. Dwyer Publisher.



LOCATION PLAN
Scale: 1" = 2000'

PROPOSED BUILDING
COMMUNITY BUILDING (KNIGHTS OF COLUMBUS COUNCIL HOME)
1 STORY - 12,000 SQ. FT.

PARKING
NUMBER OF SPACES REQUIRED = 12,000 / 50 = 240
NUMBER OF SPACES PROVIDED = 245
PARKING SPACE SIZE 9'x20'

PAVING AND CURB
2" BITUMINOUS CONCRETE SURFACE COURSE
6" CRUSHER RUN STONE BASE COURSE
COMPACTED SUBGRADE
CURB FOR ENTRANCE DRIVE AND PARKING AREAS
SHALL BE BALTIMORE COUNTY STANDARD DETAIL R/22, TYPE 'A'.

LIGHTING
PARKING LOT LIGHTING SHALL CONFORM TO THE
REQUIREMENTS OF THE BALTIMORE COUNTY ZONING
REGULATIONS.

LANDSCAPING & SCREEN PLANTING
LANDSCAPING & SCREEN PLANTING DESIGN SHALL BE IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
BALTIMORE COUNTY LANDSCAPING MANUAL.

FIRE PROTECTION
DESIGN OF FIRE PROTECTION, HYDRANT LOCATIONS, ETC.,
SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD
DESIGN MANUAL AND THE FIRE PREVENTION CODE.

OWNER / DEVELOPER
THE COLUMBUS CLUB OF OVERLEA, INC.
1100 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND 21206

PLAN
Scale: 1" = 100'

EXHIBIT 1

DAVID GREGORY & ASSOCIATES, INC.
ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS
8641 LOCH RAVEN BLVD. BALTIMORE, MARYLAND 21204
(301) 667-2868



CARDINAL GIBBONS COUNCIL NO. 2521 KNIGHTS OF COLUMBUS PROPOSED COUNCIL HOME		
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION		
11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	SCALE: As Noted DATE: Feb. 2, 1986	DWG. NO. SI-1

86-494-X
1/9/86 #365
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