8 <mark>7</mark> -72-SPH #459 7/9/86	E/S of Oakleigh Rd., 199' S of the S/S of Perring Parkway 9th Elec. Dist.  Special Hearing - filing fee \$100.00 - Intercity Land Company
7/9/86 8/27/86	Hearing set for 8/27/86, at 10:15 a.m.  Advertising and Posting - \$80.75
8/29/86	Ordered by the Zoning Commissioner that the amendment to the Order in Case No. 73-169-XA to permit additional recreational/training activities,
5, 52, 53	including but not limited to indoor soccer as a combination use with the existing tennis facilities and weightlifting machines and resistance equipment and tanning as accessory uses within an existing building, is approved and the Petition for Special Hearing is GRANTED with restrictions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve an amendment to the Order in Case No. 73-169-XA to allow additional recreational/training activities, including but not limited to indoor soccer as a combination use with the existing tennis facilities and weightlifting machines and resistance equipment and tanning as accessory uses within an existing building, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of August, 1986, that the amendment to the Order in Case No. 73-169-XA to allow additional recreational/training activities, including but not limited to indoor soccer as a combination use with the existing tennis facilities and weightlifting machines and resistance equipment and tanning as accessory uses within an existing building, be approved and, as such, the Petition for Special Hearing 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. No indoor soccer or softball games shall be scheduled after 10:00 p.m. and no such games shall begin after 10:45 p.m.
- 2. All use of equipment, including but not limited to weightlifting, tanning, and resistance, but excluding equipment used during a soccer or softball game, and all use of tennis and racquetball courts shall terminate by 11:00 p.m.
- 3. The Petitioner shall provide supervision each night to ensure that the parking lot is clear, except for employees' automobiles, by 11:30 p.m., and to ensure that all patrons are off of the site by 12:00 a.m. Such supervision shall maintain decorum and prevent disruption to the surrounding residential properties.
- 4. The Petitioner shall maintain the premises, repair or replace any deficient curbing, and clear all drains.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Robert W. Cannon, Esquire

Ms. Marlene Hronowski

Ms. Ruth Seavy

People's Counsel

-----

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine wheather or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve additional recreational/training activities including but not limited to indoor soccer as a combination use with the existing tennis facilities and weightlifting; machines and resistance equipment and tanning as accessory uses, all within an existing building previously granted a special exception for recreational activities (case# 73-169 XA)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Lessee: Legal Owner(s): Oakleigh Road Property Partnership Intercity Land Company Signature Robert W. Cannon, Authorized Representative
Perring Pkwy. of Oakleigh Rd. (Type or Print Name) Signature Robert W. Cannon, Authorized Representative (Type or Print Name) Baltimore, Maryland 21234 City and State Signature Attorney for Petitioner: Robert W. Cannon 7214 Cld Harford Road Arrent Willaum Baltimore, Maryland 21234 City and State 100 South Charles Street, 14th Floor Name, address and phone number of legal owner, contract purchaser or representative to be contacted PRIOR Baltimore, Maryland 21201 Robert W. Cannon City and State 100 South Charles Street Attorney's Telephone No.: (301) 332-8816 Baltimore, Maryland 21201 (301) 332-8816

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_9th\_\_\_\_\_ day of \_\_\_\_\_July\_\_\_\_, 19\_86\_, 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 \_\_\_\_27th \_\_\_\_\_ day of \_\_\_August \_\_\_\_\_, 19\_\_86, at \_\_10:150'clock

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-72-59#

Intercity Land Company Location of property: F/3 Ork loigh Rd., 199' 5 of 5/5 Porring Pork way Location of Signs: Facing Onkleigh Rd. approx. 20' 1-1. roadway, an property of Potitioner M Harry Number of Signs:

Del associates, inc. surveyors-engineers

ALEXANDER P. RATYCH, PROF. L.

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR SPECIAL HEARING OAKLEIGH ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY

BEGINNING FOR THE SAME at a point on the East side of Oakleigh Road; said point being distant 199.03 feet Southerly from the corner formed by the intersection of said East side of Oakleigh Road with the Southerly right-of-way line of Perring Parkway and also being at the Northwesterly corner of Plat "E" Harford Park, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 33, folio 89; thence leaving Oakleigh Road and binding along the outlines of Plat "E" Harford Park the following 5 courses and distances: (1) North 82 degrees 03 minutes 13 seconds East 220.34 feet (2) North 69 degrees 51 minutes 49 seconds East 383.43 feet (3) North 54 degrees 34 minutes 58 seconds East 331.30 feet (4) North 34 degrees 41 minutes 04 seconds East 36.97 feet and (5) North 48 degrees 17 minutes 29 seconds West 110.45 feet to intersect the South side of Wycliffe Road; thence running with and binding along the South side of said road by a curve to the left having a radius of 716.51 feet for an arc length of 58.55 feet; thence leaving Wycliffe Road and still binding along the outline of Plat "E" Harford Park the following four courses and distances: (1) South 52 degrees 58 minutes 24 seconds East 104.93 feet (2) North 34 degrees 41 minutes 04 seconds

7427 harford road baltimore, md. 21234 tel: 301 444 4312

RE: PETITION FOR SPECIAL HEARING E/S of Oakleigh Rd., 199' S of S/S of Perry Parkway 9th District

Case No. 87-72-SPH

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

INTERCITY LAND COMPANY, 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.

People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, 100 S. Charles St., 14th Floor, Baltimore, MD 21201, Attorney for Petitioner.

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR SPECIAL HEARING OAKLEIGH ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY

East 169.75 feet (3) North 14 degrees 51 minutes 50 seconds East 64.63 feet and (4) South 75 degrees 02 minutes 00 seconds East 16.00 feet to intersect the North side of a Drainage and Utility Reservation along Herring Run; thence binding along said Reservation the following 8 courses and distances: (1) South 10 degrees 43 minutes 00 seconds West 259.02 feet (2) by a curve to the right having a radius of 560.57 feet for an arc deistance of 293.51 feet and a chord of South 25 degrees 43 minutes 00 seconds West 290.17 feet and (3) South 40 degrees 43 minutes 00 seconds West 121.26 feet (4) by a curve to the right having a radius of 277.49 feet for an arc distance of 106.55 feet (5) South 62 degrees 43 minutes 00 seconds West 252.11 feet (6) by a curve to the right having a radius of 444.65 feet for an arc length of 289.34 feet and a chord of South 81 degrees 21 minutes 30 seconds West 284.26 feet (7) North 80 degrees 00 minutes 00 seconds West 187.30 feet and (8) South 89 degrees 08 minutes 37 seconds West 18.00 feet to intersect the East side of Oakleigh Road; thence running with and binding along the East side of Oakleigh Road the following two courses and distances: (1) North 00 degrees 51 minutes 23 seconds West 24.64 feet and (2) North 02 degrees 57 minutes 28 seconds East 136.85 feet to the point of beginning; containing 6.0 acres more or less. 6/9/1986

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ZONING COMMISSIONER

ARNOLD JABLON

August 26, 1985

Robert W. Cannon, Esquire 100 South Charles Street 14th Floor Baltimore, Maryland 21201

Pleaco ---

RE: PETITION FOR SPECIAL HEARING E/S of Oakleigh Rd., 199' S of the S/S of Perring Parkway 9th Clection District Intercity Land Company - Petitioner Case No. 87-72-SPH

Dear Mr. Cannon:

This is to advise you that \$50.75 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.

> re County, Maryland, and remit lding, Towsen, Maryland

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

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

> 300 8 7007 19 31 Perring Racadot Clab, Juc., C VALIDATION OR SIGNATURE OF CASHIER VALUATION OF STATES AND ADDRESS OF THE STATE

PETITION FOR SPECIAL HEARING

9th Election District

Case No. 87-72-SPH

East Side of Oakleigh Road, 199 feet South of the South Side LOCATION: of Perring Parkway

DATE AND TIME: Wednesday, August 27, 1986, at 10:15 a.m.

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

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

> Petition for Special Hearing to amend the Order in Case No. 73-169-XA to approve the additional recreational/ training activities, including but not limited to, indoor soccer as a combination use with the existing tennis facilities and weightlifting machines and resistance equipment and tanning as accessory uses within an existing building granted in Case No. 73-169-XA

Being the property of Intercity Land Company , 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

July 18, 1986 Robert W. Cannon, Esquire 100 South Charles Street

14th Floor Baltimore, Maryland 21201

> NOTICE OF HEARING RE: PETITION FOR SPECIAL HEARING

E/S of Oakleigh Rd., 199' S of the S/S of Perring Parkway 9th Election District Intercity Land Company - Petitioner Case No. 87-72-SPH

10:15 a.m. Wednesday, August 27, 1986

Avenue, Towson, Maryland

PLACE: Room 106, County Office Building, 111 West Chesapeake

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIFT

VALIDATION OR SIGNATURE OF CASHIER

SPECIAL HEARING
9th Election District
Case No. 87-72-SPH LOCATION: East Side of Oakleigh Road, 199 feet South of the South Side of Perring Parkway

DATE AND TIME: Wednesda August 27, 1986, at 10:15 a.m. PUBLIC HEARING: Room 10: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland Maryland

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

Petition for Special Hearing to amead the Grder in Case No. 73-169-XA to approve the additional recreational/training activities, including but not limited to, indoor soccer as a combination use with the existing a combination use with the existing tennis facilities and weightlifting machines and resistance equipment and tanning as accessory uses within an existing building granted in Case No. 73-169-XA. Being the property of intercity Land

repany as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is graited, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, how wer, extertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request ment be received in writing by the date of the hearing set above or made at the hearing. By Order Of ARNOLD JARLON

Zoning Commissioner of Baltimore County

PETITION FOR
SPECIAL HEARING
9th Suction District
Case N. 67-72-SPH
LOCATION: East Side of Oakleigh
Road, 199 feet South of the South

Side of Perring Parkway DATE AND TIME: Wednesday, Au-

DATE AND TIME: Weonescay, Au-yust 27, 1986, at 10:15 a.m. PUBLIC HEARING: Room 106. County Office Building, 111 W. Chee-apsake Avenue, Towson, Manyland

The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hear-

ing:
Petition for Special Hearing to amend the Order in Case No. 73-169-XA to approve the additional transfer in the content of the con

73-169-An is superverying activities including but not limit; 10, indoor soccer as a combination use with the chain the chain

and resistance within an existing building granted in Case No. 73-169-XA
Being the property of Intercity Land Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is

grated, a building permit may be issued within the thirty (30) day appeal parcel. The Zoni: g Commissioner will, however, emertain 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 riate of the hearing set above or

made at 8th hearing DY ORDER OF ARNOLD MABLOS ZONING COMMISSIOHER OF BALTIMORE COUNTY

79006-L99755 ALIZ. 6

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8/002 Aug. 7.

## CERTIFICATE OF PUBLICATION

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

THE JEFFERSONIAN,

Susan Senders Obrect

Cost of Advertising 27,50

## CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_August 6 \_\_\_\_, 1986\_\_ THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson. Baltimore County, Md., appearing on August 6 \_\_\_\_, 19\_\_\_\_.86

Gusan Studen Obrect

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 9th day of July , 19 86

Zoning Commissioner

Intercity Land Company Received by: Petitioner's Robert W. Cannon, Esquire Attorney

Chairman, Zoning Plans Advisory Committee

James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

87-72-SPH

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

SUBJECT Zoning Petitions No. 87-65-SpH, 87-67-SpH and 87-72-SpH

In view of the subject of these petitions, this office offers no

NEG:JGH:slm

CPS=nna

comments.

DRAINAGE BUTTLY TY RESERVATION SHORPLING CENTER -OAKLEIGH SHOPPING PERRING RAQUET CHIE 

agences Comments

JEAN SHEFTY: SILODEAU
DEBCRAN D BRAN
HRUCE L CLYRRYEAU
MARK B MOTZ
MARY T KEATING
DANCY R MAYBOF
DAVID J MCPHERBON
LEE I SHERMAN
JAMES J BROWN
HOM MASS ONL'I
STEVEN A LOWY
D ROWERT ENTEN
STEPHEN NI GOLDBERG
ELLEN MI DURNS
JOYCE A KURNS
JULIA PABCHAL SELVA TIEDLOORE MOTELLAN.
KEVING GRALLEY
MUSAN V KELLEY
MOSETT A SHYDER. JR.
JUDITH C. LEVINSON
BRUCE H SAUL
MARJORIE A CJEWIN
RLEEN D O'SRIEN
SUBAN W RUSSELL
JAMER R WHATTAM
JALI BOOKSTEIN
STEVEN M CAPLAN
PETER A COTTOCCEANU
TINNETHAM M GENN MOBERT I. WEINBERG
JACK C MERRIMAN
WHISTON T BRUNDINGE
WILLIAM W CAHLL. JR
MARK D COPILIN
HERWERT IN HUBBALTO
RONALD E CR SAMER
DAVID M BILLIM
ROGER K GARFINN
CHARLES CAHN I
EDWARD F JATZ
WILBUR C JENSEN
BABUEL J MILLER. JR.
EARL F LETTESE
HOWARD B BRITISHY
STANLEY J NEUHAUBER
THEODORE B KAPLAN
RUGERT W CANNOR'
STANLEY J NEUHAUBER
THEODORE B KAPLAN
RUGERE P BMITH
JACK N ZEMIL
JAMES J HANGE. JR
WILLIAM E SCHOLTES
JOHN J GHINGHER. III
STANFORD D HESS
HOWARD LEVINTON
JAMES E CARBINE
LOUIS JAY ULJANN
ALLEN POPPLETON
W TAYLOR BROWN
ROBERT A GINSBURG DEBORAH HUNT CEVAL
AUDITH D O'NEILL
WALTER S LEVIN
MICHAEL C HODES
THOMAS C HORROW
GLBERT S WEINER
ROBERT W BAKER, JR
STEPHEN L PARKER
DANIEL R CHEMICIS
CARLA STONE WITZEL
VICTORIA SMOUSE BERGHS WEINBERG AND GREEN ATTORNEYS AT LAW 100 SOUTH CHARLES STREET BALTIMORE, MD. 21201 VICTORIA SMOURE BL
J CLINTON KELLY
HOWARD R MAJEY
ALAN M POREJAN
DANA N PERCONDULIO
REJARRO A RANSOM
RICHARD B. BCHREIBRTEI PETER A COTTONDED

JONATHAN M GERM
SHARON A KROUPA
LINDA MODBLI MILER
WILLIAM K MEYER
SUSAN J PLATT
DEBORAH G SHORTRIDGE FIRM TELEPHONES (301) 332-8600 BALT:MORE: 621-5490 (301) 332-8863 TELECOPIER: DESORAH G SHORTHIDGE
M'CHAEL P SMITH
HENRY R ABRAMS
SHERRY HAMBURG FLAX
CARL E EASTWICK
ELLEN G SARRISH
CHARLES A BERARDISCO
W THOMAS MARKUSHEWSKI
STEVEN M ROSEN
MERYL W ROSEN
JAMES S GROVES
KATHERINE KARKER JEHRINGS
JAYSOH L SPIEGEL
REMEE B LAMADO COUNSEL
ZANYYL KRIEGER
ERWIN IRA ULMAN
MARYIN J. HAND
THEODORE SHERBOW
EDWIN OTTENHEMER
ARTHUR F. PERGENSO WRITER'S DIRECT DIAL NUMBER LECHARD WEINBERG 1889-1974 (301) 332-8943 August 14, 1986 EXECUTIVE DIRECTOR MILTON & SCHILLER PARTNER EMERITUS FEDERAL EXPRESS

> Mr. Carl Richards Baltimore County Zoning Office 111 W. Chesapeake Avenue Room 113 Towson, Maryland 21204

Special Hearing Perring Racket Club Item No. 459

Dear Carl:

Enclosed for your review is a site plan for the referenced Special Hearing which has been revised to indicate the parking requirements in accordance with your instructions.

Please do not hesitate to call me if you require any further information for the Special Hearing, which has been scheduled for 10:15 a.m., August 27, 1986.

Thank you for your assistance. Sincerely yours,

Steven M. Rosen

1: EUJORE & HOKELDIN, JR

238/dlt Enclosure cc: Mr. Mark E. Rosenberg Robert W. Cannon, Esquire

JEAN SHEFTIC BILODEAU THEODOBE R MORELON KEVIN G GRALLEY SUBAN V KELLEY ROBERT A SNYDER. JR JUDITH C LEVINSON BRUCE H SAUL HARJORIE A CORWIN ELEEN D O BRIEN SUBAN W RUSSELL JAMES R WHATTAM JALI BOOKSTEIN STEVEN M. CAPLAN METUR A COTORCIAN ROBERT L WEINBERG
JACK C MERRIMAN
WINSTONT BRURGGE
WILLIAM W CAHELL JR
MARK D COPUN
MERBERT H HUBBARD
ROMALD E CREAMER
DAYID IN BLUM
ROGER K GARFINK
CHAILES CANN II
EDWARD F PATZ
WILBURG JENSEN
SANUEL J MILLER
BARKY D BERMAN
ROBERT W CANNON
SHELDON E SATISKY
STANEEY J MELHALISER
THEODORE S KAPLAN
ELIGENE F SMITH
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JANES J HANKS. JR
WILLIAM E BICHOLTES
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LOUIS JAY ULMAN
ALLEN FORPILETON
W YAYLOR SROWN
ROBERT A CINSBURG BRILCE L. CUMINIANA
MARK & HOTZ
MARY T KEATING
DAVID J HASSOF
LEE 1 SHERMAN
JAMES J BROWN
JAMES J BROWN
STEVEN A LOWY
D ROBERT ENTEN WALTER & LEVIN WEINBERG AND GREEN WALTER S LEVIN
MOCHAEL C. HODES
THOMAS C. MORROW
ORISERT S WENNER
ROBERT W BANER JR
STEPHEN I. PARKER
DANEL R CHEMERS
CARLA STONE WITZEL
VICTORIA BROUSE SERG ATTORNEYS AT LAW 100 SOUTH CHARLES STREET BALTIMORE, MD. 21201 ETEMEN M GOLDBERG ELLEN M DUNN JOYCE A KUNNS JULIA PASCHAL SELVA J CLINTON KELLY
HOWARD R MAJEY
ALAN M FOREMAN
DANA N PESCOBOLIDO
RICHARD A RANSOM
RICHARD 8 SCHREIBSTE PETER A COTORCEAN JONATHAN M GENN SHARON A KROUPA LINDA MCGILL MILLER WILLIAM K MEYER WILLIAM K METER
SUEAN J PLATT
DEBORAN G SHORTRIDGE
SICHAEL P SMITH
HEMRY R ABRAMS
SHERRY HAMBURG FLAX
CARL E EASTWICK
ELLEN G BARRISH
CHARLES A SERARDESCO
W THOMAS MARKUSHEWSR
STEVER M ROSEN
JAMES S GROVES
JAMES S GROVES
JAMES S GROVES
JAMES S GROVES COLINSEL ZANYYL KRIEGER ERWIN IRA ULMAN MARVIN J. LAND THEODORE SHERBOW EDWIN OTTENHEIMER ARTHUR F FERGENSO (301) 331-8787 August 22, 1986 EXECUTIVE DIRECTOR KATHERINE KARKER-JENNINGS JAYSON L SPIEGEL RENEE S. LANADO

HAND DELIVERY

Ms. Margaret E. DuBoise Baltimore County Office of Planning & Zoning County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Item No. 459 - Case No. 87-72-SPH Petitioner: Intercity Land Company Petition for Special Hearing W&G File No. 13109.7

Dear Ms. DuBoise:

Pursuant to our telephone conversation earlier today, I am sending you one (1) copy of the revised Plan to Accompany Petition for Special Hearing in the above-captioned matter (Oakleigh Road).

At your suggestion, we will submit the remaining nine (9) copies of this revised plan at the hearing scheduled for Wednesday, August 27, 1986, at 10:15 a.m.

Thank you again for your assistance in this matter. Please feel free to call me if you have any questions or comments.

Sincerely,

Stern C. There

S 22 13d3

Steven C. Hilsee

265/pg Enclosure BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

COUNTY OFFICE BLDG. 111 W. Cherupaake Ava Towson, Maryland 2:294

Chairman

MEMBERS

State Roads Commission

Bureau of

Bureau of

Industrial Development

Fire Prevention

Health Department

Project Planning

Building Department

Zoning Administration

Board of Equeation

Engineering

Robert W. Cannon, Esquire 100 South Charles Street, 14th Floor Baltimore, Maryland 21201

> RE: Item No. 459 - Case No. 87-72-SPH Petitioner: Intercity Land Company Petition for Special Hearing

Department of Traffic Engineering Dear Mr. Cannon:

> 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:kkb

Enclosures

cc: APR Associates, Inc. 7427 Harford Road Baltimore, Maryland 21234

Mr. Accold Japlan County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

JULY 22, 1986

Res Conting Advisory "easing of Jone 24, 1986

Item = 459

Procedure Onner: INTERCITY LAND Co. LOCALION E/S OBICLEIGH RD . 1991 S.

OF THE SIS PERRING PLAKWAY The Division of Corrent Planning and Cavelopment has reviewed the subject petition and offers the following normants. The Items checked below and

There are no site planning factors requiring comment.

A County Review Group Meeting is required. A County Review oroug Reeting is required.

A County Review Group Reeting was held and the minutes will be A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must show the entire tract.

1) A record plat will be required and must be recorded order to issuance of a building permit.

() The access 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. ) his property Contains soils which are defined as wetlands, and )This property contains solls which are defined as wellands, and development on these solls is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development

Regulations.

[Development of this site may constitute a potential conflict with Development of this Sice may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board

On

| Landscaping: Must comply with dailingre County Landscape Hanual.
| The property is located in a definient service area is defined by Bill 173-79. No building parmit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service () The property is located in a traffic area controlled by a "O" level intersection as defined by 3:11 172-73, and as conditions change traffic capacity may become normalizated. The Jasic Services areas

tre re-evaluated amountly by the County Council.

CC: Junes Hoswell

Eungne A. Bober Chair, Current Planning and Covelopment

STEPHEN E. COLLINS DIRECTOR

July 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 456, 457, 458, 459, 460, 461, 464, 465, and 467.

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate II

MSF:lt

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

PAUL H. REINCKE CHIEF

June 25, 1986

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

RE: Property Owner: Intercity Land Company

Location: E/S Oakleigh Rd., 199' S. of the S/S Perring Pkwy.

Item No.: 459

Zoning Agenda: Meeting of 6/24/86

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 feet along an approved roll in located at intervals or 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 \_\_

ECCEEDS 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 compents, at this time.

Fire Prevention Bureau

REVIEWER: St Joseph Mally 6-75-8 (Approved: Plaining Group Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204

July 24, 1986

TED ZALESKI, JR. DIRECTOR

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

District:

Comments on Item # 459 Zoning Advisory Committee Meeting are as follows:

Property Owner: Intercity Land Company Location:

E/S Oakleigh Road, 199 feet S of the S/S Perring Parkway

- 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.N.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, alterations, etc.
- 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-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table hOl, Section 1hO7, Section 1hO6.2 and Table 1hO2. 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 permissable 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filled 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 312 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.) Commente: Plans should identify flood plain boundaries. Changes in use shall comply to Section 504.1.2 indoor recreational buildings. If public audience is permitted a change of occupancy use to A-3 for that portion of the buildings would be required. An alteration permit could be required. See Item "H".

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 21 204. Minute - S. Combon BY: C. E. Burnhan, Chief Building Plans Review

4/22/85



BALTIMONE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

September 16, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 2120L

Comments on Item # 459 / Zoning Advisory Committee Meeting are as follows:

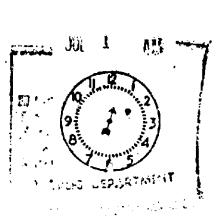
Intercity Land Company

E/S Oakleigh Road, 199 feet S of the S/S Perring Parkway Locations

9th. District:

APPLICABLE ITEMS ARE CIRCLED:

- 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.N.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, Or interior alterations. 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.
- 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-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LO1, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-O of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance b, this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore
- H. When filing for a required Change of Tae/Occupancy Permit, an alteration permit application shall also
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Pleass 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: Building Code Use Group "A-3" remains unchanged. Section 504.1.2 is applicable as an indoor represtional building. applicable as an indoor recreational building involving any necessary changes.
- 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 and obtains a state of the construction and the construction are stated as the full extent of any permit. the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 Charles E Stermhor w. Cheszpeaks Avenus, Towson, Maryland 2120h. BY: C. E. Burnham, Chief



July 1, 1986

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Baltimore County Zoning Office Arnold Jablon, Director

RE: Petition for Special Hearing Oakleigh Road Property Partnership Inter City Land Co. Ref. Item #459

Dear Mr. Jablon:

I am writing to you in reference to the hearing date in the above mentioned matter.

Since the indoor soccer season begins in September, and the posting, hearing, and construction times could take as long as 90 days, I am requesting as early a hearing date as possible.

Any advancement in that hearing date would be greatly appreciated.

Sincerely,

7501 Oakleigh Road • Baltimore, Maryland 21234 • Area Code 301/661-9220

6/19/86 2:00 p.m.

I received a telephone call from Steve Rosen. Regarding Item No. 459, he requests that we don't schedule this item in for a hearing the weeks of 8/11/86 and 8/18/86 as attorney who will be handling this case will be on vacation those weeks - Attorney Robert W. Cannon.

B. du Bois

