

IN RE: Petition for Special Exception *
Petition for Variance
E/S Old Hanover Road 250' so. *
of Pleasant Grove Rd. *
(14711 Old Hanover Road)
4th Election District *
3rd Councilmanic District *
Boring Volunteer Fire Co. *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-217-2A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks a special exception to allow a volunteer fire company and ambulance rescue facility with attached meeting hall and carnivals in R.C. 2 zone and a variance to permit a front and side yard setback of 18 feet and 23 feet in lieu of the required 35 foot setback and to permit parking on a gravel lot in lieu of the required durable and dustless surface for the existing parking area, all of which is more particularly described on Petitioner's Exhibit 1.

The Petitioner was represented by Harry V. Markland, President, and their attorney, Martin J. Smith. Mr. Markland testified and additional information was proffered by Mr. Smith. There were no Protestants present at the hearing.

Testimony was provided that the volunteer fire company has been in existence at this location for more than 80 years. The original fire company was established on this site by a gift of land from the family who still own portions of the surrounding land. The testimony began with a detailed description of the presently existing fire house facility and additional physical facilities located on the present site. There was testimony about the placement of the new addition on the property. The fact that the connection of the new addition to the remaining portion of the presently existing building will then cause a setback problem. The existing portion of the structure is too close to the property boundary lines shared with the Western

would be required to return, and be responsible for returning, said property to its original condition.

2. A landscaping plan must be submitted to the Current Planning and Development Division, Office of Planning and Zoning for approval.

3. The Petitioner shall pave with a durable and dustless surface as that term has been defined by the Office of Zoning, the existing driveway to the proposed and existing crusher-run parking areas for a distance of 80 ft. from the east corner of the proposed addition. Additionally, the parking places indicated on the Petitioner's Exhibit 1 with cross hatching are to be paved with a durable and dustless surface.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:smm
cc: Honorable Charles Ruppensberger
cc: Martin J. Smith, Esquire
cc: Peoples Counsel

Maryland Railroad. The new construction will likewise cause a front yard setback problem and require the requested variance of 23 feet, because of the nearness of the new structure to the common property line with the original tract from which the property was donated.

There was extensive testimony as to the need for the new enlarged fire station and rescue operation. Primary causes for the need for the new facilities are the rapidly growing population base serviced by this particular fire company and the fact that the presently existing structure was built shortly after the turn of the century when fire and rescue apparatus was much smaller and less complicated. The new much larger fire trucks and rescue equipment require taller and wide service bays for their maintenance and storage.

The Boring Volunteer Fire Company services a very large rural section of Baltimore County and also, assist in fire fighting and rescue operations in neighboring Carroll County. There was also extensive testimony about the need for the larger overflow parking areas which have been proposed on Petitioner's Exhibit 1. The testimony and evidence seems to indicate that these overflow parking areas are used on a very infrequent basis. Automobiles and trucks are normally not parked on this lot except when there is large events. That he requirement to pave the surfaces with a hard surface as opposed to a gravel or crusher-run surface is not consistent with the desire to protect the environment for storm water management.

The testimony indicates that the requested variances are a direct result of the configuration of the subject property and not a result of any actions taken by the Petitioner. The necessity of locating the fire station as close to Old Hanover Pike as possible for easy ingress and egress to fire and rescue scenes is absolutely necessary. The sole purpose of constructing the fire and

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 ...

Volunteer fire company and/or ambulance rescue facility including meeting hall and carnivals

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

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

Attorney for Petitioner: (Type or Print Name) Signature Address City and State

A'torney's Telephone No. ... 833-1221

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1987, 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 4th day of December, 1987, at 2:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS ALL OTHER REVIEWED BY: ucm DATE 8/5/87

rescue facilities is for the protection of the general public and the protection of the health, safety and welfare of the community that the fire station serves. There is no evidence in the record to indicate that the construction of this fire station and rescue facility would, in any way, injure the community or cause any over intensification of the use of the property, or increase density, or cause an injury to the public utilities.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use meets 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 actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described in Petitioner's Exhibit 1 would have any adverse impact upon and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts 431 A2d 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 the roads, streets or alleys therein, nor be inconsistent with the purposes of the property zoning classification, nor, in any way, inconsistent with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

After reviewing all of the testimony and evidence presented, it appears that the requested special exception, as applied for, should be granted. It is my opinion that all of the conditions precedent of Section 502.1 of the B.C.Z.R. have been or will be fulfilled by this project.

The Petitioners have requested three variances. It is clear from the testimony that if the variances were granted, such uses proposed would not be

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 a front and side yard setback of 18 feet and 23 feet in lieu of the required 35 foot setback and from Section A09.2.C(2) to permit on gravel and grass lots in lieu of the required durable and dustless surface for the existing parking area

1. Due to the configuration of the property and the existing structures on the property it would create an undue hardship if these variances are not granted
2. The new addition to house equipment must be attached to the existing facility or practical difficulties would occur in providing rapid response in emergency situations
3. In order to provide protection and to prevent substantial injury to public health, safety, and general welfare in the rural community of Boring the Boring Volunteer Fire Company needs to improve its facility and legalize the improvements proposed to be made to expand its service

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

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

I/We do solemnly declare and 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: (Type or Print Name) Signature Address City and State

Attorney's Telephone No. ... 833-1221

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 1987, 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 4th day of December, 1987, at 2:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

contrary to the spirit and intent of the B.C.Z.R. and would not result in substantial detriment to the public welfare.

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

Pursuant to the advertisement, posting of the property and the 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 variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of January, 1988 that the Petition for Special Exception to allow a volunteer fire company and ambulance rescue facility with attached meeting hall and carnivals in an R.C.2 zone and the Petition for Zoning Variance to permit a front and side yard setback of 18 feet and 23 feet in lieu of the required 35 foot setback and permit parking on a gravel lot in lieu of the required paved surface for the existing parking area be and are hereby GRANTED from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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

PETITION FOR ZONING VARIANCE (CONTINUED):

4. The expense involved in meeting the requirement for a durable and dustless surface for the parking area would create an undue hardship and would delay the construction of a new addition and the purchase of necessary equipment because available funds are limited. Any such delay would be detrimental to the public health, safety and general welfare of the Boring area.
5. The parking required is used on a sporadic and limited basis (primarily during fund raising events) and is not necessary for the day to day operations of the facility.

1712 EMORY ROAD UPPERTOWNS MD 21155

C. A. Myers
State Registered Surveyor No. 2783

PHONE: 429-5079

"Description for Special Exception and Variance- Boring Volunteer Fire Company, Inc."

Beginning at a point on the East side of Old Hanover Road, 250 feet south of the intersection of Old Hanover Road and Pleasant Grove Road, thence South 15 degrees 51 minutes East 69.86 feet, South 87 degrees 02 minutes 30 seconds East 127.60 feet, North 13 degrees 14 minutes 20 seconds East 164.45 feet, South 71 degrees 54 minutes 40 seconds East 56.35 feet, North 57 degrees 42 minutes 55 seconds East 351.73 feet, South 26 degrees 17 minutes 47 seconds East 221.12 feet, North 65 degrees 14 minutes East 218.63 feet, South 33 degrees 24 minutes 34 seconds East 185.73 feet, South 61 degrees 51 minutes 42 seconds West 94.96 feet to the Northeast side of the Western Maryland Railroad, thence along it, North 15 degrees 58 minutes West 175.00 feet, North 15 degrees 28 minutes West 286.44 feet to the centerline of Old Hanover Road, North 80 degrees 30 minutes East 19.14 feet to the place of beginning, containing 6.990 acres of land, more or less, as surveyed April 18, 1966 by C. A. Myers, Surveyor, Maryland Registered Land Surveyor No. 2783 and also known as 14711 Old Hanover Road, Boring, Md.

Containing 6.990 Ac. in the 4th Elec. Dist.

C. A. Myers
C. A. Myers, Surveyor

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

4th Election District - 3rd Councilmanic District
Case No. 88-217-XA

LOCATION: East Side of Hanover Road, 250 feet South of Pleasant Grove Road (14711 Old Hanover Road)

DATE AND TIME: Friday, December 4, 1987, at 2:00 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 volunteer fire company and/or ambulance rescue facility including meeting hall and carnivals

Petition for Zoning Variance to permit a front and side yard setback of approximately 15 feet and 23 feet in lieu of the required 35 feet and parking on gravel and grass lots in lieu of the required durable and dustless surface for the existing parking area

Being the property of Boring Volunteer Fire Company, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-8853

J. Robert Haines
Zoning Commissioner

November 19, 1987

Martin J. Smith, Esq.
143 Main Street
Reisterstown, Maryland 21136

Re: Petitions for Special Exception and Variance
R/S Old Hanover Rd., 250' S of Pleasant Grove Rd. (14711 Old Hanover Road)
4th Election District - 3rd Councilmanic District
Boring Volunteer Fire Company, Inc. - Petitioner
Case number: 88-217-XA

Dear Mr. Smith:

Please be advised that \$110.44 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
Robert Haines

J. ROBERT HAINES
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45844
DATE 12/31 ACCOUNT R-01-615-00
AMOUNT \$ 110.44
RECEIVED FROM Martin J. Smith
FOR Posting & Advertising
88-217-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th
Date of Posting 11-16-87
Posted for: Special Exception and Variance
Petitioner: Boring Volunteer Fire Co., Inc.
Location of property: E/S of Hanover Road, 250' S of Pleasant Grove Road (14711 Old Hanover Road)
Location of Sign: East side of Hanover Road in front of subject property.
Remarks:
Posted by J. Robert Haines
Number of Signs: 2

Martin J. Smith, Esquire
143 Main Street
Reisterstown, Maryland 21136

November 6, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
E/S Old Hanover Rd., 250' S of Pleasant Grove Rd. (14711 Old Hanover Rd.)
4th Election District - 3rd Councilmanic District
Boring Volunteer Fire Company, Inc. - Petitioner
Case No. 88-217-XA

TIME: 2:00 p.m.
DATE: Friday, December 4, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med
ccs: Boring Volunteer Fire Company, Inc.
Old Hanover Road
Boring, Maryland 21020

Mr. Harry V. Markland, 111
14619 Hanover Pike
Upperco, Maryland 21155

IN CASE OF SPOW, HEARING WILL BE CANCELLED AND RESCHEDULED FOR A LATER DATE AND TIME. JRH

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-8853

J. Robert Haines
Zoning Commissioner

January 7, 1988

Martin J. Smith, Esquire
Smith, Johns and Smith
143 Main Street
Reisterstown, Maryland 21136

Re: Petition for Zoning Variance
Petition for Special Exception
Case No. 88-217-XA
Boring Volunteer Fire Co., Petitioner

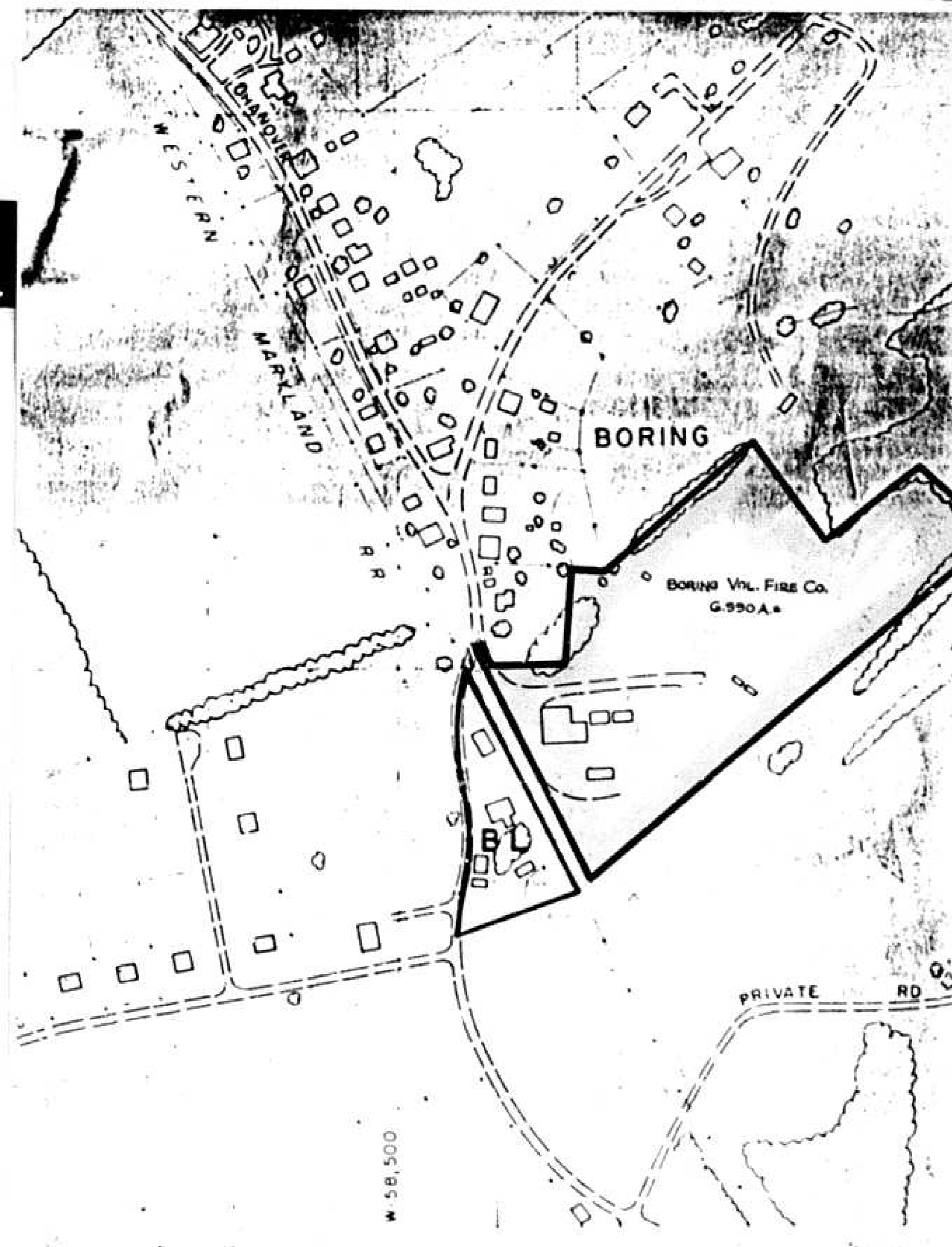
Dear Mr. Smith:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance and Special Exception has been Granted.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mn
enclosure
cc: Honorable Charles Ruppertsberger
County Council



1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1984
BILL NOS. 133-84, 134-84, 135-84,
136-84, 137-84, 138-84 AND 139-84
CHAIRMAN, COUNTY COUNCIL

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 12, 1987

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 Nov 12, 1987

THE JEFFERSONIAN,

Susan Studer Obriet
Publisher

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
4th Election District - 3rd Councilmanic District
Case No. 88-217-XA
LOCATION: East Side of Hanover Road, 250 feet South of Pleasant Grove Road (14711 Old Hanover Road)
DATE AND TIME: Friday, December 4, 1987, at 2:00 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 volunteer fire company and/or ambulance rescue facility including meeting hall and carnivals
Petition for Zoning Variance to permit a front and side yard setback of approximately 15 feet and 23 feet in lieu of the required 35 feet and parking on gravel and grass lots in lieu of the required durable and dustless surface for the existing parking area
Being the property of Boring Volunteer Fire Company, 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:
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/16/87 Nov. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 12, 1987

OWINGS MILLS TIMES,

Susan Studer Obriet
Publisher

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
4th Election District - 3rd Councilmanic District
Case No. 88-217-XA
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By Order of:
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/16/87 Nov. 12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
Zoning Commissioner
Date: November 12, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petitions No. 88-214-A, 88-215-A,
88-217-XA, 88-207-A, 88-208A, 88-218-A,
SUBJECT: 88-219-A, 88-221-A, 88-224-A, 88-225-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
Director

NEG:JCH:dme
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
4th Election District - 3rd Councilmanic District
Case No. 88-217-XA
LOCATION: East Side of Hanover Road, 250 feet South of Pleasant Grove Road (14711 Old Hanover Road)
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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:
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/16/87 Nov. 12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert Haines, Zoning Commissioner Date: November 20, 1987
FROM: C.A. Dutch Ruppertsberger, III Councilman, Third District
SUBJECT: Boring Volunteer Fire Company

RECEIVED NOV 24 1987

ZONING OFFICE

I am attaching a copy of a letter dated November 4, 1987 from Harry V. Markland, III, President of the Boring Volunteer Fire Co., Inc.

I realize that your schedule of hearings is very busy but I would appreciate it if you could do whatever possible to ensure that the Volunteers receive a hearing date as soon as feasibly possible since this is such an important project for them and time is of the essence.

Your consideration of this request is greatly appreciated.

CADR:jm

Enclosure

cc: Harry V. Markland, III, President Boring Volunteer Fire Co., Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Honorable Charles Ruppertsberger County Council Office Date: December 1, 1987
FROM: J. Robert Haines Zoning Commissioner
SUBJECT: Boring Volunteer Fire Co.

I am in receipt of your memorandum concerning the Boring Volunteer Fire Company's Special Exception and Variance hearing. I have this case scheduled for December 4, 1987 and there is no reason that I know of at this time that the hearing will be postponed.

JRH:mn

ZONING ADVISORY COMMITTEE MEETING OF AUGUST 18, 1987 PAGE 4

60 feet along a 20 foot alley parallel to Bosley Avenue and 2. of 140 feet in lieu of 60 feet along a 10 foot alley parallel to Pennsylvania Avenue and of 130 feet in lieu of 60 feet along Pennsylvania Avenue and to permit a front yard setback of 0 feet in lieu of the required 15 feet and 30 feet in lieu of the required 40 feet from the centerline of the street and to permit a side yard setback along a side street of 0 feet in lieu of the required 10 feet and to allow an amenity open space ratio in connection with the office building of 0.077 in lieu of the required 0.10 0.98 acres 9th Election District

54. Property Owner: Boring Volunteer Fire Company Location: E/S Old Hanover Road, 250 feet S Pleasant Grove Road R.C. 2 Existing Zoning: R.C. 2 Proposed Zoning: Special Exception for a volunteer fire company including meeting hall and carnivals and Variance to permit a front and side yard setback of 18 feet and 23 feet in lieu of the required 35 foot setback and to permit parking on gravel and grass lots in lieu of the required durable and dustless surface for the existing parking area

Area: 6.990 acres District: 4th
55. Property Owner: Mays Chapel Village Partnership, by Joseph S. Keely ALL MATERIALS FOR THIS PETITION HAVE PREVIOUSLY BEEN DISTRIBUTED

Boring Volunteer Fire Co., Inc.

Boring, Maryland 21020

1907 80 Years Service To The Community 1987

November 4, 1987

The Honorable Charles A. Ruppertsberger, III Baltimore County Council Towson, Maryland 21204

Dear Councilman Ruppertsberger:

In early August 1987 the Boring Volunteer Fire Co., Inc. applied to the Zoning Commissioner for a Special Exception and a Zoning Variance. In October 1987 a hearing date of December 4, 1987 at 2 o'clock p.m. was established. Personnel in the zoning office advised at that time that this was a tentative hearing date which could be rescheduled into 1988 depending on a larger hearing.

The Fire Company was in hopes of breaking ground in early spring of 1988. This would be nearly impossible should the hearing date be moved forward.

As our Councilman we are writing you for advice in this matter. Our intention is not to create any problems, but rather to make the path toward completion of our project as smooth as possible.

Thank you again for your attention to the needs of our small community. We look forward to hearing from you.

Sincerely yours,

Harry V. Markland, III President

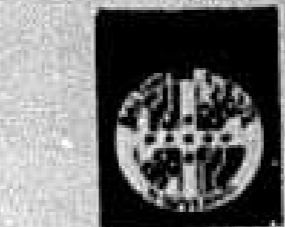
hvm:bm

Baltimore County Department of Environmental Protection & Resource Management Courthouse Mezzanine Towson, Maryland 21204 494-3733

Robert W. Straley Director

Bureau of Air Quality Management 300 East Towson Boulevard Towson, Maryland 21204

September 22, 1987



Mr. J. Robert Haines, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Haines:

Comments on Zoning Advisory Committee Meeting, Item #54 are as follows:

Property Owner: Boring Volunteer Fire Company Location: Old Hanover Road, E/S 250 S Pleasant Grove Road R.C. 2 Existing Zoning: R.C. 2 Proposed Zoning: Special Exception for a volunteer fire company including meeting hall and carnivals and Variance to permit a front and side yard setback of 18 feet and 23 feet in lieu of the required 35 foot setback and to permit parking on gravel and grass lots in lieu of the required durable and dustless surface for the existing parking area. Area: 6.990 acres District: 4th

This office recommends approval of a crusher-run in lieu of the required durable and dustless surface.

It is also agreed that unimproved traffic and storage areas within the area would be treated in accordance with Environment Article 10.18.03.D1 (a) and (b) in order to prevent particulate matter from becoming airborne. Treatment and maintenance of these areas will be on a continuing basis as necessary to control airborne particulate.

Very truly yours,

Robert C. Merrey, Jr., Director Division of Support Services Bureau of Air Quality Management

KMJr/als cc: Eastern Regional File

Boring Volunteer Fire Co., Inc.

Boring, Maryland 21020

1907 80 Years Service To The Community 1987

November 4, 1987

I, the undersigned, am a property owner in Baltimore County adjoining the Boring Volunteer Fire Co., Inc. I am aware of the Special Exception requests and the requested Zoning Variance which have been filed with the Baltimore County Zoning Commissioner along with the plat for Special Exception and Variances.

As an adjoining property owner, I approve of the requested changes and encourage the Baltimore County Zoning Commissioner to approve the request for the enhancement of fire protection in our community.

Harry V. Markland Barbara A. Markland Betty Wisner Robert Wisner

Charles C. Campbell Patricia A. Campbell Thelma Campbell Rosina Rhoten

Alvin Collison

PETITIONER'S EXHIBIT 2

Boring Volunteer Fire Co., Inc.

Boring, Maryland 21020

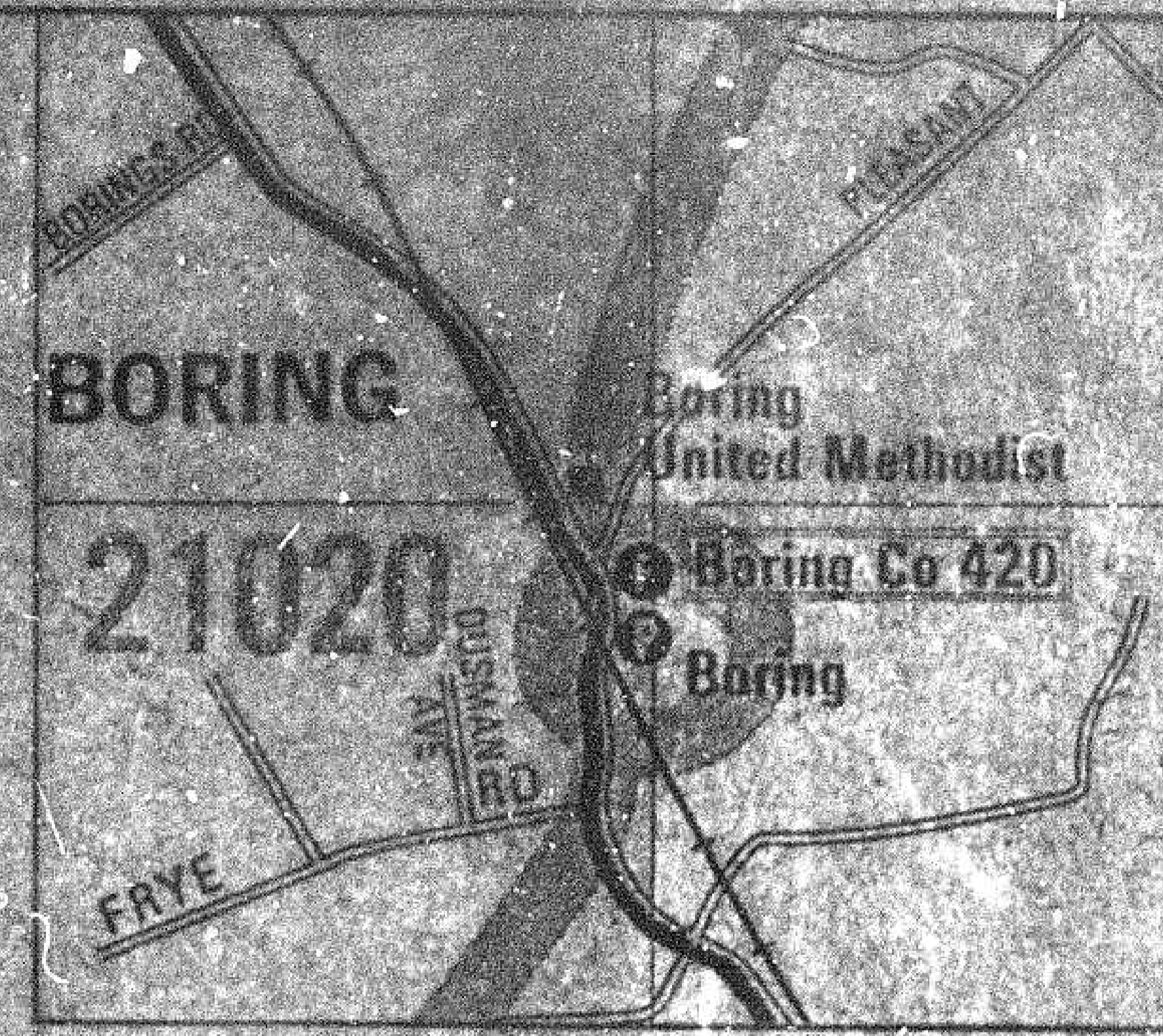
1907 80 Years Service To The Community 1987

November 4, 1987

I, the undersigned, am a member of the community of Boring, Maryland in Baltimore County. As such, I have reviewed the request for Special Exceptions and the request for a Zoning Variance, which have been filed with the Baltimore County Zoning Commissioner along with the plat for Special Exception and Variances.

As a community member I approve of the requested changes and encourage the Zoning Commissioner to approve them to further enhance the fire protection in our community.

Edgar White Bristow, Md. Betty Cagle Rockledge, Md. ... William C. Bolt Boring, Md 21020 ... Alvin Collison

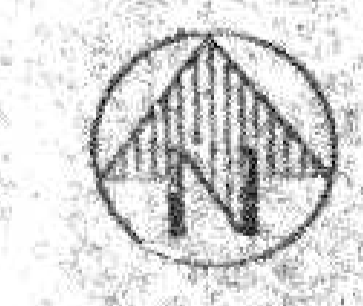


BOUNDARY SURVEY
 SCALE: 1/4" = 50'
 INFORMATION SHOWN ON THIS SURVEY OBTAINED BY C.A. MYERS LAND SURVEYOR NO. 2185

1BL



PARKING DATA
 FIRE ENGINE ROOM 1,000 SQ. FT. 1 REQ.
 100 PARKING SPACES REQUIRED TOTAL
 12 PARKING SPACES ON MAINTENANCE
 108 PARKING SPACES ON DRIVEWAY
 100 TOTAL PARKING SPACES SHOWN
 (5 HANDICAPPED PARKING SPACES SHOWN)



SITE PLAN
 SCALE: 1/4" = 50'

PLAT FOR SPECIAL EXCEPTION & VARIANCES
BORING VOLUNTEER FIRE CO., INC.
(INCLUDING CARNIVALS)

C.A. MYERS
 C. A. MYERS, SURVEYOR



1. All buildings shall conform to the Building Code of the City of Boring, Oregon.
 2. All buildings shall conform to the Fire Code of the City of Boring, Oregon.
 3. All buildings shall conform to the Electrical Code of the City of Boring, Oregon.
 4. All buildings shall conform to the Sanitary Code of the City of Boring, Oregon.
 5. All buildings shall conform to the Zoning Code of the City of Boring, Oregon.

NO.	DATE	DESCRIPTION
1	12/9/20	PRELIMINARY PLAT
2	1/15/21	FINAL PLAT
3	2/1/21	REVISIONS

THE BORING VOL. FIRE CO.
 1000 SALVATORE'S WAY, BORING, OR 97002
 (503) 338-1111

PCO ENGINEERING, INC.
 Registered and
 Electrical Consultants
 1022 Commercial Street SE, Salem, OR 97302

DATE: 1/15/21
 DRAWN: JMM
 CHECKED: JMM
 JOB NO: 2185