

IN RE: PETITIONS FOR SPECIAL EXCEPTION, * BEFORE THE
SPECIAL HEARING AND VARIANCE -
NE/S Harford Road, 38' opposite * DEPUTY ZONING COMMISSIONER
and S of c/y of Garnet Road * OF BALTIMORE COUNTY
(8123 Harford Road)
14th Election District
6th Councilmanic District * Case No. 88-397-XSPHA
Parkville Memorial Post 9083 VFW *
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit part of a community building (VFW) in a B.L. zone and the remainder of the building in a D.R. zone, and if approved, a rear yard setback of 8 feet in lieu of the required 20 feet. The Petitioner also requests a special hearing to approve an amendment to the Order in prior Case No. 74-261-X to remove Restriction No. 3 thereof and to relieve the requirement to screen the peripheral of the paved parking area of the property; and additionally, variances to permit a rear yard setback of 8 feet in lieu of the required 30 feet and to permit 181 parking spaces in lieu of the required 252 spaces, all as more particularly described in Petitioner's Exhibit A.

The Petitioner filed the Petition for Special Exception on February 4, 1988 and a hearing was held on March 10, 1988. After testimony had been taken and as a result of comments and concerns raised by Protestants, the hearing was continued and the Petitioner subsequently filed the Petitions for Special Hearing and Zoning Variance. The continued hearing was held on August 4, 1988.

The Petitioner, by Nicholas T. Bassetti, Post Quartermaster, appeared, testified, and was represented by Richard L. Miller, Esquire. Also appearing on behalf of the Petitions were M. Wayne Riley, Post Commander, Robert J. Farming, Jr., Sharon A. Cernak and Earl Robbins with A.

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 Section 230.13 to allow part of a community building (VFW)
in a B.L. zone, Section 1801.1.C.6 to allow the remainder of the community building
(VFW) in a D.R. zone and Section 232.3 to allow a rear yard setback of 8 feet.
in lieu of the required 20 feet.

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: M. WAYNE RILEY, Post Commander (Type or Print Name) <i>M. Wayne Riley</i> Signature	Legal Owner(s): PARKVILLE MEMORIAL POST 9083, VFW (Type or Print Name) <i>Nicholas T. Bassetti</i> Signature NICHOLAS T. BASSETTI, POST QUARTERMASTER (Type or Print Name) Signature	NEVD 36 14 15-18 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
2809 JERUSALEM ROAD Address KINGSVILLE MD 21087 City and State	Address City and State	DP
Attorney for Petitioner: Richard L. Miller c/o Cable, McDaniel, Bowie & Bond (Type or Print Name) <i>Richard L. Miller</i> Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Nicholas T. Bassetti, Post QM Name 7840 Shepherd Ave. 21234 665-4953 Address Phone No.	
One North Charles St. - 9th Floor Address Baltimore, MD 21201-3793 City and State		
Attorney's Telephone No.: (301) 752-3650		

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of February, 1988, 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 10th day of March, 1988, at 2 o'clock P.M.

5:10:58 Hearing Continued
to 3:31:58 at 2 pm.

ESTIMATED LENGTH OF HEARING - 1/2 HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
REVIEWED BY: *J. Robert Haines* DATE 1-21-88

D. Baley. Appearing as Protestants at the hearing held in March were Mr. & Mrs. Richard Fowler, Mr. & Mrs. William McGuire, Mr. & Mrs. Lawrence Tarr, and Frederick S. German, all residents of Oak Forest Drive. William B. McGuire and Kathleen L. Fowler, on behalf of Mr. & Mrs. Richard Fowler, appeared, not as Protestants, but as interested parties at the hearing held on August 4, 1988. Numerous other VFW members also appeared in support of the Petition.

Testimony indicated that the subject property, consists of approximately 3 acres, and is split zoned B.L.-C.C.C. and D.R. 5.5. Since 1974, said property has been the site of a VFW community building as a result of a special exception granted in Case No. 74-261-X. The Petitioner proposes constructing a new one-story 5,000 sq.ft. building adjacent to the existing facility for use as a lounge for VFW members only. The proposed building will permit access for handicapped members in contrast to the present facility which poses a problem for the disabled membership. Testimony indicated that a large number of the members are retired or semi-retired individuals. The initial plan presented at the March 10th hearing provided the required 258 parking spaces. The main concern of the Protestants at that hearing was that said plan resulted in the parking area extending all the way to the rear of the site, abutting Protestants' properties. The plan provided for the parking lot to be constructed over an existing drainage inlet which the Protestants felt was absolutely mandatory for proper drainage of the subject site and to prevent flooding onto neighboring residential property. Testimony presented by both the Protestants and representatives for the Petitioner indicated that from past experiences and use of the facility, the number of parking spaces required was more than necessary. The Petitioner leases a portion of its parking lot to the

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

2) The Petitioner shall screen the rear of the property at a minimum in conformance with Petitioner's Exhibit A. Petitioner shall maintain the screening at all times and, from time to time, replace the screening as appropriate.

3) Petitioner shall not use the proposed new building for any publicized and/or advertised activity for the members at the same time as the existing facility is required.

4) Petitioner shall not lease the existing facility during any time the parking lot is used by the U.S. Post Office.

ANN:hjs

Ann M. Nistorowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

U.S. Post Office, but testimony indicated that use of those spaces by postal employees does not present a problem because the hall is not used at times the post office employees use the parking spaces. The hearing was then continued to allow the Petitioners time to revise their plans to insure that at least 100 feet of the rear of the property would remain a grass area to permit proper drainage. Subsequently, the Petitioners filed the Petitions for Special Hearing and Zoning Variances.

Testimony presented at both hearings indicated that the Petitioner does not believe any detriment to the health, safety and general welfare of the public and/or community would be sustained if the variance was granted to permit an 8-foot rear yard setback in lieu of the required 30 feet as this portion of the property abuts the U.S. Post Office property. A good portion of the area where the variance is requested abuts an existing concrete wall. The Protestants had no objection to the granting of this particular variance.

The Petitioner further requested a modification of Restriction No. 3 of the Order issued in Case No. 74-261-X which states:

"The peripheral of the paved parking area shall be screened with four foot high compact evergreen plantings. This screen shall extend across the rear of the paved parking lot and shall not include the grassed area at the extreme rear."

The Petitioner testified that the proposed plan will in fact screen the rear portion of the site which abuts the Protestants' properties. However, it is the Petitioner's contention that screening on the east side of the property is not possible due to an existing drainage ditch on that side. Pictures introduced indicate that there currently exists some screening on the subject site which is maintained by the adjoining property owners. With respect to a modification of the screening on the west

and would not result in substantial detriment to the public health, safety, and general welfare.

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

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the Special Exception, Special Hearing and Variance Petitions should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of August, 1988 that a special exception to permit part of a community building (VFW) in a B.L. zone and the remainder of the building in a D.R. zone; a special hearing to approve an amendment to the Order in prior Case No. 74-261-X to remove Restriction No. 3 thereof and to relieve the requirement to screen the peripheral of the paved parking area of the property; and additionally, variances to permit a rear yard setback of 8 feet in lieu of the required 30 feet for the proposed new building, and to permit 181 parking spaces in lieu of the required 252 spaces, in accordance with Petitioner's Exhibit A, be approved, and as such, the Petitions for Special Exception, Special Hearing and Zoning Variance be and are hereby GRANTED, 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 would be required to return, and be responsible for returning, said property to its original condition.

side of the property which abuts the post office property, the Petitioner contends that screening at this location is unnecessary and would present a financial hardship upon it without any benefit to the community. Additional pictures introduced depict the area in question and show the existing concrete wall and a large parking area. The Protestants indicated they had no objection to the modification of Restriction No. 3 of the Order in Case No. 74-261-X, provided it is clear that the rear of the property must be screened and maintained at a minimum as set forth in Petitioner's Exhibit A, the modified and revised plan dated June 1, 1988, which was filed by the Petitioner as a result of discussions between the Petitioner and the Protestants following the March hearing.

Testimony presented by the Petitioner's witnesses substantiates that the requirements of Section 502.1 of the B.C.Z.R. will be met by this project. The Petitioner agreed not to use the proposed new building for any organized activity at the same time the existing facility is being rented as a hall. The Protestants were not opposed to the proposed use provided the revised plan was accepted rather than the original plan submitted.

It is clear that the B.C.Z.R. permits the use proposed on the subject property by special exception. It is equally clear that the use was found not to be detrimental to the primary uses in the vicinity as evidenced by the Special Exception granted in 1974. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied by the new project proposed by Petitioner.

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 of the B.C.Z.R. The

uncontradicted testimony was that the proposed use will not be detrimental 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 A 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 B.C.Z.R.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R.

PETITION FOR SPECIAL HEARING **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 Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the order in Case No. 74-261-X to remove restriction No. 3, and relieve the requirement to screen the peripheral of the paved parking area of the property.

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.

Contract Purchaser: Parkville Memorial Post 9083, VFW
 (Type or Print Name)
 Signature: *Richard L. Miller*
 8123 Harford Road
 Address
 Parkville, Maryland 21234
 City and State
 Attorney for Petitioner: Richard L. Miller
 c/o Cable, McDaniel, Bowie & Bond
 (Type or Print Name)
 Signature: *Richard L. Miller*
 One North Charles Street - 9th Floor
 Address
 Baltimore, MD 21201-3793
 City and State
 Attorney's Telephone No.: (301) 752-3650
 Address: 7840 Shepherd Avenue, 21234
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this day of February, 1988, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of February, 1988, at o'clock M.

Z.C.O.-No. 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 24, 1988
 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., once in each of 1 successive weeks, the first publication appearing on Feb. 24, 1988.

TOWSON TIMES.

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District: 14th
 Date of Posting: 2/24/88
 Posted for: Special Exception
 Petitioner: Parkville Memorial Post 9083, VFW
 Location of property: NE/Side Harford Rd., 38' Opposite & South of c/l of Garnet Rd.
 Location of Sign: 8123 Harford Rd.
 Remark: on property of Petitioner
 Posted by: *Richard L. Miller*
 Number of Signs: 1

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 1802.2.B (V.B.2, CMPP) to permit a rear yard setback of 8 feet in lieu of the required 30 feet and Section 409.6.A.2 to permit 181 parking spaces in lieu of the required 252 spaces.

The undersigned, legal owner(s) of the property situate in Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
 1. The proposed one-story community building is necessary since handicapped members of the VFW have no direct access from the parking lot to the existing community building. Handicapped individuals have limited access within the existing two-story building since it does not contain an elevator.
 2. The membership of the VFW has grown to such an extent that its members and guests are not adequately served by the existing community building.

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: Parkville Memorial Post 9083, VFW
 (Type or Print Name)
 Signature: *M. Wayne Bailey*
 8123 Harford Road
 Address
 Parkville, Maryland 21234
 City and State
 Attorney for Petitioner: Richard L. Miller
 c/o Cable, McDaniel, Bowie & Bond
 (Type or Print Name)
 Signature: *Richard L. Miller*
 One North Charles Street - 9th Floor
 Address
 Baltimore, MD 21201-3793
 City and State
 Attorney's Telephone No.: (301) 752-3650
 Address: 7840 Shepherd Ave. 21234
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this day of February, 1988, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of February, 1988, at o'clock M.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 J. Robert Haines
 Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
 Case number: 88-397-X
 NE/Side Harford Road, 38' Opposite and South of C/L Garnet Road
 (8123 Harford Road)
 14th Election District - 6th Councilmanic District
 Petitioner(s): Parkville Memorial Post 9083, VFW
 HEARING SCHEDULED: THURSDAY, MARCH 10, 1988 at 2:00 p.m.

Special Exception: To allow a part of a community building (VFW) in a B.L. zone, Section 1801.1.C.6 to allow the remainder of the community building (VFW) in a D.R. zone and Section 232.3 to allow a rear yard setback of 8 feet in lieu of the required 20 feet.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

cc: Nicholas T. Bassetti
 M. Wayne Bailey
 Richard L. Miller, Esq.
 File.

Beginning at a point on the Northeast side of Harford Rd. being 40 ft wide at a point opposite and Southeast of the centerline of Garnet Rd. thence running Southeast along Harford Rd. a distance of 163 feet thence running Northeast 724.63 ft. thence running Northeast 160.05 feet thence running Southwest 753.43 feet to the point of beginning.

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District: 14th
 Date of Posting: 2/24/88
 Posted for: Special Exception
 Petitioner: Parkville Memorial Post 9083, VFW
 Location of property: NE/Side Harford Rd., 38' Opposite & South of c/l of Garnet Rd.
 Location of Sign: 8123 Harford Rd.
 Remark: on property of Petitioner
 Posted by: *Richard L. Miller*
 Number of Signs: 1

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 J. Robert Haines
 Zoning Commissioner

NOTICE OF HEARING

(Continued from 3/10/88 - Additional Testimony to be taken on date below)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
 Case number: 88-397-X
 NE/Side Harford Road, 38' Opposite and South of c/l of Garnet Road
 (8123 Harford Road)
 14th Election District - 6th Councilmanic District
 Petitioner(s): Parkville Memorial Post 9083, VFW
 HEARING SCHEDULED: MARCH 31, 1988 at 2:00 p.m.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

cc: Richard L. Miller, Esq.
 M. Helen Fowler
 Mr. Richard L. Fowler
 Mr. Lawrence T. Tarr
 Mr. William McGuire
 Mr. Frederick S. German
 Ms. Donna Tarr
 Ms. Evelyn E. McGuire

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 J. Robert Haines
 Zoning Commissioner

June 28, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception, Special Hearing, and Zoning Variance
 CASE NUMBER: 88-397-X
 NE/Side Harford Rd., 38' Opposite & South of c/l of Garnet Road
 (8123 Harford Road)
 14th Election District - 6th Councilmanic District
 Petitioner(s): Parkville Memorial Post, 9083, VFW
 HEARING SCHEDULED: THURSDAY, AUGUST 4, 1988 at 9:00 a.m.

Special Exceptions: To allow part of a community building (VFW) in a B.L. zone; to allow the remainder of the community building (VFW) in a D.R. zone; and to allow a rear yard setback of 8 feet in lieu of the required 20 feet.

Special Hearing: An amendment to the order in Case No. 74-261-X to remove restriction No. 3, and relieve the requirement to screen the peripheral of the paved parking area of the property. Variance to permit a rear yard setback of 8 feet in lieu of the required 30 feet and to permit 181 parking spaces in lieu of the required 252 spaces.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

cc: M. Wayne Bailey
 Nicholas T. Bassetti
 Richard Miller, Esq.
 Frederick S. German
 William McGuire
 Lawrence T. Tarr
 Richard L. Fowler
 Helen Fowler
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 J. Robert Haines
 Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception, Special Hearing, and Zoning Variance
 CASE NUMBER: 88-397-X
 NE/Side Harford Rd., 38' Opposite & South of c/l of Garnet Road
 (8123 Harford Road)
 14th Election District - 6th Councilmanic District
 Petitioner(s): Parkville Memorial Post, 9083, VFW
 HEARING SCHEDULED: THURSDAY, AUGUST 4, 1988 at 9:00 a.m.

Special Exceptions: To allow part of a community building (VFW) in a B.L. zone; to allow the remainder of the community building (VFW) in a D.R. zone; and to allow a rear yard setback of 8 feet in lieu of the required 20 feet. Special Hearing: An amendment to the order in Case No. 74-261-X to remove restriction No. 3, and relieve the requirement to screen the peripheral of the paved parking area of the property. Variance to permit a rear yard setback of 8 feet in lieu of the required 30 feet and to permit 181 parking spaces in lieu of the required 252 spaces.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

MAR 02 1988

Date:

Nicholas T. Bassetti, Post Quartermaster
Parkville Memorial Post 9083, VFW
7840 Shepherd Avenue
Baltimore, Maryland 21234



Dennis P. Rasmussen
County Executive

Re: Petition for Special Exception
Case number: 88-397-X
NE/Side Harford Road, 38' Opposite and South of C/L Garnet Road
(8123 Harford Road)
14th Election District - 6th Councilmanic District
Petitioner(s): Parkville Memorial Post 9083, VFW
HEARING SCHEDULED: THURSDAY, MARCH 10, 1988 at 2:00 p.m.

Dear Mr. Bassetti:

Please be advised that \$116.30 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(s) from the property from the time it 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50264
DATE 3/10/88 ACCOUNT 6-01-615-000
AMOUNT \$ 116.30

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52895
DATE 3-11-88 ACCOUNT 6-01-615-177
AMOUNT \$ 109.15

CERTIFICATE OF PUBLICATION

TOWSON, MD, Feb 25 1988

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 Feb. 25, 1988.

THE JEFFERSONIAN,

Susan Sluiter Oselt
Publisher

88-397-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 4th day of February, 1988.

Petitioner Parkville Memorial Post
Petitioner's 9083, VFW
Attorney Richard L. Miller, Esquire

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



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

March 16, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
ATT: James Dyer

Re: Baltimore County
V.F.W. Hall
E/S Harford Road
Maryland Route 147
north of Oak Forest
Drive
Item #267

Dear Mr. Haines:

After reviewing the submittal of the new activity building at the V.F.W. Hall, the State Highway Administration-Bureau of Engineering Access Permits has the following comments.

Due to the limited sight distance at the entrance onto Harford Road, we are submitting this plan to our District Traffic Engineer for his review and recommendation, concerning the removal of four existing parking meters on Harford Road.

If you have any questions, please contact Larry Brocato of this office (333-1350).

Very truly yours,

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

LB/es

cc: A.D. Bailey
Darrell Wiles w/att.
J. Ogle

RECEIVED
MAR 21 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition #88-397-XSPA

Date: July 26, 1988

This office is opposed to the granting of the request to remove the restriction governing screening. Paved areas should be screened so as to buffer adjacent residences. This office is not opposed to the granting of the special exception and variances, provided adequate landscaping is provided.

P. David Fields per J. Howell
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J.G. Hoswell
Zoning File

RECEIVED
JUL 28 1988
ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
To: Zoning Commissioner
Date: February 23, 1988
P. David Fields
From: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-397-X

This office is not opposed to the granting of the subject petition. It is requested, however, that landscaping be required to screen the parking area from the adjacent residential properties.

P. David Fields per J. Howell
P. David Fields
Director

PDF:JGH:dme

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

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 3, 1988

TO: ZONING PLANS ADVISORY COMMITTEE
FROM: JAMES E. DYER, CHAIRMAN
RE: ITEM NO. 267 - CASE NO. 88-397-X, Parkville Memorial Post 9083, VFW, Petition for Special Exception

The above referenced Petitioner has requested an early hearing date, due to hardship, which the Zoning Commissioner in his capacity has granted. It is just come to my attention that the early hearing date is such that it is impossible to receive comments from your agency prior to the hearing, which is scheduled on March 10, 1988. Therefore, I am by way of this memorandum requesting that the Zoning Commissioner consider withholding his Order until such time as your agency has the opportunity to review the attached plans and submit comments to him for his consideration.

Your cooperation in this matter is most appreciated.

cc: Richard L. Miller, Esquire
A.D. Bailey
J. Robert Haines, Esquire

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

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 3, 1988

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 3, 1988

Richard L. Miller, Esquire
Cable, McDaniel, Bowie & Bond
One North Charles Street, 9th Floor
Baltimore, Maryland 21201-3793

RE: Item No. 267 - Case No. 88-397-X
Petitioner: Parkville Memorial Post 9083, VFW
Petition for Special Exception

Dear Mr. Miller:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: A.D. Bailey
422A Pulaski Highway
Joppa, Maryland 21085

LGSA 5724 PAGE 287

Item 3A
RW 76-109

Form D.P.W.-148 Rev. 10-75

THIS DEED AND AGREEMENT made this 24th day of January, in the year Nineteen Hundred and Seventy-seven, between NORTHFIELD-LOCH RAVEN MEMORIAL POST NO. 9083 VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., a body corporate of the State of Maryland, and FRANK H. DURKEE, III, AUGUST NOLTE and SAMUEL B. TEMPLE, Trustees,

parties of the second part; and BALTIMORE COUNTY, MARYLAND, a body corporate and political entity of the third part.

WHEREAS, the party of the third part desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services, in and across the land hereinafter described, and the party of the first part is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt whereof is hereby acknowledged, the said party of the first part hereby grants, conveys, and assigns unto Baltimore County, Maryland a body corporate and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through the land of the party of the first part, situate in Baltimore County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and services to be laid in the easement which is described as follows:

Situate in the Fourteenth Election District of Baltimore County.

BEING an easement of irregular dimensions across the property of the party of the first part, said easement containing 0.006 acre, more or less, (245 sq. ft., more or less), as shown shaded and indicated "Utility Easement" on Baltimore County Bureau of Land Acquisition Drawing No. RW 76-109-2A which is attached hereto and made a part hereof.

TOGETHER with a temporary easement for construction purposes over the property of the party of the first part, containing 0.005 acre, more or less, (238 sq. ft., more or less), as shown indicated "Temporary Construction Area & Access Easement" on Baltimore County Bureau of Land Acquisition Drawing No. RW 76-109-2A which is attached hereto and made a part hereof; said temporary easement shall become null and void upon the completion of the installation of utility facilities in the easement hereinabove described, and the party of the first part herein shall hold the property over which the said temporary easement runs free and clear of said temporary easement.

TOGETHER ALSO with the right of Baltimore County, Maryland, its successors or assigns, employees or agents, to remove any tree having a butt diameter of 3" or less which may be in the aforesaid temporary construction area.

FOR TITLE: See Deed dated August 16, 1974, and recorded among the Land Records of Baltimore County in Liber E.H. K. Jr. No. 5471, folio 575, from The Community Company to Northfield-Loch Raven Memorial Post No. 9083 Veterans of Foreign Wars of the United States, Inc.

AND the party of the first part does hereby agree that Baltimore County, Maryland, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, when necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or other structures of any kind shall be erected in, on or over the said easement by any of the parties hereto, their heirs, personal representatives, successors and assigns; nor shall the existing grade be changed without prior approval of Baltimore County Bureau of Engineering.

THE said part of the second part join in this conveyance solely for the purpose of approving and subordinating their lien of mortgage to the hereinbefore described easement and for that purpose only, fully retaining their lien on the property described in their mortgage.

PETITIONER'S
EXHIBIT 7

LGSA 5724 PAGE 288

Form D.P.W.-148 Rev. 10-75

AS WITNESS the due execution hereof by the aforesaid parties of the first and second parts.

TEST:

NORTHFIELD-LOCH RAVEN MEMORIAL
POST NO. 9083 VETERANS OF FOREIGN
WARS OF THE UNITED STATES, INC.
August Nolte (SEAL)
Commander
Samuel B. Temple (SEAL)
Trustee
Frank H. Durkee, III (SEAL)
Trustee
August Nolte (SEAL)
Trustee
Samuel B. Temple (SEAL)
Trustee

TRANSFER TAX NOT REQUIRED
Notary Public
Per: *John J. Sullivan*
Assistant County Solicitor
11-10-77

STATE OF MARYLAND, BALTIMORE County, to wit:

I HEREBY CERTIFY, that on this 24th day of January, in the year Nineteen Hundred and Seventy-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared *August Nolte*, Commander-NORTHFIELD-LOCH RAVEN MEMORIAL POST NO. 9083 VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC., and *Samuel B. Temple*, Trustee, and in my presence signed and sealed the same.

AS WITNESS my Hand and Notarial Seal.

STATE OF MARYLAND, BALTIMORE County, to wit:

I HEREBY CERTIFY, that on this 24th day of January, in the year Nineteen Hundred and Seventy-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared *FRANK H. DURKEE, III*, Trustee.

part y to the within Deed and Agreement, and he acknowledged the same to be his act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

John J. Sullivan
Notary Public

LGSA 5724 PAGE 289

Form D.P.W.-148 Rev. 10-75

STATE OF MARYLAND, BALTIMORE to wit:

I HEREBY CERTIFY that on this 24th day of January, in the year Nineteen Hundred and Seventy-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared *AUGUST NOLTE*, Trustee.

part y to the within Deed and Agreement, and he acknowledged the same to be his act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

John J. Sullivan
Notary Public

STATE OF MARYLAND, BALTIMORE to wit:

I HEREBY CERTIFY that on this 24th day of January, in the year Nineteen Hundred and Seventy-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared *SAMUEL B. TEMPLE*, Trustee.

part y to the within Deed and Agreement, and he acknowledged the same to be his act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

John J. Sullivan
Notary Public

STATE OF MARYLAND, BALTIMORE to wit:

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part to the within Deed and Agreement, and he acknowledged the same to be his act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Seal.

John J. Sullivan
Notary Public

Approved as to legal form and sufficiency this 24th day of Feb., 1977.

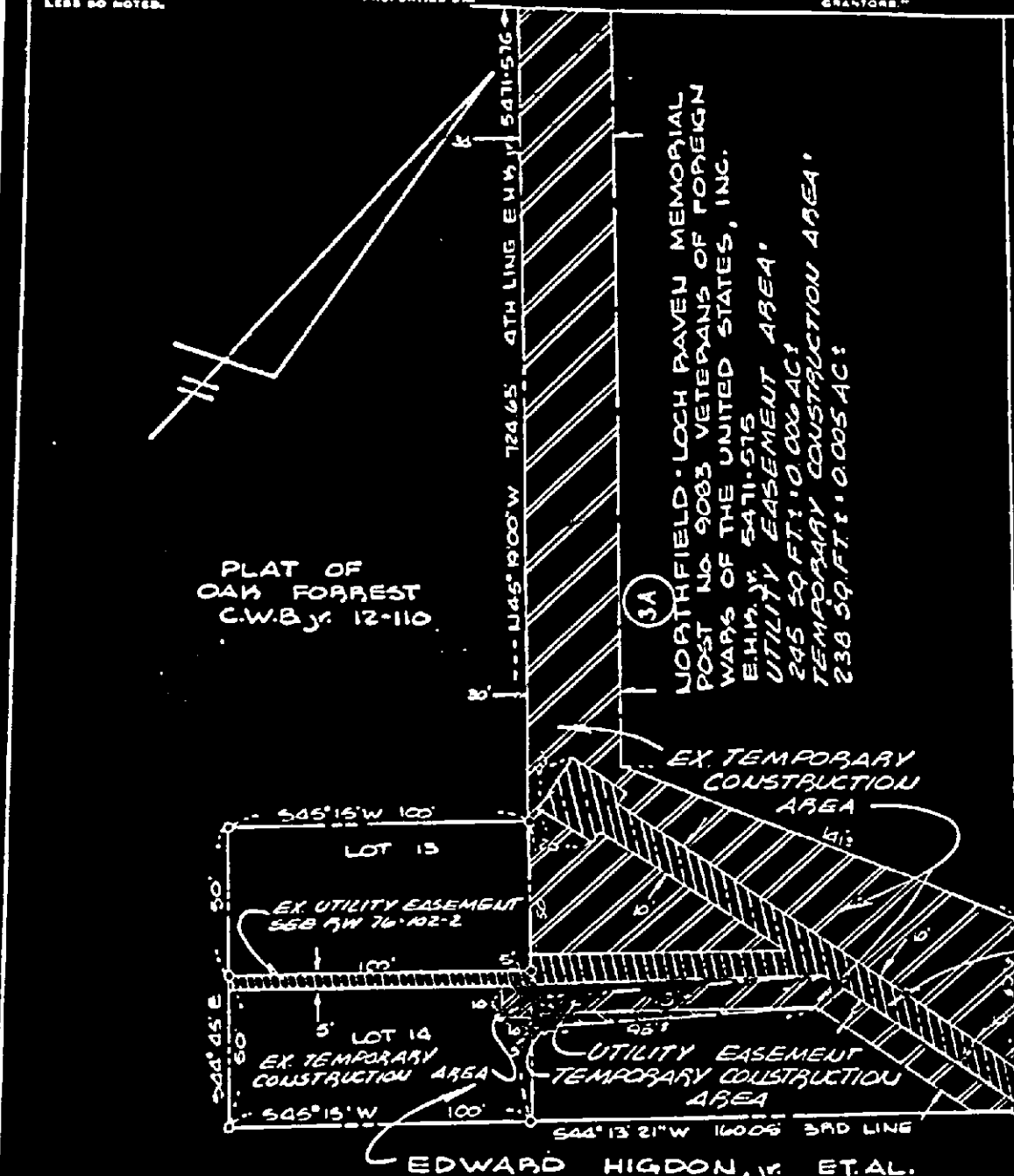
John J. Sullivan
Assistant County Solicitor

1126/77

LGSA 5724 PAGE 290

Form D.P.W.-148 Rev. 10-75

PLAT OF
C&W FOR 12-110



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

SCALE: 1"=50' SHEET 3 OF 3

PLAT TO ACCOMPANY ACQUISITION OF

UTILITY EASEMENT

DISTRICT NO. 12-110

POSITION SHEET NO. 29

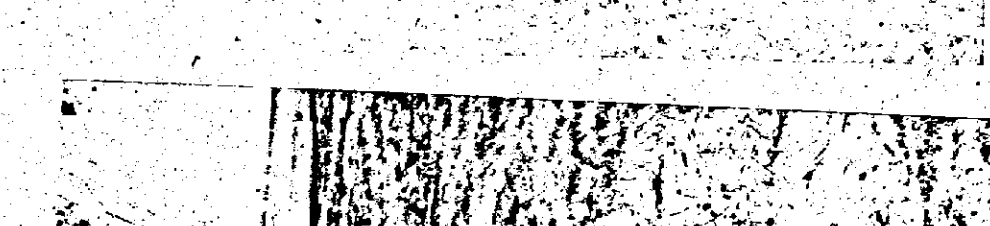
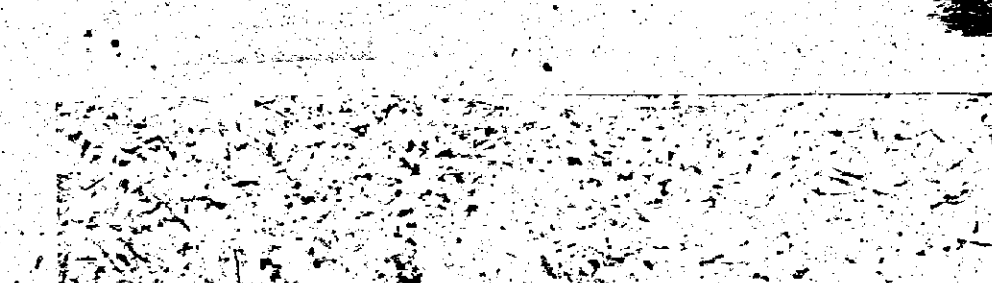
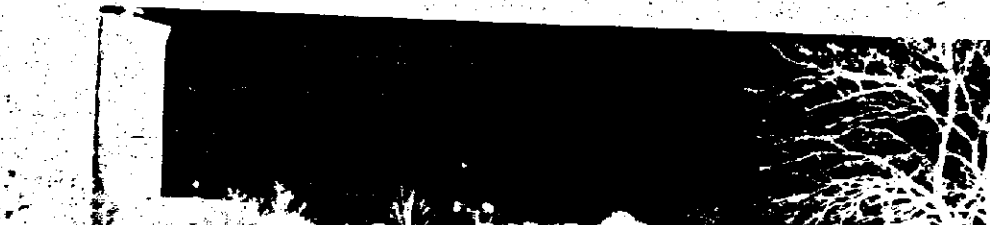
CONSTRUCTION PLAN NO. 76-0140

FEDERAL PROJECT NO.

MARYLAND PROJECT NO.

B. C. JOB ORDER NO. 4-2-602

RW 76-109-2A





EXISTING ZONING:
BL-CCC .729 ACRES
DR 55 2.246 ACRES
EXISTING AND PROPOSED USE: COMMUNITY BLDG. VFW POST 9083

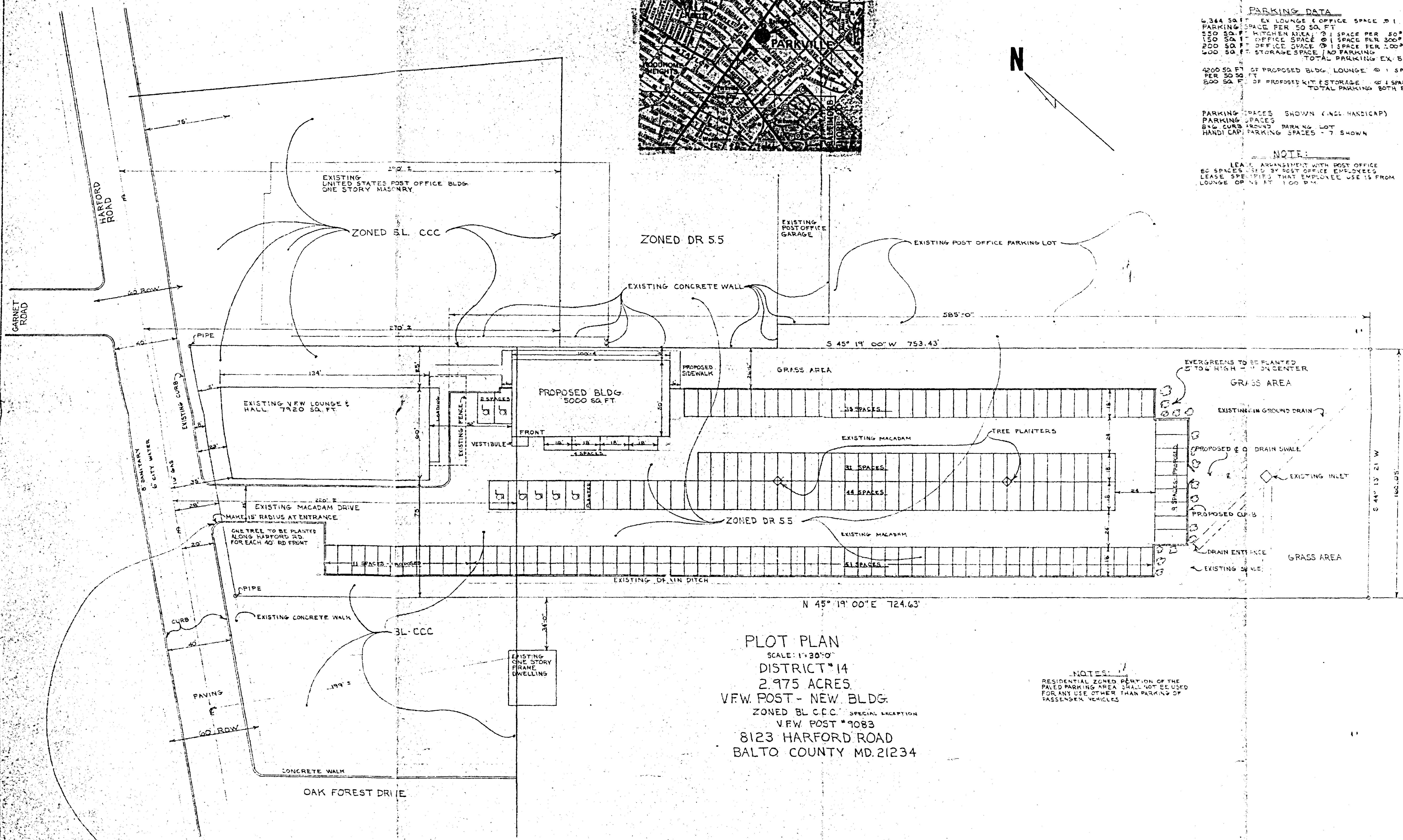
PARKING DATA			
6,344 SQ. FT.	EX LOUNGE & OFFICE SPACE @ 1		
PARKING SPACE PER 50 SQ. FT.		= 128	
130 SQ. FT.	KITCHEN AREA @ 1 SPACE PER 50	= 11	
150 SQ. FT.	OFFICE SPACE @ 1 SPACE PER 300	= 1	
200 SQ. FT.	OFFICE SPACE @ 1 SPACE PER 100	= 1	
500 SQ. FT.	STORAGE SPACE / NO PARKING	= 0	
	TOTAL PARKING EX. BLDG.	= 141	
4200 SQ. FT.	OF PROPOSED BLDG. LOUNGE @ 1 SPACE		
PER 50 SQ. FT.		= 84	
500 SQ. FT.	OF PROPOSED KIT. STORAGE @ 1 SPACE PER 100	= 16	
	TOTAL PARKING BOTH BLDG.	= 241	

EXISTING 3-55	LOUNGE 6344	
	KITCHEN 130	
	STORAGE 150	
	OFFICE 200	
7514 @ 20 SPACES PER 1000		= 150.1 SPACES
350 @ 1		= 350
350 @ 1		= 350
PROPOSED BLDG.	LOUNGE 4200	
	KITCHEN 130	
	STORAGE 150	
	OFFICE 200	
5000 @ 20 SPACES PER 1000		= 100 SPACES
	TOTAL REQUIRED	233.1

PARKING SPACES SHOWN (INCL. HANDICAP)	= 183
PARKING SPACES	82715
8'x6' CURB AROUND PARKING LOT	
HANDICAP PARKING SPACES - 7 SHOWN	12x20

NOTE:
LEASE ARRANGEMENT WITH POST OFFICE
80 SPACES USED BY POST OFFICE EMPLOYEES
LEASE SPECIFIED THAT EMPLOYEE USE IS FROM 4:00 AM TO 3:00 PM
LOUNGE OPENS AT 1:00 PM

- ZONING HISTORY**
- 174-261-X S-24-74 SPECIAL EXCEPTION GRANTED TO PARKVILLE VFW FOR USE AS A COMMUNITY BLDG.
 - EXISTING PROPERTY AT 8123 HARFORD RD. SIZED 2.246 ACRES WITH 2 STORY BRICK STRUCTURE OF 7,120 SQ. FT. AND EXISTING 1/2 ACRE PARKING LOT.
 - EXISTING ZONING BL-CCC FOR FRONT PORTION OF PROPERTY (0.729 ACRES) AND DRES FOR REAR PORTION (1.517 ACRES).
 - NOT BE ELIMINATED OR ADJUSTED TO.
 2. A REAR ENTRANCE TO THE BUILDING LEADING DIRECTLY FROM THE PARKING LOT SHALL BE PROVIDED FOR ALL FUNCTIONS AND AFFAIRS HELD IN THE HALL.
 3. THE PERIPHERAL OF THE PAVED PARKING AREA SHALL BE SCREENED WITH FOUR FOOT HIGH COMPACT EVERGREEN PLANTINGS. THIS SCREEN SHALL EXTEND ACROSS THE REAR OF THE PAVED PARKING LOT AND SHALL NOT INCLUDE THE GRASSY AREA AT THE EXTREME REAR.
 4. UPON APPLICATION FOR A CHANGE OF OCCUPANCY AND INTERIOR ALTERATION PERMIT, THE PERMITTEE SHALL REVEAL THE ENTRANCE TO THE PROPERTY AS REQUIRED BY THE BALTO. CO. DEPT. OF TRAFFIC ENGINEERING, MDOR STATE HIGHWAY ADMINISTRATION AND SHALL MAKE ALL FEASIBLE ADJUSTMENTS OR REPAIRS NECESSARY TO ALLEVIATE THE FLOODING CONDITIONS AT THE REAR OF THE PROPERTY.
 5. SUBJECT TO COMPLIANCE WITH A SITE PLAN TO BE APPROVED BY THE DEPT. OF PUBLIC WORKS, DEPT. OF TRAFFIC ENGINEERING, STATE HIGHWAY ADMINISTRATION, AND THE OFFICE OF PLANNING AND ZONING.
 2. PARKING LOT RESTRICTED TO PASSENGER VEHICLES ONLY.
 3. BALTO. CO. OBTAINED 0.6 ACRE UTILITY EASEMENT AND 0.605 ACRE TEMP. CONSTRUCTION EASEMENT IN RE. SEWERS. 2.246 ACRES - RW 70' - 10' - 12'.
 4. 2-8-77 BALTO. CO. OBTAINED 0.006 ACRE UTILITY EASEMENT AND 0.005 ACRE TEMP. CONSTRUCTION EASEMENT - RW 70' - 10' - 24' - 12' - 3'.



PLOT PLAN
SCALE: 1"=20'-0"
DISTRICT #14
2.975 ACRES
VFW POST - NEW BLDG.
ZONED BL-CCC SPECIAL EXCEPTION
VFW POST #9083
8123 HARFORD ROAD
BALTO COUNTY MD. 21234

NOTES:
1. RESIDENTIAL ZONED PORTION OF THE PAVED PARKING AREA SHALL NOT BE USED FOR ANY USE OTHER THAN PARKING OF PASSENGER VEHICLES.

NOTE: ENTRY CURB PER STATE ROADS SPEC.

*267
REVISED PLAN

A.D. BAILEY
122A PULASKI HWY. JOPPA MD. 21085 679-1319

PROJECT:	NEW ACTIVITY BLDG. - PARKVILLE VFW
DESIGNER:	JOE ROSSMAN
DATE:	3-28-98
SCALE:	1"=20'-0"
DRAWN BY:	C.D.R.

ZONED BL. CCC SPECIAL EXCEPTION - PARKVILLE, BALTO. CO., MD.

PARKING DATA

ORIGINAL BUILDING 7920' NEW BUILDING 5000' TOTAL 12,920'
ONE PARKING SPACE REQUIRED FOR EACH 50'
50' PARKING SPACES REQUIRED
50' PARKING SPACES SHOWN
PARKING SPACES 5'x20'
5'x20' CURB AROUND PARKING LOT

N

GRASS AREA

EXISTING POST OFFICE PARKING LOT

ZONED DR. 55

585'-0"

S 45° 19' 00" W 753.43'

PROPOSED LOUNGE & ACTIVITY BLDG. 5000 SQ. FT.

JAN. 1988

9 AUTOS

47 AUTOS

44 AUTOS

44 AUTOS

ZONED DR. 55

EXISTING MACADAM

58 AUTOS

58 AUTOS

EXISTING MACADAM

EXISTING CURB

N 45° 19' 00" 721.63'

EXISTING DRAINAGE DITCH

BL. CCC

EXISTING ONE STORY FRAME DWELLING

PLOT PLAN

SCALE: 1"=25'-0"

DISTRICT # 14

2.975 ACRES±

VFW POST - NEW BUILDING

ZONED BL. CCC SPECIAL EXCEPTION

VFW POST # 9083

8123 HARFORD ROAD

BALTO COUNTY MD. 21234

NOTE:

RESIDENTIAL ZONED PORTION OF THE PAVED PARKING AREA SHALL NOT BE USED FOR ANY USE OTHER THAN PARKING OF PASSENGER VEHICLES.

NOTE: ALL ELEVATIONS ARE EXISTING NO GRADING REQUIRED

1/8/88

#267

A.D. BAILEY

422A DULASKI HWY. JOPPA MD. 21085 679-1319

PROJECT: NEW ACTIVITY BLDG - PARKVILLE VFW

DATE: 12-22-87

SCALE: 1"=25'-0"

DRAWN BY: C.D.R.



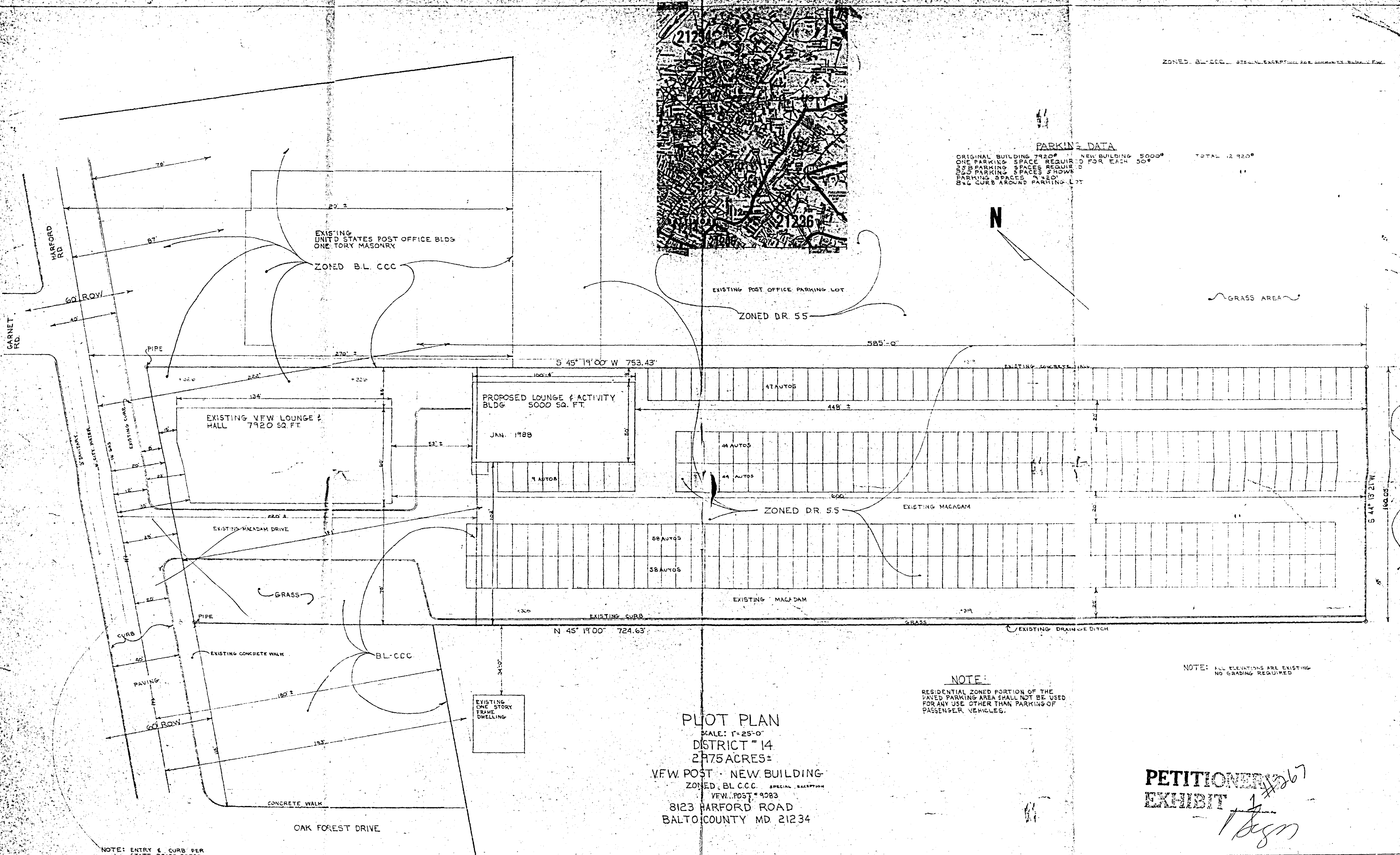
ZONED BL-CCC SPECIAL EXCEPTION FOR COMMERCIAL USE

PARKING DATA

ORIGINAL BUILDING 7920^{sq} NEW BUILDING 5000^{sq} TOTAL 12920^{sq}
ONE PARKING SPACE REQUIRED FOR EACH 50^{sq}
355 PARKING SPACES REQUIRED
355 PARKING SPACES SHOWN
PARKING SPACES 1" x 20'
5' x 6' CURB AROUND PARKING LOT

N

GRASS AREA



PLOT PLAN

SCALE: 1"=25'-0"

DISTRICT # 14

2.175 ACRES±

VFW POST - NEW BUILDING

ZONED BL-CCC SPECIAL EXCEPTION

VFW POST # 9083

8123 HARFORD ROAD

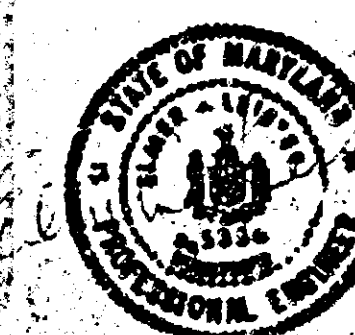
BALTO COUNTY MD. 21234

NOTE:

RESIDENTIAL ZONED PORTION OF THE
PAVED PARKING AREA SHALL NOT BE USED
FOR ANY USE OTHER THAN PARKING OF
PASSENGER VEHICLES.

NOTE: ALL ELEVATIONS ARE EXISTING
NO GRADING REQUIRED

PETITIONER
EXHIBIT



A.D. BAILEY

422A PULASKI HWY. JOPPA MD. 21085 679-1319

PROJECT: NEW ACTIVITY BLDG - PARKVILLE VFW

DATE: 12-22-87

SCALE: 1"=25'-0"

DRAWN BY: C.B.R.

EXISTING ZONING:
BL-CCC .729 ACRES
DR 5.5 2.246 ACRES

EXISTING AND PROPOSED USE: COMMUNITY BLDG. VFW POST 9083

PARKING DATA

6,344 SQ. FT. EX. LOUNGE & OFFICE SPACE @ 1	120	EXISTING BLDG	6,344
PARKING SPACE PER 50 SQ. FT.	1	LOUNGE	1,200
150 SQ. FT. OFFICE SPACE @ 1 SPACE PER 300	1	KITCHEN	1,200
200 SQ. FT. OFFICE SPACE @ 1 SPACE PER 100	1	STORAGE	1,200
100 SQ. FT. STORAGE SPACE @ 1 SPACE PER 100	1	7514' @ 20 SPACES PER 1000'	1501 SPACES
TOTAL PARKING EX. BLDG.	140	550' @ 33 SPACES PER 1000'	182 SPACES
4200 SQ. FT. PROPOSED BLDG. LOUNGE @ 1 SPACE	84	PROPOSED BLDG	4200
PER 50 SQ. FT.	1	LOUNGE	1,200
500 SQ. FT. PROPOSED KIT & STORAGE @ 1 SPACE PER 50	10	KIT & STORAGE	1,200
TOTAL PARKING BOTH BLDGS.	241	500' @ 20 SPACES PER 1000'	100 SPACES
		TOTAL REQUIRED	251

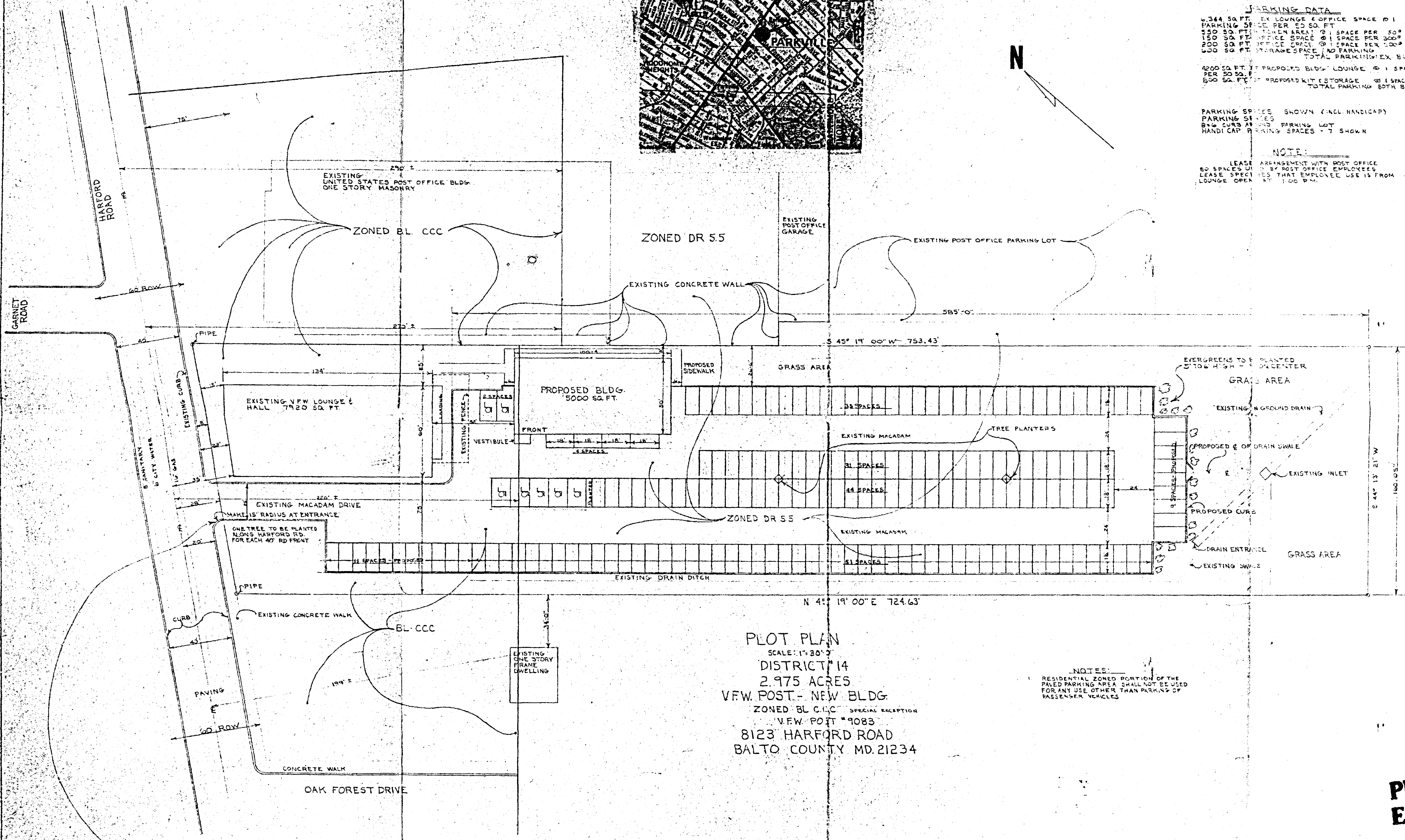
PARKING SPACES SHOWN (INCL. HANDICAP) 193
PARKING SPACES 84x18
HANDICAP PARKING SPACES 7 SHOWN 12x20

NOTE:

LEASE ARRANGEMENT WITH POST OFFICE
60 SPACES USED BY POST OFFICE EMPLOYEES
LEASE SPECIFIC USES THAT EMPLOYEE USE IS FROM 4:00 AM TO 3:00 PM
LOUNGE OPEN AT 1:00 PM

ZONING HISTORY

174-06-14 5-19-74 SPECIAL EXCEPTION
GRANTED TO PARKVILLE VFW FOR USE AS A
COMMUNITY BLDG.
1. THE EXTERIOR OF THE EXISTING BUILDING
SHALL BE REPAIRED OR REPAINTED TO
MATCH THE EXTERIOR OF THE EXISTING
BUILDING.
2. A REAR ENTRANCE TO THE BUILDING
SHALL BE PROVIDED FOR ALL PERSONS AND AFFAIRS
RELATING TO THE BUILDING.
3. THE PERIPHERAL OF THE PAVED PARKING
AREA SHALL BE SCREENED WITH FOUR FOOT
HIGH COMPACT EVERGREEN PLANTINGS. THIS
SCREEN SHALL EXTEND ACROSS THE REAR
OF THE PAVED PARKING LOT AND SHALL NOT
INCLUDE THE GRASSED AREA AT THE
EXTREME REAR.
4. UPON APPLICATION FOR A CHANGE OF OCCU-
PANCY AND INTERIOR ALTERATION PERMIT,
THE PETITIONER SHALL REVEAL THE ENTRANCE
TO THE PROPERTY AS REQUIRED BY THE
BALTO. CO. DEPT. OF TRAFFIC ENGINEERING
AND OR STATE HIGHWAY ADMINISTRATION AND
SHALL MAKE ALL NECESSARY ADJUSTMENTS OR
REPAIRS NECESSARY TO ADEQUATELY
FLOODING CONDITIONS AT THE REAR OF
THE PROPERTY.
5. SUBJECT TO COMPLIANCE WITH A SITE PLAN
TO BE APPROVED BY THE DEPT. OF PUBLIC
WORKS, DEPT. OF TRAFFIC ENGINEERING,
STATE HIGHWAY ADMINISTRATION, AND
THE OFFICE OF PLANNING AND ZONING.
2. PARKING LOT RESTRICTED TO PASSENGER
VEHICLES ONLY.
3. BALTO. CO. OBTAINED 0.62 ACRE
UTILITY EASEMENT AND 0.005 ACRE TEMP
CONSTRUCTION EASEMENT. RW 76-109-1E
4. BALTO. CO. OBTAINED 0.004 ACRE
UTILITY EASEMENT AND 0.005 ACRE TEMP
CONSTRUCTION EASEMENT. RW 76-109-2A
5-21-74



PLOT PLAN
SCALE: 1"=30'-0"
DISTRICT #14
2.975 ACRES
VFW POST - NEW BLDG.
ZONED BL-CCC SPECIAL EXCEPTION
VFW POST #9083
8123 HARFORD ROAD
BALTO COUNTY MD. 21234

NOTES:
RESIDENTIAL ZONED PORTION OF THE
PAVED PARKING AREA SHALL NOT BE USED
FOR ANY USE OTHER THAN PARKING OF
PASSENGER VEHICLES

**PETITIONER'S
EXHIBIT A**

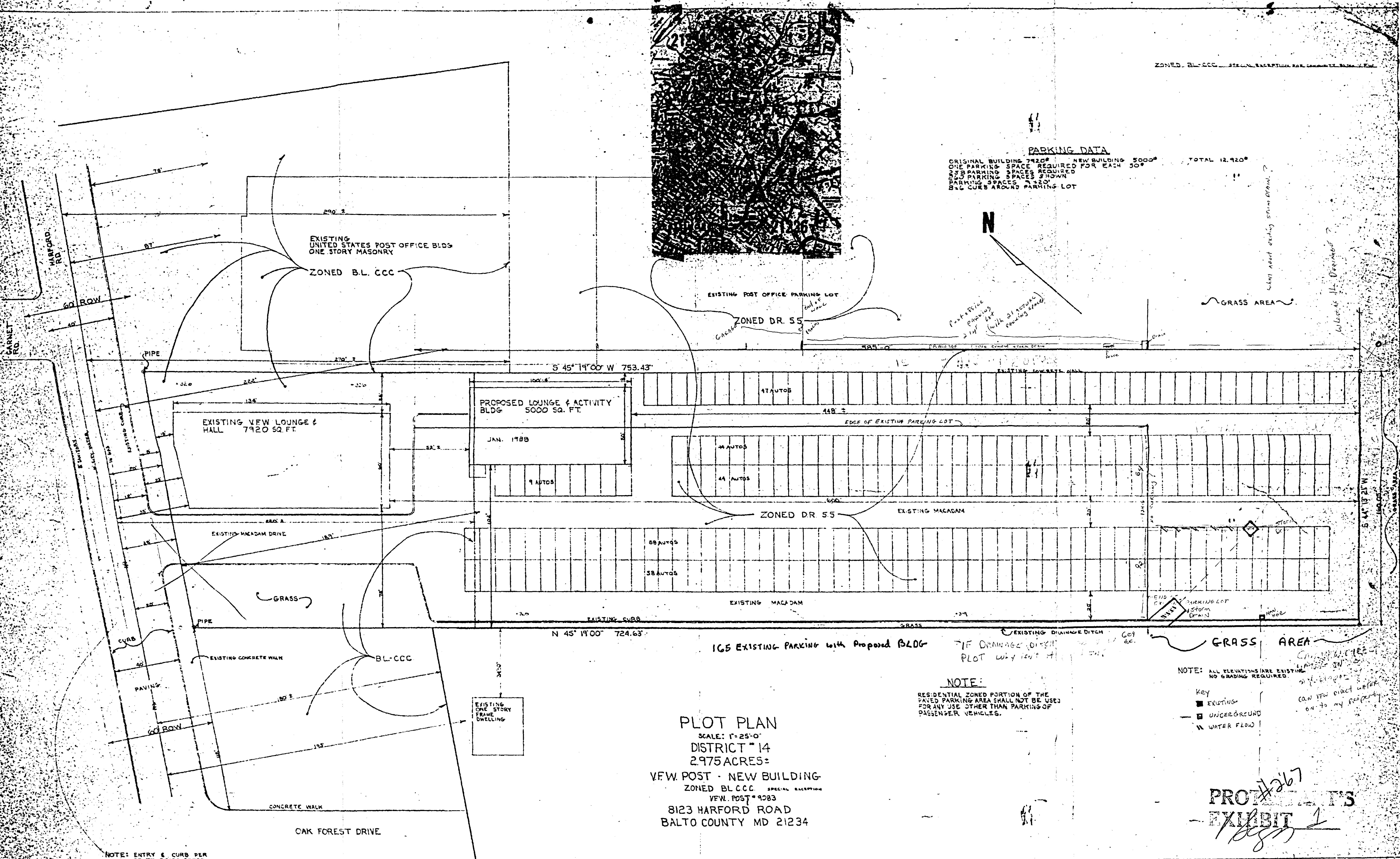
A.D. BAILEY

422A PULASKI HWY. JOPPA MD 21085 679-1319

PROJECT:	NEW ACTIVITY BLDG. - PARKVILLE VFW
DATE:	3-28-88
REVISION:	6-1-88
SCALE:	1"=30'-0"
DRAWN BY:	C.D.B.

PARKING DATA
 ORIGINAL BUILDING 7920' NEW BUILDING 5000' TOTAL 12,920'
 ONE PARKING SPACE REQUIRED FOR EACH 300'
 43.0 PARKING SPACES REQUIRED
 32.0 PARKING SPACES SHOWN
 PARKING SPACES 7,920'
 8% CUBS AROUND PARKING LOT

N



PLOT PLAN
 SCALE: 1"=25'-0"
 DISTRICT "14
 2.975 ACRES=
 VFW POST - NEW BUILDING
 ZONED BL-CCC SPECIAL EXCEPTION
 VFW POST # 9083
 8123 HARFORD ROAD
 BALTO COUNTY MD 21234

NOTE:
 RESIDENTIAL ZONED PORTION OF THE
 PAVED PARKING AREA SHALL NOT BE USED
 FOR ANY USE OTHER THAN PARKING OF
 PASSENGER VEHICLES.

NOTE: ALL ELEVATIONS ARE EXISTING
 NO GRADING REQUIRED.

KEY
 ■ EXISTING
 □ UNDERGROUND
 --- WATER FLOW

PROT #267
EXHIBIT 1



A.D. BAILEY	
422A PULASKI HWY. JOPPA MD. 21088. 679-1319	
PROJECT: NEW ACTIVITY BLDG - PARKVILLE VFW	
DATE: 12-13-87	

