

IN RE: PETITION FOR SPECIAL HEARING
W/S of York Road, 450' N of
Warren Road
(10534 York Road)
8th Election District
3rd Councilmanic District
R. O. Buck Realty Corporation
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-479-A

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for withdrawal from
Counsel for Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 19th day of June, 1990 that the Petition for Special Hearing in the
above-captioned matter be and is hereby DISMISSED without prejudice.

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

JRH:bjs
cc: John B. Howard, Esquire
210 Allegheny Avenue, Towson, Md. 21204
People's Counsel
File

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990
THIS IS TO CERTIFY, that the annexed advertisement was
published in TOWSON TIMES, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on May 17, 1990.

TOWSON TIMES,

S. Zate Olson
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on May 17, 1990.

THE JEFFERSONIAN,

S. Zate Olson
Publisher

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 whe-
ther or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve AD-
indoor golf training facility use as a recreational activity
in a community building or as a training facility for an amateur
or professional sports organization located in a ML-1M zone

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 fil-
ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-
tions 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 LEASE: Leasee:
Type or Print Name
Stuart Entwistle
Signature
36 S. Charles Street, Ste. 1600
Address
Baltimore, Maryland 21204
City and State

Attorney for Petitioner:
Type or Print Name
John B. Howard, Esquire
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

Legal Owner(s):
Type or Print Name
R. O. Buck Realty Corporation
Signature
By: *Michael A. Buck*
Type or Print Name
Address
36 S. Charles Street, Ste. 1600
Baltimore, Maryland 21204
City and State
Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted
John B. Howard, Esquire
Name 210 Allegheny Avenue
Towson, Maryland 21204
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21 day
of March, 1990, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 12th day of June, 1990, at 2 o'clock
P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/1/90
By *[Signature]*

RECEIVED LENGTH OF HEARING - 1 HOUR
2:00 PM - 3:00 PM
JUNE 12, 1990
RECEIVED BY: *S. M. A. H.* DATE 12 June 90

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150

No 2641

90-479

Date
6/01/90

PUBLIC HEARING FEES QTY PRICE
069 - POSTING SIGNS / ADVERTISING 1 X \$132.53
TOTAL \$132.53

LAST NAME OF OWNER: BUCK CORP.

B 045*****13253:0 \$013F
Please make checks payable to: Baltimore County

Cashier Validation:

WFK
Landscape Architecture
Land Planning
Environmental Design

ZONING DESCRIPTION
For
A Portion of the R. O. Buck Subdivision
March 12, 1990

Beginning at a point on the west right-of-way line for York Road, said point
lying approximately 450 feet measured northerly from the intersection of the
said west right-of-way line with the centerline of Warren Road, said point also
lying at the beginning of the North 72 degrees 18 minutes 40 seconds West,
920.03 feet property line shown on a plat of the "R. O. Buck Subdivision,"
which plat is recorded among the Land Records of Baltimore County in Plat
Book 51, Page 56, said beginning point having the following coordinates based
on the Baltimore County Grid System, viz: North 64,988.41 & West 7,348.70;

Thence leaving the beginning point an running with and binding on a portion
of the North 72 degrees 18 minutes 40 seconds West, 920.03 feet property line
to a point 369 feet distant from the beginning; thence leaving said property line
and running North 17 degrees 41 minutes 20 seconds East, 45 feet to the Point
of Beginning for the subject area, said Point of Beginning having the following
approximate coordinates based on the Baltimore County Grid System, viz:
North 65,131 & West 7,648; thence leaving said Point of Beginning and running
the following eight courses and distances, viz: 1) North 18 degrees 48 minutes
40 seconds West, 100.00 feet; 2) South 71 degrees 11 minutes 20 seconds East,
20.00 feet; 3) North 18 degrees 48 minutes 40 seconds West, 48.00 feet; 4)
North 71 degrees 11 minutes 20 seconds East, 60.00 feet; 5) South 18 degrees
48 minutes 40 seconds East, 48.00 feet; 6) North 71 degrees 11 minutes 20
seconds East, 60.00 feet; 7) South 18 degrees 48 minutes 40 seconds East,
100.00 feet; and 8) South 71 degrees 11 minutes 20 seconds West 100.00 feet
to the Point of Beginning.

Containing 0.296 acres more or less and situated in the Eighth Election District
of Baltimore County, Maryland.

WILLIAM F. KIRWIN, INC.
28 E. Susquehanna Avenue Towson, MD 21204 Phone 301-337-0075 FAX 301-823-3827

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 5-30-90

Stuart Entwistle
36 S. Charles Street, Suite 1600
Baltimore, Maryland 21203

Re: Petition for Special Hearing
CASE NUMBER: 90-479-SPH
W/S York Road, 450' N of Warren Road
10534 York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): R. O. Buck Realty Corporation
Lessee: Stuart Entwistle
HEARING: TUESDAY, JUNE 12, 1990 at 2:00 p.m.

Dear Mr. Entwistle:

Please be advised that \$ 132.53 is due for advertising and posting of
the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY
UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the
check and the sign & post set(s) to the Zoning Office, County Office Build-
ing, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15)
minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there
will be an additional \$50.00 added to the above amount for each such set
not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: John B. Howard, Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-479-SPH

District: 8th
Posted for: Special Hearing
Petitioner: R. O. Buck Realty Corporation
Location of property: W/S of York Road, 450' N of Warren Road
10534 York Road
Location of Sign: Along front of 10534 York Road

Remarks: _____
Posted by: *J. Robert Haines* Date of return: May 25-90
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001 6150
No 1684

Date 3/12/90

	QTY	PRICE
PUBLIC HEARING FEES		\$175.00
040 - SPECIAL HEARING (OTHER)		\$175.00
LAST NAME OF OWNER: BUCK CORP.		\$175.00

Cashier Validation: _____
Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 1, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 90-479-SPH
W/S York Road, 450' N of Warren Road
10534 York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): R. O. Buck Realty Corporation
Lessee: Stuart Entwistle
HEARING: TUESDAY, JUNE 12, 1990 at 2:00 p.m.

Special Hearing: An indoor golf training facility use as a recreational activity in a community
building or as a training facility for an amateur or professional sports organization located in
a RL-1M zone.

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: R. O. Buck Realty Corporation
Stuart Entwistle
John B. Howard, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 1, 1990

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 307, Case No. 90-479-SPH
Petitioner: R. O. Buck Realty Corp.
Petition for Special Hearing

Dear Mr. Howard:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael A. Buck
Mr. Stuart Entwistle

R.O. Buck Realty, Item 307
Page 2
April 25, 1990

The I.M. district is supposed to discourage non-auxiliary commercial usage. Therefore, staff can not support the Petitioner's requests, unless the facility is used by employees only.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 23, 1990

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 300, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, and 321.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Assoc. II

MSF/lvw

RECEIVED
APR 27 1990
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
21st day of March, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: R.O. Buck Realty Corp.

Petitioner's Attorney: John B. Howard

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BETHESDA, MD
210 ALLEGHENY AVENUE
P.O. BOX 9517
TOWSON, MARYLAND 21208-9517
(301) 887-4111
FAX (301) 887-0147

June 1, 1990

494-9151

Hand Delivery

J. Robert Haines,
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No.: 90-479-SPH

Dear Mr. Haines:

On behalf of my client, Stuart Entwistle, I respectfully request the above captioned case to be withdrawn. Enclosed is our check in the amount of \$132.53 to cover the advertising and posting fees.

Sincerely,

John B. Howard
John B. Howard, Esquire

JBH:bw

cc: Stuart Entwistle

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

APRIL 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: R.O. BUCK REALTY CORPORATION

Location: 110534 YORK ROAD

Item No.: 307 Zoning Agenda: APRIL 3, 1990

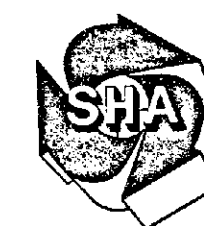
Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *John B. Howard* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/SEK



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

April 9, 1990

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

Re: Baltimore County
R.O. Buck Realty Corp.
Zoning meeting 4/3/90
W/S York Road
MD 45
450' north of Warren Rd.
Item #307

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an indoor golf training facility use as a recreational activity in a community building, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: William F. Kirwin, Inc.
Mr. J. Ogle

RECEIVED
APR 13 1990
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 445-0451 D.C. Metro - 1-800-482-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 300, 307, 308, 310, 311, 312, 313, 318, 319 and 320.

For Items 309, 314, 315 and 317, the previous County Review Group comments apply.

For Item 316, a County Review Group meeting may be required.

For Item 321, a County Review Group meeting may be required. Neither lot has in-fee frontage to a public road.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 25, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: R.O. Buck Realty Corporation, Item 307

The Petitioner requests a Special Hearing to approve an indoor golf training facility as a recreational activity in a community building or as a training facility for an amateur or professional sports organization located in ML-IM zone.

In reference to the Petitioner's request, staff offers the following comments:

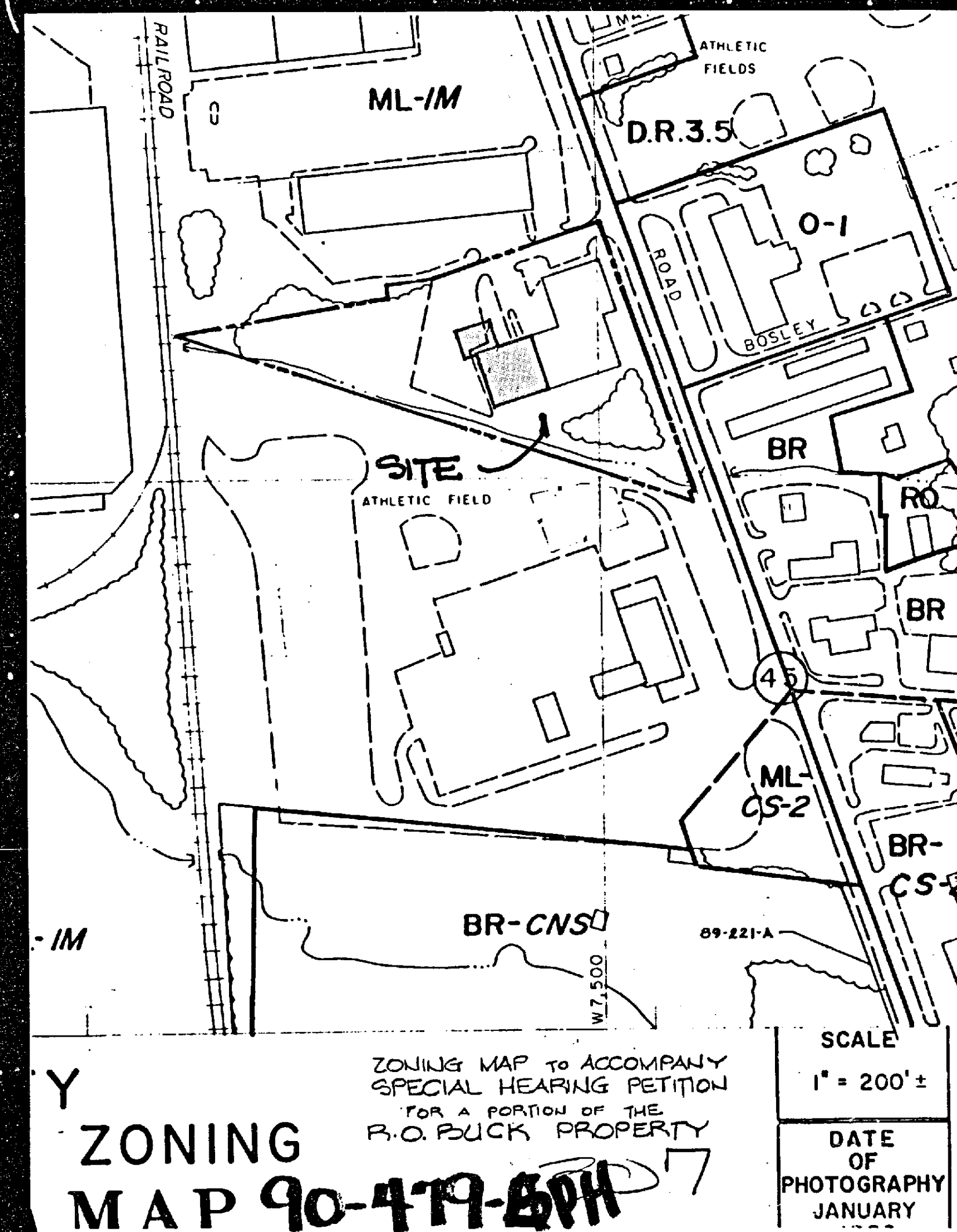
- A detailed explanation of the proposed use and "floor plan" should be submitted for review purposes. Without such information, staff is unable to determine whether sufficient parking can be provided.
- The plat and Petition cover a variety of uses, i.e., community building, school and training facility.
- The classification of a community building does not apply in this case. While the term community building is undefined in the Baltimore County Zoning Regulations, staff views these centers as non-profit, public or semi-public facilities and not commercial or for-profit businesses. Moreover, community buildings are not permitted in the M.L. zone.

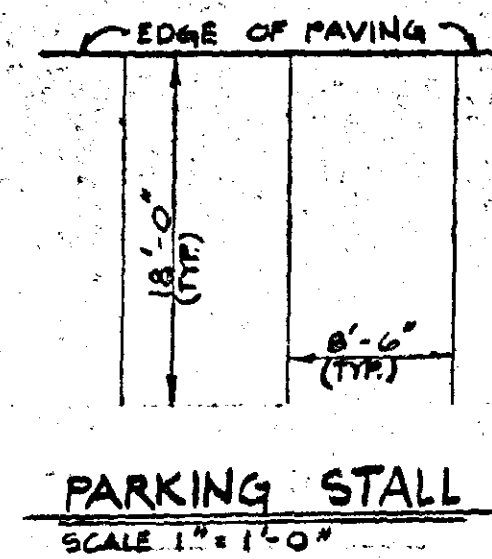
Business and trade schools are permitted in the M.L. zone; however, the proposed use is neither. If the use is determined to be a school, it would be allowed since the site is in an I.M. district, but only if it meets the auxiliary service standard. The proposed use seems to meet the classification of an employee's recreational facility which is permitted as an accessory use by right under 253.1.F. of the B.C.Z.R.

Training facilities, although developed for the Colts and generally larger organizations, may be permitted, but only for an exclusive use.

Golf ranges are permitted as interim uses requiring a Special Exception; however, these uses are only permitted outside of the Metropolitan District.

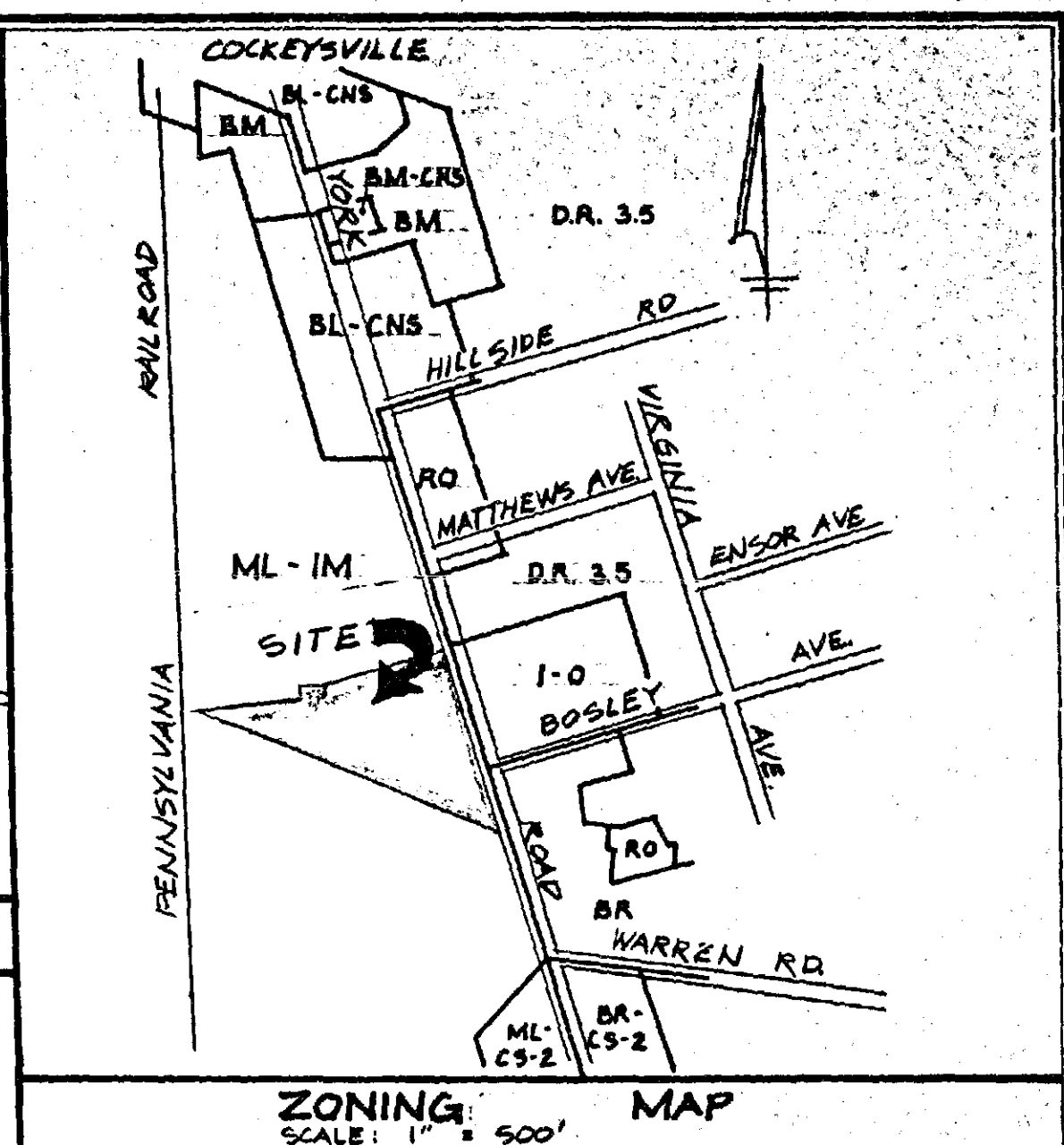
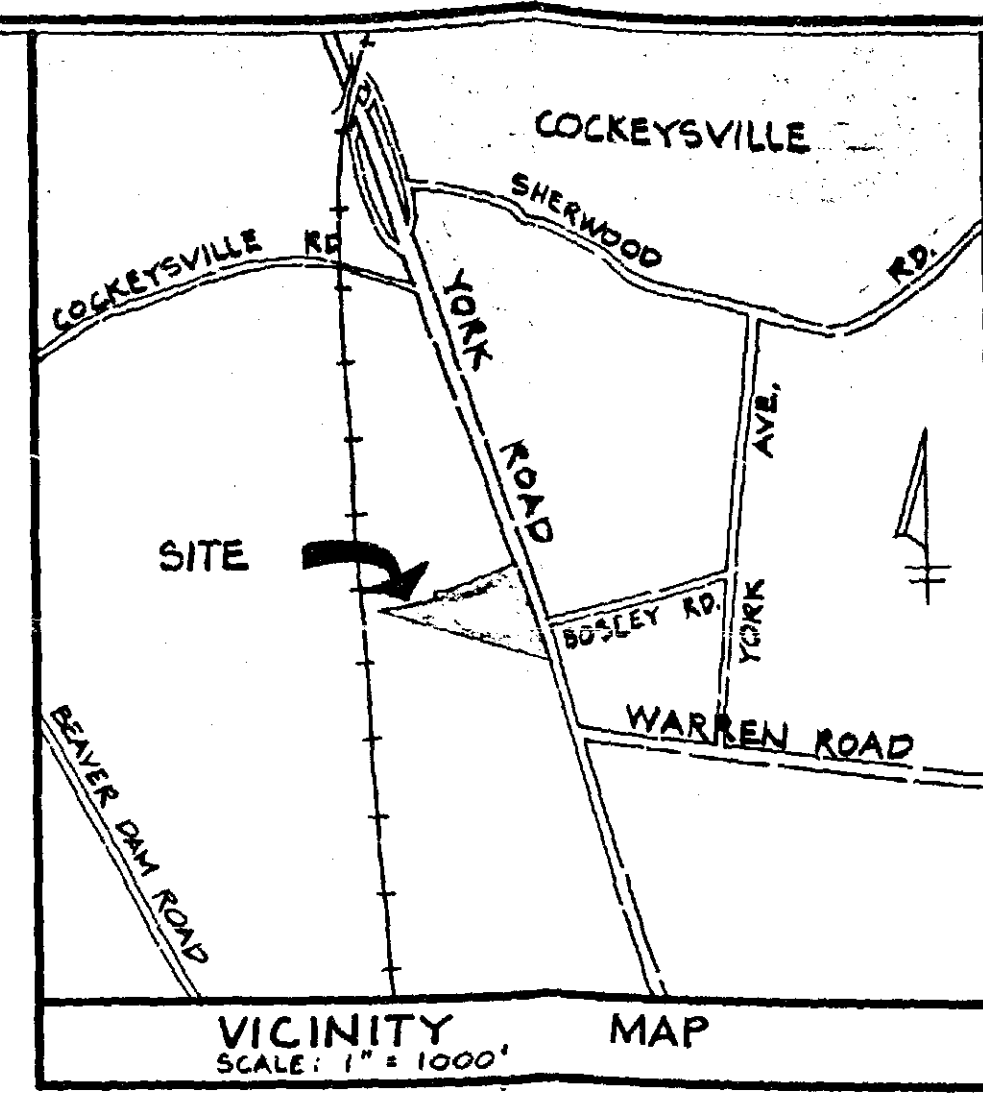
WR 27 1990





YORKRIDGE CENTER NORTH
OFFICE COMPLEX
R.O. BUCK REALTY CORP.
PEED REF. Q.T.G. 5071/III &
E.H.K. JR. 615/782
LOT NO. 2

SCALE: 1" = 50'



GENERAL NOTES:

1. DEVELOPMENT NAME - R.O. BUCK SUBDIVISION, LOT NO. 1
2. APPLICANT - ENTWISTLE ENTERPRISES, INC.
10928 POMEROY AVENUE
COCKEYSVILLE, MD 21030
3. OWNER - R.O. BUCK REALTY CORPORATION
10934 YORK ROAD
COCKEYSVILLE, MD 21030
4. DEED REFERENCE - Q.T.G. 5071/III & E.H.K. JR. 615/782
5. TOTAL SITE AREA = 4.077 AC., AREA OF SPECIAL HEARING = 0.250 AC.
6. ZONING - ML-IM
7. BUILDING AREAS:
BUILDING A - 21,012 SQ. FT.
BUILDING B - 13,072 SQ. FT.
BUILDING C - 10,000 SQ. FT.
8. BUILDING USES: EXISTING PROPOSED
BUILDING A - VACANT OFFICE
BUILDING B - VACANT STORAGE
BUILDING C - VACANT GOLF SCHOOL
9. PARKING REQUIRED:
BLDG. A - 3.2/1000 # = 69 SPACES
BLDG. B - 1/EMPLOYEE ON LARGEST SHIFT = 1 SPACE
BLDG. C - 10/1000 # = 10 SPACES
TOTAL PARKING REQUIRED = 80 SPACES
10. PARKING PROVIDED: 80 SPACES
11. PLAT REFERENCE: E.H.K. JR. BOOK 51: PAGE 56
12. SITE DATA:
ELECTION DISTRICT #8
COUNCILMATIC DIST. #3
CENSUS TRACT 4084
13. ANY PROPOSED SIGN SHALL CONFORM TO THE CONDITIONS & LIMITATIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
14. ZONING HISTORY FOR OVERALL PARCEL:
CASE # 2694 - PETITION FOR ZONING RECLASSIFICATION 'R-6' TO 'BA' PARTIALLY GRANTED 2-8-56
CASE # 5475 - PETITION FOR ZONING RECLASSIFICATION 'MR' TO 'ML' GRANTED 2-9-62
15. [Hatched Box Symbol] INDICATES PROPOSED LEASE AREA & PORTION OF SITE UNDER CONSIDERATION IN SPECIAL HEARING PETITION. BEARINGS & DISTANCES SHOWN ARE FOR DEFINING THE ZONING AREA ONLY & ARE NOT FOR PURPOSES OF SUBDIVIDING THE OVERALL PARCEL.
16. FLOOR AREA RATIO PERMITTED:
4.077 AC. x 43,560 x 2.0 = 353,188 SF OF FLOOR AREA
EXISTING (+ PROPOSED) FLOOR AREA = 44,084 SF
44,084 / (4.077 AC. x 43,560) = 0.25 F.A.R.

90-479-BPH

PLAT TO ACCOMPANY ZONING HEARING
10534 YORK ROAD, COCKEYSVILLE, MARYLAND 21030
BALTIMORE COUNTY FEBRUARY 20, 1990

WFK WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. Susquehanna Avenue
Towson, MD 21204
Phone 301/337-0075

