

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE  
 NE/S North Point Road, 200 ft.  
 NW of c/1 River Drive Road  
 15th Election District  
 7th Councilmanic District

BEFORE THE  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 CASE # 91-295-XA

Wells McComas Post #2678  
 Veterans of Foreign Wars of  
 the United States, Inc.  
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval, pursuant to the Petition for Special Exception, and Section 1B01.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to use the herein-described property for an existing community building and proposed addition thereto; and, pursuant to Petition for Zoning Variance, a variance from Sections 1B02.2.B and 504.2 of the Baltimore County Zoning Regulations and CMPD Section V.B.2, Table 5-4 to permit for an existing building a front yard setback of 13 ft. in lieu of the 40 feet required; a variance from Section 413.1.e.(1) of the B.C.Z.R. to permit existing, non-illuminated attached signs of 107.5 square feet and an existing non-illuminated free standing sign of 7 square feet (combined total of 114.5 sq. ft.) in lieu of the 15 sq. ft. permitted; a variance from Section 409.6.A of the B.C.Z.R. to permit a total of 99 parking spaces in lieu of the 106 spaces required, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Harland M. Barr, appeared and testified and was represented by Howard L. Alderman, Esquire. Also appearing on behalf of the Petitioner were Eugene Bridges, Sr., Pauline C. Bridges, Paul W. Bunton, Genevieve L. Bunton, Carl M. McElhose, Lou Rohak and Phil Medlin. There were no Protestants.

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 Date 5/1/91  
 By M. Barr

Proffered testimony indicated that the subject property known as 6600 North Point Road consists of 1.255 acres +/- zoned D.R.5.5 and is located within the Chesapeake Bay Critical Area. The site is currently improved with VFW Post No. 2678 as indicated on Petitioner's Exhibit No. 1. Testimony indicated that the subject Post has occupied this site since 1932.

Proffered testimony indicated that the Petitioner is desirous of constructing an addition to the existing structure to provide additional habitable space for the numerous community groups that utilize this facility. If the requested relief is granted, the Petitioner intends to remove the one story building indicated on Petitioner's Exhibit No. 6. Testimony indicated that 100% of the subject site is paved with the exception of a small grass strip located at the front of the building along North Point Road.

The Petitioner had also requested the aforementioned variance relief. Testimony clearly indicated that strict compliance with the front yard setback requirement would require the moving of the existing building which is impracticable. The pictorial evidence indicated that the letters "VFW" imbedded on the front and side of the subject building have been there for many years and are merely painted periodically, as required. The Petitioner has also requested variance relief for the freestanding sign located to the front of the property. Testimony and evidence clearly indicated that the requested signage is unobtrusive and in no way impedes safe vehicular traffic.

Petitioner also presented testimony relative to the requested parking variance. Testimony indicated that the subject parking lot is seldom, if ever, filled to capacity and that the proposed 99 parking spaces will be more than adequate to accommodate the subject use. Testimony indicated that the Petitioner has agreed to provide the proposed filter strip indicat-

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ed on Petitioner's Exhibit No. 7 which will act as a buffer between the existing parking lot and Back River.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2, 500.14 and Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance or special exception relief would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legisla-

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tion for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Sections 502.1 and 432.4. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any

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 Date 5/1/91  
 By M. Barr

PETITION FOR SPECIAL EXCEPTION CRITICAL AREA #278

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-295-XA

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 an existing community building and proposed addition thereto pursuant to BCZR Section 1B01.C.6

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:<br>(Type or Print Name)<br>Signature<br>Address<br>City and State                                  | Legal Owner(s):<br>Wells-McComas Post No. 2678,<br>Veterans of Foreign Wars of the<br>United States, Inc.<br>(Type or Print Name)<br>By: Phillip S. Medlin, Commander<br>Signature Phillip S. Medlin, Commander<br>City and State |
| Attorney for Petitioner:<br>Howard L. Alderman, Jr.,<br>(Type or Print Name)<br>Signature<br>Address<br>City and State | 6600 North Point Road 477-4320<br>Baltimore, MD 21219<br>City and State   |
| Levin Gann, P.A. Suite 113<br>305 W. Chesapeake Avenue<br>Address<br>City and State                                    | Name, address and phone number of legal owner, contract purchaser or representative to be contacted<br>Howard L. Alderman, Jr., Esq.<br>305 W. Chesapeake Ave. Suite 113<br>Towson, Maryland 321-0604<br>Address Phone No.        |
| Attorney's Telephone No.: 321-0600   | Address Phone No.   |

ORDERED By The Zoning Commissioner of Baltimore County, this 30 day of January, 1991, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of April, 1991, at 2:00'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

z.c.o.-No. 1 (over)

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 Date 5/1/91  
 By M. Barr

adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1 432 A2d 1319 (1981).

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of April 1991 that the Petition for Special Exception from Section 1B01.C.6 for approval to use the herein-described property for an existing community building and proposed addition thereto is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance, from Sections 1B02.2.B and 504.2 of the Baltimore County Zoning Regulations and CMPD Section V.B.2, Table 5-4 to permit for an existing building a front yard setback of 13 ft. in lieu of the 40 feet required is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.1.e.(1) of the B.C.Z.R. to permit existing, non-illuminated attached signs of 107.5 square feet and an existing non-illuminated free standing sign of 7 square feet (combined total of 114.5 sq. ft.) in lieu of the 15 sq. ft. permitted is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A of the B.C.Z.R. to permit a total of 99 parking spaces in lieu of the 106 spaces required in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; howev-

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 Date 5/1/91  
 By M. Barr

er, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day 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; and,

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 1, 1991, attached hereto and made a part hereof.

J. Robert Haines  
 Zoning Commissioner for  
 Baltimore County

JRH:mm  
 cc: Peoples Counsel

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 Date 5/1/91  
 By M. Barr

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3355

April 26, 1991

Howard Alderman, Jr., Esquire  
 Suite 113  
 Levin and Gann, P.A.  
 305 W. Chesapeake Avenue  
 Towson, Maryland 21204

RE: Petitions for Special Exception and Zoning Variance  
 Case No. 91-295-XA  
 Wells-McComas Post No. 2678, VFW, Petitioners

Dear Mr. Alderman:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3351.

Very truly yours,  
 J. Robert Haines  
 Zoning Commissioner

JRH:mm  
 att.  
 cc: Peoples Counsel  
 cc: Protestants

ORDER RECEIVED FOR FILING  
 Date 5/1/91  
 By M. Barr

**PETITION FOR ZONING VARIANCE** #278  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: CRITICAL AREA #278

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 (see Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Shape and narrow configuration of lot;
2. Variances requested address existing site conditions;
3. Practical difficulty will result to Petitioner if Variances requested are not granted; and
4. For such other reasons as will be presented at the hearing on this 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: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_

(Type or Print Name) \_\_\_\_\_ Wells-McComas Post No. 2678, Veterans of Foreign Wars of the United States, Inc.

Signature \_\_\_\_\_

(Type or Print Name) \_\_\_\_\_

Address \_\_\_\_\_ By: *Phillip S. Medlin* Signature  
 City and State \_\_\_\_\_ Signature Phillip S. Medlin, Commander

Attorney for Petitioner: \_\_\_\_\_ 6600 North Point Road 477-4320  
 Howard L. Alderman, Jr. Address Phone No.  
 Baltimore, MD 21219  
 City and State

Signature \_\_\_\_\_ Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Howard L. Alderman, Jr., Esq.  
 305 W. Chesapeake Ave. Suite 113  
 Towson, Maryland 21284  
 City and State Phone No.  
 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 30 day of January, 1991, 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 108, County Office Building in Towson, Baltimore County, on the 3 day of April, 1991, at 2 o'clock P.M.

*J. Robert Haines*  
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
 Date \_\_\_\_\_ (over)  
 By \_\_\_\_\_

**PETITION FOR ZONING VARIANCE (Continued)**

Variances Requested: 91-295-XA

- From:
1. BCZR Sections 1B02.2.B and 504.2 and CMDF Section V.B.2, Table S-4, to permit, for an existing building, a front yard setback of 13 feet in lieu of the 40 feet required.
  2. BCZR Section 413.1.e.(1) to permit existing, non-illuminated attached signs of 107.5 square feet, and an existing, non-illuminated free standing sign of 7 square feet (combined total of 114.5 square feet) in lieu of the 15 square feet permitted.
  3. BCZR Section 409.6.A to permit a total of 99 parking spaces in lieu of the 106 spaces required.

ZONING DESCRIPTION OF  
 6600 NORTH POINT ROAD  
 15TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point being situated on the northernmost right-of-way line of North Point Road, being 50 feet wide, said point being 200.36 feet westerly from the most right-of-way line of River Drive Road, being 40 feet wide, thence running with and binding on the northerly most right-of-way line of North Point Road N 55° 39' 05" W 145.46 feet to a point; thence N 53° 21' 34" W 50.10 feet to a point; thence leaving said right-of-way line and running N 40° 18' 28" E 239.17 feet to a point; thence N 88° 48' 05" E 80.50 feet to a point; thence S 76° 43' 37" E 77.85 feet to a point; thence S 20° 55' 48" E 15.40 feet to a point thence S 30° 37' 47" W 306.55 feet to the point of beginning.

Containing 89,010 square feet or 1.125 acres of land, more or less.  
 Being known as 6600 North Point Road.



#278  
 CRITICAL AREA

**CERTIFICATE OF POSTING** 91-295-XA  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 1578 Date of Posting: 3/1/91  
 Posted for: Special Exception & Variances  
 Petitioner: Wells-McComas Post No. 2678, VFW  
 Location of property: N.E. N.P.R. 200' NW of River Drive Rd  
 6600 N.P.R.  
 Location of Signs: Front N.P.R., across 13' Fr. Setback  
 on Property of Applicant  
 Remarks:  
 Posted by: *Phillip S. Medlin* Date of return: 3/2/91  
 Number of Signs: 2

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein at Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21284 at 2:00 p.m.

Case Number: 91-295-XA  
 8625 North Point Road,  
 200' NW of of River Drive Road  
 15th Election District  
 7th Councilmanic District  
 Petitioner(s): Wells-McComas Post #2678, VFW  
 Hearing Date: Wednesday, April 3, 1991 at 2:00 p.m.

Special Exception for an existing community building and driveway addition.  
 Variance to permit for an existing building a front yard setback of 13 feet in lieu of the 40 feet required to permit existing, non-illuminated attached signs of 107.5 square feet and an existing, non-illuminated free-standing sign of 7 square feet (combined total of 114.5 square feet) in lieu of the 15 square feet permitted, and to permit a total of 99 parking spaces in lieu of the 106 spaces required.

J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 13013 Mar. 7.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 3-8, 1991  
 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 3-7, 1991

THE JEFFERSONIAN,  
*S. Zafe Orlik*  
 Publisher

\$46.90

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-6150

Date: 1/11/91

SEE COMPUTER RECEIPT  
 ITEM 278

Fee for Public Hearing - Commercial Var. 175.00  
 Owner: Wells-McComas Special Exception 175.00  
 7" C.D., 15" E.D. Total Cost - \$350.00

044048041MICHRIC \$350.00  
 Please Make Checks Payable To: Baltimore County 03101PH01-11-91  
 NEXT BUSINESS DAY

Cashier Validation

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-6150

Date: 1/11/91

SEE HAND-WRITTEN RECEIPT  
 DATED 1/11/91

CRITICAL AREA

|                               | QTY | PRICE           |
|-------------------------------|-----|-----------------|
| 020 - ZONING VARIANCE (OTHER) | 1 X | \$175.00        |
| 050 - SPECIAL EXCEPTION       | 1 X | \$175.00        |
| <b>TOTAL:</b>                 |     | <b>\$350.00</b> |

LAST NAME OF OWNER: WELLS-MCCOMAS

Please Make Checks Payable To: Baltimore County

Cashier Validation

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

Account: R-001-6150

Date: 1/20/91

91-295

|                                 | QTY | PRICE           |
|---------------------------------|-----|-----------------|
| PUBLIC HEARING FEES             |     |                 |
| NEW POSTING SIGNS / ADVERTISING | 1 X | \$134.00        |
| <b>TOTAL:</b>                   |     | <b>\$134.00</b> |

0440480129MICHRIC \$134.00  
 Please Make Checks Payable To: Baltimore County 0310147PH04-03-91

Cashier Validation

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**  
 4 N. Center Place  
 P.O. Box 8936  
 Dundalk, Md. 21222 March 7, 19 91

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Case #91-295-XA - Notice of Hearing - P.O. #0111132 - Reg. #M50254 - was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for One successive weeks before the 8th day of March 1991; that is to say, the same was inserted in the issues of March 7, 1991.

**Kimbel Publication, Inc.**  
 per Publisher.  
 By *Kimbel Delke*

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204 887-3353

Date: 3/25/91

Wells-McComas Post No. 2678, VFW  
 6600 North Point Road  
 Baltimore, Maryland 21219

ATTN: PHILLIP S. MEDLIN

RE:  
 Case Number: 91-295-XA  
 8625 North Point Road, 200' NW of of River Drive Road  
 15th Election District - 7th Councilmanic District  
 Petitioner(s): Wells-McComas Post #2678, VFW  
 HEARING: WEDNESDAY, APRIL 3, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$134.90 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 Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

*J. Robert Haines*  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

cc: Howard L. Alderman, Jr., Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

February 11, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the 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:

Case Number: 91-295-8A  
4629 North Point Road, 200' NW of c/1 River Drive Road  
6600 North Point Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Wells-McComas Post #2678, VFW  
HEARING: WEDNESDAY, APRIL 3, 1991 at 2:00 p.m.

Special Exception for an existing community building and proposed addition.  
Variance to permit, for an existing building, a front yard setback of 13 feet in lieu of the 40 feet required; to permit existing, non-illuminated attached signs of 107.5 square feet and an existing, non-illuminated free-standing sign of 7 square feet (combined total of 114.5 square feet) in lieu of the 15 square feet permitted; and to permit a total of 99 parking spaces in lieu of the 106 spaces required.

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Wells-McComas Post No. 2678, VFW  
Howard L. Alderman, Jr., Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

March 26, 1991

Howard L. Alderman, Esquire  
Levin & Gann, Suite 113  
305 N. Chesapeake Avenue  
Towson, MD 21204

RE: Item No. 278, Case No. 91-295-XA  
Petitioner: Wells-McComas Post, et al  
Petition for Special Exception

Dear Mr. Alderman:

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. Phillip S. Modlin  
Wells-McComas Post No. 2678  
6600 North Point Road  
Baltimore, MD 21219

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

Your petition has been received and accepted for filing this 30th day of January, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

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

Petitioner: Wells-McComas Post, et al  
Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: March 6, 1991

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

SUBJECT: Wells McComas Post No. 2678, Item No. 278

In reference to the petitioner's requested Special Exception and Variance, staff offers the following comments:

A CRG or waiver is required for this project.

Upon initial review of the applicant's request, staff had concerns regarding how the parking calculations had been tabulated. This office contacted Mr. Howard Alderman, attorney for the petitioner, who provided a breakdown of the floor area made available to him by McKee & Associates, Inc. (Please see attached)

Based on the information provided, this office is satisfied that the parking calculations were properly formulated.

Jackie MacMillan, Community Planner, has contacted the community and found general support for the proposed addition.

Should the petitioner's request be granted, this office recommends that a landscape plan be filed with the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Said plan should include the provision of street trees along North Point Road.

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  
Attachment  
ITEM278/2AC1

received  
3/12/91

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

February 28, 1991

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

RE: Baltimore County  
Wells-McComas Post No. 2678  
Zoning meeting 1/29/91  
EIS North Point Road  
MD 20  
200' north of River Drive Road  
Item # 278

Dear Mr. Haines:

We have reviewed the submittal for a special exception for an existing community building and proposed addition to the VFW Hall Post No. 2678 and offer the following:

Entrances onto North Point Road must be reconstructed to current State Highway Administration standards for commercial access.

We have enclosed a revised plan showing all required entrance improvements for this property.

It is requested these revisions be made prior to a hearing date being set.

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

Very truly yours,  
*John Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB/es

enclosure

cc: McKee and Associates Incorporated w/enc.  
Mr. J. Ogle w/enc.

My telephone number is 333-1350

Telephone for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

RECEIVED  
MAR 5 1991  
ZONING OFFICE

Baltimore County Government  
Department of Public Works  
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405  
Towson, MD 21204

887-3554  
Fax 887-5784

February 14, 1991

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 278, 279, 280 282, 283 284, 285, 286, and 287.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSP/lvd

received  
3/7/91

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 278, Zoning Advisory Committee Meeting of January 29, 1991  
Property Owner: Wells-McComas Post-2678 VFW.  
Location: 6600 North Point Rd District:  
Water Supply: pu blic Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for an existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- (X) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any chaudiere generation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Baltimore County Department Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_ conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-11/ of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. If is must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the probability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-3762.
- (X) Others must comply with Critical Areas requirements

*Michael S. Flanigan*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

JANUARY 28, 1991 (301) 887-4500

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

RE: Property Owner: WELLS-MCCOMAS POST NO. 2678  
Location: 66600 NORTH POINT ROAD  
Item No.: 278 Zoning Agenda: JANUARY 29, 1991

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: *Pat Keller* 1-28-91 Noted and Approved: *William F. Brady, Jr.* 1-28-91  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

received  
1/30/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 4, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 23, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 278, 279, 280, 284, 285, 286 and 287.

See items 282, the previous County Review Group Comments are still applicable.

For item 283, this site must be submitted through the minor subdivision process for review and comment.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief  
Developers Engineering Division

DWF:js

received  
2/5/91

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: April 1, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Case #91-295-XA  
Wells McComas VFW  
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 6600 North Point Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Howard L. Alderman, Jr.

APPLICANT PROPOSAL

The applicant has requested a Special Exception for an existing community building and proposed addition, hereto pursuant to Baltimore County Zoning Regulations Section 1801.C.6 and variances from Section 413.1.e.(1) and 409.6.A of the Baltimore County Zoning Regulations to permit variances from required setbacks and parking spaces.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines  
April 1, 1991  
Page 2

REGULATIONS AND FINDINGS

- 1a. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.
- 1b. Regulation: "The natural vegetation occurring in the buffer shall remain undisturbed. Except as provided in Section 22-214, vegetation shall be planted in the buffer where necessary to protect, stabilize, or enhance the shoreline" <Baltimore County Code, Section 22-213(d)>.

Finding: Presently, this site contains no buffer along the shoreline. The property is paved directly up to the bulkhead. This project proposes to remove twenty feet of the macadam parking lot along the shoreline, thus establishing a twenty foot buffer. This buffer shall also be planted with trees, grass, and shrubs from the list of native vegetation in the Critical Area. The shoreline is presently bulkheaded and is proposed to be replaced.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: No non-tidal wetlands exist on the site, or in the vicinity of the site. A small area, approximately 300 square feet, of tidal wetlands are adjacent to the existing bulkhead. No dredging, filling, or construction shall occur in this wetland. The removal of the twenty feet of macadam parking lot shall not be allowed to disturb this wetland or the tidal waters of Greenhill Cove.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loading by 10% of the on-site level prior to new development or redevelopment." <Baltimore County Code Sec. 22-216>

Finding: This project proposes to remove a portion of the existing macadam parking lot and create a twenty foot wide vegetated filter strip with a four foot stone level spreader. The stone trench shall be lined on both sides and the bottom with filter fabric and the stone fill shall be clean/washed material ranging from 1.5 to 3 inches in diameter. The filter strip shall be graded to a uniform, even, and relatively low slope and densely vegetated with a mix of erosion resistant native plant species that effectively bind the soil. The vegetated filter strip is a recommended Best Management Practice (BMP) in "A Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area". It is estimated to remove 0.842 lbs. of pollutant load which is greater than the required 10%.

Memo to Mr. J. Robert Haines  
April 1, 1991  
Page 3

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposed project is in compliance with the Chesapeake Bay Critical Area Regulations and is therefore approved.

If there are any questions, please contact Mr. David C. Flowers at 887-2904.

*J. James Dieter*  
J. James Dieter, Director

JJD:NSS:ju  
Attachment

cc: The Honorable Vincent Gardina  
The Honorable Donald Mason  
Mr. Ronald B. Hickernell  
Mrs. Janice B. Outen

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Owen Stephens  
Zoning Office

Date February 27, 1991

FROM: David C. Flowers

SUBJECT: Zoning Hearing - Item 278

The Chesapeake Bay Critical Area Program requests an extension for the review of the zoning variance petition for 6600 North Point Road. Additional information is necessary to complete a Critical Area Findings for this property. For further information contact Ms. Nancy Sanford at 887-2904.

*David C. Flowers*  
David C. Flowers, Coordinator  
Chesapeake Bay Critical Area Program

DCF:NSS:rb

cc: Mrs. Janice Outen  
Mr. Howard L. Alderman, Jr., Esq.  
Mr. Phillip S. Madlin

RECEIVED  
MAR 11 1991  
ZONING OFFICE

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

March 15, 1991

Howard Alderman, Jr., Esq.  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Item #278...Case #91-295-XA  
Wells-McComas VFW  
6600 North Point Road

Dear Mr. Alderman:

By correspondence dated February 27, 1991 from Mr. David Flowers, Coordinator for the Chesapeake Bay Critical Area Program (DEPRM), a formal request has been made to allow Mr. Flowers' staff a 30 day extension to review the above matter. Once the request is made, extension is automatic.

As you know, this case has been scheduled to be heard on April 3, 1991, a date beyond the 30 day extension. This letter is written to advise of the following:

- a) If you have not contacted DEPRM and ascertained what you can and/or must do to assist in obtaining a timely and favorable review, please do so today at 887-2904.
- b) At this time, the scheduled date of April 3, 1991 will not be postponed. If written DEPRM comments are not completed by said date, this office will conduct a pre-hearing discussion to determine if the matter will go forward.
- c) A representative from Mr. Flowers' will appear to verbally argue (1) the need for further review and postponement of the hearing or; (2) the perspective that written comments are merely a formality, in the process of being typed, all Critical Area requirements having been outlined to the Petitioner and those requirements are and/or will be satisfied.

Should the matter be postponed, it will not be reset until we receive written verification from you stating that the DEPRM review has been completed.

Very Truly Yours,

*Owen Stephens*  
Owen Stephens

DATE: March 15, 1991

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: DAVID FLOWERS  
COORDINATOR, CHESAPEAKE BAY CRITICAL AREA PROGRAM

FROM: J. ROBERT HAINES  
ZONING COMMISSIONER

SUBJECT: ITEM # 278, CASE #91-295-XA, Wells-McComas VFW

Attached please find a copy of our letter forwarded this date to Mr. Alderman regarding the above subject matter. You will note, that should the need arise, someone from your office must appear on April 3, 1991. Their appearance is imperative.

This procedure is a response to the surrounding community's right to know the status of the instant case. If the matter must be rescheduled for a later date, frustration will be eased if they are openly informed why.

Millers Island-Edgemere Business Association, Inc.

P.O. BOX 6573  
EDGEMERE, MARYLAND 21219

March 12, 1991

REF: CASE #91-295-XA

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

Dear, Mr Haines

The membership of the Millers Island-Edgemere Business Association supports Wells McComas VFW Post 2678 request to replace the existing rear section of its building with a modern structure. We feel that this modernization will enhance the appearance of the rear of the building. The Wells McComas VFW Post 2678 is an asset to our community that has involved itself with many worthwhile projects in our community throughout the years.

Sincerely

*William McCluskey*  
William McCluskey  
Chairman

RECEIVED  
MAR 29 1991  
ZONING OFFICE

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21204  
301-595-3700  
TELEFAX 301-625-9050

LAW OFFICES  
**LEVIN & GANN**  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284  
301-296-6000  
FAX 301-296-2601

ELLS LEVIN 6893-0000  
CARROLL COUNTY OFFICE  
107 LIBERTY ROAD  
STINEWILLE, MD 20784

HOWARD L. ALDERMAN, JR.  
January 11, 1991

**RECEIVED**  
JAN 11 1991  
**ZONING OFFICE**

**HAND-DELIVERED**  
J. Robert Haines, Esquire  
Zoning Commissioner for Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Wells-McComas Post No. 2678  
6600 North Point Road  
Petitions for Special Exception and Variances  
Request for Expedited Hearing

Dear Commissioner Haines:

We have filed this morning a Petition for Special Exception and Zoning Variances for the above-referenced VFW Post. The relief sought will afford zoning recognition of long-standing existing conditions, as well as permit a minor enlargement of the existing community building. The site is located entirely within the Chesapeake Bay Critical Area and the required findings report will be provided to the Department of Environmental Protection and Resource Management shortly.

In order to ensure necessary funding of this project by a commercial lender, after approval of the VFW membership, it is imperative that we pursue the approvals necessary as quickly as possible. Your office has been most cooperative in providing us with an early date for filing of the Petitions.

We are hereby requesting an expedited hearing on the Petitions filed so as not to jeopardize our funding of this project. Your continued cooperation in the timely processing for this community asset is greatly appreciated.

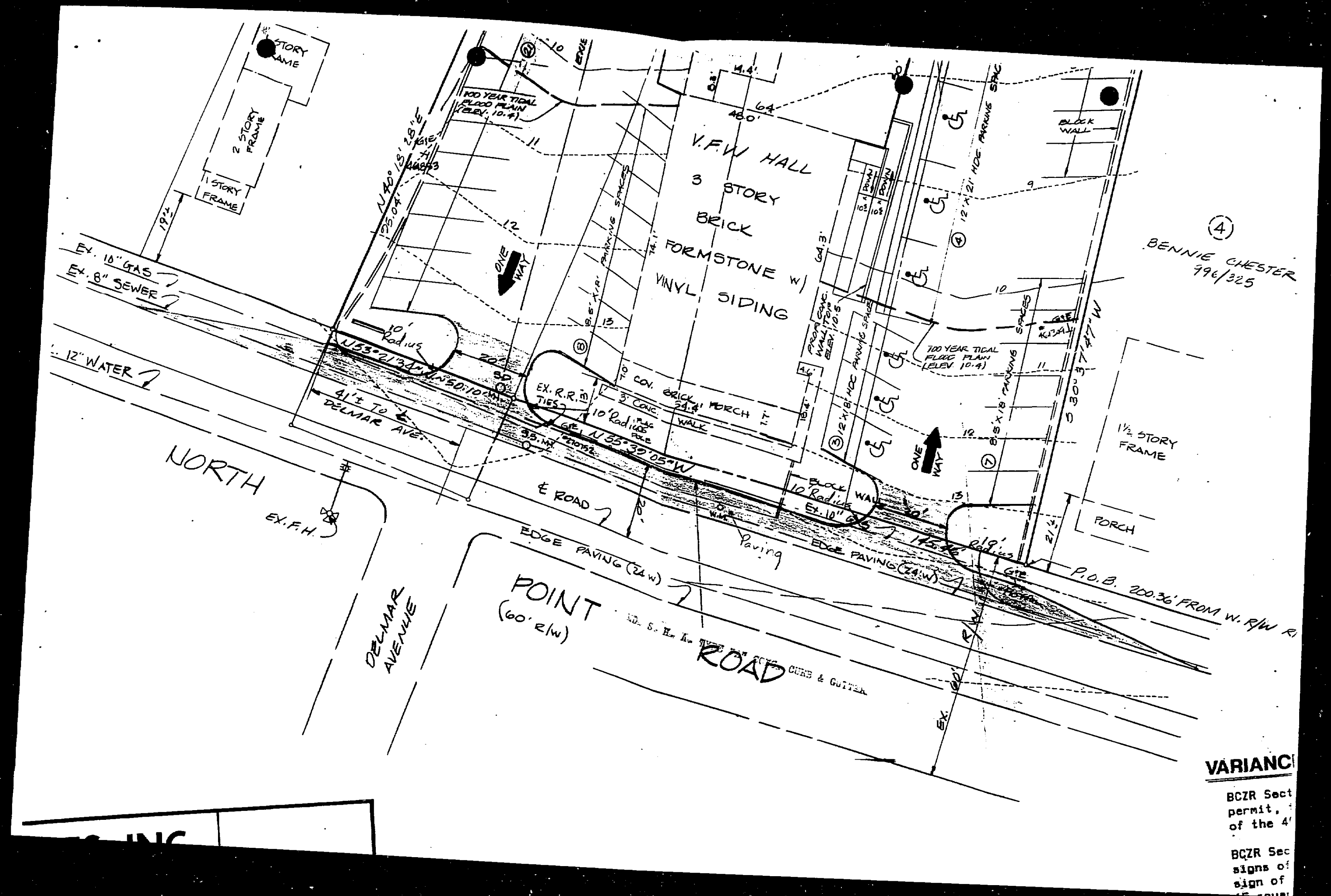
J. Robert Haines, Esquire  
Page 2  
January 11, 1991

Should you need additional information to evaluate completely the request, please call me at your earliest convenience.

Very truly yours,  
*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.

HLA/dgn

cc: Phillip S. Medlin, Commander  
Mr. Louis Carville  
The Honorable Donald C. Mason  
Mr. Harlan M. Barr, Jr.



91-295 XA

PLEASE PRINT CLEARLY

| NAME                                | ADDRESS                                       |
|-------------------------------------|---|
| <i>Howard L. Alderman, Jr. Esq.</i> | <i>305 W. Chesapeake Ave #102 Towson</i>      |
| <i>Harlan M. Barr</i>               | <i>Five Starway Plaza Hunt Valley</i>         |
| <i>Donald C. Mason</i>              | <i>1207 Fenway Ave. Baltimore, MD 21202</i>   |
| <i>Stephen L. Buehler</i>           | <i>2422 Eugene Dr. Balt. Md. 21218</i>        |
| <i>Pauline C. Bridges</i>           | <i>2422 Eugene Dr. Balt. Md. 21218</i>        |
| <i>Paul W. Bunton</i>               | <i>112 Courser Way Gaith. Md. 21220</i>       |
| <i>Bennett L. Burton</i>            | <i>112 Courser Way Gaith. Md. 21220</i>       |
| <i>Carl McElhose</i>                | <i>71647 Old Bottle Hunt Valley Md. 21222</i> |
| <i>Robert H. Harris</i>             | <i>2546 Lodge Ln. Towson Md. 21284</i>        |
| <i>Tom R. Rish</i>                  | <i>7308 Waldman Ave. Balt. Md. 21219</i>      |
| <i>Phil Medlin</i>                  | <i>2127 Oak Rd. Balt. Md. 21219</i>           |

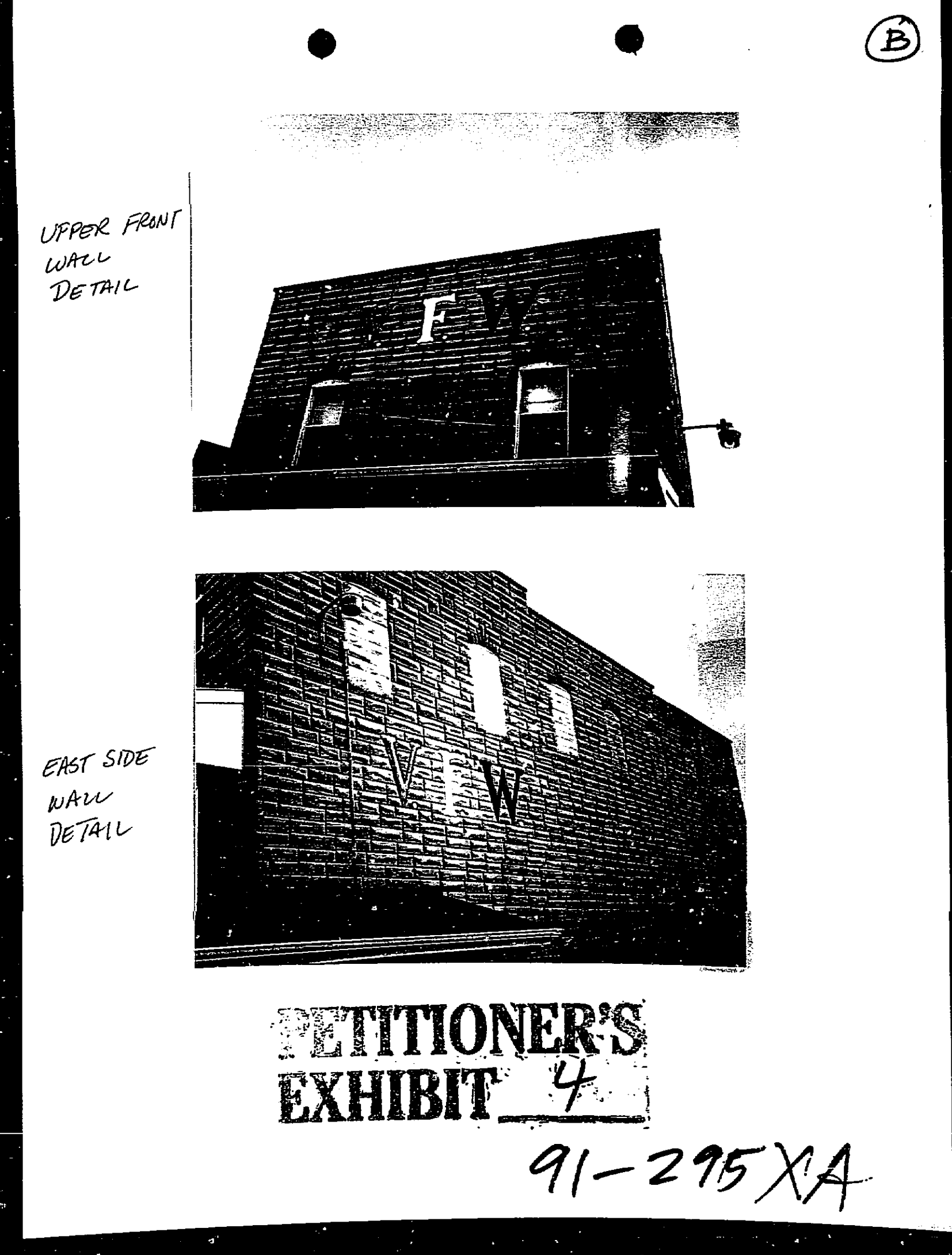
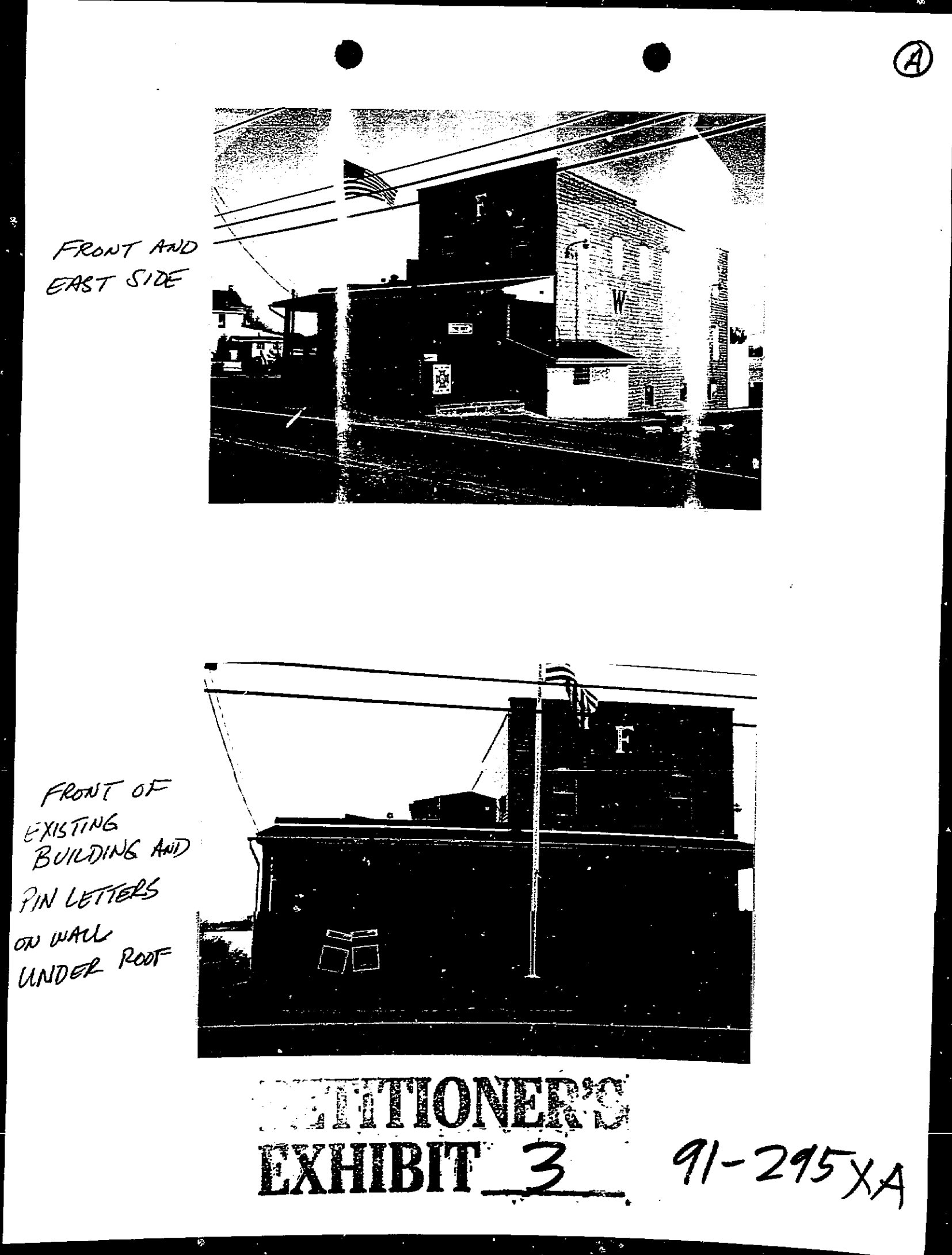
ZONING CASE NO. 91-295-XA  
PETITION IN SUPPORT  
OF ZONING HEARING

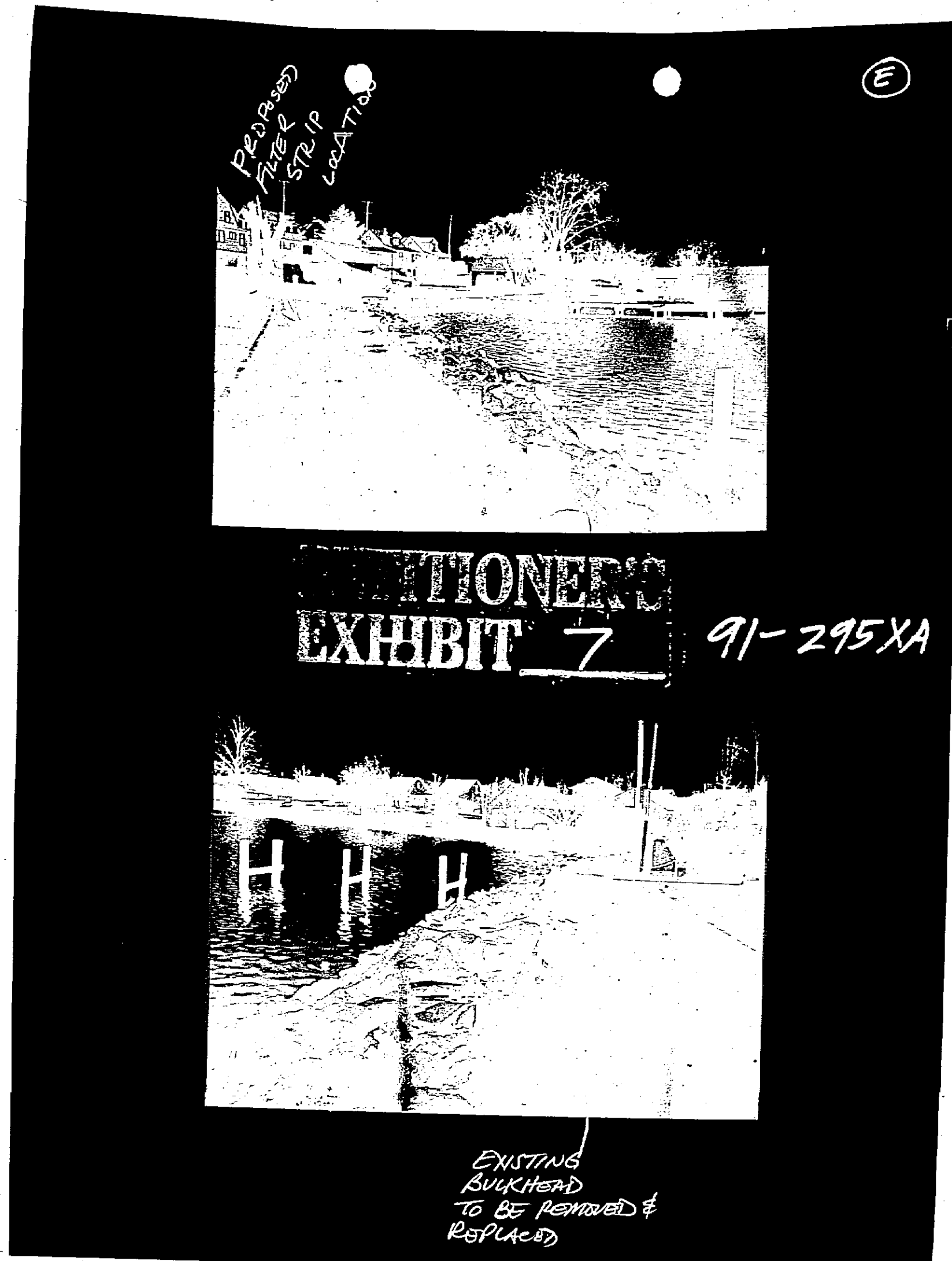
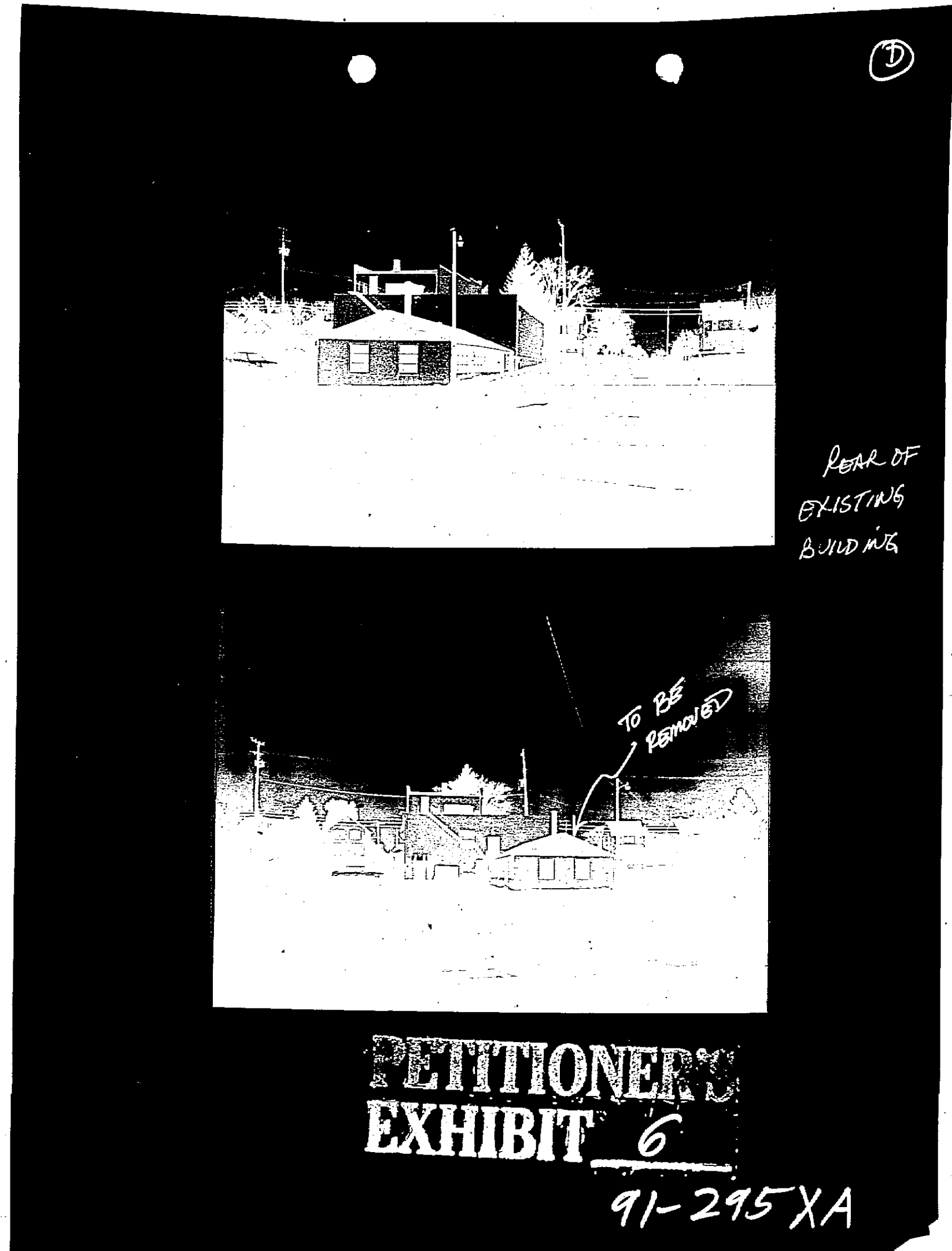
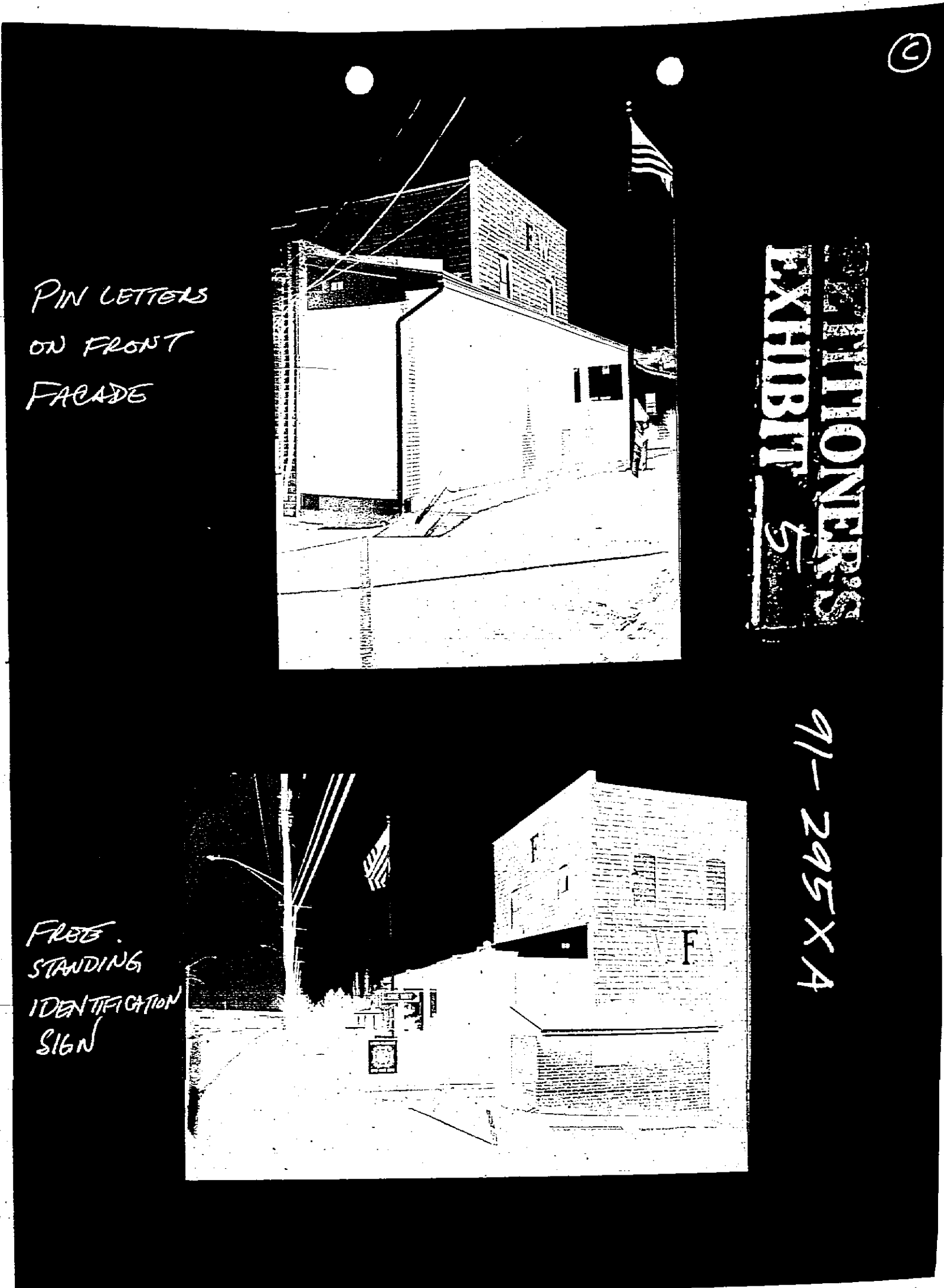
The Wells-McComas Post No. 2678, Veterans of Foreign Wars is proposing to improve its facilities by the replacement of the existing rear addition with a modern, two story addition. The Post is also seeking zoning approval for its existing use and the existing signs.

Your name and address below indicates your support for the plans of this sixty year neighbor and your support for the zoning approvals sought.

| NAME (Please Print)           | HOME ADDRESS                | APPROX. DISTANCE TO POST      |
|-------------------------------|-----------------------------|-------------------------------|
| <i>Charles &amp; McMillan</i> | <i>7317 GEFISK AVE</i>      | <i>2-1/2</i>                  |
| <i>Markus Blum</i>            | <i>3201 Rums Drive Road</i> | <i>3/219 500 feet - Gated</i> |
| <i>David Groves</i>           | <i>2501 Oak Manor Rd</i>    | <i>21219 1/4 mile</i>         |
| <i>John J. Linn</i>           | <i>6900 North Point Rd</i>  | <i>2-Blocks</i>               |
| <i>Walter A. Spinnaker</i>    | <i>105 Poplar Drive</i>     | <i>21222 3/4 mile</i>         |
| <i>George W. Popper</i>       | <i>2199 Calverly Rd</i>     | <i>21222 4 miles</i>          |
| <i>Thomas J. Davis</i>        | <i>3007 Dunlop Ave</i>      | <i>21222 7 miles</i>          |
| <i>Steven Kobyk</i>           | <i>3124 Skentway</i>        | <i>21222 6 miles</i>          |
| <i>James E. Fuller</i>        | <i>1949 Quentway Rd.</i>    | <i>21222 4 miles</i>          |
| <i>Melvin R. Smith</i>        | <i>6606 North Blvd Rd</i>   | <i>21219 200 yds</i>          |

**PETITIONER'S EXHIBIT 2**  
91-295 XA





ZONING CASE NO. 91-295-XA  
 Position of Adjoining Neighbor

My property adjoins the Wells-McComas VFW Post No. 2678. I am aware of the proposed improvements to the site. I have found the Post to be a good neighbor. I see no reason to require further expense by the Post in providing a fence or other plant treatment between my lot and the VFW lot.

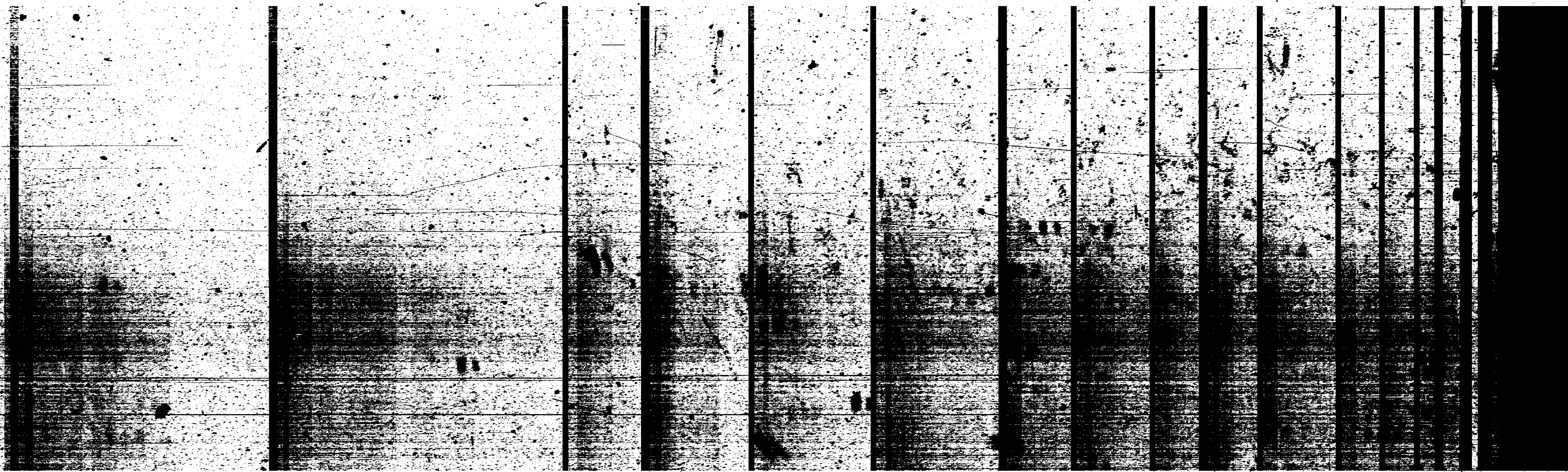
*Walter T. Smith*  
 Signature

Walter T. Smith  
 Print/Type Name

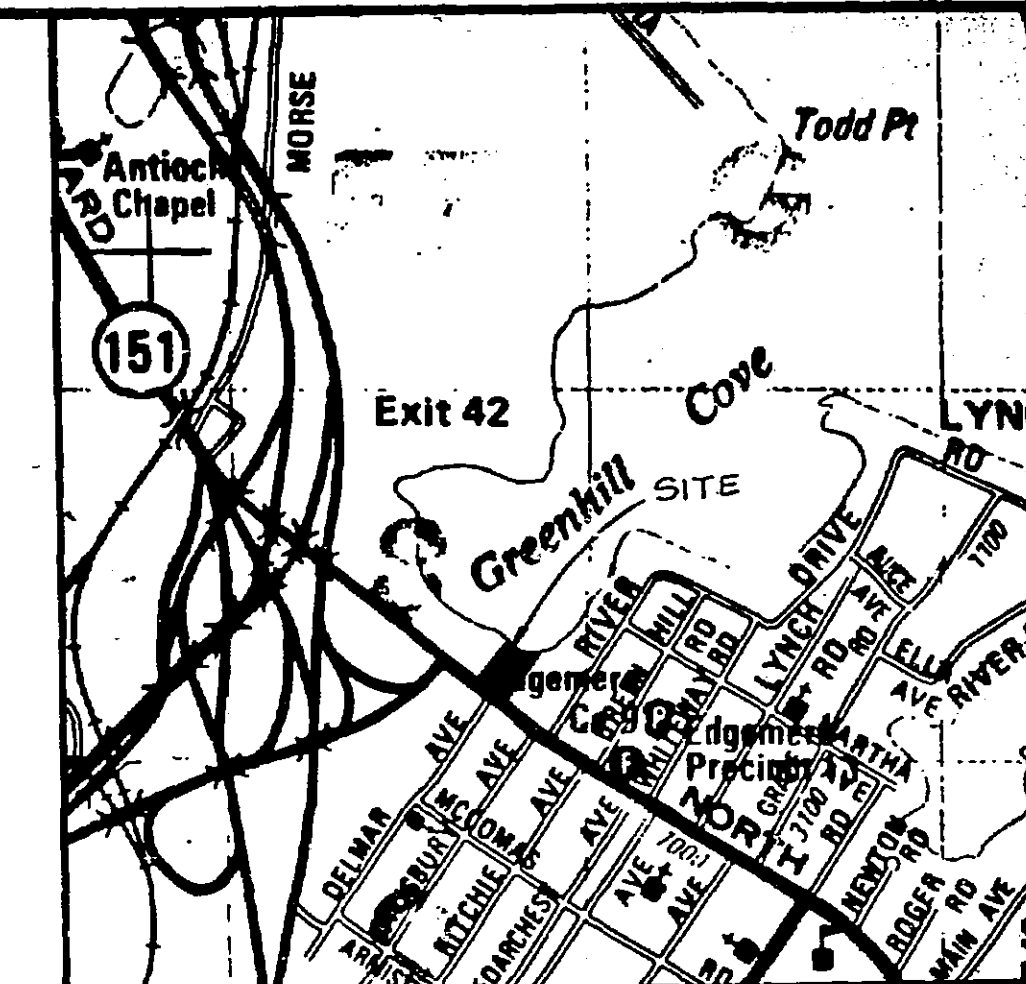
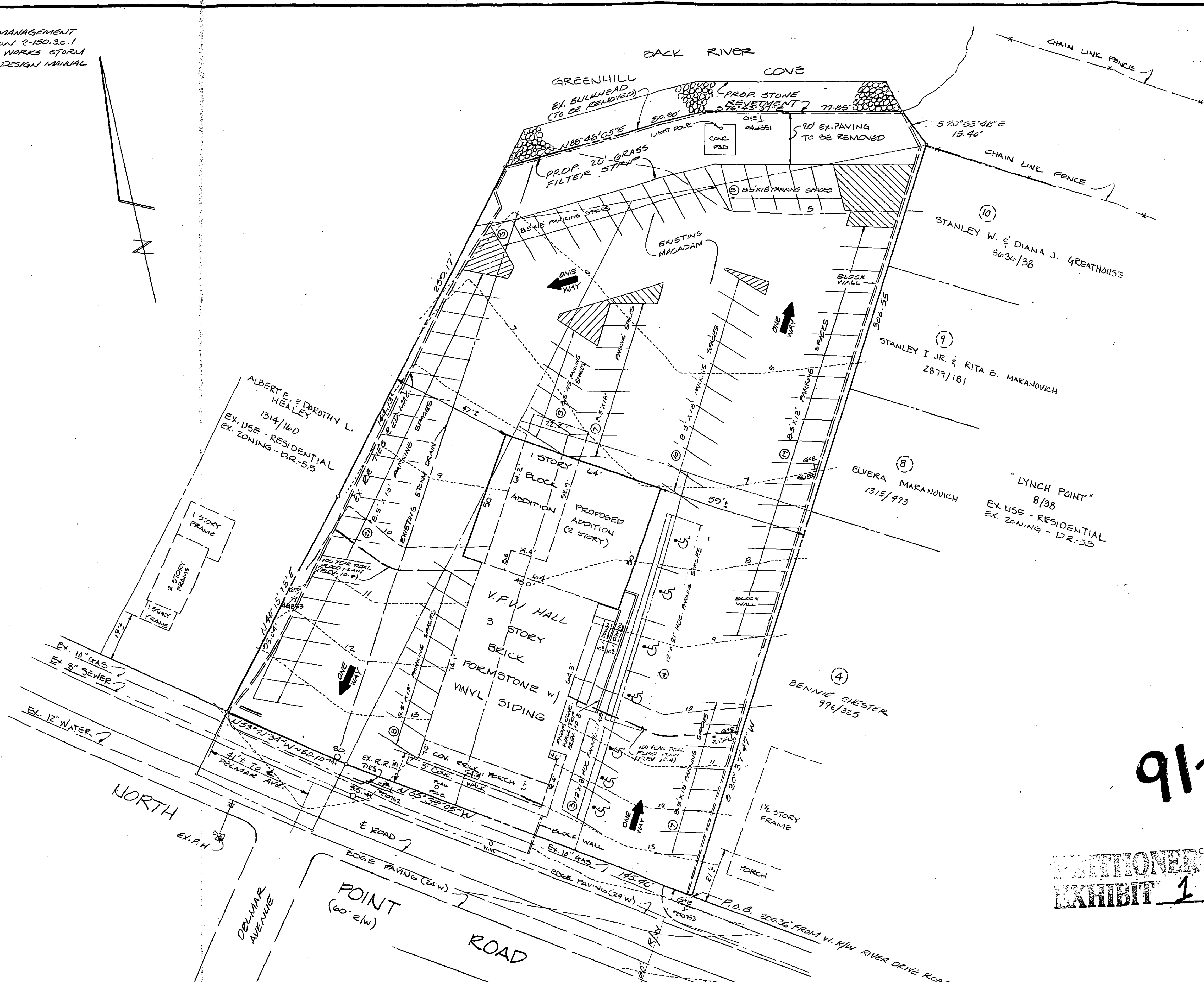
6606 NORTH POINT RD.  
 Address

**PETITIONER'S EXHIBIT 8**

91-295XA



NOTE: A WAIVER TO STORM WATER MANAGEMENT WILL BE REQUESTED AS PER SECTION 2-150.3c.1 OF THE BALTO. CO. DEPT. OF PUBLIC WORKS STORM WATER MANAGEMENT POLICY AND DESIGN MANUAL



**SITE DATA**

|                       |             |
|-----------------------|-------------|
| GROSS AREA OF SITE    | 1.255 Acs   |
| NET AREA OF SITE      | 1.125 Acs   |
| EX. BUILDING AREA     | 1190.5 s.f. |
| PROP. BUILDING AREA   | 1707.4 s.f. |
| PARKING REQUIRED *    | 106 SPACES  |
| PARKING PROPOSED      | 99 SPACES   |
| EX. ZONING            | DR-55       |
| COUNCILMANIC DISTRICT | 7           |

**PARKING TABULATION**

|                                  |                       |
|----------------------------------|-----------------------|
| LOUNGE = 1984 s.f. @ 20/1000     | = 99.2 SPACES         |
| DANCE HALL = 2760 s.f. @ 20/1000 | = 138.0 SPACES        |
| MTG ROOM = 2400 s.f. @ 20/1000   | = 120.0 SPACES        |
| OFFICES = 832 s.f. @ 20/1000     | = 41.6 SPACES         |
| <b>TOTAL SPACES REQUIRED</b>     | <b>= 105.91 (106)</b> |

**91-295-XA**

**SPECIAL EXCEPTION**  
 REQUESTING A SPECIAL EXCEPTION TO ALLOW AN EXISTING COMMUNITY BUILDING AND PROPOSED ADDITION THERETO PURSUANT TO BCZR SECTION 1801.C.G.

**APPLICANT'S EXHIBIT 1**

PLAT TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL EXCEPTION

6600 North Point Rd.  
 WELLS-MCCOMAS  
 V.F.W. POST 2678

BALTIMORE CO, MD 15<sup>TH</sup> ELECT. DIST.  
 SCALE: 1" = 20' NOVEMBER 28, 1990

**OWNER/DEVELOPER**  
 WELLS-MCCOMAS POST NO. 2678  
 VETERANS OF FOREIGN WARS OF THE UNITED STATES, INC.  
 % LOUIS CARALLE  
 2813 WELLS AVE.  
 BALTO., MD. 21219

#278  
 CRITICAL AREA

**McKEE & ASSOCIATES, INC.**  
 Engineering - Surveying - Real Estate Development  
 SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030  
 (301) 527-1555

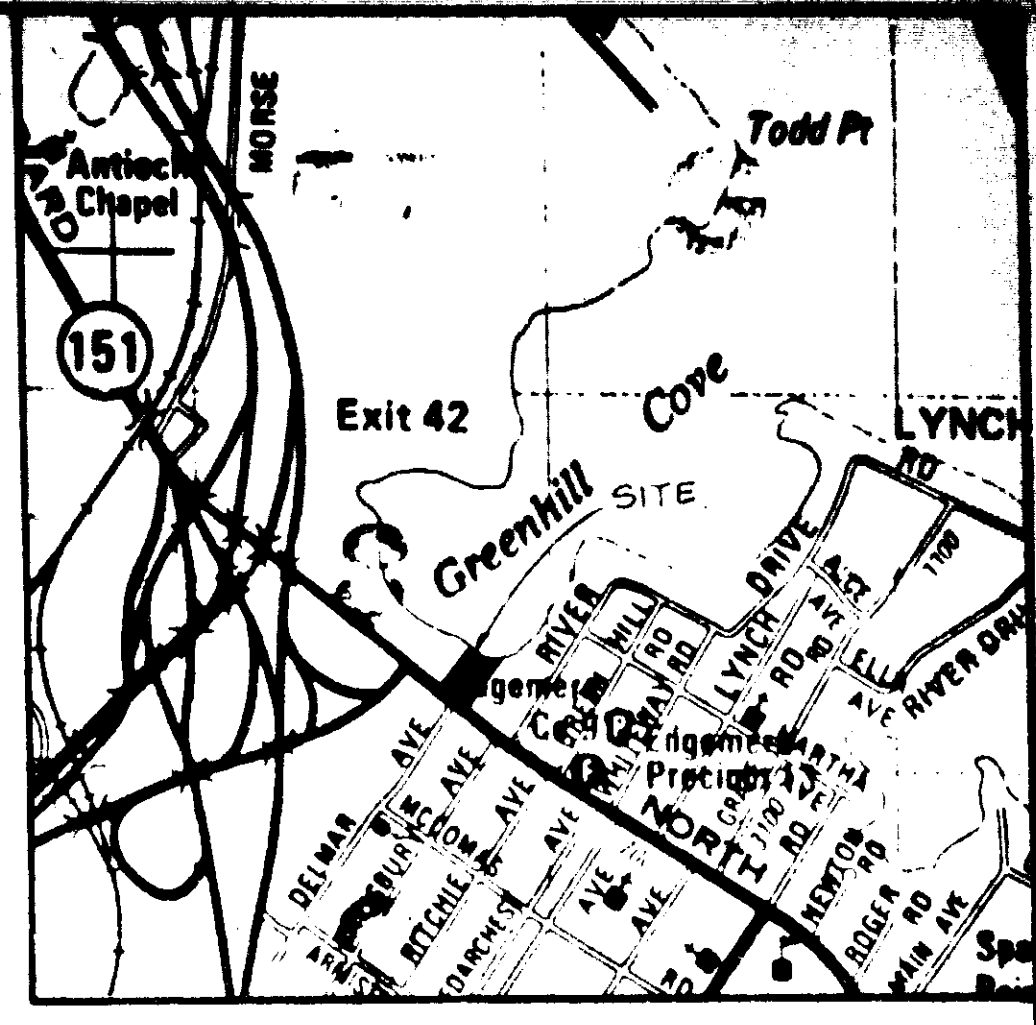
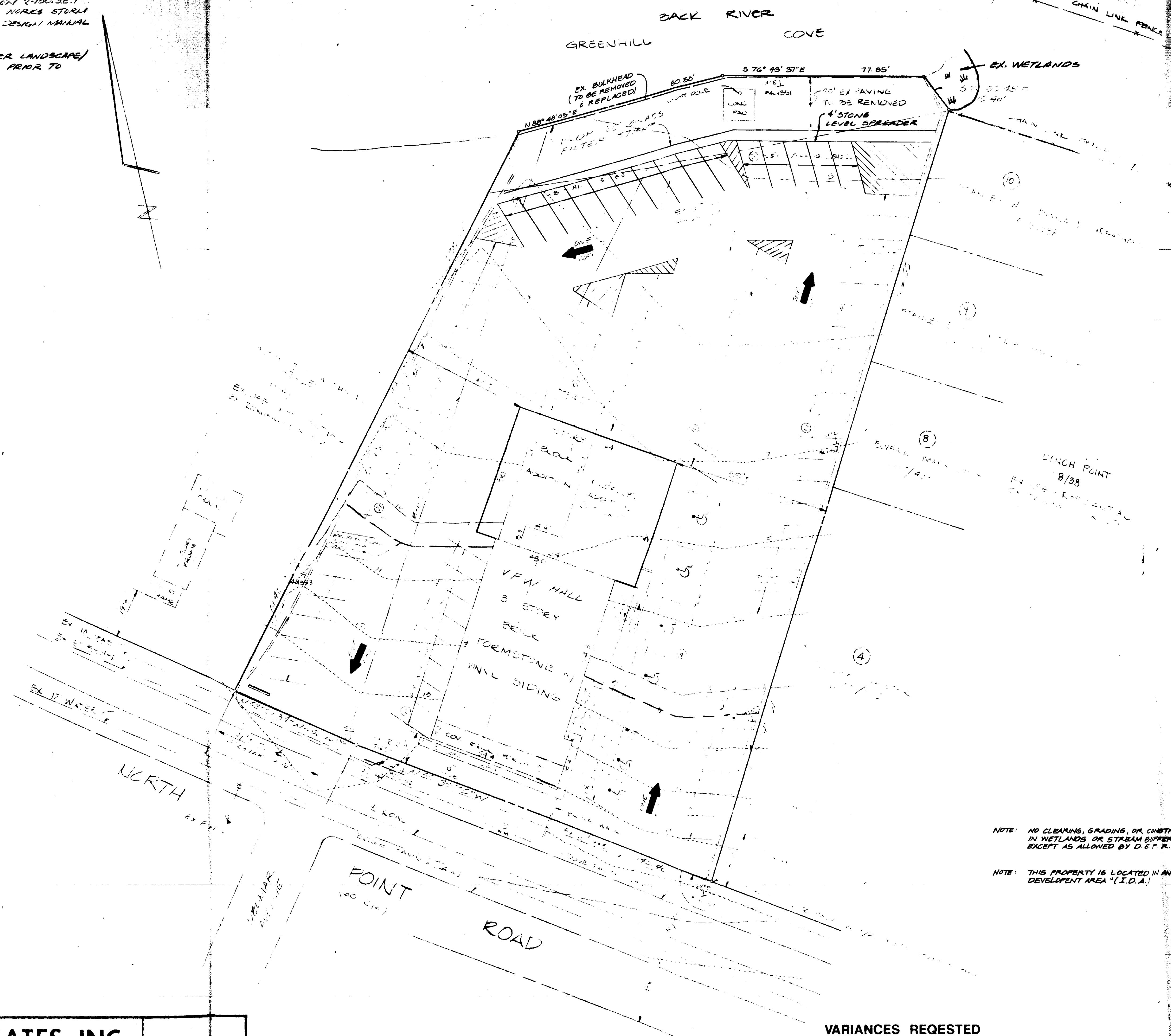
Computed by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Job Number: \_\_\_\_\_

NOTE: NO PREVIOUS COMMERCIAL PERMIT INFORMATION IS AVAILABLE  
 THERE ARE NO PREVIOUS ZONING HEARINGS FOR THIS PROPERTY.

**VARIANCES REQUESTED**  
 BCZR Sections 1802.2.B and 504.2 and CMOP Section V.B.2, Table 5-4, to permit, for an existing building, a front yard setback of 13 feet in lieu of the 40 feet required.  
 BCZR Section 413.1.e.(1) to permit existing, non-illuminated attached signs of 187.5 square feet, and an existing, non-illuminated free standing sign of 7 square feet (combined total of 114.5 square feet) in lieu of the 15 square feet permitted.  
 BCZR Section 409.5.A to permit a total of 99 parking spaces in lieu of the 106 spaces required.

NOTE: A WAIVER TO STORM WATER MANAGEMENT WILL BE REQUESTED AS PER SECTION 2-130.3c.1 OF THE BALTO. CO DEPT. OF PUBLIC WORKS STORM WATER MANAGEMENT POLICY AND DESIGN MANUAL

NOTE: LANDSCAPING SHALL BE AS PER LANDSCAPE/PLANTING PLAN TO BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.



|                |                     |
|----------------|---------------------|
| DISTURBED AREA | 9,415 SF OR 0.22 AC |
| CENSUS TRACT   | 4,520               |
| WATERSHED      | 21                  |
| SUBWATERSHED   | 4.9                 |

**PETITIONER'S EXHIBIT 9**

SPECIAL EXCEPTION

91-295XA

**CRITICAL AREA FINDINGS PLAN**

W. W. ...  
S. W. ...

MARCH 26, 1991  
TAX MAP 111 BLOCK 5 PARCEL 141

**McKee & Associates, Inc.**

SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY MARYLAND 21050  
(301) 527-1555

Computed by \_\_\_\_\_  
Drawn by \_\_\_\_\_  
Checked by \_\_\_\_\_  
James W. M. Fee Date \_\_\_\_\_  
(Maryland Registered No. 9077)

NOTE: NO PREVIOUS COMMERCIAL PERMIT INFORMATION IS AVAILABLE

THERE ARE NO PREVIOUS ZONING VIOLATIONS FOR THIS PROPERTY

**VARIANCES REQUESTED**

BCZR Sections 1602.2.B and 504.2 and COMF Section V.6.2, Table 4.1, permit, for an existing building, a front yard setback of 13 feet in lieu of the 40 feet required.

BCZR Section 413.1.e.(1) to permit existing, non-illuminated area signs of 107.5 square feet, and an existing, non-illuminated free standing sign of 7 square feet (combined total of 114.5 square feet) in lieu of the 15 square feet permitted.

BCZR Section 409.6.A to permit a total of 99 parking spaces in lieu of the 186 spaces required.





E-SW E-SE  
A-NW A-NE

1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
 Chairman, County Council

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

|  |                                     |                      |
|--|-------------------------------------|----------------------|
| SCALE<br>1" = 200'                           | LOCATION<br>NORTH POINT<br>EDGEMERE | SHEET<br>S.E.<br>5-H |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                     |                      |

CRITICAL AREA  
#278

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210