

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1995

Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Suite 26
Baltimore, Maryland 21227-1797

RE: Case No. 93-146-XA
Lansdowne Volunteer Fire Department

Dear Mr. Kountz:

Your letter of June 12, 1995 to Lawrence E. Schmidt, zoning commissioner for Baltimore County, has been referred to me for response.

Please be advised that in order for your request to be granted, your client, Lansdowne Volunteer Fire Department, by law, must file for a special hearing for the extension of the two year period.

To file for the special hearing, please call 887-3391 for an appointment.

If you have any further questions, please feel free to contact me at 887-3353.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON
Director
Department of Permits and
Development Management

AJ:ljb



LAW OFFICES OF
CHARLES E. KOUNTZ

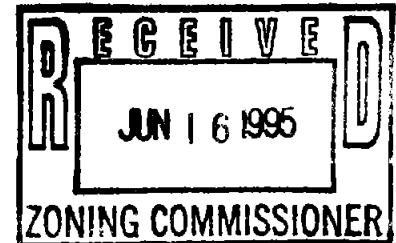
4367 Hollins Ferry Road-Suite 2C Baltimore, Maryland 21227-1797

410 242-0100

1-800-750-0934

FAX 410-242-0212

June 12, 1995



Lawrence E. Schmidt, Zoning Commissioner
for Baltimore County
400 Washington Avenue
Room 112
Towson, MD 21204

RE: Case No.: 93-146-XA
Lansdowne Volunteer Fire Department

Dear Mr. Schmidt:

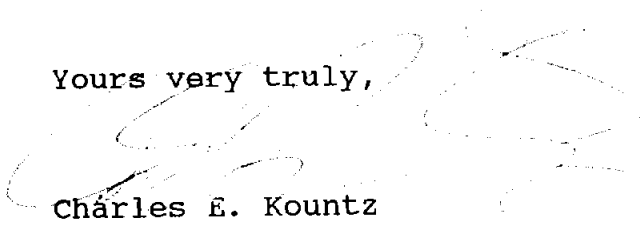
Please be advised that I represent the Lansdowne Volunteer Fire Department in reference to the above Special Exception. The County Board of Appeals approved the Special Exception on July 28, 1993. Since that period of time, the Department has been attempting to raise the necessary construction funds for the new firehouse.

Because of the harsh economic times, their fundraising activity has been slower than originally anticipated.

Therefore, under BCZR Section 502.3, I would respectfully request on their behalf an extension of the two year period for an additional two years to expire on July 28, 1997.

Thank you for your kind consideration in this request, I am

Yours very truly,


Charles E. Kountz

CEK/rb

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 21, 1995

Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Suite 26
Baltimore, Maryland 21227-1797

RE: Case No. 93-146-XA
Lansdowne Volunteer Fire Department

Dear Mr. Kountz:

Your letter of June 12, 1995 to Lawrence E. Schmidt, zoning commissioner for Baltimore County, has been referred to me for response.

Please be advised that in order for your request to be granted, your client, Lansdowne Volunteer Fire Department, by law, must file for a special hearing for the extension of the two year period.

To file for the special hearing, please call 887-3391 for an appointment.

If you have any further questions, please feel free to contact me at 887-3353.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the typed name.

ARNOLD JABLON
Director
Department of Permits and
Development Management

AJ:ljb



LAW OFFICES OF
CHARLES E. KOUNTZ

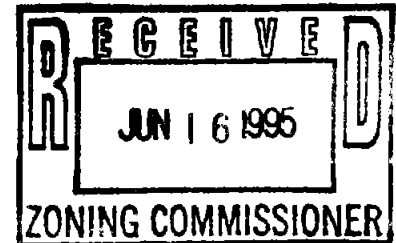
4367 Hollins Ferry Road-Suite 2C Baltimore, Maryland 21227-1797

410 242-0100

1-800-750-0934

FAX 410-242-0212

June 12, 1995



Lawrence E. Schmidt, Zoning Commissioner
for Baltimore County
400 Washington Avenue
Room 112
Towson, MD 21204

RE: Case No.: 93-146-XA
Lansdowne Volunteer Fire Department

Dear Mr. Schmidt:

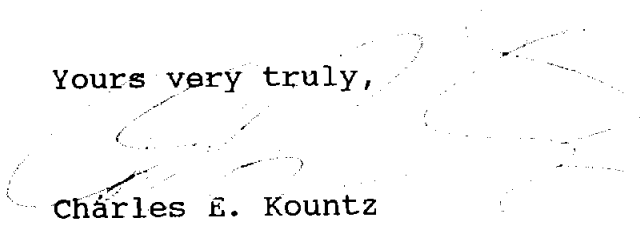
Please be advised that I represent the Lansdowne Volunteer Fire Department in reference to the above Special Exception. The County Board of Appeals approved the Special Exception on July 28, 1993. Since that period of time, the Department has been attempting to raise the necessary construction funds for the new firehouse.

Because of the harsh economic times, their fundraising activity has been slower than originally anticipated.

Therefore, under BCZR Section 502.3, I would respectfully request on their behalf an extension of the two year period for an additional two years to expire on July 28, 1997.

Thank you for your kind consideration in this request, I am

Yours very truly,


Charles E. Kountz

CEK/rb

IN THE MATTER OF THE
THE APPLICATION OF
LANDSDOWNE VOLUNTEER FIRE
DEPARTMENT (LESSEE)
(BALTIMORE COUNTY, MARYLAND)
(LEGAL OWNER)
FOR A SPECIAL EXCEPTION AND
VARIANCES ON PROPERTY LOCATED
ON THE NORTH SIDE HOLLINS
FERRY ROAD, NEC CHARLESTOWN
AVENUE, EXTENDED
(4250-54 HOLLINS FERRY ROAD)
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner in which the Petition for Special Exception and the Petitions for Variance were granted with restrictions. Appearing before the Board was the Petitioner, the Lansdowne Volunteer Fire Department, represented by Charles E. Kountz, Esquire. Appearing on his own behalf and representing himself was Appellant/Protestant, Hal Benson. This case was heard this day in its entirety.

Testifying for the Petitioner was James Mooney, who resides at 1313 Ryerson Circle. Mr. Mooney is a life member of the volunteer fire company. He is now treasurer and on the board of directors for the fire company and is the retired chief. He testified that this fire company is in existence since 1902 and is located in what is known as Old Lansdowne. He testified that in calendar year, 1992, the fire company responded to over 700 alarms and has responded to 550 alarms so far this year. He testified that the present facilities are totally inadequate and that the first

Case No. 93-146-XA Lansdowne Volunteer Fire Dept. 2
building was built in 1913 and the second building was built in 1932. He testified that this fire company saves Baltimore County \$35,000,000 - \$40,000,000 a year. He further testified that they have a 99-year lease on this 3 1/2 acre tract zoned D.R. 5.5 and that they want to erect a 4-bay engine house and administration building and an assembly hall to be used for fund-raisers. Upon cross-examination, he testified that the land was originally slated to be a shopping center and it was later purchased by the County for designated open space, but that the County had leased for 99 years the property to the fire company to upgrade their operation. Joseph Larson of Spellman, Larson and Associates, the engineer, testified that he drew up the plans, did a full field survey and entered as Petitioner's Exhibit #1, the drawing which is firm produced. He further testified that the hall requires 248 spaces and the remainder of the facility the other 63 spaces. It was his opinion that the requested 248 spaces were more than adequate, especially since the majority of these spaces would be used only on occasions when the assembly hall was being used. He further testified that a variance is needed for the Residential Transition Area (RTA) in only one tiny corner of the 3.5 acres. Since townhouses do not generate RTA requirements and only this one corner was affected by a single home and the variance requested would have no impact on the community, he answered specifically all requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR) and being in compliance. He also testified that Hollins Ferry Road was a 70-foot right of way with 24 feet of

Case No. 93-146-XA Lansdowne Volunteer Fire Dept. 3
paving and will ultimately be improved to 44 feet, that it was a major collection road, and that the proposal would create no congestion on this road. He also testified that a ditch that collects the run off water from the north bisects the property and creates the need for the relocation of the wet lands so created to some other site, and that DEPRM had agreed to this relocation. He also testified that this run off water under the present proposal would be directed by pipe to a storm water drain.

Paul Reinke appeared and testified as a representative of the Lansdowne Business Association, and that the business association strongly recommended the use of this site for the relocation of the fire department.

Father Steven Gerard appeared and testified in favor of the proposal. He noted that he was president of the local recreation areas, and that most of these areas are presently under-utilized for parks and also testified that Recreation & Parks has approved the site for the proposed use as a fire department.

This concluded the witnesses for the Petitioner.

Hal Benson testified as to his reasons for opposing the proposed use of the property as a fire company. He testified that the neighborhood was mostly all townhomes and that this use would be a detriment to the area. He testified that the noise already in existence was bothersome and that additional traffic and trucks would create more noise. He further testified that it was his opinion that the increased traffic would create a hazard on Hollins Ferry Road. He also testified that it was his opinion that a

Case No. 93-146-XA Lansdowne Volunteer Fire Dept. 4
volunteer fire company on this site would reduce his property values and that he was fearful of the possible consequences of affairs held at the assembly hall. It was his opinion that the fire protection was already adequate and that once this park area is lost to the County, it is lost forever and that alternate sites should be further explored. This concluded the testimony in this case.

The Board is sympathetic to Mr. Benson's concerns. It is readily recognizable that an open space lot across the street from your residence is preferable to a volunteer fire station. However, from the testimony and evidence received, we find as a fact from the testimony of Mr. Larson and Mr. Mooney that all the requirements of Section 502.1 of the BCZR have been met. The Board will note especially that Baltimore County has granted a 99 year lease for this use and that Recreation & Parks had unanimously approved the proposed use. The proposed use of this site will permit better coverage of emergencies in the area and would also permit the fire company to institute emergency medical service vehicles. The Board will find that the variance for RTA will have no negative impact on the neighborhood and should be granted. The Board will find also that the proposed 248 parking spaces will be more than adequate. The bulk of these parking spaces would only be used when there is an affair at the assembly hall. The Board will also note in this opinion that Hollins Ferry Road in the area the site is to be widened and that the access has been approved. The Board will also note of this opinion that the use of the 248

Case No. 93-146-XA Lansdowne Volunteer Fire Dept. 5
parking spaces would only occur for a brief period of time prior to an affair at the assembly hall and at the conclusion of an affair at the assembly hall and that these will occur during off-peak hours.

In consideration of all the above testimony and evidence, the Board will find as a fact that the Special Exception as portrayed on Petitioner's Exhibit #1 should be granted and the Variance to allow 248 parking spaces in lieu of the required 301 be granted and that the Variance to the RTA buffer zone in the northwest corner be granted.

ORDER

IT IS THEREFORE this 27th day of July, 1993 by the County Board of Appeals of Baltimore County

ORDERED that the special exception for a volunteer fire station complex and assembly hall on the subject site be and is hereby GRANTED; and it is further

ORDERED that the variance to allow 248 parking spaces in lieu of the required 301 parking spaces be and the same is hereby GRANTED; and it is further

ORDERED that the variance to the RTA buffer zone in the northwest corner be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
C. William Clark, Esquire
S. Diane Levero



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

July 28, 1993

Mr. Hal Benson
3100 Ryerson Circle
Baltimore MD 21227-4738

RE: Case No. 93-146-XA
LANDSDOWNE VOLUNTEER FIRE DEPARTMENT

Dear Mr. Benson:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Charlotte E. Radcliffe
Charlotte E. Radcliffe
Legal Secretary

encl.

cc: Michael D. Weldon
Charles E. Kountz, Esquire
Joseph L. Larson
James Mooney
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM
Stanley J. Schapiro, Deputy County Attorney

IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND ZONING VARIANCE
N/S Hollins Ferry Road, NEC
Charlestown Ave., extended
4250-54 Hollins Ferry Road
13th Election District
1st Councilmanic District
Legal Owner: Baltimore County, Md.
Lessee: Lansdowne Volunteer Fire
Department
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 93-146XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Variance for that property located at 4250-54 Hollins Ferry Road in the Lansdowne section of Baltimore County. The Petitioner is identified on the site plan as Baltimore County, Maryland, the Legal Owner of the subject site, and the Lansdowne Volunteer Fire Department, Lessee. This volunteer fire department has entered into a long term lease with Baltimore County for the property.

As to the Petition for Special Exception, approval is sought for a volunteer fire station complex and assembly hall on the property. As to the Petition for Variance, relief is requested from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 248 parking spaces in lieu of the required 301 spaces for a volunteer fire department facility with an assembly hall. Relief is also requested from Sections 1801.B.1.b.1 and 1801.B.1.c.2 of the B.C.Z.R. to eliminate the required R.T.A. buffer and setbacks.

Numerous witnesses appeared and testified on behalf of the Petition.

They included James D. Mooney, who has a long association with the Lansdowne Volunteer Fire Department and presently serves as the Chief Emeritis of that organization. Also testifying on behalf of the Petition was Joseph C. Bayer, Sr., of the Lansdowne Business Association and Rosemary E. Miller of the Lansdowne Improvement Association. Testimony was also received from Joseph Larson, of Larson, Spellman and Associates, the Civil Engineers/Land Surveyors who prepared the plat to accompany the Petitions. This plat was received into evidence as Petitioner's Exhibit No. 1. The Petitioner was represented by Charles E. Kountz, Esquire. Appearing in opposition to the request was Hal Benson, who resides immediately across from the subject site at 3100 Ryerson Circle.

Mr. Larson testified and presented the plan. He stated that the site is 3.5 acres (+/-) in area and is zoned D.R.5.5. It is situated on the north side of Hollins Ferry Road in Lansdowne. Mr. Larson noted that the Petitioner desires to construct an assembly hall, engine house building, and an administrative building on site. Further, the property will be improved with a parking lot to serve these buildings. Mr. Larson also noted that, pursuant to Section 1801.1.C of the B.C.Z.R., the proposed use requires a special exception. He testified as to his opinion that the proposed use would not be detrimental to the health, safety and general welfare of the locale. He addressed the various requirements for a Special Exception set forth in Section 502.1 of the B.C.Z.R. and stated that the Petitioner has satisfied those standards.

As to the variances, Mr. Larson believes that they should also be granted. He stated that the number of parking spaces provided will easily satisfy the parking requirements for the proposed use. He noted that there is more than sufficient employee and guest parking. He also observed that

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-8190
Number: **93-146XA**
(SPX RETURN ONLY)

DATE: 11/24/92

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

RE: Case No. 93-146-XA (Item 151)
4/8 Hollins Ferry Road, MD Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmatic
Legal Owner(s): Baltimore County
Lessee: Lansdowne Volunteer Fire Department
HEARING: TUESDAY, DECEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 100.65 is due for advertising and posting of the above captioned property and hearing date.

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

Please forward your check via REGISTER mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

04AD4#0032M1CHRC \$285.00
B6 C003+00PH01-21-93
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-8190
Number: **93-146**

DATE: 12/8

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

RE: Case No. 93-146-XA (Item 151)
4/8 Hollins Ferry Road, MD Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmatic
Legal Owner(s): Baltimore County
Lessee: Lansdowne Volunteer Fire Department
HEARING: TUESDAY, DECEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 100.65 is due for advertising and posting of the above captioned property and hearing date.

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

Please forward your check via REGISTER mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

04AD4#0027M1CHRC \$100.65
B6 C003+01PM12-09-92
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 11/24/92

Lansdowne Volunteer Fire Department
140 Lancers Avenue
Baltimore, Maryland 21227

RE: Case No. 93-146-XA (Item 151)
4/8 Hollins Ferry Road, MD Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmatic
Legal Owner(s): Baltimore County
Lessee: Lansdowne Volunteer Fire Department
HEARING: TUESDAY, DECEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 100.65 is due for advertising and posting of the above captioned property and hearing date.

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

Please forward your check via REGISTER mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOV 04 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-146-XA (Item 151)
4/8 Hollins Ferry Road, MD Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmatic
Legal Owner(s): Baltimore County
Lessee: Lansdowne Volunteer Fire Department
HEARING: TUESDAY, DECEMBER 8, 1992 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a volunteer fire station complex and assembly hall.
Variance to allow 248 parking spaces in lieu of the required 301 parking spaces for a volunteer fire department facility with assembly hall; to eliminate the required R.T.A. buffer and setbacks.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

cc: Stanley J. Schapiro, Esq.
Charles E. Kountz, Esq.
Michael D. Walden
Joseph L. Larson

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 30, 1992

Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Baltimore, MD 21227

RE: Case No. 93-146-XA, Item No. 151
Petitioner: Baltimore County/Lansdowne Volunteer Fire Department
Petition for Variance and Special Exception

Dear Mr. Kountz:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4 (SI) (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David A. Ramsey 11/5/92
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 848-5451 D.C. Metro - 1-800-482-5042 Statewide Toll Free
787 North Calvert St., Baltimore, Maryland 21203-0717

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Baltimore County/Lansdowne Volunteer Fire Department
Petitioner's Attorney: Charles E. Kountz

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 4 (SI) (LJG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David A. Ramsey 11/5/92
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 848-5451 D.C. Metro - 1-800-482-5042 Statewide Toll Free
787 North Calvert St., Baltimore, Maryland 21203-0717

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Baltimore County/Lansdowne Volunteer Fire Department
Petitioner's Attorney: Charles E. Kountz

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: November 18, 1992

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

SUBJECT: Lansdowne Volunteer Fire Department

INFORMATION:
Item Number: 151
Petitioner: Lansdowne Volunteer Fire Department
Property Size: 3.50 acres
Zoning: DR 5.5
Requested Action: Variance, Special Exception
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Exception for a Volunteer Fire Station Complex and Assembly Hall and a variance to allow 248 parking spaces in lieu of the required 301 parking spaces for a volunteer fire department facility with assembly hall; to eliminate the required RTA buffer and setbacks.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request subject to the following conditions:

1. A landscape plan must be submitted and approved before any building permits are issued. The Office of Planning and Zoning will not support any waivers from the requirements of the Landscape Manual.
2. The plan must be in compliance with Division 3,4, and 5 of the Baltimore County Development Regulations.

Prepared by: Frances Morley
Division Chief: Emma McDaniel
EMCD/PM:rdn

Rec'd 11/23/92

151.ZAC/ZAC1

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 25, 1991

FROM: J. Lawrence Pilon, DEPRM
Development Coordinator, DEPRM

SUBJECT: Zoning Item #151
Lansdowne Volunteer Fire Department
4250-4254 Hollins Ferry Road
Zoning Advisory Committee Meeting of November 9, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

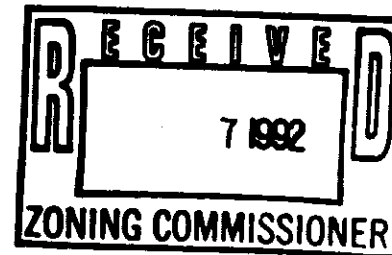
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This project is currently being reviewed as a variance request by the EIRD. If the variance is granted, the developer must comply with all conditions of the approval.

LP:sp
LANSO/TXTSPP

Rec'd 11/24/92

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204



RE: Property Owner: BALTIMORE COUNTY LANSOWNE VOLUNTEER
FIRE DEPARTMENT

Location: #4250-54 HOLLINS FERRY ROAD

Item No.: + 151 (LUG) Zoning Agenda: NOVEMBER 9, 1992

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*
Planning Group
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Mgmt. Date: November 13, 1992

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Division

SUBJECT: Zoning Advisory Committee Meeting
for November 16, 1992
Item No. 151
Lansdowne Volunteer Fire Company

The Developers Engineering Division has reviewed the subject zoning item and we offer the following comments:

This site is exempt from the requirements of Division 2 of the Development Regulations under Section 26-171 (a)(8). The following comments are applicable to and must be addressed in conjunction with building permit approval.

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The schematic highway design as submitted is satisfactory for paving width and configuration.

The Developer is responsible for the full cost of all highway and storm drain construction.

GENERAL COMMENTS: (Con't)

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

In accordance with Bill No. 18-90, Section 26-276, dredging, filling or construction in any wetland is prohibited.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards. Bench marking requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Hollins Ferry Road is an existing road which shall ultimately be improved as a 44-foot street cross-section on a 70-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

HIGHWAY COMMENTS: (Con't)

- The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1" = 5' horizontal to 1" = 5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The paving thickness shall conform with Baltimore County Standards and requirements.

Security is required covering the cost of the curb and gutter and paving fronting on the lots that have both existing water and sewer.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Hollins Ferry Road will require a specially designed paving section based on soil conditions and anticipated traffic volume. The Developer shall be responsible for obtaining the required design data and submitting a recommended paving section, along with supporting data, for review and approval by Baltimore County.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility.

HIGHWAY COMMENTS: (Con't)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site, including State roads as applicable. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

Charleston Avenue is not required to be extended at this time; however, the Developer's Engineer must design and submit a profile of it. After approval, it shall be used as a guide for grading the west side of the site. Doing this now will avoid any conflicts which may arise when Charleston Avenue is extended.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Con't)

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Sediment control provisions will be required for the building permit application and for any grading involved.

The runoff entering the site at the northeast corner must be conveyed through the site in a public drain to the existing junction chamber in Hollins Ferry Road.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

WATER AND SANITARY SEWER COMMENTS: (Con't)

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Building Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The Developer shall contact the Bureau of Public Services on 887-3321 for information on obtaining water service where the meter required is 3" or less, or the Developers Engineering Division on 887-3751 for water service requiring meters 4" and larger.

LANDSCAPE COMMENTS:

This project is subject to the Landscape Manual. The submitted plan does not meet the 7% parking lot interior for landscaping nor the 10' landscape strip/setback against the right-of-way and adjacent residential property.

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

RWB:DAK:pab

cc: File

LVFC/PB_COMH2

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 8, 1993

Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance
N/S Hollins Ferry Road, NEC Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmanic District
LEGAL OWNER: BALTIMORE COUNTY, MARYLAND
LESSEE: LANSOWNE VOLUNTEER FIRE DEPARTMENT
Case No. 93-146XA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on January 21, 1993 by Hal Benson, Protestant. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Arnold Jablon
Arnold Jablon - Director
Zoning Administration and
Development Management

Adj:ccr
cc: Michael D. Weldon - Lansdowne Volunteer Fire Dept.
140 Laverne Avenue, Baltimore, MD 21227
Stanley J. Schapiro - 400 Washington Avenue, Towson, MD 21204
Joseph L. Larson - 105 W. Chesapeake Avenue, Towson, MD 21204
Hal Benson - 3100 Ryerson Circle Baltimore, MD 21227-4738
People's Counsel - 400 Washington Avenue, Towson, MD 21204

APPEAL

Petition for Special Exception and Zoning Variance
N/S Hollins Ferry Road, NEC Charlestown Avenue, extended
4250-54 Hollins Ferry Road
13th Election District - 1st Councilmanic District
LEGAL OWNER: BALTIMORE COUNTY, MARYLAND
LESSEE: LANSOWNE VOLUNTEER FIRE DEPARTMENT
Case No. 93-146XA

Petition(s) for Special Exception and Zoning Variance
Description of Property
Certificate of Posting
Certificate of Publication
Entry of Appearance of People's Counsel (None submitted)
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments (Included with ZAC Comments)
Petitioner(s) and Protestant(s) Sign-In Sheets
Petitioner's Exhibits: 1. Plat to accompany petition
Protestant's Exhibits: 1 "A" - Partial list of concerns
2 - 4 - Several photographs of area
Zoning Commissioner's Order dated December 23, 1992 (Granted)
Notice of Appeal received on January 21, 1993 from Hal Benson, Protestant

cc: Michael D. Weldon - Lansdowne Volunteer Fire Dept.
140 Laverne Avenue, Baltimore, MD 21227
Stanley J. Schapiro - 400 Washington Avenue, Towson, MD 21204
Joseph L. Larson - 105 W. Chesapeake Avenue, Towson, MD 21204
Hal Benson - 3100 Ryerson Circle Baltimore, MD 21227-4738
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM
Public Services

5/12/93 -Notice of Assignment for hearing scheduled for Tuesday, July 20, 1993 at 10:00 a.m. sent to following:

Hal Benson
Charles E. Kountz, Esquire
Michael D. Weldon
Lansdowne Volunteer Fire Department
Joseph L. Larson
Stanley J. Schapiro, Deputy County Attorney
People's Counsel for Baltimore County
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue
May 12, 1993

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 93-146-XA
LANSOWNE VOLUNTEER FIRE DEPARTMENT (Lessee)
(Baltimore County, Maryland /Legal Owner)
N/S Hollins Ferry Road, NEC Charlestown Avenue, extended (4250-54 Hollins Ferry Rd)
13th Election District
1st Councilmanic District
SE -Volunteer fire station complex and assembly hall;
VAR -to allow 248 parking spaces in lieu of required 301; to eliminate required RTA buffer and setbacks.
12/23/92 -Z.C.'s Order in which Petition for Special Exception and Petition for Variances GRANTED with restrictions.

ASSIGNED FOR: TUESDAY, JULY 20, 1993 AT 10:00 a.m.

cc: Hal Benson Appellant /Protestant
Charles E. Kountz, Esquire Counsel for Petitioner
Michael D. Weldon Lessee /Petitioner
Joseph L. Larson
Stanley J. Schapiro, Deputy County Attorney
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy H. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 2, 1993

Charles E. Kountz, Esquire
4367 Hollins Ferry Road, Suite 2C
Baltimore, MD 21227

RE: Case No. 93-146-XA
Lansdowne Volunteer Fire Assn. /Petitioner

Dear Mr. Kountz:

In response to your letter dated March 1, 1993, and to confirm our telephone conversation this date, the above-referenced matter has not yet been scheduled for hearing before the Board of Appeals. When a hearing date has been assigned, notification will be sent to all interested parties. I have verified that both you and your client are included within the case file.

Should you have any additional questions, please call me at 887-3180.

Very truly yours,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

cc: Phyllis Cole Friedman, Esquire
Stanley J. Schapiro, Deputy County Attorney
Mr. Hal Benson
Chief James D. Mooney
Michael D. Weldon,
Lansdowne Volunteer Fire Dept.

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 16, 1993

Ronald A. Decker, Esquire
MOORE, CARNEY, RYAN & LATFANZI
4111 E. Joppa Road, Suite 201
Baltimore, MD 21236

Re: Case No. CBA-92-101
ReVisions, Inc.

Dear Mr. Decker:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: R. Scott Graham, MA, MBA
ReVisions, Inc.
Ms. Judi Ollinger
Captain James Boyd, Fire Department
Inspector Zachary Stith, Fire Department
William O. Jensen, Jr., Asst. County Attorney

Baltimore County Government
County Executive's Office

Roger B. Hayden
County Executive

400 Washington Avenue
Towson, Maryland 21204
887-2450

August 19, 1993

Mr. Hal Benson
The Greater Bloomsfield, Lansdowne, Riverview Association
c/o 3100 Ryerson Circle
Baltimore, MD 21227-4738

RE: Traffic Safety
Hollinsferry Road near
Ryerson Circle
Case No. 93-146-XA

Dear Mr. Benson:

I am in receipt of your recent letter, faxed to my office and received on July 26, 1993.

There is no question that the concerns you have raised in the past, and those which you raise now, are serious and deserve consideration.

However, it is my understanding that the matter of the Lansdowne Volunteer Fire Department has been reviewed after a public hearing before the Zoning Commissioner, and, most recently, by the Board of Appeals. I do not know at this time the decision the Board has reached, but the law requires that there be a quasi-judicial review before the proposed fire hall can be approved, and that the impact on traffic be considered. I have no authority under law to intervene in this process. Certainly, if the Board approves the fire hall, an appeal may be filed with the courts.

I cannot deny permits nor grant permits which will be solely within the jurisdiction of the judicial system. If the fire hall is approved, then certainly the county will do whatever is necessary to provide a safe road network.

While I understand completely your opposition to the fire hall, your opposition has been expressed to the Zoning Commissioner and the Board.

5/12/93
Mr. Stealey:

Telephone call from Mr. Hal Benson --sign has been down for some time for Case No. 93-146-XA /Lansdowne Volunteer Fire Department.
N/S Hollins Ferry Road, NEC Charlestown Avenue, extended (4250-54 Hollins Ferry Road)
13th Election District

Scheduled for hearing in July.

kathi

Note: This was re-posted on April 9. (?)

Received request from neighbor in sign needs to be put up - it's been knocked down.

93-146-XA
do not set week of 6/12 thru 6/16 / sched conflict for Petitioner

Lansdowne Vol Fire Co /Lessee (Baltimore Co /Property Owner)
N/S Hollins Ferry Rd, NEC Charlestown Ave, extended (4250-4254 Hollins Ferry Road)

SE -vol fire station complex & assembly hall;
VAR -Parking spaces; RTA buffer; setbacks
13th E; 1st C

1/21/93

5/05/93

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 19, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 9, 1992

ITEM NUMBER: 151

All subsequent plans must be revised as attached.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lva

RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
N/S Hollins Ferry Rd., NEC : OF BALTIMORE COUNTY
Charlestown Ave., extended (4250-54 Hollins Ferry Rd.) : Zoning Case No. 93-146-XA
13th Election District :
1st Councilmanic District :
LEGAL OWNER: BALTIMORE COUNTY, MD.; LESSEE: LANSOWNE VOLUNTEER FIRE DEPARTMENT :

ENTRY OF APPEARANCE

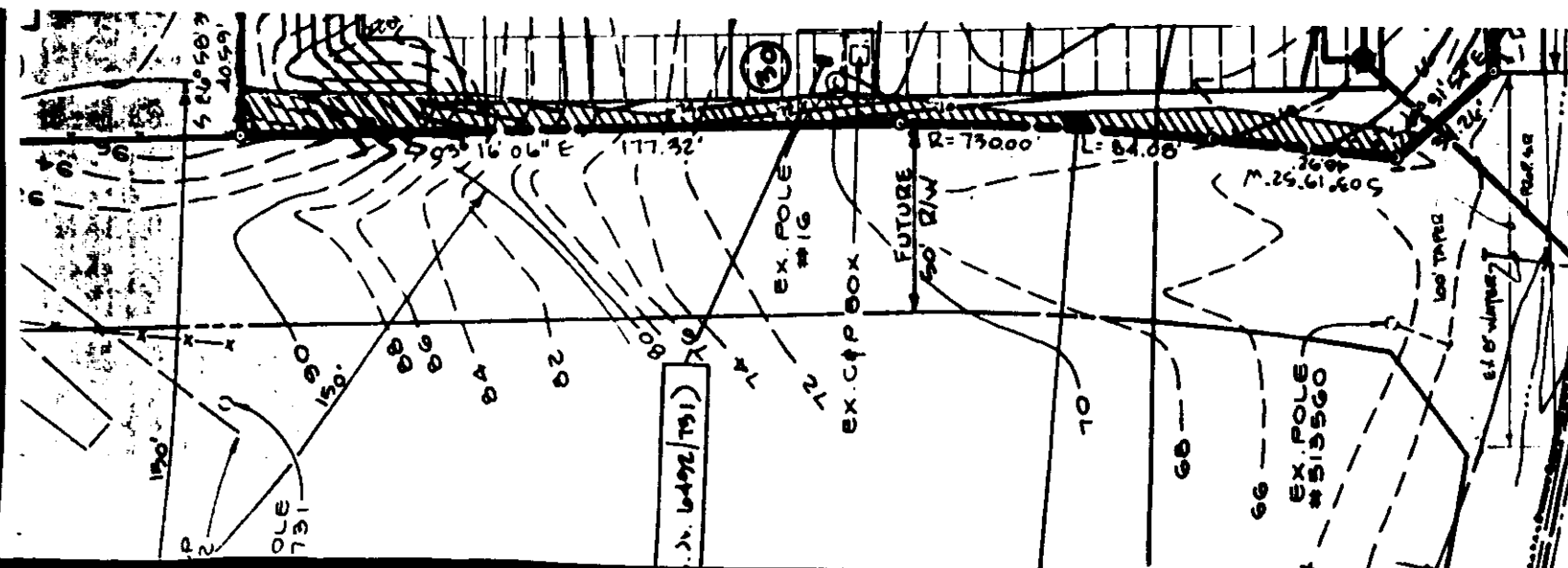
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 11th day of February, 1993, a copy of the foregoing Entry of Appearance was mailed to Charles E. Kountz, Esquire, 4367 Hollins Ferry Rd., Baltimore, MD 21227; Stanley J. Schapiro, Esquire, Deputy County Attorney, 2nd Floor, 400 Washington Ave., Towson, MD 21204; and Mr. Hal Benson, 3100 Ryerson Circle, Baltimore, MD 21227-4738.

Phyllis Cole Friedman
Phyllis Cole Friedman



RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
N/S Hollins Ferry Rd., NEC : OF BALTIMORE COUNTY
Charlestown Ave., extended (4250-54 Hollins Ferry Rd.) : Zoning Case No.: 93-146-XA
13th Election District :
1st Councilmanic District :
LEGAL OWNER: BALTIMORE COUNTY, MARYLAND :
LESSEE: LANSOWNE VOLUNTEER FIRE DEPARTMENT :

ENTRY OF APPEARANCE

Please enter the appearance of Charles E. Kountz in the above-captioned matter, on behalf of the Petitioner, Lansdowne Volunteer Fire Association No. 1, Inc. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Charles E. Kountz
Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Suite 2C
Baltimore, MD 21227
(410) 242-0100

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17 day of March, 1993, a copy of the foregoing Entry of Appearance was mailed, postage prepaid to Phyllis Cole Friedman, People's Counsel for Baltimore County, Room 47, Courthouse, 400 Washington Avenue, Towson, Maryland, 21204; Stanley J. Schapiro, Esquire, Deputy County Attorney, 2nd Floor, 400 Washington Avenue, Towson, Maryland, 21204; and Mr. Hal Benson, 3100 Ryerson Circle, Baltimore, Maryland, 21227-4738.

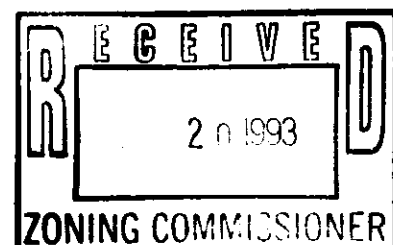
Charles E. Kountz
Charles E. Kountz

LAW OFFICES OF
CHARLES E. KOUNTZ
4367 HOLLINS FERRY ROAD
SUITE 2C
BALTIMORE, MD 21227-1797

Case 93-146-XA

A.D. Baker & Associates
11329 Little Patuxent Parkway, Suite 325, Columbia, Maryland 21044 / (410) 715-0727 / FAX (410) 715-0828

July 16, 1993



Baltimore County Zoning Office
400 Washington Ave, Room 113
Baltimore, Md. 21204

RE: CASE#: 93-146-XA

Dear Sir or Madam:

Please find enclosed, the original copy of the Proof(s) and/or Affidavit(s) of service, in regards to the aforementioned case. We would request that same be filed with the above.

Service was completed by our server, A. Dean Baker on:

1. Frances J. Wallace at, 401 Bosley Ave., Towson, Md. 21204
Authorized to accept for, P. David Fields-Director, Planning & Zoning

On the date and time described within. A copy of the enclosed document(s) has/have been forwarded to the attorney(s) in this case, Charles Kountz, Esq., 4367 Hollins Ferry Rd., Baltimore, Md. 21227

Thank You,

Dean Baker
Dean Baker
A.D. BAKER & ASSOCIATES
SPECIAL PRIVATE PROCESS SERVERS

Enclosures
Db/lav

"PROCESS SERVICE WITH SERVICE"

LANSOWNE VOLUNTEER FIRE DEPT. : BEFORE THE
Baltimore County, Md./Legal owner : BALTIMORE COUNTY
4250 Hollins Ferry Rd., 13th. Election : ZONING COMMISSIONER
District, 1st. Councilmanic District :
CASE#: 93-146-XA

AFFIDAVIT

The undersigned hereby certifies as follows:

- That I am a competent person over 18 years of age and not a party to the above action.
- That I served upon: FRANCES J. WALLACE - AUTHORIZED TO ACCEPT FOR P. DAVID FIELDS - DIRECTOR

SEX: FEMALE RACE: BLACK HAIR: BLACK EYES: BROWN
APPROXIMATE HEIGHT: 5'-9" APPROXIMATE WEIGHT: 160-180 LBS.
APPROXIMATE AGE: 35-40 YRS.

on the 16 TH day of JULY, 1993 at 12:15 P.M.
at: BALTIMORE CO. ZONING OFFICE, 401 BOSLEY AVE. TOWSON, MD. 21204

by delivering and leaving with the person served a copy of the following:

SUBPOENA DUCES TECUM

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein, are true and correct to the best of my knowledge, information and belief.

A. Dean Baker
A. DEAN BAKER
SPECIAL PRIVATE PROCESS SERVER
A.D. BAKER & ASSOCIATES
11329 LITTLE PATUXENT PKWY., SUITE 325
COLUMBIA, MARYLAND 21044
410-715-0727

Not needed 7/20 11:45
wer
63-72 93

LANSOWNE VOLUNTEER FIRE DEPT (Lessee) : BEFORE THE
(Baltimore County, Maryland/Legal Owner) : BALTIMORE COUNTY
N/S Hollins Ferry Road, :
NEC Charlestown Road, extended (4250-54 Hollins Ferry Road) : ZONING COMMISSIONER
13th Election District :
1st Councilmanic District :
Case No.: 93-146-XA

SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum to be directed to and served upon the Custodian of Records of the Office of Planning and Zoning, 401 Bosley Avenue, Room 406, Towson, Maryland, 21204, commanding him to be and appear on Tuesday, July 20, 1993 at 10:00 a.m., Hearing Room No. 48, Old Courthouse, 400 Washington Avenue, Towson, Maryland, 21204, and to have with him the following: The complete zoning file, including, but not limited to, all staff comments and documentation concerning its approval of the Special Exception filed by Lansdowne Volunteer Fire Department which was approved by the Zoning Commissioner on December 23, 1992.

Serve on: P. David Fields
Director of Zoning
Office of Planning and Zoning
401 Bosley Avenue
Suite 406
Towson, Maryland 21204

Charles E. Kountz
Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Suite 2C
Baltimore, Maryland 21227
(410) 242-0100

RECEIVED
15 1993
ZONING COMMISSIONER

Mr. Sheriff,
Please issue the above Subpoena Duces Tecum.

Charles E. Kountz
Charles E. Kountz
Zoning Commissioner

LAW OFFICES OF
CHARLES E. KOUNTZ
4367 HOLLINS FERRY ROAD
SUITE 2C
BALTIMORE, MD 21227-1797

MAIDEN CHOICE COMMUNITY ASSOCIATION
P.O. Box 18262, Halethorpe, Maryland 21227

July 16, 1993

TO: Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: Case # 93-146-XA
Hearing Date: 7/20/93
Lansdowne Volunteer Fire Dept.

The purpose of this letter is to oppose the request of the Lansdowne Volunteer Fire Department to use the acreage known as the Hollins Ferry Locality Park for their new location. This opposition is based on the following:

- This acreage was purchased as public open space land with taxpayer's money. The residents of Lansdowne worked very hard to have a park put on this land and wish to keep it.
- The move of the Lansdowne Volunteer Fire Department to this acreage does not add any additional fire protection to the Lansdowne area. In fact, it moves this firehouse away from the higher density center of Lansdowne and places it quite close to an existing Baltimore County Fire House (The BCF is located less than 2 miles away on Washington Blvd at Hammonds Farm Road.)
- As we have observed the area, it appears that the entrance to the new Lansdowne Fire House will open onto Hollins Ferry Road directly opposite a residential neighborhood. In addition to fire equipment noise which we all understand and appreciate, there will be an added nuisance factor - the 420 lb. assembly in which the Lansdowne Volunteer Fire Department plans to build.

It is insensitive and inappropriate for the Lansdowne Volunteer Fire Department to ask the residents of Lansdowne to tolerate the noise, vibrations and "light pollution" that commonly accompany fire equipment and fire department fundraisers. (Casino, etc.)

The Greater Bloomsfield, Lansdowne, Riverview Association, INC.
c/o 3100 Ryerson Circle
Baltimore, Maryland 21227-4738
Telefax - 410-247-9756

Roger B. Hayden
County Executive
Court House
Towson, Maryland 21204

REFERENCE: TRAFFIC SAFETY ON HOLLINSFERRY ROAD
NEAR RYERSON CIRCLE

Dear Roger Hayden:

This letter is to follow-up and document a serious automobile accident involving personal injury. This accident occurred at approximately midnight Saturday evening 24 July 1993. This accident is similar to many of traffic accidents occurring near the Patapsco Terrace Community.

Baltimore County Government is currently contemplating permits to allow the Lansdowne Volunteer Fire Political Action Committee to construct an assembly hall at this site. My neighbors and I question the wisdom of aggravating a serious existing traffic nightmare.

We wish to meet with you, county legal representatives, and appropriate staff to address the following:

- documenting traffic safety on Hollinsferry Road between Halethorpe Farm Road and the Baltimore City line;
- study the impact of additional traffic associated with the proposed Fire Hall;
- review liability and neglect concerns;

We look forward to your written response.

Respectfully,

Hal Benson
Hal Benson
Patapsco Terrace

Thw 8/4

JUL 23 1993

RECEIVED

6459-93
F-01
Baltimore, MD 21201
410-921-1111
Board of Zoning Appeals
Attn: Roger Hayden
400 Washington Avenue
Towson, MD 21204
93-146-XA
RECEIVED
JUL 19 1993
ZADM
Via FAX 410-996-387
Dear Mr. Hayden:
I am writing to you regarding the County's plan to lease the Hollins Ferry Local Park to the Baltimore County Department of Recreation. We oppose this plan for the following reasons:
1. Since the park is owned by a full-time county employee, we do not know how the park will be maintained and if it will be open to the public.
2. Many residents are concerned by the relocation of the department's office to the neighborhood of West Hollins Ferry. Many of these residents live in the area and are concerned about the impact of the relocation.
3. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
4. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
5. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
6. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
7. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
8. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
9. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
10. The park is a valuable asset to the community and should be maintained as such. The relocation of the department's office to the neighborhood of West Hollins Ferry would result in the park being used for other purposes.
Very truly yours,
James S. W. 19
President

June 4, 1993

3100 Ryerson Circle
Patapsco Terrace, Maryland 21227-4738
(410) 247-9756

Board of Zoning Appeals
c/o Roger Hayden
Baltimore County Government
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4428 voice
(410) 296-8931 data

REFERENCE: REPLACEMENT SIGN
HOLLINSFERRY LOCALITY PARK
LANDSDOWNE VOLUNTEER FIRE POLITICAL
ACTION COMMITTEE

Dear Mr. Hayden:

The required Special Hearing sign posted on Hollins Ferry Locality Park has been removed for a third time. Please make the necessary arrangements for a replacement.

Respectfully,

Hal Benson
Patapsco Terrace

cc: Theresa Lowry
Mervin Hanley
Eleanor R. VanDeventer

*Added to U.S. 410/43
to re-post
sign down
reopened*

22 January 1993
Baltimore Co Board of Appeals
Ms. Charlotte Radcliffe
% Zoning Commissioner of
Baltimore, Co Maryland
Towson, Maryland

Reference: Case # 93-146XA

Dear Ms Radcliffe

This letter is my petition to
appeal the Special Exception (only)
granted concerning Baltimore
County - owner and the
Lansdowne Volunteer Fire
Department, the lessee.

Respectfully
Hal Benson

Hal Benson
Patapsco Terrace
Greater Bloomfield-Lansdowne-
Riverview Inc. M.C.E.

Return mail

Hal Benson

3100 Ryerson Cir
Baltimore Maryland
21227-4738

Cases Pending -- Set or to be set for hearing

93-146-XA	Lansdowne Vol Fire Co /Lessee (Baltimore Co /Property Owner)	SE -vol fire station (Kountz complex & assembly) hall; 1/21/93
do not set	N/s Hollins Ferry Rd, NEC Charlestown Ave, extended (4250-4254 for Petitioner Hollins Ferry Road)	VAR -Parking spaces; RTA buffer; setbacks 13th E; 1st C
week of 6/12 thru 6/16 / sched conflict		

*Mr. Hayden telephone call on
4/16/93 - sign down on above
property. I told him you would
look into it and open the park*

PROTESTANT(S) SIGN-IN SHEET

NAME
Hal Benson

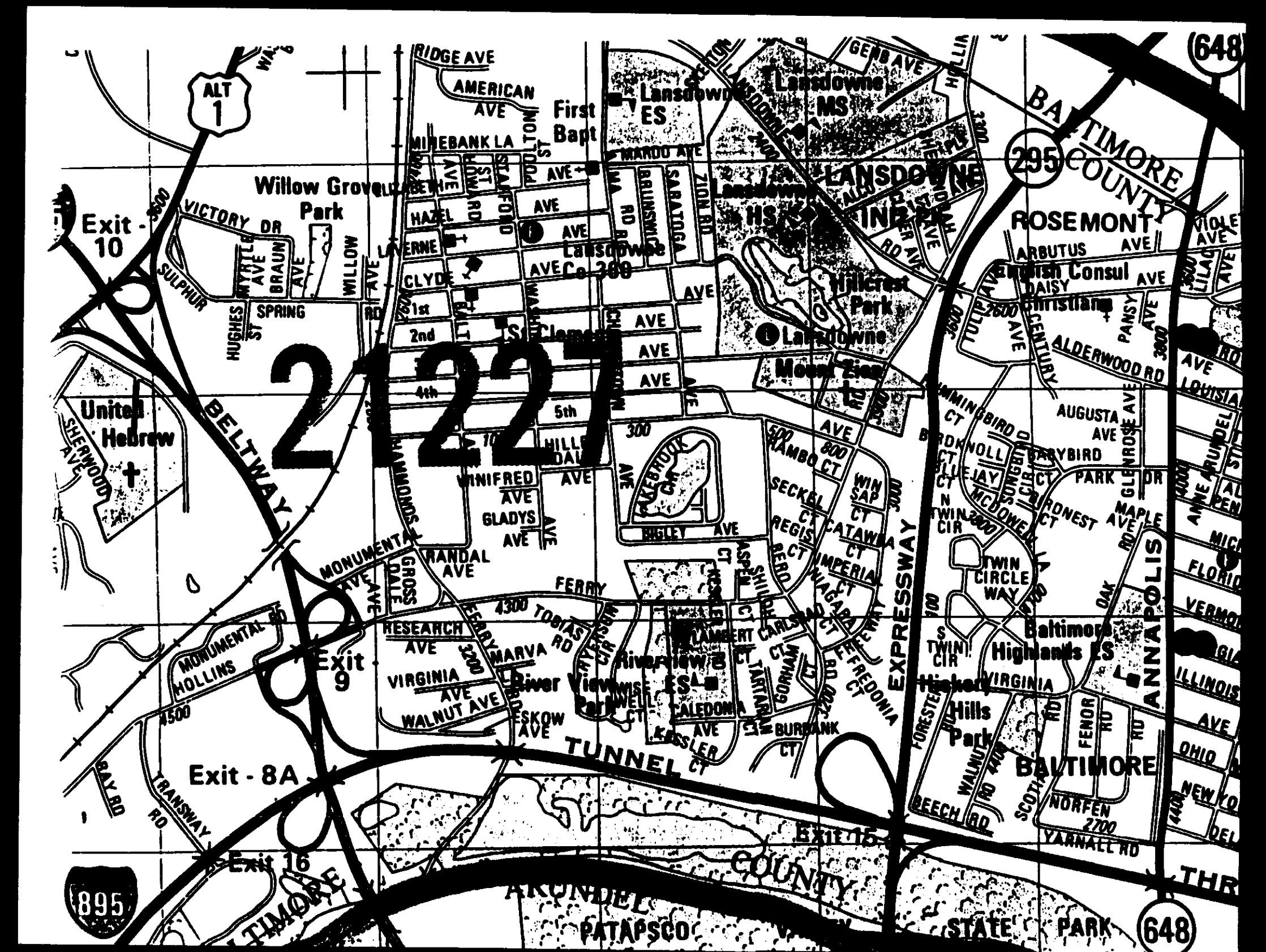
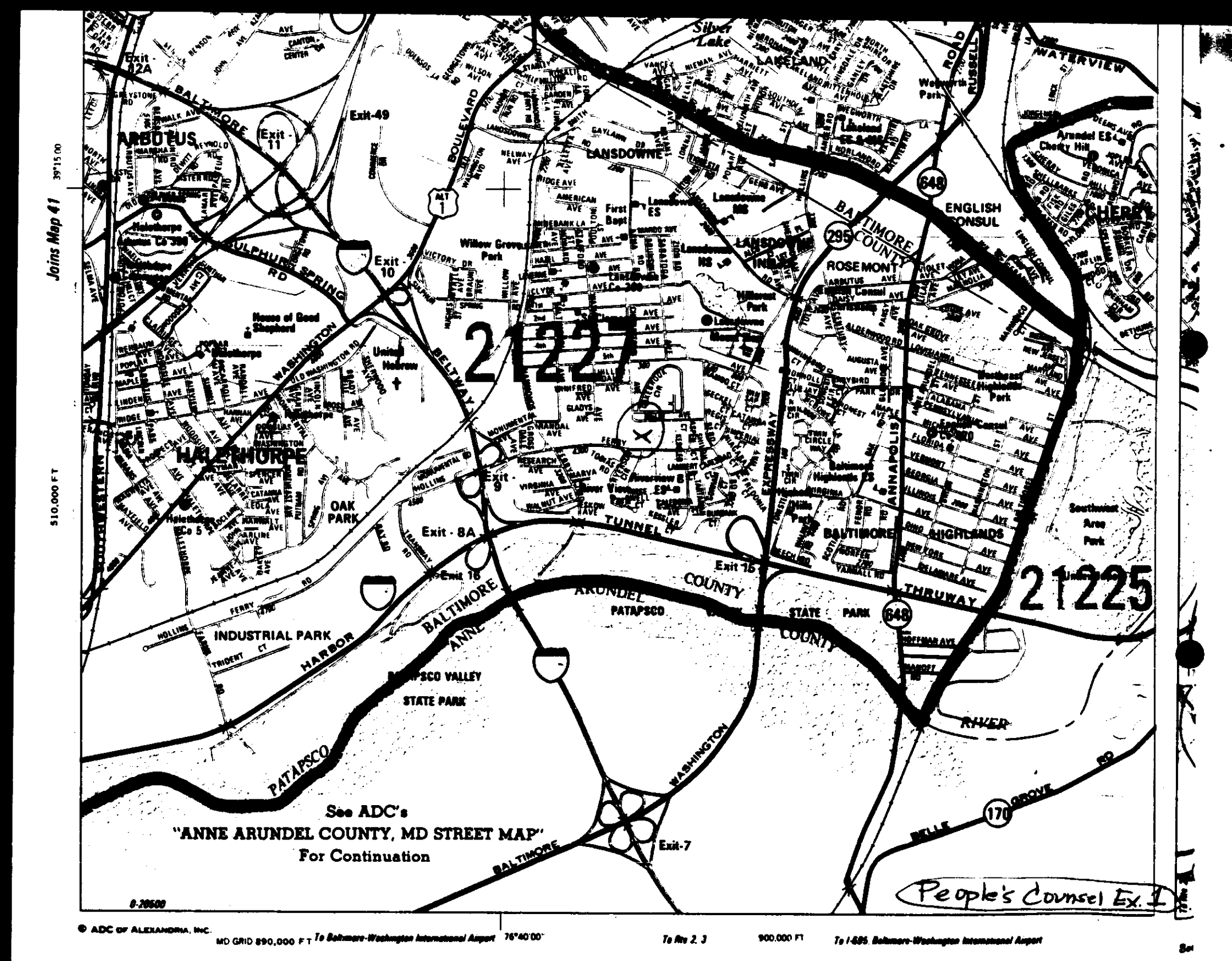
ADDRESS
3100 Ryerson Circle
Baltimore, Maryland
21227-4738

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Charles E. Hartz Esq
James H. Hartz
Michael D. Hartz
Katherine C. Miller
James E. Hartz Sr.
SUSAN LARSON

ADDRESS
4362 Hollins Ferry Rd
2313 Ryerson Circle 21227
2916 Charleston Ave. 21227
135 Noyl Ave 21227
4213 LEOLA AVE. 21227
105 N. CHESAPEAKE AVE 21204



[illegible]

- Air Pollution - Point Source
- Air Pollution - Vehicular
- Alcohol licensing & permits
- Amusement licensing & permits
- Aerosol Management
- Community "Right-to-Know"
- Decontamination for Biologicals and BioHazards
- Decontamination for Hazardous Materials Chemicals
- Decontamination for Explosives
- Decontamination for Radioactive
- Deed special restrictions
- Electromagnetic emissions
- Electromagnetic induction
- Environmental impact statements
- Food Service licensing & permits
- Gambling & games
- Garbage and food waste management
- Heliport
- Historical research - Old Hammond's & Hollin's Ferries
- House siren
- Infectious and medical waste management
- Landscaping
- Liability compensation
- Lighting - ambient
- Lighting - special
- Litter
- Noise Abatement
- Noise Pollution - Point Source
- Noise Pollution - Vehicular
- Nuisance law
- Open green space

RAW/dcw

321-3675 • Investment Building • Room 104, One Investment Place, Towson, Maryland 21204

JUL-19-1983 1541 PM01 M.D.E. W.N.A. TO 9347956 P.86

Witness Name Lubin Rod Address 3248 Hyattsville Circle T/F# 247-6488

Witness Name _____ Address _____ T/F# _____

Driver's License Number C563-777-094 State MD

Driver's Full Name STEVEN David CONRAD

Driver's Address 511 Luther Rd. T/F# _____
Glen Burnie Md. 21061

Reg Number ABK 717 State MD

Year 82 Make & Model Ford T.B.P. SERIAL # _____

Owner's Full Name STEVEN David CONRAD T/F# _____

Owner's Address 511 Luther Rd. Glen Burnie MD 21061

Name of Liability Insurance Company Affiliate

Name & Address of Agent Kenneth Aileen Finkell (JW) 259-130

Policy Number 052711288

Driver's License Number _____ State _____

Driver's Full Name _____

Driver's Address _____ T/F# _____

Tag Number _____ State _____

Year _____ Make & Model _____ SERIAL # _____

Owner's Full Name _____ T/F# _____

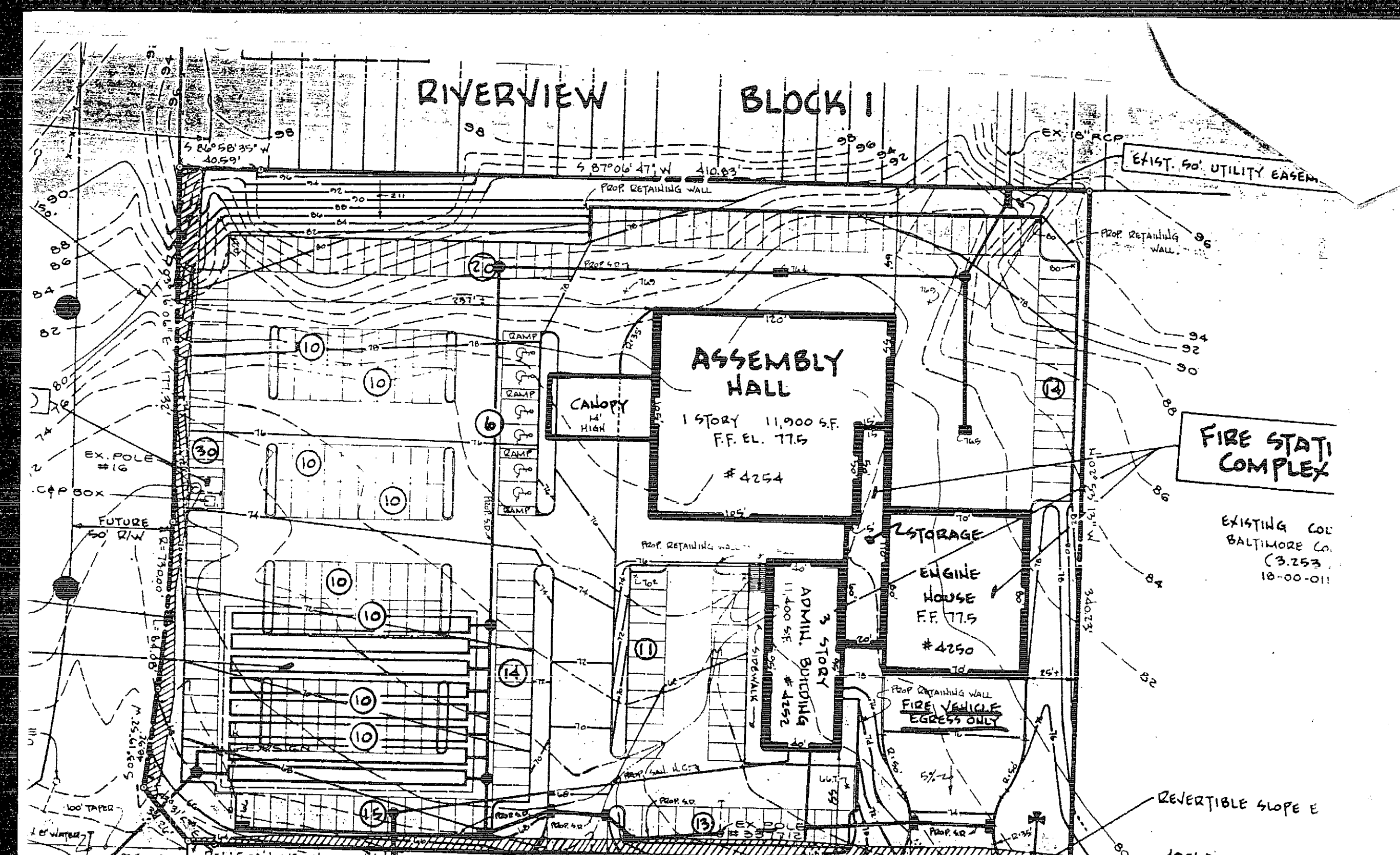
Owner's Address _____

Name of Liability Insurance Company _____

Name & Address of Agent _____

Policy Number _____

Ms. Judi Olinger
5 Thistle Road
Catonsville, MD 21228



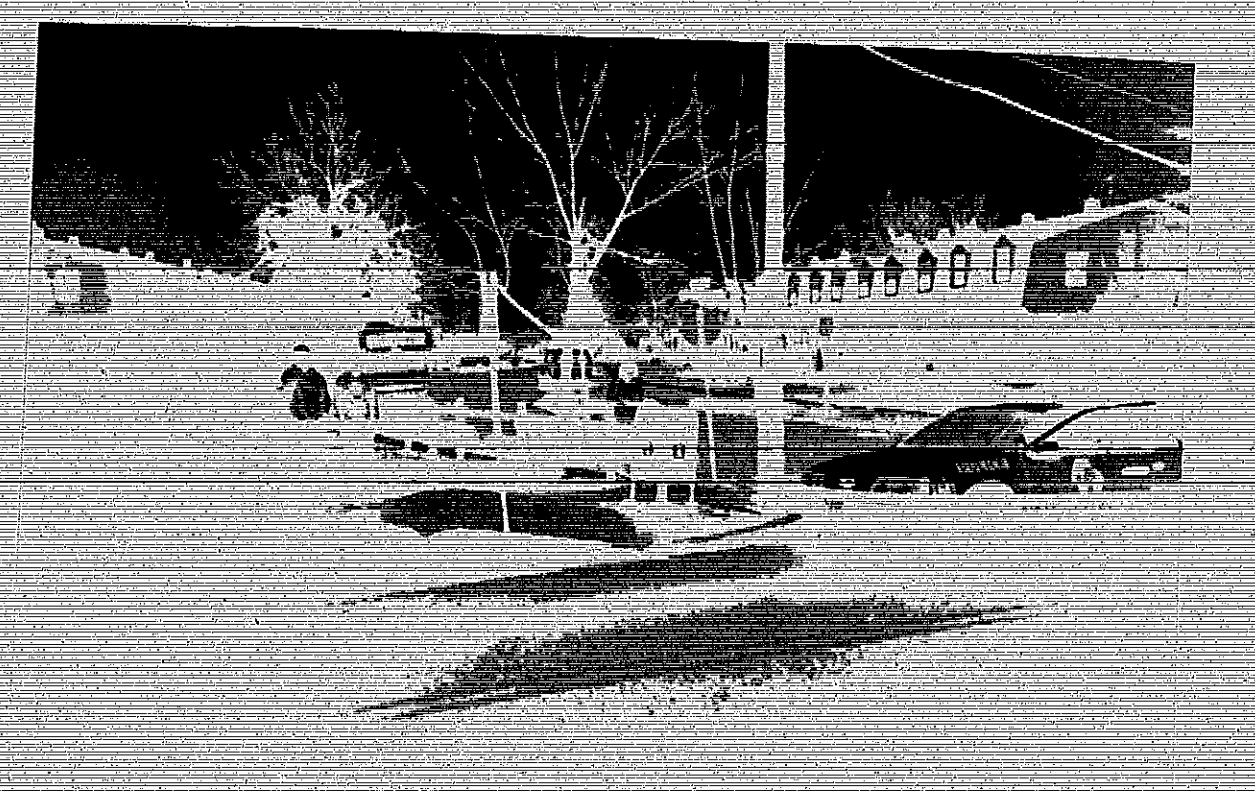
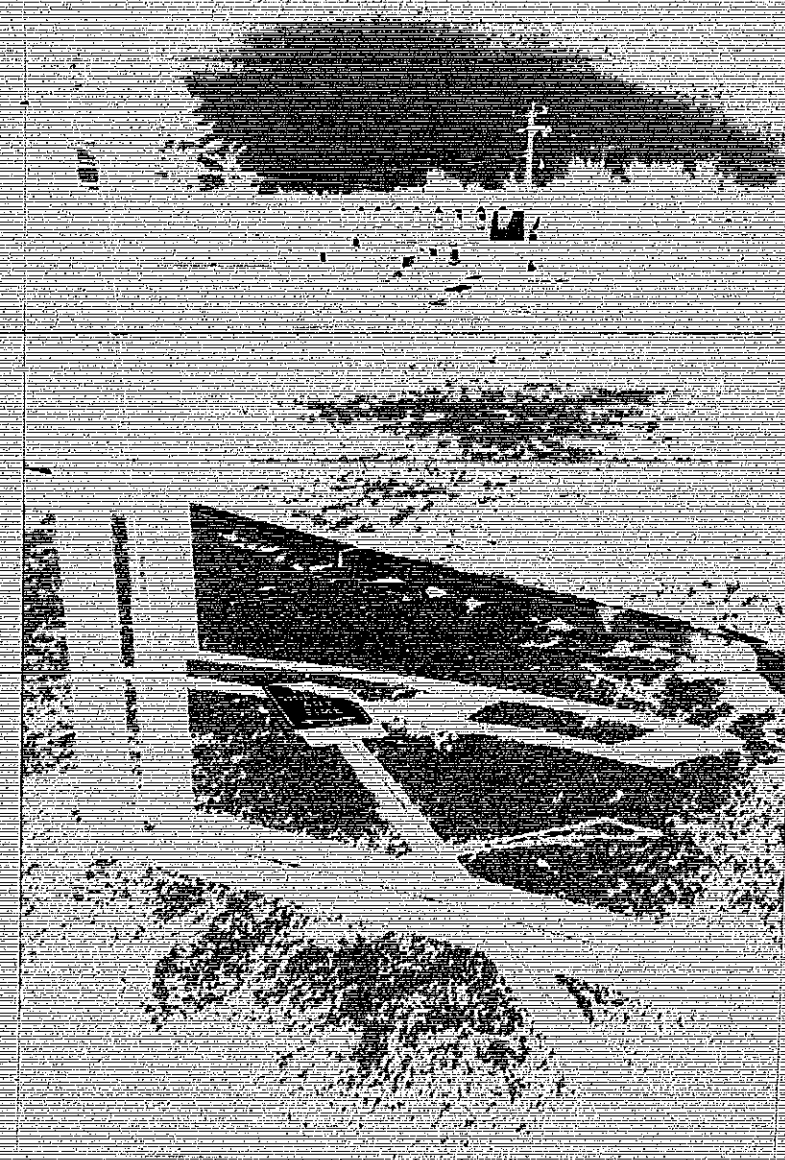
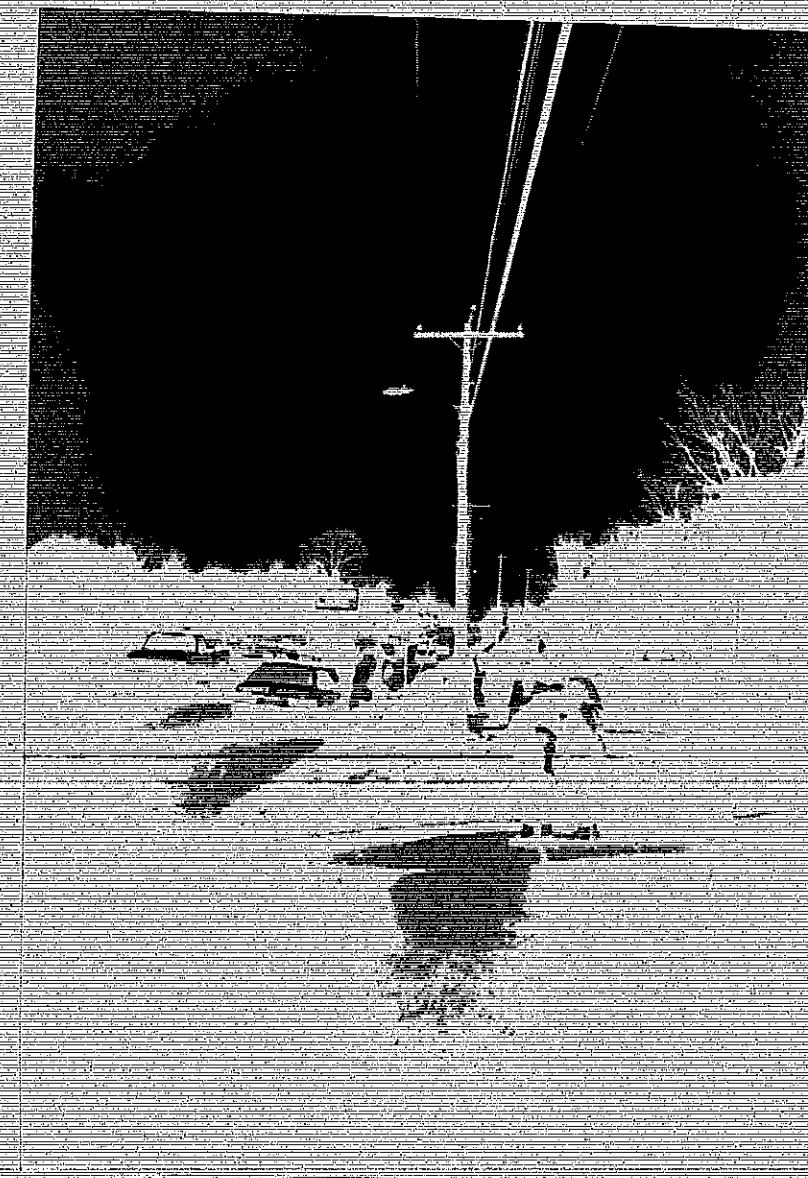
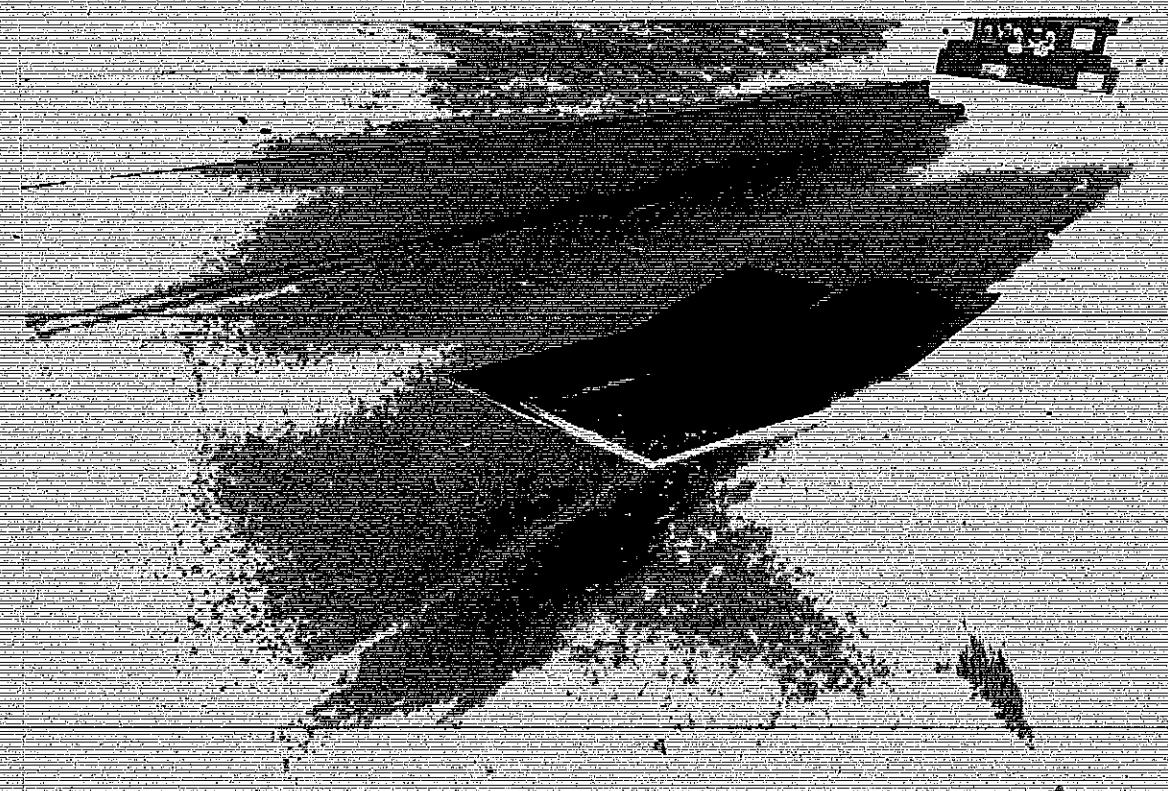
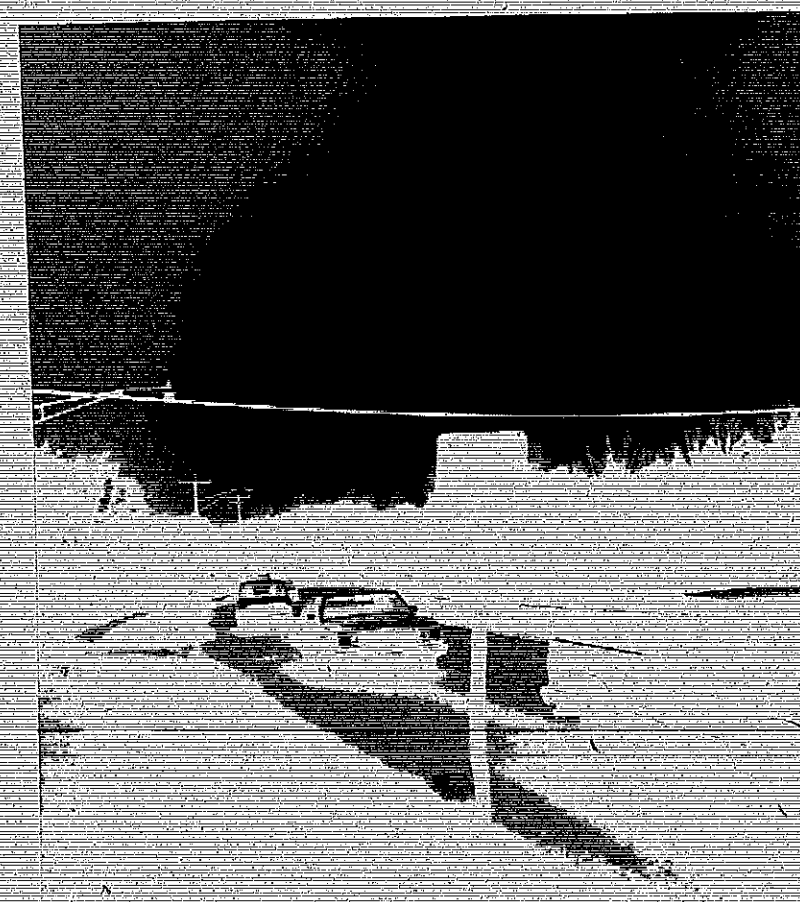
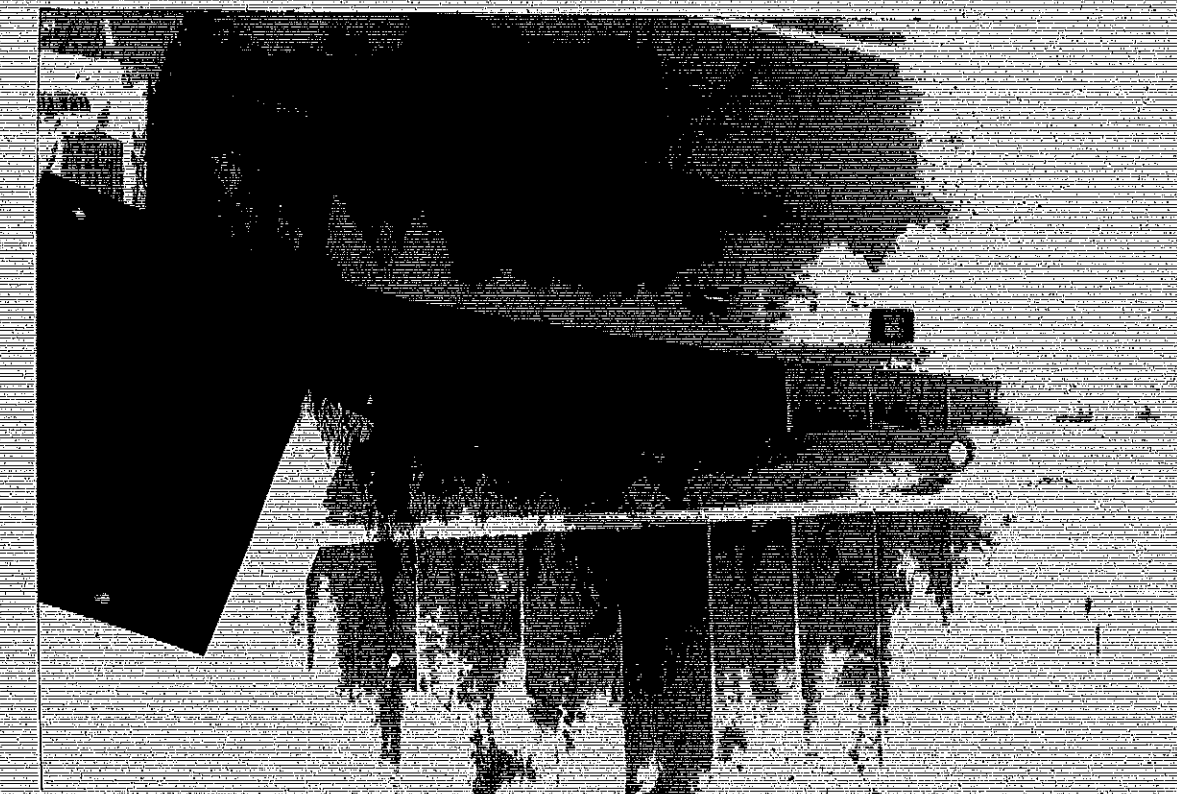
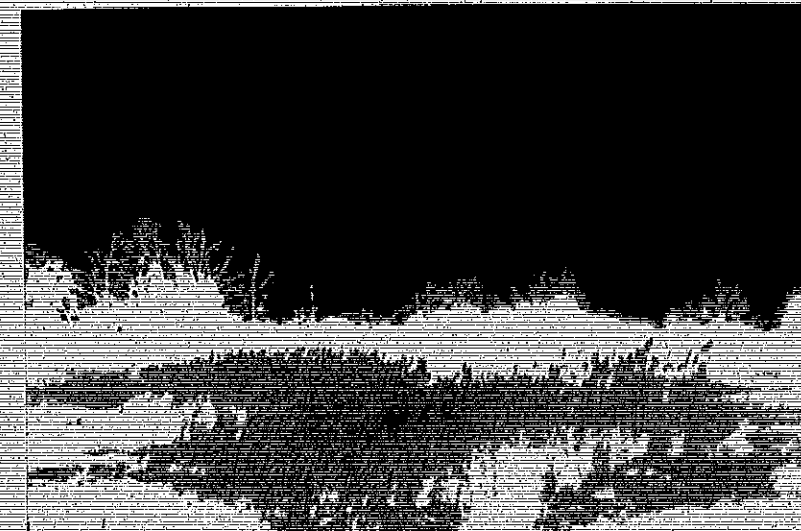
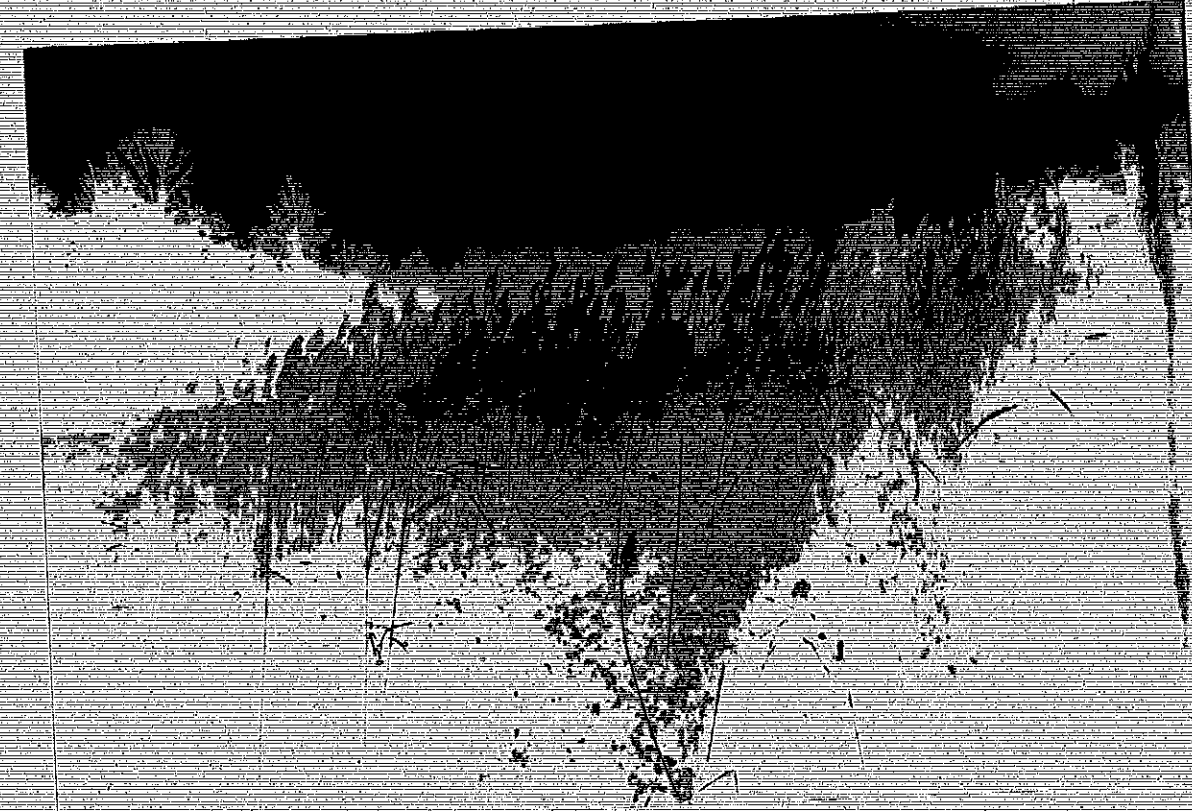
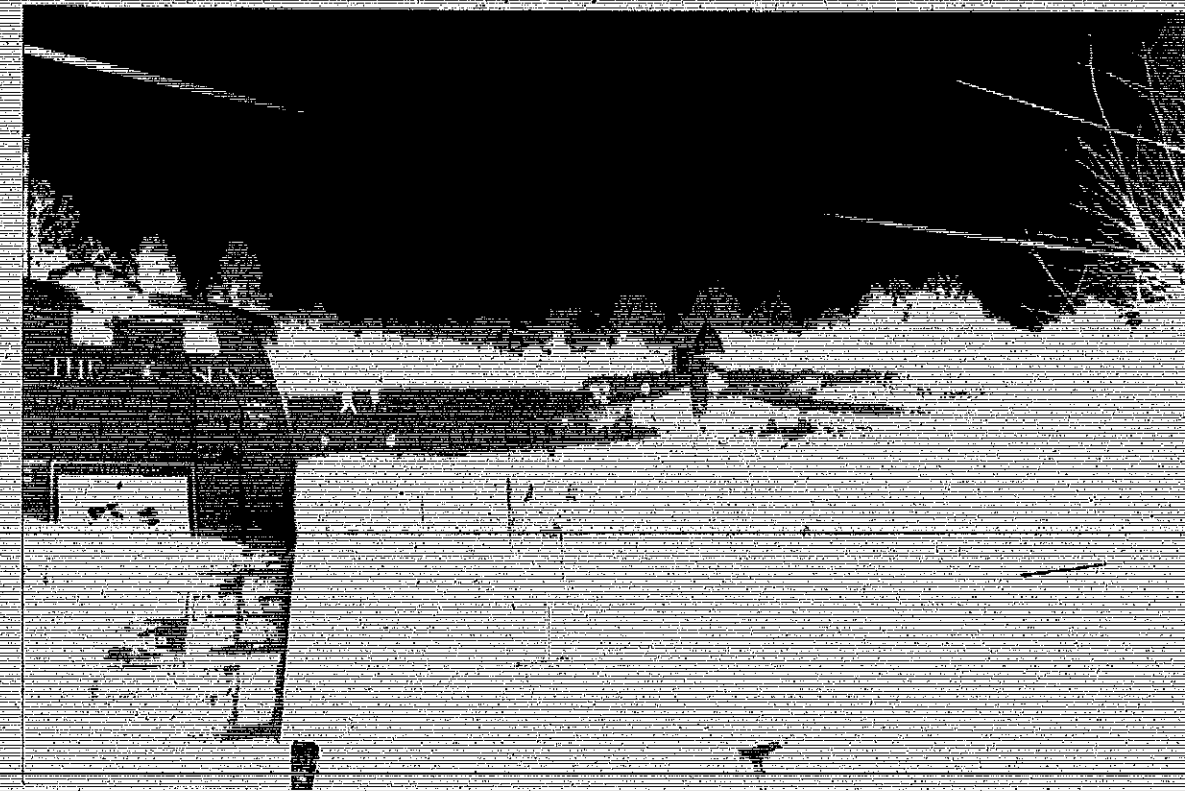
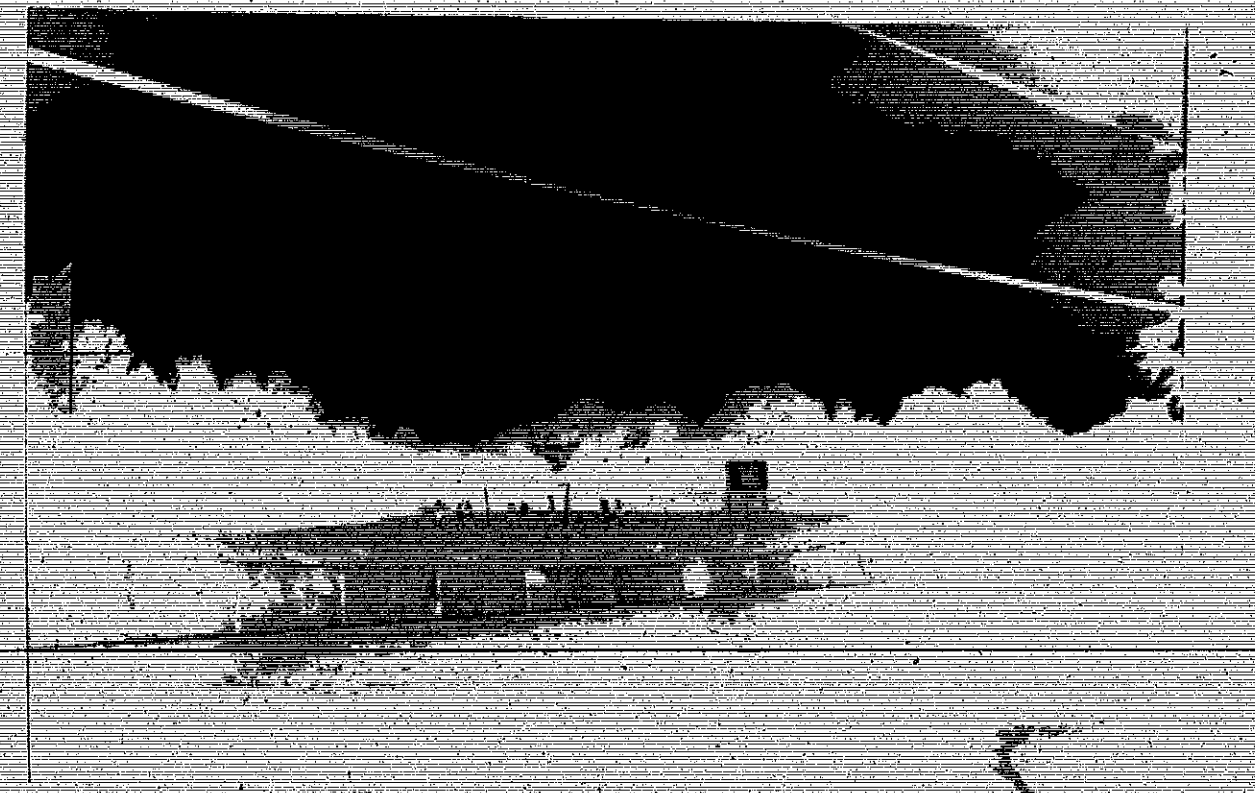
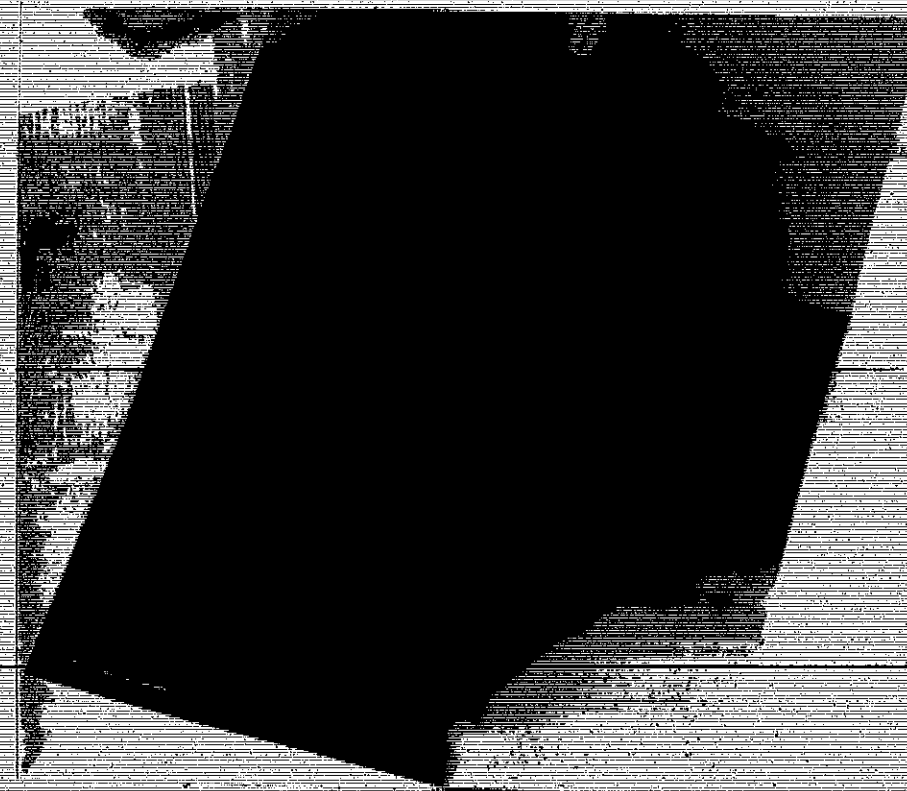
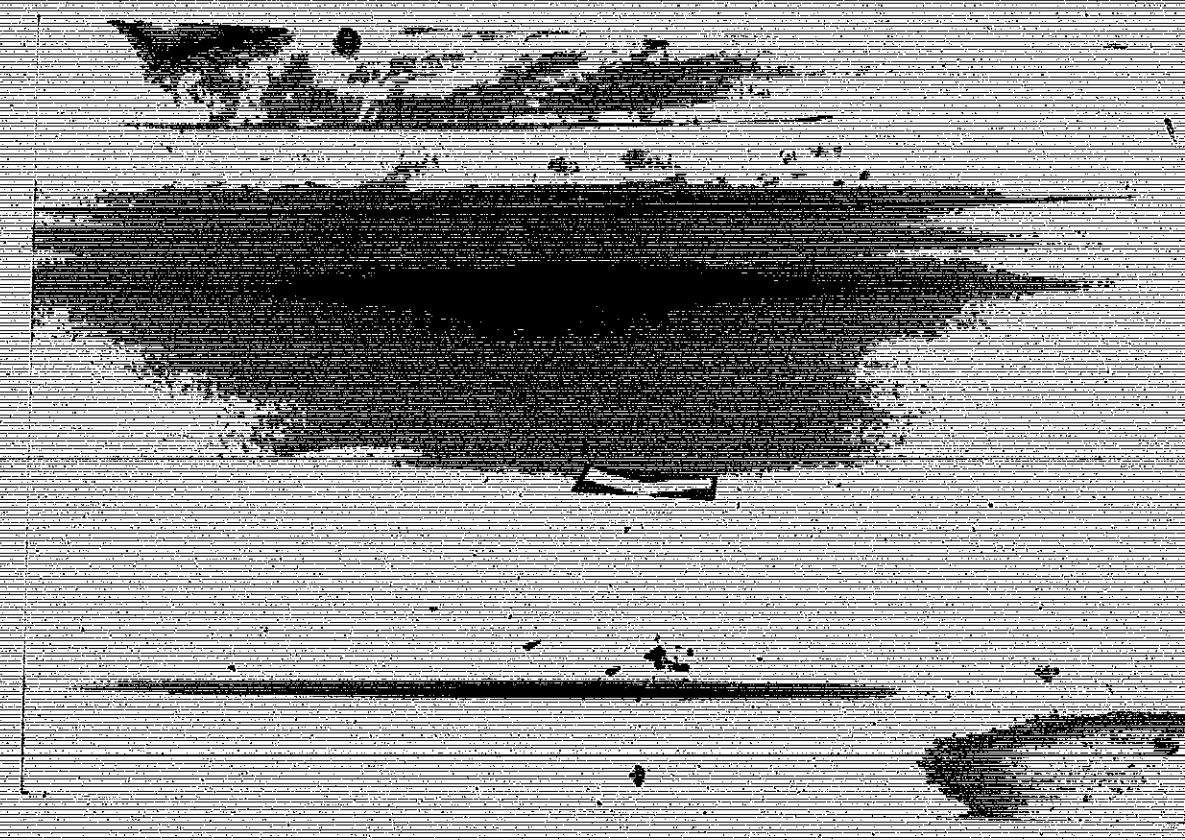
Photos - { Protestants 2 & 3A
" 5



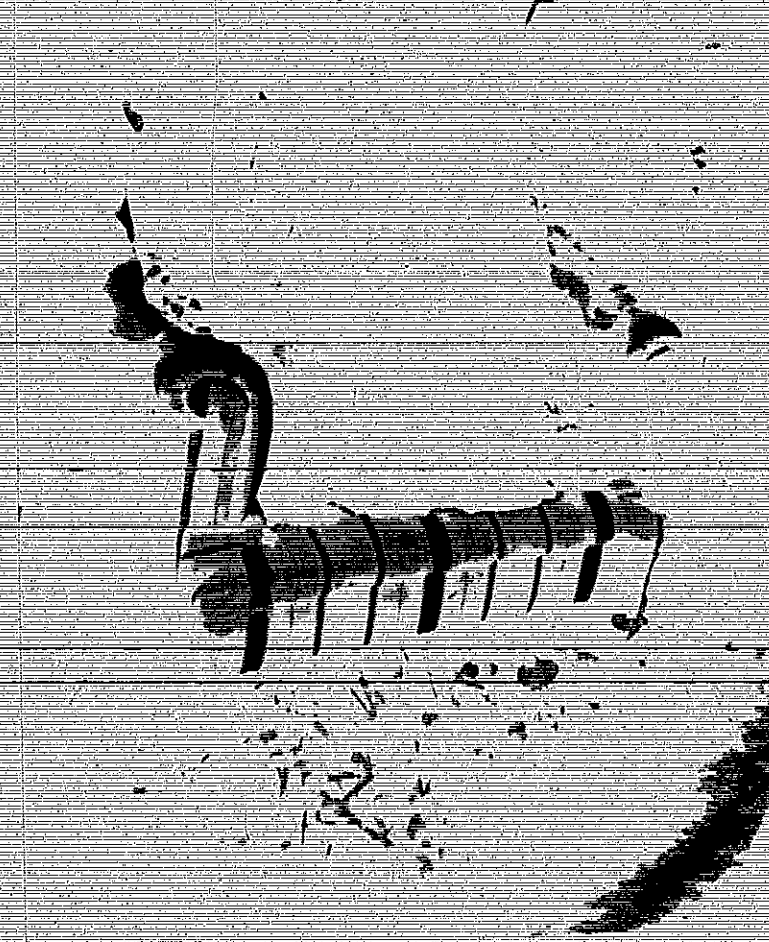
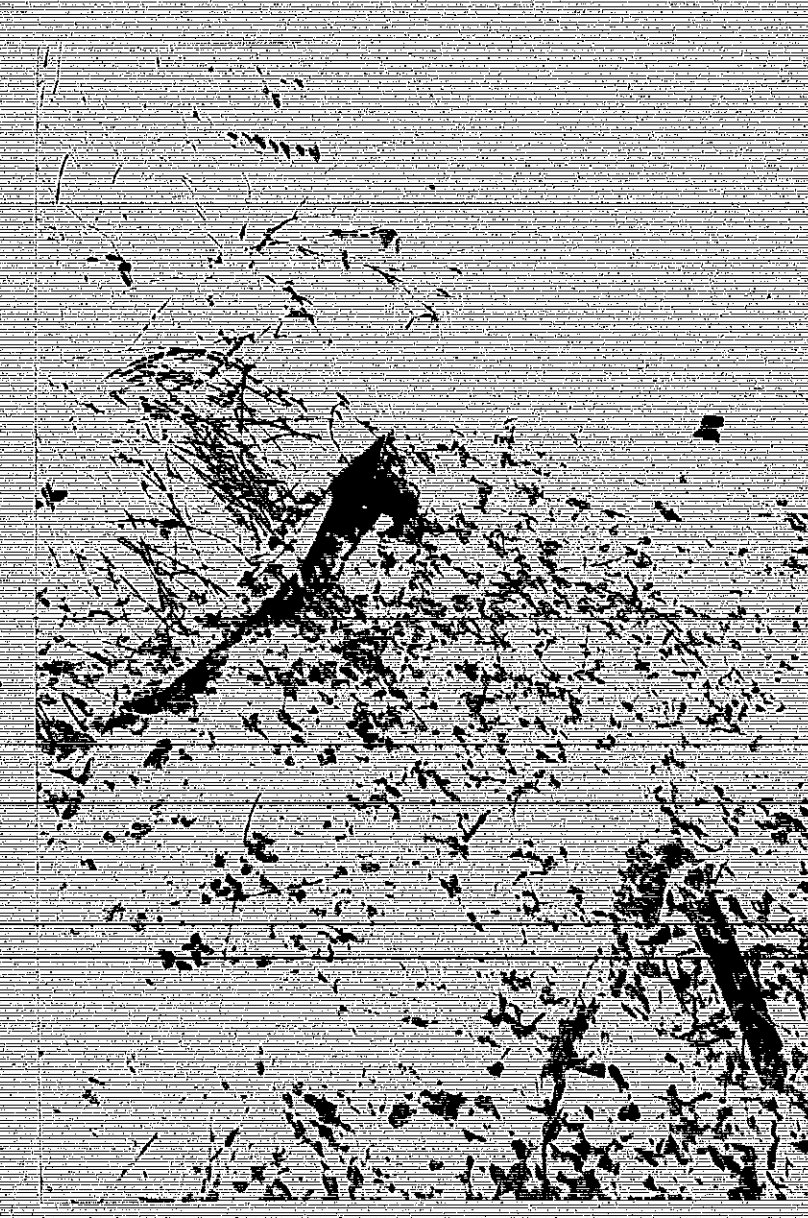
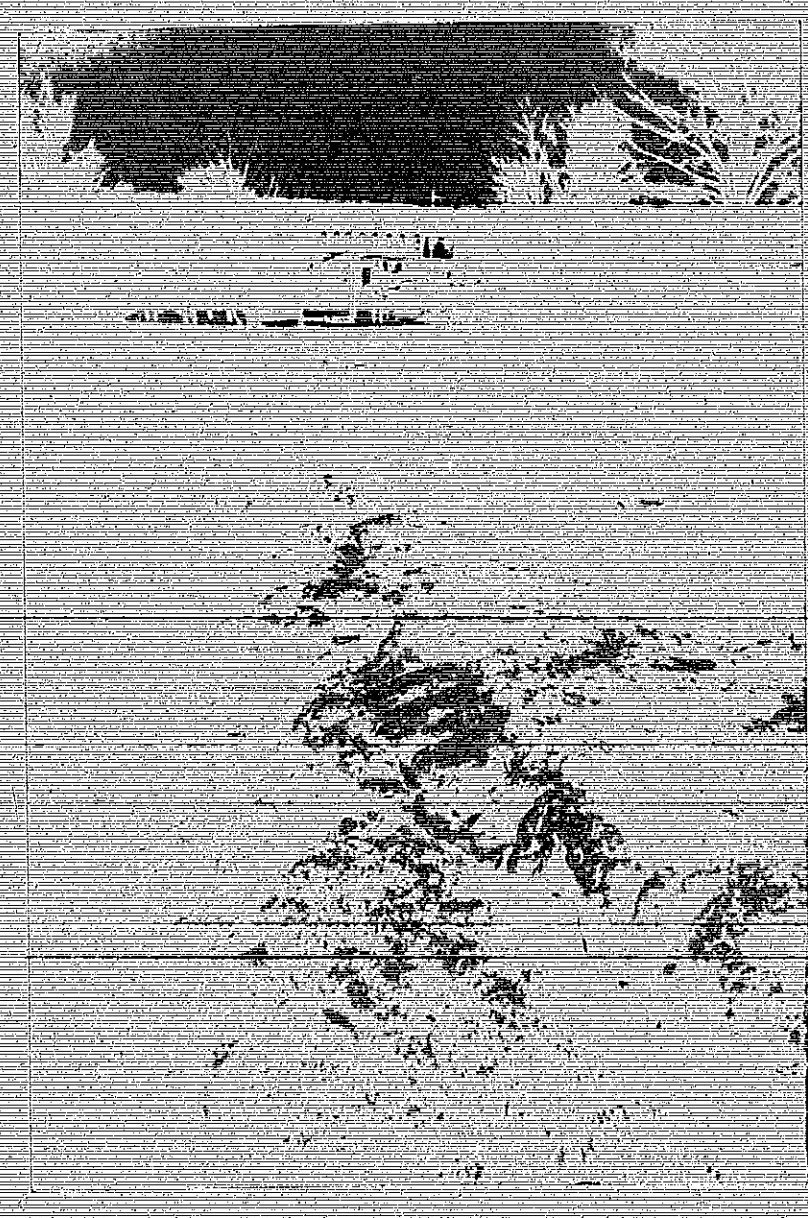
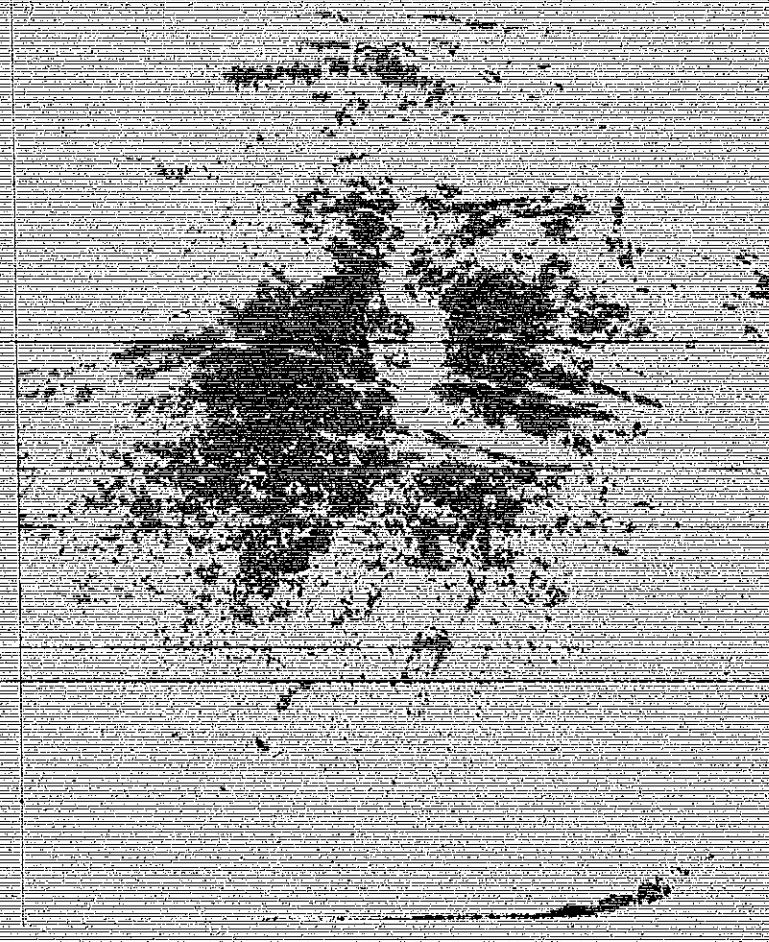
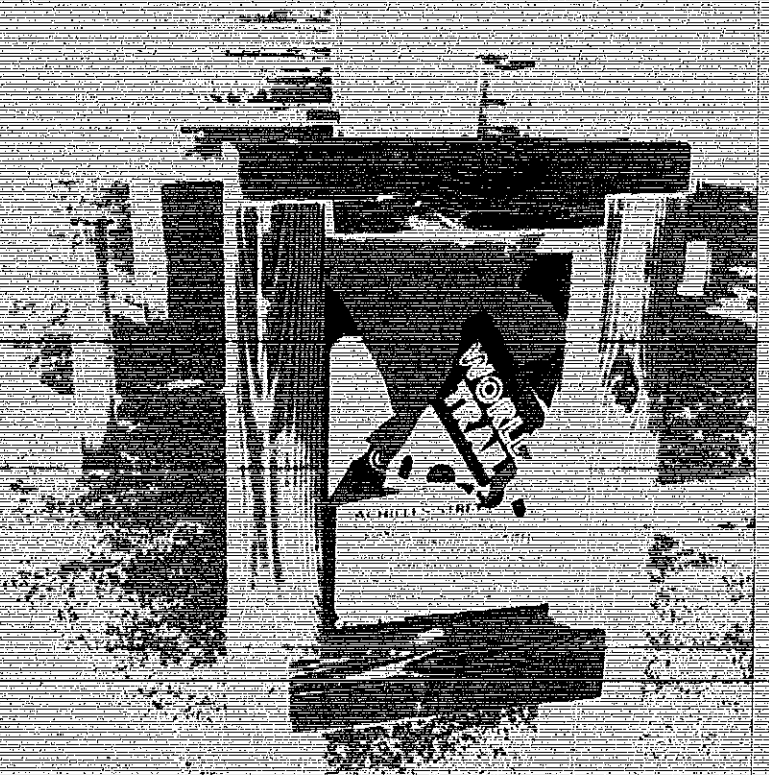
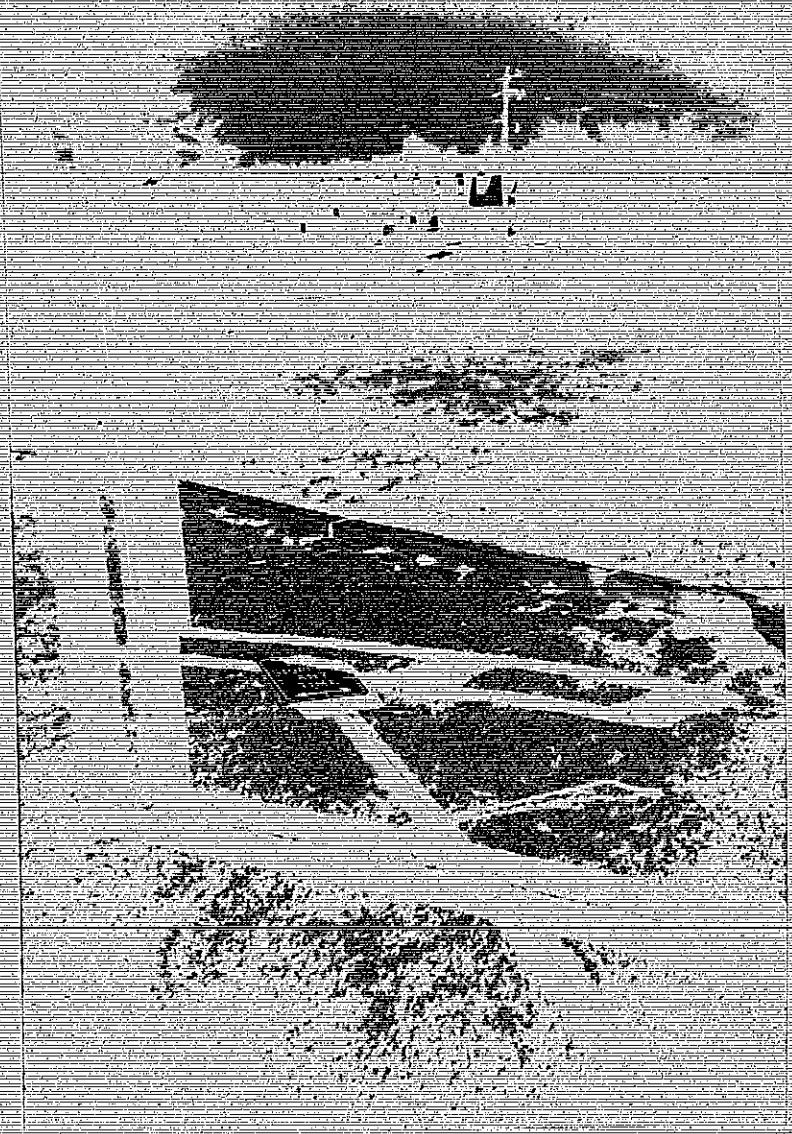
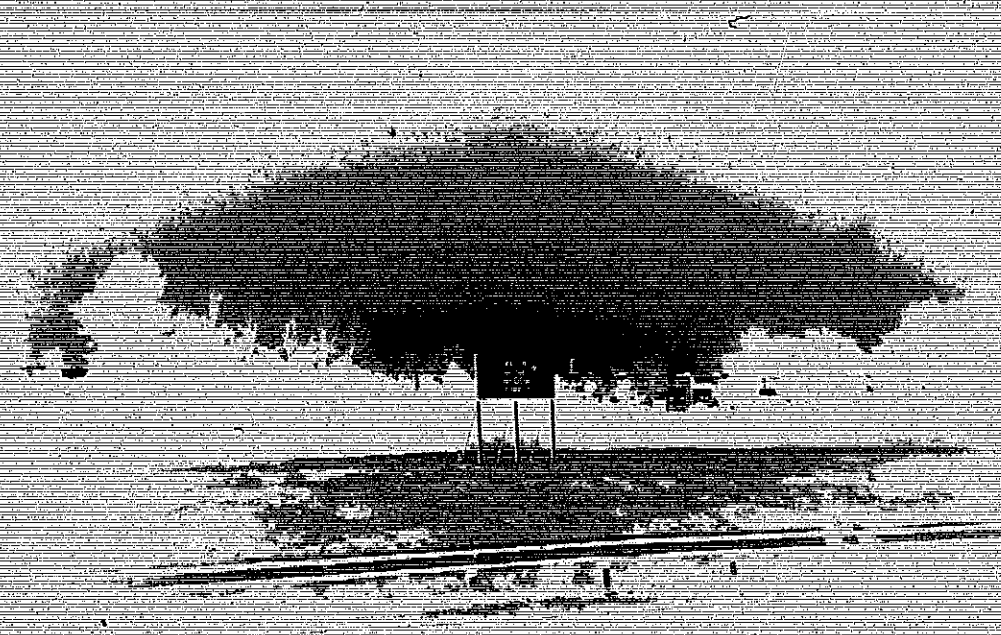
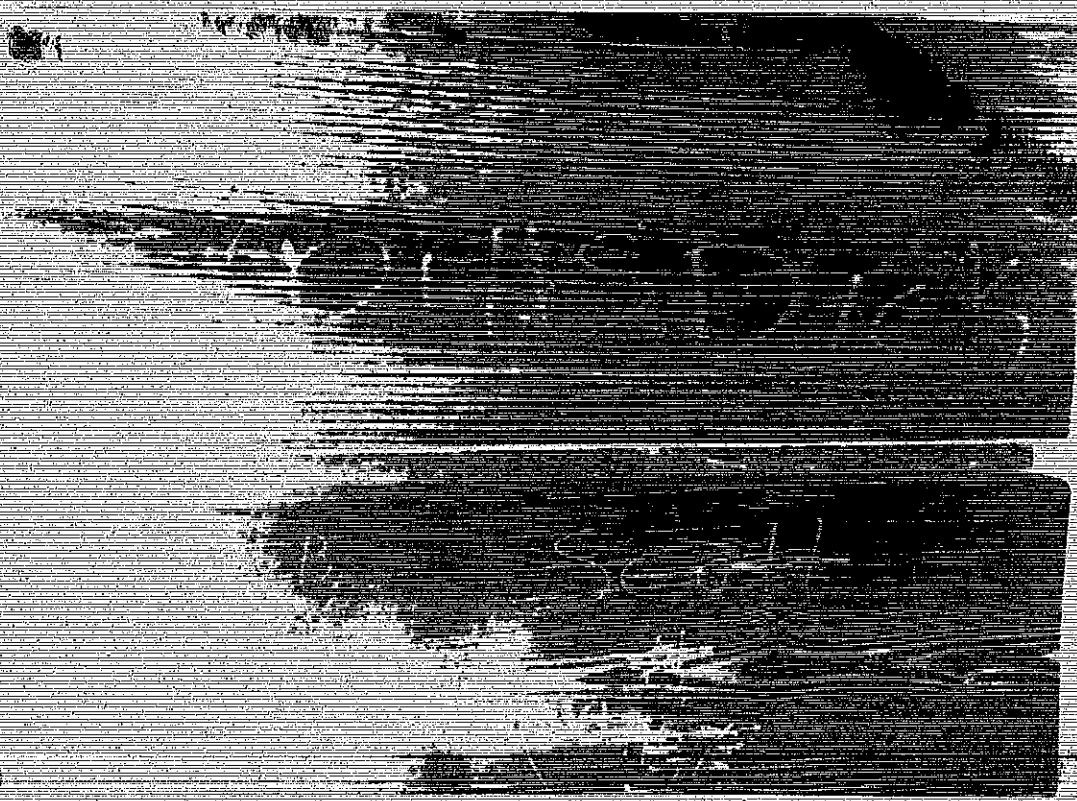
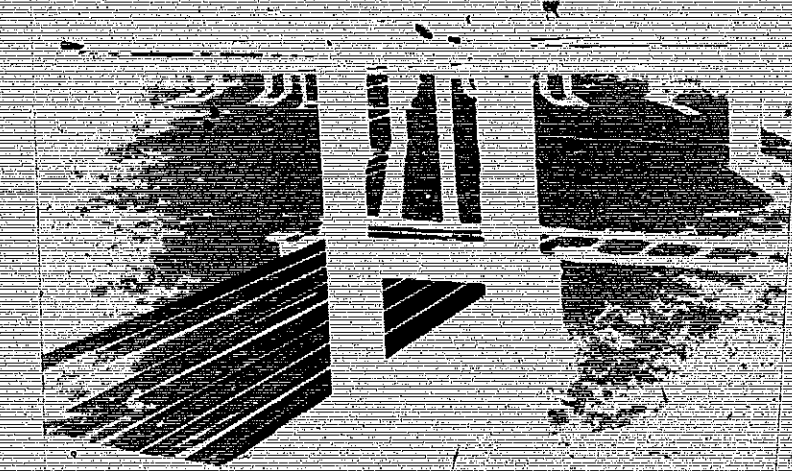
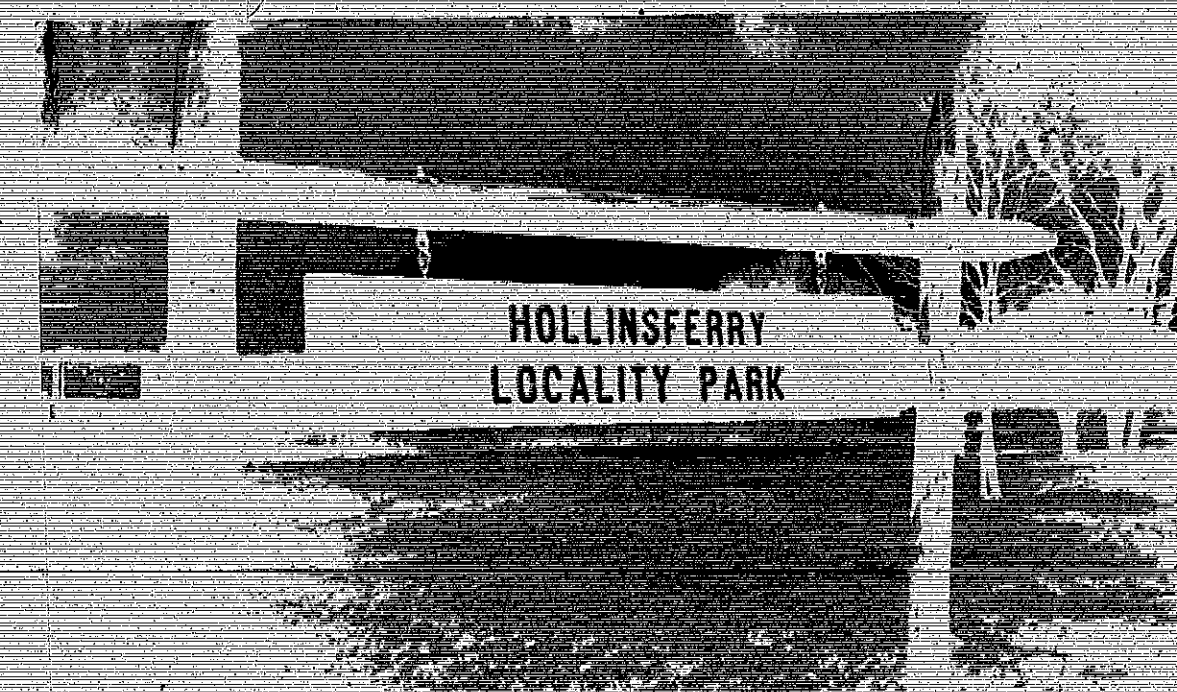
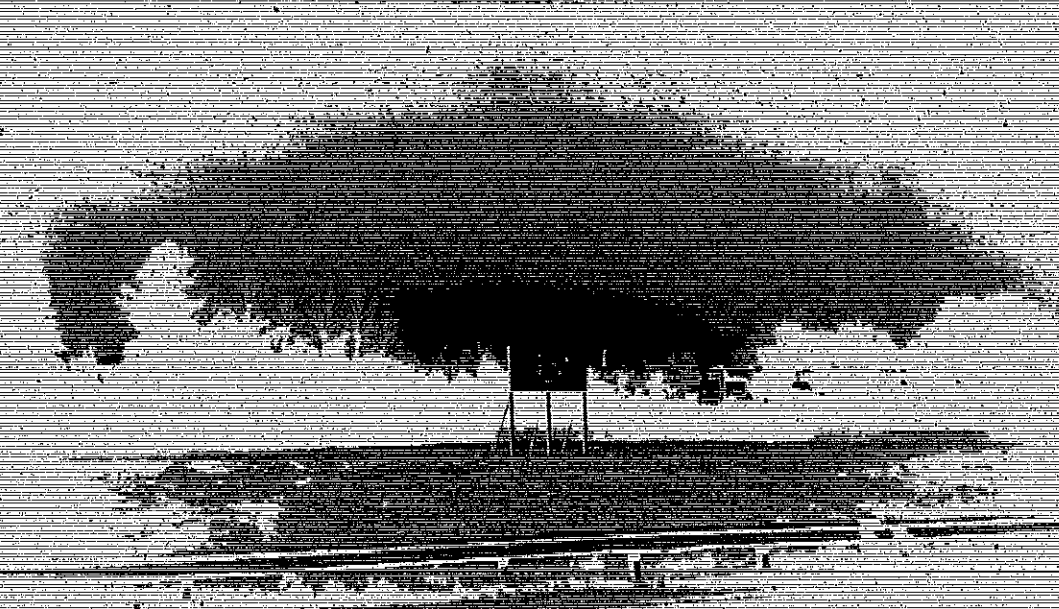
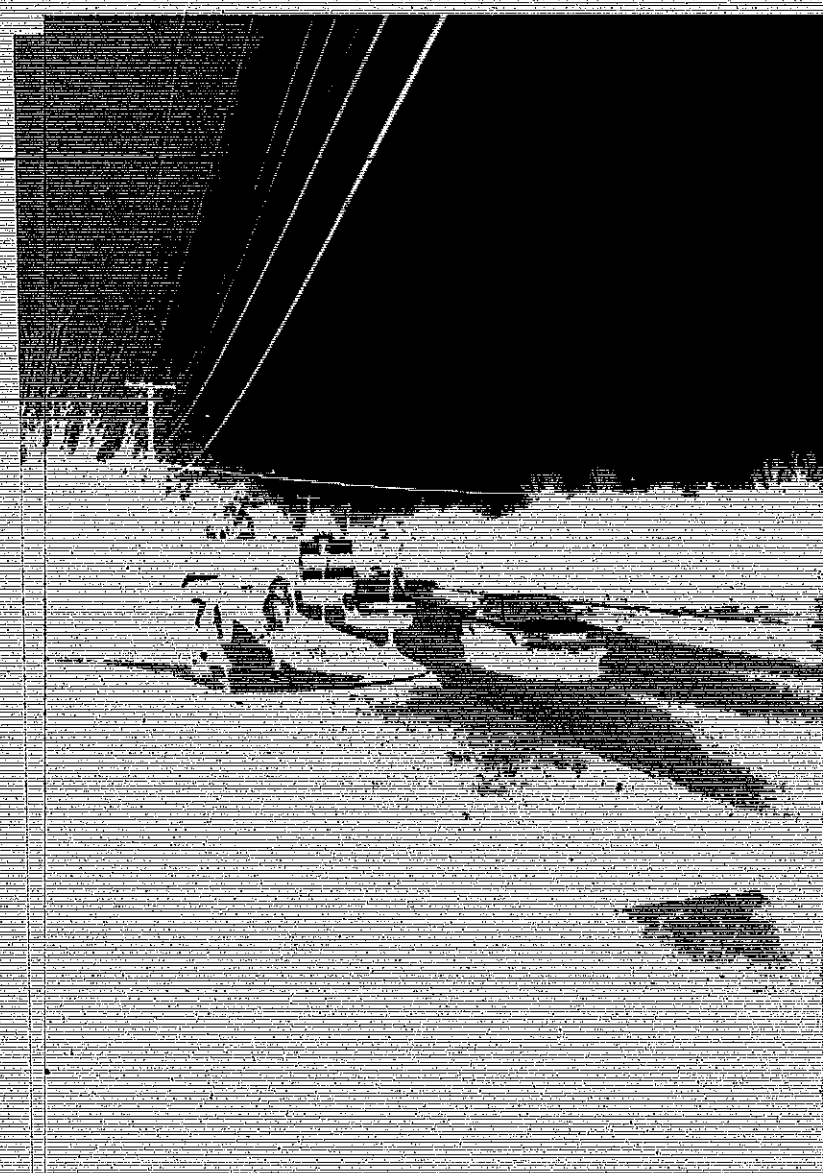
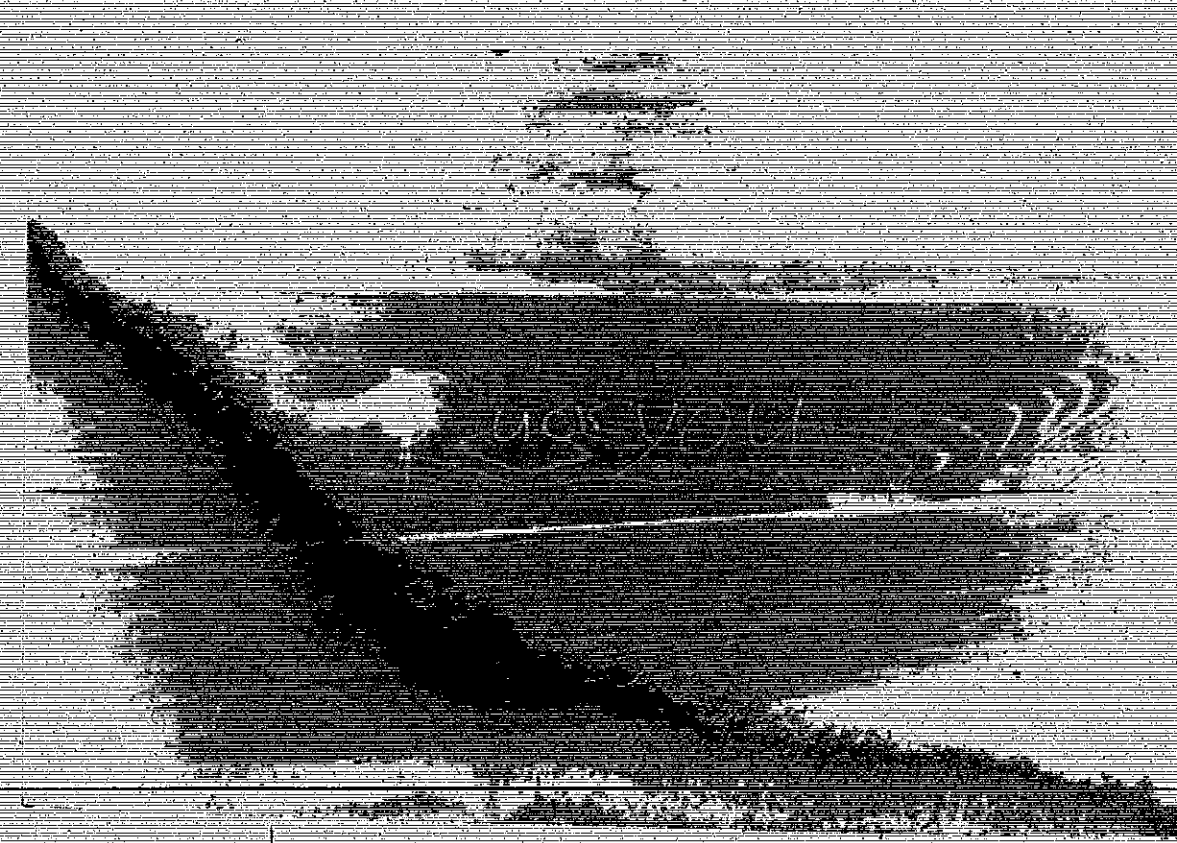
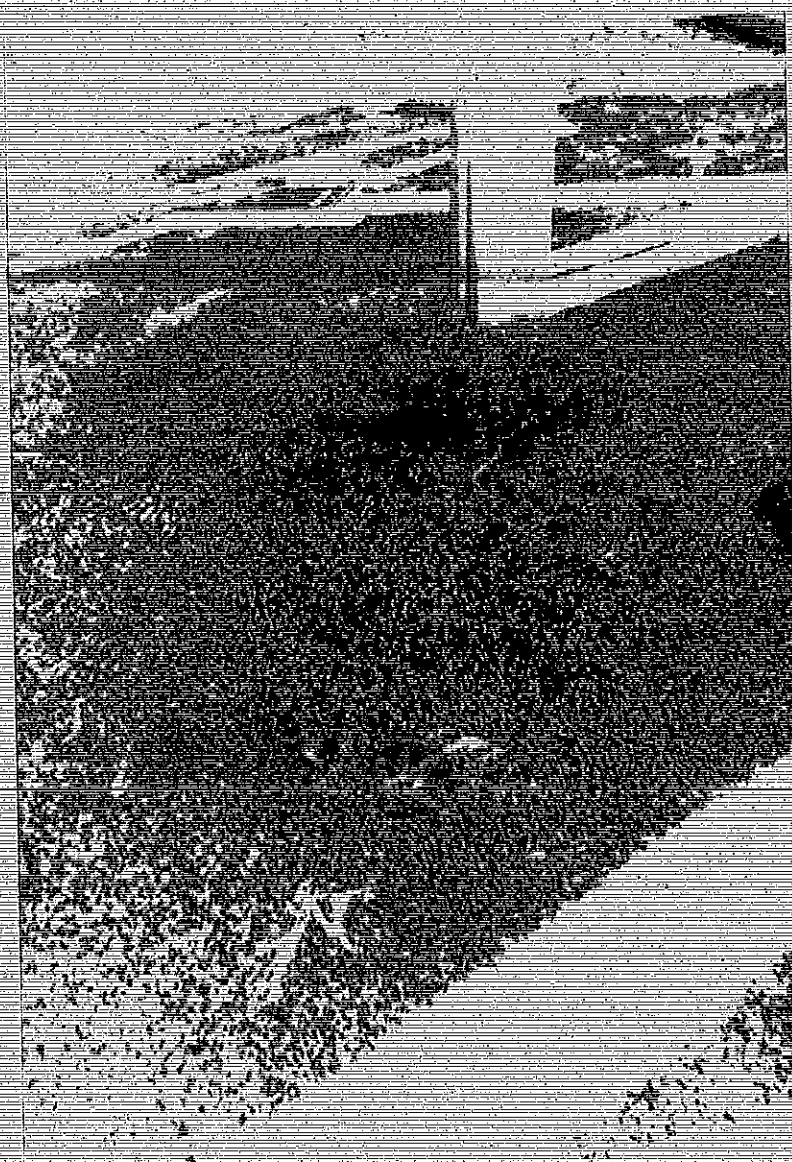
93-146-XA

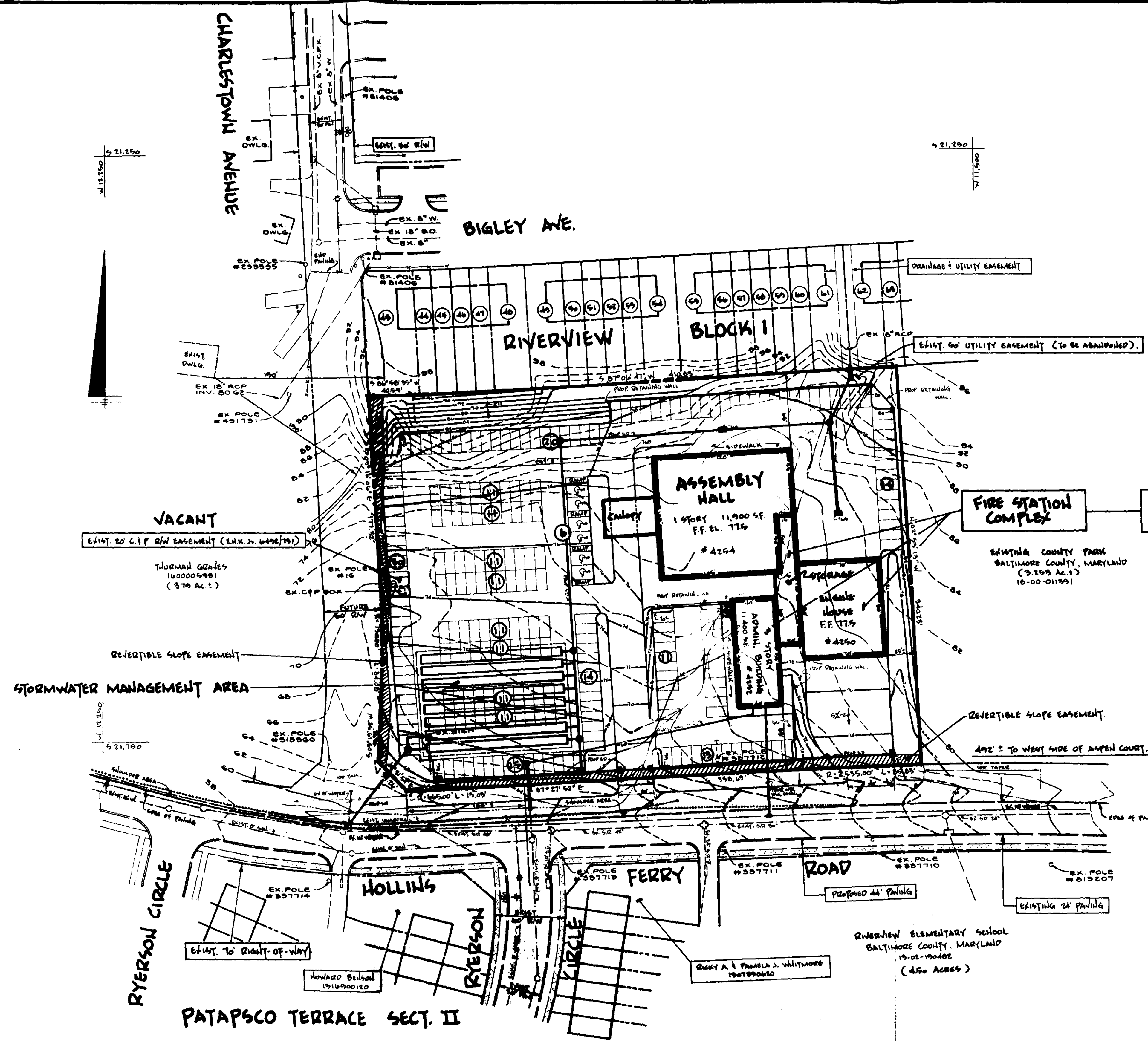
PROTESTANTS' 2-4
photos

(67 photographs)

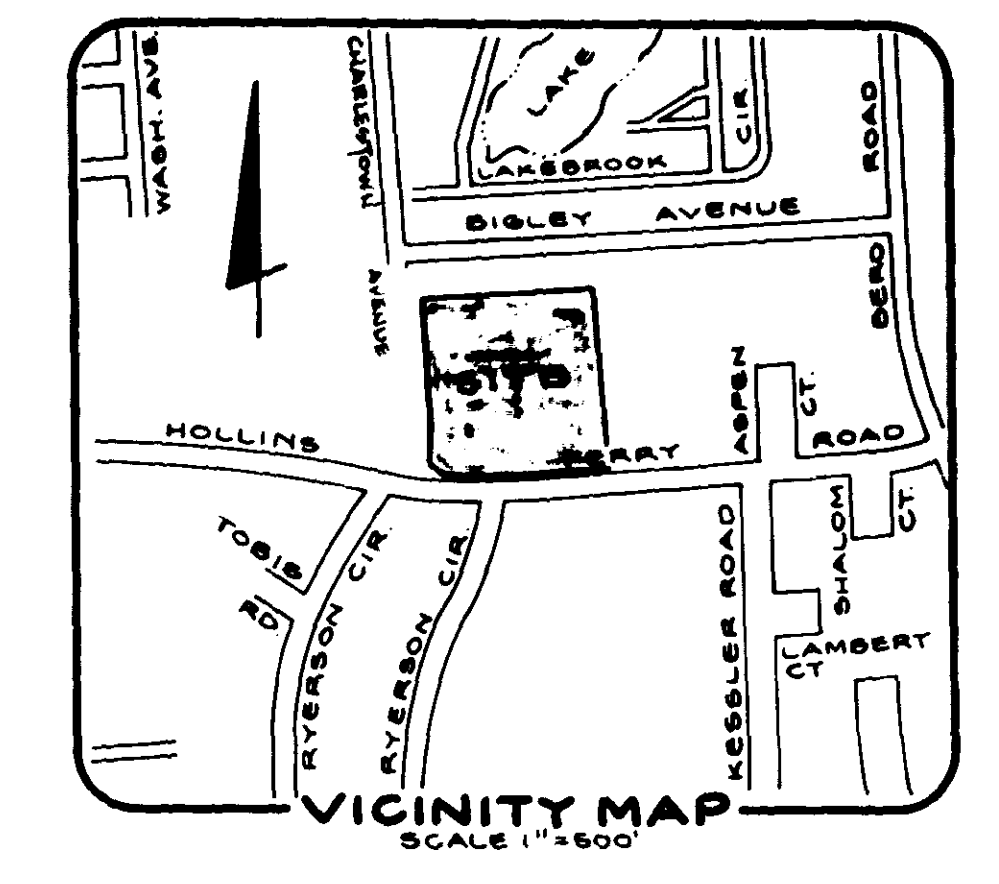


93-146-XA
Protestants # 2-4 (photos)
2C exhibits





ADJACENT PROPERTY OWNERS		
Lot #	OWNER	Tax #
43	NO INFORMATION AVAILABLE	
44	August & Linda Anzola	190120010
45	Raymond L. & Susan M. Fabiani	190400090
46	Donald & Bonnie L. Fabbri	190400090
47	Charles A. Fowler	191000100
48	Charles R. Fabiani	190947100
49	David D. & Linda S. Clefenger	191836090
50	Bernard L. & Mary C. Lindeman	1912400100
51	Raymond C. & Mary E.	190400090
52	NO INFORMATION AVAILABLE	
53	Thomas H. & Constance R. Wild	190205040
54	Charles P. & Jean E. Smith	1902051900
55	NO INFORMATION AVAILABLE	
56	Mary L. Powers	191312900
57	Gilbert & Shirley F. Wengert	191907090
58	Charles A. Fowler	191400090
59	Lucy S. Stansbury	191710990
60	James E. & Margaret E. Wilson	191900090
61	Michael J. & Patricia L. Till	191900090
62	John & Linda King	190510900
63	John & Cathy Lind Person	191901900



SITE DATA:

1. Zoning: OR 55
2. SITE ACREAGE: 3.50 AC. ±
3. COUNCILMANIC DISTRICT: 1
4. TAX ACCOUNT No: 1000011391
5. DEED REFERENCE: 5802/190
6. OWNERSHIP: BALTIMORE COUNTY
7. EXISTING USE: VACANT
8. PROPOSED USE: VOLUNTEER FIRE STATION & ASSEMBLY HALL
9. PREVIOUS ZONING HEARING: NONE
10. NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHWEST CORNER OF HOLLINS FERRY ROAD AND RYERSON CIRCLE.
11. FLOOR AREA RATIO: 30860 ÷ 152400 = 0.20 OR 20%
12. ZONING MAP NUMBER: SW 4-B & 6-C
13. VOLUNTEER FIRE DEPARTMENTS ARE EXEMPT FROM DEVELOPMENT REGULATIONS UNDER SECTION 20-171C(2).

PARKING CALCULATIONS:

ASSEMBLY HALL: 20/1000 SF 11,900 SF 11.9 ÷ 20 = 238 PS
 FIRE HOUSE: 20/1,000 SF 11,950 SF 11.95 ÷ 20 = 239 PS
 TOTAL SPACES REQUIRED = 240 SPACES
 TOTAL SPACES PROVIDED = 240 SPACES
 (including 6 handicapped parking spaces)

93-146-XA

STORMWATER MANAGEMENT DATA

(b) 6" x 12" LONG CURB'S FOR STORAGE OF 100 YR STORM. INFILTRATION TO BE USED IF SOIL CONDITIONS ARE ACCEPTABLE.

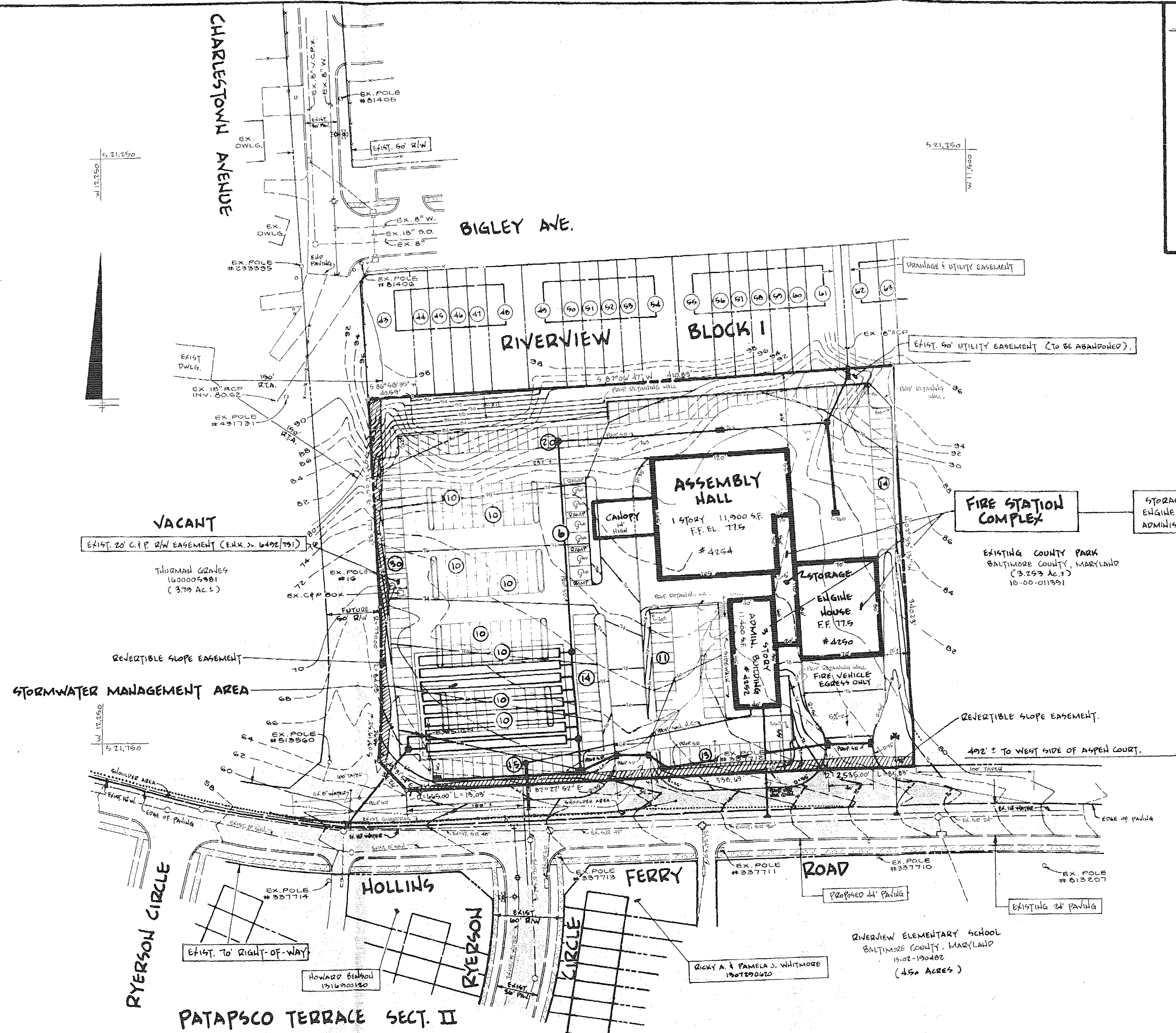
ZONING PETITION NOTE

- THE PURPOSE OF THIS ZONING PETITION IS THREEFOLD, I.E.
1. PETITION FOR SPECIAL EXCEPTION TO ALLOW A VOLUNTEER FIRE DEPT. IN A OR 55 ZONE.
 2. PETITION FOR VARIANCE TO ELIMINATE THE RESIDENTIAL TRANSITION AREA.
 3. PETITION FOR VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES FROM THE REQUIRED 240 SPACES TO 240 SPACES.

NOTE:

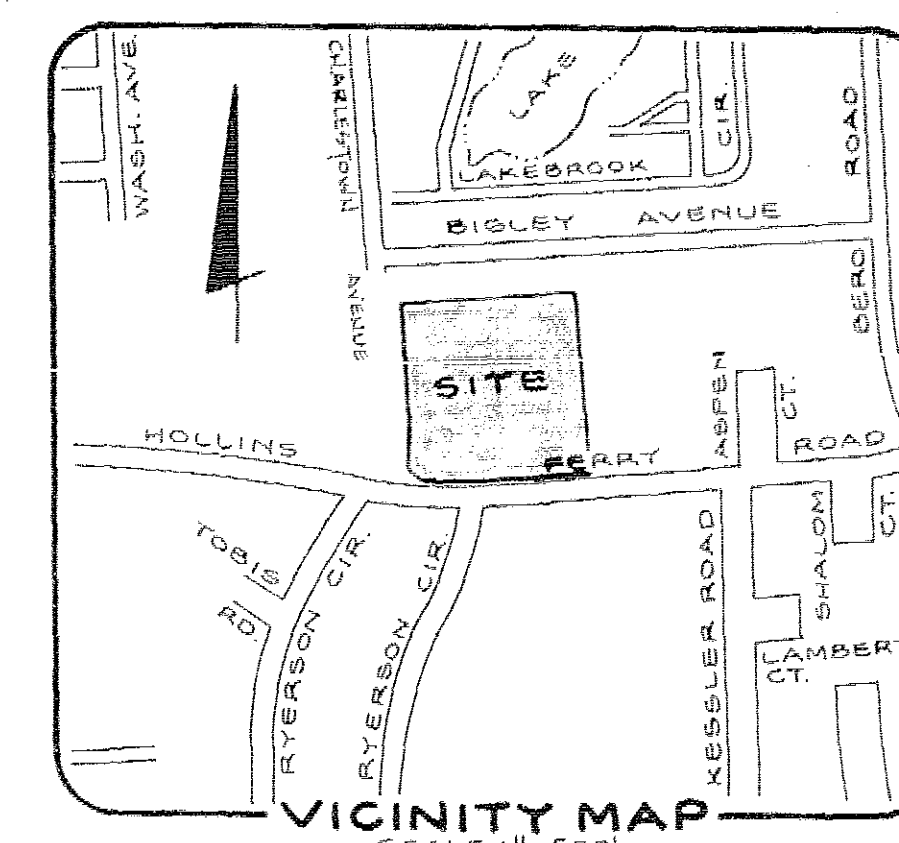
THE ENTIRE SITE LIES WITHIN THE RESIDENTIAL TRANSITION AREA. THE PLAN SHOWS ALL SOURCES OF THE RESIDENTIAL TRANSITION AREA, INCLUDING ALL DWELLINGS WITHIN 150' OF THE TRACT BOUNDARY AND LOTS OF RECORD LESS THAN 2 ACRES.

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-29-92	PER SUBMITTAL MEETING COMMENTS
SPELLMAN, LARSON & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS SUITE 107, JEFFERSON BLDG, TOWSON, MD., 21204 PHONE: 823-3535		
OWNER	LEASEHOLDER	
BALTIMORE COUNTY	LANSDOWNE VOLUNTEER FIRE DEPARTMENT	
E.H.K. JR.	c/o CHARLES E. KOUNTZ	
5802/190	1407 HOLLINS FERRY RD., SUITE 22	
BALTIMORE, MARYLAND 21204		
PLAT TO ACCOMPANY APPLICATION FOR ZONING PETITION LANSDOWNE VOLUNTEER FIRE DEPARTMENT 13th ELECTION DISTRICT BALTO.CO., MD		
SCALE: 1" = 60'	DES. BY: -	SHT. 1 OF 1
DATE: 9-11-92	DRN. BY: W.O.G. J.M.E.	



ADJACENT PROPERTY OWNERS

Lot #	Owner	Tax #
43	NO INFORMATION AVAILABLE	131200010
44	AUGUST & LINDA ANOLA	131200010
45	CHARLES L. & ANNE M. FARINI	131200010
46	BOB & BOBIE L. FARRER	131200010
47	CHARLES A. FOWLER	131200010
48	CHARLES D. FARINI	131200010
49	DAVID S. & LINDA A. CLEVERGER	131200010
50	BERNARD I. & MARY C. LINDENHILL	131200010
51	CHARLES C. & MARY F.	131200010
52	NO INFORMATION AVAILABLE	131200010
53	THOMAS H. & CONSTANCE O. WILD	131200010
54	DANIEL P. & JEAN S. BODDY	131200010
55	NO INFORMATION AVAILABLE	131200010
56	MARY L. FOWLER	131200010
57	GILBERT G. & MURIEL F. WRIGHT	131200010
58	RALPH A. FOWLER	131200010
59	LUCY E. STALLBURY	131200010
60	JAMES P. & WENDY R. WILSON	131200010
61	MICHAEL J. & PATRICIA L. TILL	131200010
62	DELOUI & LINDA KING	131200010
63	JOHN & CATHY LINDA PERROW	131200010



SITE DATA:

- ZONING: DR 55
- SITE ACREAGE: 3.50 AC.
- COUNCILMANIC DISTRICT: 1
- TAX ACCOUNT NO.: 1800011391
- DEED REFERENCE: 5802/190
- OWNERSHIP: BALTIMORE COUNTY
- EXISTING USE: VACANT
- PROPOSED USE: VOLUNTEER FIRE STATION

- PREVIOUS ZONING HEARING: NONE
- NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHWEST CORNER OF HOLLINS FERRY ROAD AND RYERSON CIRCLE.
- FLOOR AREA RATIO: $30840 \div 15240 = 0.20$ OR 20%
- ZONING MAP NUMBER: SW 6-B & 6-C
- VOLUNTEER FIRE DEPARTMENTS ARE EXEMPT FROM DEVELOPMENT REGULATIONS UNDER SECTION 26-171(c)(3)(b).

PARKING CALCULATIONS:

ASSEMBLY HALL: $201,000 \text{ SF} \div 11,700 \text{ SF} \times 20 = 296 \text{ SP}$
 FIRE HOUSE: $33,100 \text{ SF} \div 18,950 \text{ SF} \times 33 = 63 \text{ SP}$
 TOTAL SPACES REQUIRED = 361 SPACES
 TOTAL SPACES PROVIDED = 240 SPACES
 (including 6 handicap parking spaces)

STORMWATER MANAGEMENT DATA

(b) 24" x 120" LONG CMP'S FOR STORAGE OF 100 YD STORM. INFILTRATION TO BE USED IF SOIL CONDITIONS ARE ACCEPTABLE.

ZONING PETITION NOTE

- THE PURPOSE OF THIS ZONING PETITION IS THREEFOLD, I.E.,
- PETITION FOR SPECIAL EXCEPTION TO ALLOW A VOLUNTEER FIRE DEPT. IN A DR 55 ZONE.
 - PETITION FOR VARIANCE TO ELIMINATE THE RESIDENTIAL TRANSITION AREA.
 - PETITION FOR VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES FROM THE REQUIRED 361 SPACES TO 240 SPACES.

NOTE:

THE PLAN SHOWS ALL SOURCES OF THE RESIDENTIAL TRANSITION AREA, INCLUDING ALL DWELLINGS WITHIN 150' OF THE TRACT BOUNDARY AND LOTS OF RECORD LESS THAN 2 ACRES.

PETITIONER'S
EXHIBIT No. 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-24-92	PER SUBMITTAL MEETING COMMENTS
2	11-10-92	PER AGENCY COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE: 823-3535

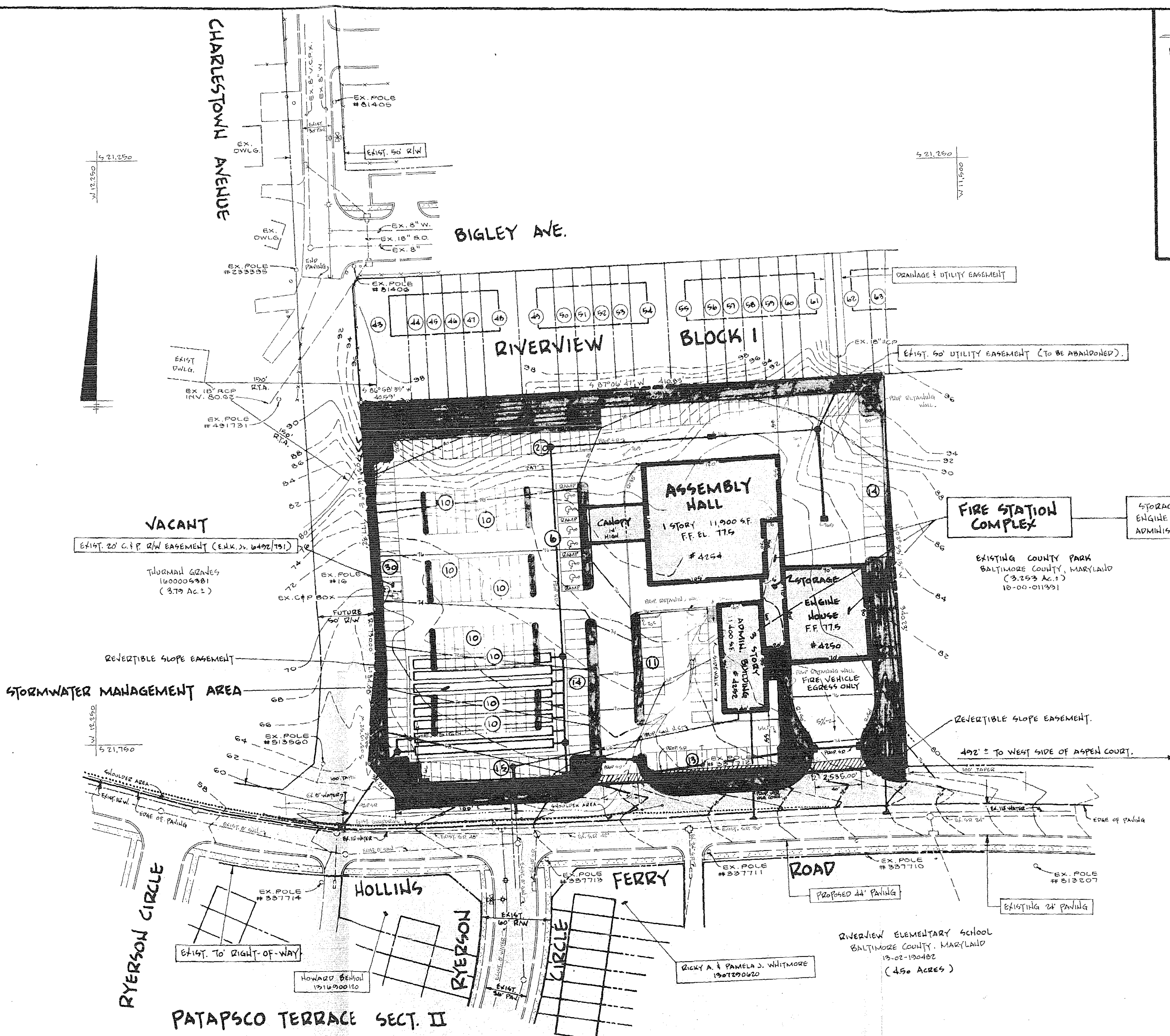
OWNER	LEASEHOLDER
BALTIMORE COUNTY E.H.K. JR. 5802/190	LANSDOWNE VOLUNTEER FIRE DEPARTMENT c/o CHARLES E. WRIGHT 4901 HOLLINS FERRY RD., SUITE 2C BALTIMORE, MARYLAND 21204

PLAT TO ACCOMPANY APPLICATION FOR ZONING PETITION

LANSDOWNE VOLUNTEER FIRE DEPARTMENT

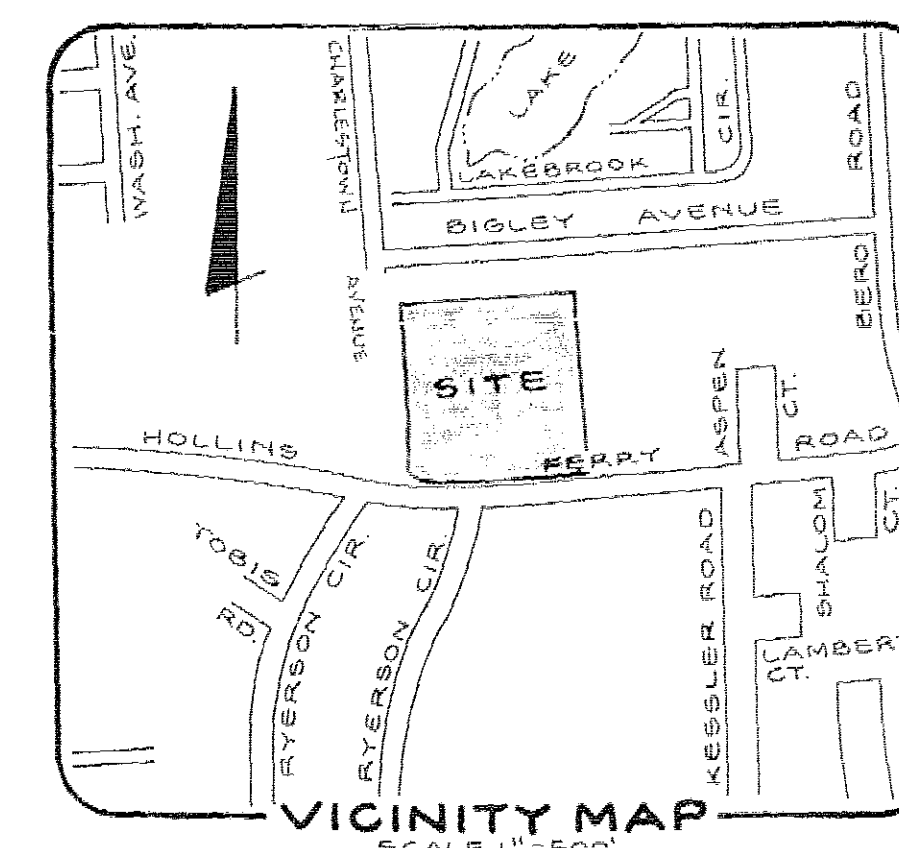
13TH ELECTION DISTRICT BALTO. CO., MD

SCALE: 1" = 50' DES. BY: SHT. 1 OF 1
 DATE: 9-11-92 DRN BY: W.D.G. JME



ADJACENT PROPERTY OWNERS

LOT #	OWNER	TAX #
40	NO INFORMATION AVAILABLE	
44	AUGUST & LINDA ANSLA	1301290010
45	CHARLOTT L. & ANNE M. FABIAN	1306000370
46	BRIAN S. & BONNIE L. FARRER	1304000540
47	DAVID A. FOWLER	1310001720
48	CHARLES R. FABIAN	1305471250
49	DAVID E. & LINDA S. CLEVELAND	1318350930
50	REGINALD I. & MARY C. LINDENHILL	1312400100
51	DAVID C. & MARY F.	1306000330
52	NO INFORMATION AVAILABLE	
53	THOMAS H. & CONSTANCE D. WILP	1302050940
54	DAVID P. & JENNIFER S. BUSH	1306019000
55	NO INFORMATION AVAILABLE	
56	MARY L. FOWLER	1318109600
57	GILBERT E. & MURLEY E. WRIGHT	1323070050
58	DAVID A. FOWLER	1316000167
59	LUCY E. STANISBURY	1319100950
60	JAMES P. & MARGARET Q. WILSON	1323000500
61	MICHAEL J. & PATRICIA L. TILL	1315000210
62	DELWOOD & LINDA WING	1306570320
63	JOHN & CATHY LYNN PERKINS	1319010502



SITE DATA:

1. ZONING:	DR 55
2. SITE ACREAGE:	3.90 AC. ±
3. COUNCILMANIC DISTRICT:	1
4. TAX ACCOUNT NO.:	1800011391
5. DEED REFERENCE:	5802/190
6. OWNERSHIP:	BALTIMORE COUNTY
7. EXISTING USE:	VACANT
8. PROPOSED USE:	VOLUNTEER FIRE STATION & ASSEMBLY HALL

- PREVIOUS ZONING HEARING: None
- NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHWEST CORNER OF HOLLINS FERRY ROAD AND RYERSON CIRCLE.
- FLOOR AREA RATIO: $30050 \div 152400 = 0.20$ OR 20%
- ZONING MAP NUMBER: 4W 6-B & 6-C
- VOLUNTEER FIRE DEPARTMENTS ARE EXEMPT FROM DEVELOPMENT REGULATIONS UNDER SECTION 20-111(C)(6).

PARKING CALCULATIONS:

ASSEMBLY HALL:	20/1000 SF	11,900 SF	$11.9 \times 20 = 238$ Pk
FIRE HOUSE	33/1,000 SF	18,950 SF	$18.95 \times 33 = 626$ Pk
TOTAL SPACES REQUIRED = 864 SPACES			
TOTAL SPACES PROVIDED = 240 SPACES			
(INCLUDING 6 HANDICAP PARKING SPACES)			

STORMWATER MANAGEMENT DATA

(a) 20" x 12" LIDS CMP'S FOR STORAGE OF 100 YR. STORM. INFILTRATION TO BE USED IF SOIL CONDITIONS ARE ACCEPTABLE.

ZONING PETITION NOTE

THE PURPOSE OF THIS ZONING PETITION IS THREEFOLD, I.E.,

- PETITION FOR SPECIAL EXCEPTION TO ALLOW A VOLUNTEER FIRE DEPT. IN A DR 55 ZONE
- PETITION FOR VARIANCE TO ELIMINATE THE RESIDENTIAL TRANSITION AREA.
- PETITION FOR VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES FROM THE REQUIRED 864 SPACES TO 240 SPACES.

NOTE:

THE PLAN SHOWS ALL SOURCES OF THE RESIDENTIAL TRANSITION AREA, INCLUDING ALL DWELLINGS WITHIN 150' OF THE TRACT BOUNDARY AND LOTS OF RECORD LESS THAN 2 ACRES.

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

OWNER	LEASEHOLDER
BALTIMORE COUNTY E.H.K. JR. 5802/190	LANSDOWNE VOLUNTEER FIRE DEPARTMENT c/o CHARLES E. KOONTZ 4901 HOLLINS FERRY RD., SUITE 2C BALTIMORE, MARYLAND 21211-1101

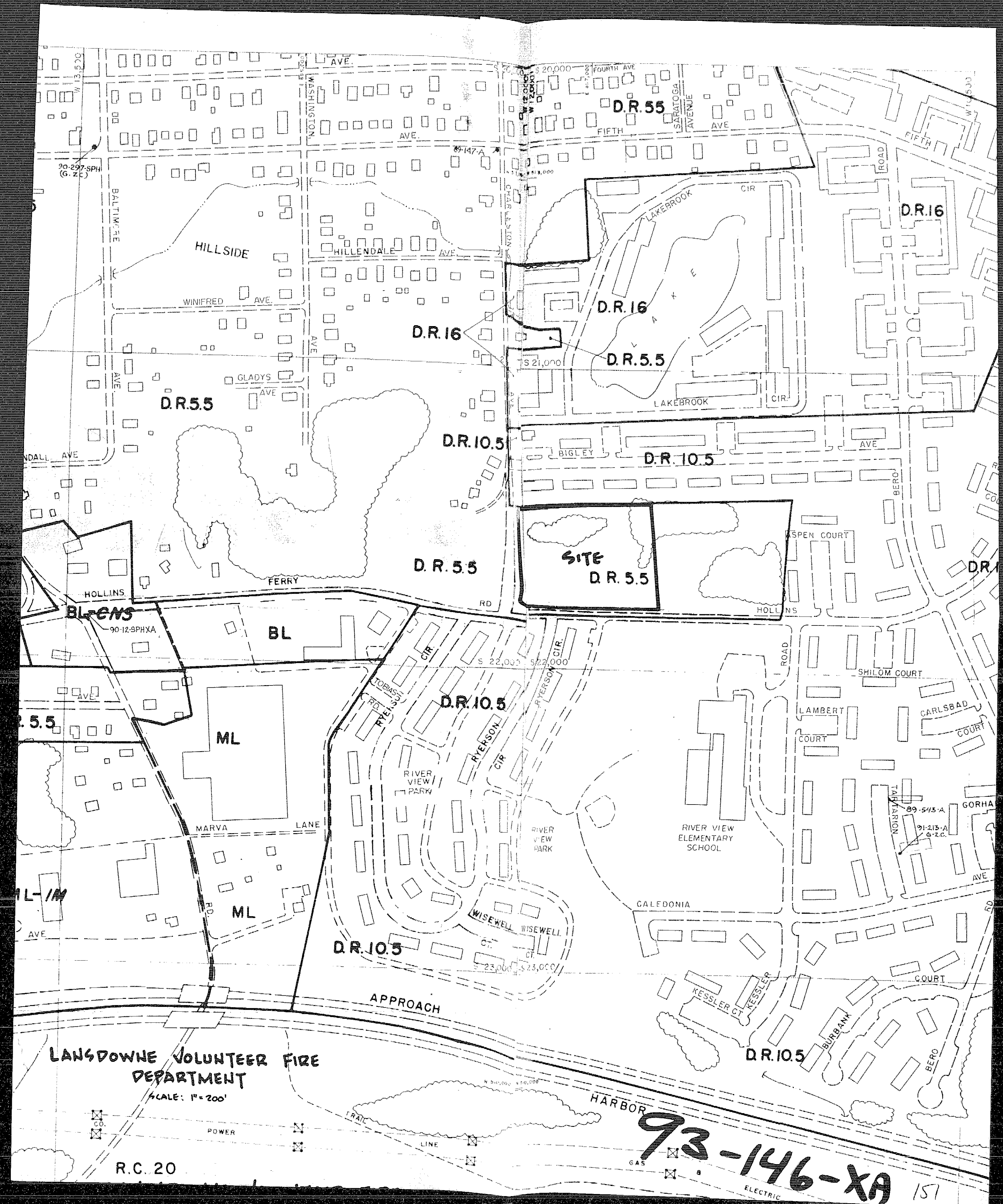
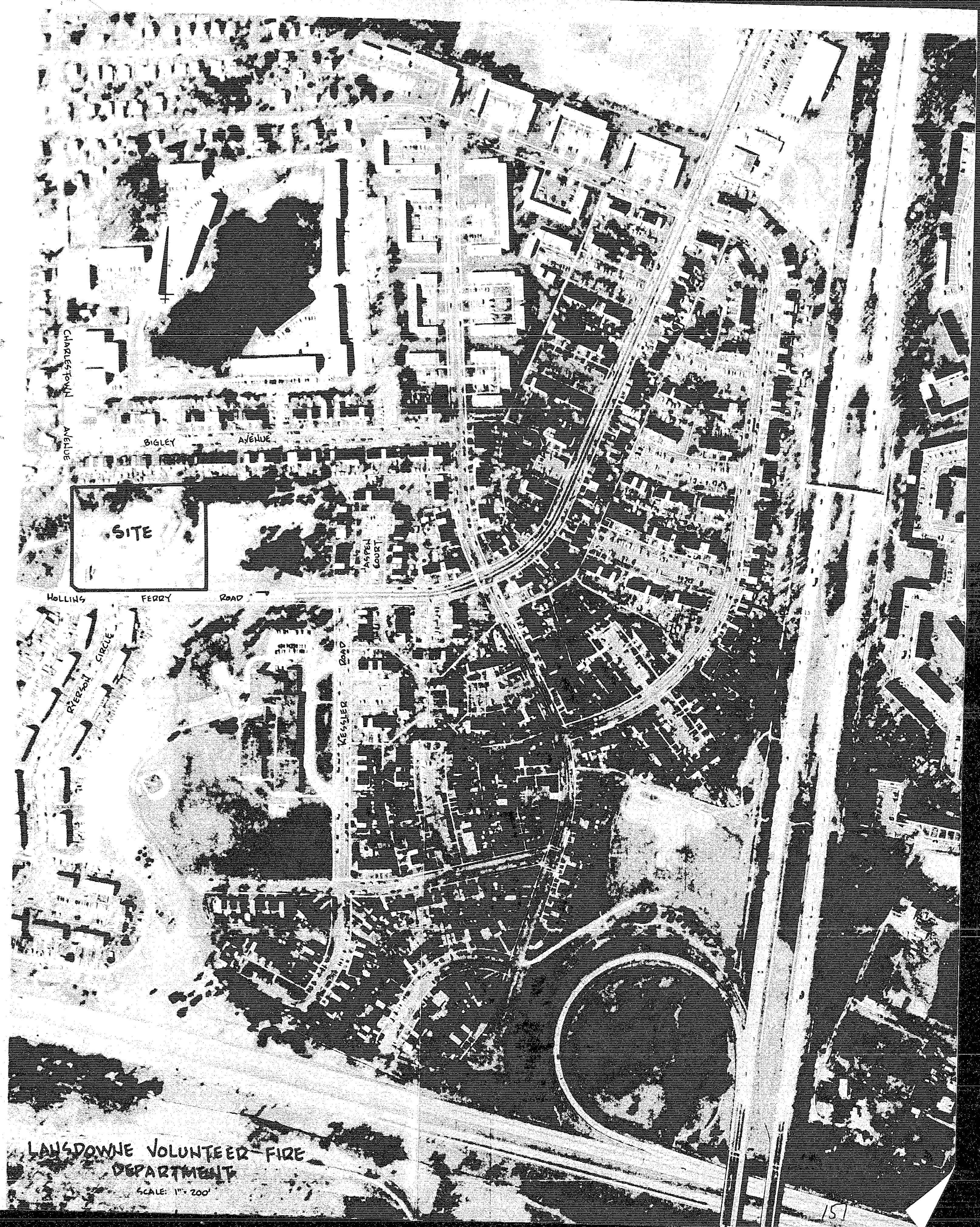
PLAT TO ACCOMPANY APPLICATION FOR

ZONING PETITION
LANSDOWNE VOLUNTEER FIRE DEPARTMENT

13 TH ELECTION DISTRICT	BALTO. CO., MD
SCALE: 1" = 50'	DES. BY: ---
DATE: 9-11-92	DRN BY: W.O.S. JMB
	SHT. 1 OF 1

Appellant's Ex. 1
Plat to Accompany
Zoning Petition

93-146-XA 151



the dual use of the site as the headquarters of the volunteer fire department and as an assembly hall/community building causes an unrealistically inflated parking requirement under the B.C.Z.R. As to the R.T.A. variance, Mr. Larson noted that R.T.A. setbacks and buffers are necessary only because of the existing single family house at the end of Charlestown Avenue on the northwest side of the site. As the site plan indicates, the variances necessary from the from the R.T.A. requirements are minimal and affect only a small portion of the property. As Mr. Larson testified, the R.T.A. regulations do not apply to the townhomes which are adjacent to the property on the north and south sides.

Mr. Larson also addressed certain of the Zoning Plans Advisory Committee (ZAC) comments which were submitted in this case. He noted that the plan had been revised in accordance with the suggestions proposed by Rahee J. Famili, a Traffic Engineer with Baltimore County's Bureau of Traffic Engineering. Further, the Petitioner has discussed proposed landscaping on the property with Avery Hardin, the County's Landscape Architect. Mr. Larson indicated that Mr. Hardin's concerns have, likewise, been satisfied.

Also testifying was James D. Mooney, the former Chief of the Lansdowne Volunteer Fire Department from 1968 to 1991. He described the present headquarters of this fire company, which is located on Lavern Avenue in Catonsville. The volunteer fire department has been at that location for approximately 90 years. There are approximately 50 active firefighters associated with this company and the company responds to approximately 600 calls per year. Mr. Mooney described in detail the nature of the company's service to the community and the equipment used on site. He indicated that the company has outgrown its facilities at its present location. Mr. Mooney believes that the relocation to the subject site will allow the

Lansdowne Volunteer Fire Company to improve and expand its services to the community. He noted that his department's plans are consistent with what other volunteer fire companies have done throughout Baltimore County. He believes that the volunteer fire department will be a good neighbor and particularly noted that the company needs the support of the community to exist. He promised that the company will strive to lessen any negative impact of the fire house at this location.

Also testifying was Joseph Bayer, Sr., of the Lansdowne Business Association. He noted that the current facilities for this volunteer fire department company are antiquated and inadequate. He fully supports the relocation and believes that this company will continue to be a good community member and asset to the locale. His sentiments were shared by Rosemary E. Miller, a resident of the subject locale, and a representative of the Lansdowne Improvement Association.

Testifying in opposition to the Petition was Hal Benson who resides across from the subject site. Mr. Benson has undertaken an extensive investigation of the proposed project and stated a number of concerns. These are completely set forth on Petitioner's Exhibit No. 1A. Although some 66 concerns are set forth on that exhibit, Mr. Benson's testimony highlighted several as his chief areas of inquiry. These include the loss of the subject property as open space, a possible depreciation of neighboring property values, the increase of pollution, be it noise, air or medical waste, and an adverse impact on the traffic in the area. Although the record will speak for itself, Mr. Benson's testimony centered on a number of potential negative impacts which he believes may result if the Petitions are approved.

It is clear that the B.C.Z.R. permits the use in a D.R. zone by special exception. Further, the testimony was overwhelming that the proposed use will not be detrimental to the residences and other uses in the vicinity. In fact, the proposed use appears to foster a positive environment in the community by providing needed fire/emergency services and furnishing a community center.

Having reached this conclusion, it is then necessary to determine if the Petitioner has satisfied the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. 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 this particular location, described by Petitioner's Exhibit No. 1, 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, 291 Md. 1, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in 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.

After reviewing all of the testimony and evidence presented, I am persuaded that the special exception should be granted, with certain restrictions, as more fully described below.

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).

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty will result if the variances are not granted. The relief requested as, it relates to R.T.A. setbacks and buffers, is minimal in scope and nature. Further, this relief is necessary because of the particular configuration of the subject site. Strict compliance with the R.T.A. buffer and setback requirements would unduly restrict the use of the land.

As to the parking variances, I am, likewise, persuaded that they should be approved. It is clear from the testimony presented that sufficient parking will be provided to serve this proposed use on this property. Strict adherence to the parking space count requirements is not warranted. The site will provide a number of uses, including the rental of the assembly hall for public functions, as well as the volunteer fire station use. Testimony presented was that these activities will be consistent with one another, and will not create traffic congestion on the site,

or in the vicinity. Further, the granting of the variances will not cause any injury to the public health, safety and general welfare and will be in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of December, 1992 that a Petition for Special Exception for a volunteer fire station complex and assembly hall, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 248 parking spaces, in lieu of the required 301 spaces, for a volunteer fire department facility with an assembly hall, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 1B01.B.1.b.1 and 1B01.B.1.c.2 of the B.C.Z.R. to eliminate the required R.T.A. buffer and setbacks, all 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 foregoing relief:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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.
2. The Petitioner shall not allow any outdoor sirens or claxons on this site. Further, any interior sound alert devices shall be constructed

and placed so as to emit noise away from the surrounding residential neighborhood.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Suite 413, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 28, 1992

CORRECTED LETTER

Charles E. Kountz, Esquire
4367 Hollins Ferry Road
Baltimore, Maryland 21227

RE: Petitions for Special Exception and Zoning Variance
Case No. 93-146-XA
Baltimore County, Maryland, Legal Owner
Lansdowne Volunteer Fire Dept., Lessee

Dear Mr. Kountz:

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 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

cc: Mr. James D. Mooney
Mr. Michael D. Weldon
Mr. Joseph L. Larson
Mr. Hal Benson
Mr. Rosemary E. Miller
Mr. Joseph E. Bayer Sr.



Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at

4250-4254 HOLLINS FERRY RD.
NS HOLLINS FERRY RD @ RYERSON CIRCLE

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Regulations of Baltimore County, to use the herein described property for

A VOLUNTEER FIRE STATION COMPLEX AND ASSEMBLY HALL

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.

Legal Owner(s)

MICHAEL D. WELDON
Signature
140 LAVERNE AVE
BALTO MD 21227

CHARLES E. KOUNTZ
Signature
4367 HOLLINS FERRY RD
BALTIMORE MD 21227

BALTIMORE COUNTY
Signature
STANLEY J. SCHAPIRO, DEP. CO. ATTY.

400 WASHINGTON AVE 887-4420
TOWSON MD 21204
JOSEPH L. LARSON
105 W CHESAPEAKE AVE 823-3535
TOWSON MD 21204

ESTIMATED LENGTH OF HEARING 1 hr
ALL REVIEWED BY: LG DATE 12/30/92

Petition for Variance
to the Zoning Commission of Baltimore County
for the property located at
4250-4254 HOLLINS FERRY RD.
NS HOLLINS FERRY RD & RYERSON CIRCLE
which is presently zoned D R S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated 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 409.6 A 2, To allow 248 parking spaces in lieu of the required 301 parking spaces for a volunteer fire department facility with assembly hall.
1801.8, 1.8, 1.6, 2 To eliminate the required RTA buffer and setbacks.

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

(PARKING) Due to the limited size of the property and the required size of the fire station complex the required parking count cannot be achieved, further, due to the multi-use proposed it is contended that the parking requirements do not take into consideration the over-lap of uses. (continued below)

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

(RTA) The limited size and configuration of the property are not conducive to a workable and practical site layout if the residential transition area requirements are employed. The reduction of RTA will not adversely impact the adjoining residential community.

Current Purchaser/Owner:

MICHAEL D WELDON

(Type or Print Name)
Michael D Weldon
LANDSDOWN VOLUNTEER FIRE DEPT.
140 LAVERNE AVE
BALTO MD 21227

City State Zipcode

Attorney for Petitioner:

CHARLES E KOUNTZ

(Type or Print Name)
Charles E. Kountz
4367 HOLLINS FERRY RD 242-0100
BALTIMORE MD 21227

City State Zipcode

Legal Owner:

BALTIMORE COUNTY

(Type or Print Name)
Stanley J. Schapiro
STANLEY J. SCHAPIRO, DEP. CO. ATTY.
400 WASHINGTON AVE 067-4420
TOWSON MD 21204

City State Zipcode

Attorney for Petitioner:

JOSEPH L LARSON

(Type or Print Name)
105 W CHESAPEAKE AVE 823-3535
TOWSON MD 21204

City State Zipcode

ESTIMATED LENGTH OF HEARING

1 hr

Re following date: 10/30/92

ALL OTHER DATE 10/30/92

REVIEWED BY: LG

DATE 10/30/92



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3535
FAX 825-5215

93-146-XA

DESCRIPTION FOR A SPECIAL EXCEPTION AND VARIANCES.

HOLLINS FERRY ROAD, THIRTEENTH DISTRICT, BALTIMORE CO., MD

Page 1

Beginning for the same at a point on the north side of Hollins Ferry Road, 70 feet wide, at the cutoff connecting the north side of Hollins Ferry Road with the east side of Charlestown Avenue, 50 feet wide, as proposed to be extended southerly from Bigley Avenue to the north side of Hollins Ferry Road said point being 100 feet, more or less, measured westerly along the north side of Hollins Ferry Road from the centerline of Ryerson Circle and running thence and binding on the north side of Hollins Ferry Road easterly by a curve to the left with a radius of 665.00 feet the distance of 13.03 feet (the chord of the arc bears North 88 Degrees 01 Minutes 32 Seconds East 13.02 feet) North 87 Degrees 27 Minutes 52 Seconds East 338.69 feet and easterly by a curve to the right with a radius of 2,535.00 feet the distance of 85.83 feet (the chord of the arc bears North 88 Degrees 26 Minutes 04 Seconds East 85.83 feet) to a point at the distance of 492 feet, more or less, measured westerly along the north side of Hollins Ferry Road from the west side of Aspen Court thence leaving the north side of Hollins Ferry

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

151



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3535
FAX 825-5215

93-146-XA

DESCRIPTION FOR A SPECIAL EXCEPTION AND VARIANCES.

HOLLINS FERRY ROAD, THIRTEENTH DISTRICT, BALTIMORE CO., MD

Page 2

Read and running North 2 Degrees 53 Minutes 13 Seconds West 340.23 feet to the south line of the lots fronting on Bigley Avenue as shown on a plat of Riverview, Block 1 said plat being recorded among the Plat Records of Baltimore County in Plat Book GLB No. 19, Folio 134 and running thence and binding on the rear line of said lots South 87 Degrees 06 Minutes 47 Seconds West 410.83 feet and South 86 Degrees 58 Minutes 35 Seconds West 40.59 feet to the east side of Charlestown Avenue as proposed to be extended southerly from Bigley Avenue and running thence and binding on the east side of said proposed extension of Charlestown Avenue South 3 Degrees 16 Minutes 06 Seconds East 177.32 feet southerly by a curve to the right with a radius of 730.00 feet the distance of 84.03 feet (the chord of the arc bears South 0 Degrees 01 Minutes 52 Seconds West 84.03 feet) and South 3 Degrees 19 Minutes 52 Seconds West 48.92 feet to the cutoff connecting the east side of Charlestown Avenue as proposed to be extended and the north side of Hollins Ferry Road and running

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

151



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3535
FAX 825-5215

93-146-XA

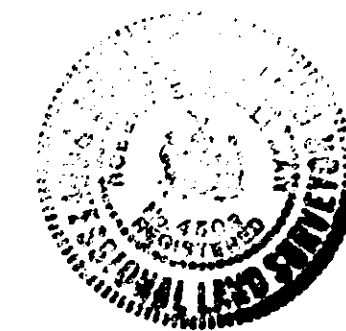
DESCRIPTION FOR A SPECIAL EXCEPTION AND VARIANCES.

HOLLINS FERRY ROAD, THIRTEENTH DISTRICT, BALTIMORE CO., MD

Page 3

Page thence and binding on said cutoff South 42 Degrees 31 Minutes 54 Seconds East 74.26 feet to the place of beginning.
Containing 3.50 acres of land, more or less.

10/30/92



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

151

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 11/12/92
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 11/12/92
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

RECEIVED
COUNTY BOARD OF APPEALS
93 JUN 15 PM 3:42
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 6/4/93
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

RECEIVED
COUNTY BOARD OF APPEALS
93 FEB 19 PM 2:22
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 2/19/93
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 2/19/93
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

RECEIVED
COUNTY BOARD OF APPEALS
93 JUL -2 PM 3:42
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 4/25/93
Posted for: Appeal
Petitioner: Landsdowne Vol Fire Dept
Location of property: 4250-4254 Hollins Ferry Rd, N. Hollins Ferry Rd, N. Charlestown Ave
Location of Sign: 140 Laverne Ave, Balto, Md
Remarks: 140 Laverne Ave, Balto, Md
Posted by: Michael D Weldon
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/12, 1992

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 11/12, 1992

THE JEFFERSONIAN,

S. Zebe Orlean
Publisher

\$100.65

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-8150
Number

10/30/92 H9300151
PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$0.00
050 -SPECIAL EXCEPTION 1 X \$0.00
TOTAL: \$0.00
LAST NAME OF OWNER: BALTIMORE COUNTY

Please Make Check Payable To: Baltimore County