

93-270-X

receipt

Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R 001-6150
Number: _____

Date: _____

PAID TO THE ORDER OF _____ \$300.00

MD&D#0107MICHRC
ES 0011-10AM02-08-93

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: 3/1/93

RE: CASE NUMBER: 93-270-X (Item 276)
W/S Commerce Drive, 177.56' N of Baltimore Washington Boulevard
Lot #3, Beltway Business Community
13th Election District - 1st Councilmanic
Petitioner(s): BBC Associates
HEARING: WEDNESDAY, MARCH 17, 1993 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

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

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

Please forward your check via return 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.

Carl Jablon

ARNOLD JABLON
DIRECTOR

cc: John B. Howard, Esq.

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Baltimore County Government
Office of Zoning Administration
and Development Management

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

FEB 19 1993

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: 93-270-X (Item 276)
W/S Commerce Drive, 177.56' N of Baltimore Washington Boulevard
Lot #3, Beltway Business Community
13th Election District - 1st Councilmanic
Petitioner(s): BBC Associates
HEARING: WEDNESDAY, MARCH 17, 1993 at 9:00 a.m. in Rm. 106, Office Building.

Special Exception for a golf driving range and baseball batting range as an interia income producing use.

Carl Jablon

ARNOLD JABLON
DIRECTOR

cc: BBC Associates
John B. Howard, Esq.

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

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Baltimore County Government
Office of Zoning Administration
and Development Management

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

March 5, 1993

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

RE: Case No. 93-270-X, Item No. 276
Petitioner: BBC Associates
Petition for Special Exception

Dear Mr. Howard:

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 February 8, 1993, and a hearing was 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.

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**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-19-93

Re: Baltimore County
Item No: + 276 (JLL)

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

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 effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 25, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 275, 276 and 281.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Ernie L. Lewis*

PK/JL:lw

275.ZAC/ZAC1

93-270-X 3-17-93

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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

DATE: March 8, 1993

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #276
Beltway Business Community
Zoning Advisory Committee Meeting of 2/22/93

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.

If the change in use requires the proposal to be re-submitted through the Development Process, then the site must comply with the Forest Conservation Act which requires a Forest Stand Delineation, a Forest Conservation Plan and a completed Forest Conservation Worksheet.

JLP:rmp
Attachment
ZON.276/GWRMP

RECEIVED
MAR 16 1993
ZONING COMMISSIONER

Sign-In

GARY SWATKO - MERRITT
Paige Wingest - VB+H
Rick Chadsey - G.W. Stephens

93-270 X 3-17-93

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-1500

MARCH 2, 1993

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

RE: Property Owner: BBC ASSOCIATES
Location: LOT #3 BELTWAY BUSINESS COMMUNITY
Item No.: +276(JLL) Zoning Agenda: FEBRUARY 22, 1993

Gentlemen:

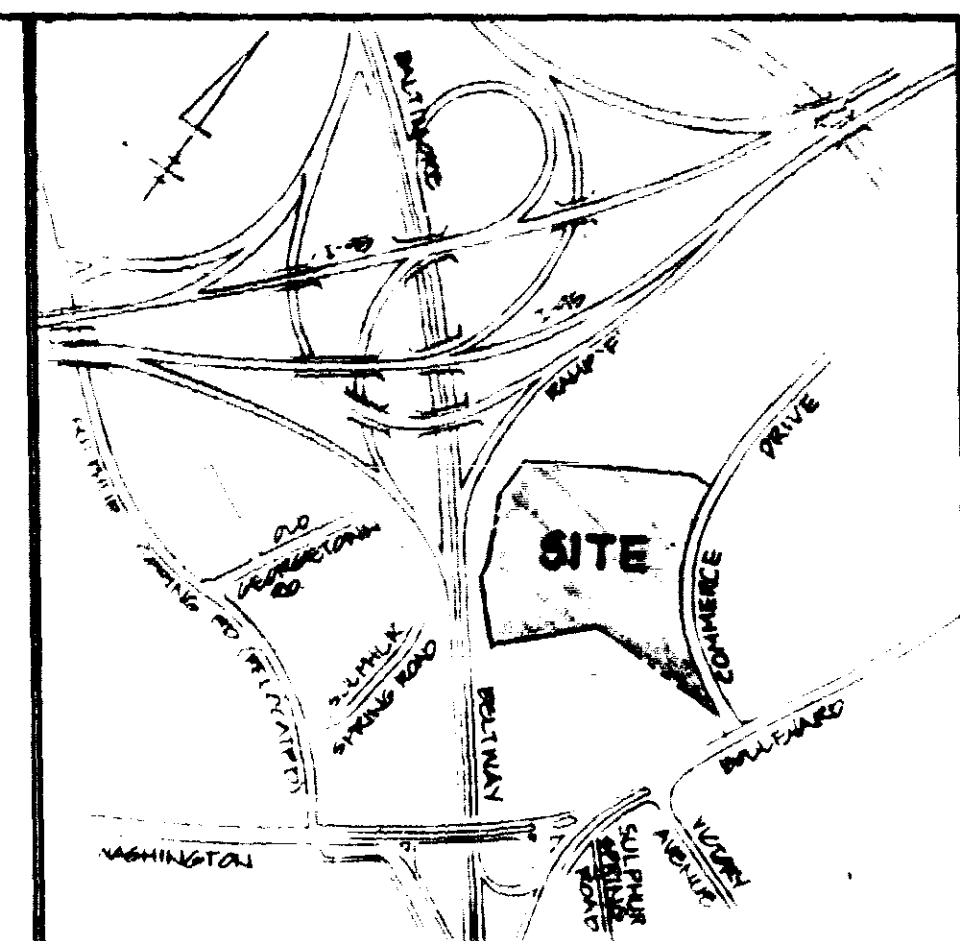
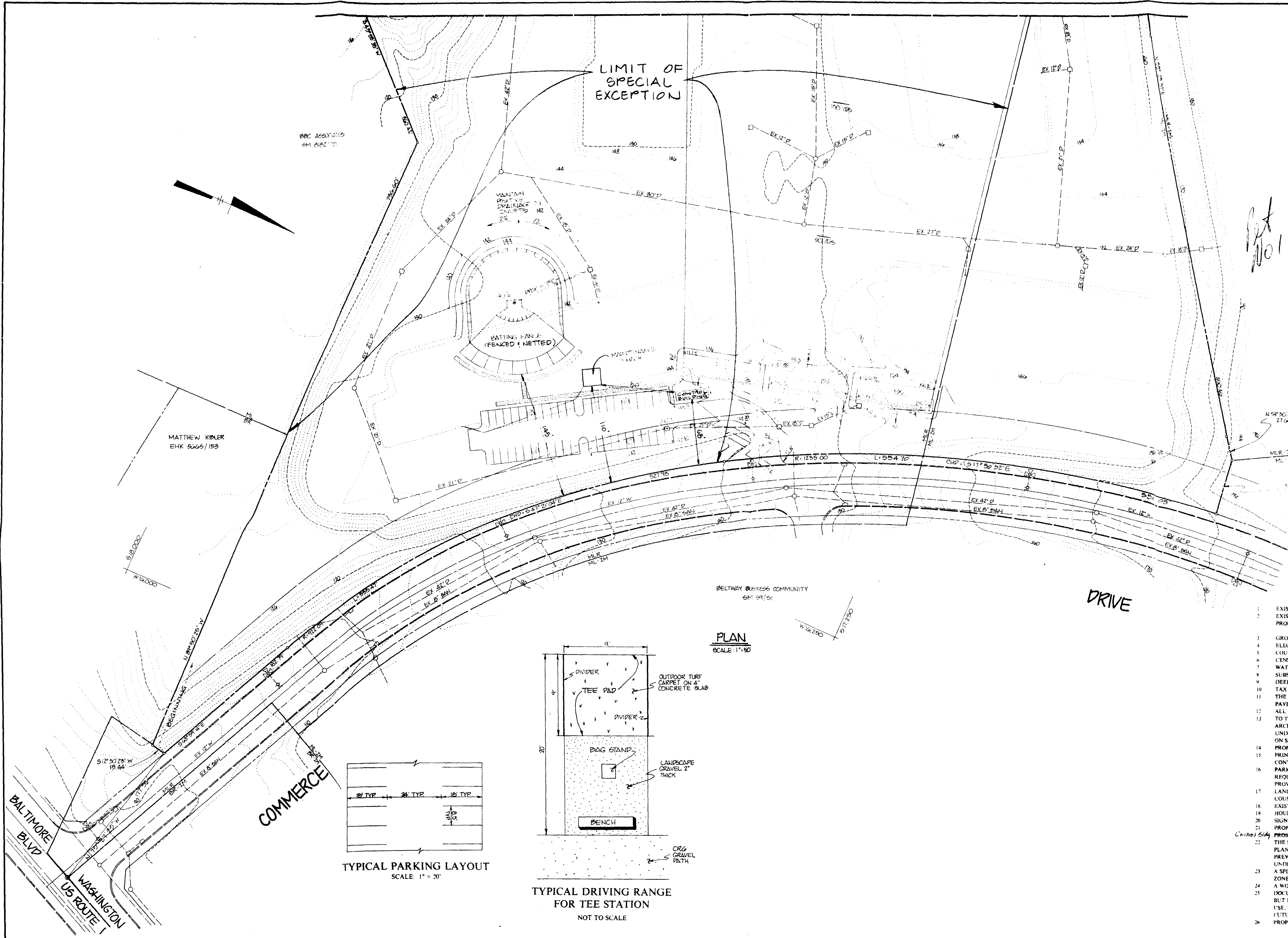
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

REVIEWER: *Carl Jablon*
Planning Branch
Special Inspection Division

JP/KEH

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VICINITY MAP SCALE: 1" = 1000'

EXISTING PERMITS AND FILE NUMBERS

BUILDING PERMIT NUMBERS
B-059484, 7, 8, 90, AND 94
CONTROL NUMBER C-106090

GRADING PERMIT NUMBER

ZONING RECLASSIFICATION NUMBER CR-89-451
PUBLIC SERVICES COR NUMBER 90014
CURRENT PLANNING CRG NUMBER X111-70

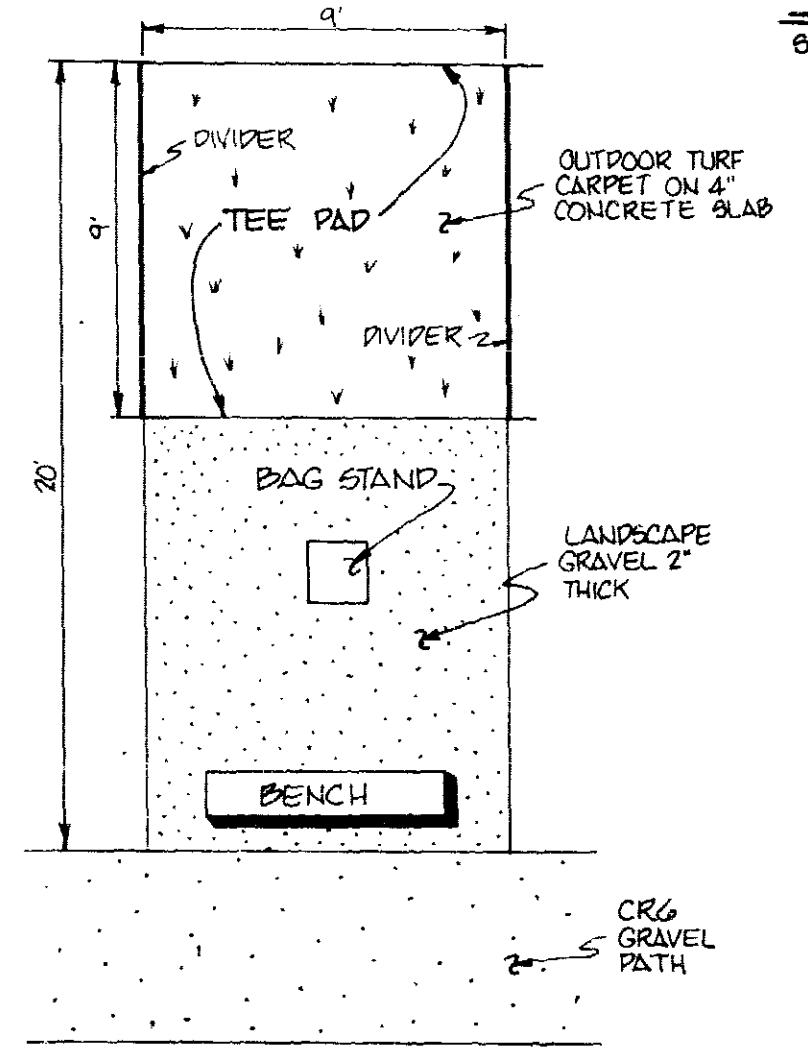
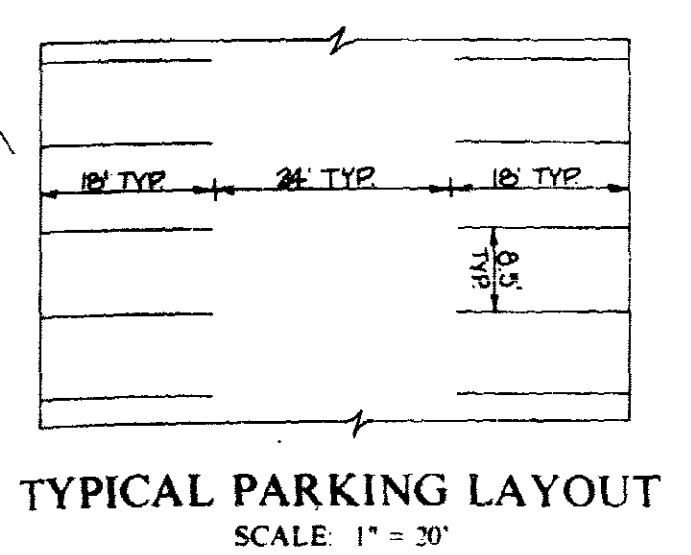
REASON FOR SPECIAL EXCEPTION
THE OWNER DESIRES TO CONSTRUCT
A MULTI-TEE GOLF DRIVING RANGE
AND A BATTING RANGE AT THIS SITE.
WHEN PERMITTED BY A SPECIAL
EXCEPTION A GOLF DRIVING RANGE
AND A BATTING RANGE MAY BE
CONSTRUCTED IN AN M.L.R. ZONE PER
SECTION 248.4a B.C.Z.R.

93-270-X

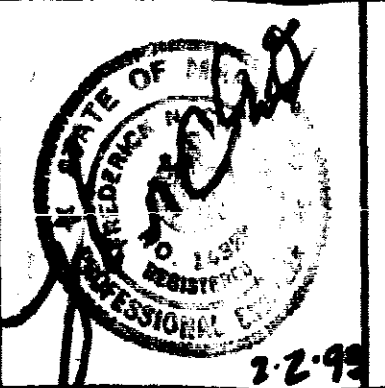
GENERAL NOTES

1. EXISTING ZONING - M.L.R. ML-1M
2. EXISTING USE - VACANT
3. PROPOSED USE - GOLF DRIVING RANGE & BASEBALL BATTING RANGE AS AN INTERIM INCOME PRODUCING USE
4. GROSS AREA - 22.51 AC.
5. ELECTION DISTRICT - #13
6. COUNCILMANIC DISTRICT - #1
7. CENSUS TRACT - #4305
8. WATERSHED - 29
9. SUBWERSHED - 73
10. DEED REFERENCE - PLAT REF. 62-12
11. TAX ACCOUNT NUMBER - 2040-768 & 2040040744
12. THE PARKING LOT IS TO BE PERMANENTLY STRIPED ALL AREA PAVED TO BE DURABLE AND IN-STRIP SURFACES
13. ALL ERECTING TO BE DIRECTED AWAY FROM ADJACENT PROPERTIES TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WETLANDS, NO ARCHEOLOGICAL SITES, CRITICAL AREAS, HAZARDOUS MATERIALS, UNDERGROUND TANKS, ENDANGERED SPECIES OR ENDANGERED HABITAT ON SITE
14. PROPOSED STRUCTURE HEIGHTS ARE LESS THAN 35'
15. PRINCIPAL USE OF STRUCTURES IS FOR STORAGE, MAINTENANCE AND CONTROL
16. PARKING REQUIREMENTS REQUIRED: 1.5 x 10' TEES - 9 BATTING SPACES - 44 SPACES PROVIDED 46 SPACES
17. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPING MANUAL
18. EXISTING TOP IS FIELD RUN
19. HOURS OF OPERATION VARY - TO BE DETERMINED
20. SIGNS AS PER SECTION 413b OF THE B.C.Z.R.
21. PROPOSED TOTAL BUILDING AREA
22. PROSHOP - 300 S.F. MAINTENANCE SHACK - 400 S.F.
23. THE SITE HAS BEEN GRADED UNDER AN APPROVED SEDIMENT CONTROL PLAN AND GRADING PERMIT. SWM PLANS ARE APPROVED PER A PREVIOUS DEVELOPMENT CONCEPT. SWM HAS BEEN CONSTRUCTED UNDER FWG # 255-420748 APPROVED 12-7-90.
24. A SPECIAL EXCEPTION AREA IS LIMITED TO THE AREA WITHIN THE MLR ZONE
25. A WOODED BUFFER EXISTS BETWEEN 800'S AND PROPOSED IMPROVEMENTS
26. DOCUMENTED SITE PLAN APPROVED BY PLANNING BOARD 11-14-89 BUT NEVER UTILIZED. PROPOSED SPECIAL EXCEPTION IS FOR AN INTERIM USE. DOCUMENTED SITE PLAN SHALL REMAIN IN PLACE AS THE PROPOSED FUTURE USE
27. PROPERTY REZONED BY BALTIMORE COUNTY OCTOBER 1992 UNDER ISSUE No. 1-056

PLAN
SCALE: 1" = 50'



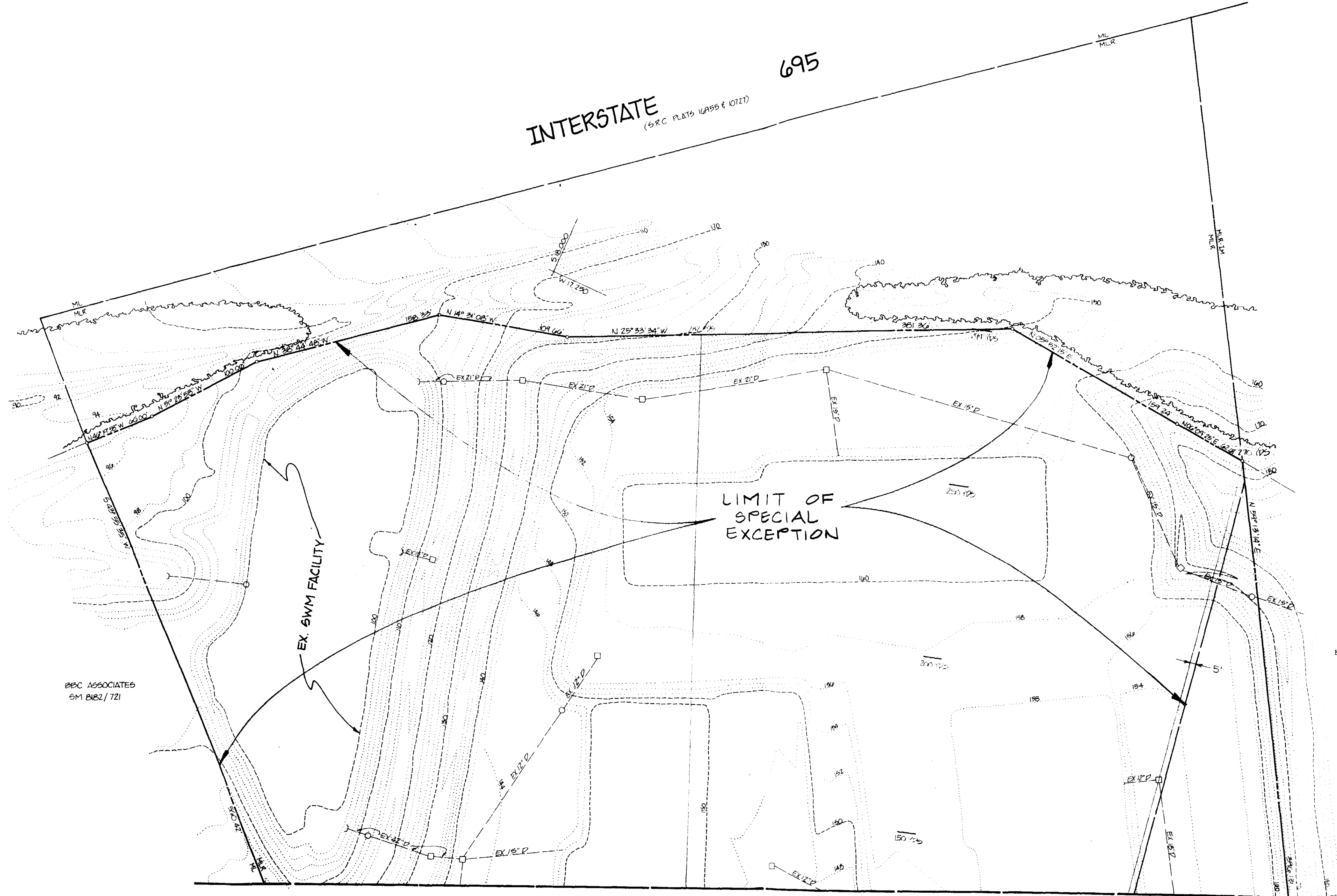
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120



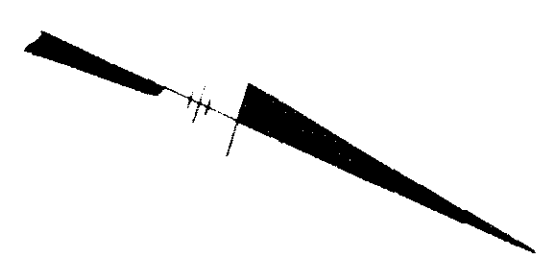
OWNER / DEVELOPER
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2600

276

PLAT TO ACCOMPANY A SPECIAL EXCEPTION
GOLF DRIVING RANGE/BATTING RANGE
BELTWAY BUSINESS COMMUNITY
LOT 3
ELECTION DISTRICT #13 BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' JANUARY 11, 1992
SHEET 1 OF 2

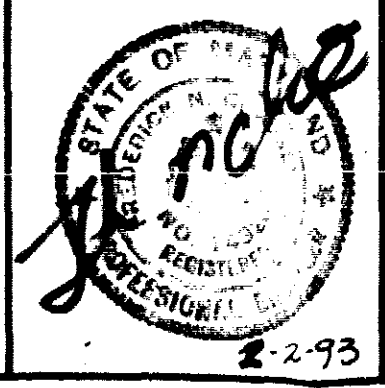


BELTWAY BUSINESS COMMUNITY
LOT 4
6M G2 FOLIO 12



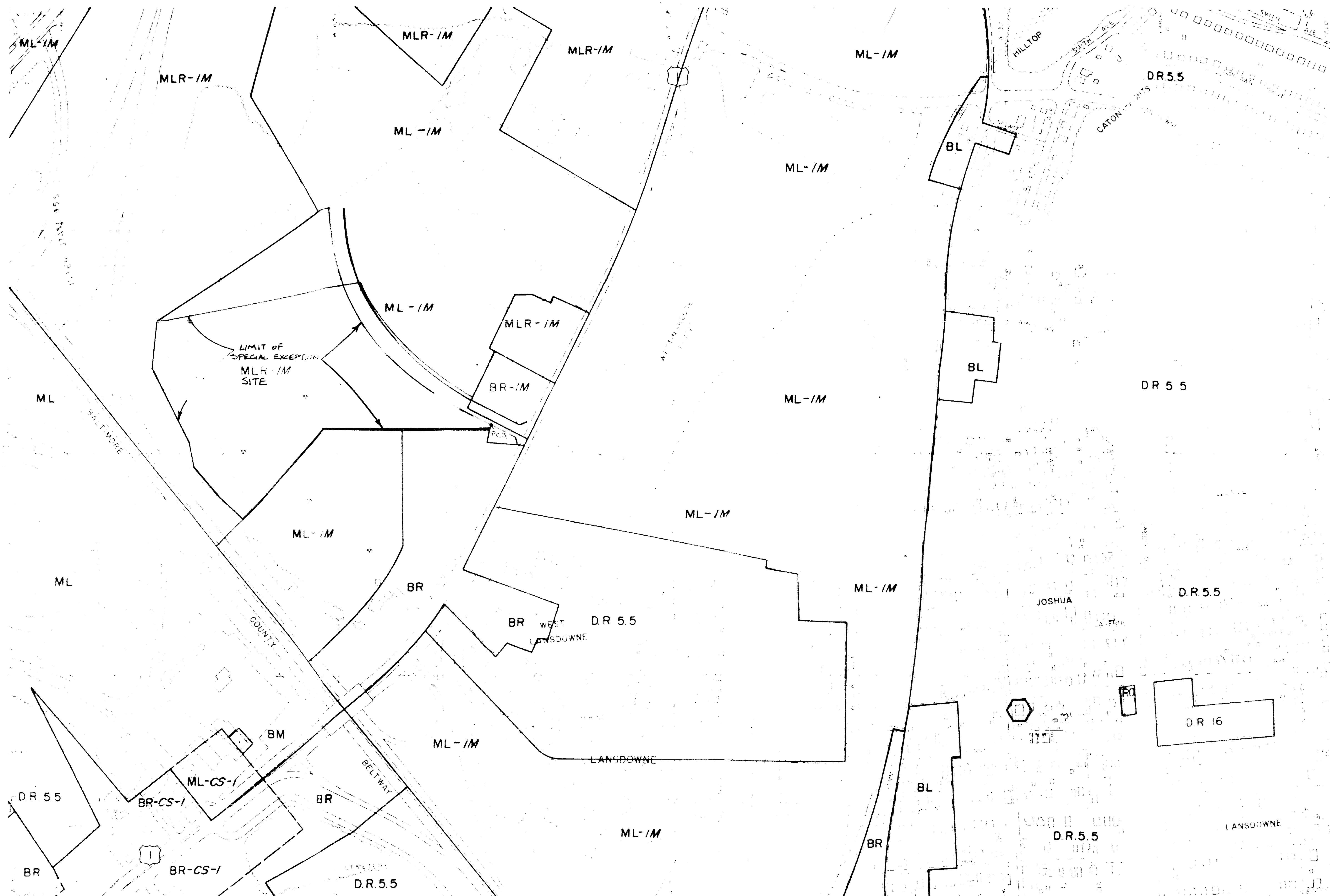
93-270-X

GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120



OWNER / DEVELOPER
MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (301) 298-2600

PLAT TO ACCOMPANY A SPECIAL EXCEPTION
GOLF DRIVING RANGE/BATTING RANGE
BELTWAY BUSINESS COMMUNITY
LOT 3
 ELECTION DISTRICT #13 BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50'
 JANUARY 11, 1992
 SHEET 2 OF 2



G-SW G-SE
C-NW C-NE

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. ...
Chairman, County Council

SCALE
1" = 200'

DATE OF PHOTOGRAPHY
JANUARY 1985

LOCATION	SHEET
HALETHORPE	SW 6-C

276

93-270-X