



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 25, 2001

Bucks Jones, President
Freestate General Contractors, Inc.
500 Vogts Lane
Baltimore, MD 21221

Dear Mr. Jones:

RE: Zoning Case #95-144-SPHXA, Rockaway Beach Volunteer Fire Department,
15th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. This site was the subject of a zoning hearing, Case #3716-X at which time a special exception for a proposed fire hall and firehouse was granted.

As stated in your letter a subsequent zoning hearing, case #95-144-SPHXA (petition to permit expansion of the previously approved special exception to permit additions to the existing fire hall and fire house for additional offices and meeting rooms and to permit parking in a residential zone for the fire hall located in a Business Local (B.L.) zone and a variance to permit 96 parking spaces in lieu of the required 128 spaces, to permit grass stadium parking in lieu of the required durable and dustless parking surface and to permit sideyard setbacks of 0 ft. in lieu of the minimum required 10 ft. and non-residential principal building setbacks in a residential zone for existing and proposed improvements) was granted by the Deputy Zoning Commissioner on December 8, 1994.

On March 12, 1996 in his written response to a spirit and intent letter, Mr. John L. Lewis of this office stated that the proposed expansions as shown on the submitted red-lined site plan would be approved as being within the spirit and intent of the zoning commissioner's order and approved plan in case #95-144-SPHXA.

Your client's current request is for written approval from this office that the proposed rear addition (as shown on the submitted site plan) be turned 90 degrees which would allow the ability to access restrooms from both the existing and the new addition. Your client intends to carry the new facade over the existing firehouse, making it difficult to detect that an addition was ever constructed. The proposed change would increase the setback to the rear property line. This matter has been reviewed by staff and it has been determined that the proposed change would be approved as being within the spirit and intent of the prior case and the 3/12/96 letter response.



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:ggs

c: Letter file, 15th Election District
Case #95-144-SPHXA

PATTON

*Patton
Consultants
Ltd.
Engineering
& Site
Planning*

February 7, 1996

Permits and Development Management
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Attention: Mr. Arnold Jablon, Director

Re: The Rockaway Beach Volunteer Fire Dept.
Proposed Change to Area of Expansion
PCL #9308

Dear Mr. Jablon:

Please consider this letter, a request that the proposed adjustment to the area of expansion meets the "Spirit and Intent" of the Zoning Variance Special Exception that was granted in Case #95-144 - SPHXA which was granted on December 8, 1994. The zoning plat which was submitted relative to that case provided for expansion of the existing fire hall and expansion behind the existing fire house. Because of the proposed architectural changes in the floor plan of the fire hall which have been developed subsequent to the hearing, it is desired to connect the entrance which presently exists into the fire hall to the proposed addition in the area shown on the attached plan as a ten foot x twenty foot (10' x 20') entrance way. This would permit access to the main hall and access to the restrooms, which for handicap purposes are being placed in the new addition. As shown on the plan which accompanies this request, this 200 sq. ft. increase is compensated for by a 84 sq. ft. decrease in the proposed expansion on the fire hall and a proposed reduction of 144 sq. ft. in the future expansion area in the fire house. This would be a net reduction of 28 sq. ft. for the total site.

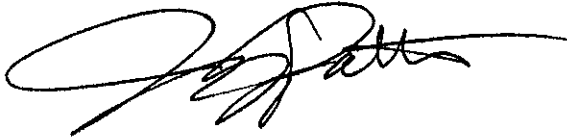
PADM
Attn: Mr. Arnold Jablon
February 7, 1996
Re: Rockaway Beach Volunteer Fire Dept.
Page 2

On behalf of our client the Rockaway Beach Volunteer Fire Company, we respectfully request that this be found to be in the Spirit and Intent of the Variance Special Exception and Special Hearing of Case #95-144-SPHXA.

Thank you for your attention to this matter.

Sincerely yours,

PATTON CONSULTANTS, LTD.



James S. Patton, P.E.
President

JSP/met

Attachments:

cc: "Jimmy" Ogle

**Speed
Letter**

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

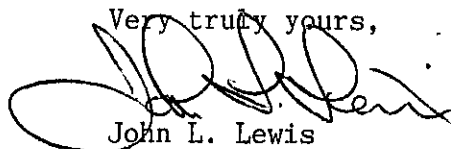


15th Election District
March 12, 1996

Dear Mr. Patton:

The proposed expansions shown on your red-lined site plan are approved as being within the spirit and intent of the zoning commissioners order and approved plan in case #95-144-SPHXA. Please document this response on all future site plans submitted for building permit approval.

Very truly yours,



John L. Lewis
Planner II
Zoning Review

MICROFILMED

JLL:scj

c: #95-144-SPHXA
Leroy Ogle

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 6, 1995

Mr. & Mrs. Charles Gresdo
2214 Seneca Road
Baltimore, MD 21221

RE: Appeal Request
Case No. 95-144-SPHXA

Dear Mr. & Mrs. Gresdo:

Your request for appeal is being processed, however, the fee (detailed below) must be sent to our office to expedite your request.

\$175.00	Special Hearing
\$175.00	Special Exception
\$250.00	Variance
<u>\$35.00</u>	Appeal Sign
\$635.00	Total

No further appeal action will occur until the fees are received. If you have any questions regarding the above, please do not hesitate to contact me at 887-3353.

Sincerely,

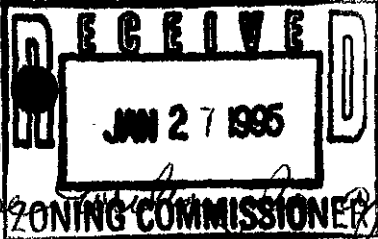
A handwritten signature in cursive script that reads "Julie A. Winiarski".
Julie A. Winiarski

jaw

008694205-1101



Dear Sir,



Jan. 25, 1995
501-95

We are ~~submitting~~ appealing the zoning order # 95-144 SPAXA.

We were told by a member of R.V.F.D. that we would be advised of a meeting to discuss our concerns. We adjoin the property next to the fire dept. and are very much against any more building. I might add there was a existing fire dept. on Greyhound Rd. prior to our building our home 27 yrs. ago. Needless to say we were never informed of a meeting or posting. The notice was posted on the front of the old fire dept. (we were told) and that fronts Greyhound Rd. We live on Seneca.

The very same thing happened to us years ago when they built the new fire hall next to us. Everything was ^(out) and dried and we as citizens had no notice of their plans of building. We deserve a fair hearing this time, but we are no more readers as to meetings and postings.

Please reply to our request.

Charles E. Fitch Gussdo

IN RE: PETITIONS FOR SPECIAL HEARING,	* BEFORE THE
SPECIAL EXCEPTION & VARIANCE -	
NW/Corner Seneca Road and	* DEPUTY ZONING COMMISSIONER
Greyhound Road	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 95-144-SPHXA
Rockaway Beach Volunteer Fire Co.	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance for that property located at the corner of Seneca Road and Greyhound Road in the vicinity of Turkey Point and Sue Creek in southeastern Baltimore County. The Petitions were filed by the owners of the property, the Rockaway Beach Volunteer Fire Company, by Dennis P. DeFlavis, President, through their attorney, John B. Gontrum, Esquire. The Petitioners seek approval, pursuant to the Petitions for Special Hearing and Special Exception, to permit an expansion of the previously approved special exception in Case No. 3716-X to permit additions to the existing fire hall and fire house to provide additional offices and meeting rooms therein, and to permit parking in a D.R. zone for the fire hall use located in a B.L. zone. In addition to the special hearing and special exception requests, the Petitioners seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

From Section 409.6 to permit 96 parking spaces in lieu of the required 128 spaces; from Section 409.8 to permit grass "stadium" parking in lieu of the required durable and dustless parking surface; and from Sections 1B01.2.C and 232.2 to permit side yards of 0 feet in lieu of the minimum required 10 feet and non-residential principal building setbacks in a D.R. zone for existing and proposed improvements. The subject property and

ORDER RECEIVED FOR FILING

Date 12/8/94
By [Signature]

MICROFILMED

relief sought are more particularly described on the site plans submitted and marked into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the hearing on behalf of the Petitions were Leroy E. Ogle, a representative of the Rockaway Beach Volunteer Fire Company, James Patton, Professional Engineer, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants.

Testimony and evidence offered revealed that the subject property consists of a gross area of 1.53 acres of which 1.30 acres are zoned D.R. 5.5 and the remaining 0.23 acres are zoned B.L. The property is the site of the Rockaway Beach Volunteer Fire Company and is improved with an existing fire hall and fire house. It should also be noted that this property is located within the Chesapeake Bay Critical Areas near Sue Creek. This property was the subject of prior Case No. 3716-X in which the Petitioners were granted a special exception for a fire house and hall on February 2, 1946. The Petitioners now seek an expansion of the existing special exception uses on the property to permit additions to the existing fire house and hall in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated the proposed expansion to the existing fire hall will include restroom facilities for men and women and a foyer area. These improvements are necessary in order to bring the fire hall into compliance with the Americans with Disabilities Act (ADA). The proposed addition to the rear of the existing fire house will include new restroom facilities for men and women, a kitchen, recreation room, meeting room and three offices which will be utilized by the volunteer firemen. Due to the location of existing improvements on the site and the fact that the property is split zoned B.L. and D.R. 5.5, the requested variances are necessary. Furthermore, these variances are from interior lot lines and

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Date

By

will not impact adjoining uses.

As a result of the proposed expansion/additions, the parking requirements for this site have increased and the Petitioners are now required to provide 128 parking spaces. The Petitioners are only able to provide 96 parking spaces. Testimony demonstrated that the proposed improvements were constructed in order to add to the convenience of those persons already utilizing this facility and will not attract additional persons to the site. Therefore, the proposed additions will not result in a need for additional parking. The Petitioners also request approval to allow occasional parking on that portion of their property zoned D.R. 5.5 and to allow that area to remain as grass in lieu of the required durable and dustless surface. This "grass" surface is the preferred type of parking surface given the fact that this property is located in the Chesapeake Bay Critical Areas near Sue Creek. Therefore, the special hearing and variance requested should be granted.

Further testimony at the hearing concerned landscaping along the eastern property line of the subject site. The Petitioners have already erected a privacy fence along that property line and propose to plant additional pine trees along this property line to provide additional screening from their neighbors. I informed the Petitioners that I would not require that they plant these trees, but if they wished to do so on a voluntary basis, it would be permissible. In the opinion of this Deputy Zoning Commissioner, the existing privacy fence acts as a sufficient buffer along the eastern property line. Therefore, I will not require that a landscape plan be submitted for review and approval by the Baltimore County Landscape Architect.

It should also be noted that subsequent to the hearing, this

office received a telephone inquiry from an adjoining property owner who raised concern over the possibility of visitors to the hall using Greyhound Road to access the grassy parking area. Therefore, as a condition of approval, I will require that the Petitioners install a pole and cable fence along the western boundary of this site where said boundary runs through the D.R. 5.5 zoned portion of the property. This fence shall be similar to the existing fence that runs along Tickwood Road.

As noted above, this property is located within the Chesapeake Bay Critical Areas and as such, any development on this site is subject to compliance with Critical Areas legislation and the comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated October 26, 1994, a copy of which has been attached hereto and made a part hereof.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed expansion met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed additions will not result in any detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed expansion at the particular location described by Petitioner's Exhibit 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, 432 A.2d 1319 (1981).

The proposed expansion 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 incon-

12/8/94
[Signature]

sistent with the spirit and intent of the B.C.Z.R. Therefore, it appears that the special exception and special hearing should be granted with certain restrictions as more fully described below.

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

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director

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Date

By

of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

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

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1994 that the Petitions for Special Hearing and Special Exception to permit an expansion of the previously approved special exception in Case No. 3716-X to permit additions to the existing fire hall and fire house to provide additional offices and meeting rooms therein, and to permit parking in a D.R. zone for the fire hall use located in a B.L. zone, in accordance with Petitioner's Exhibits

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Date

By

1 and 2, be and are hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6 to permit 96 parking spaces in lieu of the required 128 spaces; from Section 409.8 to permit grass "stadium" parking in lieu of the required durable and dustless parking surface; and from Sections 1B01.2.C and 232.2 to permit side yards of 0 feet in lieu of the minimum required 10 feet and non-residential principal building setbacks in a D.R. zone for existing and proposed improvements, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall install a pole and cable fence, similar to the existing fence which runs along Tickwood Road, along the western boundary line of their property where said boundary line runs through the D.R. 5.5 zoned portion of the site. This fence shall prevent motorists from accessing the grass parking area on the property from Greyhound Road.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated October 26, 1994, attached hereto and made a part hereof.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 8, 1994

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE
NW/Corner Seneca Road and Greyhound Road
15th Election District - 5th Councilmanic District
Rockaway Beach Volunteer Fire Co. - Petitioners
Case No. 95-144-SPHXA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

Mr. Charles Reed
610 Greyhound Road, Baltimore, Md. 21221

DEPRM; People's Counsel; Case File





Petition for Special Exception

95-144-SPHXA
AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at SENECA ROAD & GREYHOUND ROAD
which is presently zoned B.L. & D.R.-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

THE EXPANSION OF A PREVIOUSLY APPROVED SPECIAL EXCEPTION WHICH PERMITTED A FIRE HOUSE AND FIRE HALL FOR THE PURPOSE OF AN ADDITION TO THE FIRE HALL AND ADDITIONAL OFFICES AND MEETING ROOMS FOR THE FIRE HOUSE; AND PARKING IN A D.R. ZONE IN SUPPORT OF A FIRE HALL IN A B.L. ZONE.

PREVIOUSLY APPROVED SPECIAL EXCEPTION 3716-X

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

JOHN B. GONTRUM, ESQ.
(Type or Print Name)

Signature

809 EASTERN BLVD. (686-8274)

Address Phone No.
BALTIMORE, MARYLAND 21221

City State Zipcode

Legal Owner(s):

ROCKAWAY BEACH VOLUNTEER FIRE COMPANY
(Type or Print Name)

Signature

DENNIS P. DeFLAVIS, PRESIDENT
(Type or Print Name)

Signature

P.O. BOX 34034 838-3100

Address Phone No.

BALTIMORE, MARYLAND 21221

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

JAMES S. PATTON, P.E., PATTON CONSULTANTS, LTD
Name

305 W. CHESAPEAKE AVE., #118, TOWSON 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: gum DATE 10-12-94



137

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Date 12/8/94
By [Signature]

CRITICAL



Petition for Variance

95-144-SPHXA
to the Zoning Commissioner of Baltimore County

for the property located at

SENECA ROAD & GREYHOUND ROAD

which is presently zoned B.L. & D.R.-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 Variance from Section(s)

409.6 - 96 Parking Spaces in lieu of the required 128 spaces

409.8 - Grass "Stadium" parking in lieu of durable and dustless.

1B01.2C & 232.2 Side yards of 0 feet in lieu of the required 10 feet and non-residential principal building setbacks in D.R. zone

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

See Attached

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

JOHN B. GONTRUM, ESQ.

(Type or Print Name)

Signature

809 EASTERN BLVD.. 686-8274

Address

BALTIMORE, MARYLAND 21221

City

State

Zipcode

Legal Owner(s):

ROCKAWAY BEACH VOLUNTEER FIRE COMPANY

(Type or Print Name)

Signature

DENNIS P. DeFLAVIS, PRESIDENT

(Type or Print Name)

Signature

P.O. BOX 34034

838-3100

Address

Phone No.

BALTIMORE, MARYLAND

21221

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

JAMES S. PATTON, P.E., PATTON CONSULTANTS, LTD.

Name

305 W. CHESAPEAKE AVE., #118, TOWSON, MD. 21204

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jm DATE 10-12-94



ORDER RECEIVED FOR FILING

Date

By

137

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95-144-SPHXA

ATTACHMENT FOR VARIANCE PETITION
ROCKAWAY BEACH
VOLUNTEER FIRE COMPANY

The Rockaway Beach Volunteer Fire Company must expand to provide service to the growing community. They have additional fire fighting apparatus & supporting equipment which must be housed to insure reliability. As the site is located in the critical area, reduction and/or minimization of impervious surface is required. Hence, the need to eliminate as much "durable and dustless parking" as possible.

The proposed variances will provide for grass parking for the occasional times when the fire hall and fire house with expansions are fully occupied. The fire hall expansion relative to the zoning line setback line creates a hardship because of the need to provide toilet facilities which comply with current ADA handicap requirements. The fire hall can not be feasibly expanded in any direction other than as shown.

137

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Patton
Consultants
Ltd.
Engineering
& Site
Planning

95-144-SHXA

ROCKAWAY BEACH VOLUNTEER FIRE HOUSE

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF SENECA ROAD, WHICH IS 30 FEET WIDE AT A DISTANCE OF 20 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, GREYHOUND ROAD, WHICH IS 40 FEET WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

N32° 59' W 59" W 70.14 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GREYHOUND ROAD;

N61° 02' 37" E 161.87 FEET;

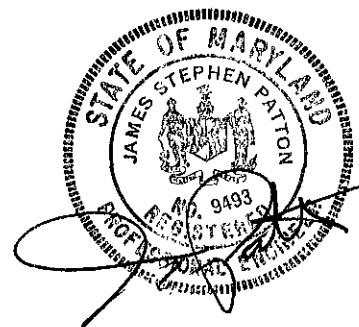
N39° 23' 23" W 291.22 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF TICKWOOD ROAD;

N58° 08' 54" E 151.29 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF TICKWOOD ROAD;

S39° 22' 48" E 370.35 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY LINE OF SENECA ROAD;

S61° 05' 01" W 322.29 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SENECA ROAD TO THE PLACE OF BEGINNING AS RECORDED IN DEED LIBER 1756, FOLIO 16.

137



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 137
Petitioner: ROCKAWAY BEACH VOLUNTEER FIRE COMPANY
Location: SENECA & GREY HOUND ROADS
PLEASE FORWARD ADVERTISING BILL TO:
NAME: ROCKAWAY BEACH VOLUNTEER FIRE COMPANY
AND DENNIS P. DE FLAVIS, PRESIDENT
ADDRESS: P.O. BOX 34034
BALTIMORE, M.D. 21221
PHONE NUMBER: (410)-838-3100

AJ:ggs

MICROFILMED (Revised 04/09/93)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-144-SPHXA

District: 15th Date of Posting: 10/30/94
Posted for: Spec. Hearing - Special Exception - Variance
Petitioner: Rockaway Beach Vol. Fire Dept.
Location of property: N/cor Seneca & Grayhounds Rd.
Location of Signs: Facing road way, on property being zoned
Remarks: No pole used
Posted by: M. Healy Date of return: 11/4/94
Signature
Number of Signs: 2

MICROFILMED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property 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 #94-144-SPHX

(Rm. 106)

Re: Special Use Exception

Request

15th District

Special Use Exception

Parsons (1)

Rockaway Beach

Volunteer Fire Company

Hearing: Tuesday,

November 15, 1994 at

2:00 p.m. in Rm. 118, Old

Courthouse

Special Hearing for parking in a D.R. zone in support of a fire hall in a B.L. zone; and to amend the previously approved special exception case #97-16-X. Special Exception for the expansion of a previously approved special exception. Variance to allow 96 parking spaces in lieu of the required 128 spaces; to allow grass "stadium" parking in lieu of durable and dustless; and to allow side yards of zero feet in lieu of the required 10 feet and non-residential principal building setbacks in D.R. zone.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTE: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For Information concerning the File and/or Hearing, Please Call 887-3391.
10/31/94 Oct. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 28, 1994

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 Oct. 27, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~

MICROFILMED



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

137

receipt
95-144-SPHXA

Account: R-001-6150

Number

SCM

Date

10-5-94

UAR. (020)

SP-EX. (050)

N/C

VOL. FIRE

Co.

CRITICAL AREA

Please Make Checks Payable To: Baltimore County

Cashier Validation



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

137

receipt

95-144-SPHXA

Account: R-001-6150

Number

504

Date

10-5-94

UAR. (020)

SP. EX. (050)

N/C

VOL.

FIRE

COVER

Please Make Checks Payable To: Baltimore County

Cashier Validation



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

137

receipt

95-144-SPHXA

Account: R-001-6150

Number

SKM

Date

10-5-74

UAR. (020)

SP. EX. (050)

N/C

VOL.

FIRE

Co.

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUXENT PUBLISHING COMPANY
October 27, 1994 Issue - Jeffersonian

Please forward billing to:

Rockaway Beach Volunteer Fire Company
P. O. Box 34034
Baltimore, Maryland 21221
ATTN: DENNIS P. DeFLAVIS
838-3100

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: 95-144-SPHXA (Item 137)
NC Seneca and Greyhound Roads
15th Election District - 5th Councilmanic
Petitioner(s): Rockaway Beach Volunteer Fire Company
HEARING: TUESDAY, NOVEMBER 15, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing for parking in a D.R. zone in support of a fire hall in a B.L. zone; and to amend the previously approved special exception case #3716-X.
Special Exception for the expansion of a previously approved special exception.
Variance to allow 96 parking spaces in lieu of the required 128 spaces; to allow grass "stadium" parking in lieu of durable and dustless; and to allow side yards of zero feet in lieu of the required 10 feet and non-residential principal building setbacks in D.R. zone.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

4/16/95-11/16/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 21, 1994

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:

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Special Exception for the expansion of a previously approved special exception.
Variance to allow 96 parking spaces in lieu of the required 128 spaces; to allow grass "stadium" parking in lieu of durable and dustless; and to allow side yards of zero feet in lieu of the required 10 feet and non-residential principal building setbacks in D.R. zone.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Dennis P. DeFlavis/Rockaway Beach Volunteer Fire Company
James S. Patton, P.E.
John B. Gomtrum, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

John B. Gontrum, Esq.
809 Eastern Blvd.
Baltimore, Maryland 21221

NOV. 7 1994

RE: Case No. 95-144SPHXA, Item No. 137
Petitioner: Rockaway Beach Volunteer Fire Co.

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 12, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

MICROFILMED



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

October 26, 1994

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

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #137 - Rockaway Beach Volunteer Fire Co.
Seneca Road & Greyhound
Zoning Advisory Committee Meeting of October 24, 1994

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

Environmental Impact Review

This project cannot proceed without a Chesapeake Bay Critical Area (CBCA) administrative variance from Baltimore County Code Section 26-453(e) which limits the amount of impervious surfaces on a lot. The proposed improvements alone would exceed the 15% impervious surface limit by 17%. Environmental Impact Review should be contacted at 887-3980 for future details.

There are no wetlands, streams, tidal waters or habitat protection areas on or within 100 ft. of the site. There is no forest on site.

Ground Water Management

Area to be served by public sewage which is under construction. If building permit is initiated prior to public sewage availability, an additional evaluation will be required for interum septic system approval.

✓
JLP:GS:TE:sp

c: Dennis DeFlavis w/attached variance application
James S. Patton

ROCKAWAY/DEPRM/TXTSBP

FILED
OCT 27 1994
BALTIMORE COUNTY
CLERK OF THE COURT

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/26/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ROCKAWAY BEACH VOLUNTEER FIRE COMPANY

LOCATION: NC SENCA AND GREYHOUND RDS. (ROCKAWAY BEACH VOL. FIRE CO.)

Item No.: 137

Zoning Agenda: SPECIAL HEARING
SPECIAL EXCEPTION

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
OCT 28 1994

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

ZADM

cc: File



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 31, 1994
 Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for October 31, 1994
 Item No. 137

The Developers Engineering Section has reviewed the subject zoning item. Both Seneca Road and Greyhound Road are existing roads, which shall ultimately be improved as 30-foot street cross-sections on 50-foot rights-of-ways. Please show the ultimate rights-of-ways on the plan.

Also, a landscape buffer must be provided against residential use on the eastern property line. The site is subject to the Landscape Manual.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director 
Office of Planning and Zoning

DATE: October 20, 1994

SUBJECT: Seneca & Greyhound Rds.

INFORMATION:

Item Number: 137
Petitioner: Rockaway Beach Volunteer Fire Co.
Property Size: 1.53 acres
Zoning: B.L. & D.R.-5.5
Requested Action: Special Hearing, Special Exception and Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided, staff offers the following comment:

Should the applicant's request be granted, a landscape plan should be filed with the Baltimore County Landscape Planner prior to the issuance of building permits.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Keller

PK/JL



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

10-21-94

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.: +137 (JCM)

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 project.

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

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION	*	ZONING COMMISSIONER
PETITION FOR VARIANCE	*	
NC Seneca and Greyhound Roads, 15th	*	OF BALTIMORE COUNTY
Election District, 5th Councilmanic	*	
Rockaway Beach Volunteer Fire Company	*	CASE NO. 95-144-SPHXA
Petitioner	*	
* * * * *		

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

1 V 1 3 3 3
JAN 5 1995

COMMISSION

RECEIVED

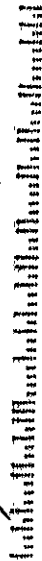
FEB 2 1995

ZADM

Charles & Rita Gresdo
2214 Seneca Road
Baltimore, MD 21221



Dept. Young Comm.
400 Washington Ave., Rm. 112
Jordon Court House
Jordon, Md. 21204
Attention: Jimmy Katores



Bette,
This should go over
to Arnold for a
response.

Tin

To JW

treat this as appeal-
accept & notify?
cost

8

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LEROY E. OGLE

1701 TURKEY PT. RD. 21221-1732

Jim PATTON

305 W. CHESAPEAKE AVE 21204
TOWSON, MD

Put up poles w/ cable along
Greyhound Rd to prevent access

Chas Reed - Mail copy
of order to
Mr. Reed
610 Greyhound Rd
21221

879-0539

95-144

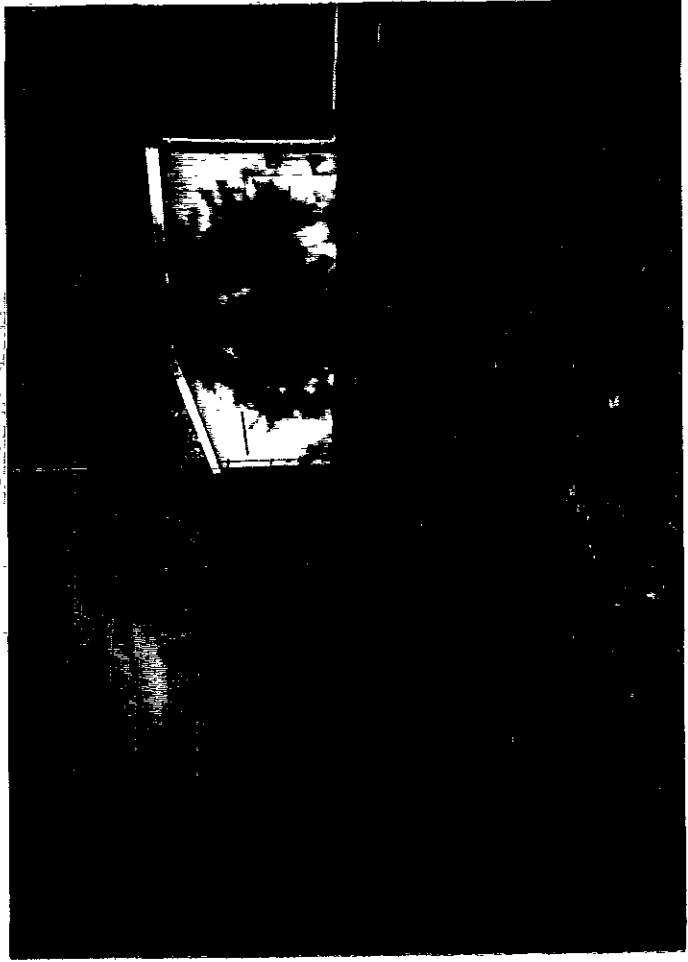


Printed with Soybean Ink
on Recycled Paper

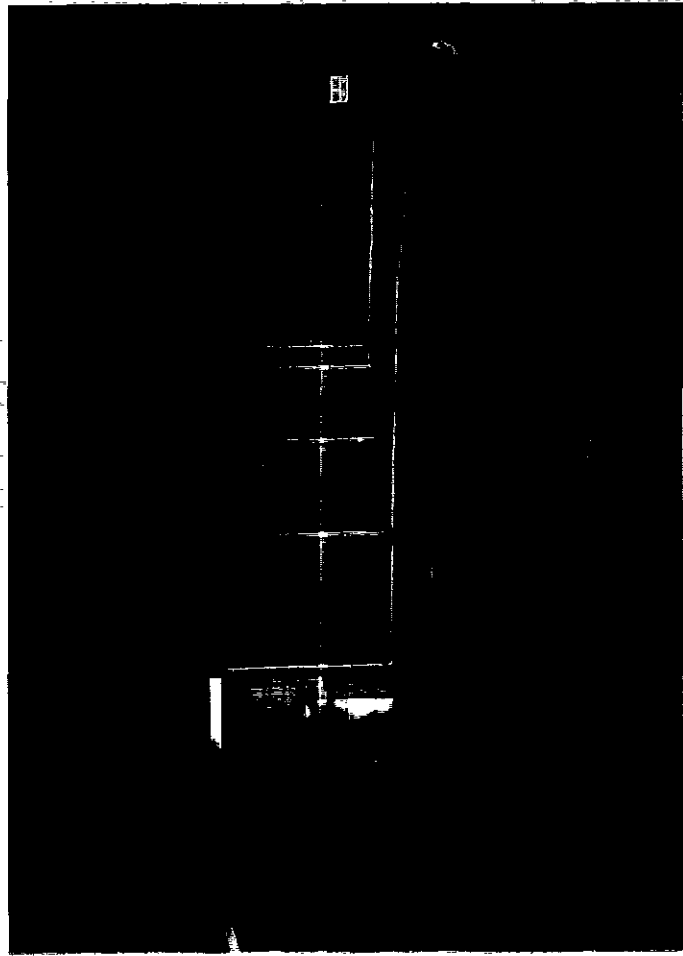
11/16/95 10:00 AM



Ex 3 A



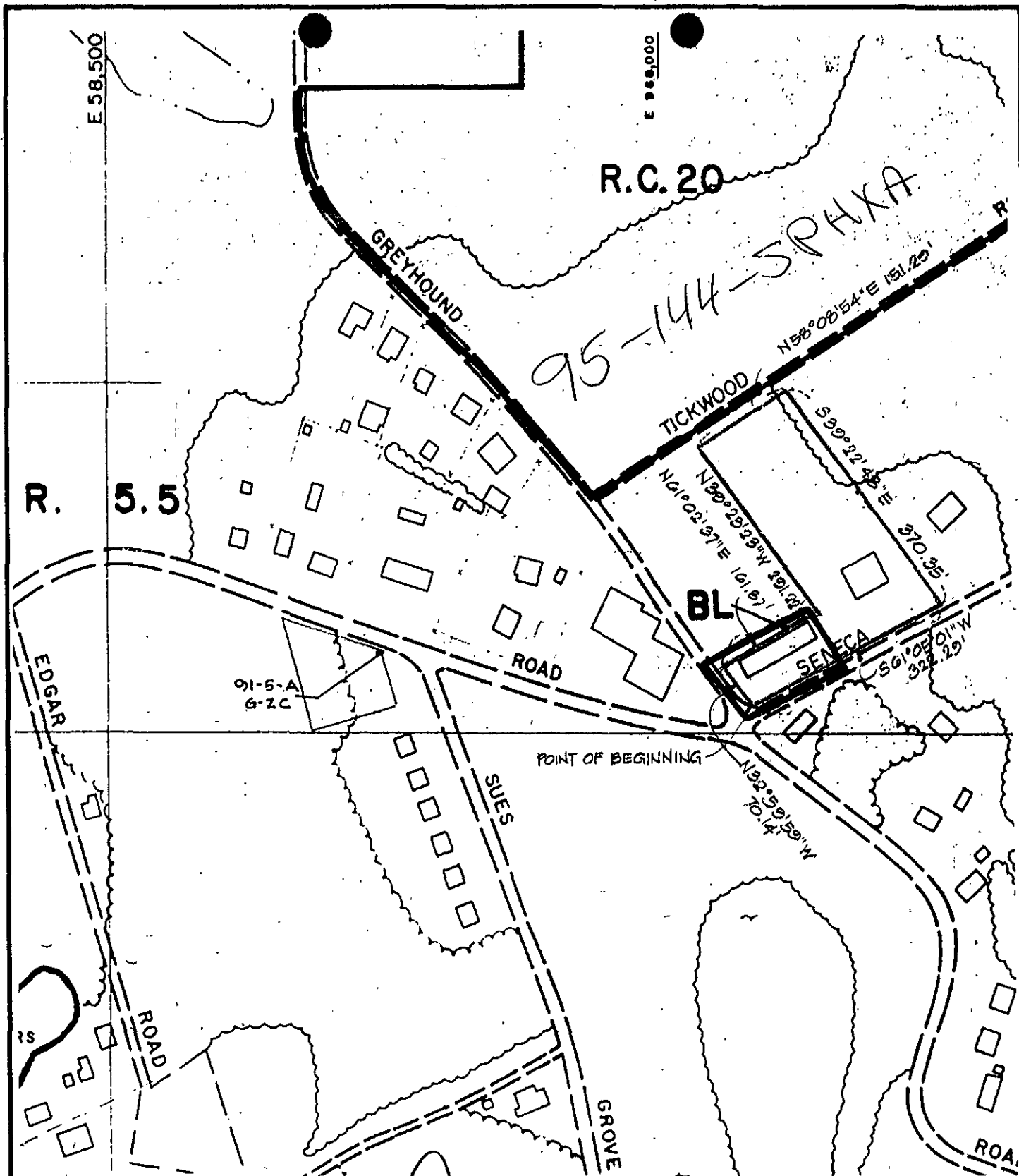
3 B



3 C



3 D



PC Ltd.
 Patton Consultants, Ltd.
 305 W. CHESAPEAKE AVE., SUITE 305
 TOWSON, MARYLAND 21204
 (301) 296-2140 Fax: (301) 296-0419

SITE PLANNERS • ENGINEERS
 LAND DEVELOPMENT CONSULTANTS

MAP: SE-1J

ZONING MAP
 ROCKAWAY BEACH V.F. CO.

DATE: 2/4/04

DRAWN: JDC. CHECKED: JSP JOB# 0308 SCALE: 1"=200' SITE

R.C. 4

N 117,000

N 650,000

W 6,000

N 116,000

BERNOUDY

RD

R.C. 4

ML

FALLS

BIG

R.C. 4

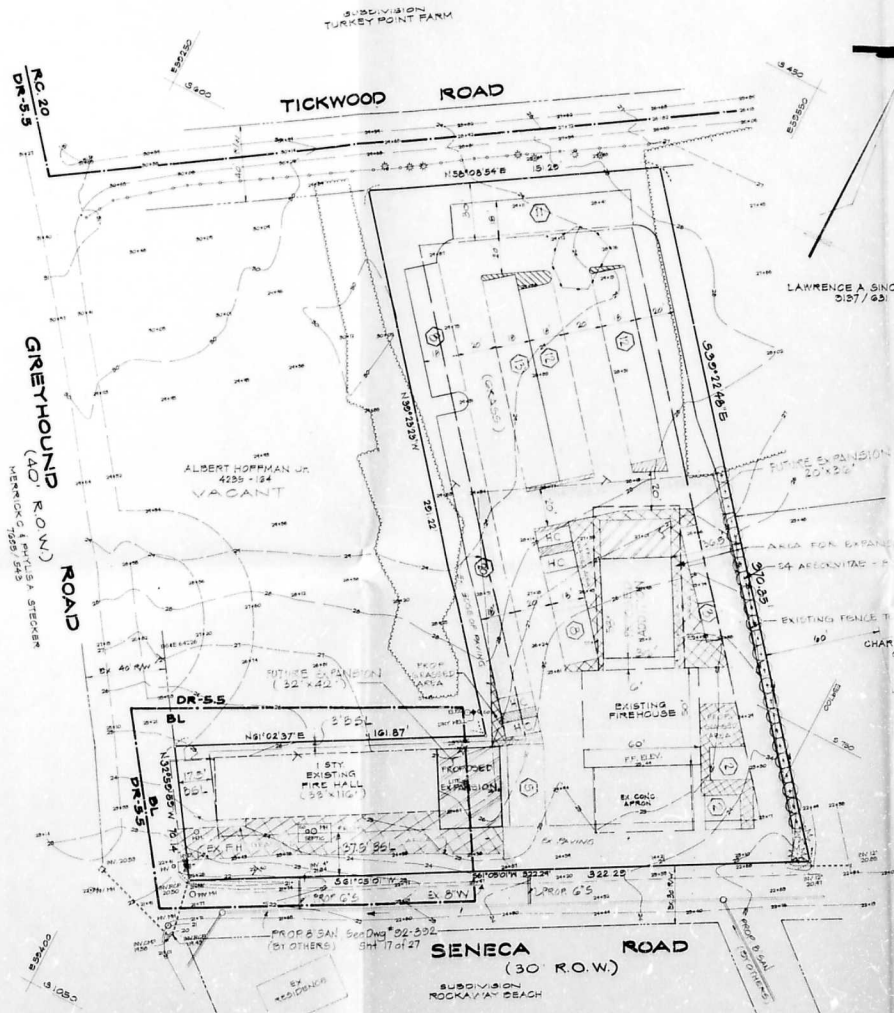
E 803,000

W 4,500

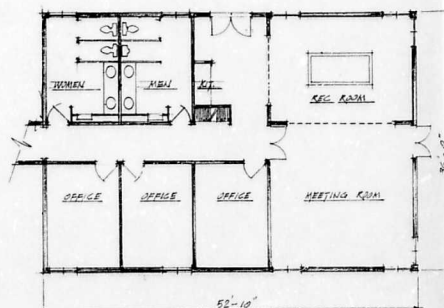
○ Site

HH-NE II-NW
KK-SE NN-SW

OFFICE



WEST ELEVATION
1/8" = 1'-0"



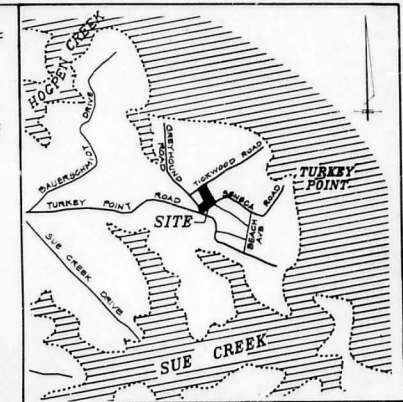
FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTE

- 1) OWNERSHIP:
Rockaway Beach Volunteer Fire Company
P.O. Box 3521
Baltimore, Maryland 21201
- 2) Councilmanic District: 5 Census Tract: 4509
- 3) Watershed: #19 Subwatershed: #19
- 4) Existing Zoning: DR 5.5 & BL (Map SE 1-1)
- 5) There are no designated historic or archeological locations on site.
- 6) Site Area:
BL: Net Area = 10,820 S.F. = 0.23 - AC +
DR-5.5: Net Area = 36,828 S.F. = 1.30 - AC +
Gross Area: 66,648 S.F. = 1.53 - AC +
- 7) Parking Data:
Proposed Addition (53' x 36') = 1904 S.F.
Office 1904 S.F. x 3.3/1000 S.F. = 6.3 Spaces
Future Expansion (20' x 36') = 720 S.F.
Office 720 S.F. x 3.3/1000 S.F. = 2.4 Spaces
Existing Engine House (150' x 60') = 15 Spaces
8 Rays x 3 Parking Spaces/Ray
Existing Fire Hall (137' x 116') = 76.6 Spaces
3822 S.F. x 30/1000 S.F.
Future Fire Hall (132' x 42') = 76.4 Spaces
1,944 S.F. x 20/1000 S.F.
Total Spaces Required = 128 Spaces
- 8) Parking Provided: (Typical Space is 8.5' x 18') = 96 Spaces
- 9) Previous Commercial Permit: No building permits issued since 1971.
- 10) Zoning Hearings: C.R.C., Walters, Etc.
1514 - August 29, 1949
"A" Residence to "C" Commercial
subject to 3 and 1/2 square feet of off-street parking for every square foot of land to be covered by commercial buildings.
3716-A Special Exception Order February 2, 1958
Use for Fire House and Hall for entire parcel.
69-237A Variance Order May 7, 1969
(1) yard of 12.5 feet and 37.5 feet from centerline instead of 60 feet. Subject to Site Plan approval by Full: Services and The Office of Planning and Zoning.
NOTE: This site plan was for the entire frontage along Seneca Road.
5822-V Purged from files.

OWNER

Rockaway Beach Volunteer Fire Co
P.O. Box 34024
Baltimore Co, MD 21221



LOCATION PLAN
Scale 1" = 100'

PETITIONS REQUESTED:

- A) Special Exception to permit parking in a D.R. zone to support of a fire hall in a D.L. zone.
- B) A Special Exception to permit expansion of a previously approved Special Exception (February 2, 1956).
- C) A Variance to permit a zero lot line in lieu of the required 10 foot and/or 20 feet due to a B.L./D.R.-5.5 zoning line.
- D) A Variance to permit landscape screening as may be approved by the County Landscape Architect, Avery Harden, within the areas indicated on the plat.

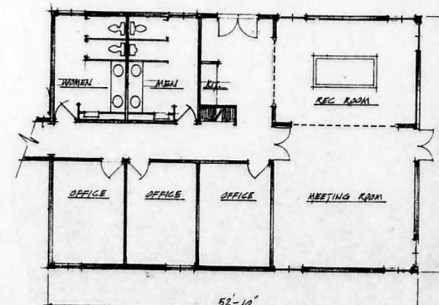
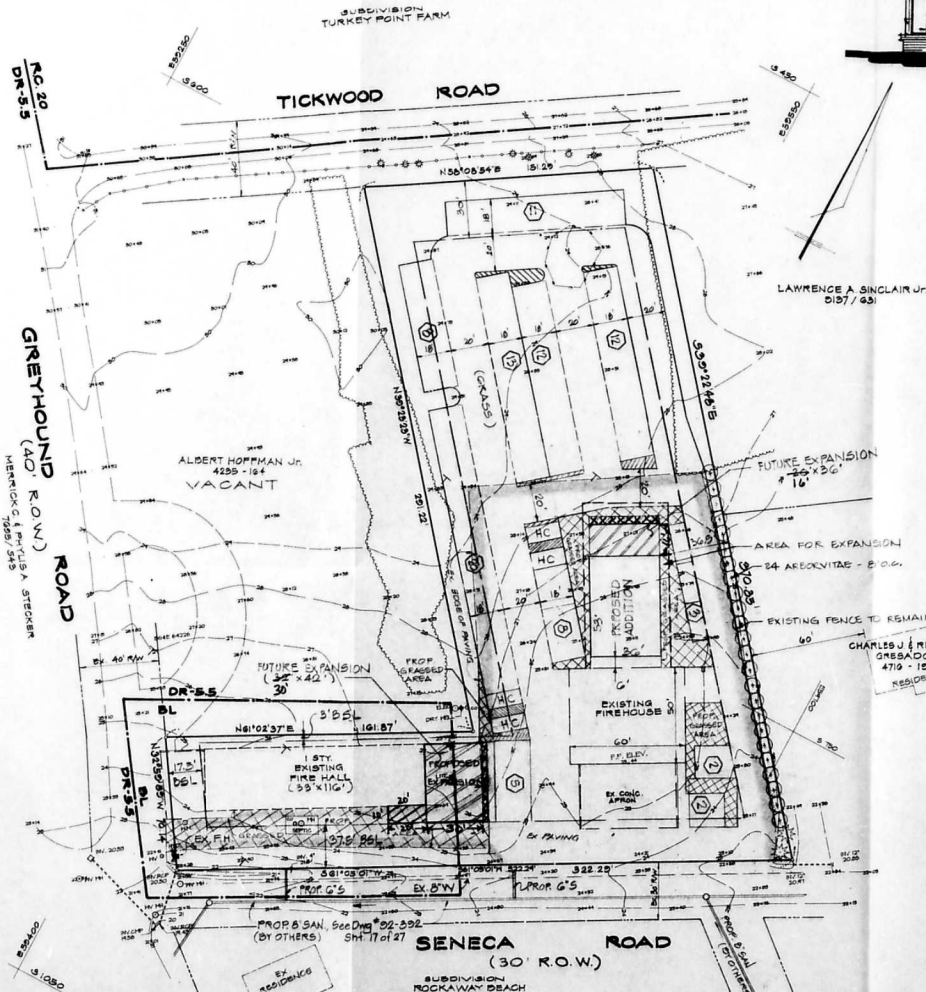
PRINTED

NOV 18 1994

PATTON CONSULTANTS, LTD.

APPROVALS			
PETITIONER'S EXHIBIT 1			
Pc Ltd. Patton Consultants, Ltd. 305 W. CHESAPEAKE AVE., SUITE 118 TOWSON, MARYLAND 21204 (410) 296-2140 Fax: (410) 296-0419			
SITE PLANNERS • ENGINEERS LAND DEVELOPMENT CONSULTANTS			
PLAT TO ACCOMPANY ZONING PETITION ROCKAWAY BEACH VOLUNTEER FIRE COMPANY ENGINE CO NO 22			
SECTION 5 STRUT 15-03 BALTIMORE COUNTY, MD			
ELECTION DIST. 15	CENSUS TRACT 4809	COUNCILMANIC 5	
DRAWN JDC	CHECKED	DATE	OF

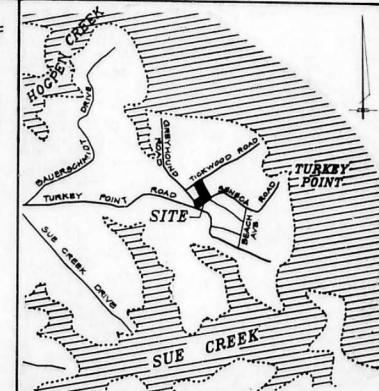
SCALE
1" = 30'
PROJECT
3300
NORTH
SHEET NO.



GENERAL NOTES

- 1) **OWNERSHIP:**
Rockaway Beach Volunteer Fire Company
P.O. Box 5923
Baltimore, Maryland 21221
- 2) **Councilmanic District:** 5 **Census Tract:** 4509
- 3) **Watershed:** #19 **Subwatershed:** #39
- 4) **Existing Zoning:** DR 5.5 & BL (Map 22-1)
- 5) **There are no designated historic or archeological locations on site.**
- 6) **Site Area:**
BL: Net Area = 10,020 S.F. = 0.23 ± AC ±
DR-5.5: Net Area = 56,628 S.F. = 1.30 ± AC ±
Gross Area = 66,648 S.F. = 1.53 ± AC ±
- 7) **Parking Data:**
Proposed Addition (53' x 36') = 1908 S.F.
Office 1908 S.F. x 3.3/1000 S.F. = 6.3 Spaces
Future Expansion (20' x 36') = 720 S.F.
Office 720 S.F. x 3.3/1000 S.F. = 2.4 Spaces
Existing Engine House (50' x 60')
3 Bays x 3 Parking Spaces/Day = 15 Spaces
Existing Fire Hall (33' x 116')
3228 S.F. x 20/1000 S.F. = 76.6 Spaces
Future Fire Hall (32' x 42')
1,344 S.F. x 20/1000 S.F. = 26.9 Spaces
Total Spaces Required = 124 Spaces
- 8) **Parking Provided:** (Typical Space is 8.5' x 18') = 96 Spaces
- 9) **Previous Commercial Permit:** No building permits issued since 1971.
- 10) **Zoning Hearings:** C.R.D. Waivers, Etc.
Reclassification August 29, 1949
Residence to "Commercial"
subject to 2 and 1/2 square feet of off-street parking for every square foot of land to be covered by commercial buildings.
3716-X **Special Exception** Order February 2, 1956
Use for Fire House and Hall for entire parcel.
69-217A **VARIANCE**
Order May 7, 1949
Sideyard of 12.5 feet and 37.5 feet from centerline instead of 40 feet. Subject to site plan approval by Public Services and the Office of Planning and Zoning.
NOTE: This site plan was for the entire frontage along Seneca Road.
5822-V Purged from files.

OWNER
Rockaway Beach Volunteer Fire Co
P.O. Box 34034
Baltimore Co., MD 21221



PETITIONS REQUESTED

- A) Special Exception to permit parking in a D.R. zone in support of a Fire Hall in a S.L. zone.
- B) A Special Exception to permit expansion of a previously approved Special Exception (February 2, 1956).
- C) A Variance to permit a zero lot line in lieu of the required 10 feet and/or 20 feet due to a S.L./D.R.-5.5 zoning line.
- D) A Variance to permit landscape screening as may be approved by the County Landscape Architect, Avery Harden, within the areas indicated on the plat.

DATE: 10/14/94 BY: [Signature]
NO CHANGE AND REVISIONS
THIS DOCUMENT CONTAINS NO REVISIONS
REVISIONS: [None]
DATE: 10/14/94 BY: [Signature]
ORDER: GRANTED
DATE: DECEMBER 1994

APPROVALS

PLANS APPROVED FOR SHIPMENT INTENT
DEPT. OF PERMITS & DEV. MGMT.
BY: [Signature]
DATE: 10/14/94



PRINTED
FEB 8 1996
PATTON CONSULTANTS, LTD.

P. Ltd.
Patton Consultants, Ltd.
305 W. CHESAPEAKE AVE., SUITE 118
TOWSON, MARYLAND 21204
(410) 296-2140 Fax (410) 296-0419
SITE PLANNERS • ENGINEERS
LAND DEVELOPMENT CONSULTANTS

PLAT TO ACCOMPANY ZONING PETITIONS ROCKAWAY BEACH VOLUNTEER FIRE COMPANY ENGINE CO. NO. 1			
ELECTION DISTRICT 15-C3 BALTIMORE COUNTY, MD			
ELECTION DIST. 15	CENSUS TRACT 4509	COUNCILMANIC 5	
DRAWN JDC	CHECKED	DATE	OF

SCALE
1" = 30'
PROJECT
2506
NORTH
SHEET NO.