

IN RE: PETITION FOR SPECIAL HEARING
E/S Hanover Road, 290' NE of
the c/l of Westminster Road
(16 Hanover Road)
4th Election District
3rd Councilmanic District

M. Jane Beltz
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-343-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 16 Hanover Road, located in the vicinity of Reisterstown. The Petition was filed by the owner of the property, M. Jane Beltz, and the Contract Purchaser/Lessee, Houses, Inc. The Petitioners seek approval of the use of the subject property to provide sleeping quarters for healthy indigent males under alternative theories. Namely, that such use is considered a rooming or boarding house and is permitted as of right in a B.L. zone, or, that the use is not identified within the Baltimore County Zoning Regulations (B.C.Z.R.) but is appropriate in the B.L. zone. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 2.

Appearing at the requisite public hearing held for this case was Jane Beltz, property owner, and numerous representatives of Houses, Inc., the Contract Purchaser, including the Rev. Frank Trotter, Vice President, Daniel Marucci, Barbara Cogswell, Frederick J. Hanna, Dale Balfour, and John P. and Lynn Nichols. The Petitioners were represented by William C. Balfour, Esquire. Appearing as interested parties in the matter were Kim Melton and Robert Sellers, nearby residents of the area.

ORDER RECEIVED FOR FILING

Date

By

RECEIVED

Testimony and evidence offered revealed that the subject property consists of 0.353 acres, more or less, split zoned B.L.-C.C.C. and D.R. 3.5, and is improved with a two-story dwelling. The property is a deep, yet narrow lot which fronts Hanover Road not far from its intersection with Westminster Road in Reisterstown. From a photograph submitted at the hearing, it is apparent that the house is quite old. There is a porch on the front of the dwelling facing Hanover Road and a wood deck off the side of the dwelling towards the rear. Although the property is predominantly zoned B.L., the house has been used for residential purposes. Surrounding uses include apartments, some commercial/business, and other residential. Ms. Beltz proposes to sell the property to Houses, Inc., a non-profit, private corporation, which presently maintains a shelter for homeless women and children in the Reisterstown area. After recognizing the need for a similar facility for men, the corporation opened a four-bed facility at the Crisis Center in Reisterstown. It was recognized that this use would be temporary until better quarters could be obtained. The subject property has been identified as a suitable location for these quarters. A shelter for six men is proposed for this site, plus an additional bed/room for the manager of the home. Kitchen facilities are also provided.

Testimony and evidence was also offered as to the operation. As noted above, the shelter will provide a place of refuge for homeless men. Medical care is not provided and rules have been adopted which prevents residents from using drugs or alcohol, or possessing weapons. A house manager has been hired (Daniel Marucci) who will supervise activities at the site. The shelter is operated based on private donations, although limited government grants are used. The Petitioners propose utilizing the subject property to provide a home-like atmosphere for these individuals

ORDER RECEIVED FOR FILING
Date 5/14/95
By [Signature]

in an effort to provide them the opportunity to return to society as contributing members.

Mr. Kim Melton and Mr. Robert Sellers appeared as interested neighbors. Although recognizing the public benefits provided by such a facility, they expressed some concerns over the lack of screening and the potential adverse effect upon the surrounding neighborhood.

I am appreciative of their concerns over the potential impact on the residential community which lies nearby. Nonetheless, this matter does not come before me as a Petition for Special Exception, but as a Petition for Special Hearing. The questions presented within the Petition are limited. In addressing the first question, it is of note that Section 101 of the B.C.Z.R. defines a rooming or boarding house as "a building which is not the owner's residence and which is occupied in its entirety by three or more adult persons not related by blood, marriage or adoption to each other." Clearly, this definition fits the proposed use. As such, the Petition for Special Hearing should be granted and the alternative question presented is moot. Moreover, Section 230.3 of the B.C.Z.R. permits boarding or rooming houses as of right in the B.L. zone. Thus, the Petitioners may lawfully operate the proposed boarding house as described by the testimony presented at this location. The Petition for Special Hearing must and should be granted.

Notwithstanding my approval of the Petition, I shall limit the relief granted. Specifically, the site should be limited to provide housing for six homeless men, in addition to the house manager. Any increase in capacity over this number would be subject to the Petitioners refiling their Petition and undergoing a review of the proposed expansion through the public hearing process.

ORDER RECEIVED FOR FILING

Date

By

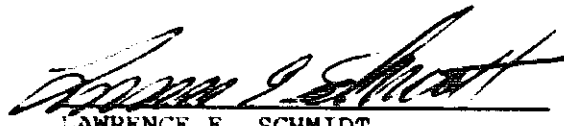
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of May, 1995 that the Petition for Special Hearing seeking approval of the use of the subject property to provide sleeping quarters for healthy indigent males, in accordance with Petitioner's Exhibit 2, is considered that of a rooming or boarding house and is permitted as of right in a B.L. zone, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit 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) The relief granted herein is limited to housing for six (6) homeless men, in addition to the house manager, only. Any increase in capacity over this number will be subject to the Petitioners refiling their Petition and undergoing a review of the proposed expansion through the public hearing process.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve that the use of the subject property to provide sleeping quarters for healthy indigent males is not identified within the Baltimore County Zoning Regulations (B.C.Z.R.), but is appropriate in the B.L. zone, be and is hereby DISMISSED AS MOOT.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDERED BY COURT FOR FILING
5/4/95
[Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 4, 1995

(410) 887-4386

William L. Balfour, Esquire
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, Maryland 21202-1643

RE: PETITION FOR SPECIAL HEARING
E/S Hanover Road, 290' NE of the c/l of Westminster Road
(16 Hanover Road)
4th Election District - 3rd Councilmanic District
M. Jane Beltz - Petitioner
Case No. 95-343-SPH

Dear Mr. Balfour:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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 dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. M. Jane Beltz, 16 Hanover Road, Reisterstown, Md. 21136

Houses, Inc., P.O. Box 68, Glyndon, Md. 21071

Rev. Frank Trotter, 246 Main Street, Reisterstown, Md. 21136

Mr. Kim Melton, 69 Hanover Road, Reisterstown, Md. 21136

Mr. Robert Sellers, 4125 Worthington Avenue, Reisterstown, Md. 21136

People's Counsel; File

MICROFILMED





Petition for Special Hearing

95-343-SPT

to the Zoning Commissioner of Baltimore County

for the property located at 16 Hanover Road, Reisterstown, Maryland
which is presently zoned BL-CCC and

This Petition shall be filed with the Office of Zoning Administration & Development Management. DR 3.5
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the use of the property to provide sleeping quarters for healthy indigent males either because this constitutes a use as a rooming or boarding house which is a permitted use in the BL Zone or because it is a use not covered by the Baltimore County Zoning Code which is appropriate in the BL Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser/Lessee:

HOUSES, INC.

(Type or Print Name)

By: [Signature]

Signature

P.O. Box 68

Address

Glyndon, MD, 21071

City

State

Zipcode

Attorney for Petitioner:

William L. Balfour

(Type or Print Name)

[Signature]

Signature

Ober, Kaler, Grimes & Shriver

Address

120 E. Baltimore Street

City

State

Zipcode

Phone No. 685-1120

Baltimore, MD 21202-1643

(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.)

Legal Owner(s):

M. Jane Beltz

(Type or Print Name)

[Signature]

Signature

(Type or Print Name)

Signature

16 Hanover Rd

Address

Phone No.

Reisterstown, MD, 21136

City

State

Zipcode

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

William L. Balfour

Name

Ober, Kaler, Grimes & Shriver

Address

120 E. Baltimore Street

City

Baltimore, MD 21202-1643

State

Zipcode

Phone No. 685-1120

[Signature]

Signature

REVIEWED BY: [Signature]

DATE 3/31/95

337

ORDER RECEIVED FOR FILING

Date

BY



95-343-SPH

GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318
410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

March 7, 1995

Zoning Description
No. 16 Hanover Road

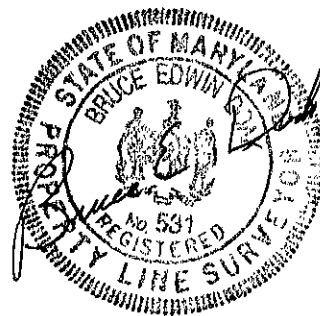
Beginning at a point on the east side of Hanover Road which is 66 feet wide at the distance of 290 feet, more or less, northeast of the centerline of Westminster Road. Thence the following four courses and distances, viz:

North 14 degrees 50 minutes East 43 feet, thence
South 84 degrees 15 minutes East 360 feet 9 inches, thence
South 11 degrees West 40 feet 8 inches, and
North 84 degrees 15 minutes West 363 feet 8 inches to the place of beginning.

Containing 0.353 of an Acre of land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.

337



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-343-SPH

District: Hick Date of Posting: 4/14/95
Posted for: Special Hearing
Petitioner: M. Jane Belts
Location of property: 16 Hanover Rd, E/S
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by: M. Harty Date of return: 4/21/95
Signature
Number of Signs: 1



CERTIFICATE OF PUBLICATION

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 108 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: #95-343-SPH
(Item 337)
16 Hanover Road
E/S Hanover Road, 290'
+/- NE of c/l Westminster
Road
4th Election District
3rd Councilmanic
Legal Owner(s):
M. Jane Beltz
Hearing: Monday,
May 1, 1995 at 2:00 p.m.
in Rm. 118, Old
Courthouse.

Special Hearing to provide
sleeping quarters for healthy in-
digent males.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3351.
4/128 April 13.

TOWSON, MD.,

April 14, 1995

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 April 13, 1995.

THE JEFFERSONIAN,

A. H. Henrichson

LEGAL AD. • TOWSON

~~Publication~~



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

337
receipt

95-343-SPH

Account: R-001-6150

Number

JCM

Date

2-30-95

JANE BELTZ

16 HANOVER RD.

~~SPH~~ HPG (040)

250.00

POSTING (080)

35.00

285.00

USDA/NOAA/AMJ/CHRC
RG 0010-100003-31-97

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

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 accessed 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.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 337

Petitioner: JANE BELT 2

Location: 16 HANOVER RD., REISTERSTOWN, Md. 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM BALFOUR

ADDRESS: DBER, KALER, GAIMES & SHRIVER
120 E. BALTO. ST.

BALTO — 21202-1642

PHONE NUMBER: 685-1120

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
April 13, 1995 Issue - Jeffersonian

Please forward billing to:

William Balfour, Esq.
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, MD 21202-1643

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: 95-343-SPH (Item 337)
16 Hanover Road
E/S Hanover Road, 290'+/- NE of c/l Westminster Road
4th Election District - 3rd Councilmanic
Legal Owner: M. Jane Beltz
HEARING: MONDAY, MAY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to provide sleeping quarters for healthy indigent males.

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.

UNRECORDED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 7, 1995

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: 95-343-SPH (Item 337)

16 Hanover Road

E/S Hanover Road, 290' +/- NE of c/l Westminster Road

4th Election District - 3rd Councilmanic

Legal Owner: M. Jane Beltz

HEARING: MONDAY, MAY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to provide sleeping quarters for healthy indigent males.

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

Arnold Jablon
Director

cc: M. Jane Beltz
Houses, Inc.
William L. Balfour, 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.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1995

William L. Balfour, Esquire
120 E. Baltimore Street
Baltimore, Maryland 21202-1643

RE: Item No.: 337
Case No.: 95-343-SPH
Petitioner: M. Jane Beltz

Dear Mr. Balfour:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 31, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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: April 21, 1995

SUBJECT: 16 Hanover Road

INFORMATION:

Item Number: 337
Petitioner: M. Jane Beltz
Property Size: _____
Zoning: BL-CCC & DR-3.5
Requested Action: Special Hearing
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests that the Zoning Commissioner approve the use of the subject property to provide sleeping quarters for healthy indigent males either because this constitutes a use as a rooming or boarding house (which is a permitted use in the BL zone) or because it is a use not covered by the Baltimore County Zoning Regulations.

Staff recommends that prior to final consideration of this matter the applicant should be required to demonstrate that meetings have been held with the community. Due to the nature of the request, it is clear to this office that an established dialogue would benefit all interested parties including Houses, Inc.

Should the applicant need assistance in identifying those groups who may be interested in this case, we recommend contacting the Community Planning Division of the Office of Planning at 887-3480.

Prepared by: Jeffrey Lutz

Division Chief: Cary L. Kerns

PK/JL

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

TO: ZADM *Joyce Watson*

DATE: *4/19/95*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *4/10/95*

ZAC Comments

The Department of Environmental Protection & Resource Management has no
comments for the following Zoning Advisory Committee Items:

Item #'s: *Rev # 316*

330

331

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334

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LS:sp

LETTY2/DEPRM/TXTSBP

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: April 17, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

RECEIVED
APR 18 1995

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21294
MAIL STOP-1105

RE: Property Owner: M. JANE BELTZ

LOCATION: E/S HANOVER RD., 290' +/- N/E OF CENTERLINE WESTMINSTER RD.,
(16 HANOVER RD.)

Item No. 337

Zoning Agenda: SPECIAL HEARING

Gentlemen:

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

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

RECEIVED
APR 12 1995
ZADM

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

cc: File



4/11/95



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

4-7-95

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

Re: Baltimore County
Item No.: 337 (JCM)

Dear Ms. Watson:

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

Ronald Burns, 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

PETITION PROBLEMS AGENDA OF APRIL 10, 1995

#329 --- MJK

1. No telephone number for legal owner.

#330 --- MJK

1. No telephone number for legal owner.
2. Need power of attorney for personal representative (see Mitch's memo in file).
3. Petition was changed and initialed by "P.L." - Who is this person?

#334 --- CAM

1. No councilmanic district on folder.
2. No item number on petition forms.
3. No estimated posting date on petition form.

#335 --- CAM

1. No estimated posting date on petition form.
2. Notary section is incomplete.

#336 --- JJS

1. "Charles Way" is one word - "Charlesway".

#337 --- JCM

1. No telephone number for legal owner.
2. Need typed or printed name and title of person signing for contract purchaser.
3. Need authorization for person signing for contract purchaser.
4. Petitioner was not given copy of receipt; receipt left in folder.

#338 --- JCM

1. Petitioner was not given copy of receipt; receipt left in folder.

#339 --- JLL

1. Notary section is incomplete; only one signature was notarized.

RE: PETITION FOR SPECIAL HEARING
16 Hanover Road, E/S Hanover Rd, 290'+/-
NE of c/l Westminster Road, 4th
Election District, 3rd Councilmanic

M. Jane Beltz
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-343-SPH

* * * * *

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 26th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to William L. Balfour, Esquire, Ober, Kaler, Grimes & Shriver, 120 E. Baltimore Street, Baltimore, MD 21202, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Kim MELTON

Robert Sellers

ADDRESS

69 HANOVER RD
4125 Worthington Ave Reisterstown
21136



2025-01-10 10:10:10

Ref No 1

April 30, 1995

We, the undersigned, do hereby agree that the formation of a men's homeless shelter, to be called the Wilson-Hannah House, at 16 Hanover Pike, Reisterstown, Maryland, will be a benefit for our community. The dilemma of the homeless is a problem that plagues the whole of our society. Unwashed and hungry people wandering aimlessly on our streets do nothing to raise the value of our community. Homeless men, who presently sleep behind public buildings or on merchant's front stoops, will be more likely to contribute something back to our community if they are given safe shelter and encouragement. The Wilson-Hannah House would accommodate no more than four guests at a time and a supervisor would be present with the men at all times. Only by offering these needy men shelter and rehabilitation can we remove them from our streets, reform them and make them once again responsible people. We hope the officials responsible for making this zoning decision to create a men's homeless shelter at 16 Hanover Pike will consider that our community's welfare and image as responsible citizens depends on offering safe and clean refuge at shelters such as the Wilson-Hannah House.

<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
1. Harry Goodman	106 First Ave	(410) 526-7470
2. Demelia Goldman	106 First Ave	526-7470
3. Jeff Joy	108 First Ave Reis.	526-4258
4. Sharon Boswell	122 Second Ave.	526-7445
5. Beth Joy Rockwood	15085 Rolling Rd	536-5648
6. Julie Joy	9 Wengate Ct. Owings Mills	356-6159
7. Diana Morris	6229 Deer Park Rd	833-0904
8. Ann Wolfkell	Reis. MD. 21156 6227 Deer Park Rd. Reisterstown, Md. 21136	833-5931
9.		
10. WAYNE JOY	6227 DEER PARK RD. REIST. MD. 21136	833-5931
11. Art Landman	1016 Green Hill Farm Rd.	837-0091

(continued on back)

(continued from front)

	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
12.	Kath C. Land	1016 Green Hill Farm Rd.	833-0694
13.	Willa E. Gamber	3635 Old Lane Finksburg Md	861-8327
14.	Mary K. Ryan	5834 DEER PARK RD REISTERSTOWN MD	833-1238
15.	Edw P Mc Caulley	117 Sacred Heart La Reist MD	833 1492
16.	The Rev. Arthur D. Thomas, Jr.,	6107 Deer Park Rd, Reisterstown	833-5723
17.	Beverly C. Haec	5921 Deer Park Rd. Reisterstown	833-5720
18.	Clara M. Munsey	13217 Old Hanna Rd Reisterstown	429-2946
19.	Mary A. Leasing	2321 Elderberry Rd Reisterstown	833-1486
20.	Shirley J. Steinhoff	5417 Deer Park Rd	833-3657
21.	Mrs. Sanders	5625 Deer Park Rd Reisterstown	833-0828
22.	Beatrice Houck	11200 Thompson, Inc. Reist	833-3215
23.	Annal Reelcke	1127 Beaumais La. Reisterstown	833-4488
24.	Sylvia Warner	259 Lyndon hls. Reisterstown, Md.	833-1260
25.	Joshua H. Bodley	122 Pleasant Hill Owings Mills Md	356-4064
26.	Lucie Shupen	11208 Thuyfence Ave. Reist.	
27.	Marguerite Bodley	122 Pleasant Hill Rd Owings Mills	356-4064
28.	Mary Roach	5820 Deer Park Rd.	21136
29.	Sam Stokely	119 First Ave. Reisterstown	833-2506
30.			
31.			
32.			
33.			
34.			
35.			

HOUSES, Inc.

Mission Statement

HOUSES Inc. is a 501(c)(3) non-profit organization located in the Reisterstown-Owings Mills-Glyndon (ROG) area of Baltimore County whose mission is to preserve the dignity of its residents, to provide food and shelter to upstanding but under-remunerated members of the Community and to present a coordinated approach to emergency and affordable housing needs.

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- * Serving as a resource
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- * Planning a financial counseling program utilizing volunteer counselors for financial, legal and other problems for troubled residents in the ROG community

MICROFILMED

HOUSES, Inc.

The Wilson-Hanna House

The Wilson-Hanna House, 16 Hanover Road, was the home of Jane Beltz, a lifelong resident of the area. Ms Beltz's father, a well known house painter in Reisterstown, Owings Mills and Glyndon, originally owned the property.

The Wilson-Hanna House, ideally located, will be getting new landscaping, courtesy of a local group. To complement the beautiful trees behind the house and the flowering weeping cherry, new sod, evergreens and flowering perennials are in the plan.



HOUSES, Inc.

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St. Luke's UM Church

Jeanne Morrell
Community Representative

John Salony
Reisterstown Federal Savings Bank

Edward Kelley
Certified Public Accountant

Dale E. Balfour
St. Thomas Church

Robert L. White
Community Representative

Ann Wheeler
Sacred Heart Church

The Rev. Frank Trotter
Reisterstown UM Church

Mari Nielsen
Crisis Center

Rob Friedman
Corridor Commercial Real Estate

Gordon Harden
Nationwide Insurance and
President, Chamber of Commerce

The Rev. Clilton Sparrow
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Contractor and Advisor

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Three years ago, HOUSES, Inc. recognized that the changing economy and environment required a refocusing of their mission. Emerging was a population of "under-employed" in the communities of Reisterstown, Owings Mills and Glyndon. People could be counted on to go to work, be on time, and put in a good day's effort. Their wages, however, were insufficient to pay rent, and buy food and clothing.

HOUSES, Inc. determined that if it were to continue making a contribution to the community, continue to help low-income residents and continue to contribute to the quality of life for everyone, it must re-focus its efforts.

The members of the Board of Directors determined they should concentrate on establishing a permanent home to be shared by people with similar goals and interests.

The Wilson-Hanna House will be home to four gentlemen who are employed, and who are working and studying to make a better life for themselves. Danny is the House Manager, who works full time and is pursuing his studies at night.

HOUSES, Inc. fully expects the first residents, and any subsequent residents, to become upstanding, contributing members of the community of whom their neighbors can be proud.

Microfilm

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Hanover Road, 290' NE of * ZONING COMMISSIONER
the c/l of Westminster Road * OF BALTIMORE COUNTY
(16 Hanover Road) * Case No. 95-343-SPH
4th Election District
3rd Councilmanic District
M. Jane Beltz
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property known as 16 Hanover Road, located in the vicinity of Reisterstown. The Petition was filed by the owner of the property, M. Jane Beltz, and the Contract Purchaser/Lessee, Houses, Inc. The Petitioners seek approval of the use of the subject property to provide sleeping quarters for healthy indigent males under alternative theories. Namely, that such use is considered a rooming or boarding house and is permitted as of right in a B.L. zone, or, that the use is not identified within the Baltimore County Zoning Regulations (B.C.Z.R.) but is appropriate in the B.L. zone. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 2.

Appearing at the requisite public hearing held for this case was Jane Beltz, property owner, and numerous representatives of Houses, Inc., the Contract Purchaser, including the Rev. Frank Trotter, Vice President, Daniel Marucci, Barbara Cogswell, Frederick J. Hanna, Dale Balfour, and John P. and Lynn Nichols. The Petitioners were represented by William C. Balfour, Esquire. Appearing as interested parties in the matter were Kim Melton and Robert Sellers, nearby residents of the area.

Testimony and evidence offered revealed that the subject property consists of 0.353 acres, more or less, split zoned B.L.-C.C.C. and D.R. 3.5, and is improved with a two-story dwelling. The property is a deep, yet narrow lot which fronts Hanover Road not far from its intersection with Westminster Road in Reisterstown. From a photograph submitted at the hearing, it is apparent that the house is quite old. There is a porch on the front of the dwelling facing Hanover Road and a wood deck off the side of the dwelling towards the rear. Although the property is predominantly zoned B.L., the house has been used for residential purposes. Surrounding uses include apartments, some commercial/business, and other residential. Ms. Beltz proposes to sell the property to Houses, Inc., a non-profit, private corporation, which presently maintains a shelter for homeless women and children in the Reisterstown area. After recognizing the need for a similar facility for men, the corporation opened a four-bed facility at the Crisis Center in Reisterstown. It was recognized that this use would be temporary until better quarters could be obtained. The subject property has been identified as a suitable location for these quarters. A shelter for six men is proposed for this site, plus an additional bed/room for the manager of the home. Kitchen facilities are also provided.

Testimony and evidence was also offered as to the operation. As noted above, the shelter will provide a place of refuge for homeless men. Medical care is not provided and rules have been adopted which prevents residents from using drugs or alcohol, or possessing weapons. A house manager has been hired (Daniel Marucci) who will supervise activities at the site. The shelter is operated based on private donations, although limited government grants are used. The Petitioners propose utilizing the subject property to provide a home-like atmosphere for these individuals

in an effort to provide them the opportunity to return to society as contributing members.

Mr. Kim Melton and Mr. Robert Sellers appeared as interested neighbors. Although recognizing the public benefits provided by such a facility, they expressed some concerns over the lack of screening and the potential adverse effect upon the surrounding neighborhood.

I am appreciative of their concerns over the potential impact on the residential community which lies nearby. Nonetheless, this matter does not come before me as a Petition for Special Exception, but as a Petition for Special Hearing. The questions presented within the Petition are limited. In addressing the first question, it is of note that Section 101 of the B.C.Z.R. defines a rooming or boarding house as "a building which is not the owner's residence and which is occupied in its entirety by three or more adult persons not related by blood, marriage or adoption to each other." Clearly, this definition fits the proposed use. As such, the Petition for Special Hearing should be granted and the alternative question presented is moot. Moreover, Section 230.3 of the B.C.Z.R. permits boarding or rooming houses as of right in the B.L. zone. Thus, the Petitioners may lawfully operate the proposed boarding house as described by the testimony presented at this location. The Petition for Special Hearing must and should be granted.

Notwithstanding my approval of the Petition, I shall limit the relief granted. Specifically, the site should be limited to provide housing for six homeless men, in addition to the house manager. Any increase in capacity over this number would be subject to the Petitioners refiling their Petition and undergoing a review of the proposed expansion through the public hearing process.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of May, 1995 that the Petition for Special Hearing seeking approval of the use of the subject property to provide sleeping quarters for healthy indigent males, in accordance with Petitioner's Exhibit 2, is considered that of a rooming or boarding house and is permitted as of right in a B.L. zone, and as such, the Petition for Special Hearing is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit 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) The relief granted herein is limited to housing for six (6) homeless men, in addition to the house manager, only. Any increase in capacity over this number will be subject to the Petitioners refiling their Petition and undergoing a review of the proposed expansion through the public hearing process.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve that the use of the subject property to provide sleeping quarters for healthy indigent males is not identified within the Baltimore County Zoning Regulations (B.C.Z.R.), but is appropriate in the B.L. zone, be and is hereby DISMISSED AS MOOT.

LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 4, 1995

(410) 887-4386

William L. Balfour, Esquire
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, Maryland 21202-1643

RE: PETITION FOR SPECIAL HEARING
E/S Hanover Road, 290' NE of the c/l of Westminster Road
(16 Hanover Road)
4th Election District - 3rd Councilmanic District
M. Jane Beltz - Petitioner
Case No. 95-343-SPH

Dear Mr. Balfour:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. M. Jane Beltz, 16 Hanover Road, Reisterstown, Md. 21136

Houses, Inc., P.O. Box 68, Glyndon, Md. 21071

Rev. Frank Trotter, 246 Main Street, Reisterstown, Md. 21136

Mr. Kim Melton, 69 Hanover Road, Reisterstown, Md. 21136

Mr. Robert Sellers, 4125 Worthington Avenue, Reisterstown, Md. 21136

People's Counsel; FLS

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16 Hanover Road, Reisterstown, Maryland which is presently zoned BL-CCC and

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve the use of the property to provide sleeping quarters for healthy indigent males either because this constitutes a use as a rooming or boarding house which is a permitted use in the BL Zone or because it is a use not covered by the Baltimore County Zoning Code which is appropriate in the BL Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Parties/Lessee:

HOUSES, INC.

By: Flr Ching

P.O. Box 68

Glyndon, MD, 21071

City

State

Zip

Address for Petitioner

William L. Balfour

120 E. Baltimore Street

Baltimore, MD 21202-1643

City

State

Zip

Address for Petitioner

William L. Balfour

120 E. Baltimore Street

Baltimore, MD 21202-1643

City

State

Zip

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

Legal Counsel:

M. Jane Beltz

By: M. Jane Beltz

16 Hanover Rd

Reisterstown, MD, 21136

City

State

Zip

Address for Petitioner

William L. Balfour

120 E. Baltimore Street

Baltimore, MD 21202-1643

City

State

Zip

Address for Petitioner

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120 E. Baltimore Street

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City

State

Zip

GORDON T. LARSON
DENNIS H. MILLER
EDWARD J. DEAN-LOH
BRUCE E. DODD

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWNSHOWN BOULEVARD
TOWSON, MARYLAND 21206-5318

410-823-4470
FAX 410-823-4473

EMERSON
PAUL S. BOLLENGER
FRED H. BOLLENGER
GAIL A. GERHOLD
PHILIP A. CROSS
OF COURTESY
JOHN F. ETZEL
WILLIAM S. WATKIN

March 7, 1995

Zoning Description
No. 16 Hanover Road

Beginning at a point on the east side of Hanover Road which is 66 feet wide at the distance of 290 feet, more or less, northeast of the centerline of Westminster Road. Thence the following four courses and distances, viz:

North 14 degrees 50 minutes East 43 feet, thence
South 84 degrees 15 minutes East 360 feet 9 inches, thence
South 11 degrees West 40 feet 8 inches, and
North 84 degrees 15 minutes West 363 feet 8 inches to the place of beginning.

Containing 0.353 of an Acre of land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

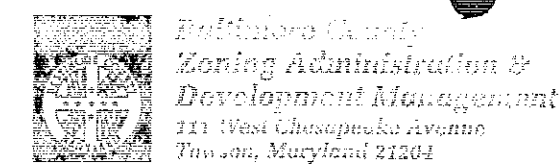
District: 11th Date of Posting: 4/4/95
Posted for: Special Hearing
Petitioner: M. Jane Beltz
Location of property: 16 Hanover Rd., E.D.
Location of Sign: Public Hearing, 4th Floor, 4th Floor, 4th Floor
Remarks: See above
Posted by: LES:bjs Date of return: 4/11/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 14, 1995

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 April 13, 1995

THE JEFFERSONIAN
LEGAL AD. - TOWSON



receipt
95-343-SPH
Date 2-30-95
JANE BELTZ
SPH: AR6 (040) 250.00
Posting (080) 35.00
285.00

Cashier Validation

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/neighborhood 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
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 337

Petitioner: JANE BELTZ

Location: 16 HANOVER RD., REISTERSTOWN, MD. 21150

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM L. BALFOUR

ADDRESS: 120 E. BALTIMORE ST.

BALTO - 21202-1642

PHONE NUMBER: 685-1120

AJ:qgs

(Revised 04/09/93)

TO: POTTERY PUBLISHING COMPANY
April 13, 1995 Issue - Jeffersonian

Please forward billing to:

William Balfour, Esq.
Ober, Kaler, Grimes & Shriver
120 E. Baltimore Street
Baltimore, MD 21202-1643

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: 95-343-SPH (Item 337)

16 Hanover Road

E/S Hanover Road, 290' +/- NE of c/l Westminister Road

4th Election District - 3rd Councilmanic

Legal Owner: M. Jane Beltz

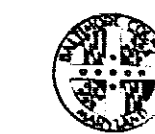
HEARING: MONDAY, MAY 1, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Special Hearing to provide sleeping quarters for healthy indigent males.

LAMERCE E. SCHWEDT
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.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
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(410) 887-3353

April 7, 1995

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Arnold Jablon
Arnold Jablon
Director

cc: M. Jane Beltz
Houses, Inc.
William L. Balfour, 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.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1995

William L. Balfour, Esquire
120 E. Baltimore Street
Baltimore, Maryland 21202-1643

RE: Item No.: 337
Case No.: 95-343-SPH
Petitioner: M. Jane Beltz

Dear Mr. Balfour:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 31, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 21, 1995

SUBJECT: 16 Hanover Road

INFORMATION:

Item Number: 337

Petitioner: M. Jane Beltz

Property Size:

Zoning: BL-CCC & DR-3.5

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicant requests that the Zoning Commissioner approve the use of the subject property to provide sleeping quarters for healthy indigent males either because this constitutes a use as a rooming or boarding house (which is a permitted use in the BL zone) or because it is a use not covered by the Baltimore County Zoning Regulations.

Staff recommends that prior to final consideration of this matter the applicant should be required to demonstrate that meetings have been held with the community. Due to the nature of the request, it is clear to this office that an established dialogue would benefit all interested parties including Houses, Inc.

Should the applicant need assistance in identifying those groups who may be interested in this case, we recommend contacting the Community Planning Division of the Office of Planning at 887-3480.

Prepared by: *Jeffrey Lutz*

Division Chief: *Daryl L. Lewis*

PK/JL

ITEM337/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

DATE: 4/19/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4/19/95

ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: Rem # 316

330

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LS:sp

LETTYZ/DEPRM/TXTSBD

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for April 17, 1995
Items 329, 331, 332, 333, 334, 336, 337, 338
339 and 316 revised

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

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Man Nielsen
Crisis Center

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Nationwide Insurance and
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The Rev. Frank Trotter
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Rob Friedman
Corridor Commercial Real Estate

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Henry H. Lewis
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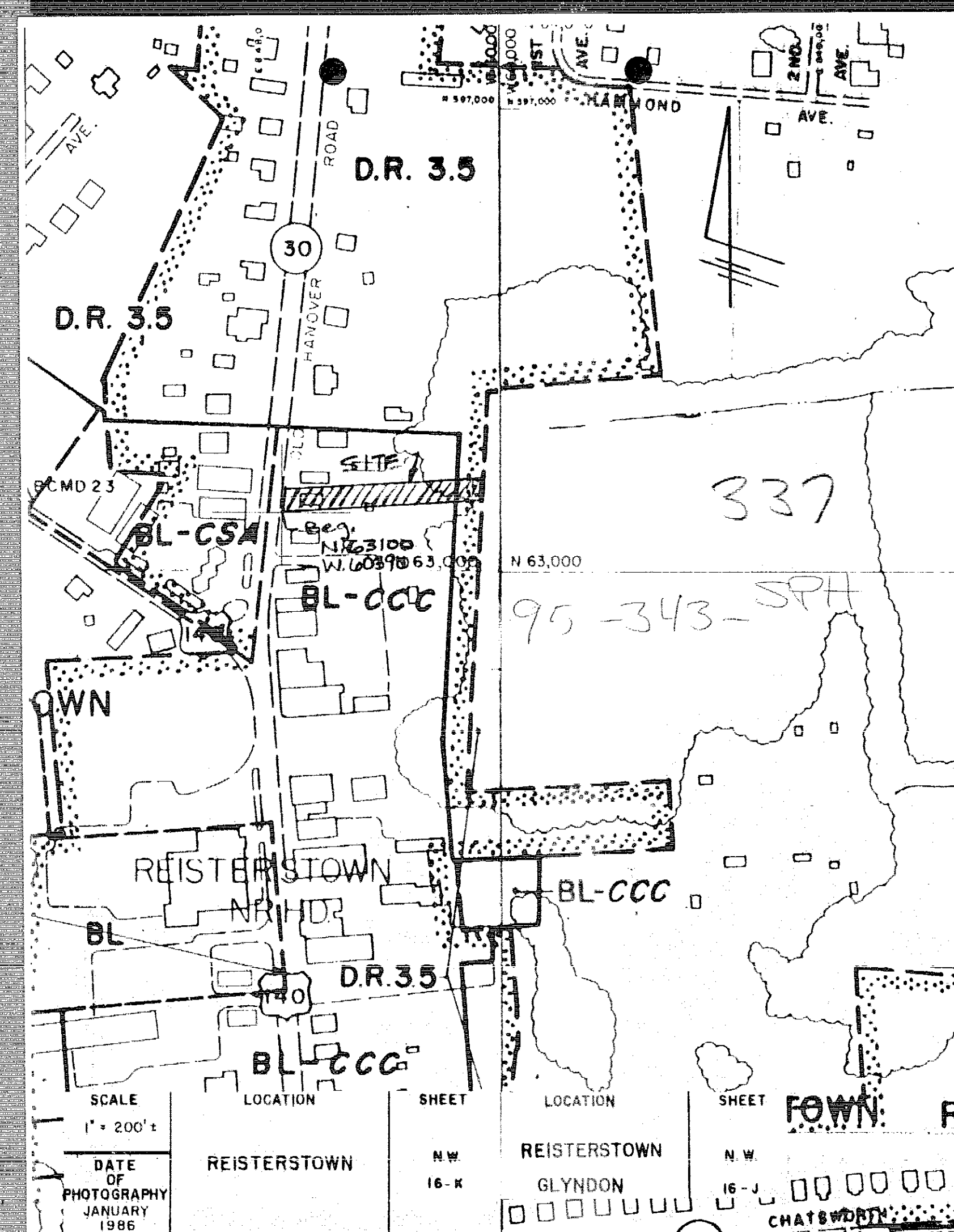
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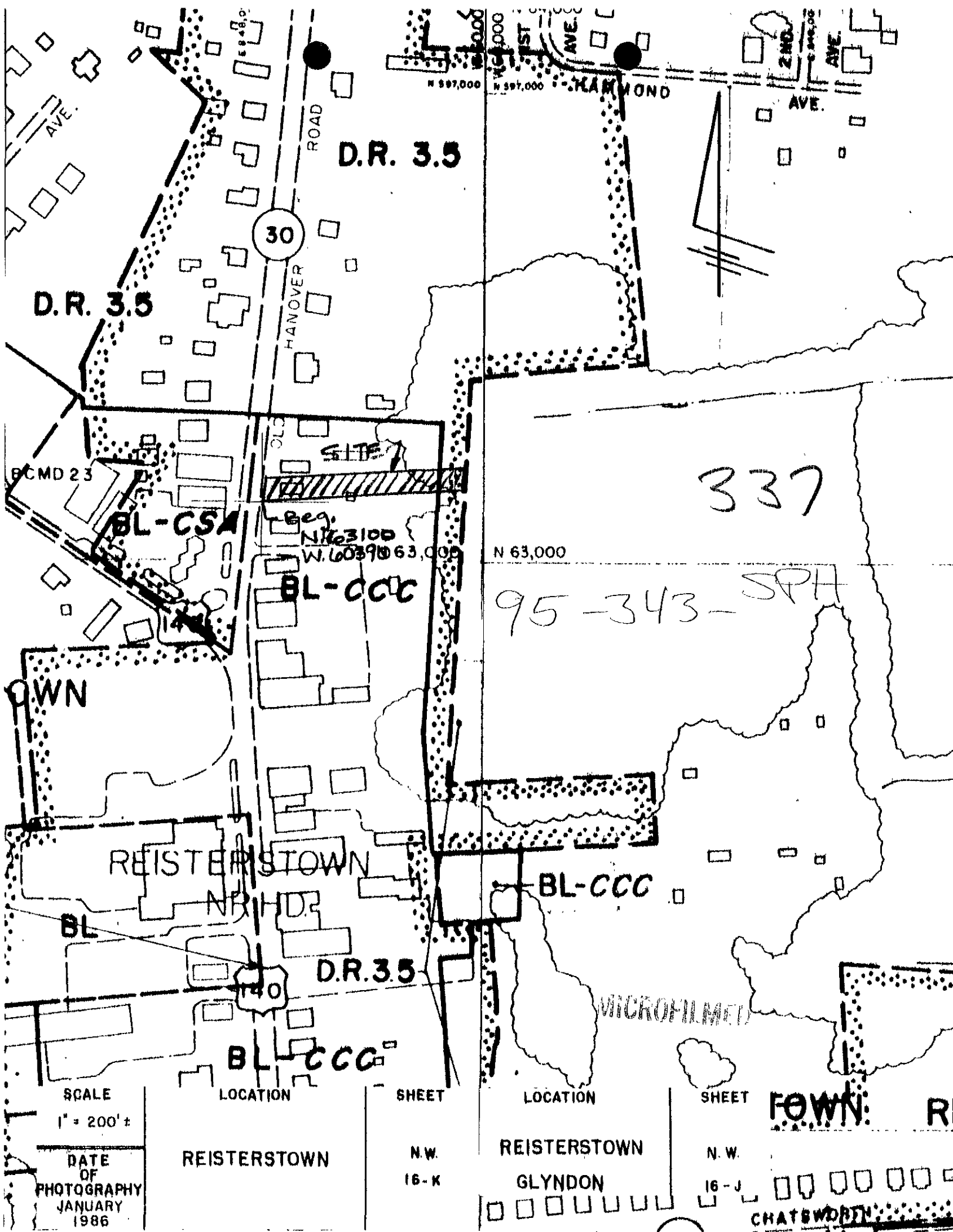
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The members of the Board of Directors determined they should concentrate on establishing a permanent home to be shared by people with similar goals and interests.

The Wilson-Hanna House will be home to four gentlemen who are employed, and who are working and studying to make a better life for themselves. Danny is the House Manager, who works full time and is pursuing his studies at night.

HOUSES, Inc. fully expects the first residents, and any subsequent residents, to become upstanding, contributing members of the community of whom their neighbors can be proud.





D.R. 3.5

D.R. 3.5

30

HANOVER ROAD

HAMMOND

2ND AVE.

BCMD 23

BL-CSA

SITE 1

Reg.

N 63,000

W. 603,900

BL-CCC

N 63,000

95-343-SPH

337

OWN

REISTERSTOWN

NE HD

BL

BL-CCC

D.R. 3.5

BL-CCC

SCALE

1" = 200'

LOCATION

SHEET

LOCATION

SHEET

OWN

R

DATE OF PHOTOGRAPHY
JANUARY 1986

REISTERSTOWN

N.W.
16-K

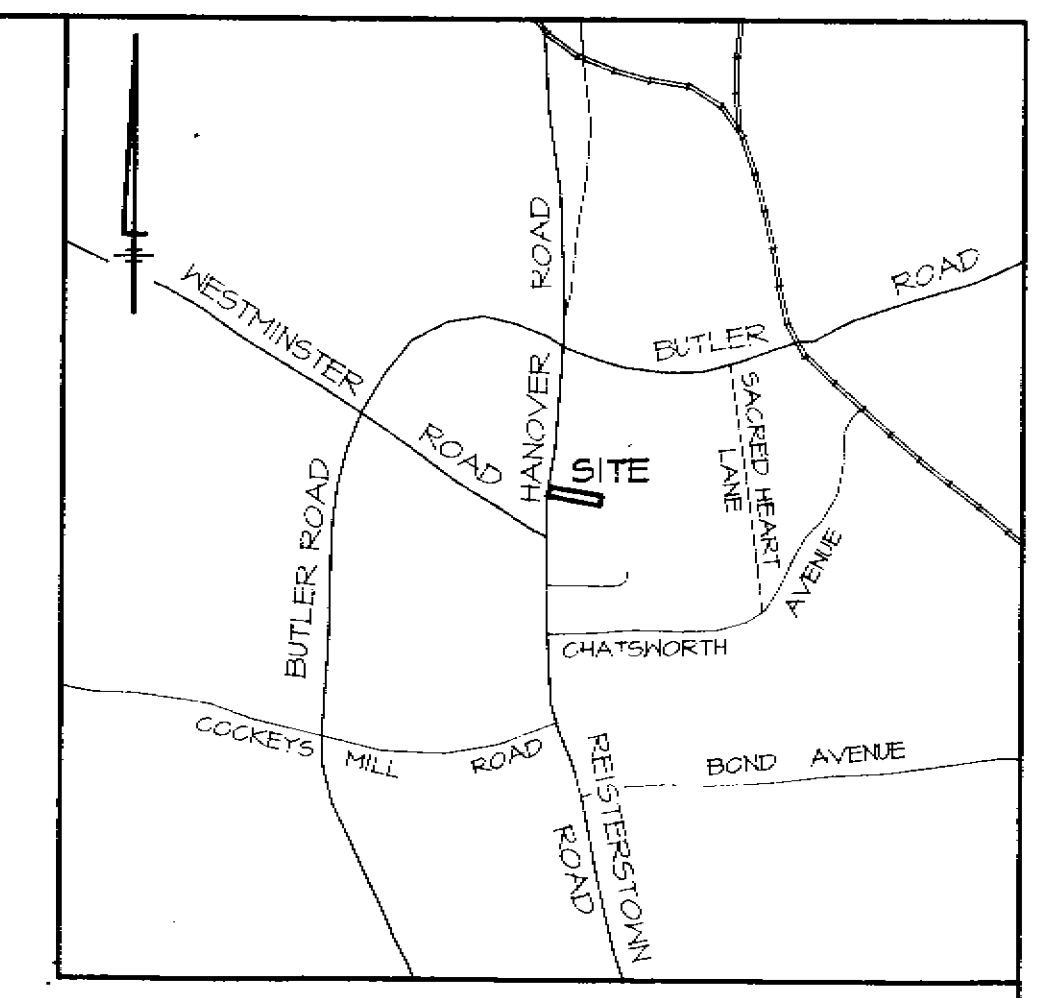
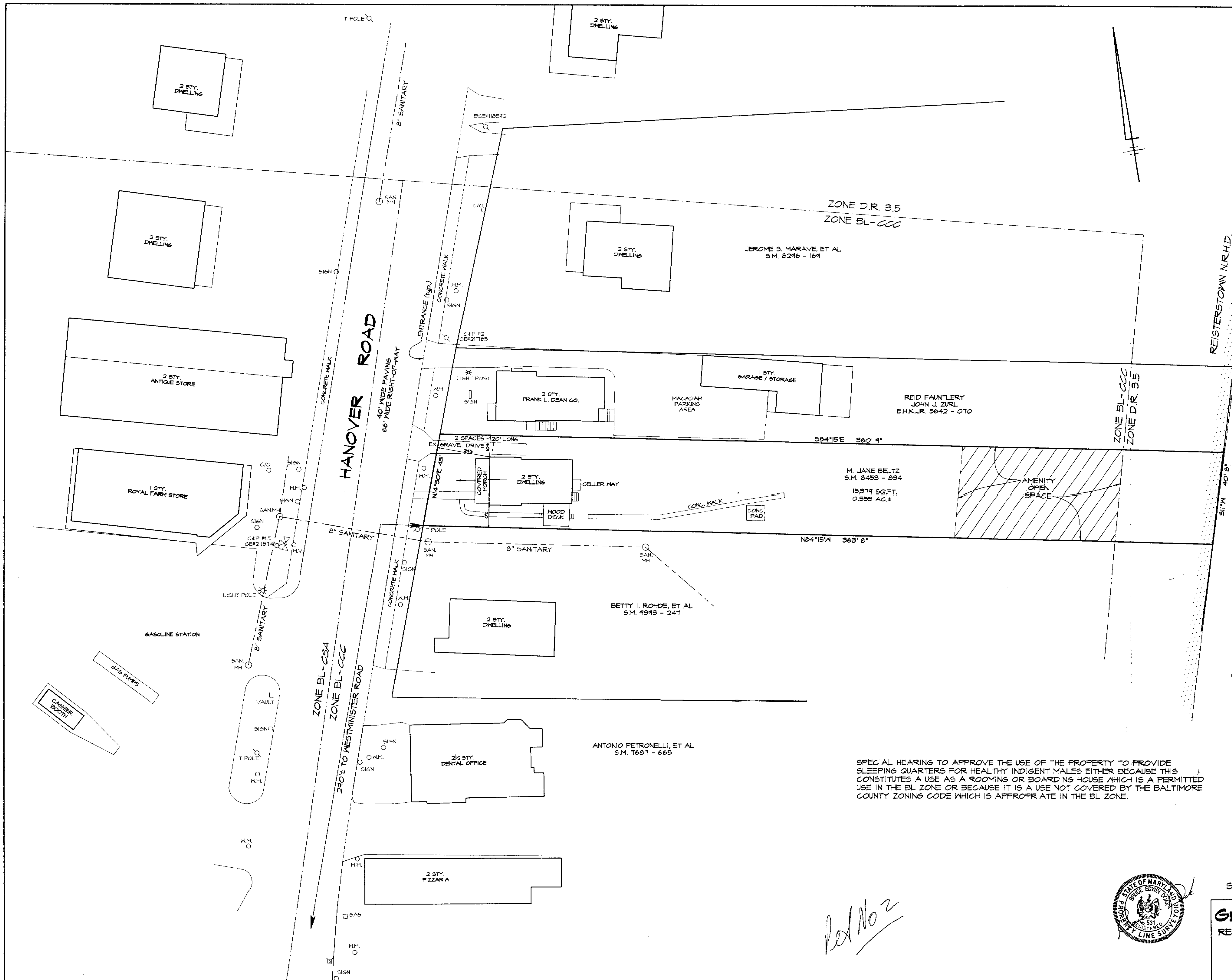
REISTERSTOWN

GLYNDON

N.W.

16-J

CHATEAUBERT



VICINITY MAP 1"=2000'

THERE SHALL BE A LIMIT OF 6 GUESTS AND ONE EMPLOYEE SUPERVISOR ON SITE.

FLOOR AREA RATIO - MAX. 4.0
1536 SQ.FT. / 16,654 SQ.FT. = 0.09

AMENITY OPEN SPACE - MIN. 0.2
3109 SQ.FT. / 15,379 SQ.FT. = 0.2

SITE SERVED BY PUBLIC WATER AND SEWER

AREA ZONED D.R. 3.5 = 0.04 AC.±
AREA ZONED BL-CCC = 0.919 AC.±

TWO PARKING SPACES PROVIDED
ONE SPACE, FOR SUPERVISOR, REQUIRED

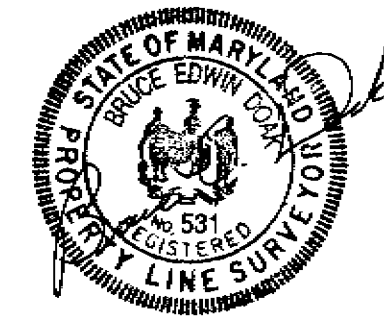
OWNER/DEVELOPER
M. JANE BELTZ
16 HANOVER ROAD
REISTERSTOWN, MARYLAND 21136
410-833-3790

TAX ACCT. NO. 04-02-023390
LIBER S.M. 8453 FOLIO 834

SPECIAL HEARING TO APPROVE THE USE OF THE PROPERTY TO PROVIDE SLEEPING QUARTERS FOR HEALTHY INDIGENT MALES EITHER BECAUSE THIS CONSTITUTES A USE AS A ROOMING OR BOARDING HOUSE WHICH IS A PERMITTED USE IN THE BL ZONE OR BECAUSE IT IS A USE NOT COVERED BY THE BALTIMORE COUNTY ZONING CODE WHICH IS APPROPRIATE IN THE BL ZONE.

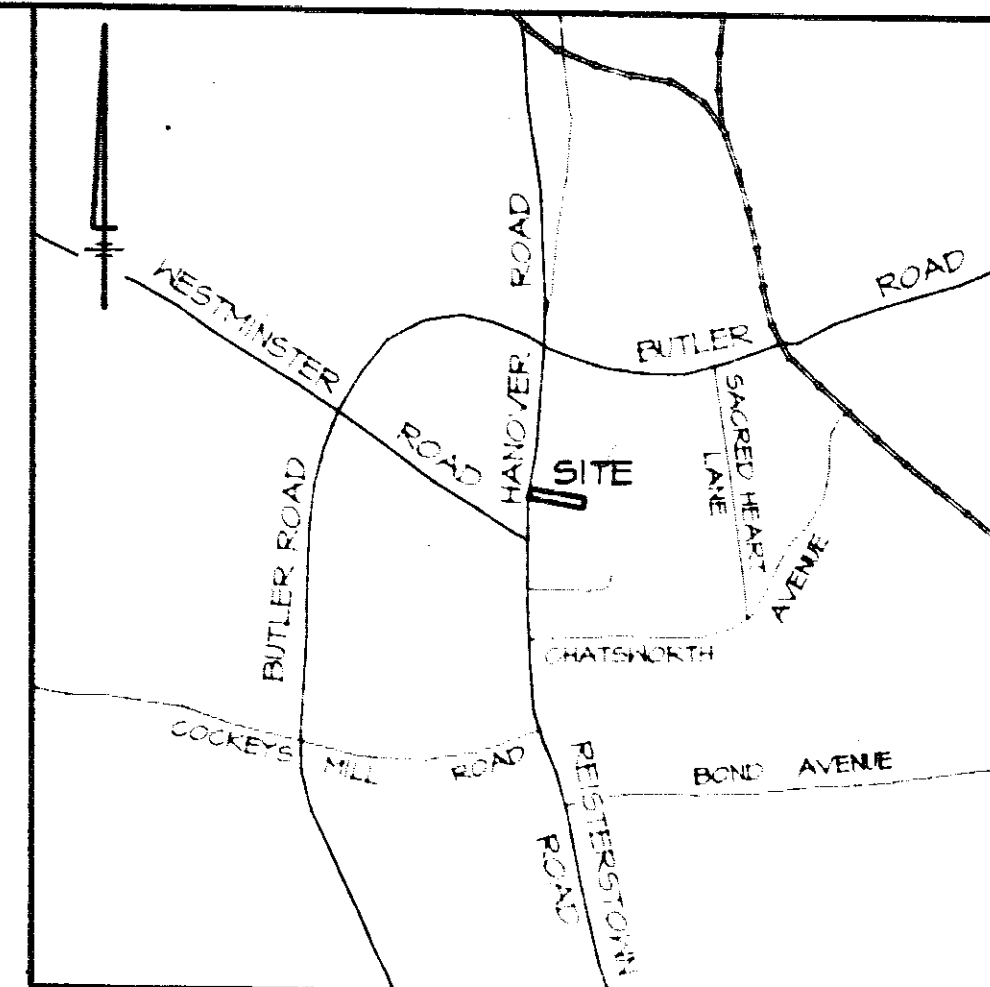
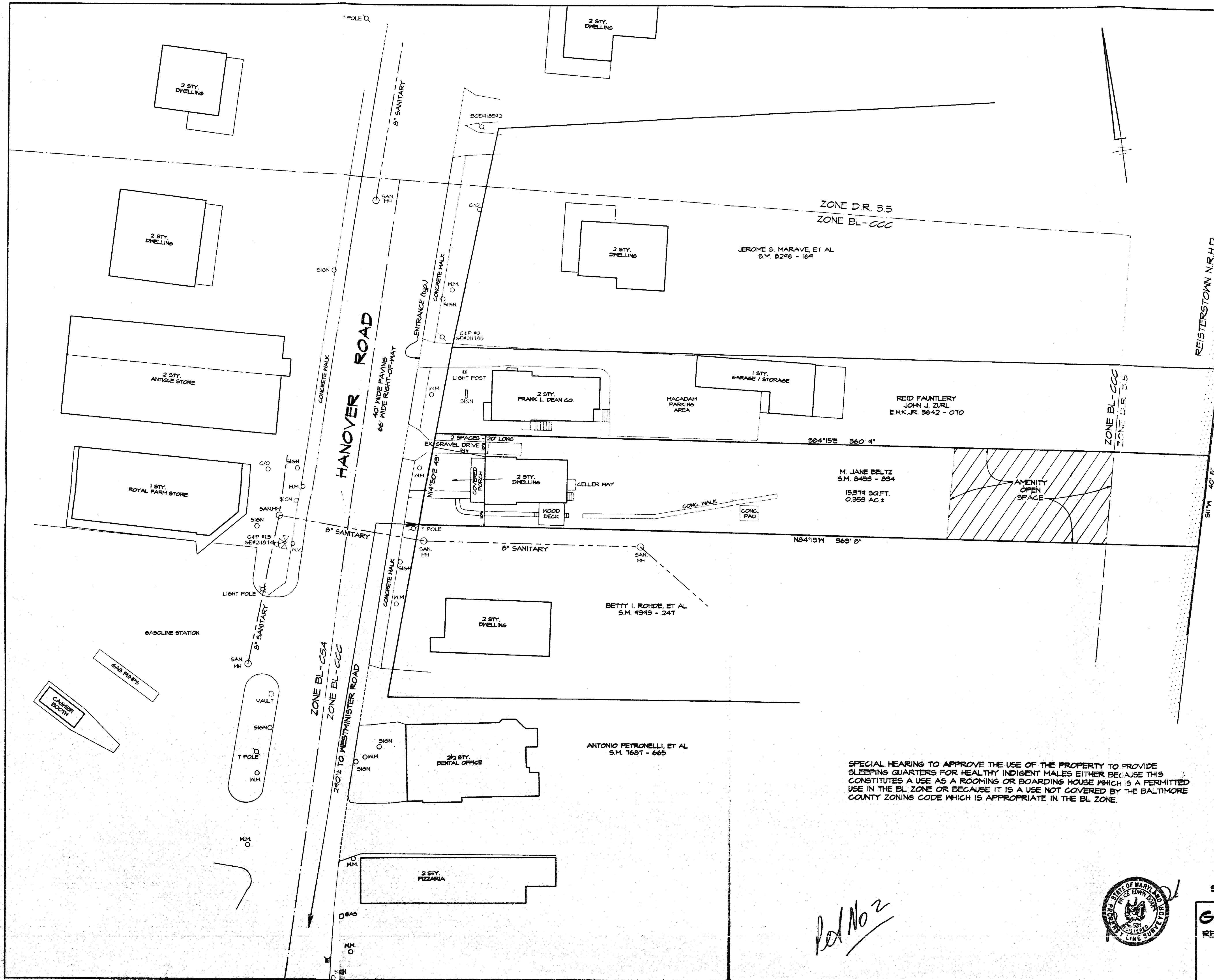
337

PLAN TO ACCOMPANY
SPECIAL HEARING
OF
BELTZ PROPERTY
LOCATED IN
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' DATE: MARCH 3, 1995



GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

95-343-58H



VICINITY MAP 1"=2000'

THERE SHALL BE A LIMIT OF 6 GUESTS AND ONE EMPLOYEE SUPERVISOR ON SITE.

FLOOR AREA RATIO - MAX. 4.0
1536 SQ.FT. / 16,654 SQ.FT. = 0.09

AMENITY OPEN SPACE - MIN. 0.2
9108 SQ.FT. / 15,379 SQ.FT. = 0.2

SITE SERVED BY PUBLIC WATER AND SEWER

AREA ZONED D.R. 3.5 = 0.04 AC.±
AREA ZONED BL-CCC = 0.313 AC.±

TWO PARKING SPACES PROVIDED
ONE SPACE, FOR SUPERVISOR, REQUIRED

OWNER/DEVELOPER
M. JANE BELTZ
16 HANOVER ROAD
REISTERSTOWN, MARYLAND 21136
410-833-3740

TAX ACCT. NO. 04-02-023390
LIBER 5.M. 8453 FOLIO 834

SPECIAL HEARING TO APPROVE THE USE OF THE PROPERTY TO PROVIDE SLEEPING QUARTERS FOR HEALTHY INDIGENT MALES EITHER BECAUSE THIS CONSTITUTES A USE AS A ROOMING OR BOARDING HOUSE WHICH IS A PERMITTED USE IN THE BL ZONE OR BECAUSE IT IS A USE NOT COVERED BY THE BALTIMORE COUNTY ZONING CODE WHICH IS APPROPRIATE IN THE BL ZONE.

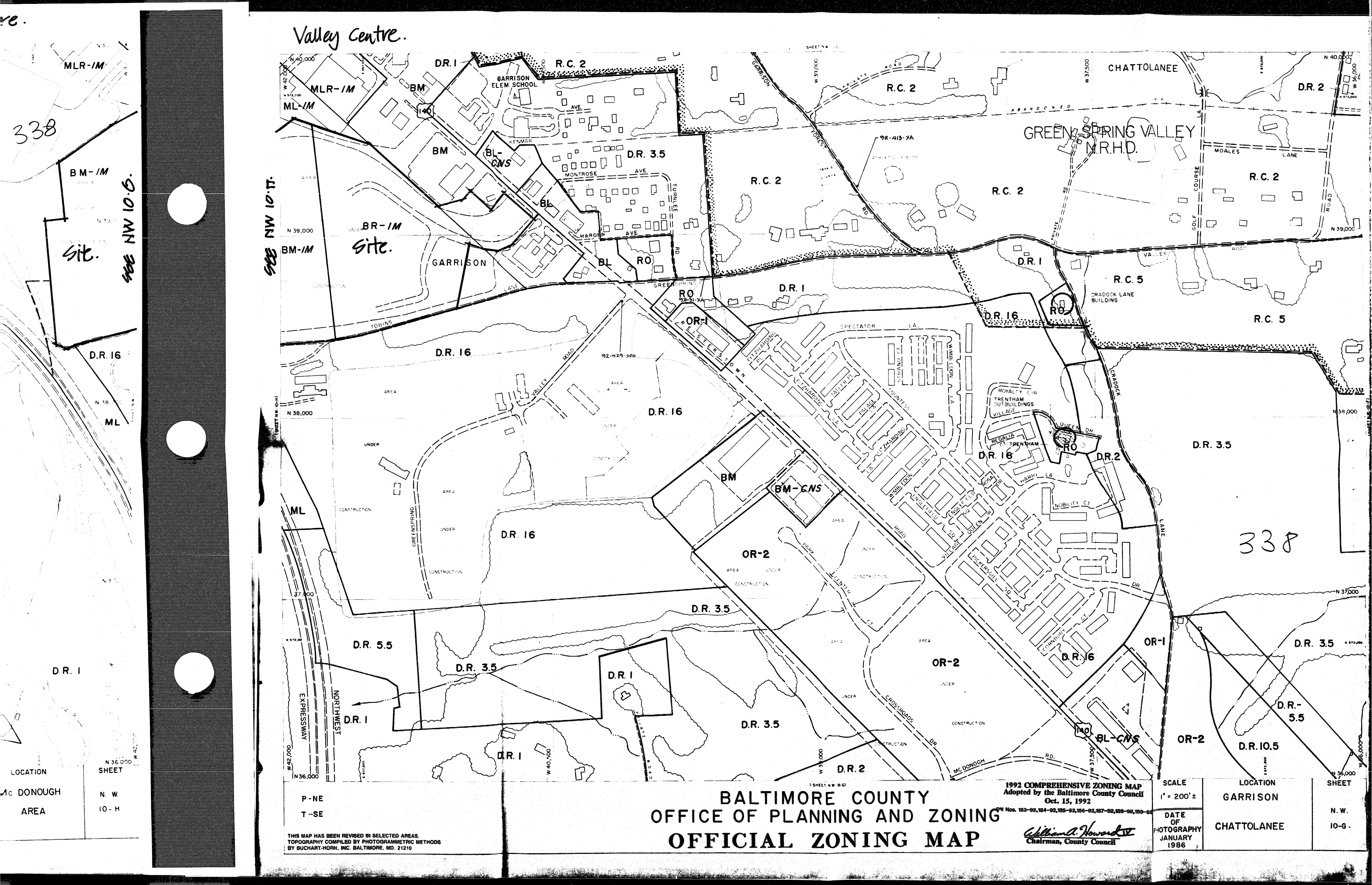
PLAN TO ACCOMPANY
SPECIAL HEARING
OF
BELTZ PROPERTY
LOCATED IN
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' DATE: MARCH 3, 1995



GERHOLD, CROSS & ETZEL, LTD.
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Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

Red No 2

95-343-58H



Valley Centre.

338
Site.
BR-1M
MLR-1M
SEE NW 10-G.

SEE NW 10-G.

338

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William D. Howard
Chairman, County Council

SCALE 1" = 200' ±	LOCATION GARRISON CHATTOLANE	SHEET N. W. 10-G.
DATE OF PHOTOGRAPHY JANUARY 1986		

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

P-NE
T-SE

LOCATION
Mc DONOUGH
AREA
N. W.
10-H

IN THE MATTER OF
THE APPLICATION OF
GREENSPRING ASSOCIATED LTD
PARTNERSHIP
FOR ZONING RECLASSIFICATION
FROM M-1 AND M-1-M TO
B-1-M ON PROPERTY LOCATED
ON THE NORTH SIDE OF TOBIN
LANE AT THE NORTHEAST RIGHT-
OF-WAY OF I-795
3rd ELECTION DISTRICT

IN THE MATTER OF
THE APPLICATION OF
GREENSTING ASSOCIATED LTD
PARTNERSHIP
FOR ZONING RECLASSIFICATION
FROM M-L AND M-L-1M TO
B-R-1M ON PROPERTY LOCATED
ON THE NORTH SIDE OF TOWNS
LANE AT THE NORTHEAST CORNER
OF WAY OF 1795
3RD ELECTION DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No B-87-205

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No R-87-255

THIS MATTER COMES BEFORE THIS BOARD ON REQUEST FROM THE PETITIONER TO AMEND THE SITE PLAN IN CASE NO. R 87 296, ENTERED ON THE RECORD AS PETITIONER'S EXHIBIT #1. THIS PETITION WAS APPROVED ON A DOCUMENTED SITE PLAN FOR THIS PROPERTY.

PETITIONER PRESENTED THIS BOARD WITH AN AMENDED SITE PLAN CONSISTING OF TWO ENGINEERING DRAWINGS WHICH THIS BOARD WILL DESIGNATE AS PETITIONER'S AMENDED EXHIBIT PLAN AND #18. A CAREFUL CONSIDERATION OF THE PROPOSED AMENDMENTS INDICATE THAT THE PROPOSED CHANGES DO NOT AFFECT THE OVERALL SCOPE OF THE PROPOSAL AND ARE RELATIVELY MINOR IN CONSIDERATION OF THESE MINOR CHANGES TO THE DOCUMENTED SITE PLAN. THE BOARD IS OF THE OPINION THAT THE SPIRIT AND INTENT OF THE PROPOSAL WOULD BE IN NO WAY AFFECTED AND IS THEREFORE OF THE OPINION THAT THE AMENDMENTS SHOULD BE GRANTED AND WILL SO ORDER.

ORDER

FOR THE REASONS SET FORTH IN THE AFOREGOING OPINION, IT IS THIS THE 20th DAY OF MAY, 1988, BY THE COUNTY BOARD OF APPEALS, ORDERED THAT THE AMENDMENTS SHOWN ON PETITIONER AMENDED EXHIBIT #1A, DESIGNATED AS NOTE #3, NOTE #4, NOTE #5 AND NOTE #9 SHALL BE THE CONTROLLING FACTORS IN THE DEVELOPMENT OF THIS SITE AND OVERRIDING THOSE SAME NOTES AS SHOWN ON PETITIONER'S EXHIBIT #1.

THE BOARD WILL IN REFERENCE TO THE NOW PROPOSED DOCUMENT SITE PLAN THAT THE PLANNING BOARD NOW RECOMMENDS THE RECLASSIFICATION SAID CORRESPONDENCE BEING ENTERED AS PETITIONER'S EXHIBIT NO. 2. THIS CONCLUDES TESTIMONY IN THIS CASE.

FROM ALL THE TESTIMONY AND EVIDENCE BEFORE THE BOARD IS OF THE OPINION THAT THE RECLASSIFICATION SHOULD BE GRANTED. SINCE 1984 THE SHOPPING CENTER AND PARKING AREAS HAVE BEEN CONSIDERED AS A BULKY DEVELOPMENT. THE BOARD HAS CONSIDERED THE LAND IS SUITABLE FOR DEVELOPMENT. I. A MOVIE THEATER COMPLEX AND PROTECTS THE WATERSHED, AND WATER MANAGEMENT AREA FROM ANY DEVELOPMENT. THE MOVIE COMPLEX WILL GENERATE A SIGNIFICANTLY GREATER ECONOMIC BENEFIT TO THE COMMUNITY THAN THE BULKY DEVELOPMENT. CONSIDERATION OF ALL THE TESTIMONY AND EVIDENCE AND ALL THE FACTORS BEFORE THE BOARD HAS CONCLUDED THAT THE RECLASSIFICATION OF THE BULKY DEVELOPMENT TO A MOVIE THEATER COMPLEX ONE. THE BOARD ALSO WILL NOTE THAT THE GRANTING OF THE BULKY LAND RECLASSIFICATION FOR THE MOVIE THEATER COMPLEX ON PETITIONER'S EXHIBIT NO. 1 IS CONTINGENT UPON STRICT COMPLIANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF THE CITY OF BIRMINGHAM.

FROM ALL THE TESTIMONY AND EVIDENCE RECEIVED THE BOARD IS OF THE OPINION THAT THE RECLASSIFICATION SHOULD BE GRANTED SINCE 1984 THE SHOPPING CENTER AND PARKING AREAS HAVE BEEN CONSIDERED AS REQUESTED REZONING PERMITS A REASONABLE USE OF THE LAND SUITABLE FOR DEVELOPMENT. THE BOARD ALSO NOTES THAT THE BOARD HAS NOT CONSIDERED STORM WATER MANAGEMENT AREA FROM ANY DEVELOPMENT. THE BOARD ALSO NOTES THAT THERE NO NOISE, NO FLOODS, NO TRUCK TRAFFIC NOR PRESENT ANY ENVIRONMENTAL PROBLEMS. AFTER CONSIDERATION OF ALL THE TESTIMONY AND EVIDENCE AND ALL THE FACTORS BEFORE US, THE BOARD IS OF THE OPINION THAT THE M-11 CLASSIFICATION IS IN FACT IN ERROR AND THAT THE D-1 M IS A MORE APPROPRIATE RECLASSIFICATION. THE BOARD NOTES THAT THE GRANTING OF THE B-1 M CLASSIFICATION FOR THIS 0.10 AC. LAND SHOWN ON PETITION NO. 1984-01 IS CONCURRENT WITH AN STREET CORRIDOR WITH THE DOCUMENTED SITE PLAN NO. SUBMITTED.

CASE

- 1 09.594. GREENSPRING ASSOC. LTD. PARTNERSHIP (PETITIONER); INJUNCTION TO PERMIT SIGN OF 595
SQUARE FEET IN LIEU OF PERMITTED 100 SQUARE FEET. SOUTHWEST COR. OF REISTERSTOWN ROAD, NEAR
Rt 225. CENTERLINE OF MONTROSE AVENUE. GRANTED. JANUARY 30, 1989.
2 R 97.256. GREENSPRING ASSOC. LTD. PARTNERSHIP (PETITIONER); RECLASSIFICATION FROM M/L AND M/L
TO B/L AND B/L IS ACRES; GRANTED JANUARY 19, 1988. AMENDED ORDER (AMENDED SITE PLAN MAY 20, 1988
2350 S. DR. & A. FITZGERALD ET AL. (PETITIONER); PETITION FOR DRIVE IN MOVIE AND RECLASSIFICATION
FROM B/L TO B/L IS ACRES. GRANTED JANUARY 22, 1988. AMENDED ORDER (AMENDED SITE PLAN MAY 20, 1988
NORTH CENTRAL RAILROAD. RECLASSIFICATION FROM SOUTHEAST SIDE BEGINNING 80' SOUTHEAST COR.
SOUTHEAST OF RAILROAD. DENIED NOVEMBER 8, 1982.

ORG APPROVALS AND WAIVERS

- 1 ORIGINAL CRG PLAN APPROVED MAY 16, 1996.
- 2 AMENDED CRG PLAN APPROVED APRIL 18, 1996.
- 3 W 86 226: WATER OF CRG PLAN APPROVED NOVEMBER 20, 1996.
- 4 W 86 258: WATER OF CRG PLAN AND MEETING APPROVED OCTOBER 15, 1997.
- 5 W 86 268: WATER OF CRG MEETING ON SECOND AMENDMENT OF PLAN APPROVED JULY 21, 1998; PLAN
- 6 APPROVED DECEMBER 21, 1999.
- 7 W 86 206: WATER OF CRG MEETING ON RESUBMISSION OF LOT 2 APPROVED SEPTEMBER 21, 1998; NO
- 8 REVISED PLAN FILED
- 9 CRG 7150G: WATER OF CRG MEETING ON THIRD AMENDMENT OF PLAN PLAN APPROVED DECEMBER 2, 1999.

ZONG

- 1 1971 MAP. BR CHS (FRONT); BR IM (MID SECTION); ML BM (BACK)
- 2 1976 MAP. SAME AS 1971
- 3 1980 MAP. ML BM (FRONT); BR IM (MID SECTION); ML BM (BACK)
- 4 1984 MAP. BM (FRONT); BR IM (MID SECTION); ML BM (BACK WITH SMALL PORTION IN ML)
- 5 1988 MAP. BM (FRONT); BR IM (MID SECTION); BM BM (BACK) (SEE OPINION THIS SHEET)

MAP ISSU

1. 1980: 15-SUE 3-012. NORTH SIDE OF TOWN LANE, NORTHEAST OF I-760, SOUTHWEST OF REISTERSTOWN ROAD
16.27 ACRES (.06 ACRES IN ML, 16.22 ACRES IN ML B&C REQUESTED ZONING: BR B&C COUNTY COUNCIL
DECISION: B1-M1 (SEE OPINION THIS SHEET)

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SIP ELECTION DISTRICT		
2ND CONGRESSIONAL DISTRICT		
COLUMBUS TRACT - A0808		
GROSS AREA OF TRACT		33.67 AC±
NET AREA OF TRACT		33.49 AC±
EXISTING BUILDING AREA		18,801 SF
EXISTING TREATER BUILDING AREA		10,300 SF
EXISTING WARE BUILDING AREA		5,000 SF
PROPOSED BUILDING AREA THIS TOTAL FLOOR AREA		12,000 SF
		2,491 SF
FLOOR AREA RATIO	2.625X/25' AC	0.17
EXISTING ZONING		BM/1M RM/1M
APPLICABLE CO ZONING MAP		R-1 AND C-2
EXISTING USE OF SITE		SHOPPING CENTER/WAREHOUSE
PROPOSED USE OF SITE		SHOPPING CENTER/WAREHOUSE
HOURS OF PROPOSED OPERATIONS		DAILY: FROM 10 AM TO 2 A
NO NEW FIRE STANDING IS PROPOSED FOR THIS SITE		
STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE THE SITE IS PROPOSED		
WATERWAYS ARE COLLECTED: EXISTING STORMWATER AN IMPROVED AREA		

• SHOPPING CENTER: 7' HIGH REQUIRED AT 5 SPACES/1000 SF: 50000 ± ± 37213301	1067 SF SPACES REQUIRED
• CINEMA: FAVORING REQUIRED AT ONE SPACES/SEATS 1800 SEATING	317 SF SPACES REQUIRED
TOTAL REQUIRED	1384 SF SPACES
• PARKING PROPOSED	1269 SF SPACES
PARKING SPACE SIZE NOTE: EXISTING PARKING AREAS WILL BE RESTRIPPED TO MATCH NUMBER OF SPACES SHOWN ON	8'0" x 16'

LIGHTING TYPES

- ① 400 WATT, HPS, 20' POLE
- ② 1000 WATT, HPS, 40' POLE
- ③ 1000 WATT, HPS, 50' POLE
- ④ SUB FOR FUTURE SIGN LIGHTING

FOR DETAILS SEE SHEET H-3

LEGEND

- ☐ HEAVY DUTY PAVING
☐ LIGHT DUTY PAVING
SEE SHEET 2 OF 2 FOR DET

OWNER
Greenspring Associates
Limited Partnership
Valley Centre, Inc., General Partner
4350 EAST WEST HIGHWAY, SUITE 400
BETHESDA, MARYLAND 20814

**PETITIONER'S
EXHIBIT NO. 2
Plat to Accompany Petition
for Parking Variance**

Valley Centre

REISTERSTOWN ROAD
OWINGS MILLS, BALTIMORE CO., MD

GEORGE WILLIAM STEPHENSON ASSOCIATES, INC.
NEW BRUNSWICK, NEW JERSEY
 609-683-0000
 609-683-0000

[illegible]