

IN RE: PETITION FOR VARIANCE \* BEFORE THE  
 E/S Owings Mills Boulevard, 500'NE \*  
 of the c/l Reisterstown Road \* DEPUTY ZONING COMMISSIONER  
 (Adjacent to Rosewood State Hospital)  
 4th Election District \* OF BALTIMORE COUNTY  
 3rd Councilmanic District \*  
 \* Case No. 97-306-A  
 Baltimore County, Maryland, and the  
 Owings Mills Volunteer Fire Company - Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the subject property located along the northeast side of Owings Mills Boulevard at its intersection with Beaverhead Circle in Owings Mills. The Petition was filed by the owners of the property, Baltimore County, Maryland, and the Contract Purchaser/Lessee, the Owings Mills Volunteer Fire Company, by Dennis Warren, Vice President, through their attorney, Roger N. Powell, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 253.4 to permit a use restriction line setback of 25 feet in lieu of the required 100 feet from a residential zone boundary; from Section 243.1 to permit a front yard setback of 65 feet in lieu of the required 75 feet; and, from Section 243.3 to permit a rear yard setback of 25 feet in lieu of the required 50 feet, for a proposed firehouse. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Dennis Warren, Vice President of the Owings Mills Volunteer Fire Company, and Roger Powell, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING  
 Date 3/2/97  
 By [Signature]

MAR 11 1997

Testimony and evidence offered revealed that the subject property consists of 6.26 acres, more or less, zoned M.L.-I.M., and is presently unimproved. The Petitioners have entered into a long-term lease with the Owings Mills Volunteer Fire Company who wishes to develop the subject site with a new firestation. The proposed improvements include a one-story firestation with an attached two-story building, which will house offices and a day room, as more particularly described on Petitioner's Exhibit 1. In addition, a parking area and storm water management facility will be provided. Due to site constraints of the property and its location adjacent to a residential zone, the relief requested is necessary in order to proceed with the proposed improvements.

Mr. Warren testified that the Fire Company will be relying upon donations from the general public to accomplish the construction of this new fire station and given their limited resources, they are attempting to keep construction costs down during the course of development. Along these lines, Mr. Warren asked that they not be required to submit a landscape plan at this time and that the Petitioners be permitted to provide the required landscaping of the subject site over the course of a 3- to 4-year period. Mr. Warren testified that the Petitioners are hoping to rely upon landscaping operations and nurseries in and around the Owings Mills area for donations of landscaping plants and materials. He anticipates that all of the plants and materials needed to landscape the subject site will eventually come from donations. Therefore, the Petitioners shall not be required to submit a landscape plan for review and approval or perform landscaping at the time of construction. However, the required landscaping shall be accomplished over a 3- to 4-year period as proposed. This will afford the Petitioners the opportunity to keep construction costs

ORDER RECEIVED FOR FILING  
3/2/19  
[Signature]

REC'D

down while at the same time, receive donations towards their landscaping requirements. This will also enable the Fire Company to channel resources to more pressing needs, such as construction of the building, and other development requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the

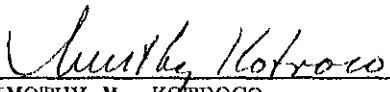
ORDER RECEIVED FOR FILING  
Date 3/12/80  
By [Signature]

public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of March, 1997 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 253.4 to permit a use restriction line setback of 25 feet in lieu of the required 100 feet from a residential zone boundary; from Section 243.1 to permit a front yard setback of 65 feet in lieu of the required 75 feet; and, from Section 243.3 to permit a rear yard setback of 25 feet in lieu of the required 50 feet, for a proposed firehouse, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building 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.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
DATE 3/12/97  
BY [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

March 12, 1997

Roger N. Powell, Esquire  
107 Old Court Road  
Pikesville, Maryland 21208

RE: PETITION FOR VARIANCE  
E/S Owings Mills Boulevard, 500' N of the c/l Reisterstown Road  
4th Election District - 3rd Councilmanic District  
Baltimore County, MD, and The Owings Mills Vol. Fire Co. - Petitioners  
Case No. 97-306-A

Dear Mr. Powell:

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

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Dennis E. Warren, The Owings Mills Vol. Fire Co.  
10401 Reisterstown Road, Owings Mills, Md. 21111

People's Counsel

File

MAR 15 1997



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

E/S OWINGS MILLS BOULEVARD  
500' + NE OF REISTERSTOWN ROAD

97-306-A

OWINGS MILLS, MD.

which is presently zoned ML-IM

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)

1. Variance from Section 253.4 to allow a 25 foot use restriction line from a residential zone boundary in lieu of the required 100 foot use restriction line from a residential zone boundary.
2. Variance from Section 243.1 to allow a 65 foot front yard in lieu of the required 75 foot front yard.
3. Variance from Section 243.3 to allow a 25 foot rear yard in lieu of the required 50 foot rear yard.

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

### SEE PAGE 2 OF 2

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.

Contract Purchaser/Lessee:

THE OWINGS MILLS VOLUNTEER FIRE CO., INC.

(Type of Print Name)

*[Signature]*

Signature MR. DENNIS WARREN U.P.  
10401 REISTERSTOWN ROAD

Address

OWINGS MILLS MD. 21117  
City State Zipcode

Attorney for Petitioner: MR. ROGER N. POWELL

(Type of Print Name)

*[Signature: Roger N. Powell]*

107 OLD COURT ROAD 410-653-0262  
Address Phone No.

PIKESVILLE, MD. 21208  
City State Zipcode

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):

BALTIMORE COUNTY, MARYLAND  
(Type of Print Name)

*[Signature]*

(Type of Print Name)

Signature

Address Phone No.

TOWSON MD. 21204  
City State Zipcode

Name, Address and phone number of representative to be contacted.

DENNIS E. WARREN  
10401 Reister. Rd. 21117 363-1833  
Name Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: *[Signature]* DATE 1-23-97

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink on Recycled Paper



306

Re: Owings Mills Volunteer Fire Co.

97-306-A

In order to build the firehouse necessary to house fire equipment which is critical to provide fire protection for the safety of the community, it is necessary that there be a variance granted with regard to setback lines as indicated. It is essential for the construction of this facility that the variance requested be granted. Unless the variance is granted, construction is impossible on the parcel, use of which would otherwise permit the proposed construction but for the necessity for the variances with regard to building setback lines. Strict compliance would result in unreasonable hardship in that construction would not be possible on the subject site which is the only site available for the construction of the firehouse. Denial of the request would not only unreasonably prevent the use of the property for the purpose permitted, but, would work a substantial injustice both to the applicant and to the community, depriving the community of the firehouse necessary to provide for fire protection for the community.

ORDER RECEIVED FOR FILING  
Date 3/12/97  
By [Signature]

306

ZONING DESCRIPTION

97-306-A

Beginning at a point on the easterly side of Owings Mills Boulevard which is seventy (70) feet wide at a distance of five hundred (500) feet north of the centerline of Reisterstown Road which is a variable width right of way. Thence the following courses and distances:

by a curve to the left with a radius of 1,741.87 ft. and an arc length of 140.74 ft., said curve being subtended by a chord with a bearing of N. 18° 16' 08" E. and a length of 140.71 ft., by a curve to the left with a radius of 1,180.92 ft. and an arc length of 1,035.39 ft., said curve being subtended by a chord with a bearing of N. 09° 09' 33" W. and a length of 1,002.55 ft., N. 34° 16' 36" W. 29.54 ft., N. 55° 43' 24" E. 40.00 ft., N. 34° 16' 36" W. 56.75 ft., N. 86° 29' 00" E. 23.63 ft., S. 50° 09' 40" E. 92.72 ft., S. 40° 48' 10" E. 184.00 ft., S. 76° 50' 20" E. 90.16 ft., S. 68° 03' 50" E. 160.18 ft., S. 68° 13' 50" E. 95.73 ft., S. 56° 20' 10" E. 105.58 ft., S. 50° 37' 40" E. 127.11 ft., S. 49° 00' 05" W. 292.60 ft., S. 32° 08' 05" W. 686.66 ft., N. 47° 47' 46" W. 12.61 ft. to the place of beginning as recorded as the First Parcel in Deed Liber 7070, Folio 392.

Containing 272,671 sq. ft. or 6.26 acres of land located in the Fourth Election District of Baltimore County, Maryland.

306



Robert N. Bond  
1/8/97



**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 in Towson, Maryland on the property identified herein as follows:

Case: #97-306-A  
(Item 306)  
Owings Mills Volunteer Fire Company  
E/S Owings Mills Boulevard,  
600' +/- N of c/d Reisterstown Road  
4th Election District  
3rd Councilmanic  
Legal Owner(s):  
Baltimore County, Maryland  
Contract Purchaser:  
The Owings Mills Volunteer Fire Company

**Variance:** to allow a 25 foot use restriction line from a residential zone boundary in lieu of the required 100 foot use restriction line from a residential zone boundary; to allow a 65 foot front yard in lieu of the required 75 foot front yard; and to allow a 25 foot rear yard in lieu of the required 50 foot rear yard.

Hearing: Friday, March 7, 1997 at 9:00 a.m. in Rm. 106, County Office Building.

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.

2/075 Feb. 6 C117759

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Feb 6, 1997

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 Feb 6, 1997.

**THE JEFFERSONIAN,**

*U. Henrichson*

**LEGAL AD. - TOWSON**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

306

No.

032349

DATE 1-23-97 ACCOUNT Pool 6150

AMOUNT \$ EXEMPT

RECEIVED FROM: DEANIS WARREN - 10401 REISTERSDOWN RD.

FOR: ~~VAR~~ VAR

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER

Jcm

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
 Department of Permits and  
 Development Management

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

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 306

Petitioner: DENNIS WARREN

Location: 10401 REISTERSTOWN RD. OWINGS MILLS MD. 21117

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DENNIS WARREN

ADDRESS: 10401 REISTERSTOWN RD. OWINGS MILL, Md. 21117

PHONE NUMBER: 410-363-1933

AJ:ggg

(Revised 09/24/96)

MICROFILMED

# CERTIFICATE OF POSTING

RE: Case No.: 97-306-A (Item 306)

Petitioner/Developer: \_\_\_\_\_

Date of Hearing/Closing: March 7, 1997

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at Owings Mills Blvd. 500' +/-  
N. of Reisterstown Rd. Owings Mills, MD 21117

The sign(s) were posted on February 20, 1997  
(Month, Day, Year)

Sincerely,

Les Cunningham 2/20/97  
(Signature of Sign Poster and Date)

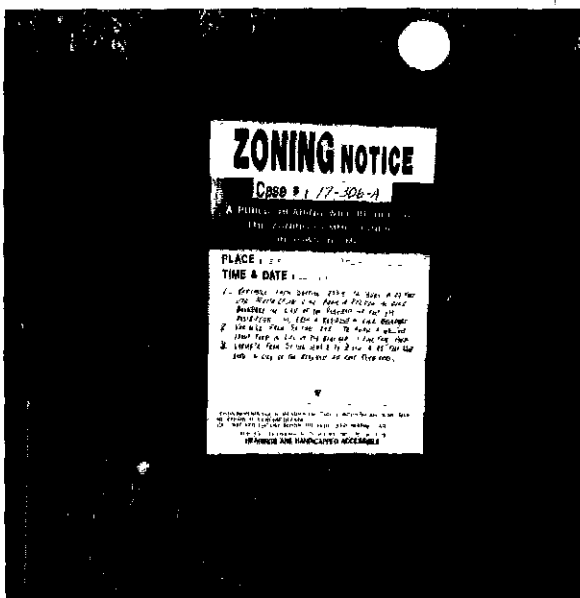
Les Cunningham  
(Printed Name)

SHANNON-BAUM SIGNS  
105 COMPETITIVE GOALS DR.  
ELDERSBURG, MD 21784

(City, State, Zip Code)

(410) 781-4000

(Telephone Number)



MICROFILM

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 97-309 306-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: \_\_\_\_\_

- 1. Variance from Section 253.4 to allow a 25 foot use restriction line from a residential zone boundary in lieu of the required 100 foot use restriction line from a residential zone boundary.
  - 2. Variance from Section 243.1 to allow a 65 foot front yard in lieu of the required 75 foot front yard.
  - 3. Variance from Section 243.3 to allow a 25 foot rear yard in lieu of the required 50 foot rear yard.
- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

TO: PUTUXENT PUBLISHING COMPANY  
February 6, 1997  
Issue - Jeffersonian

Please forward billing to:

Dennis Warren  
10401 Reisterstown Road  
Owings Mills, MD 21117  
363-1933

---

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-306-A (Item 306)  
Owings Mills Volunteer Fire Company  
E/S Owings Mills Boulevard, 500'+/- N of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Baltimore County, Maryland  
Contract Purchaser: The Owings Mills Volunteer Fire Company

Variance to allow a 25 foot use restriction line from a residential zone boundary in lieu of the required 100 foot use restriction line from a residential zone boundary; to allow a 65 foot front yard in lieu of the required 75 foot front yard; and to allow a 25 foot rear yard in lieu of the required 50 foot rear yard.

HEARING: FRIDAY, MARCH 7, 1997 at 9:00 a.m. in Room 106, County Office Building.

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.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

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

January 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-306-A (Item 306)  
Owings Mills Volunteer Fire Company  
E/S Owings Mills Boulevard, 500'+/- N of c/l Reisterstown Road  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Baltimore County, Maryland  
Contract Purchaser: The Owings Mills Volunteer Fire Company

Variance to allow a 25 foot use restriction line from a residential zone boundary in lieu of the required 100 foot use restriction line from a residential zone boundary; to allow a 65 foot front yard in lieu of the required 75 foot front yard; and to allow a 25 foot rear yard in lieu of the required 50 foot rear yard.

HEARING: FRIDAY, MARCH 7, 1997 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Dennis Warren/The Owings Mills Volunteer Fire Co., Inc.  
Roger N. Powell, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY 2/20/97  
(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  
Department of Permits and  
Development Management

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

February 28, 1997

Roger N. Powell, Esquire  
107 Old Court Road  
Pikesville, MD 21208

RE: Item No.: 306  
Case No.: 97-306-A  
Petitioner: Baltimore County, MD

Dear Mr. Powell:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1997.

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 (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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

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

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for February 10, 1997  
Item No. 306

The Development Plans Review Division has reviewed the subject zoning item. Subject to Landscape Manual review comments that were given as part of the development plan review. A schematic landscape plan that accommodates those comments must be submitted.

RWB:HJO:cab

cc: File

ZONE48E



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 1-31-97  
Item No. 306 (JCM)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'P. J. Gredlein'.

*in* Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

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

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: January 31, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 298, 299, 306, 307, and 309

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 02/06/97

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

RE: Property Owner: BALTIMORE COUNTY, MARYLAND

Location: E/S OWINGS MILLS BLVD. 500' N OF CENTERLINE REISTERSTOWN RD.  
(OWINGS MILLS VOLUNTEER FIRE COMPANY.)

Item No.: 306

Zoning Agenda: VARIANCE

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

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.

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

cc: File



# PETITION PROBLEMS

## #299 --- JCM

1. No zoning indicated on petition form.

## #300 --- RT

1. Name of person signing for legal owner is illegible.

## #302 --- MJK

1. No legal owner information at all on the petition form. (See memo in the file.)

## #304 --- MJK

1. No attorney signature on petition form.

## #305 --- JLL

1. Plat says legal owner is "Catherine D. Peak"; petition form says legal owner is "The Sun Company, Inc." -- Which is correct???
2. Need title and authorization of person signing for legal owner. (See memo in the file.)

## #306 --- JCM

1. Need name and title of person signing for legal owner.
2. Need address for legal owner.
3. Need telephone number for legal owner.

## #307 --- CAM

1. Petition form not properly notarized.

## #308 --- JRF

1. No attorney signature on petition form.

## #309 --- JRF

1. Petition says zoning is "M.L."; folder says zoning is "M.L.-I.M." -- Which is correct??
2. No telephone number for legal owner on petition form.
3. No area noted on folder, just "Lot 30 40 50" -- What is correct acreage??
4. Folder not marked "floodplain".

97-338

1/24/97

TO will file - reviewed  
PDM

JAN 24 1997  
PDM

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon  
**FROM:** Robin L. Churchill  
**DATE:** January 23, 1997  
**SUBJECT:** Owings Mills Volunteer Fire Company

97-306-A

During lunch Wednesday, January 22, 1997, we discussed the zoning issue with the Owings Mills Volunteer Fire Department. The attached letter shows the County's process in awarding the lease to the Fire Company.

I have advised the volunteers to contact you to further the Zoning process.

Attachment

MARYLAND

RE: PETITION FOR VARIANCE  
E/S Owings Mills Boulevard, 500'+/- N  
of c/l Reisterstown Road  
4th Election District, 3rd Councilmanic

Legal Owner(s): Baltimore County, MD  
Contract Purchaser: The Owings Mills  
Volunteer Fire Company  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-306-A  
\*

\* \* \* \* \*

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 13<sup>th</sup> day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Roger N. Powell, Esq., 107 Old Court Road, Baltimore, MD 21208, attorney for Petitioner, and to Shirley M. Murphy, Chief, Land Acquisition, Baltimore County Dept. of Permits and Devel. Mgmt., County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County  
Office of Law

400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4420  
Fax: (410) 296-0931

January 16, 1997

RECEIVED JAN 1, 1997  
*dmk*

Roger N. Powell, Esquire  
107 Old Court Road  
Pikesville, Maryland 21208

97-306-A

Re: Ground Lease between Baltimore County, Maryland & The Owings  
Mills Volunteer Fire Company of Baltimore County, Inc.

Dear Roger:

This letter will confirm our conversation of yesterday in which I advised you that this office has made arrangements to have the above-referenced ground lease advertised in accordance with the provisions of the Baltimore County Code. The Code requires that all lease agreements be advertised at the expense of the lessee once a week for three successive weeks in one or more newspapers of general circulation published in the county. The Patuxent Publishing Company will be running the attached advertisement in the Towson Times on January 23, 30 and February 6, 1997. I will forward the bill to your attention for payment. Because of the advertising requirement and the need to allow about ten (10) days to receive any objections to the lease, this matter will not be placed on the County Council's agenda until February 18, 1997. The Council work session is scheduled for the previous Tuesday, February 11, 1997 at 2:00 p.m.

Enclosed for your file is a copy of the plat which is appended to the lease as Exhibit "A". The only other change I have made to the Lease is to add a provision which states that your client acknowledges that its use and possession of the premises is subject to the County's continued use and maintenance of the drainage and utility easement on the site. I have added this language in Paragraph 1.5.

Finally, as we discussed, the commencement date will be March 1st to allow for full execution by all parties. As soon as I get the package back from the Federal Highway Administration, I will forward the original of the lease to you for your client's signature.



Re: Owings Mills Volunteer Fire

Roger N. Powell, Esq.

January 16, 1997

Page -Two-

97-306-A

As always, if you have any other concerns or issues which need to be addressed, please do not hesitate to call me.

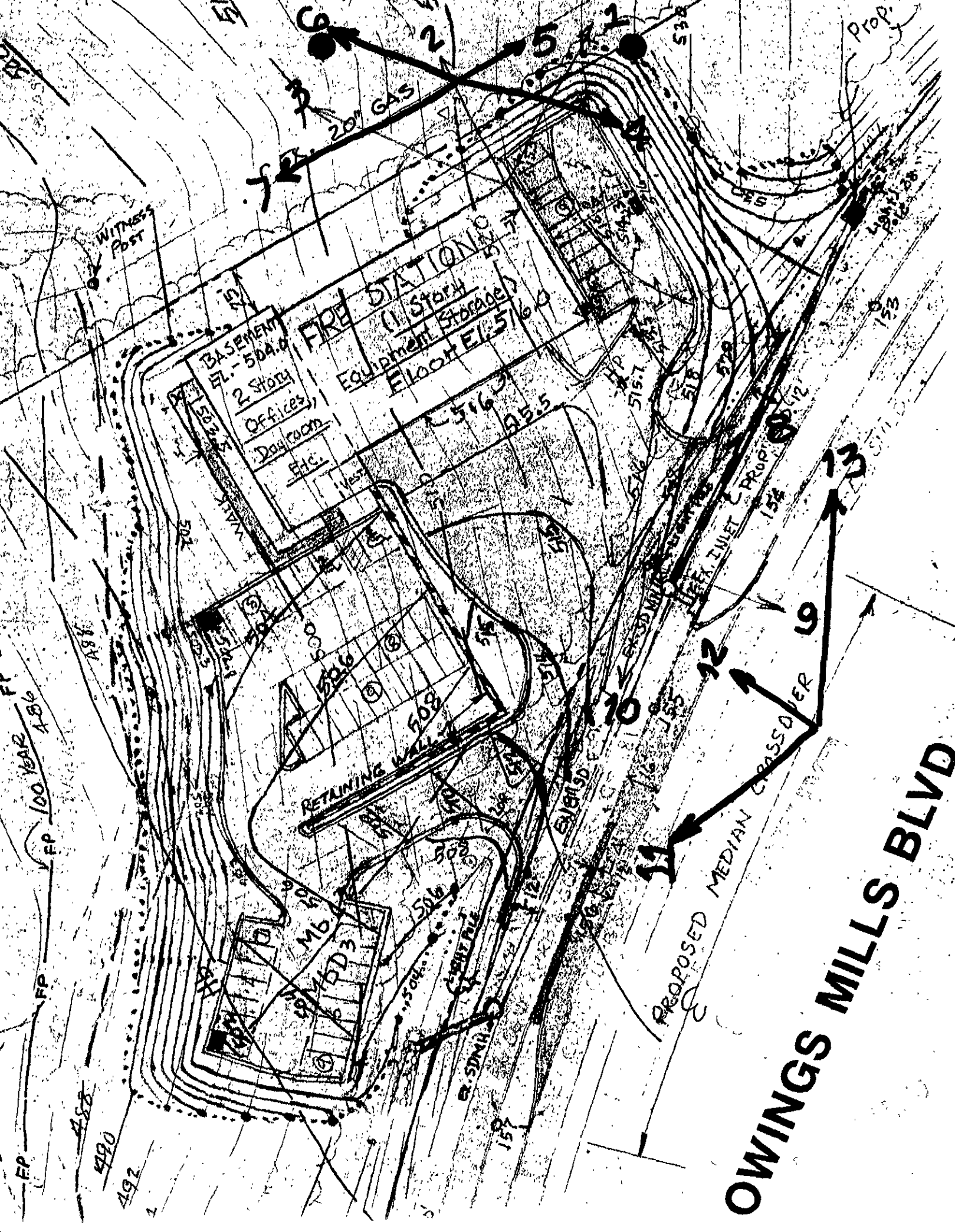
Sincerely,



Nancy C. West  
Assistant County Attorney

NCW:raj  
Enclosures

c: . Virginia W. Barnhart, County Attorney  
  . Hon. T. Bryan McIntire, County Council  
  . Merreen E. Kelly, Administrative Officer  
  / Robin Churchill, Executive Office



FP 100 YEAR 4.86

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BASMENT  
FL. - 504.0  
2 Story  
Offices,  
Dad room,  
Etc.

FIRE STATION  
1 Story  
Equipment Storage  
Floor EL. 516.0

RETAINING WALLS

PROPOSED MEDIAN CROSSOVER

OWINGS MILLS BLVD

20' GAS

Prop.

WITNESS POST

19

12

13

ENLARGED

WATER INLET & PROPERTY

E. SIDE

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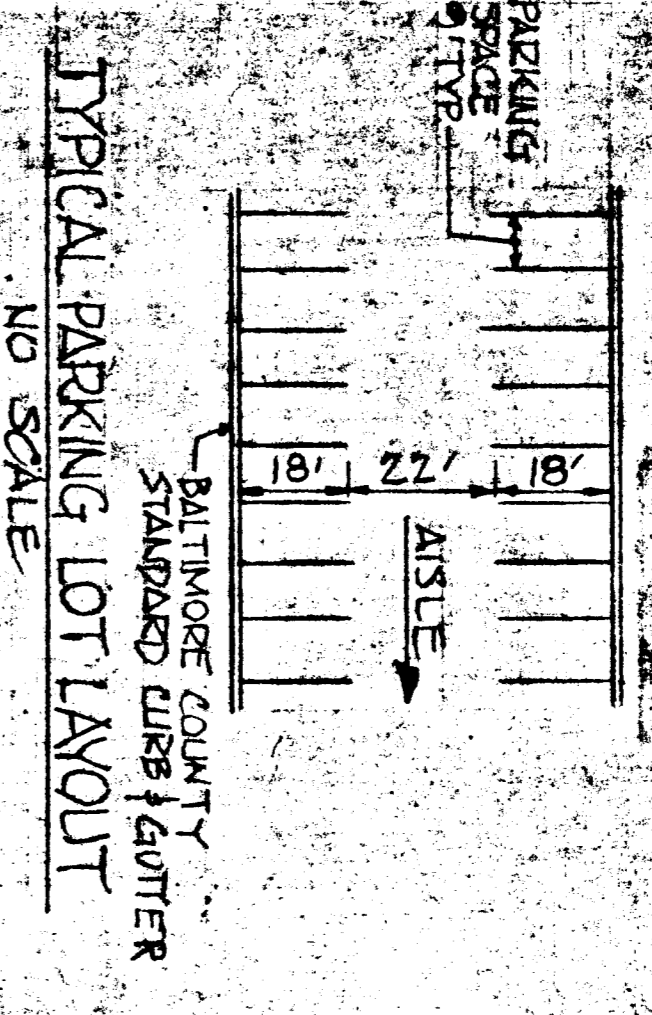
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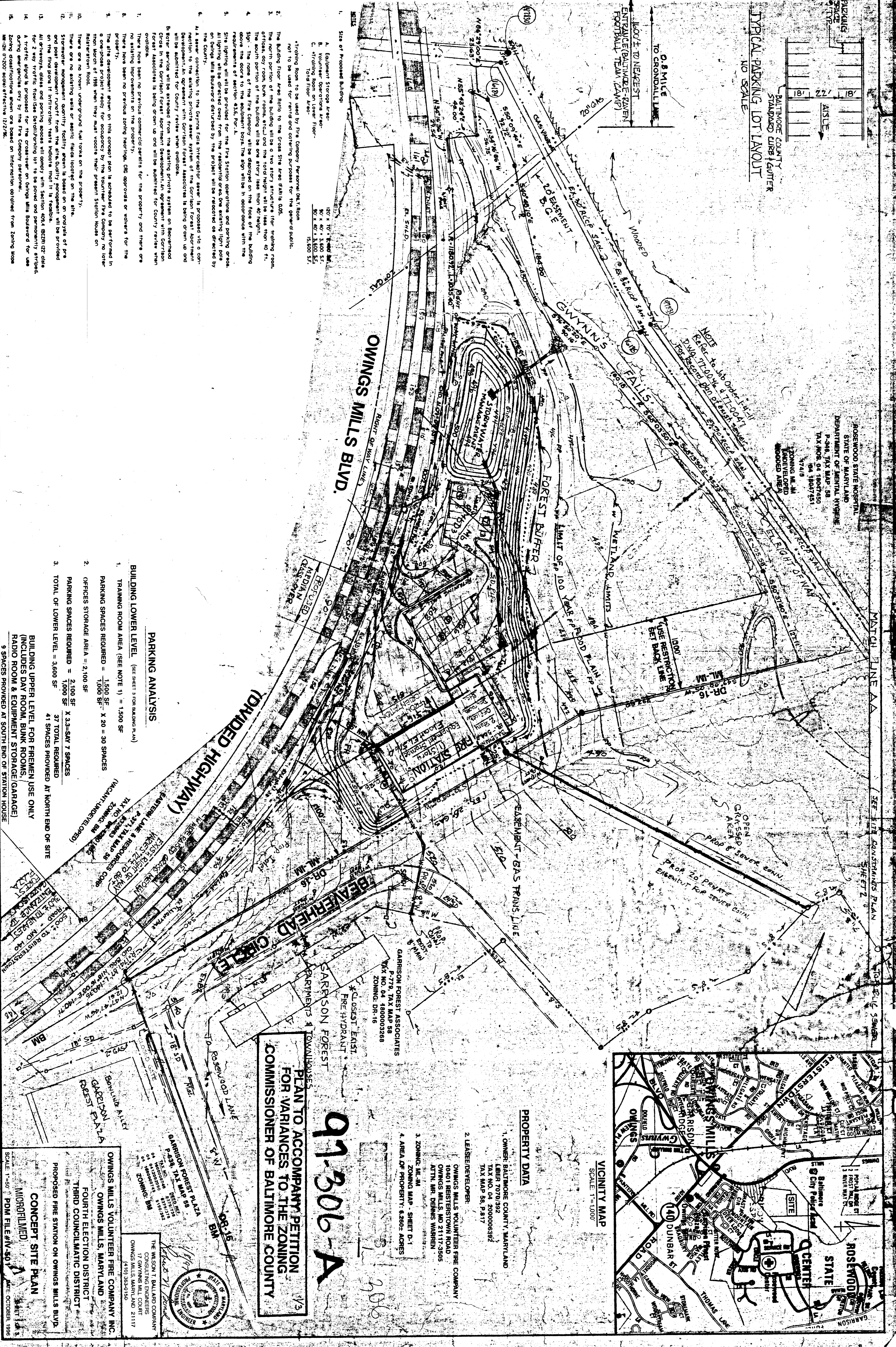








ROSEWOOD STATE HOSPITAL  
STATE OF MARYLAND  
DEPARTMENT OF MENTAL HYGIENE  
P-344, TAX MAP '88  
TAX NO. 04 10007450  
TAX NO. 04 10007251  
17419  
ZONING M. M.  
PROPOSED AREA



1. Size of Proposed Building
2. Equipment Storage Area
3. Volunteer Operations Area
4. Training Room on Lower Floor
5. 1000 SF
6. 20 x 40' x 10'00 SF
7. 20 x 40' x 10'00 SF
8. 20 x 40' x 10'00 SF
9. 20 x 40' x 10'00 SF
10. 20 x 40' x 10'00 SF
11. 20 x 40' x 10'00 SF
12. 20 x 40' x 10'00 SF
13. 20 x 40' x 10'00 SF
14. 20 x 40' x 10'00 SF
15. 20 x 40' x 10'00 SF

1. TRAINING ROOM AREA (SEE NOTE 1) = 1,500 SF
2. OFFICES STORAGE AREA = 2,100 SF
3. TOTAL OF LOWER LEVEL = 3,600 SF
4. 37 SPACES PROVIDED AT NORTH END OF SITE
5. 41 SPACES PROVIDED AT SOUTH END OF STATION HOUSE

**PARKING ANALYSIS**

**BUILDING LOWER LEVEL:** (SEE SHEET 1 FOR BUILDING PLAN)  
TAX NO. 04 10007450  
TAX NO. 04 10007251

**BUILDING UPPER LEVEL FOR FIREMEN USE ONLY**  
(INCLUDES DAY ROOM, BUNK ROOMS, RADIO ROOM & EQUIPMENT STORAGE (GARAGE))  
9 SPACES PROVIDED AT SOUTH END OF STATION HOUSE

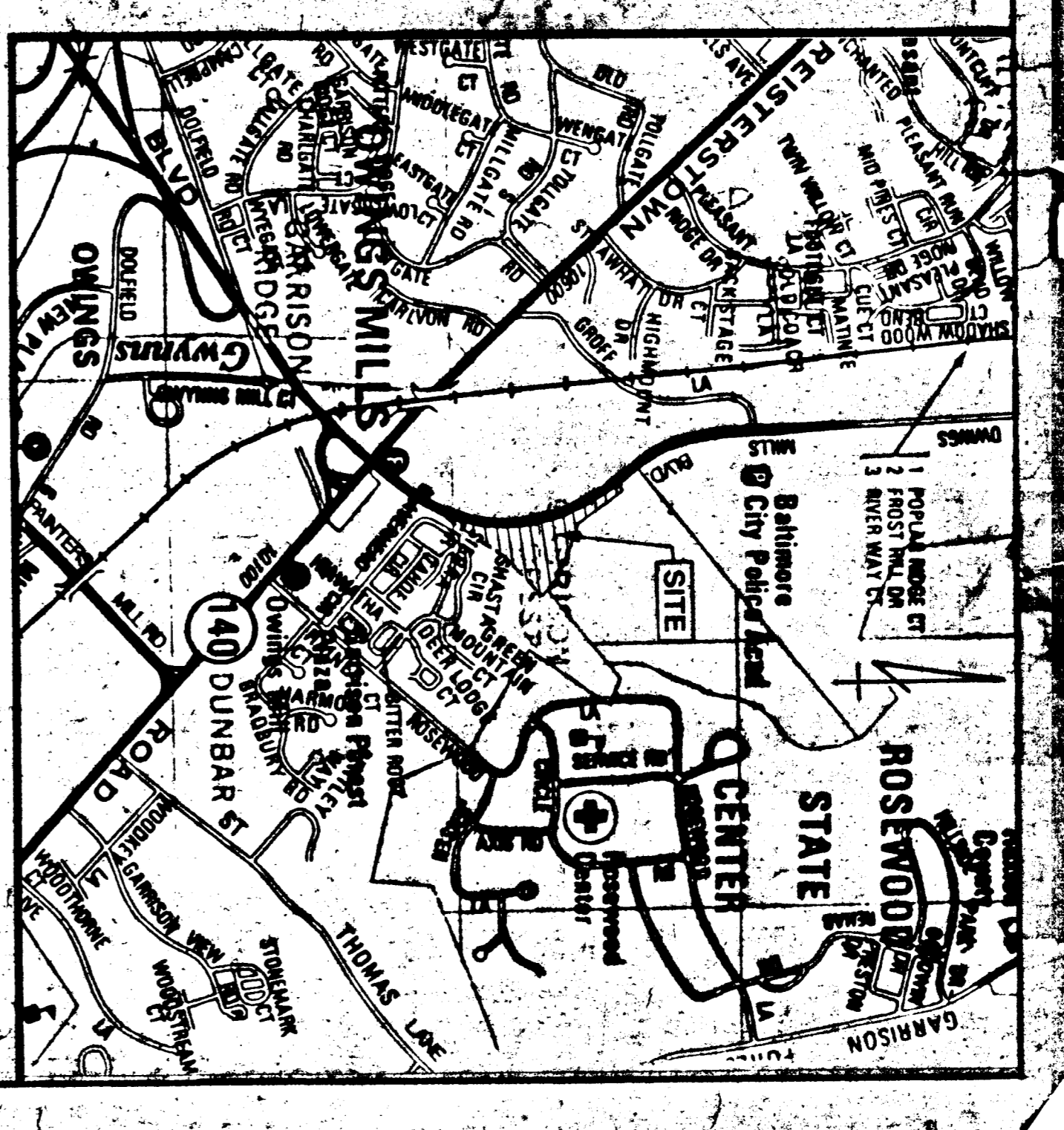
**PLAN TO ACCOMPANY PETITION FOR VARIANCES TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY**

**91-306-A**

**PROPERTY DATA**

1. OWNER: BALTIMORE COUNTY, MARYLAND  
LEASER: 7070/292  
TAX MAP NO. 04 10007450  
TAX MAP NO. 04 10007251
2. LEASE/DEVELOPER:  
OWINGS MILLS VOLUNTEER FIRE COMPANY  
10401 RESTERSTOWN ROAD  
OWINGS MILLS, MD 21117-3506  
ATTN: MR. OWENS WARDEN
3. ZONING: M. M.  
ZONING MAP - SHEET D-1
4. AREA OF PROPERTY: 6,800+ ACRES

**OWINGS MILLS VOLUNTEER FIRE COMPANY INC.**  
OWINGS MILLS, MARYLAND  
FOURTH ELECTION DISTRICT  
THIRD COUNCILMANIC DISTRICT  
PROPOSED FIRE STATION ON OWINGS MILLS BLVD.  
CONCEPT SITE PLAN  
MIDROLL/PLD  
SCALE 1"=50'  
PDM FILE #V-50  
DATE: OCTOBER, 1988



MATCH LINE A

SEE THE ADJACENT PLAN SHEET 2

SEE THE ADJACENT PLAN SHEET 3



