

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE.
NW/S Harford Road, 175 ft. +/- * ZONING COMMISSIONER
NE of c/l Chenoak Avenue
9304 Harford Road * OF BALTIMORE COUNTY
9th Election District
6th Councilmanic District * Case No. 97-485-XA
Baltimore County Lodge #4 of
Fraternal Order of Police, Inc. *
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 9304 Harford Road in Parkville. The Petitions were filed by Baltimore County Lodge #4 of the Fraternal Order of Police, Inc., property owner. The Petition for Special Exception seeks approval of a community building/social and fraternal use in a D.R.5.5 pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations (BCZR) and a determination and findings under Section 1B01.1.B.1g.10 of the BCZR that such use will be compatible and comply to the extent possible of the RTA requirements; and, further, to permit a special exception in a B.L. zone for a community building/social and fraternal use pursuant to Section 230.13 of the BCZR. The Petition for Variance seeks relief from three sections of the BCZR. They are:

1. From Section 1B01.2.c.1.a to permit a rear yard of 10 ft. in lieu of the required 30 ft. and a side yard setback of 6 ft. in lieu of the require 20 ft. in a D.R.zone;
2. From Section 1B01.2.c.1.b to permit a side yard of 65 ft. in lieu of the required 15 ft. (30 ft. minimum between side building faces in a B.L. zone);
3. From Section 409.8.A.1 to waive the following sections of the Landscape Manual (A) IX.C.2.b(3) screening requirement Class "A", and (B) IX.C.2.B(1) to permit less than the 7% interior landscaping area.

ORDER RECEIVED FOR FILING

Date

7/16/97
Dr. Hark

The subject property and all of the requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was Timothy Caslin on behalf of the Baltimore County Lodge #4 of the FOP, Inc. Also present was William Bafitis, the professional engineer who prepared the site plan. The Petitioner was represented by John B. Gontrum, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is approximately one-half an acre in size, split zoned D.R.5.5 and B.L.-A.S. The property is roughly rectangular in shape, with narrow frontage on Harford Road in the Parkville community of Baltimore County. However, the property contains a significant depth of approximately 170 ft. The front two-thirds of the property are zoned B.L.-A.S., reflecting the commercial nature of the Harford Road corridor. The rear third of the property is zoned D.R.5.5, reflecting the residential communities to the interior of that major road. Presently, the property is improved with two buildings which are utilized by the Baltimore County Lodge #4 of the Fraternal Order of Police. A lodge building is located in the front of the site, within the B.L.-A.S. zone. To the rear of that building is a garage structure which abuts the rear property line. The Petitioner proposes razing both structures and replacing same with a new two story building to be used as a lodge for this Fraternal Order of Police Chapter. The building will be situated towards the rear of the lot, so as to allow a parking area in the front of the property. The proposed building is approximately 47 ft. in width and 43 ft. in depth. The building will be used for social and fraternal purposes and as a meeting place for the FOP members.

ORDER RECEIVED FOR FILING
Date 7/16/97
By [Signature]

Special Exception relief is requested pursuant to both Sections 1B01.1.C.6 (D.R.5.5 zone) and 230.13 (B.L. zone). As shown on the site plan, the proposed building will be bisected by the zone line. In my judgment, the Petitioner has satisfied the criteria set forth in Section 502.1 of the BCZR. It is of note that the property has already been used as an FOP lodge and that the Petitions have been filed in order to legitimize the razing of the existing structures and construction of the new facility. For this reason, it is evident that the proposed use on the site is appropriate and will not detrimentally affect the surrounding locale. To the contrary, the proposal represents an upgrade of the site and will be beneficial to the neighborhood.

As to the Petition for Variance, same shall also be granted. In this regard, the site is clearly unique, by virtue of its split zoning and unusual configuration. The narrowness of the lot, in particular, justifies the variance relief in that strict adherence to the setback regulations is not possible. Thus, the Petition for Variance shall and will be granted.

As a condition precedent to the approval of the plan, I shall also incorporate the Zoning Plans Advisory Committee comments from the Office of Planning. Apparently, these comments were incorporated in the approval of this project by the DRC earlier this year. They shall also be incorporated as a condition to the zoning approval herein given.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of July 1997 that, pursuant to the Petition for Special Exception, a community building (for both social and fraternal use) in a D.R.5.5 zone, pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning

ORDER RECEIVED FOR FILING

Date

By

7/16/97
M. Howard

Regulations (BCZR), and a determination and findings required by Section 1B01.1.B.1g.10 of the BCZR that such use will be compatible and comply to the extent possible of the RTA requirements; and, further, to permit a special exception in a B.L. zone for a community building for both social and fraternal use pursuant to Section 230.13 of the BCZR, all of the same, be and are hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.c.1.a to permit a rear yard of 10 ft., in lieu of the required 30 ft., and a side yard setback of 6 ft., in lieu of the require 20 ft. in a D.R. zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.c.1.b to permit a side yard of ~~15~~ ^{6.3} ft., in lieu of the required 15 ft., (30 ft. minimum between side building faces in a B.L. zone), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.1 to waive the following sections of the Landscape Manual (A) IX.C.2.b(3) screening requirement Class "A", and (B) IX.C.2.B(1) to permit less than the 7% interior landscaping area, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall comply with the ZAC comments from the Office of Planning dated April 7, 1997.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

* per Lawrence E. Schmidt

ORDER RECEIVED FOR FILING

Date

By

7/16/97
m. h. schmidt



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 15, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Essex, Maryland 21221

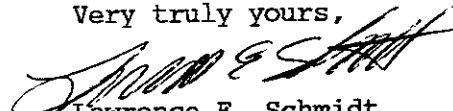
RE: Petitions for Special Exception and Variance
Case No. 97-485-XA
Property: 9304 Harford Road
Petitioner: Baltimore County Lodge #4, FOP, Inc.

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. Tim Caslin, Balto. County Lodge #4 of FOP, Inc.
9304 Harford Road, Baltimore, Md. 21234



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
9304 Harford Road, NW/S Harford Road,	*	ZONING COMMISSIONER
75'+/- NE of c/l Chenoak Avenue		
9th Election District, 6th Councilmanic	*	OF BALTIMORE COUNTY
Baltimore County Lodge #4 of Fraternal	*	CASE NO. 97-485-XA
Order of Police, Inc.		
Petitioner	*	

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9304 Harford Road

which is presently zoned BL-AS: DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attached A

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

See Attached B

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John Contrum

(Type or Print Name)

Signature

814 Eastern Boulevard 1-410-686-8274

Address

Phone No.

Essex, Maryland 21221

City

State

Zipcode

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

Legal Owner(s):

Baltimore County Lodge #4 of Fraternal Order

(Type or Print Name)

Of Police, Inc.

Signature

Tim Caslin

(Type or Print Name)

Signature

9304 Harford Road 1-410-668-0009

Address

Phone No.

Baltimore, Maryland 21234

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP-OFF
NO REVIEW
4/25/97
UCR



ATTACHMENT A

97-485-XA

1. From Section 1B01.2c.1.a to permit a rear yard of 10 feet in lieu of the required 30 feet and side yard of 6 feet in lieu of the required 20 feet in a D.R. zone.
2. From Section 1B01.2c.1.b to permit a side yard of 6 feet in lieu of the required 15 feet (30 foot minimum between side building faces in a BL zone).
3. From Section 409.8.A.1 BCZR to waive the following Sections of the Landscape Manual:
 - A. IX.C.2.b(3) screening requirement Class "A".
 - B. IX.C.2.b(1) to permit less than the 7% interior landscaping area.

Attachment B

97-485-XA

This property is split-zoned between B.L.-A.S and D.R. 5.5. The site has been used by the Fraternal Order of Police for many years. A desire to improve the site and to provide adequate parking on a narrow lot has mandated the variances. The lot is too narrow to put a building in the middle or the front with adequate parking lanes. A denial of the variances requested will continue the existing situation of lack of sufficient parking for the existing building.



Petition for Special Exception^{XA}

to the Zoning Commissioner of Baltimore County
for the property located at 9304 Harford Road
which is presently zoned B.L.-A.S:D.R.53

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

1. To permit a community building/social and fraternal use in a D/R. zone pursuant to Section 1B01.1.C.6 and determination and findings under section 1B01.1.B.1g.10 that such use will be compatible and comply to extent possible with RTA use requirements.
2. To permit by Special Exception in a B.L. Zone a Community building/Social use (fraternal Order) Section 230.13 BCZR.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Contrum

(Type or Print Name)

Signature

814 Eastern Boulevard 1-410-686-8274

Address

Phone No.

Essex, Maryland 21221

City

State

Zipcode

DROP-OFF

NO REVIEW

4/25/97

UCR

Legal Owner(s):

Baltimore County Lodge #4 of Fraternal Order
Of Police, Inc.

Signature

Tim Caslin

(Type or Print Name)

Signature

9304 Harford Road 1-410-668-0004

Address

Phone No.

Baltimore, Maryland 21234

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

485



Bafitis & Associates, Inc.

BALTIMORE COUNTY FOP LODGE #4
ZONING DESCRIPTION

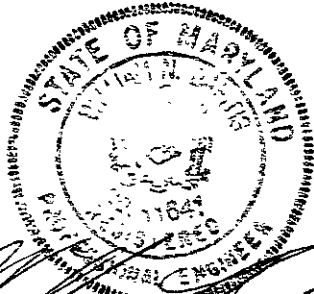
97-485-XA

BEGINNING at a point 175 feet $\pm$ northeast of the centerline from the intersection of Chenoak Avenue and Harford Road, Maryland Route 147, in the 9th Election District of Baltimore County; thence leaving the right-of-way of Harford Road, having a right-of-way of 60' feet, and running:

1. NORTH 62°-53'-24" WEST 169.65 feet.
2. NORTH 35°-51'-36" EAST 60.00 feet,
3. SOUTH 62°-53'-24" EAST 169.65 feet,

thence with the aforesaid right-of-way of Harford Road SOUTH 35°-51'-36" WEST 60.00 feet to the point of departure, containing 10,060.53 square feet or 0.231 acres more or less.

Being the same lot transferred unto the Baltimore County Lodge No 4 of the Fraternal Order of Police, Inc. by deed dated January 14, 1983 and recorded among the Land Records of Baltimore County in Liber 6486 at page 101. The property described hereon is known as 9304 Harford Road, Baltimore Maryland 21234.



William N. Bafitis, P.E. Md. Licence No. 11641

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035808

97-485

DATE 4/25/97

ACCOUNT 001-6150

AMOUNT \$ 550.00 (WCR)

RECEIVED FROM: Balto. Co. Lodge No. 4

FOR: 9304 Harford Road ITEM #485
#050 - SPECIAL EXCEPTION
#020 - VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DROP-OFF -- NO REVIEW

PAID RECEIPT

04/28/97 02 5 JMR R 2519

Dept 5 513 ZONING VERIFICATION

CR NO. 035808

\$550.00 OK P-A-I-D

Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 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 5/15, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-485-A
9304 Harford Road
NW/S Harford Road, 175' +/-
NE of c/ Chenoak Avenue
9th Election District
6th Councilmanic
Legal Owner(s):
Baltimore County Lodge #4
of Fraternal Order of Police,
Inc.

Special Exception: to permit a community building in a D.R.5.5 and B.L. zone. Variance: to permit a rear yard of 10 feet in lieu of the required 30 feet and side yard of 6 feet in lieu of the required 20 feet; to permit a side yard of 6 feet in lieu of the required 15 feet; and variance from Landscape Manual requirements to waive screening and to permit less than 7% impervious area.

Hearing: Monday, May 19, 1997 at 10:00 a.m. in the hearing room, Room 100, 4000 Rockledge Drive.

For more information, contact the Zoning Commission.

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

5/300 May 15 C143669

CERTIFICATE OF POSTING

RE: Case # 97-485-A

Petitioner/Developer:
(Frat. order of Police)
Date of Hearing/Closing:
(June 9, 1997)

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

_____ 9304 Harford Road Baltimore, Maryland 21234 _____

The sign(s) were posted on _____ May 23, 1997 _____
(Month, Day, Year)

Sincerely,

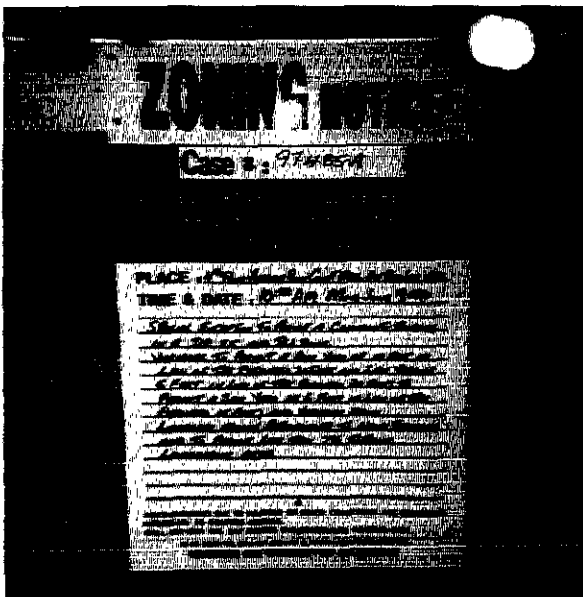

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221 _____

(410)-687-8405
(Telephone Number)



97-485-A



Baltimore County
Department of Permits and
Development Management

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

April 28, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #485)
9304 Harford Road
9th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



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:

ITEM 485

ZONING NOTICE

Case No.: 97-485-XA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING
IN A DR.-5.5 AND B.L. ZONE. VARIANCE TO PERMIT A
REAR YARD OF 10 FT. IN LIEU OF REQUIRED 30 FT. +
SIDE YARD OF 6 FT. IN LIEU OF REQUIRED 20 FT. AND
OF REQUIRED 15 FT.; AND VARIANCE FROM THE LANDSCAPE

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

MANUAL REQUIREMENTS.

TO: PUTNEY PUBLISHING COMPANY

May 15, 1997 Issue - Jeffersonian

Please forward billing to:

John Gontrum, Esq.
814 Eastern Boulevard
Essex, Maryland 21221
410-686-8274

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: 97-485-~~YA~~

9304 Harford Road

NW/S Harford Road, 175' +/- NE of c/l Chenoak Avenue

9th Election District - 6th Councilmanic

Legal Owner(s): Baltimore County Lodge #4 of Fraternal Order of Police, Inc.

Special Exception to permit a community building in a D.R.5.5 and B.L. zone.

Variance to permit a rear yard of 10 feet in lieu of the required 30 feet and side yard of 6 feet in lieu of the required 20 feet; to permit a side yard of 6 feet in lieu of the required 15 feet; and variance from Landscape Manual requirements to waive screening and to permit less than 7% interior landscaping area.

HEARING: MONDAY, JUNE 9, 1997 at 10:00 a.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

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.



Baltimore County
Department of Permits and
Development Management

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

May 9, 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: 97-485-~~YA~~

9304 Harford Road

NW/S Harford Road, 175' +/- NE of c/l Chenoak Avenue

9th Election District - 6th Councilmanic

Legal Owner(s): Baltimore County Lodge #4 of Fraternal Order of Police, Inc.

Special Exception to permit a community building in a D.R.5.5 and B.L. zone.

Variance to permit a rear yard of 10 feet in lieu of the required 30 feet and side yard of 6 feet in lieu of the required 20 feet; to permit a side yard of 6 feet in lieu of the required 15 feet; and variance from Landscape Manual requirements to waive screening and to permit less than 7% interior landscaping area.

HEARING: MONDAY, JUNE 9, 1997 at 10:00 a.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Baltimore County Lodge #4 FOP
John Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY May 25, 1997.
(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
Department of Permits and
Development Management

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

June 6, 1997

John Gontrum, Esquire
814 Eastern Boulevard
Essex, MD 21221

RE: Item No.: 485
Case No.: 97-485-A
Petitioner: Tim Caslin

Dear Mr. Gontrum:

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 April 25, 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 (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "W" and "R".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



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

(410) 887-4500

May 8, 1997

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

RE: Property Owner: The Painters Mill Venture, Inc.
Jerry Thurston
Manor Health Care Corporation
Baltimore County Lodge #4 of Fraternal
Order of Police, Inc.

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: 462, 472, 481, 485, Zoning Agenda:

Gentlemen:

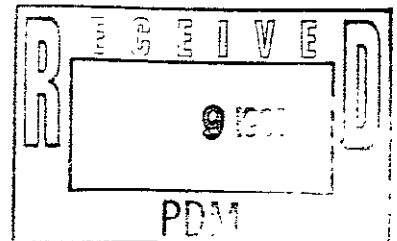
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, ME-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: May 14, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item No. 485

The Development Plans Review Division has reviewed the subject zoning item. A Schematic Landscape Plan must be submitted that conforms to the Landscape Manual to the full extent possible.

RWB:HJO:jrb

cc: File

ZONE512.485



**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 5-6-97
Item No. 485 WCR

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 147 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

for 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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley - RBS/GR
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

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

Item #'s:	463	486
	464	481
	471	482
	472	
	473	483
	474	485
	475	487
	476	
	478	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 9304 Harford Road

INFORMATION

Item Number: 485

Petitioner: Baltimore County Lodge #4 of Fraternal Order of Police, Inc.

Zoning: BL-AS & DR 5.5

Requested Action: Variance

Summary of Recommendations:

The attached comments, dated April 8, 1997, reflect the position of the Office of Planning.

Prepared by: Jeffrey W. Long
Division Chief: Daryl L. Kiers

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Constance Odiase
Department of Permits and
Development Management

DATE: April 8, 1997

FROM: Lynn Lanham
Development Review Section
Office of Planning

9304

SUBJECT: Baltimore County FOP Lodge #4 ~~9403~~ Harford Road
(97-033 LIM)

The Office of Planning has reviewed the above referenced project and offers the following comment(s):

1. The existing 6' stockade fence is in poor condition. Replace the entire fence.
2. Provide elevations and a floor plan of the proposed building. The building should exclude windows from the west and south elevations of the second floor in order to assure the privacy of the adjacent residential property known as 2926 Chenoak Avenue. Materials should be of high quality on all four facades: brick, split faced block and/or siding. The roof should be pitched.
3. Provide an elevation and location of any proposed signage.
4. A schematic landscape plan, prepared by a registered landscape architect should be submitted that addresses screening of the parking lot from Harford Road and the provision of street trees.


Lynn Lanham

LL:rdn

97033L.LL/PZONE/MINOR

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

TOWSON OFFICE:
307 W. ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-0711

JILL D. LOPER

* Also Admitted In the District of Columbia

April 24, 1997

Carl Richards
Zoning Co-Ordinator
Department of Permits and Development Management
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Fraternal Order of Police Lodge No. 4

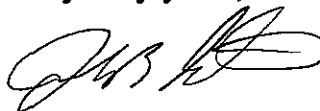
Dear Mr. Richards:

Please accept for filing the attached petitions for a special exception and for variance from the zoning, and landscaping regulations.

The Petition and plan were previously reviewed by John Lewis. - N/A FULL

There are no outstanding zoning violations with respect to this matter.

Very truly yours,



John B. Gontrum

DROP-OFF
NO REVIEW
ok-wcr

485
4/25/97



Baltimore County
Department of Permits and
Development Management

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

June 5, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Essex, MD 21221

RE: Drop-Off Petition Review (Item #485)
Balto. Co. Lodge #4 of FOP, Inc.
9304 Harford Road
9th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Note on the special exception form who the contact person is to be.
2. Note on the variance form who the contact person is to be.
3. Need printed or typed title of person signing for legal owner on special exception form.
4. Need printed or typed title of person signing for legal owner on variance form.
5. Site data note #4 -- area in square feet and acres has been transposed.

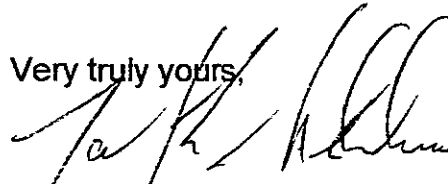


John B. Gontrum, Esquire
June 5, 1997
Page 2

6. Define use of conference room for purposes of determining parking. The category in the Baltimore County Zoning Regulations (BCZR) does not exist specifically.
7. A variance must be sought from RTA requirements in a D.R. zone, subject to Section 1B01.1.B.1.G.10, BCZR.
8. Reference Section 409.8.A.1 of the BCZR, when requesting a variance to the Baltimore County Landscape Manual.
9. Include address and billing form for newspaper advertising.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

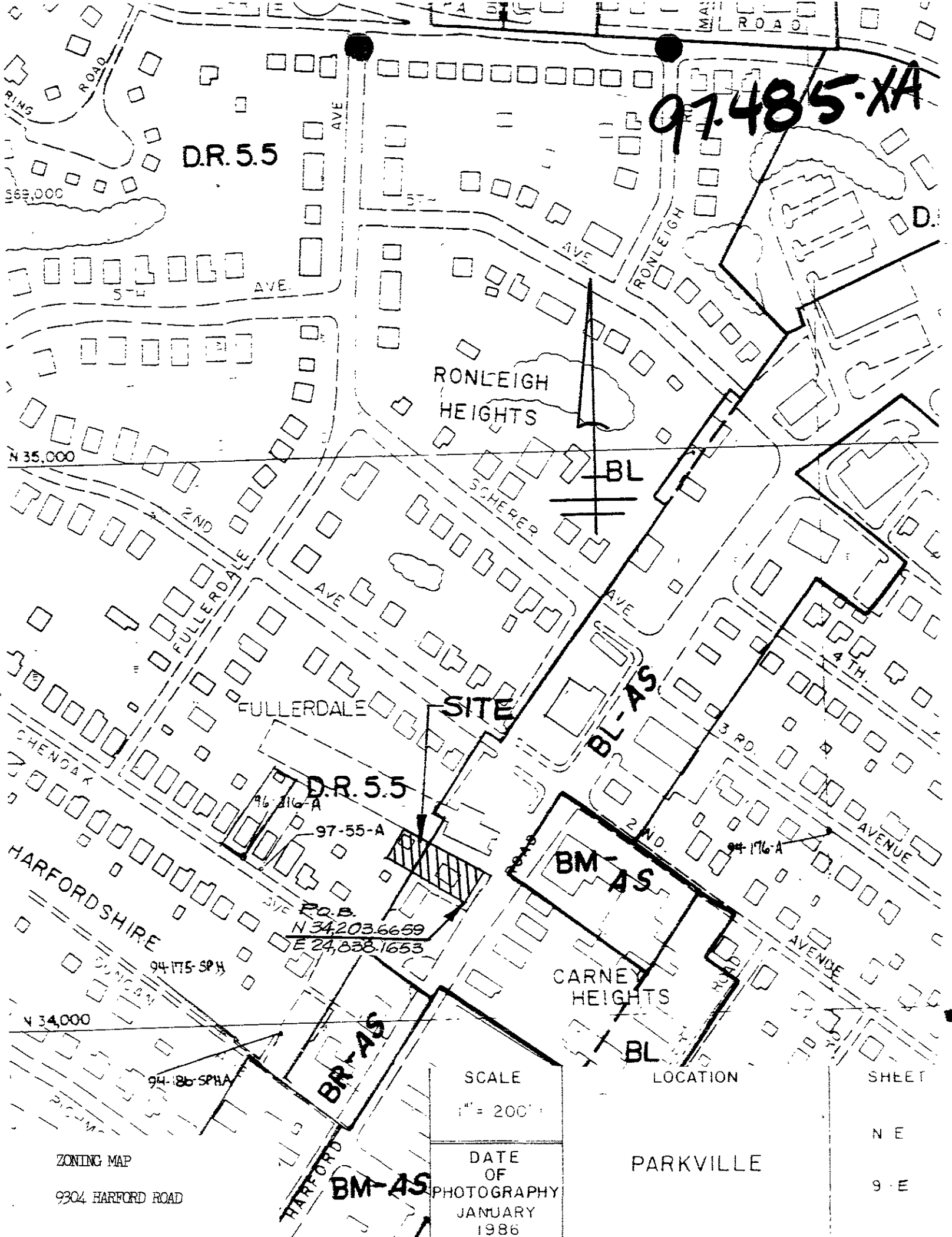


John R. Alexander
Planner II
Zoning Review

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner



97.485-XA

D.R. 5.5

RONLEIGH
HEIGHTS

BL

SITE

D.R. 5.5

97-55-A

P.O.B.
N 34,203.6659
E 24,838.1653

BM-AS

CARNEY
HEIGHTS

BL

BR-AS

BM-AS

SCALE

1" = 200'

DATE
OF

PHOTOGRAPHY

JANUARY
1986

LOCATION

PARKVILLE

SHEET

N E

9 E

ZONING MAP

9304 HARFORD ROAD

PERMIT #:	B314759	CONTROL #:	C-
AGENCY	DATE	CODE	COMMENTS
BLD PLAN	10/15/97	01	CEN/05
FIRE	09/02/97	01	PER BLDG PLANS REVIEW
SEDI CTL	08/19/97	12	SC-X3226 KS//INSTALL SC WHEN GR PERMIT ISSUED
ZONING	08/15/97	01	JCM PER 97-485-XA.
PUB SERV	08/15/97	01	JCM LNDSP. OK PER AVERY; NO FEES PER D. FURY.
ENVRMNT	08/22/97	01	EIR-08-22 GES
PERMITS			SEE B314750 FOR RAZING

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 13:05:44
DATE: 08/13/97

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

PANEL BP1003M
LAST UPDATE 08/13/97
PL1 11:16:04

PERMIT #:	B314759	PROPERTY ADDRESS
RECEIPT #:	A339857	9304 HARTFORD RD
CONTROL #:	C-	SUBDIV: 150 N OF CHENOAK AV
XREF #:	B314759	TAX ACCOUNT #: 0903006150 DISTRICT/PRECINCT 09 25
		OWNERS INFORMATION (LAST, FIRST)
FEE:	347.00	NAME: BALTIMORE COUNTY LODGE#4 OF FRATERNAL ORDER OF POL
PAID:	347.00	ADDR: 9304 HARTFORD RD 21234
PAID BY:	APP	
	DATES	APPLICANT INFORMATION
APPLIED:	08/13/97	NAME: MISSY BAFITIS
ISSUED:		COMPANY: BAFITIS & ASSOCIATES, INC
OCCPNCY:		ADDR1: 1249 ENGLEBERTH RD
		ADDR2: BALTO., MD 21221
INSPECTOR:	09C	PHONE #: 410-391-2336 LICENSE #:
NOTES:	KRA	

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 13:05:49
DATE: 11/13/97

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 1

PANEL BP1004M
LAST UPDATE 08/13/97
PL1 11:19:44

PERMIT #	B314759	PLANS:	CONST 2	PLOT 9	TRACT:	FLAT	DATA 3	EL 1	PL 1
		TENANT							
BUILDING CODE:	2	CONTR:	FBD						
IMPRV	1	ENGR:	WILLIAM N BAFITIS	FE#11641					
USE	08	ASSEMBLY	SELLR:						
FOUNDATION	BASE	WORK:	CONSTRUCT NEW FOP LODGE.						
1	3		46'9"X54'10"X28'9"=4,126SF						
CONSTRUC	FUEL SEWAGE WATER		DRC#123061 9C6-1-14-97						
2	1 1E 1E		SEE B314750 FOR RAZING						
CENTRAL AIR	1								
ESTIMATED COST									
250,000.00		PROPOSED USE:	NEW FOP LODGE						
OWNERSHIP:	1	EXISTING USE:	FOP LODGE/DET GAR TO BE RAZED B314750						
RESIDENTIAL CAT:									
#EFF:	#1BED:	#2BED:	#3BED:	101 BED:				101 AFIS:	
1 FAMILY BEDROOMS:				PASSWORD:					

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M
TIME: 13:05:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/13/97
DATE: 11/13/97 BUILDING DETAIL 2 FLT 11:19:44

PERMIT #: B314759 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 4126 SIZE: 60.00 X 170.00
WIDTH: 46'8" FRONT STREET:
DEPTH: 54'10" SIDE STREET:
GARBAGE DISP: HEIGHT: 28'9" FRONT SETB: 109'
POWDER ROOMS: STORIES: 2 SIDE SETB: 6.3'/6.3'
BATHROOMS: SIDE STR SETB:
KITCHENS: REAR SETB: 10'
LOT NOS:
CORNER LOT:

ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 0032550.00
PETITION: SECTION: IMPROVEMENTS: 0062470.00
DATE: LIBER: 000 TOTAL ASS.:
MAP: FOLIO: 000
CLASS: 04

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1003M
TIME: 13:06:11 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/13/97
DATE: 08/25/97 GENERAL PERMIT APPLICATION DATA FLT 10:58:32

PERMIT #: B314744 PROPERTY ADDRESS
RECEIPT #: A339857 9304 HARFORD RD
CONTROL #: GRC- SUBDIV: 150 N OF CHENOAK AV
XREF #: B314744 TAX ACCOUNT #: 0903006150 DISTRICT/PRECINCT 09 25
OWNERS INFORMATION (LAST, FIRST)
FEE: 40.00 NAME: BALTIMORE COUNTY LODGE#4 OF FRATERNAL ORDER OF POL
PAID: 40.00 ADDR: 9304 HARFORD RD 21234
PAID BY: AFP

DATES APPLICANT INFORMATION
APPLIED: 08/13/97 NAME: NICK BAFITIS
ISSUED: 08/25/97 COMPANY: BAFITIS & ASSOCIATES, INC
OCCPNY: ADDR1: 1249 ENGLEBETH RD
ADDR2: BALTO., MD 21221
INSPECTOR: 09C PHONE #: 410-391-2336 LICENSE #:
NOTES: KRA

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY
PANEL BP1004M
TIME: 13:06:18 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/13/97
DATE: 11/13/97 BUILDING DETAIL 1 FLT 11:01:03

PERMIT # B314744 PLANS: CONST PLOT 8 TRACT: BLOCK:
TENANT DATA EL 2 PL 2
BUILDING CODE: 2 CONTR: TBD
IMPRV 7 GRADING ENGNR: WILLIAM N BAFITIS PE#11641
USE 23 GRADING SELLR:

FOUNDATION BASE WORK: GRADE 4,960SF DISTURBED AREA FOR CONSTRUCTION
OF NEW FOP LODGE. PERMIT EXPIRES TWO YEARS
CONSTRUC FUEL SEWAGE WATER FROM DATE OF ISSUE.
1E 1E

CENTRAL AIR
ESTIMATED COST
9,000.00 PROPOSED USE: GRADING FOR NEW FOP LODGE
OWNERSHIP: 1 EXISTING USE: FOP LODGE TO BE RAZED B
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M

TIME: 13:06:25 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/13/97
DATE: 11/13/97 BUILDING DETAIL 2 FLT 11:01:03

PERMIT #: B314744	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 4960	SIZE: 60.00 X 170.00
	WIDTH:	FRONT STREET:
GARBAGE DISP:	DEPTH:	SIDE STREET:
POWDER ROOMS:	HEIGHT:	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: NC/NC
KITCHENS:		SIDE STR SETB:
	LOT NOS.	REAR SETB: NC
	CORNER LOT:	

ZONING INFORMATION		ASSESSMENTS
DISTRICT:	BLOCK:	LAND: 0032550.00
PETITION:	SECTION:	IMPROVEMENTS 0062470.00
DATE:	LIBER: 000	TOTAL ASS.:
MAP:	FOLIO: 000	
	CLASS: 04	

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

