

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Bowleys Quarters Road, *
600' SE of Susquehanna Avenue * DEPUTY ZONING COMMISSIONER
(900 Bowleys Quarters Road) *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Bowleys Quarters V.F.D. * Case No. 98-242-SPH
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Bowleys Quarters Volunteer Fire Department, by Carlyle Clay, Jr., through their attorney, John B. Gontrum, Esquire. The Petitioner seeks approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) Section 517.1 (510.1) of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code (B.C.C.) to build an equipment storage building in a tidal flood plain, without flood relief vents, and to amend the previously approved site plan in Case No. 97-486-SPHXA to reflect the proposed improvements accordingly. 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 in support of the Petition were Carlyle Clay, on behalf of the Bowleys Quarters Volunteer Fire Department, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.21 acres, more or less, zoned D.R. 3.5 and is the home of the Bowleys Quarters Volunteer Fire Department. Currently

ORDER RECEIVED FOR FILING

Date

By

on the property are the fire station, fire equipment storage building, an office and storage space building, and a community hall, all of which are adjoining, with associated parking areas. As noted above, this property was the subject of prior Case No. 97-486-SPHXA in which the Petitioners were granted approval of a waiver to construct the subject one-story equipment storage building in a tidal flood plain, and special exception and variance relief for existing conditions on July 28, 1997. The Petitioners have commenced construction of the new building; however, the Petitioners would like to construct the building without flood vents on the ground level. The flood plain regulations require the installation of 3' x 3' open vents, approximately 10 - 15 feet apart, around the perimeter of the building. Testimony indicated that the base flood elevation for the proposed building is 10 feet, and its flood protection elevation is at 11 feet. Thus, the Petitioners are just 1 foot from satisfying the flood plain requirements and have therefore requested the instant waiver.

The Petitioners testified that they are opposed to installing these flood vents in that the proposed building is intended to store very sensitive life-saving equipment. Today's fire fighting equipment is very technical and sophisticated electronic equipment which must be stored in climate-controlled areas. Therefore, it is necessary for the Petitioner to provide appropriate heating and cooling systems for the building. In addition, given the expensive nature of the equipment, and, of course, for security reasons, eliminating the flood vents would prevent rodents, and possibly, vandals from getting into the building and damaging this expensive equipment. In addition, unnecessary moisture on this equipment could also cause severe damage. Therefore, the fire company wishes to construct the building without the required flood vents.

DATE RECEIVED
DATE
BY

Lastly, and just as important, should flood problems develop in the area, the Bowleys Quarters Volunteer Fire Department would be well-equipped to handle the effects of high water. They have the necessary equipment on site in order to deal with any flooding that might occur on their property.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the waiver requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of February, 1998 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) Section 517.1 (510.1) of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code (B.C.C.) to build an equipment storage building without flood relief vents in a tidal flood plain, and to amend the previously approved site plan in Case No. 97-486-SPHXA to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the

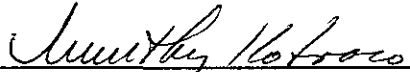
ORDER RECEIVED FOR FILING

Date 2/11/98

By [Signature]

30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued July 28, 1997 shall remain in full force and effect.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/11/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 11, 1998

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

RE: PETITION FOR SPECIAL HEARING
W/S Bowleys Quarters Road, 600' SE of Susquehanna Avenue
(900 Bowleys Quarters Road)
15th Election District - 5th Councilmanic District
Bowleys Quarters V.F.D. - Petitioner
Case No. 98-242-SPH

Dear Mr. Gontrum:

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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Carlyle P. Clay, Jr., Bowleys Quarters V.F.D.
900 Bowleys Quarters Road, Baltimore, Md. 21221

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 900 Bowleys Quarters Road, Balto., MD 21220
which is presently zoned D.R. 3.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172 (a) (3), of the BCC to build an equipment storage building without flood relief vent in a tidal flood plan and accordingly amend plan approved in Case No. 97-486 SPHXA.

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.

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:

Legal Owner(s):

(Type or Print Name)

Bowley's Quarters, V.F.D.

(Type or Print Name)

Signature

Signature

Address

Carlyle P. Clay, Jr.

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

900 Bowley's Quarters Road (410) 335-8820
Address Phone No.

John B. Gontrum
(Type or Print Name)

Baltimore, MD 21222
City State Zipcode

Signature

Name

814 Eastern Blvd (410) 686-8274
Address Phone No.
Baltimore, MD 21221
City State Zipcode

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

By

Drop Off
No Review
12/19/97
4ER



98-242-SPH



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 900 Bowleys Quarters Road, Balto., MD 21220
which is presently zoned D.R. 3.5

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

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a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.61), Building Code and Sections 26-670, 26-172 (a) (3), of the BCC to build an equipment storage building without flood relief vent in a tidal flood plan and accordingly amend plan approved in Case No. 97-486 SPHXA.

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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. Gontrum

(Type or Print Name)

Signature

814 Eastern Blvd (410) 686-8274

Address

Phone No.

Baltimore,

MD

21221

City

State

Zipcode

Legal Owner(s):

Bowley's Quarters, V.F.D.

(Type or Print Name)

Signature

Carlyle P. Clay, Jr.

(Type or Print Name)

Signature

900 Bowley's Quarters Road (410) 335-8820

Address

Phone No.

Baltimore,

MD

21222

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
12/19/97



98-242-SPH



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
900 BOWLEY'S QUARTERS ROAD

BEGINNING at a point on the west side of Bowley's Quarters Road, 40 ft. Wide, at a distance of 600± southeasterly from the intersection of centerlines of Bowley's Quarters Road and Susquehanna Avenue, 1) thence running along Bowley's Quarters Road South 32°-59'-01" East 33.49' to a point at a curve; 2) thence running along said road with a curve to left with a radius of 911.72' and a length of 161.30' and (chord bearing of South 38°-03'-07" East and a chord distance of 161.09') to a point; 3) thence running along said road South 43°-07'-12" East 60.25' to a point; 4) thence leaving said road with the following three courses and distances: South 43°-40'-29" West 411.03' to a point; 5) thence North 02°-51'-31" West 68.89' to a point; 6) thence North 67°-00'-31" West 355.91' to a point along Susquehanna Avenue, 30 ft. wide; 7) thence running along said road North 26°-42'-29" East 172.38' to a point; 8) thence leaving said road with the four following courses and distances; South 67°-00'-31" East 88.94' to a point; 9) thence North 22°-59'-29" East 128.00' to a point; 10) thence South 67°-00'-31" East 110.44' to a point; 11) thence North 56°-57'-29" East 173.21' to a point at the place of beginning.

CONTAINING 139,953 square feet or 3.21 acres of land.



William Bafitis, P.E. Reg. # 11641

98-242-SPH

SPECIAL HEARING
BOWLEYS QUARTERS VOLUNTEER FIRE DEPARTMENT

This Special Hearing Request has not been reviewed by a zoning reviewer.
It is not subject to any violation.

The issue in the Petition is for a waiver of flood plain regulations only.
There is no zoning issue pertinent to the case. Zoning issues previously were reviewed in
Case No. 97-486 SPHXA. . A DRC waiver and review has been obtained of the flood
plain issue, which pertains solely to vent panels in a proposed building on the site. No
building size, positioning or site issues are involved.

Because the matter involves a Volunteer Fire Department , no filing fees
are due.

RETURNED 12/15/97 FOR LACK
OF INFORMATION. WE NEED:

200 SCALE MAP WITH PROPERTY
OUTLINED

DESCRIPTION OF PROPERTY (3)

CORRECT REQUEST:
SECTION 517.1 (510.1)
NOT 510.01

98-242-SPH

CARL RICHARDS

12/19/97
#242
dup. off

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

1-8-98, 1998

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 1-8-98, 1998.

THE JEFFERSONIAN.

A. Henrichson

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: #98-242-SPH
900 Bowleys Quarters Road
SW/S Bowleys Quarters Road
and SE/S Susquehanna Road
15th Election District
5th Councilmanic District
Legal Owner(s):
Bowley's Quarters V.F.D.

Special Hearing: to approve a waiver pursuant to Section 500.6 BCCR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172(a)(3) of the BCC to build an equipment storage building without flood relief vent in a tidal flood plain and accordingly amend plan approved in Case No. 97-486-SPHXA.

Hearing: Thurs, January 22, 1998 at 9:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
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) 887-3391

1/18/1 Jan. 8

C198978

NOTICE OF HEARING

The Zoning Commission of Baltimore County, Maryland, 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: #98-242-SPH
900 Bowleys Quarters Road
SW/S Bowleys Quarters Road
and SE/S Susquehanna Road
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5th Councilmanic District
Legal Owner(s):
Bowley's Quarters V.F.D.

Special Hearing: to approve a waiver pursuant to Section 500.6- BCZR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172(a)(3) of the BCC to build an equipment storage building without flood relief vent in a tidal floodplain and accordingly amend plan approved in Case No 97-486-SPHXA.

Hearing: Friday, January 30, 1998 at 10:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
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) 887-3391.

1/25/98 Jan. 15 C200457

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16, 1998

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 1/15, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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.: 98-242-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO BUILD AN EQUIPMENT
STORAGE BUILDING WITHOUT FLOOD RELIEF
VENT IN A TIDAL FLOODPLAIN AND
ACCORDINGLY AMEND PLAN APPROVED IN
CASE NO. 97-486-SPHXA

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 387-3391.

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
December 31, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire
814 Eastern Boulevard
Blatimore, MD 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: 98-242-SPH
900 Bowleys Quarters Road
SW/S Bowleys Quarters Road and SE/S Susquehanna Road
15th Election District - 5th Councilmanic District
Legal Owner: Bowley's Quarters V.F.D.

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HEARING: Thursday, January 22, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR 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-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

December 26, 1997

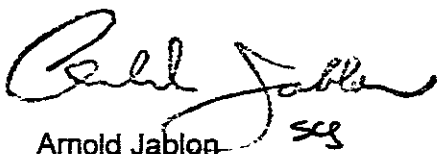
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900 Bowleys Quarters Road
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Special Hearing to approve a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172(a)(3) of the BCC to build an equipment storage building without flood relief vent in a tidal flood plain and accordingly amend plan approved in Case No. 97-486-SPHXA.

HEARING: Thursday, January 22, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon
Director

c: John B. Gontrum, Esquire
Bowley's Quarters V.F.D.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 7, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 5, 1998

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

RE: Case Number 98-242-SPH
Petitioner: Bowleys Quarters VFD
Location: 900 Bowleys Qtrs. Rd.

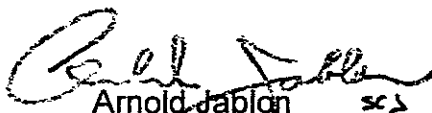
Dear Mr. Gontrum:

The above matter, previously assigned to be heard on Thursday, January 22, 1998 at 9:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Bowley's Quarters VFD



TO: PATUXENT PUBLISHING COMPANY
January 15, 1998 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 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: 98-242-SPH

900 Bowleys Quarters Road

SW/S Bowleys Quarters Road and SE/S Susquehanna Road

15th Election District - 5th Councilmanic District

Legal Owner: Bowley's Quarters V.F.D.

Special Hearing to approve a waiver pursuant to Section 500.6 BCZR, Section 517.1 (510.1), Building Code and Sections 26-670, 26-172(a)(3) of the BCC to build an equipment storage building without flood relief vent in a tidal floodplain and accordingly amend plan approved in Case No. 97-486-SPHXA.

HEARING: Friday, January 30, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR 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-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 6, 1998

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: 98-242-SPH
900 Bowleys Quarters Road
SW/S Bowleys Quarters Road and SE/S Susquehanna Road
15th Election District - 5th Councilmanic District
Legal Owner: Bowley's Quarters V.F.D.

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401 Bosley Avenue

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Arnold Jablon
Director

c: John B. Gontrum, Esquire
Bowley's Quarters V.F.D.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 15, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

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

RE: Item No.: 242
Case No.: 98-242-SPH
Petitioner: Bowley's Quarters, VFD

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 December 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 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

INTER - OFFICE CORRESPONDENCE

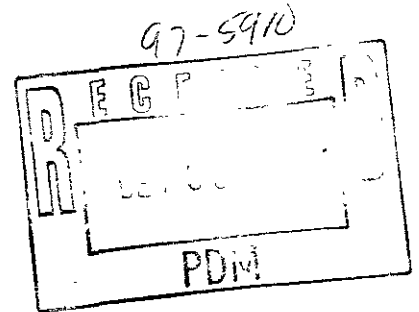
TO: Roslyn Eubanks
Department of Permits
and Development Management

DATE: December 29, 1997

FROM: David L. Thomas *DLT*
Department of Public Works
Director's Office

SUBJECT: 900 Bowleys Quarters Road
Bowleys Quarters VFD
~~Case No. 97-486 SPHXA~~
ZAC item Number 242

97-242-SPH



The subject property is located within flood zone A, 100-year tidal floodplain, as shown on FIRM Panel 240010-0435B dated March 2, 1981. The base flood elevation is 10. The flood protection elevation is 11.

The plan indicates the building to be constructed with a lowest floor elevation below the flood protection elevation and without flood relief vents.

In my discussion today with John Reisinger, Baltimore County Buildings Engineer, it was noted that all utilities (such as electrical outlets) should be raised above the flood protection elevation and the engineer of record should certify that the building meets the requirements of Section 3107 of the 1996 BOCA Code. If these conditions are met, this office recommends approval of the waiver.

DLT/s

c:\msdlt\lood\zacitem\sp97486.doc

cc: Bob Bowling, Don Rascoe (DRC# 12306M), Carl Richards, John Maple, John Joyce, John B. Gontrum *1105*

Baltimore County Government
Fire Department



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

(410) 887-4500

January 9, 1998

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 29, 1997

Item No.: 230, 235, 242 Zoning Agenda:

Gentlemen:

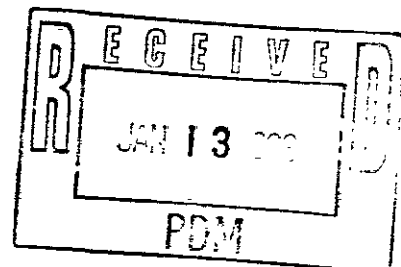
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

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
 Department of Permits & Development
 Management

Date: January 6, 1998

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for January 5, 1998
 Item No. 242

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. This plan can be approved as long as they meet the criteria of this attached letter.

RWB:HJO:jrb

cc: File

ZONE0105.242



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 12.31.97
Item No. 242 (WCR)

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,

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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 30, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 232, 233, 236, 237, 241, and 242

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
900 Bowleys Quarters Road (Bowleys Quarters * ZONING COMMISSIONER
Volunteer Fire Department), SW/S Bowleys *
Quarters Rd & SE/S Susquehanna Rd * OF BALTIMORE COUNTY
15th Election District, 5th Councilmanic *

Bowley's Quarters V.F.D. * CASE NO. 98-242-SPH

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 9th day of January, 1998, 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



Baltimore County
Department of Permits and
Development Management

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

December 24, 1997

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

RE: Drop-Off Petition (Item #242)
900 Bowleys Quarters Road
15th 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,

A handwritten signature in dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

98-242-SPA





Baltimore County
Department of Permits and
Development Management

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

January 26, 1998

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

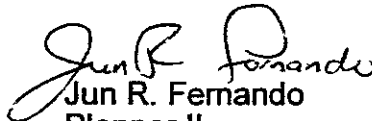
RE: Drop-Off Petition Review (Item #242)
900 Bowleys Quarters Road
15th Election District

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 no unaddressed zoning issues and/or incomplete information. 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.

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

Very truly yours,


Jun R. Fernando
Planner II
Zoning Review

JRF:scj

Enclosure (receipt)

c: Zoning Commissioner

98-242-5PH





MARYLAND DEPARTMENT OF THE ENVIRONMENT

2500 Broening Highway • Baltimore Maryland 21224
(410) 631-3000 • 1-800-633-6101 • <http://www.mde.state.md.us>

Parris N. Glendening
Governor

Jane T. Nishida
Secretary

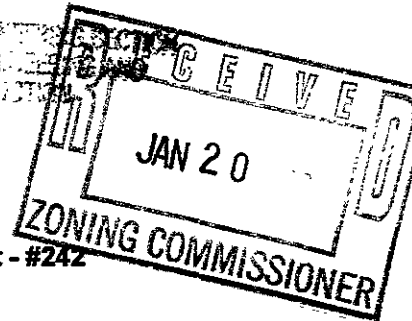
January 12, 1998

RECEIVED

JAN 14 1998

Mr. Robert W. Bowling
Development Plans Review Division
County Office Building, Rm. 211
111 West Chesapeake Avenue
Towson, MD 21204

DEVELOPERS ENGINEERING
BUREAU OF ENGINEERING
CONSTRUCTION



RE: Bowley's Quarters V. F. D. Storage Building Request - #242

Dear Mr. Bowling:

Thank you for the opportunity to comment on a request by the Bowley's Quarters V. F. D. to construct an equipment storage building at 900 Bowleys Quarters Road in a tidal floodplain, without installing the water equalizing vents as required under Section 517.1.3(B) of the ordinance. This office was contacted previously and had no objection to the construction of this structure provided that it met all applicable requirements pertaining to accessory structures. One of these requirements is that the building, if not elevated above the Flood Protection Elevation (FPE), be equipped with water equalizing vents. The plans submitted had stated that all floodplain requirements would be met in the construction. However, the plans never addressed the placement of the vents.

Now, a Hearing is being requested to waive the venting requirement. This office knows of no reason why the venting requirement should not be met, and opposes the granting of a waiver in this case. Baltimore County must uphold its floodplain management ordinance, unless compelling reasons can be submitted to waive them. No such compelling reasons have been set forth in this case. To grant a waiver would be in opposition to the requirements for Baltimore County to be in the National Flood Insurance Program.

Baltimore County has granted waivers without proper attention to the variance criteria contained in its ordinance in the recent past. The County will need to pay careful attention to the variance criteria to prevent reoccurrence.

I hope that the above comments will assist Baltimore County in its consideration of this waiver request. Thank you for your attention to good floodplain management.

Please feel free to contact me at (410) 631-3914 if you have questions or need additional assistance.

Sincerely,

John M. Joyce
Community Assistance Program

JMJ

12/31/97

Sophie,

re: 900 Bowles Quarters
Talisman-Tambon LLC

on the hearings scheduled for

1/22/98 (case no. 98-245 & 98-242 3PH)

I have to be at hospital for my

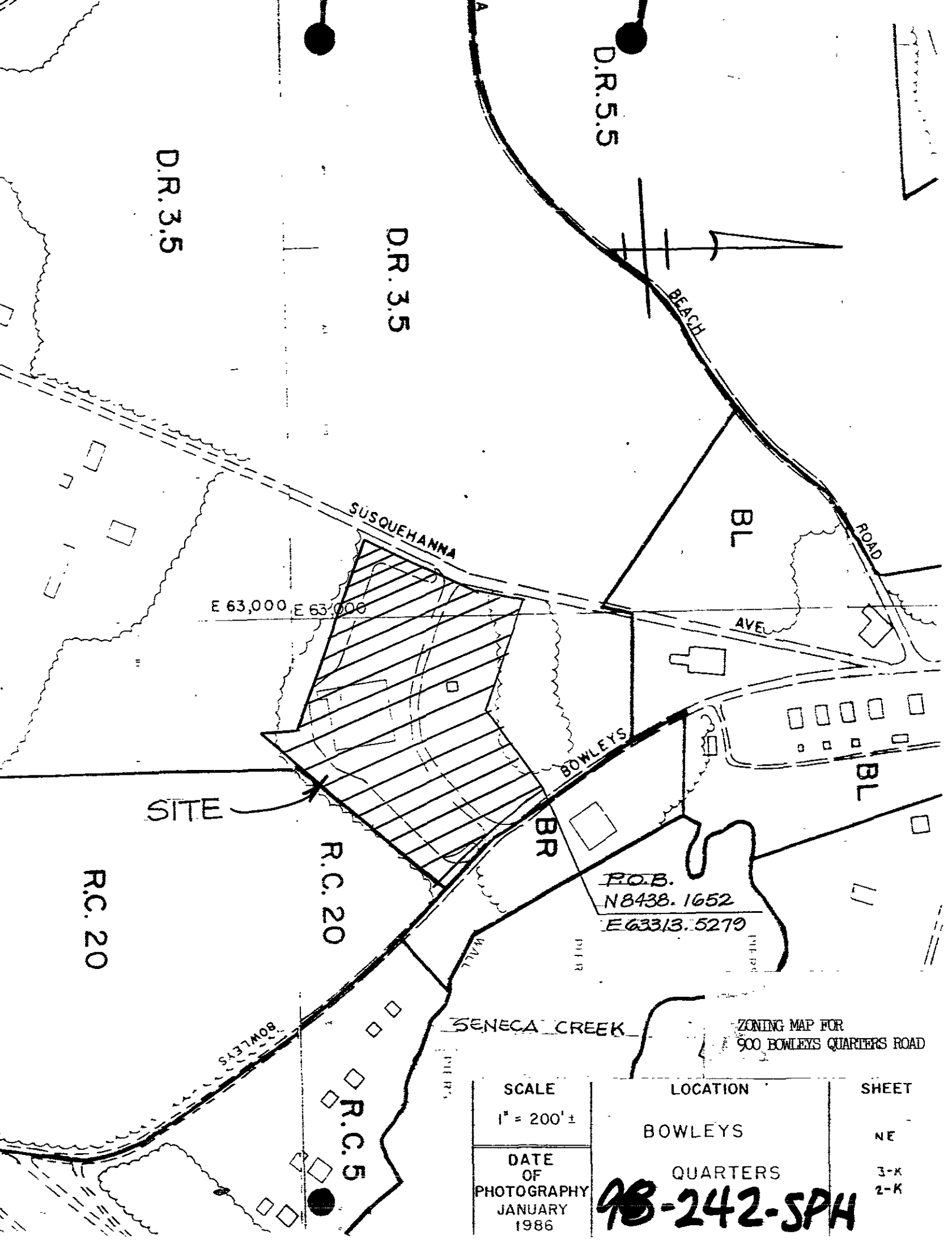
mother's surgery. I will be available

following week on Wednesday 1/21/98.

Thank you,

John Contreras

410-686-8274



D.R. 3.5

D.R. 5.5

D.R. 3.5

BL

BL

BR

R.C. 20

R.C. 20

R.C. 5

SITE

SUSQUEHANNA

AVE

BOWLEYS

SENECA CREEK

P.O.B.
N8438.1652
E63313.5279

ZONING MAP FOR
900 BOWLEYS QUARTERS ROAD

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

BOWLEYS

QUARTERS

9B-242-SPH

SHEET

NE

3-K
2-K