

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
N/S Monkton Road, 234' E of York Road
(510 Monkton Road)
7th Election District
3rd Councilmanic District

Hereford Volunteer Fire Co., Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-001-SPHXA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Hereford Volunteer Fire Company, Inc., by Richard Bilger, President, through their attorney, Leslie M. Pittler, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved special exception for a Volunteer Fire Station use, to affirm that the existing buildings' front and side yard setbacks are in conformance with the property's B.L.-C.R. zoning classification, and to approve a modified parking plan, pursuant to Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), which incorporates the existing on-site parking lot (Lot 1), the existing parking on a gravel lot in an R.C.5 zone (Lot 3), and a proposed new parking lot on a contiguous lot (Lot 2, zoned B.L.-C.R. In addition, the Petitioners request a special exception to allow an accessory use parking lot in the R.C.5 zone (Lot 3) and on the contiguous parcel, zoned B.L.-C.R. (Lot 2), as an alternative to the special hearing relief set forth above. Lastly, variance relief from the B.C.Z.R. is requested as follows: 1) from Section 259.3.C.1.a of the B.C.Z.R. to permit a gross floor area (both buildings) of 21,860 sq.ft., in lieu of the maximum allowed 8,800 sq.ft., and a gross ground floor area (both buildings) of 16,360 sq.ft., in lieu of the maximum allowed 6,600 sq.ft.; from Section 259.3.C.1.b to permit a Floor Area Ratio of .485 in lieu of the maximum allowed .20; from Section 259.3.C.3 to permit landscaping along the rear (north) and west sides of the proposed Hall, a 0% pervious area, and 0 trees, in lieu

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Date

By

of the C.R. District requirements for landscaping the entire existing front, side and rear setbacks, 7% pervious area, and one (1) tree per eight (8) parking spaces; and, from Section 409.8.A.2 to allow existing gravel surface parking lot to remain, in lieu of the required striped durable and dustless surface. The subject property and all of the relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in this case in support of the requests were Richard G. Bilger, Sr., Mark Gardner, Kenneth C. Bollinger, Jr., Kenneth C. Bollinger, III, and Ronald Croft, adjoining property owner. Also present was Paul W. Botzler, Professional Engineer who prepared the site plan for this property, and Leslie M. Pittler, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Brian Jernigan, a nearby resident. There were no Protestants present.

By way of background, the Hereford Volunteer Fire Company has faithfully served the citizens of northern Baltimore County since its founding in 1924. The Company was established in Hereford at 510 Monkton Road in 1926. Presently, the Company owns three (3) separate lots. Lot 1 consists of 1.03 acres in area and is improved with the original Fire Station building. Lot 2 contains 1.99 acres in area and is vacant. Lot 3, which is separated from Lots 1 and 2 by Monkton Road, contains 1.77 acres in area and is improved with a single family dwelling. Lots 1 and 2 are zoned B.L.-C.R., while Lot 3 is zoned R.C.5.

As noted above, the Fire Station has existed on the subject property for many years. A 75th Anniversary Pamphlet, which celebrates the long years of service by this Fire Company, was submitted at the hearing. That booklet fully sets out the history of the development of the Fire Company and highlights the public service that the members of this volunteer fire company have rendered to the citizens of northern Baltimore County for those many years.

Obviously, Baltimore County has greatly changed in the years since the Fire Company's founding. In recognition of the need to update their infrastructure and equipment, the Fire Company proposes significant upgrades to its facility. As more particularly shown on the site plan, a large two story addition is proposed to be constructed to the rear of the existing one-story

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DATE 9/10/19
BY [signature]

Fire Station/Brick Hall on Lot 1. Moreover, additional areas of parking are proposed, particularly on Lots 2 and 3. In total, 212 parking spaces will be provided.

Testimony and evidence was offered at the hearing regarding the need for the large facility. Presently, there are approximately 120 members of the Hereford Volunteer Fire Company. It was indicated that additional space is needed for the storage of fire fighting and emergency equipment as well as increased office, conference and storage space. Additionally, the Fire Company frequently leases out a portion of its building to residents of the area as a community hall.

Detailed testimony and evidence was offered by not only members of the Fire Company, but also Paul Botzler, the engineer/consultant retained by the Fire Company to develop the site plan. All of the requests as set out in the Petitions were outlined and explained through the course of testimony.

There were no Protestants at the hearing and the Zoning Advisory Committee (ZAC) comments submitted by the various County reviewing agencies did not oppose the requested relief. Moreover, letters of support were received from a number of community groups within the Hereford area, attesting to the public service rendered by the Fire Company.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In this regard, I will grant the Petition for Special Hearing, approving the modified parking plan, pursuant to Section 409.12 of the B.C.Z.R. I find that the Petitioners have met the requirements of that Section so as to warrant approval of the modified plan, which incorporates the existing parking area on Lot 1 and Lot 3, which is zoned R.C.5, and the proposed new parking area on Lot 2, zoned B.L.-C.R. Additionally, special hearing relief is granted to amend the previously approved special exception and plan for the Volunteer Fire Station and to legitimize existing conditions, including setbacks, on the property.

Having granted the Petition for Special Hearing, the need for the alternative special exception relief for parking is moot. Also, I will grant the requested variances. Obviously, the shape, size and configuration of the three individual lots owned by the Fire Company are unique

and justifies the relief requested. Moreover, I am persuaded that a practical difficulty would be suffered by the Petitioners if relief were denied. Lastly, it is clear that there will be no detrimental impact to the surrounding locale. In this regard, improvements to the Fire Company's property will insure that a necessary public service will continue to be rendered by this institution to the citizens of northern Baltimore County.

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

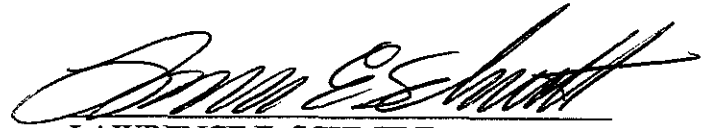
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved special exception for a Volunteer Fire Station use, to affirm that the existing buildings' front and side yard setbacks are in conformance with the property's B.L.-C.R. zoning classification, and to approve a modified parking plan, pursuant to Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), which incorporates the existing on-site parking lot (Lot 1), the existing parking on a gravel lot in an R.C.5 zone (Lot 3), and a proposed new parking lot on a contiguous lot (Lot 2), zoned B.L.-C.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to allow an accessory use parking lot in the R.C.5 zone (Lot 3) and on the contiguous parcel, zoned B.L.-C.R. (Lot 2), in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: 1) from Section 259.3.C.1.a of the B.C.Z.R. to permit a gross floor area (both buildings) of 21,860 sq.ft., in lieu of the maximum allowed 8,800 sq.ft., and a gross ground floor area (both buildings) of 16,360 sq.ft., in lieu of the maximum allowed 6,600 sq.ft.; from Section 259.3.C.1.b to permit a Floor Area Ratio of .485 in lieu of the maximum allowed .20; from Section 259.3.C.3 to permit landscaping along the rear (north) and west sides of the proposed Hall, a 0% pervious area, and 0 trees, in lieu of the C.R. District requirements for landscaping the entire existing front, side and rear setbacks, 7% pervious area, and one (1) tree per eight (8) parking

spaces; and, from Section 409.8.A.2 to allow existing gravel surface parking lot to remain, in lieu of the required striped durable and dustless surface, 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 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 9, 1999

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
N/S Monkton Road, 234' E of York Road
(510 Monkton Road)
7th Election District – 3rd Councilmanic District
Hereford Volunteer Fire Company, Inc. - Petitioners
Case No. 00-001-SPHXA

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, and the Petition for Special Exception dismissed, 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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard G. Bilger
510 Monkton Road, Monkton, Md. 21111
Mr. Paul Botzler
P.O. Box 226, Glen Arm, Md. 21057
Mr. Brian Jernigan
7 Hunter Lake Court, Upperco, Md. 21155
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 510 Monkton Road
which is presently zoned BL-CR / R.C.-5

This Petition shall be filed with the Department of Permits and 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

See attached Exhibit C

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Signature

Leslie M. Pittler, Attorney at Law

Company

#610 29 W. Susquehanna Ave. 823-4455

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Hereford Volunteer Fire Co., Inc.

Name - Type or Print

Richard Bilger, President

Signature

Name - Type or Print

Richard M. Bilger

Signature

510 Monkton Rd. (410) 887-1934

Address

Telephone No.

Monkton

MD

21111

City

State

Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

(410) 343-0171

P. O. Box 226

(410) 592-5020

Address

Telephone No.

Glen Arm

MD

21057

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 7/1/99

ORDER RECEIVED FOR FILING

Case No. 00-01-SR/4XA

Date 7/1/99

By

EXHIBIT C

Zoning Requests; Special Hearings

- 1) Special Hearing to Amend the previously approved Special Exception for a Volunteer Fire Station use.
- 2) Special Hearing to Affirm the existing building's front and side yard setbacks to be in conformance to BCZR for BL-CR.
- 3) Special Hearing to approve a modified parking plan per 409.12 BCZR, which incorporates existing on-site parking (Lot 1), existing parking on a gravel lot in a RC-5 zone Lot 3), and proposed new parking lot on contiguous BL-CR (Lot 2).

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Date: 9/16/99

BY: [Signature]

#00-01



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 510 Monkton Road

which is presently zoned BL-CR/R.C.-5

This Petition shall be filed with the Department of Permits and 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

See attached Exhibit B

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Signature

Leslie M. Pittler, Attorney at Law

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Hereford Volunteer Fire Co., Inc.

Name - Type or Print

Richard Bilger, President

Signature

Name - Type or Print

Signature

510 Monkton Road (410) 887-1934

Address Telephone No.

Monkton MD 21111

City State Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

(410) 343-0171

P. O. Box 226 (410) 592-5020

Address Telephone No.

Glen Arm, MD 21057

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING

Reviewed By BK Date 7/1/99

ORDER RECEIVED FOR FILING

Case No. 00-01-SPHXA

200 09/15/98

Date
By

EXHIBIT B

Zoning Requests: Special Exception

1. Special Exception for Volunteer Fire Company accessory use parking lot in RC-5 (Lot 3) and contiguous BL-CR (Lot 2), or in the alternative, Special Hearing to permit business parking in a residential (RC-5) zone.

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 510 Monkton Road

which is presently zoned BL-CR / R.C.-5

This Petition shall be filed with the Department of Permits and 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 Exhibit A

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Signature

Leslie M. Pittler, Attorney at Law

Company

#610 29 W. Susquehanna Ave. 823-4455

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Hereford Volunteer Fire Co., Inc.

Name - Type or Print

Richard Bilger, President

Signature

Name - Type or Print

Signature

510 Monkton Road (410) 887-1934

Address

Telephone No.

Monkton

MD

21111

City

State

Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.

Name

(410) 343-0171

P. O. Box 226

Address

(410) 592-5020

Telephone No.

Glen Arm

MD

21057

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 7/1/99

Case No. 00-01-SPHXA

220 9/15/98

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DATE

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EXHIBIT A

Zoning Requests: Variances

1) Variance from regulations of section 259.3C.1.a, to permit a gross floor area (both buildings) of 21860 SF, in lieu of the allowed 8800 SF, and a gross ground floor area (both buildings) of 16360 SF, in lieu of the allowed 6600 SF.

2) Variance from the regulations of Section 259.3C.1.b, BCZR to permit a Floor Area Ratio of .485, in lieu of the allowed .20; in the alternative, a Special Hearing to allow both BL-CR lots to be used in the calculation of the F. A. R.

SPH
3) Variance from Section 259.3.C3. on the existing building (Lot 1), to permit landscaping along the rear (north) and side (west) sides of the proposed Hall building, zero percent pervious area, and zero trees, in lieu of the CR District requirements for landscaping the entire existing front, side and rear setbacks, provision for 7% pervious area and provision for one tree per eight parking spaces.

4) Variance from Section 409.8.A.2 allow existing gravel surface parking lot to remain, in lieu of required striped durable-dustless surface.

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Date

By

#00-01

ZONING DESCRIPTION
Hereford Volunteer Fire Company, Inc.
#510 Monkton Road, District 7C3

6/4/99

Beginning for the first at a point located along the north side of Monkton Road, SAID POINT OF BEGINNING BEING 234 FEET DISTANT FROM THE CENTERLINE OF YORK ROAD. MONKTON ROAD IS A STATE ROAD, WHICH HAS A VARIABLE WIDTH RIGHT OF WAY FROM 20 FEET TO 30 FEET WIDE. THENCE TO LEAVE MONKTON ROAD FOR THE FOLLOWING COURSES AND DISTANCES VIZ:

- 1) North - 3 Degrees, 17 Minutes, 22 Seconds - West @ 504.94 Feet.
- 2) North - 80 Degrees, 35 Minutes, 38 Seconds - East @ 285.91 Feet.
- 3) South - 41 Degrees, 40 Minutes, 36 Seconds - East @ 302.00 Feet.
- 4) South - 85 Degrees, 36 Minutes, 20 Seconds - West @ 311.20 Feet.
- 5) South - 3 Degrees, 17 Minutes, 08 Seconds - East @ 290.44 Feet.
- 6) South - 85 Degrees, 36 Minutes, 20 Seconds - West @ 160.00 Feet.

TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES OF LAND MORE OR LESS.

Being known as Lot-1 and Lot-2.

Hereford Volunteer Fire Company, Inc.
#510 Monkton Road, District 7C3

Beginning for the second at a point located along the south side of Monkton Road, SAID POINT OF BEGINNING BEING 381 FEET DISTANT FROM THE CENTERLINE OF YORK ROAD. MONKTON ROAD IS A STATE ROAD, WHICH HAS A RIGHT OF WAY WIDTH OF 30 FEET WIDE. THENCE TO LEAVE SAID POINT FOR THE FOLLOWING COURSES AND DISTANCES VIZ:

- 1) South - 85 Degrees, 24 Minutes, 0 Seconds - East @ 328.00 Feet.
- 2) South - 7 Degrees, 16 Minutes, 0 Seconds - West @ 234.50 Feet.
- 3) North - 85 Degrees, 24 Minutes, 0 Seconds - West @ 328.00 Feet.
- 4) North - 7 Degrees, 16 Minutes, 20 Seconds - East @ 234.50 Feet.

TO THE POINT OF BEGINNING AND CONTAINING 1.77 ACRES OF LAND MORE OR LESS.

Being known as Lot-3.

Hereford Volunteer Fire Company, Inc.
And being part of #510 Monkton Road.
7th Election District; 3rd Councilman District

FOR TITLES, REFER TO THE FOLLOWING DEED RECORDS OF BALTIMORE COUNTY, MARYLAND:

LIBER 628, FOLIO -172
LIBER 885, FOLIO - 53
LIBER 2071, FOLIO - 157, ETC.

NOTE: THIS ZONING DESCRIPTION WAS PREPARED FROM DEEDS AND DESCRIPTIONS OF RECORD AND THE METES AND BOUNDS SHOWN IS NOT DERIVED FROM A PROPERTY LINE SURVEY.

THIS ZONING DESCRIPTION IS FOR ZONING PURPOSES ONLY

00.001.SPHXA



00-01

NOTICE OF ZONING 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: #00-001-SPHX

510 Monkton Road

N/S Monkton Road, NEC Fire House Lane, approx. 270' E of centerline York Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Hereford Volunteer Fire Company, Inc.

Special Hearing: to amend previously approved special exception for a volunteer fire station use; to affirm the existing building's front and side yard setbacks to be in conformance to BCZR for B.L.-C.R., and to approve a modified parking plan which incorporates existing on-site parking, existing parking on a gravel lot in a R.C.S. zone, and proposed new parking lot on contiguous B.L.-C.R. or in the alternative, to permit business parking in a residential (R.C.S. zone) or in the alternative, to allow both B.L.-C.R. lots to be used in the calculation of the F.A.R. **Special Exception:** for a volunteer fire company. **Variance:** to permit a gross floor area (both buildings) of 21,860 square feet in lieu of the allowed 8,800 square feet and a gross ground floor area (both buildings) of 16,360 square feet in lieu of the allowed 6,600 square feet; to permit a Floor Area Ratio of .485 in lieu of the allowed .20; to permit landscaping along the rear (north) and side (west) sides of the proposed Hall building, zero percent pervious area and zero trees in lieu of the C.R. district requirements for landscaping, the entire front, side and rear setbacks, provision for 7% pervious area and provision for one tree per eight parking spaces; and to allow existing gravel surface parking lot to remain in lieu of required striped durable-dustless surface.

Hearing: Friday, August 20, 1999 at 2:00 p.m. in 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/04/00 August 5

C329781

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/1999

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 8/5/1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-001 SPHXA

Petitioner/Developer: HEREFORD V.F.C. ETAL
% LES PITTNER, ESQ.

Date of Hearing/Closing: 8/20/99
@ 2 P.M.
Rm. 407
C.C.B.

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 510 MONKTON ROAD

The sign(s) were posted on

8/3/99

(Month, Day, Year)

Sincerely,

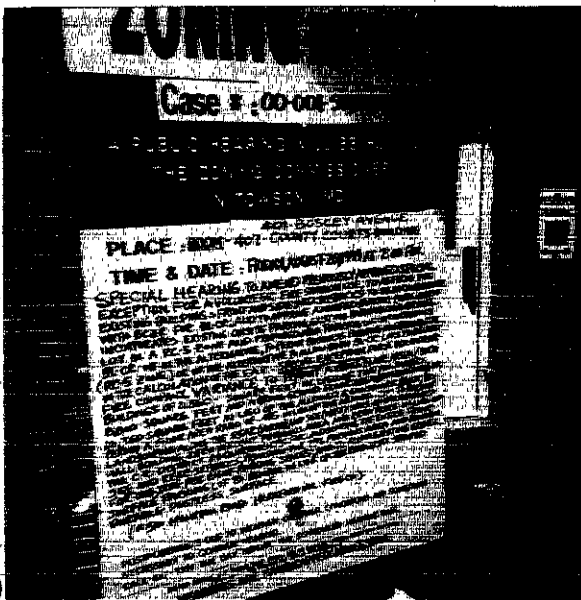
Patrick M. O'Keefe 8/6/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



00-001-SPHXA
MONKTON RD.

HEREFORD VFC

8/20/99 @ 2 P.M.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-1-SPHXA

Petitioner: Hereford Volunteer Fire Co., Inc.

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. RON CROFT 46 Hereford Vol. Fire Co., Inc.

Address: 510 Monkton Rd

Monkton MD 21111

Telephone Number: (410) 807-1935 / 592-5020

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 1999 Issue – Jeffersonian

Please forward billing to:

Ron Croft	410-887-1935
c/o Hereford Volunteer Fire Co. Inc.	410-592-5020
510 Monkton Road	
Monkton, MD 21111	

NOTICE OF ZONING 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: 00-001-SPHXA

510 Monkton Road

N/S Monkton Road, NEC Fire House Lane, approx. 270' E of centerline York Road

7th Election District – 3rd Councilmanic District

Legal Owner: Hereford Volunteer Fire Company, Inc.

Special Hearing to amend previously approved special exception for a volunteer fire station use; to affirm the existing building's front and side yard setbacks to be in conformance to BCZR for B.L.-C.R.; and to approve a modified parking plan which incorporates existing on-site parking, existing parking on a gravel lot in a R.C.5 zone, and proposed new parking lot on contiguous B.L.-C.R. or in the alternative, to permit business parking in a residential (R.C.5 zone) or in the alternative, to allow both B.L.-C.R. lots to be used in the calculation of the F.A.R. Special Exception for a volunteer fire company. Variance to permit a gross floor area (both buildings) of 21,860 square feet in lieu of the allowed 8,800 square feet and a gross ground floor area (both buildings) of 16,360 square feet in lieu of the allowed 6,600 square feet; to permit a Floor Area Ratio of .485 in lieu of the allowed .20; to permit landscaping along the rear (north) and side (west) sides of the proposed Hall building, zero percent pervious area and zero trees in lieu of the C.R. district requirements for landscaping the entire front, side and rear setbacks, provision for 7% pervious area and provision for one tree per eight parking spaces; and to allow existing gravel surface parking lot to remain in lieu of required striped durable-dustless surface.

HEARING: Friday, August 20, 1999 at 2:00 p.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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW 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
pdmlandacq@co.ba.md.us

July 27, 1999

NOTICE OF ZONING 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: 00-001-SPHXA

510 Monkton Road

N/S Monkton Road, NEC Fire House Lane, approx. 270' E of centerline York Road

7th Election District – 3rd Councilmanic District

Legal Owner: Hereford Volunteer Fire Company, Inc.

Special Hearing to amend previously approved special exception for a volunteer fire station use; to affirm the existing building's front and side yard setbacks to be in conformance to BCZR for B.L.-C.R.; and to approve a modified parking plan which incorporates existing on-site parking, existing parking on a gravel lot in a R.C.5 zone, and proposed new parking lot on contiguous B.L.-C.R. or in the alternative, to permit business parking in a residential (R.C.5 zone) or in the alternative, to allow both B.L.-C.R. lots to be used in the calculation of the F.A.R. Special Exception for a volunteer fire company. Variance to permit a gross floor area (both buildings) of 21,860 square feet in lieu of the allowed 8,800 square feet and a gross ground floor area (both buildings) of 16,360 square feet in lieu of the allowed 6,600 square feet; to permit a Floor Area Ratio of .485 in lieu of the allowed .20; to permit landscaping along the rear (north) and side (west) sides of the proposed Hall building, zero percent pervious area and zero trees in lieu of the C.R. district requirements for landscaping the entire front, side and rear setbacks, provision for 7% pervious area and provision for one tree per eight parking spaces; and to allow existing gravel surface parking lot to remain in lieu of required striped durable-dustless surface.

HEARING: Friday, August 20, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon, Director

c: Leslie M. Pittler, Esquire, #610 29 W. Susquehanna Avenue, Towson 21204

Hereford Volunteer Fire Co., Inc., 510 Monkton Road, Monkton 21111

Paul W. Botzler, P.E., PO Box 226, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 5, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

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



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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 13, 1999

Leslie M. Pittler, Esq.
29 W. Susquehanna Avenue, Suite 610
Towson, MD 21204

Dear Mr. Pittler:

RE: Case No.: 00-001-SPHXA, Petitioner: Hereford Volunteer Fire Co.,
Inc., Location: 510 Monkton Road

The above referenced petition was accepted for processing by the
Bureau of Zoning Review, Department of Permits and Development Management
(PDM), on July 1, 1999.

The Zoning Advisory Committee (ZAC), which consists of
representatives from several Baltimore County approval agencies, has
reviewed the plans that were submitted with your petition. All comments
submitted thus far from the members of the ZAC are attached. These
comments are not intended to indicate the appropriateness of the zoning
action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS*
DATE: August 2, 1999
SUBJECT: Zoning Item #001
Hereford Volunteer Fire Dept, 510 Monkton Rd.

Zoning Advisory Committee Meeting of July 17, 1999

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X_____ Prior to building permit approval , a Water Balance Assessment must be submitted due to changes in impervious surfaces. Wells are required to be at least 30' from proposed structures. A water usage letter must be submitted and septic system evaluated by Ground Water Management.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: August 4, 1999
Department of Permits & Development
Management

FROM: Robert W. Bowling, Supervisor *RWB/DMK*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 26, 1999
Item Nos. 525, 526, 528, 529, 530,
531, 532, 001, 002, 003, 004, 005,
006, 007, 009, 010, 011, 012, 013,
and 014

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 21, 1999

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 JULY 19, 1999

Item No.: 005, 006 (001), 530, Zoning Agenda:

Gentlemen:

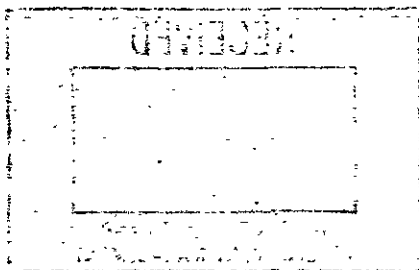
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.20.99

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

RE: Baltimore County
Item No. 001

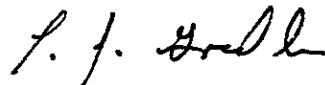
BR

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS 138 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 
Michael M. Lenhart, Chief
Engineering Access Permits Division

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.18.00

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

RE: Baltimore County
Item No. 001 TAG/R

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

hs
8/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

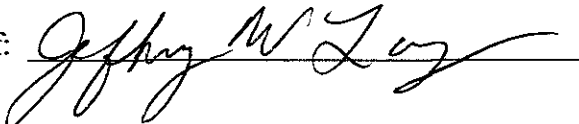
Date: August 11, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 001, 005, 023, 028, 030, 031, 032, 033, 034, 035, 038, 043, and 044

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

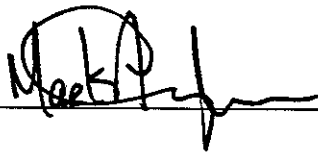
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

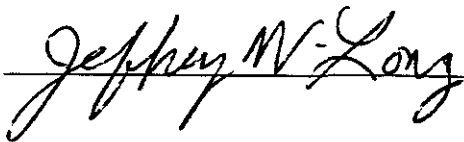
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
510 Monkton Road, N/S Monkton Rd, NEC Fire House
Ln, appx. 270' E of c/I York Rd
7th Election District, 3rd Councilmanic

Legal Owner: Hereford Vol. Fire Co., Inc.
Petitioner(s)

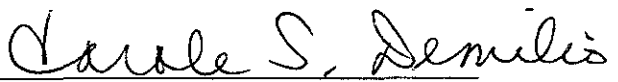
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-1-SPHXA

* * * * *

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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

Date: February 25, 2000

To: The File

From: Paula Jankowski-Davis

Subject: Meeting Regarding Land Acquisition - Firehouse Lane
J.O. 4-347-1 Hereford Storm Drains

A meeting was held on February 24, 2000 to discuss the County's proposed acquisition of land from the Hereford Volunteer Fire Company. Participants were: Paul Botzler and Richard Truelove, engineers for the Hereford VFC; Eric Rockel from the Bureau of Land Acquisition; Ed Bauer and Paula Jankowski-Davis from the Bureau of Engineering and Construction.

A request was made by Paul to shift the proposed property line of the parcel the County intends to purchase in fee by approximately 25 feet to the north. This would allow the VFC to lease land for another communications tower and increase green space for their proposed new building and parking lot. Ed agreed that we can make this change without consequence to our proposed SWM pond. Eric agreed to find out whether a minor sub is required.

Ed confirmed that the area that was shown on the plan as an easement and on the right-of-way plat as a fee taking will, in fact, be an easement.

The anticipated schedule for construction of the VFC project will be Fall 2000. It is expected that the construction of our SWM pond will also begin in Fall 2000, but the system, including outfall, is not expected to be completed until Spring of 2001. The VFC project will not be allowed to use the pond as a sediment pond during construction.

Tom Vidmar and Al Wirth of DEPRM will be responsible for making the decision as to what storm water management will be required for the VFC construction since our SWM pond is not expected to be completed for use for 6 months to a year after their construction project.

PJD:pjd

cc: Eric Rockel
Paul Botzler ✓
Richard Truelove
Don Weaver
Tom Vidmar



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 1, 2000

Mr. Richard J. Truelove, P.E.
406 West Pennsylvania Avenue
Towson, Maryland 21204-4228

Dear Mr. Truelove:

RE: Temporary Parking for a Building Addition, Hereford Volunteer Fire
Company, 510 Monkton Rd., Zoning Case #00-001-SPHXA, 7th
Election District

Thank you for your letter of April 19, 2000, to W. Carl Richards, Supervisor of
the Baltimore County Zoning Review Office. This correspondence has been referred to
me for reply.

Please be advised that the Zoning Review Office will consider the temporary
required parking for the banquet hall (only) as within the spirit and intent of the
referenced zoning hearing. When applying for the building permit for the banquet hall;
the zoning hearing, this spirit and intent letter, and the adjusted parking calculations must
be shown on the site plan to accompany the building permit application. The use of the
temporary parking spaces from the hardware store shall not exceed 1 year from building
permit approval, and the fire department shall not utilize those spaces during the store's
operating business hours.

When the new parking facility is constructed, an amended site plan must be filed
illustrating the new parking area and calculations that conform with the zoning hearing
plan.



Census 2000



For You, For Baltimore County



Census 2000



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

Mr. Richard J. Truelove, P.E.

May 1, 2000

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'm Kellman', with a stylized, cursive script.

Mitchell Kellman
Planner II
Zoning Review

MK:kew

RICHARD J. TRUELOVE, P.E., INC.
CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

mjk
To: ~~Jem~~
4/21/00 ua
See me
no \$ needed
permits

April 19, 2000

Mr. Carl Richards
Baltimore County Department of
Permits & Development Management
111 West Chesapeake Avenue
Towson, Md. 21204

RE: Building Addition & Fire Station Improvements
Hereford Volunteer Fire Co.
510 Monkton Road
Case # 00-001- SPHXA

Dear Mr. Richards,

The above project consists of the relocation of the Fire Company's Banquet Hall into a new adjacent building and the renovation of the existing building into an improved Fire Station. An on-site parking lot to provide the additional required parking is planned in an area currently used as ball fields. The new parking will require stormwater management, (SWM). The county has a regional facility being designed on land adjacent to the Fire Company property that will provide SWM for the new parking.

As we discussed at our meeting of April 5, 2000, and as documented in the enclosed County memorandum regarding the Public Works J.O.4-347-1, the County's regional storm water management facility will not be complete until mid-year 2001. DRPRM will not approve the permit to build the proposed parking lot without the County SWM facility in-place, providing for run-off management.

We are asking for your approval to permit the construction of the Banquet Hall to start before that time. We expect to submit the building permit for the Banquet Hall Mid-year 2000. The Banquet Hall would be operational when completed, but the second floor Meeting Hall above it would not be used until the SWM facility is in place allowing the additional parking required for it to be constructed. This interim period could last from only a few months to a year, depending on the Public Works Department. The Banquet Hall building is placed on existing paving so there is no increase in run-off. The only question is the provision of the additional parking.

We have revised the plan used for our Special Hearing to illustrate sufficient on-site/off site parking arrangements to support the 1st floor of the Banquet Hall (only) as a public hall, during this interim period. The proposed 2nd floor Meeting Hall (5500 S.F.) will remain unused until the on-site parking can be constructed. There is sufficient parking on-site, on an adjacent lot

Hereford Volunteer Fire Company
Interim parking plan
April 19, 2000

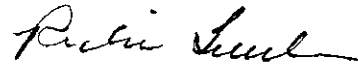
Page 2

owned by the Fire Company, and on an interim basis on the existing parking lot for Foster's Hardware, approximately 150' from the Fire Company. As shown on the enclosed plan there are approximately 141 spaces provided in this manner, and 113 spaces required.

We believe that this arrangement meets the "spirit and intent" of the original case #00-001-SPHXA. If your office concurs, we ask that you issue a "spirit and intent" letter regarding the zoning relief granted to the Fire Company as a result of Case No. 00-001-SPHXA.

Please let us know if we can provide any additional information to assist in your decision.

Very truly yours,



Richard Truelove

Hereford Volunteer Fire Company, Inc.

510 Monkton road
Monkton, Maryland 21111
Phone/Fax 410-887-1934
Organized 1924

January 30, 1998

Parking Agreement

This parking agreement is between Foster Brothers Hardware, 16925 York Road, Monkton, Maryland 21111 and The Hereford Volunteer Fire Company, Inc., 510 Monkton Road, Monkton, Maryland 21111.

Foster Brother's Hardware is located directly across Monkton Road from the Fire Company and adjacent to the Fire Company's parking lot.

Foster Brother's Hardware agrees to allow The Fire Company to use their parking lot as overflow parking, during capacity function, to use their parking lot. The Fire Company will notify Foster Brothers when a large crowd is anticipated. The major numbers of large functions occur on Saturday evenings as well as Sundays when Fosters Hardware is closed.

Foster Brother's Hardware will not be liable for any damages or injuries to Fire Company patrons.

This agreement will not become part of the deed of either party.

Foster Brother's Hardware

Bruce E. Wisnom 1-31-98
Bruce Wisnom, Owner Date

Catherine Wisnom 1-31-98
Catherine Wisnom, Owner Date

Hereford Volunteer Fire Company, Inc.

Wayne G. Smith 1-31-98
Wayne G. Smith, President Date

Charles Robertson 1-31-98
Charles Robertson Chairman Date
Board of Directors



PAUL WILSON BOTZLER P.E.

1121 bernoudy road, white hall, md. 21161

OBJECTIVE

Responsibilities in management, operations or inspections of construction projects or building design, with a stable, growing company.

EMPLOYMENT HISTORY

TAMTECH SERVICES, INC.

1996- present

P.O. BOX 226

GLEN ARM, MD 21057

President , Design Principal

Founded, Sub-S corporation which serves lenders, architects, contractors and property owners with inspection, structural design and consultation services.

TAMARACK CONSTRUCTION CO., INC.

P.O. BOX 226

GLEN ARM, MD 21057

President, Chief Executive Officer

1983-present

Responsible for management and direction of all facets of a medium-sized, closely held , design/build commercial construction company.

Initiated, estimated and negotiated construction contacts with clientele?

Planned, designed and permitted architectural drawings as Engineer of Record for many commercial projects.

Hired, supervised and directed company employees in the field operations of construction.

Contracted and directed all subcontractors toward efficient completion of construction projects.

Purchased, implemented, and administrated company support benefits of general insurance, health insurance, Workman's Compension insurance, and retirement plans.

Directed management of several investment properties.

Vice- President

1979-1983

Designed, administrated, and supervised commercial construction projects.

TAMARACK CORPORATION, Developer
GLEN ARM, MD 21057

1977-1979

Project Engineer

Assisted and directed civil engineers, architects, real estate brokers and developers on the design and development of speculative and build-to suit commercial projects.

CALLAHAN ASSOCIATES, Consulting Engineers
TOWSON, MD 21204

1975-1977

Structural Design Engineer

Provide structural design & drafting for steel, concrete and timber structures and components.

ROBERT B. BALTER CO., Engineers
OWING MILLS, MD

1974- 1975

Materials Testing Lab Technician

EDUCATION AND AFFILIATES

Johns Hopkins University, Baltimore MD
Bachelor of Engineering Science, 1974
University of Maryland, College Park, MD
Masters of Science; Structural Engineering, 1976
Certified Professional Engineer,
Licensed in Maryland, 1979

Memberships: National Society of Professional Engineers
Associated Builders & Contractors, Inc.
ABC Outstanding Project Award, 1989 & 1990
National Association of Eagle Scouts
National Association of Industrial and Office Parks

PERSONAL

Married, two children, excellent health, active in community, Recreation Council, Boy Scouts, church and volunteer service; enjoy outdoor sports and music.

REFERENCES

Professional and character references are available on request.

TAMTECH SERVICES, INC.

P. O. BOX 226 GLEN ARM, MARYLAND 21057

(410) 592-5020

A.I.A. Document A305 Item 3.6

Paul W. Botzler, P.E.

Paul Botzler majored in Engineering Science at Johns Hopkins University and graduated in 1974 with a Bachelor of Science in Civil Engineering. Paul began working for construction firms while continuing his studies in the engineering field. Mr. Botzler graduated from the University of Maryland with a Masters of Science Degree in Structural Engineering in 1975 and expanded his work experience as a Structural Design Engineer for Callahan Associates. After completion of the State Board Requirements, Paul obtained his Professional Engineering License from the State of Maryland in 1979. Mr. Botzler then joined his father's construction firm and gave Tamarack the ability to provide in-house design and construction of office, warehouses, shopping centers, and R&D facilities. Over the years, he has provided the structural and architectural design for many of Tamarack's completed projects. As a result of his years on construction, his educational qualifications and his experience as investment property owner, Tamarack Construction Company has become versatile in all phases of construction and a respected consultant in the construction industry.

HEREFORD COMMUNITY ASSOCIATION

NOV. 13, 1998

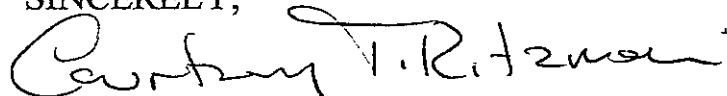
RON CROFT
CHAIRMAN of THE BUILDING COMMITTEE
HEREFORD VOLUNTEER FIRE CO.
MONKTON ROAD, MONKTON, MD. 21111

Re: THE RENOVATION & EXPANSION of THE HEREFORD FIRE CO.
BUILDING

Dear Ron,

The Hereford Community Association, at its November 10th meeting, voted unanimously in support of the expansion and renovation of the fire co.

SINCERELY,



COURTNEY T. RITZMANN
CORRESPONDING SECRETARY
221 EVERETT ROAD
MONKTON, MD. 21111

VOICE: 410-343-0243 FAX: 410-357-4028

HEREFORD COMMUNITY ASSOCIATION:

December 12, 1997

William Hughey
Planning Office of Baltimore Co.
401 Bosley Ave.
Towson, Md. 21204

Re: The Hereford Volunteer Fire Co.

Dear Mr. Hughey,

I am writing to inform you that at the December meeting of the Hereford Community Association the members and community showed that they are unanimously in favor of the expansion of the Hereford Volunteer Fire Co.

Sincerely,

Courtney T. Ritzmann
Corresponding Secretary
221 Everett Road
Monkton, Md. 21111

voice: (410) 343-0243 fax: (410) 357-4028

FRI. 8/20/09
@ 2:00 PM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

00-001-SPHXA
510 MONKTON RD. ADDRESS

Ron Cz
NAME

516 MONKTON RD
ADDRESS

KENNETH C BOLLINGER JR

400 CORRETT RD MONKTON MD 21111

RICHARD G BILGER SR

745 MONKTON RD MONKTON MD.

MARK E. GARDNER

1400 MT. CARMEL ROAD PARKTON, MD 21120

KENNETH C. BOLLINGER, JR

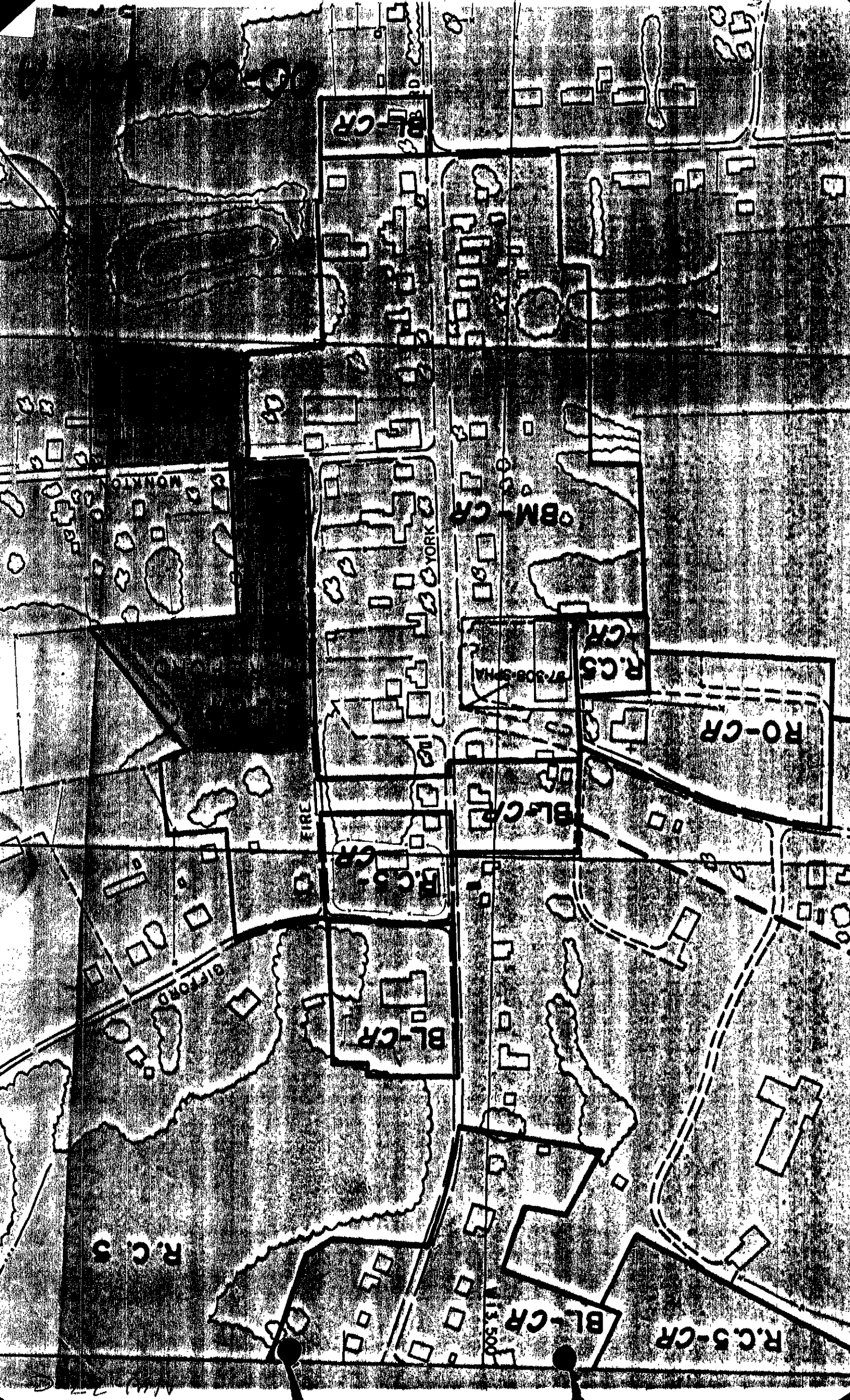
276 EVERETT RD MONKTON, MD 21111

PAUL W. POTZLER, P.E.

PO BOX 226 Glen Arm MD. 21057



7 Hunter Lake Ct. Upper Co MD



BL-CR

BM-CR

R.C.S

RO-CR

BL-CR

R.C.S

BL-CR

BL-CR

R.C.S-CR

R.C.S

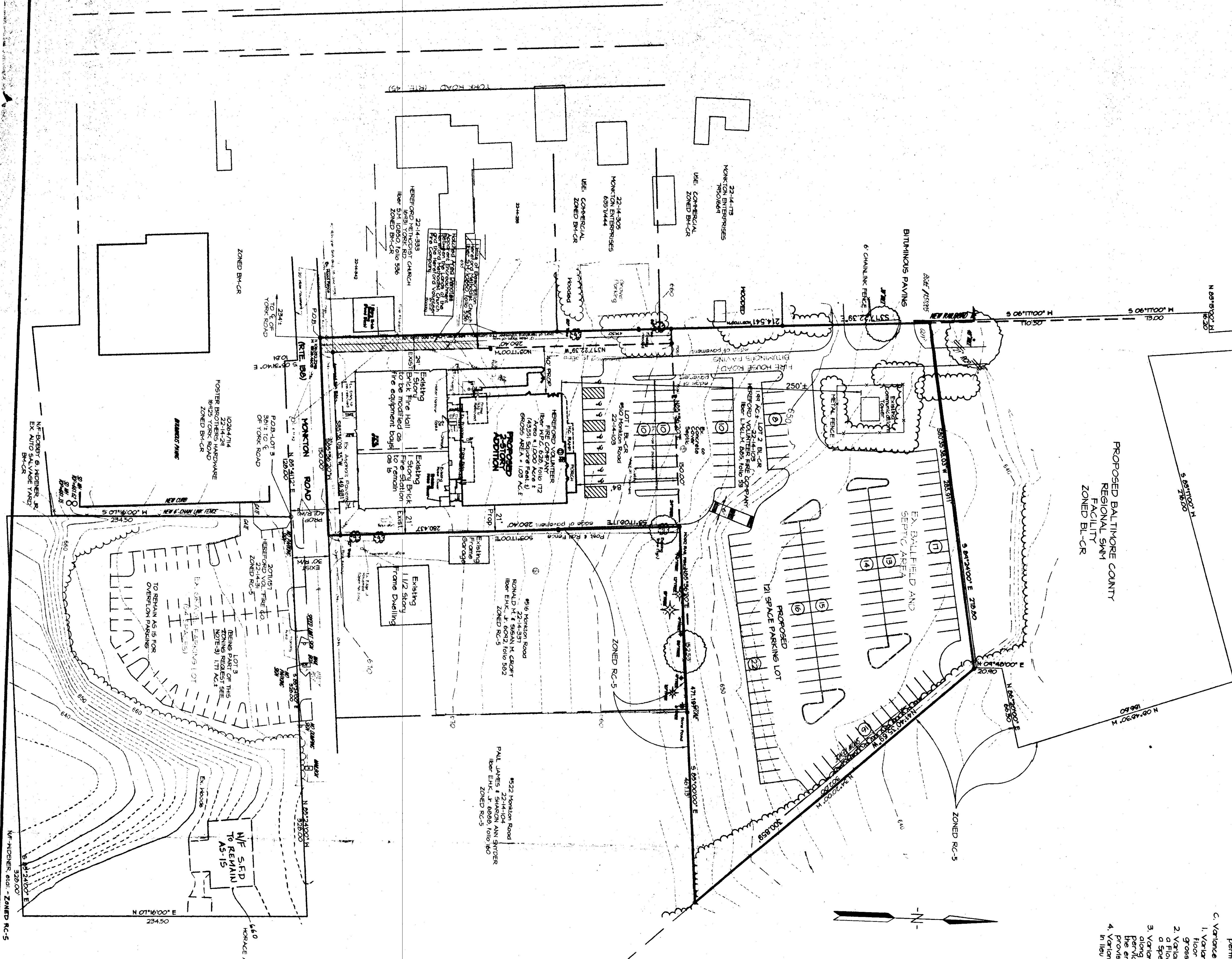
FIRE

BIFORD

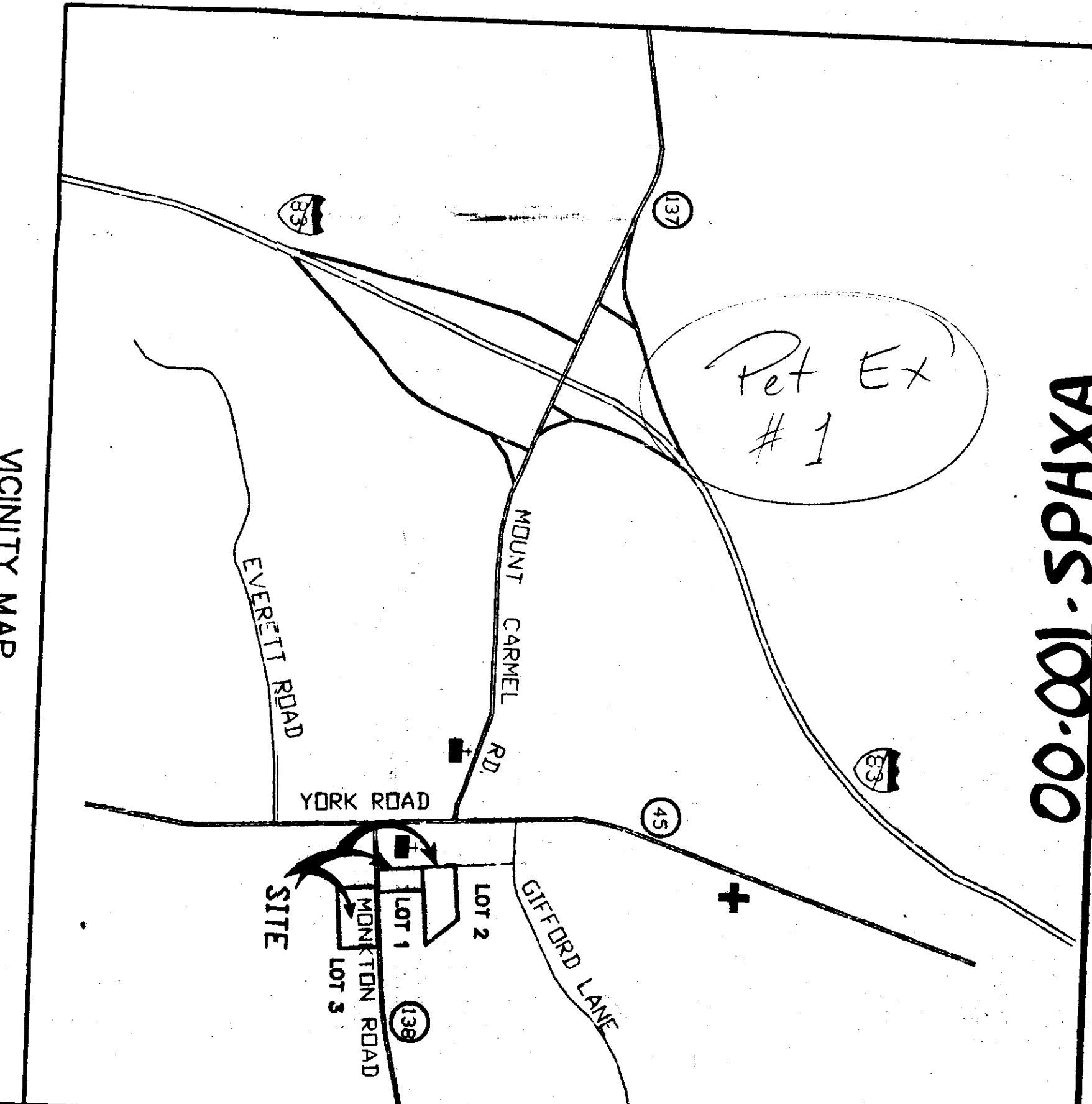
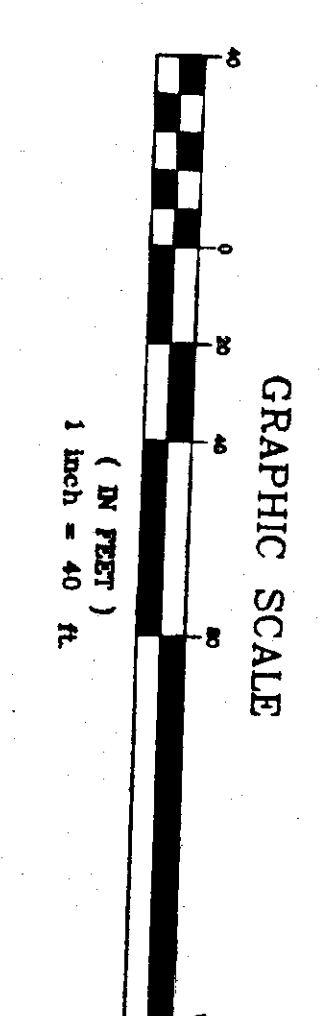
YORK

MONKTON

1. Bearings and coordinates depicted herein are referred to the Survey Control of the Baltimore County Metropolitan District by the following reference points:
- | Point | Bearing | Distance | Elevation |
|---------|-----------------|----------|-----------|
| 1336.11 | N 07° 12' 00" E | 1336.11 | 646.64' |
| 1336.11 | N 07° 12' 00" E | 1336.11 | 646.64' |
| 1336.11 | N 07° 12' 00" E | 1336.11 | 646.64' |
2. Vertical datum depicted herein is referenced to the aforesaid stations noted in Item 1 and their respective elevations.
3. This plan of survey was prepared without the benefit of a Title Report and is not intended to be used as a basis for title.
4. The earth, stones, and trees, and all other things shown on a survey prepared or purchased by the Baltimore County Metropolitan District are shown as they are or as they were at the time of the survey and are not intended to be used as a basis for title.



- ZONING REQUIREMENTS:**
1. Special Hearing
 2. Special Hearing to Amend the previously approved Special Exception for
 3. Special Hearing to Amend the previously approved Special Exception for
 4. Special Hearing to Amend the previously approved Special Exception for
- VARIANCES:**
1. Variance from regulations of section 25-3-1.1 to permit a gross floor area (both buildings) of 210,000 sq. ft. in lieu of the allowed 160,000 sq. ft.
 2. Variance from regulations of section 25-3-1.1 to permit a gross floor area (both buildings) of 160,000 sq. ft. in lieu of the allowed 160,000 sq. ft.
 3. Variance from regulations of section 25-3-1.1 to permit a gross floor area (both buildings) of 160,000 sq. ft. in lieu of the allowed 160,000 sq. ft.
 4. Variance from regulations of section 25-3-1.1 to permit a gross floor area (both buildings) of 160,000 sq. ft. in lieu of the allowed 160,000 sq. ft.



- NOTES:**
1. Company Addressable Address: 510 Monkton Road, Baltimore, MD 21220
 2. Deed Reference: Liber WPC 628 Folio 173
 3. Gross Site Area: Lot 1 1.03 AC (45,271 sq. ft.) (including 301 sq. ft. of Monkton Rd. R/W)
 4. Zoning Map No. 3E (M-21-C)
 5. Current zoning: BL-CR - Lots 12 (RC-5 - For Lot 3)
 6. Existing use: Volunteer Fire Station and accessory uses (fuel, purpose hall, fire station and accessory uses, etc.)
 7. Floor Area Ratio: 0.20
 8. Gross Floor Area: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 9. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 10. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 11. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 12. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 13. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 14. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 15. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 16. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)
 17. Proposed: 210,000 sq. ft. (160,000 sq. ft. for building, 150,000 sq. ft. for parking)

PLAN TO ACCOMPANY ZONING HEARINGS, SPECIAL HEARINGS, SPECIAL EXCEPTION, AND VARIANCES:

FOR HEREFORD VOLUNTEER FIRE COMPANY, INC.

ELECTION DISTRICT - 7

COUNCILMANIC DISTRICT - 3

#510 MONKTON ROAD

WHITNEY, BAILEY, COX & MAGNANI

Consulting Engineers

849 Fairmount Avenue

Baltimore, Maryland 21286

(410) 512-4500

- SILE PLAN TO ACCOMPANY
 BUILDING PERMIT APPLICATION
 INTERIM CONDITIONS
 HERFORD VOLUNTEER FIRE COMPANY, INC.
 #510 MONKSTON ROAD
 ELIZON DISTRICT 1, CONSUMERS DISTRICT 3
 BURNING CANYON, HART AND
 APRIL 10,2020
 SCALE AS SHOWN

