

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W/S North Point Road, 100' N		
of centerline Delmar Avenue	*	DEPUTY ZONING COMMISSIONER
15 th Election District		
7 th Councilmanic District	*	OF BALTIMORE COUNTY
(6521 North Point Road)		
	*	CASE NO. 00-329-SPHA
Wells-McComas Post #2678 VFW, Inc.		
Petitioner	*	
	* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, the Wells-McComas Post #2678 VFW, Inc., by and through Billy Horne, its Commander. The special hearing request is for property owned by the Petitioner, located at 6521 North Point Road in the Edgemere area of Baltimore County. The special hearing request is to amend the special exception in Case No. 92-262-XA for a revision to the proposed parking area and to approve an exception to the residential transition area requirements for a community building in accordance with Section 1B01.B.1.g.10. In addition to the special hearing request, the Petitioners are also requesting the following variances: 1) from Section 409.8.A.2 to permit a stone parking lot in lieu of the required durable and dustless surface; 2) from Section 409.8.A.6 to permit a non-striped parking lot in lieu of the required striped lot; and 3) if necessary, a variance from Section 1B01.B.1.e.5 to allow a 13 ft. parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75 ft. setback and a 10 ft. wide buffer in lieu of the minimum required 50 ft. wide buffer.

Appearing at the hearing on behalf of the requests were Elmer Rudacille, Phil Medlin and Louis Caralle, appearing on behalf of the VFW, Geoffrey Schultz, Vice-President of McKee &

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 Date 3/28/2000
 By J. P. G. [Signature]

Associates, professional engineers, also attended the hearing. The Petitioner was represented by Howard L. Alderman, attorney at law. Appearing in opposition to the Petitioner's request were several neighbors of the subject property: Margaret Cotter, Edna Bittner, Dorothy Harrison and Robert Bittner.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of 6.89 acres, more or less, zoned D.R.5.5. The subject property is located on the northwest side of Delmar Avenue, south of North Point Road in the Edgemere area of Baltimore County. The subject property is improved with an existing one-story brick building containing 18,153 sq. ft. Accessory parking is also provided on the property. The building and property are home to the Wells-McComas Post #2678 VFW, Inc. Testimony and evidence indicated that the Petitioners were originally granted permission to utilize the subject property as their VFW post in Case No. 92-262-XA. That approval came by Order dated the 24th day of March, 1992, issued by Lawrence E. Schmidt, Zoning Commissioner for Baltimore County. Commissioner Schmidt also granted the Petitioners a variance to allow 154 parking spaces in lieu of the required 171. The building wherein the VFW operates was in existence prior to their purchase of the property. It was the former home of the Baltimore Christian Academy. The Petitioners purchased the property and converted the building from a school house to its present use.

In addition to allowing the Petitioners to utilize the building and property, Commissioner Schmidt also required that they submit a landscape plan for review and approval by the Baltimore County Landscape Planner. He also required that the landscaping be installed on the property. In addition, the Petitioner was to install the parking lot as shown on the site plan that was submitted in Case No. 92-262-XA.

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By R. J. J. J.

Testimony and evidence offered at the hearing indicated that the Petitioners have failed to provide any landscaping on the subject property since they began occupying the site in 1992. Furthermore, the Petitioners never installed the requisite parking lot, as was also required by Commissioner Schmidt in his Order. In addition, the Petitioners have filled in a wetland area along the entrance road to the site.

The Petitioners, pursuant to this request, are now asking that the previously approved parking lot be modified to allow them to install a gravel surface in lieu of the durable and dustless surface which was approved by Commissioner Schmidt and to allow the parking lot to be situated 13 ft. from the rear yard property lines of those residents living along Delmar Avenue. Some of the Delmar Avenue residents appeared in opposition to the Petitioners' request and others signed a petition in opposition, which was submitted into evidence at the hearing before me. The Petitioners still propose to provide the 154 parking spaces but with a different surface and configuration than that approved by Commissioner Schmidt.

As stated previously, several residents who live along Delmar Avenue appeared in opposition to the Petitioners' request. These residents are also members of the VFW post, the Petitioner herein. They fully support the VFW and participate in many of the functions that occur at this facility. They strongly object to the reconfiguration of the parking lot as shown on Petitioners' Exhibit No. 1. They also oppose a gravel surface in lieu of the paved macadam, which was previously approved by Commissioner Schmidt. They testified that the new parking lot design provides parking spaces much too close to the rear of their homes. They are concerned over the noise generated by automobiles and persons leaving the VFW hall after a night of drinking and socializing. Many of the events at the VFW hall end at 1:00 a.m. in the morning, and there is a current proposal to extend those affairs until 2:00 a.m. These residents

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BY J.E. JAMES

are concerned over the noise generated by automobiles starting their engines and the sound of those vehicles traveling on a gravel parking lot. They were also concerned over the noise generated by the individuals who may be talking while walking to their vehicles, all of which will occur within 13 ft. of their rear property line. They feel that the previously approved parking lot design, which was approved by Commissioner Schmidt in 1992, is appropriate and allows for a sufficient buffer from the parking area to their homes. They simply ask that the Petitioners provide the parking lot that was approved at the time they were given permission to occupy the property in the first place.

They further testified that many of the residents along Delmar Avenue failed to complain when the VFW did not install the required landscaping around the property and failed to pave and provide the requisite number of parking spaces. They knew that these additional improvements would be costly and the money was simply not available to the VFW at that time to finalize these improvements. They still question, at this time, the need to install this additional parking lot when the parking lots currently in use are more than adequate to meet the needs of the VFW. Overflow parking is now provided in a grassy area of the property and is used during well-attended events. They believe that this practice could continue and that the additional parking lot not be installed at this time. These residents have some concerns that the VFW may propose to engage in other commercial ventures that might generate the need for this additional large parking area. One resident submitted a newspaper clipping indicating that the VFW is currently allowing public auctions to take place on the property which they feel are commercial in nature and not within the purpose of a community building. The residents were concerned that these public auctions may begin to take place outside of the VFW hall on the property itself, thereby generating the need for this large parking lot.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 3/28/2000 BY R. J. JENSEN

Testimony also offered by those in opposition to the Petitioners' request expressed concern over the wetness of the land whereupon the parking lot is proposed to be located. Mr. Bittner was particularly concerned over the saturation of the ground and the inability of stormwater to properly drain from the property. Mr. Bittner also indicated that the present site plan of the property fails to show wetlands on the site that were previously shown on the site plan submitted at the hearing with Commissioner Schmidt. Mr. Bittner submitted a photocopy of that site plan which show areas of wetlands that are not shown on the current site plan. However, it should be noted that those wetland areas are away from the proposed parking area.

My site visit to the property corroborated Mr. Bittner's testimony as to the saturation of the property whereupon the parking lot is now proposed to be located. My site visit occurred on Thursday, March 23, 2000, which was one day after a rain event. I did witness ponding and puddling of water on the property and noticed the saturation beneath my feet as I walked on the Petitioners' property, in the area along the rear of the homes of those residents who reside on Delmar Avenue. I also noticed saturation in the area where the parking lot is now proposed to be constructed.

As stated previously, the Petitioners are requesting a special hearing for a finding that the use of the subject property falls within an exception to the Residential Transition Area requirements as set forth in Section 1B01.B.1.g.10 of the Baltimore County Zoning Regulations. Counsel for the Petitioners argued at the hearing that the use of the property by the Veterans of Foreign Wars as a community building falls within that exception and, therefore, no variance is necessary to allow the parking lot to be situated 13 ft. from the rear property lines of those residents on Delmar Avenue. However, my review of Section 1B01.B.1.g.10 results in a different conclusion. In my opinion, the exception to the RTA requirements only applies to a

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BY [Signature]

"new" community building and the requested exception must be entertained by the Zoning at the same time that the special exception for a community building is heard. This would have enabled Commissioner Schmidt, in the 1992 case, to make a finding that the proposed improvements were planned in such a way to comply with the RTA requirements to the extent possible. This particular exception should have been entertained by Commissioner Schmidt at the time he heard the special exception request in 1992. It is not appropriate to allow the exception at this time. Therefore, the Petitioners' request for special hearing for a finding that the exception applies shall be denied.

As an alternative, the Petitioners have requested variance relief to allow this new parking lot to be situated 13 ft. to a property line, non-striped and constructed out of stone in lieu of a durable and dustless surface. After considering the testimony and evidence offered at the hearing before me, I find that the requested variance relief should also be denied. In reaching this decision I relied not only on the testimony and evidence of the citizens who attended the hearing, as well as my personal site visit to the property, but also upon the Order of Commissioner Schmidt dated the 24th of March, 1992. Commissioner Schmidt imposed conditions and restrictions upon the Petitioners at that time. Attached to his Order were comments from both Department of Environmental Protection and Resource Management (DEPRM), as well as the Office of Planning and Zoning. Commissioner Schmidt deemed it necessary to attach those comments to his Order so that the Petitioners would comply with the comments contained therein. Specifically, the Planning comment dated January 29, 1992 identified the importance of insuring that an entire 75 ft. RTA buffer be provided between the proposed parking lot and those residents residing along Delmar Avenue. In addition, the Planning Office's comment also required this entire buffer area to be planted with landscape

DATE 3/28/92
BY J.P. JAMESON
OFFICE OF PLANNING AND ZONING

material in order to protect those residences along Delmar Avenue from the VFW use of this property. No doubt, this 75 ft. buffer, along with the appropriate landscaping provided Commissioner Schmidt with a level of comfort that enabled him to grant the special exception in the first instance. Therefore, I believe it is critical to require that the 75 ft. buffer remain at this time.

The Protestants who attended the hearing before me, were many of the same who appeared at the hearing before Commissioner Schmidt in 1992. They fully supported the VFW's request for special exception in 1992 based in part on the location and design of their parking lot. It is not appropriate to modify that design at this time, to the detriment of these residents.

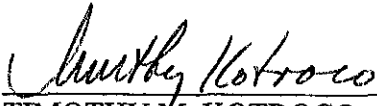
Therefore, having considered the testimony and evidence of the Petitioners, as well as the Protestants who attended the hearing, and my personal site visit to the property, I find that for the reasons stated within this Order, the special hearing request to amend Special Exception Case No. 92-262-XA, to allow a revision to the proposed parking area and to approve an exception to the Residential Transition Area requirements for a community building, in accordance with Section 1B01.b.g.10 should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of March, 2000, that the Petitioner's Request for Special Hearing to amend the Special Exception Case No. 92-262-XA for a revision to the proposed parking area and to approve an exception to the Residential Transition Area requirements for a community building, in accordance with Section 1B01.b.g.10, be and is hereby DENIED.

IT IS FURTHER ORDERED that the variance request from Section 409.8.A.2 to allow a stone parking lot in lieu of the required durable and dustless surface and to permit a non-striped parking lot in lieu of the required striped lot, be and is hereby DENIED.

IT IS FURTHER ORDERED that the variance request to allow a 13 ft. parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75 ft. setback and a 10 ft. wide buffer in lieu of the minimum required 50 ft. wide buffer, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/28/2000
By J. P. Johnson



Baltimore County
Zoning Commissioner

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

March 29, 2000

Howard L. Alderman, Esquire
Levin & Gann, P.A.
113 w. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing & Special Exception
Case No 00-329-SPHA
Property: 6521 North Point Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Hearing and Special Exception have been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Mr. Billy R. Horne, Commander
Wells-McComas Post #2678 VFW, Inc.
6521 North Point Road
Baltimore, Maryland 21219

Mr. Geoffrey C. Schultz, Vice-President
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, Maryland 21030

Mr. Louis F. Caralle
2813 Wells Avenue
Baltimore, Maryland 21219 .

Mr. Phil Medlin
2127 Oak Road
Baltimore, Maryland 21219

Mr. Elmer Rudacille
2408 Carolyn Avenue
Baltimore, Maryland 21219

Mr. & Mrs. Robert R. Bittner, Sr.
2916 Delmar Avenue
Baltimore, Maryland 21219

Ms. Margaret S. Cotter
2906 Delmar Avenue
Baltimore, Maryland 21219

Ms. Dorothy Harrison
2920 Delmar Avenue
Baltimore, Maryland 21219



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6521 North Point Road

which is presently zoned D.R. 5.5

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

Special Hearing

An amendment to special exception Case No. 92-262-XA for a revision to the proposed parking area and to approve an exception to Residential Transition Area requirements for a community building in accordance with Section 1B01.B.1.g.10.

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:

Howard L. Alderman, Jr.

Name - Type or Print

Signature Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Address Telephone No.

Towson, Maryland 21204 (410) 321-0600

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Law Offices of
LEVIN & GANN, P.A.

118 Chesapeake Building

Address 305 W. Chesapeake Avenue

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Wells-McComas Post #2678 VFW, Inc.

Name - Type or Print

Signature

By: Billy R. Horne, Commander

Name - Type or Print

Signature

6521 North Point Road (410) 477-1543

Address Telephone No.

Baltimore, Maryland 21219

City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz, Vice President

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address Telephone No.

Cockeysville, Maryland 21030

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 2/10/00

Case No. 00-329-SPHA

REC'D 9/15/98

ORDER RECEIVED FOR FILING



for the property located at 6521 North Point Road

which is presently zoned D.R. 5.5

#6521 North Point Road Requested Variances

See Attachment (Page Two)

See Attachment (Page Two)

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.

Legal Owner(s):

Wells-McComas Post #2678 VFV, Inc.
Name - Type or Print

Signature _____
By: Billy R. Horne, Commander
Name - Type of Print _____

Signature		
6521 North Point Road (410) 477-1543		
Address		Telephone No.
Baltimore, Maryland 21219		
City	State	Zip Code

<u>Representative to be Contacted:</u>		
Geoffrey C. Schultz, Vice President McKee & Associates, Inc.		
<u>Name</u>		
5 Shawan Road, Suite 1 (410) 527-1555		
<u>Address</u>		<u>Telephone No.</u>
Cockeysville, Maryland 21030		
<u>City</u>	<u>State</u>	<u>Zip Code</u>

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By CTM Date 2/10/00

Case No. 00-329-SPHA

REV 9/15/98

6521 NORTH POINT ROAD REQUESTED VARIANCES

- 1) Variance to Section 409.8.A.2 to permit a stone parking lot in lieu of the required durable and dustless surface.
- 2) Variance to Section 409.8.A.6 to permit a non-striped parking lot in lieu of the required striped lot, and
- 3) **if necessary**, Variance to Section 1B01.B.1.e.5 to allow a 13-foot parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75-foot setback and a 10-foot wide buffer in lieu of the minimum required 50-foot wide buffer.

HARDSHIP & PRACTICAL DIFFICULTY

The use of stone in lieu of macadam increases the amount of pervious areas on-site resulting in improved water quality and compliance with CBCA regulations with less wetland disturbance and a smaller stormwater facility. Additionally, the proposed lot is to be used for overflow parking for several events during the year only, and will not be subject to every day wear and tear. Additional reasons will be presented at the Zoning Hearing.

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

February 9, 2000



ZONING DESCRIPTION OF 6521 NORTH POINT ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the west side of North Point Road (60-foot wide right-of-way) at the distance of 100 feet north of the centerline of Delmar Avenue (40-foot wide right-of-way), thence running South $40^{\circ} 50' 29''$ West, 1,450.62 feet, North $08^{\circ} 22' 51''$ East, 208.85 feet, ~~South $60^{\circ} 06' 53''$ East, 25.65 feet,~~ ^{$N 08^{\circ} 18' 19'' E$ 63.67 feet, $N 08^{\circ} 18' 31'' E$ 18.29 feet,} by a curve to the left having a radius of 3,819.70 feet, a distance of 453.30 feet, North $68^{\circ} 51' 39''$ East, 279.89 feet, by a curve to the left having a radius of 1,039.93 feet, a distance of 224.75 feet, North $43^{\circ} 46' 59''$ East, 310.38 feet, North $86^{\circ} 44' 59''$ East, 86.09 feet, and South $51^{\circ} 19' 31''$ East, 97.40 feet to the place of beginning.

CONTAINING 6.89 acres of land lying in the 15th Election District of Baltimore County and being recorded in Deed, Liber 9304, Folio 168.

00-329-5PHA

329

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078681

DATE 10/10/00 ACCOUNT 1-101-0150

AMOUNT \$ 1,500.00

RECEIVED FROM: WILLIAMSON COUNTY, TENNESSEE

FOR: STATE OF MARYLAND

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

#329

PAID RECEIPT
DATE 10/10/00 AMOUNT \$1,500.00
BY [Signature] FOR [Signature]
CASH ON HAND
BALANCE 10/10/00 \$1,500.00
TOTAL \$1,500.00
WILLIAMSON COUNTY, TENNESSEE

00-329-
SPHA
CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND DEPARTMENT ORDER FOR DIRECT PAYMENT

DP NUMBER - 81674

VENDOR SOCIAL SECURITY #		PAYEE'S NAME AND ADDRESS		DESCRIPTION		PAYMENT AMOUNT	
		Wells-McComas Post No. 2678 VFW, Inc.		Overpayment of Filing Fee (Case No. 00-329).		\$150.00	
c/o McKee & Associates, Inc.				Miscellaneous Receipt No. 078681			
5 Shawan Road, Suite 1				Contact Name: Geoffrey Schultz			
Cockeysville, MD 21030				Contact Telephone: 410-527-1555			
TYPE CODE # (See Reverse) 19		New Vendor Federal I.D. # - Give One:		1099 EXEMPT			
(TYPE CODE MUST BE ASSIGNED OR DP FORM MAY BE RETURNED)		Employer I.D. # 521066939-00		☐ Yes			
		OR		☐ No			
		Soc. Sec. #:					

PAYMENT METHOD - Check ONE

☒ CHECK

☐ ACH

☐ FED WIRE

ACCOUNTING PERIOD

M M Y Y

LINE	PERCHASE ORDER	INVOICE	VENDOR INVOICE	FEIN	AGCY	ORC	SUB ORG	AGTY	OBJ	SUB OBJ	REV SRC	SUB REV	REP CAT	BS	AMOUNT	ID	PE
0 1				001	006						6150				\$150.00		
0 2																	
0 3																	
0 4																	
0 5																	
0 6																	
0 7																	
0 8																	
0 9																	
0 0																	

REQUESTED BY: W. Carl Richards, Jr. 3391

Name of Person ext.

APPROVED FOR PAYMENT:

DISBURSEMENT APPROVED ☐

Permits and Development Management M.S 1105

NAME OF AGENCY OR DEPARTMENT

AUTHORIZED SIGNATURE

February 17, 2000

DATE

Stella R. Lowery

3353

TYPED Name of Authorized Signature Above

- ☐ Call above Dept. to Pick up Check
- ☒ Mail Check to Payee
- ☐ Enclosure to be mailed with Check

NO. 1000

10-11-77

RELATIVE TO
 RUNWAY - THIS CHECK,
 PLEASE PREPARE A
 REFUND CHECK IN
 THE AMOUNT OF
 \$150.00 PAYABLE
 TO;
 WELLS-MCCOMAS
 POST # 2678 VFW,
 INC. AND MAIL TO;
 MCKEE & ASSOCIATES, INC.
 5 SHAWAN ROAD, SUITE 1
 COCKEYSVILLE, MD 21030
 THANKS LLOYD

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: #00-329-SPHA

8521 North Point Road

W/S North Point Road, 100' N of centerline Delmar Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): Wells-McComas Post #2678 VFW, Inc.

Special Hearing: to amend special exception in case number 92-262-XA. **Variance:** to permit a stone parking lot in lieu of the required durable and dustless surface; to permit a non-striped parking lot in lieu of the required striped lot; and, if necessary, to allow a 13-foot parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75-foot setback and to allow a 10-foot wide buffer in lieu of the minimum required 50-foot wide buffer.

Hearing: Monday, March 20, 2000 at 11:00 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 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.

3/013 March 2

C373294

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/21, 2000

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 3/21, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 00-329-SPHA

Petitioner/Developer: VFW

% MCKEE

Date of Hearing/Closing 3/20/00

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 #6521 NORTH

POINT RD.

dated on

3/4/00
(Month, Day, Year)

Sincerely

Patrick M. O'Keefe 3/8/00

(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 410-905-857

(Telephone Number)

Post-It® Fax Note 7671

Date 3/4/00 # of pages 1

To <u>L. SCHMIDT</u>	From <u>O'KEEFE</u>
Co./Dept. <u>ZONING</u>	Co.
Phone #	Phone # <u>512-4621</u>
Fax # <u>887-3468</u>	Fax # <u>324-4100</u>

Post-It® Fax Note 7671

Date 3/4/00 # of pages 1

To	From
Co./Dept.	Co.
Phone #	Phone #
Fax #	Fax #

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

6521 North Point Road, W/S North Point Rd,
100' N of c/I Delmar Ave
15th Election District, 7th Councilmanic

Legal Owner: Wells-McComas Post #2678 VFW, Inc.
Petitioner(s)

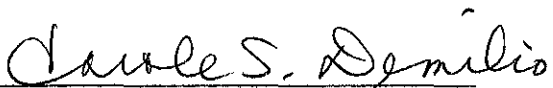
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-329-SPHA

* * * * *

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 1st day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 22, 2000

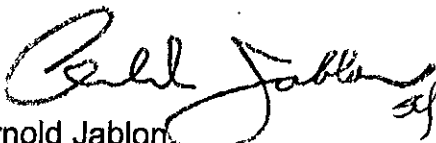
NOTICE OF ZONING HEARING

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CASE NUMBER: 00-329-SPHA
6521 North Point Road
W/S North Point Road, 100' N of centerline Delmar Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Wells-McComas Post #2678 VFW, Inc.

Special Hearing to amend special exception in case number 92-262-XA. Variance to permit a stone parking lot in lieu of the required durable and dustless surface; to permit a non-striped parking lot in lieu of the required striped lot; and, if necessary, to allow a 13-foot parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75-foot setback and to allow a 10-foot wide buffer in lieu of the minimum required 50-foot wide buffer.

HEARING: Monday, March 20, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Howard Alderman, Jr., Esq., 305 W. Chesapeake Ave., Ste. 113, Towson 21204
Wells-McComas Post #2678 VFW, Inc., 6521 North Point Road, Baltimore 21219
McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 5, 2000.**
(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.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 2, 2000 Issue -- Jeffersonian

Please forward billing to:

Billy Buck Horne 410-477-1543
6521 North Point Road
Baltimore, MD 21219

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: 00-329-SPHA
6521 North Point Road
W/S North Point Road, 100' N of centerline Delmar Avenue
15th Election District -- 7th Councilmanic District
Legal Owner: Wells-McComas Post #2678 VFW, Inc.

Special Hearing to amend special exception in case number 92-262-XA. Variance to permit a stone parking lot in lieu of the required durable and dustless surface; to permit a non-striped parking lot in lieu of the required striped lot; and, if necessary, to allow a 13-foot parking lot to property line setback within a Residential Transition Area in lieu of the minimum required 75-foot setback and to allow a 10-foot wide buffer in lieu of the minimum required 50-foot wide buffer.

HEARING: Monday, March 20, 2000 at 11:00 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 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.

**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: 00-329-SPHA

Petitioner: Edgemere VFW

Address or Location: 6521 North Point Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: BILLY BUCK HORNE

Address: 6521 North Point Road

Baltimore Md. 21219

Telephone Number: (410) 477-1543



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

March 16, 2000

Mr. Howard Alderman
Levin & Gann, P.A.
305 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number 00-329-SPHA , 6521 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 02/10/00.

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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Wells - McComas Post #2678 VFW, Inc.
Geoffrey C. Schultz



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 22, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 25 2000

ATTENTION: Gwen Stephens

RE: Property Owner: WELLS-MCCOMAS POST #2678 VFW, INC.

Location: DISTRIBUTION MEETING OF February 22, 2000

Item No.: 329

Dear Ms. Stephens:

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.

VEHICLE ACCESS ROUTES, INCLUDING ROADWAYS AND PARKING AREAS SHALL BE CAPABLE OF SUPPORTING 50,000 POUNDS ON TWO AXLES.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: February 29, 2000
SUBJECT: Zoning Item #329
6521 North Point Road

Zoning Advisory Committee Meeting of February 22, 2000

_____ 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).

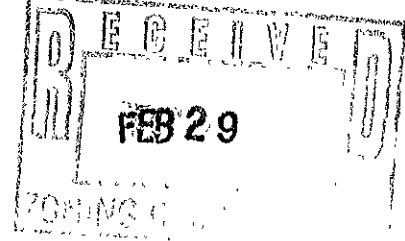
X_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: February 25, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: February 29, 2000

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): 324 and 329

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.24.00

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

RE: Baltimore County
Item No. 323

L T M

RECEIVED MAR 03 2000

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

LTM Charged
wrong fee -
should only
be \$500.00

(\$250 for SPH +
\$250 for Var)

I TOLD THIS TO Soph 2/15/00
APP. HE DID NOT
WANT TO GET ANOTHER CHECK

APPLICANT HAD
CALLED FOR FEE
AND WAS TOLD
\$650 -

APPLICANT BROUGHT
A CHECK FOR 650 TO
FILING ~~APPT.~~ APPT.

WHEN TOLD FEE WAS
500 APPLICANT
INDICATED HE WOULD
RATHER PAY THE EXTRA
THAN LOSE A DAY
AND GO THROUGH
INCONVENIENCE OF GETTING
NEW CHECK

2/16/00
SPOKE TO HOWARD A.

2/16/00 - HE WILL
REPLACE THE \$650
CHECK WITH A CHECK
FOR \$500.

LTM

00-329-
SPHA

● Protestants exhibit ● #1

March 9, 2000

The Dundalk Eagle, Dundalk, MD

33

For Sale

For Sale

COFFIN & CHAIR - EXCEL-
lent cond., \$175. 410-285-
1651.

mills, 252 Sonwil Drive, Buffalo
NY 14225. 1-800-578-1363.

Auctions

PUBLIC AUCTION

Antiques, Collectibles & More

Sunday, March 12 at 12:00 Noon

LOCATION:

VFW Hall

6521 North Point Road • Baltimore, Maryland 21219

(Exit 43 from 695 North or Exit 42 from 695 South,
follow signs to Edgemere)

**Including Antiques, Collectibles, and
Furnishings**

Various pieces of Hand Carved Solid Mahogany Furniture, including Large Oval Twin Leg Carved Dining Table with eight Chippendale Chairs, Low Boy Chip Pennsylvania, Tilt Top Wine Table, Milkmaid Cross Frame Chairs, Chippendale Duet Stool, Round Dumbwaiter, Mother and Child with Cherub Sculpture, Jazzy Pride Electric Wheel Chair, Porcelain & Ceramic Figurines, Crystal, Glass including Carnival, Depression, Art, Cobalt and Hand Blown Splattered Ruby, Hand Painted Oriental Vases, Fine China including Bavaria Germany, Italy, and Hall, Porcelain Whiskey Decanters, Collectible Dolls, Various Watches including 14K Gold Ladies Watch, 10K & 14K Gold Rings, Salt & Peppers, Coins, Baseball Cards, Post Cards, Box Lots, and new consignments are arriving each day so check our website at

www.amauction.net often!

INSPECTION: One Hour Prior to Sale

TERMS: Cash, Approved Check, VISA or MasterCard

(NOTE: 10% Buyers Premium)

Not responsible for accidents the day of sale

FOR MORE INFORMATION PLEASE CALL:

AMERICAN PUBLIC AUCTION SERVICE, INC.

410-388-0100 or Toll Free 1-888-640-SOLD

**CALL TODAY IF YOU HAVE ITEMS YOU WOULD LIKE TO SELL AT AUCTION
FOOD AND REFRESHMENTS WILL BE AVAILABLE**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

GEORGE C. SCHULTZ

5 SHAWAN RD 21030

LOUIS F. CHARLLE

2813 WELLS AVE 21219

Phil MEDLIN

2127 OAK Rd 21219

Elmer Rudacille

2408 Carolyn Ave 21219

HOWARD L. ANDERMAN JR Esq

305 W. Chesapeake Ave #113

Towson MD 21204



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

MARGARET SHIRLEY POTTER

EDNA BITTNER

DOROTHY HARRISON

ROBERT R. BITTNER SR.

2906 Delmar Ave 21219

2916 Delmar Ave 21219

2920 DELMAR AVE 21219

2916 DELMAR AVE 21219



PETITION

WE THE RESIDENCE OF DELMAR AVENUE WOULD LIKE TO MAKE OUR FEELINGS KNOWN TO BALTIMORE COUNTY ZONING BOARD ON THE MATTER OF CHANGING THE ZONING AND VARIANCE OF THE WELLS-MCCOMAS VFW.

WE HAVE NOT BEEN INFORMED BY THE VFW OF THE REQUEST FOR A ZONING CHANGE AND WE DO NOT SUPPORT THIS ZONING CHANGE. WE ASK THE ZONING BOARD OF BALTIMORE COUNTY NOT TO GRANT THIS REQUEST.

NAME

ADDRESS

Margaret L. Cotter	2906 Delmar ave	21219
Edna P. Thew	2910 Delmar Ave	21219
Don B. Gallion	2904 Delmar Ave.	21219
Charlotte Stelle	2902 Delmar Ave	21219
Nicholas Stelle	2908 Delmar Ave	21219
Peggy Fendrich	2903 Delmar Ave.	21219
Lawrence Fendrich	2903 Delmar Ave.	21219
Bruce W. Roark	2908 DELMAR AVE	21219
Robert E. Roark	2910 DELMAR AVE	21219
Julie Demick	2915 Delmar Ave	21219
Robert R. Bittner Sr.	2916 DELMAR AVE	21219

PETITION

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NAME

ADDRESS

Martha Wilson	2922 Delmar Ave	21219
Boode M	2922 Delmar Ave,	21219
Joseph Wilson	2922 Delmar Ave	21219
Kimberly Wilson	2922 Delmar Ave.	21219
George H. H. H.	3015 Delmar Ave	
Mr & Mrs Brian Gillespie	3010 Delmar Ave.	
Mr & Mrs Wayne Marchin	3006 Delmar Ave.	
Mr. & Mrs. Donald Wills Jr.	3004 Delmar Ave	21219
Opd J. Collier	3000 Delmar Ave	21219
Jeremy L. Collier	3000 Delmar Ave	21219
Gene D. Opi	2826 Delmar Ave	21219

PETITION

WE THE RESIDENCE OF DELMAR AVENUE WOULD LIKE TO MAKE OUR FEELINGS KNOWN TO BALTIMORE COUNTY ZONING BOARD ON THE MATTER OF CHANGING THE ZONING AND VARIANCE OF THE WELLS-MCCOMAS VFW.

WE HAVE NOT BEEN INFORMED BY THE VFW OF THE REQUEST FOR A ZONING CHANGE AND WE DO NOT SUPPORT THIS ZONING CHANGE. WE ASK THE ZONING BOARD OF BALTIMORE COUNTY NOT TO GRANT THIS REQUEST.

NAME

ADDRESS

Betty Rice 2924 Delmar Ave Baltimore, MD 21219
Cora B. Schriber 2918 Delmar Ave Balto. Md. 21219
Vernon J. Kehring 2914 Delmar Ave Balto. Md. 21219
Sammy Fitzpatrick 2907 Delmar Ave Balto. MD 21219
Robert L. Butler 2907 DELMAR AVE BALTO. MD. 21219
Dot Harrison 2920 Delmar Ave Balto 21219

Lawrence Schmidt
Zoning Commissioner
Baltimore County, MD

Protestant 3A

Re: Case #00-329-SPHA

March 19, 2000

Dear Mr. Schmidt:

I am unable to attend the Special Hearing regarding the variance on parking for the above referenced Case #00-329-SPHA submitted by Wells-McComas Post #2678 VFW, Inc. I am against allowing this variance for the following reasons:

- 1) a non-paved surface will only increase the amount of dust and dirt
- 2) moving the lot closer to my residence will increase the noise level - the VFW is directly behind my residence, and currently the noise level at times is unacceptable, but not unbearable, and I feel that if it is moved any closer, the noise would be even greater.
- 3) I feel that this variance would be a greater invasion of my peace and privacy - there have been instances in the past where individuals have trespassed through my property while attending events at the VFW, and this would only increase those occurrences.

For these reasons, I strongly protest the approval of this request.

Sincerely,

Evelyn Northington

Evelyn G. Northington
2928 Delmar Avenue
Baltimore, MD 21219

March 19, 2000

Zoning Commissioner
Room 407
County Courts Building
401 Bosley Avenue
Towson, MD

To Whom It May Concern:

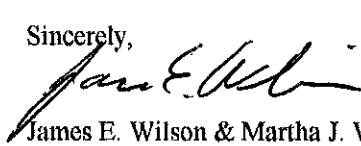
This letter is being submitted by James E. and Martha J. Wilson, residents at 2922 Delmar Avenue in Edgemere, Baltimore County, Maryland. It concerns Case Number 00-329-SPHA.

It is our understanding that the VFW is requesting variances in regard to parking, set-back and buffer requirements on their property at 6521 North Point Road. As residents whose property borders that of the VFW, we are contesting their requests for the following reasons:

1. Their request to permit a stone parking lot in lieu of the required dustless surface speaks for itself. We do not wish to create a dirtier atmosphere for our neighborhood. Please take into consideration that we spend a great deal of time in our backyards and do not wish to have a dusty, gravel lot 13 feet away from our yards.
2. There are events held at the VFW hall which end at 1:00 am. At times, noise from persons leaving these events can be heard in the homes located along this area. If they are allowed to park within 13 feet of our property lines, the noise will be even more evident.
3. Quite a few residents along this area have pools and would not welcome the additional work that would be created by the uncleanness of a gravel lot.

As a neighbor of the VFW, we appreciate the fact that they desire to better their facility. However, we feel that they are being inconsiderate concerning their requests. It appears that their previous promises made to the community are not being upheld. Thank you for your consideration.

Sincerely,


James E. Wilson & Martha J. Wilson



March 19, 2000

Zoning Commissioner

To Whom It May Concern:

Our names are Loid & Tammy Collier, residents of 3000 Delmar Avenue
This letter is to contest case # 00-329-SPHA.

This VARIANCE that the VFW is requesting is something that residents of
Delmar Avenue are very much against.

Our particular reasons are:

We have a in-ground swimming pool, the gravel parking lot that they are
requesting (also the dust that comes along with it) will be a lot of extra maintenance that
we should not have to experience. The gravel that will be thrown in our back yard from
all the vehicles will too be a big inconvenience.

The noise factor when they have events is quit loud especially when they
are in the parking lot at all hours of the night (11: 00 PM until 1:00 AM). If this Variance
goes through, the parking lot and all the cars will be right at my back fence. Please try
not to forget this is a residential area. Where the parking lot is now (which is
approximately 50 feet away from our property) is more than feasible for what they use it
for.

We feel the VFW should have been more considerate with the residents of
Delmar Avenue. They could have given us a chance to see their plans and discuss it from
there.

Please consider our request that this Variance should not be approved.
Thank you for your time and consideration.

Sincerely,


Loid and Tammy Collier

#329

U

ZONING MAP

6521 NORTH POINT RD.

1"=200'

SE 5-6 H

151

NORTH
BRIGHTLIGHT
SHORE

BR

D.R. 5.5

BR

PIERS

BL

D.R. 5.5

6521
NORTH POINT RD
SITE

AVENUE

DELMAR

LISBURY

TR AVENUE

E 46.500 E 46.500

MACOMAS

BM

BL

DELMAR

SALISBURY

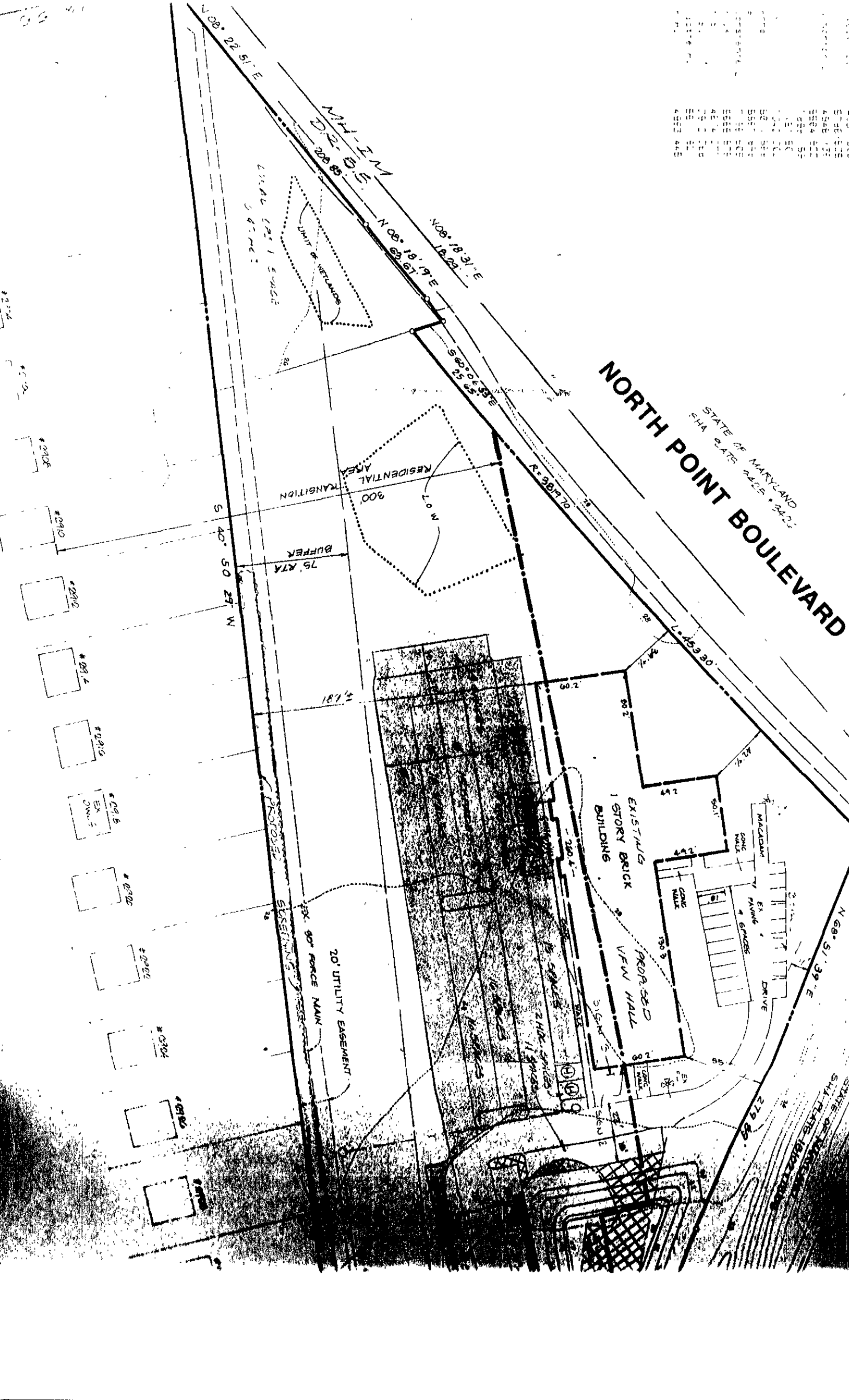
00-329-
SPHA

D.R. 5.5

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

NORTH POINT BOULEVARD

STATE OF MARYLAND
 SHA PLATS PAGE 342



N 08° 22' 51" E

N 08° 19' 19" E

N 08° 18' 31" E

S 60° 04' 39" E

R=384.70

L=433.30

N 68° 51' 39" E

STATE OF MARYLAND
SHA PLATS PAGE 342

75' RTA BUFFER

20' UTILITY EASEMENT

EX. 90' FORCE MAIN

EXISTING 1 STORY BRICK BUILDING

PROPOSED VIEW HALL

MACADAM DRIVE

CONC. WALK

PAVING

6' SPACES

2' SPACES

1' SPACES

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SITE DATA

Ground Site Area = 300,128 Square Feet or 6.89 Acre +/-
Existing Building Area = 18,153 Square Feet
Existing Zoning = DR 5.5
Comprehensive District = 5-6-H
Census Tract No. = 4320
Waterfront No. = 35
Subdivided No. = 178,430 Square Feet / 4.1 Acre +/-
Portion within Critical Area = 157 (See Zoning case no. 82-285-XA)
Parking Required = 157
Floor Area Ratio = 16141 + 300128 = 0.08 %

PARKING TABULATION

LOANAGE 5400 SF @ 20/1000 SF = 78
DANCE HALL 3324 SF @ 20/1000 SF = 65.28
MEETING ROOM 1,992 SF @ 20/1000 SF = 65.74
OFFICES 1,892 SF @ 20/1000 SF = 65.52
KITCHEN 728 SF @ 20/1000 SF = 14.56
TOTAL REQUIRED: 170.45 (177)

TOTAL DISTURBED AREA
71238 SF / 1.64 AC +/-

TYPE	CLASS	SYSTEM	DESIGN	NO. OF STREETS	NO. OF LOTS
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1
MID	C	SEWER	SEWER	1	1

THIS SITE IS SERVED BY PUBLIC WATER & PUBLIC SEWER AND SERVICE CONNECTIONS TO THE EXISTING BUILDING ARE EXISTING.

NOTES

- No clearing, grading or construction in wetland or stream buffer areas, except as allowed by D.E.P.R.M.
- To the best of our knowledge there are no flood plains, hazardous materials, storage tanks, archeological sites, or historic areas on this site.
- There are no forest or developed woodlands as per the January 1986 Baltimore County Forest and developed woodland aerial photographs and no significant plant or animal habitat or endangered species habitat.

PREVIOUS ZONING HEARING

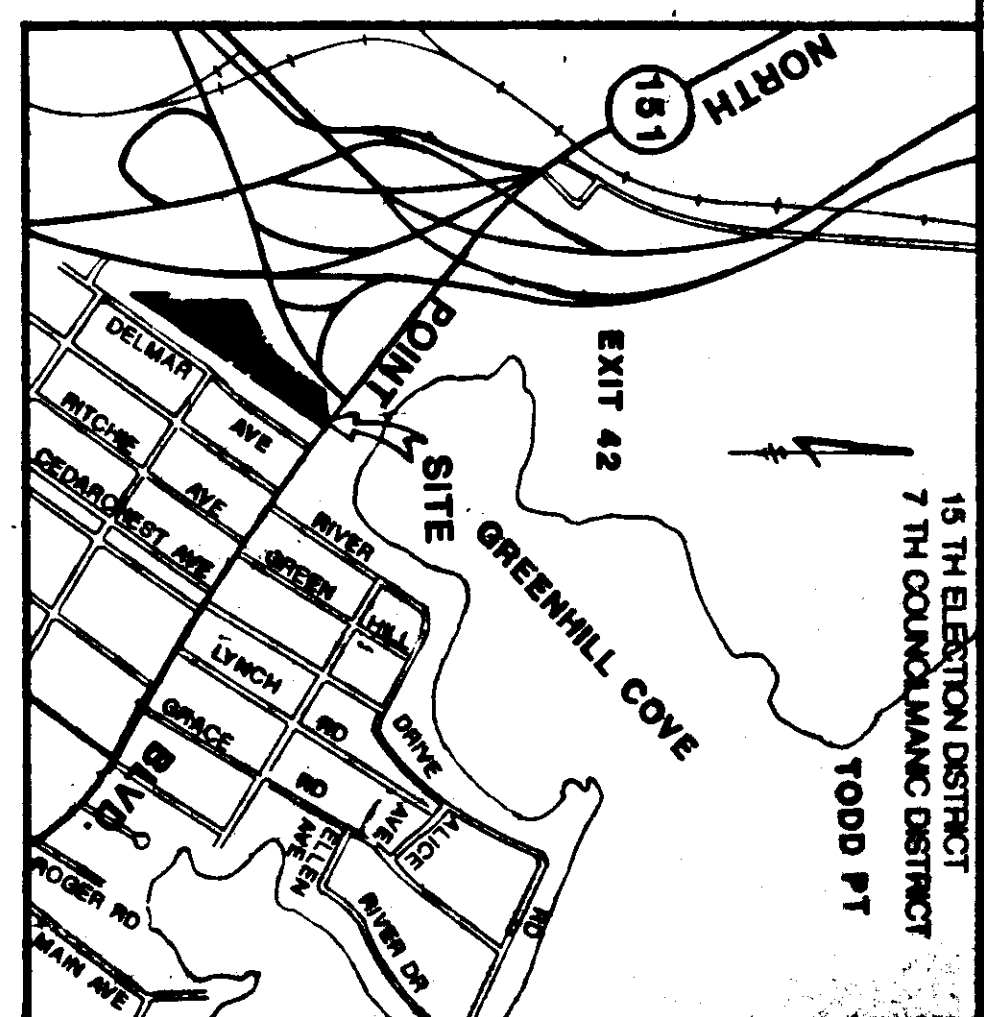
CASE NO. 92-262-XA MARCH 28, 1992
SPECIAL EXCEPTION
TO ALLOW A COMMUNITY BUILDING PLANS
TO B.C.Z.R. SECTION 1801.0.6. (GRANTED)
VARIANCES
B.C.Z.R. SECTION 401.4 TO PERMIT A TOTAL OF 154 PARKING SPACES IN LIEU OF THE 171 REQUIRED (GRANTED)
B.C.Z.R. SECTION 410.1.6. (1) TO PERMIT A TOTAL OF 3 SIGNS WITH A COMBINED TOTAL OF 90 SQUARE FEET IN LIEU OF THE 15 SQUARE FEET REQUIRED. (GRANTED)

PREVIOUS PERMITS
GRADING OR C-324-85
BUILDING C-325-85
SWM C-1555-85

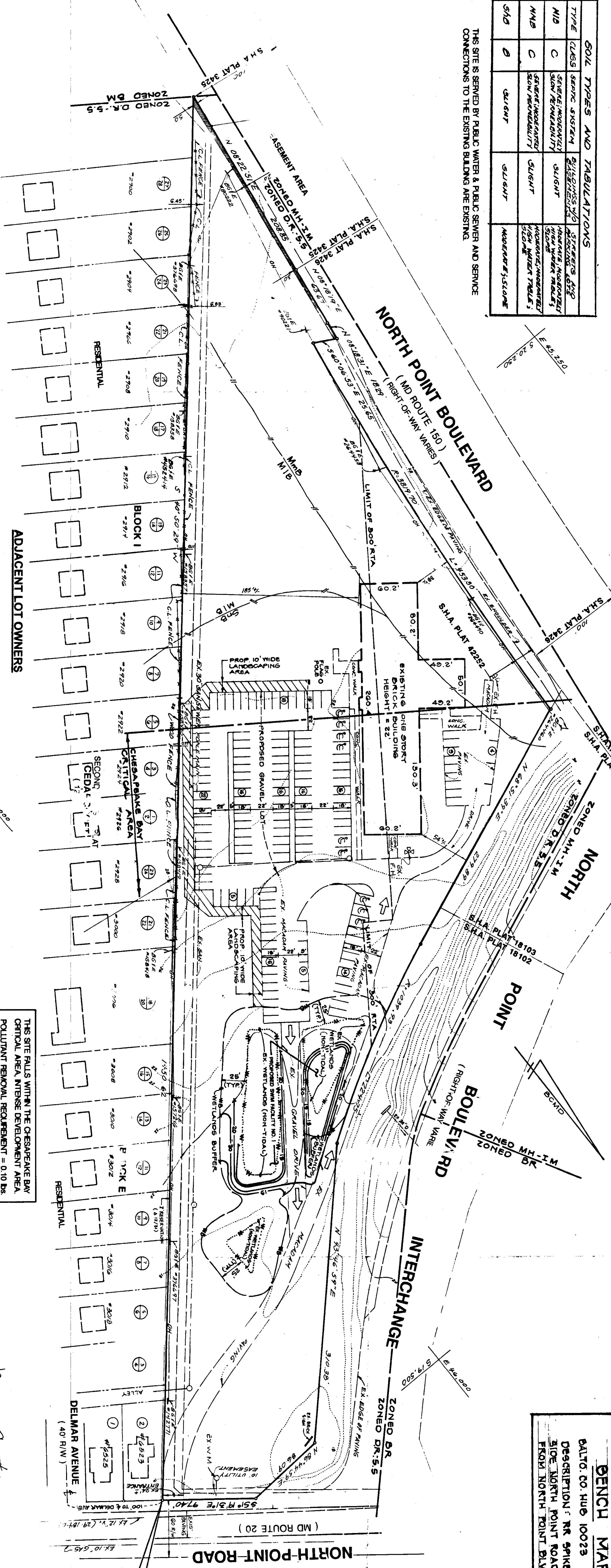
ZONING RESTRICTIONS

- Compliance with all zoning plans. Advisory Committee comments submitted hereto, including but not limited to, DEPR comments dated March 9, 1992, and the comments submitted by the Office of Planning dated January 28, 1992. Said comments have been attached hereto and read a part of the record.
- Prior to the issuance of any occupancy permits, the applicant shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for the Office of Planning. The landscape plan shall be submitted to the Zoning Administration and Development Department Office for inclusion in the case file.
- Prior to the issuance of any occupancy permits, the applicant shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for the Office of Planning. The landscape plan shall be submitted to the Zoning Administration and Development Department Office for inclusion in the case file.
- When applying for any permits, the site plan shall be submitted to the Zoning Administration and Development Department Office for inclusion in the case file.

VICINITY MAP
SCALE: 1"=1000'



BENCH MARK
BALTO. CO. HUB 10023 ELEV. 10.700
DESCRIPTION: RR SPIKE IN MAG. NE SIDE NORTH POINT ROAD, OFF RAMP FROM NORTH POINT BLVD.



ADJACENT LOT OWNERS

ADDRESS	OWNER	DEED REFERENCE
3014 Delmar Ave.	Wendell, George	8604273
3016 Delmar Ave.	Cramer, Francis P. & Beverly A.	820467
3018 Delmar Ave.	Hickox, Herbert P.	13351721
3020 Delmar Ave.	Hickox, Herbert P.	1100773
3022 Delmar Ave.	Graham, William D. & Mary D.	1100773
3024 Delmar Ave.	Graham, William D. & Mary D.	7821735
3026 Delmar Ave.	Combs, Linda M.	11060717
3028 Delmar Ave.	Combs, Linda M.	11060717
3030 Delmar Ave.	Northrup, Victor A. & Evelyn O.	4637788
3032 Delmar Ave.	Rice, Eugene D.	5706255
3034 Delmar Ave.	Wilson, James & Marjorie J.	8504422
3036 Delmar Ave.	Hickox, Herbert P.	12211951
3038 Delmar Ave.	Hickox, Herbert P.	12211951
3040 Delmar Ave.	Hickox, Herbert P.	12211951
3042 Delmar Ave.	Hickox, Herbert P.	12211951
3044 Delmar Ave.	Hickox, Herbert P.	12211951
3046 Delmar Ave.	Hickox, Herbert P.	12211951
3048 Delmar Ave.	Hickox, Herbert P.	12211951
3050 Delmar Ave.	Hickox, Herbert P.	12211951
3052 Delmar Ave.	Hickox, Herbert P.	12211951
3054 Delmar Ave.	Hickox, Herbert P.	12211951
3056 Delmar Ave.	Hickox, Herbert P.	12211951
3058 Delmar Ave.	Hickox, Herbert P.	12211951
3060 Delmar Ave.	Hickox, Herbert P.	12211951
3062 Delmar Ave.	Hickox, Herbert P.	12211951
3064 Delmar Ave.	Hickox, Herbert P.	12211951
3066 Delmar Ave.	Hickox, Herbert P.	12211951
3068 Delmar Ave.	Hickox, Herbert P.	12211951
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3080 Delmar Ave.	Hickox, Herbert P.	12211951
3082 Delmar Ave.	Hickox, Herbert P.	12211951
3084 Delmar Ave.	Hickox, Herbert P.	12211951
3086 Delmar Ave.	Hickox, Herbert P.	12211951
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3106 Delmar Ave.	Hickox, Herbert P.	12211951
3108 Delmar Ave.	Hickox, Herbert P.	12211951
3110 Delmar Ave.	Hickox, Herbert P.	12211951
3112 Delmar Ave.	Hickox, Herbert P.	12211951
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3120 Delmar Ave.	Hickox, Herbert P.	12211951
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3124 Delmar Ave.	Hickox, Herbert P.	12211951
3126 Delmar Ave.	Hickox, Herbert P.	12211951
3128 Delmar Ave.	Hickox, Herbert P.	12211951
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3136 Delmar Ave.	Hickox, Herbert P.	12211951
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3140 Delmar Ave.	Hickox, Herbert P.	12211951
3142 Delmar Ave.	Hickox, Herbert P.	12211951
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3146 Delmar Ave.	Hickox, Herbert P.	12211951
3148 Delmar Ave.	Hickox, Herbert P.	12211951
3150 Delmar Ave.	Hickox, Herbert P.	12211951
3152 Delmar Ave.	Hickox, Herbert P.	12211951
3154 Delmar Ave.	Hickox, Herbert P.	12211951
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3160 Delmar Ave.	Hickox, Herbert P.	12211951
3162 Delmar Ave.	Hickox, Herbert P.	12211951
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3174 Delmar Ave.	Hickox, Herbert P.	12211951
3176 Delmar Ave.	Hickox, Herbert P.	12211951
3178 Delmar Ave.	Hickox, Herbert P.	12211951
3180 Delmar Ave.	Hickox, Herbert P.	12211951
3182 Delmar Ave.	Hickox, Herbert P.	12211951
3184 Delmar Ave.	Hickox, Herbert P.	12211951
3186 Delmar Ave.	Hickox, Herbert P.	12211951
3188 Delmar Ave.	Hickox, Herbert P.	12211951
3190 Delmar Ave.	Hickox, Herbert P.	12211951
3192 Delmar Ave.	Hickox, Herbert P.	12211951
3194 Delmar Ave.	Hickox, Herbert P.	12211951
3196 Delmar Ave.	Hickox, Herbert P.	12211951
3198 Delmar Ave.	Hickox, Herbert P.	12211951
3200 Delmar Ave.	Hickox, Herbert P.	12211951

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
(410) 527-1555



Computed by: N/A
Drawn by: EBJ/WOC
Checked by: MWC
Job Number: 06120
James W. McKee
Date: 2/9/92
Maryland Registered No. 8012

OWNER / APPLICANT

WELLS - MCCOMBS POST NO. 2678
6521 NORTH POINT ROAD
BALTIMORE, MARYLAND 21219

SPECIAL HEARING & VARIANCES

CRG 1ST REFINEMENT
CRITICAL AREA FINDINGS PLAN AND
PLAN TO ACCOMPANY PETITIONS FOR
6521 NORTH POINT ROAD
15 TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 80'
DATE: 4 / 15 / 93 REV: 7 / 21 / 93
TAX MAP 111 GRID 4 PARCEL 214

00-329-SPHA

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