IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
W/S Hammonds Ferry Road, 108' +/- S centerline of Fourth Avenue	*	DEPUTY ZONING COMMISSIONER
13th Election District	*	OF BALTIMORE COUNTY
1st Councilmanic District (2900 Hammonds Ferry Road)	*	CASE NO. 02-214-SPHXA
2900 Hammonds Ferry Road, L.L.C., by Michael Grace, Managing Member	*	
Petitioners	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception, Special Hearing and Variance filed for property located at 2900 Hammonds Ferry Road, situated in the Halethorpe area of Baltimore County. The special exception request is to approve a commercial recreational facility pursuant to Section 253.2D4, E of the Baltimore County Zoning Regulations (B.C.Z.R.). The variance request is to allow 34 parking spaces in lieu of the required 163 parking spaces and the special hearing request is to allow business or industrial parking in a residential zone pursuant to Section 409.8B1 and to provide parking in an R.O. zone to support the use of the subject property as an athletic practice or training facility. In addition, a special hearing is requested to allow the R.T.A. as shown on the site plan, in lieu of that which is normally required for this particular use.

Appearing at the hearing on behalf of this request were Michael Grace, representing the owner of the property, Herbert Malmud, surveyor and Michael Tanczyn, attorney at law, representing the Petitioner. Appearing as interested citizens were Theresa Lowry, Father Steve Girard and Shorty Miller, all representatives of the surrounding community groups.

Testimony and evidence indicated that the property, which is the subject of the Petitioner's request, is located on the west side of Hammonds Ferry Road, opposite its intersection with Fifth Avenue, in Halethorpe. The subject property at this time is improved with an existing 2-½-story

2/28/02 R. Jameson

frame building which is used as offices. The property comprises 1.87 acres of land and is split-zoned ML-IM, BR and RO. The owner of the property proposes to construct a 130 ft. x 125 ft. indoor athletic facility on the subject property. The building proposed to be constructed on site, as well as the associated parking, are more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. The Petitioner proposes to locate 2 indoor basketball courts within the proposed structure. This athletic facility will service a non-profit organization known as "Leadership through Athletics". Mr. Kent Politsch appeared at the hearing on behalf of that group.

Everyone in attendance at the hearing, including those prominent representatives of the surrounding community groups, strongly support the construction of this athletic facility on this property. The main purpose of the facility is to provide these indoor basketball courts to the many youth groups that are in need of such facilities. The testimony demonstrated that there is a severe shortage of facilities in this area for athletic leagues to operate. Therefore, all in attendance are very excited over the proposition of having this facility located within this community.

The property whereupon this building will be constructed does not contain enough land area to provide a sufficient amount of parking for this use. However, the Petitioner has secured a tremendous amount of parking available just a short distance down Hammonds Ferry Road. The Petitioner proposes to utilize a large van which will be used to shuttle children and parents from this facility to the satellite parking lot. The Petitioner firmly believes that the amount of parking provided on-site will be sufficient to accommodate the needs of those using the facilities. However, the manner in which parking spaces are calculated in accordance with the Zoning Regulations requires a larger number of parking spaces. Therefore, in order to proceed with the request, the variance is necessary for the shortage of parking. However, the Petitioner believes

2/20/02 R. Jameson

they have mitigated any adverse affects generated by a shortage of parking by virtue of the satellite parking lot located a short distance down Hammonds Ferry Road.

As stated previously, in order to move forward with the plans to construct this facility, the special exception request to permit this commercial recreational facility as required by Section 253.2D4, E is necessary.

It is clear the B.C.Z.R. permits the Petitioner's use in ML-IM, RO and BR zones by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

The design of the property has complied to the extent possible with the residential transition areas as those regulations are applicable to this particular use. The Petitioner has done an excellent job in situating the building, parking areas, storm water management facilities and screening on the property, so as to have the least impact on surrounding properties. Therefore, I

find that they have complied with the RTA requirements to the extent possible and the special hearing request shall be granted. Furthermore, given the parking arrangements provided for by the Petitioner, I find that the variance to allow 34 parking spaces in lieu of the required 163 should be granted.

Finally, it should be noted that given the mixed classifications of zoning on this particular property, all of the parking used to support the 2 basketball courts are situated in different zones from the building itself. Consequently, the special hearing relief to allow this parking configuration to exist shall be granted.

As stated previously, representatives from the surrounding community groups appeared in support of the Petitioner's request. However, these individuals asked for certain conditions to be imposed upon the Petitioner to ensure that the operation of this facility will have the least impact on the surrounding neighborhood. The Petitioner was more than willing to accommodate the needs of these community leaders and has agreed to abide by the conditions and restrictions that shall be imposed at the end of this Order.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County this 20th day of February, 2002, that the Petitioner's request for special exception for a commercial recreational facility pursuant to Section 253.2D4, E of the B.C.Z.R., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variances requested pursuant to Sections 409.6 and 253.1.A(42) of the B.C.Z.R., be and they are hereby GRANTED.

IT IS FURTHER ORDERED, that the special hearing requested by Petitioner, to approve business or industrial parking in a residential zone pursuant to Section 409.8(b)1, 2 of the B.C.Z.R.; (2) to provide parking in an RO zone to support the proposed practice or training physical conditioning facility for amateur sports organizations and related offices in an ML-IM

2/20/02 L. Gnesen

zone on the same tract, pursuant to Section 253.1.A(42) of the B.C.Z.R.; and (3) to grant a variance or RTA if required under Section 1B01.1B1(c) of the B.C.Z.R., to determine the amount of RTA required and to reduce the amount of RTA if required, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the granting of the relief herein is subject to the following conditions and restrictions:

1. The Petitioner shall post the exit from the proposed facility as right-turn only out onto Hammonds Ferry Road. Said signage shall permit only the shuttle van to make left turns onto Hammonds Ferry Road.

2. The Petitioner shall be required to construct a fence off of the northwest corner of the building at the 7 ft. dimension line to the rear property line and continue said chain link fence northerly along the Petitioner's property line and the CSX railroad tracks. The purpose of constructing this fencing is to create a barrier between the Petitioner's property and the railroad tracks located immediately to the rear of this property. This should eliminate any children coming and going from this basketball facility from having easy access to the railroad tracks situated adjacent thereto.

3. The hours of operation of the Petitioner's facility shall be 7 days a week, 8:00 a.m. to 11:00 p.m.

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

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/20/02
L. Jemison

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - W/S Hammonds Ferry Road, 108' S of c/l Fourth Avenue **(2900 Hammonds Ferry Road)** 13th Election District 1st Council District	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 02-214-SPHXA
2900 Hammonds Ferry Road, LLC Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the undersigned Zoning Commissioner on remand from the Baltimore County Board of Appeals, by its Order dated April 17, 2003. Pursuant to their correspondence dated April 10, 2003, and response thereto on April 11, 2003 by the Office of People's Counsel, a joint request for remand of this matter to the Deputy Zoning Commissioner was filed by Michael P. Tanczyn, Esquire, Counsel for Petitioners. Pursuant to the Board's Order of remand, the Petitioners have filed an amended Petition for Variance seeking relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), incorporating Section 238.2 thereof, to allow a setback distance from a building to a side or rear property line of 7 feet in lieu of the required 30 feet. The subject property and amended relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1, and the amended Petition for Variance, marked as Petitioner's Exhibits 2A & 2B.

Appearing at the requisite public hearing in support of the request were Michael Grace, Managing Member of 2900 Hammonds Ferry Road, LLC, property owners; Herbert Malmud, Registered Land Surveyor who prepared the site plan for this property; and Michael P. Tanczyn, Esquire attorney for the Petitioners. Appearing as an interested citizen was Teresa Lowery, a community activist. There were no Protestants or other interested persons present.

By way of background, this matter originally came before Deputy Zoning Commissioner Timothy M. Kotroco under Petitions for Special Hearing, Special Exception and Variance. Special hearing relief was requested to allow business or industrial parking in a residential zone, pursuant to Section 409.8.B.1& 2 of the B.C.Z.R.; a determination of the amount of RTA required and a reduction

ORDER RECEIVED FOR FILING
Date 6/19/03
By

thereof, if required; and to allow business/industrial parking in an R.O. zone. A special exception was requested to approve a commercial recreational facility on the subject property, pursuant to Section 253.2.D.4 & 253.2.E of the B.C.Z.R. Finally, variance relief was requested to allow 46 parking spaces in lieu of the required 167, pursuant to Section 409.6 of the B.C.Z.R., for the proposed practice training and/or physical conditioning facility for amateur sports organizations, pursuant to Section 253.1.A.42 of the B.C.Z.R.

The matter was scheduled for a public hearing before Deputy Commissioner Kotroco on February 14, 2002. By his Order of February 20, 2002, Deputy Commissioner Kotroco granted all of the relief requested, subject to certain terms and conditions. His Findings of Fact and Conclusions of Law and Order are specifically adopted herein. As noted within his Opinion, the subject property is a roughly square shaped parcel located on the west side of Hammonds Ferry Road, just south of its intersection with Fourth Avenue in Catonsville. The property contains a gross area of 1.87 acres, more or less, split zoned M.L.-I.M, R.O. and B.R. and is located in an area of mixed uses. The front portion of the site, which is predominantly zoned R.O., is improved with a 2.5 story frame dwelling that is used for offices. A detached garage is located further to the rear of the property in the M.L.-I.M. zoned portion of the property. As shown on the site plan, the property abuts C.S.X. Transportation property and Railroad Line. The Petitioners propose to raze the existing garage and construct a 130' x 125' indoor athletic facility. The facility will serve a non-profit youth basketball program known as "Leadership through Athletics" and will contain two indoor basketball courts. An accessory parking area to serve this use and proposed landscaping are also shown on the plan. The existing house will remain and a new two-car garage to serve that use will be constructed to the rear of that building.

At the original hearing before Deputy Commissioner Kotroco, community associations in the area expressed strong support for the proposal. It was indicated that the proposed facility would provide a needed recreational amenity for the Halethorpe community. For reasons fully set forth in his Opinion and Order, Deputy Zoning Commissioner Kotroco granted the requested relief and no appeal was filed. Subsequent to the hearing in that matter, however, the Petitioners discovered that a

requested zoning variance had been overlooked. Specifically, the proposed building will be located as close as 7 feet to the side/rear property line abutting the CSX property. Upon request of the Petitioners, Deputy Commissioner Kotroco approved an amendment to the site plan to permit that variance relief, pursuant to a "spirit and intent" letter dated July 18, 2002. Believing that procedure to be improper, the Office of People's Counsel filed an appeal of Deputy Commissioner Kotroco's letter approving variance relief. The matter then proceeded to the Board of Appeals, after which the Board remanded the matter for further consideration by the Deputy Zoning Commissioner. Thus, the matter was scheduled for a hearing and the undersigned Zoning Commissioner presided.

Based upon the testimony and evidence offered, I am persuaded to grant the amended Petition for Variance. As noted above, the 7-foot setback abuts the property line adjoining the CSX Transportation property, and thus, there will be no impact to any adjacent residences or commercial uses. Moreover, the previous Findings of Fact and Conclusions of Law issued by Deputy Commissioner Kotroco on February 20, 2002 are incorporated herein. In that there was no appeal of his decision, that Order and the restrictions contained therein remain in full force and effect.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 2003 that the amended Petition for Variance seeking relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), incorporating Section 238.2 thereof, to allow a setback distance from a building to a side or rear property line of 7 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Order issued February 20, 2002 by Deputy Zoning Commissioner Timothy M. Kotroco remains in full force and effect.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/12/03
By

Baltimore County
Zoning Commissioner

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

June 11, 2003

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: **AMENDED** PETITION FOR VARIANCE
W/S Hammonds Ferry Road, 108' S of the c/l Fourth Avenue
(2900 Hammonds Ferry Road)
13th Election District – 1st Council District
2900 Hammonds Ferry Road, LLC - Petitioners
Case No. 02-214-SPHXA

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The amended Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael Grace, 2900 Hammonds Ferry Road, LLC
1 Rolling Farm Court, Catonsville, Md. 21228
Mr. Herbert Malmud, 100 Church Lane, Baltimore, Md. 21208
Mr. Theresa Lowry, 2517 Hammonds Ferry Road, Baltimore, Md. 21227
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

IN THE MATTER OF THE APPLICATION OF 2900 HAMMONDS FERRY ROAD, LLC - LEGAL OWNER /PETITIONER FOR A SPECIAL HEARING, SPECIAL EXCEPTION, AND VARIANCE ON PROPERTY LOCATED ON THE W/S HAMMONDS FERRY ROAD, 108' +/- S C/L OF FOURTH AVENUE (2900 HAMMONDS FERRY ROAD) 13TH ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT	* * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 02-214-SPHXA

* * * * * * * * * * * * *

REMAND TO ZONING COMMISSIONER
UPON AGREEMENT OF PARTIES

This matter comes before this Board on appeal filed by the Office of People's Counsel for Baltimore County from the July 8, 2002 approval by the Deputy Zoning Commissioner of a setback variance as within the spirit and intent of his original decision dated February 20, 2002.

By correspondence April 10, 2003, and response thereto filed on April 11, 2003 by Peter Max Zimmerman, People's Counsel for Baltimore County (copies of which are attached hereto and made a part hereof), a joint request for remand of this matter to the Deputy Zoning Commissioner was filed by Michael P. Tanczyn, Esquire, Counsel for Petitioner, in which it is requested that this Board enter an Order remanding this case to the Deputy Zoning Commissioner for further hearing in this matter.

WHEREFORE, upon telephone confirmation with Counsel on April 14, 2003, and upon consideration of said request for remand, it is this 17th day of April, 2003, by the County Board of Appeals of Baltimore County

ORDERED that said request be and is hereby **GRANTED**; and it is further

ORDERED that the above captioned case is **REMANDED** to the Zoning Commissioner for Baltimore County as agreed by all parties thereto for further hearing as required in this matter.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks

Lawrence S. Wescott

Richard K. Irish

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

April 10, 2003

VIA HAND-DELIVERY

RECEIVED
BALTIMORE COUNTY
BOARD OF APPEALS

Chairman
Baltimore County Board of Appeals
Room 48
400 Washington Avenue
Towson, MD 21204

Re: 2900 Hammonds Ferry Road
Case No. 02-214 SPHXA

Dear Mr. Chairman:

This matter is presently scheduled for hearing before the Board of Appeals on April 24, 2003 at 10:00 a.m., on Appeal filed by the Peoples' Counsel from Baltimore County. Based on discussions which have occurred between Peoples' Counsel and myself on behalf of my client, my client requests that you consider entering an Order remanding this case to the Zoning Commissioner for Baltimore County for hearing on the additional variance previously granted by the Zoning Commissioner, by way of a Spirit and Intent letter, dated July 8, 2002. If you are willing to do so, please let us know and we can call off the hearing, and notify those parties who previously attended the other hearing, that the hearing will not be required. It is my understanding that Peoples' Counsel supports this request by the Petitioner for a remand Order, and will be notifying you in that regard shortly.

Very truly yours,

Michael P. Tanczyn, Esquire

MPT/cbl
cc: Mr. Michael Grace
Herb Malmud & Associates
Peter Max Zimmerman, Esquire

Baltimore County, Maryland
OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

April 11, 2003

Lawrence Stahl, Chairman
Board of Appeals for Baltimore County
400 Washington Avenue, Room 49
Towson, Maryland 21204

RECEIVED

BALTIMORE COUNTY
BOARD OF APPEALS

Re: 2900 Hammonds Ferry Road
Case No.: 02-214-SPHXA

Dear Mr. Stahl:

In reply to Michael Tanczyn's April 10th letter, I agree this case should be remanded to the Deputy Zoning Commissioner (DZC) for further consideration.

The original petition posted, reviewed, and heard by the DZC was incomplete. It did not include a required variance to the setback requirements under BCZR 238.2. I believe the DZC erred in allowing the additional variance subsequent to the hearing and original decision, without holding another hearing to reconsider the entire matter.

While the Board hears cases *de novo*, it still exercises appellate jurisdiction. The Zoning Commissioner must review the entire case in the first instance at a hearing. Correspondingly, the public and the county departments must have an opportunity to review the case in the context of the entire relief requested.

In light of these procedural concerns, we appealed. The case should be remanded so that a public hearing may be held by the Deputy Zoning Commissioner on the entire case, with the usual public notice. All the variances should be reviewed as an integral set, and not in isolation.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Michael Tanczyn, Esquire

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

April 17, 2003

Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio
Deputy People's Counsel
400 Washington Avenue
Towson, MD 21204

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

RE: *In the Matter of: 2900 Hammonds Ferry Road LLC*
Case No. 02-214-SPHXA /Order for Remand

Dear Counsel:

Enclosed please find a copy of the Board's Remand Order issued this date in the subject matter.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

Enclosure

c: 2900 Hammonds Ferry Road, LLC
Michael Grace, Managing Member
H. Malmud & Associates, Inc.
Marcia Ames
Father Steve Girard
Theresa Lowry
Pat Keller, Director /Planning
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2900 Hammonds Ferry Road
Baltimore, MD 21227

which is presently zoned ML-IM/RO/BR

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

Business or industrial parking in a residential zone pursuant to Section 409.8(b)1, 2 to provide parking in an RO zone to support the proposed practice or training physical conditioning facility for amateur sports organization and related offices in an ML-IM zone on the same tract, pursuant to Baltimore County Zoning Regulations 253.1.A(42). Further, to grant a variance of RTA if required under Baltimore County Zoning Regulation 1B01.1B1(c) to determine the amount of RTA required and to reduce the amount of RTA if required.

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:

Michael P. Tanczyn, Esq.
Name - Type or Print

Michael P. Tanczyn
Signature

Law Offices of Michael P. Tanczyn, PA
Company

606 Baltimore Ave., Ste. 106 410-296-8823
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Legal Owner(s):

2900 Hammonds Ferry Road, L.L.C.
Name - Type or Print

F. Mac
Signature Michael Grace, Managing Member

Name - Type or Print

Signature

1 Rolling Farm Court 410-744-5252
Address — Telephone No.

Catonsville MD 21228
City — State — Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.
Name

100 Church Lane 410-653-9511
Address — Telephone No.

Baltimore MD 21208
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 11.20.01

Case No. 02-214SPHXA

RZV 9/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2900 Hammonds Ferry Rd., Balto, MD 21227

which is presently zoned ML-IM/RO/BR

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

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

To allow a Special Exception for a commercial recreational facility pursuant to BCZR 253.2D4, E.

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

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

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

Legal Owner(s).

2900 Hammonds Ferry Road, L.L.C.
(Type or Print Name)

Signature Michael Grace, Managing Member

(Type or Print Name)

Signature

1 Rolling Farm Court 410-744-5252
Address Phone No.

Catonsville, MD 21228
City State Zipcode

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

H. Malmud & Associates, Inc.
Name

100 Church Lane 410-653-9511
Address Phone No

Balto., MD 21208

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Michael P. Tanczyn, Esquire
(Type or Print Name)

Signature

606 Baltimore Ave., Ste. 106
Address Phone No.

Towson MD 21204
City State Zipcode

410-296-8823

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

AMENDED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2900 Hammonds Ferry Road Baltimore, MD 21227

which is presently zoned ML-IM/RO/BR

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) To allow 46 parking spaces in lieu of the required 167 parking spaces pursuant to Section 409.6 of the Baltimore County Zoning Regulations for a proposed practice or training physical conditioning facility for amateur sports organizations and offices pursuant to Section 253.1.A(42) of the Baltimore County Zoning Regulations. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

RECEIVED

BALTIMORE COUNTY
BOARD OF APPEALS

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Law Offices of Michael P. Tanczyn, PA

Company

606 Baltimore Ave., Ste. 106 410-296-8823

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

2900 Hammonds Ferry Road, L.L.C.

Name - Type or Print

Signature Michael Grace, Managing Member

Name - Type or Print

Signature

1 Rolling Farm Court, 410-744-5252

Address Telephone No.

Catonsville, MD 21228

City State Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

100 Church Lane 410-653-9511

Address Telephone No.

Baltimore MD 21208

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. _____

RZU 9/15/98

ADDITIONAL VARIANCE REQUESTED

Variance from BCZR 238.2 to provide distance from the building to the side or rear lot line of seven (7) fee in lieu of the required thirty (30) feet.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2900 Hammonds Ferry Road Baltimore, MD 21227

which is presently zoned ML-IM/RO/BR

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) To allow 46 parking spaces in lieu of the required 167 parking spaces pursuant to Section 409.6 of the Baltimore County Zoning Regulations for a proposed practice or training physical conditioning facility for amateur sports organizations and offices pursuant to Section 253.1.A(42) of the Baltimore County Zoning Regulations. 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:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Law Offices of Michael P. Tanczyn, PA

Company

606 Baltimore Ave., Ste. 106 410-296-8823

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

2900 Hammonds Ferry Road,L.L.C.

Name - Type or Print

Signature Michael Grace, Managing Member

Name - Type or Print

Signature

1 Rolling Farm Court, 410-744-5252

Address Telephone No.

Catonsville, MD 21228

City State Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

100 Church Lane 410-653-9511

Address Telephone No

Baltimore MD 21208

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 11-20-01

Case No. 02-214 SPHXA

Zoning Commissioner

3/20/02

ZEV 9/15/98

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE 410 653-9511

ZONING DESCRIPTION
2900 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING ON THE WEST SIDE OF HAMMONDS FERRY ROAD, 40 FEET WIDE, SAID BEGINNING POINT BEING 108 FEET SOUTH OF THE CENTERLINE OF FOURTH AVENUE, IF PROJECTED WESTERLEY TO INTERSECT THE WEST SIDE OF HAMMONDS FERRY ROAD, THENCE BINDING ON HAMMONDS FERRY ROAD THE TWO FOLLOWING COURSES AND DISTANCES:

(1) SOUTH 03 DEGREES 58' 04" WEST 240.13 FEET, AND
(2) SOUTH 02 DEGREES 45' 42" EAST 45.19 FEET, THENCE LEAVING HAMMONDS FERRY ROAD AND RUNNING:
(3) NORTH 86 DEGREES 01' 07" WEST 334.97 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF THE C.S.X. RAILROAD, THENCE BINDING THEREON:
(4) NORTH 21 DEGREES 16' 31" EAST 298.51 FEET, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING:
(5) SOUTH 86 DEGREES 01' 02" EAST 240.86 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.87 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558

NOVEMBER 15, 2001

STATE OF MARYLAND
HERBERT MALMUD
No. 7558
REGISTERED
LAND SURVEYOR

file: Hammonds Ferry Zoning Petition

214

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. #02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108 +/- S centerline Fourth Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s): Michael Grace

Variance: to allow 46 parking spaces in lieu of the required 167 parking spaces. **Special Exception:** for a commercial recreational facility. **Special Hearing:** to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required.

Hearing: Thursday, February 28, 2002 at 9:00 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

JT/2/655 Feb 12 C520120

CERTIFICATE OF PUBLICATION

2/15/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/12/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 12, 2002 Issue – Jeffersonian

Please forward billing to:
Michael P Tanczyn
606 Baltimore Avenue
Suite 106
Towson MD 21204

410 296-8823

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: 02-214-SPHXA
2900 Hammonds Ferry Road
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HEARING: Thursday, February 28, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

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: #02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108' +/- S centerline Fourth Ave.
13th Election District - 1st Councilmanic District
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Variance: to allow 46 parking spaces in lieu of the required 167 parking spaces. **Special Exception**: for a commercial recreational facility. **Special Hearing**: to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required.

Hearing: Wednesday, January 16, 2002 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 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.

JT/1/630 Jan 1 C513200

CERTIFICATE OF PUBLICATION

1/3/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/1/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Williams

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 1, 2002 Issue – Jeffersonian

Please forward billing to:
Michael P Tanczyn
606 Baltimore Avenue
Suite 106
Towson MD 21204

410 296-8823

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108' +/- S centerline Fourth Avenue
13th Election District – 1st Councilmanic District
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HEARING: Wednesday, January 16, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian

Please forward billing to:

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/s Hammonds Ferry Road
13th Election District – 1st Councilmanic District
Legal Owner: 2900 Hammonds Ferry Rd., LLC, Michael Grace, Managing Member

Special Hearing to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required. Variance to allow 46 parking spaces in lieu of the required 167 parking spaces.

Hearings: Wednesday, June 4, 2003 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, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 11/29/85 ACCOUNT 001-606-650

AMOUNT $ 650.00

RECEIVED FROM: Stanley Esq. 2900 Hampstead Ave.

FOR: SPECIAL

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND 214
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2[illegible]

DATE 4-8-03 ACCOUNT 001-006-6150

AMOUNT $ 100.00

RECEIVED FROM: M. TANCZYN, ESQ.

FOR: 02-214 SPHXA
AMOUNT PETITION.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-214-SPHXA

Petitioner/Developer: 2900 HAMMONDS FERRY RD, LLC,

Date of Hearing/ Closing: JUNE 4, 2003

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

Attention: BECKY HART

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 #2900 HAMMONDS FERRY ROAD

The sign(s) were posted on MAY 15, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

APPEAL SIGN POSTING REQUEST

CASE NO.: 02-214-SPHXA

2900 HAMMONDS FERRY LLC - LEGAL OWNERS

2900 HAMMONDS FERRY ROAD

13TH ELECTION DISTRICT APPEALED: 8/1/2002

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 02-214-SPHXA

Petitioner/Developer:

2900 Hammonds Ferry LLC

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

_____

The sign was posted on 8/29, 2002

By: Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

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

January 16, 2002

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108 +/- S centerline Fourth Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Michael Grace

Variance to allow 46 parking spaces in lieu of the require 167 parking spaces. Special Exception for a commercial recreational facility. Special Hearing to approve business or industrial parking in a residential zone, to grant a variance of RTA if required, to determine the amount of RTA required and to reduce the amount of RTA if required.

HEARING: Thursday, February 28, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

SIGN
POSTED ON 2/12/02
10:45 AM
GF

Arnold Jablon GDZ
Director

C: Michael P Tanczyn, Esquire, 606 Baltimore Avenue, Ste 106, Towson 21204
Michael Grace, 2900 Hammonds Ferry, 1 Rolling Farm Court,
Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208

Post by

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 13, 2002.**
(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.

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on Recycled Paper

ZONING NOTICE

CASE # 02-214-SPHXA

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

PLACE: ROOM 407 COUNTY COURTS BLDG. 401 BOSLEY AVENUE

DATE AND TIME: WEDNESDAY, JANUARY 16, 2002 AT 2:00 P.M.

REQUEST: VARIANCE - TO ALLOW 46 PARKING SPACES IN LIEU OF THE REQUIRED 167 PARKING SPACES. SPECIAL EXCEPTION - FOR A COMMERCIAL RECREATIONAL FACILITY. SPECIAL HEARING - TO APPROVE BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE, TO GRANT A VARIANCE OF RTA IF REQUIRED TO DETERMINE THE AMOUNT OF RTA REQUIRED AND TO REDUCE THE AMOUNT OF RTA IF REQUIRED

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

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

HANDICAPPED ACCESSIBLE

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

April 22, 2003

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/s Hammonds Ferry Road
13th Election District – 1st Councilmanic District
Legal Owner: 2900 Hammonds Ferry Rd., LLC, Michael Grace, Managing Member

Special Hearing to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required. Variance to allow 46 parking spaces in lieu of the required 167 parking spaces.

Hearings: Wednesday, June 4, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: 2900 Hammonds Ferry Road, LLC, Michael Grace, Managing Member, 1 Rolling Farm Court, Catonsville 21228
Michael P. Tanczyn, 606 Baltimore Avenue, Suite 106, Towson 21204
H. Malmud & Associates, Inc., 100 Church Lane, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 20, 2003.**
(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.

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

January 30, 2003

NOTICE OF ASSIGNMENT

CASE #: 02-214-SPHXA

IN THE MATTER OF: ***2900 HAMMONDS FERRY ROAD LLC -***
Legal Owner 2900 Hammonds Ferry Road
13th Election District; 1st Councilmanic District

2/20/2002 –DZC's Order – Petitions for Special Exception, Variance and Special Hearing GRANTED with restrictions.

ASSIGNED FOR: **THURSDAY, APRIL 24, 2003 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. *No* postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

***If you have a disability requiring special accommodations,* please contact this office at least one week prior to hearing date.**

Kathleen C. Bianco
Administrator

---

c: Appellant : Office of People's Counsel for Baltimore County
Peter M. Zimmerman, People's Counsel
Carole S. Demilio, Deputy People's Counsel

Counsel for Petitioner : Michael P. Tanczyn, Esquire
Petitioner /Legal Owner : 2900 Hammonds Ferry Road, LLC
Michael Grace, Managing Member

H. Malmud & Associates, Inc.

Marcia Ames
Father Steve Giard
Theresa Lowry

Pat Keller, Director /Planning
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM

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on Recycled Paper

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

January 23, 2002

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108 +/- S centerline Fourth Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Michael Grace

Variance to allow 46 parking spaces in lieu of the require 167 parking spaces. Special Exception for a commercial recreational facility. Special Hearing to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required.

HEARING: Thursday, February 14, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Michael P Tanczyn, Esquire, 606 Baltimore Avenue, Ste 106, Towson 21204
Michael Grace, 2900 Hammonds Ferry, 1 Rolling Farm Court,
Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 30, 2002.**
(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.

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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

January 16, 2002

NOTICE OF ZONING HEARING

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2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108 +/- S centerline Fourth Avenue
13th Election District – 1st Councilmanic District
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HEARING: Thursday, February 28, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Michael P Tanczyn, Esquire, 606 Baltimore Avenue, Ste 106, Towson 21204
Michael Grace, 2900 Hammonds Ferry, 1 Rolling Farm Court, Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 13, 2002.**
(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.

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on Recycled Paper

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

December 21, 2001

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: 02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108' +/- S centerline Fourth Avenue
13th Election District – 1st Councilmanic District
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HEARING: Wednesday, January 16, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Michael P Tanczyn Esquire, 606 Baltimore Avenue Ste 106, Towson 21204
Michael Grace, 2900 Hammonds Ferry Road, 1 Rolling Farm Court, Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 31, 2001.**
(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.

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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

May 30, 2003

Michael Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 02-214-SPHXA, 2900 Hammonds Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Michael Grace, Managing Member, 1 Rolling Farm Court, Catonsville 21228
H. Malmud & Associates, Inc., 100 Church Lane, Baltimore 21208

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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

February 8, 2002

Michael P Tanczyn Esquire
606 Baltimore Avenue, Suite 106
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 02-214-SPHXA, 2900 Hammonds Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Michael Grace, 2900 Hammonds Ferry Road, LLC, 1 Rolling Farm Court, Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

January 2, 2002

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, 201, 202, 207, 208, 210, 211, 212, 214, 217, AND 218

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

cc: File

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on Recycled Paper

Sent 1/16 (P.P.) 2/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 11, 2002

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

SUBJECT: 2900 Hammonds Ferry Road

INFORMATION:

Item Number: 02-214

Petitioner: 2900 Hammonds Ferry Road, LLC
c/o Michael Grace

Zoning: ML-IM/RO/BR

Requested Action: Special Exception/Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

While the Office of Planning does not oppose the petitioner's request, this office questions whether the amount of off-street parking proposed for this site will be adequate. Therefore, the petitioner should demonstrate to the satisfaction of the Zoning Commissioner that adequate parking will be provided. The petitioner should also provide information regarding what recreation facilities and activities will be provided in the proposed athletic building; what age groups will be using the facilities; and what accommodations will be provided for spectators. All criteria used for calculating and justifying the number of proposed parking spaces should be provided on the plat. Additionally, the eight (8) parking spaces proposed to be located along the entrance driveway should be eliminated. Section 409.4 of the BCZR does not permit direct access to parking spaces from driveways.

The proposed use of the existing dwelling should be indicated on the plat. If said structure will be used for residential purposes, the plat should clearly delineate separate yard areas for the residential use.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long
AFK:MAC:

\\NCH_NW\VOL3\WORKGRPS\DEVREV\ZAC\02-214 doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12-31-01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 214 JCM

Dear. Mr. Zahner:

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: January 11, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 214

The Bureau of Development Plans Review has reviewed the subject zoning item.

The eight parking spaces along the access to the site shall be eliminated.

These type of uses tend to generate a need for a high number of parking spaces; granting the variance will impact the adjacent streets.

The improvements shown along Hammonds Ferry Road are not correct. The road shall be improved along the entire frontage.

RWB:HJO:jrb

cc: File

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

August 7, 2002

Michael P Tanczyn Esquire
606 Baltimore Avenue
Suite 106
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case No. 02-214-SPHXA, 2900 Hammonds Ferry Road

Please be advised that an appeal of the above-referenced case was filed in this office on August 1, 2002 by Peter M Zimmerman, People's Counsel for Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon GDZ
Director

AJ: gdz

c: 2900 Hammonds Ferry Road LLC, Michael Grace, Managing Member,
1 Rolling Farm Court, Catonsville 21228
H. Malmud & Associates Inc, 100 Church Lane, Baltimore 21208
Theresa Lowry, 2517 Hammonds Ferry Road, Baltimore 21227
Father Steve Girard, 2700 Washington Avenue, Baltimore 21227
Marcia Ames, 743 Oella Avenue, Ellicott City 21043
People's Counsel

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Recycled Paper

APPEAL

Petition for Variance
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108' +/- S centerline of Fourth Avenue
13th Election District – 1st Councilmanic District
2900 Hammonds Ferry LLC - Legal Owner
Case No.: 02-214-SPHXA

Petition for Variance (dated 08/01/02)

Zoning Description of Property

Notice of Zoning Hearing (dated 01/23/02)

Certification of Publication (The Jeffersonian issue no copy in file)

Certificate of Posting (no copy in file)

Entry of Appearance by People's Counsel (dated 01/02/02)

Petitioner(s) Sign-In Sheet

Protestant(s) Sign-In Sheet (1 page)

Citizen(s) Sign-In Sheet (none)

Zoning Advisory Committee Comments (1 page)

Petitioners' Exhibits:

1. Plat To Accompany Petition For Variance (dated 11/11/01)
2. Letter to Mr. Herb Malmud from Henry A Leskinen (dated 08/03/01)
3. Site Photos To Accompany Variance Request 2900 Hammonds Ferry Road (dated 07/25/01)
4. GIS Map
5. Site Photos To Accompany Variance Request 2319 Hammonds Ferry Road (dated 07/25/01)
6. Petition For Special Hearing (dated 06/04/71)
7. Ariel Site Plan
8. Plans Elevations & Details (dated 01/22/02)

Protestants' Exhibits: (none)

Miscellaneous (Not Marked as Exhibits): (none)

Deputy Zoning Commissioner's Order (dated 02/20/02 - GRANTED)

Notice of Appeal received on August 1, 2002 from Peter M Zimmerman, People's Counsel for Baltimore County

c: Michael P Tanczyn Esquire, 606 Baltimore Avenue, Suite 106, Towson 21204
People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

date sent: 08/07/02 gdz

Case No. 02-214-SPHXA

In the Matter of: 2900 Hammonds Ferry Road LLC
-Legal Owner /Petitioner

SPH – To allow business or industrial parking in residential zone and to provide parking in an RO zone to support use of subject property as athletic practice or training facility; and to allow RTA as shown on site plan ilo that which is normally required for use;
SE – To approve a commercial recreational facility pursuant to 253.2D4 of BCZR; and
VAR – To allow 34 parking space ilo required 163 parking spaces.

2/20/02 – DZC's Order in which requested SE, SPH, and Variance relief were GRANTED with restrictions.

1/04/2002 –Notice of Assignment sent to following; assigned for hearing on Thursday, April 24, 2003, at 10:00 a.m.:

Office of People's Counsel for Baltimore County
Peter M. Zimmerman, People's Counsel
Carole S. Demilio, Deputy People's Counsel
Michael P. Tanczyn, Esquire
2900 Hammonds Ferry Road, LLC
Michael Grace, Managing Member
H. Malmud & Associates, Inc.
Marcia Ames
Father Steve Giard
Theresa Lowry
Pat Keller, Director /Planning
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM

4/08/03 – Amended Petition for Variance received from PDM this date; filed by Michael P. Tanczyn, Esquire, on behalf of Petitioners in the subject matter. Copy to PMZ this date.

4/10/03 – Letter from M. Tanczyn; requesting remand to the Deputy Zoning Commissioner based upon discussions between Tanczyn and P. Zimmerman on this issue. Awaiting comment from People's Counsel. (Copy of 7/03/02 letter from M. Tanczyn to T. Kotroco added to our file; approved by T. Kotroco by signature on 7/08/02, prompting appeal by People's Counsel in this matter. (It is Mr. Tanczyn's belief that this remand could be accomplished by the Board without need for a public hearing; awaiting Mr. Zimmerman's opinion in this regard. Mr. Tanczyn is ready to appear if necessary on 4/24/03 to request this remand.)

4/11/03 – Letter from Peter M. Zimmerman, People's Counsel – response to Mr. Tanczyn's letter, agrees that case should be remanded to the D.Z.C. for further consideration; Board exercises appellate jurisdiction; should be remanded to public hearing may be held on entire case with usual public notice. (Per conversation with Mr. Zimmerman this date, also is of opinion that the hearing before the Board is not necessary and that the remand action can be accomplished by the Board without such a hearing, based upon the agreed-upon request of he and Mr. Tanczyn in this matter, insofar as the issue of remanding to the D.Z.C.)

4/14/03 – Telephone confirmation with counsel – Request for remand to be granted and appropriate remand order issued by the Board; hearing assigned for 4/24/03 has been pulled from schedule with no further hearing date to be assigned pending disposition of matter on remand before D.Z.C.

RE: PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 2900 Hammonds Ferry Road, W/S Hammonds Ferry Rd, 108' S of c/l Fourth Ave 13th Election District, 1st Councilmanic Legal Owner: 2900 Hammonds Ferry Road, LLC Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY Case No. 02-214-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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 30, 2002

RECEIVED
AUG 1 2002
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR VARIANCE
W/s Hammonds Ferry Road, 108' +/- S ctrl
Of Fourth Avenue
13th Election Dist., 1st Councilmanic
Legal Owners: 2900 Hammonds Ferry LLC
Michael Grace, Managing Member
Case No.: 02-214-SPHXA

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the July 8, 2002 Approval of a setback variance from the BCZR 238.2 requirement as " within the spirit and intent " of the "original decision" dated February 20, 2002 by the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/pah

c: Michael P. Tanczyn, Esquire, Law Offices of Michael P. Tanczyn, PA ,606 Baltimore Avenue, Suite 106, Towson, Maryland 21204
Attorney for Petitioners

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

April 17, 2003

Mr. Carl Richards
Room 109
111 Chesapeake Avenue
Towson, MD 21204

Re: Petition for Variance and Petition for Special Hearing
2900 Hammonds Ferry Road
Case No. 02-214 SPHA

Dear Carl:

The above case has been remanded, pursuant to the attached Order by the Board of Appeals to the Zoning Commissioner, for purposes of holding a hearing on the additional variance contained on the Amended Variance Petition filed with your office and approved last July by the Deputy Zoning Commissioner by a Spirit and Intent Letter. Accordingly, my client is very interested in moving forward on this Petition, and we would request that this matter be set in for hearing at the soonest available date before the Deputy Zoning Commissioner, who heard the original case. Could you kindly advise us of the new hearing date? I do not anticipate that this will take more than an hour, and the only times when I will not be available within the next few months, other than scheduled trial dates, will be when I am away on a vacation out of the country from May 13, 2003 through May 27, 2003.

Thank you very much for your anticipated cooperation with this request. We look forward to receiving a new hearing date so that we can arrange to have the property posted in a timely way.

Very truly yours,

Michael P. Tanczyn, Esquire

MPT/cbl
Enclosure(s)
cc: Michael Grace
Alonzo Childress
Herb Malmud

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

RECEIVED
APR 4 2003

April 4, 2003

VIA HAND-DELIVERY
Attn: Carl Richards
Zoning Office
Permits and Development Management

RE: Amended Petition For Variance
2900 Hammonds Ferry Road
Zoning Case - 02-214 SPHXA

Dear Carl:

Enclosed please find Amended Petitions for Variance, which add the additional variance request for my client's property. You may recall, we discussed this last summer, and subsequent to our discussion, a Spirit and Intent Letter was obtained from Deputy Commissioner, Timothy M. Kotroco, a copy attached, which he approved July 8, 2002. The variance requested in that letter is the additional variance requested in this Petition. The purpose of this filing is to meet the technical objection of the Peoples' Counsel Appeal of the decision of the Deputy Zoning Commissioner from July, 2002, which is now pending before the Board of Appeals of Baltimore County. We also will post the property with the Board of Appeals Hearing Date and with this additional variance in a timely way. I also enclose our check for costs of the amended filing.

If you have any questions, please do not hesitate to call.

Very truly yours,

Michael P. Tanczyn, Esquire

MPT/cbl
cc: Michael Grace

RECEIVED
BALTIMORE COUNTY
BOARD OF APPEALS

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

July 3, 2002

Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

HAND DELIVERED

Re: Petition for Variance and Petition for Special Hearing
2900 Hammonds Ferry Road
Case No. 02-214 SPHXA

Dear Commissioner Kotroco:

I represented the Petitioner in the above case, who sought by three (3) petitions heard by you, authority to operate a recreation facility at the above address. In addition to granting special exception necessary for the use, you also granted a variance to allow reduced parking based on the satellite parking facility. You further granted the special hearing petition, to allow the RTA, as shown on the site plan, in lieu of that normally required for this particular use for properties adjacent to the south of the property and to the east side of Hammonds Ferry Road.

Your Order approving those requests was dated February 20, 2002. No appeal was taken by any party, to your Order. In fact, you may recall, at the time of hearing and as is noted in your opinion, interested citizens, including Teresa Lowry, Father Steve Girard, and Shorty Miller, representing all the surrounding interested community groups, showed up in full support of this proposal.

Subsequent to your approval, this matter was favorably considered for an exemption to a full blown review because of the previous public zoning hearing, where the DRC granted a limited exception, allowing the Petitioner to go directly to building permit. At that point in time, it was brought to the Petitioner's attention, that a variance should have been requested for the distance from the building to the side or rear lot line pursuant to BCZR 238.2 for seven feet (7 ft.) provided in lieu of the required thirty feet (30 ft.).

As can see from looking at the site plan. The side or rear lot line is adjacent to and abuts the railroad right of way, which is on an elevated track above the grade of the Petitioner's site. The Railroad Owner took no role whatsoever on these Petitions. I have discussed this issue in detail with

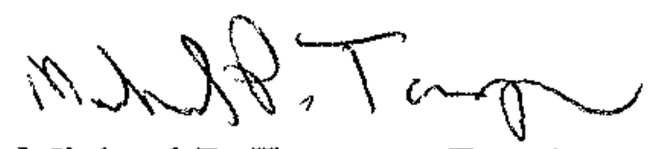
Carl Richards of the Zoning Office. Mr. Richards had suggested, among other options, that we write you as the Hearing Officer, on behalf of the Petitioner, to note that this variance item was not identified by me in the petition nor was it picked up at any time in the review process. I apologize for the oversight on my part.

The purpose of this letter, is to ask you to consider approving, in light of the overwhelming support for this sports facility, which will provide, when built, much needed recreational facilities in a part of Baltimore County, which could benefit from the presence of such a facility, this variance as within the spirit and intent of the variance section, under Section 307 BCZR and further, considering the adjacent use, that approval of this variance nunc pro tunc, is appropriate under the circumstances, considering the nature of the proposed use, the lack of objection from adjacent property owners, particularly the railroad and unanimous community support. I would note that in the comments filed by the County agencies, the Fire Department made no negative comment about the proximity of the building to the side or rear property line, as posing a problem for that department.

Once you have had an opportunity to review the site plan, comments, and your previous decision on this matter, I would ask that you consider granting this request by countersigning this letter, indicating your decision. If you decide to approve it, I will transmit a copy of this letter to Mr. Richards, who has indicated, with an approval, there would be no impediment from the zoning perspective, to the issuance of a building permit to my client.

Thank you again for taking the time to consider this issue.

Very truly yours,



Michael P. Tanczyn, Esquire

MPT/jlf
cc: Mr. Michael Grace
Herb Malmud & Associates

Approved as within the Spirit & Intent of my original Decision,
Timothy Kotroco
7/8/02

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

February 22, 2002

Office of Zoning
Attention: George Zahner
Room 109, County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Variance and Petition for Special Hearing
2900 Hammonds Ferry Road
Case No. 02-214 SPHA

Dear George:

I am writing to you with regard to the above case. The hearing was held on the revised date of February 14, 2002 and we are awaiting the decision.

I received notice that this zoning case was re-advertised for a hearing date of February 28, 2002 and I have received a bill from Patuxent Publishing in that regard. My reason for writing to you is that since that date had been changed to February 14, 2002 and we were advised that it need not be reposted or republished, there may well be people calling the County or perhaps showing up on February 28, 2002 based on what I have related to you in this letter.

If you have any questions, please do not hesitate to call me.

Very truly yours,

Michael P. Tanczyn, Esquire

MPT:cbr
Encl.
cc: Mr. Michael Grace
Herb Malmud & Associates

02-589

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- Howard County Times
- Laurel Leader
- Anne Arundel
- Gazette
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

MICHAEL P. TANCZYN ESQ.
606 BALTIMORE AVENUE SUITE 106
TOWSON MD 21204

02-214-SPHXA Grace zoning

INVOICE DATE 2/13/2002

PAYMENT DUE UPON RECEIPT OF INVOICE

DATE START	DATE STOP	DESCRIPTION	LINES	TIMES	TOTAL LINES	RATE	AMOUNT
2/12/201	2/12/2002	NOTICE OF ZONING HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a	86	1	86		81.70

SKIP INSERTIONS

PUBLICATIONS ▶

P.O. NO. JT 2/655

ADJUSTMENTS	
PROOF CHANGES	
PREPAID AMOUNT	
TOTAL AMOUNT DUE	81.70

ORIGINAL

This invoice has been printed with environmentally safe ink.

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. #02-214-SPHXA
2900 Hammonds Ferry Road
W/S Hammonds Ferry Road, 108 +/- S centerline Fourth Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s): Michael Grace

Variance: to allow 46 parking spaces in lieu of the required 167 parking spaces. **Special Exception:** for a commercial recreational facility. **Special Hearing:** to approve business or industrial parking in a residential zone, to grant a variance of RTA if required to determine the amount of RTA required and to reduce the amount of RTA if required.

Hearing: Thursday, February 28, 2002 at 9:00 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.

JT/2/655 Feb. 12 C520120

CERTIFICATE OF PUBLICATION

2/15/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/12/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

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

January 15, 2002

Michael P Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 02-214-SPHXA 2900 Hammonds Ferry Road

The above matter, previously scheduled for January 16, 2002, has been postponed at the request of our Director, Arnold Jablon. Once the hearing has been rescheduled you will be notified by mail.

Very truly yours,

Arnold Jablon GDZ
Director

AJ:

C:

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on Recycled Paper

1/10/02
8

Maryland Citizens For The Environment, Inc.

2517 Hammonds Ferry Road
Lansdowne, MD 21227
410-247-2325

Board Members:

Teresa Lowry-Director	Brenda Armstrong-Secretary	Donald Clifford-Member
Catherine Owens-Co-Director	Paul Bird- Treasurer	
Marge Miller-Co-Director	Bill Coleman-Member at Large	
Dixie Wankulov-Co-Director	Dawn Lowry-Member	

January 10, 2002

Arnold Jablon
Director of Dept. Of Permits and Development Mgmt.
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: Special Hearing/Special Exception
2900 Hammonds Ferry Road, 13th Election Dist.
1st Councilmanic
Michael Grace
Case No: 02-214-SPHXA

Dear Mr. Jablon,

I am writing on behalf of Mrs. Teresa Lowry, who is respectfully requesting a postponement on the hearing for Special Hearing/Special Exception, on January 16, 2002. Mrs. Lowry has just recently been released from St. Agnes Hospital and is under her Doctor's intensive care. She has been instructed to get bedrest for at least 30 days or more.

She respectfully request any consideration you can allow her. Mrs. Lowry 's involvement is very vital to the Lansdowne Community. As the Zoning Chairman for Lansdowne Improvement Association, Inc., Mrs. Lowry will represent as Counsel for Lansdowne Community in this case. Once again, she respectfully request any consideration of time you may give her, so that she can recover from her illness.

Respectfully yours,

Teresa Lowry

Teresa Lowry
Zoning Chairman for LIA, Inc., MCE, Inc., and GBA

Brenda Armstrong

Brenda Armstrong
Member of LIA, Inc., Secretary for MCE, Inc., and President for GBA

Cc: Timothy M. Kotroco, Esq., Baltimore County Deputy Zoning Commissioner
George Zahner, Dept. of Permits and Development Mgmt. (for file No. 02-214-SPHXA)
Peter Max Zimmerman, Esq, People's Counsel for Baltimore County
Mr. Michael Grace

Feb 14, 2002

02-214

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Michael TANCZYN	STE 106 606 BALTIMORE AVE
Michael Grace	1 Rolling Farm Ct., Towson Catonsville Md 21228
HERBERT MALMUD	
H. MALMUD & ASSO INC	100 CHURCH LANE BALTO 21208

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PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

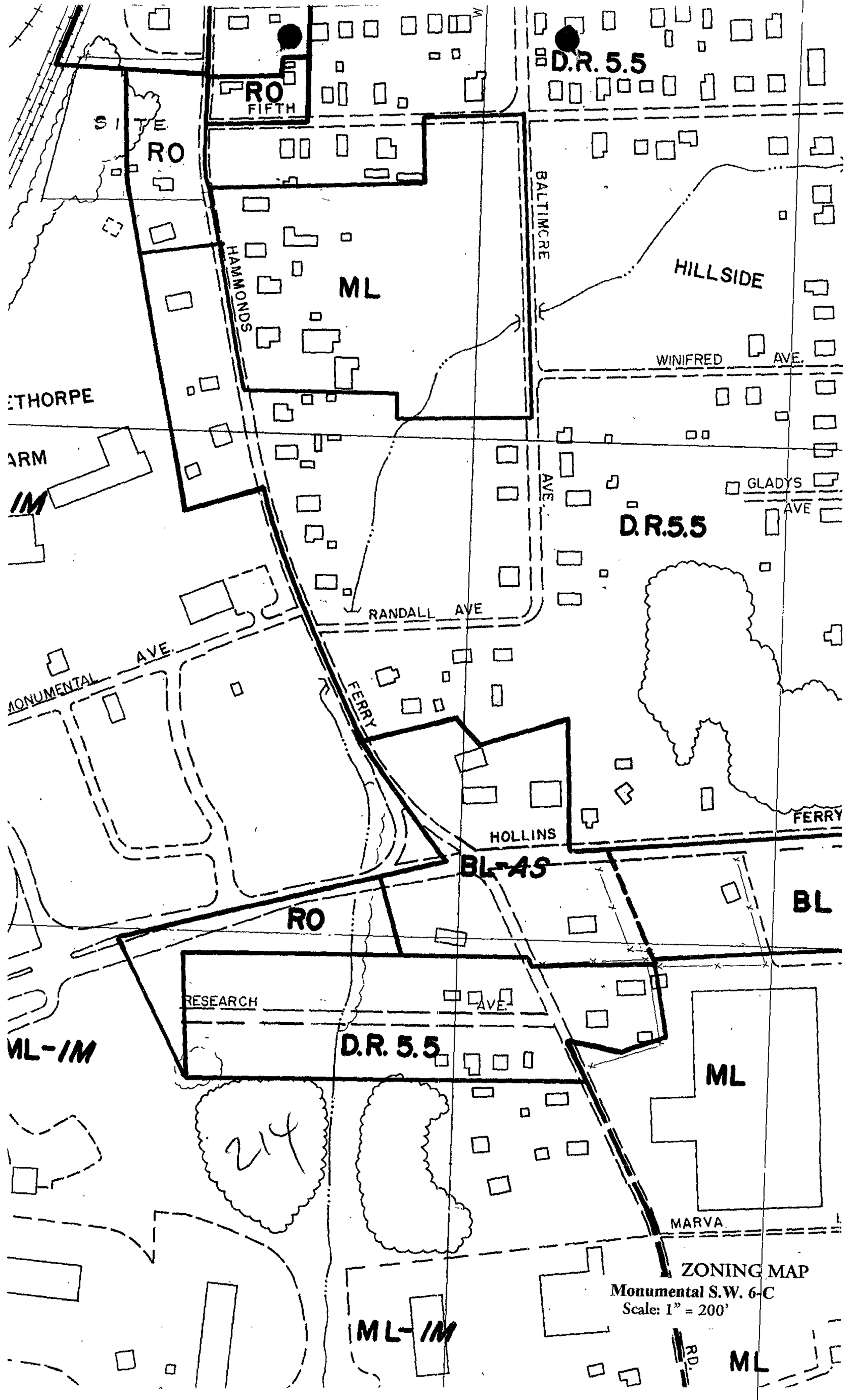
NAME	ADDRESS
Thereon Lowry	2517 Hammond's Ferry Rd 21227
Father Steve Girard	2700 Wash. Ave 21227
Sherly Miller	135 Hazel Ave 21227
Marcia Ames	743 Oella Ave Ellicott City 21043
send copy of order Catonsville Times	

PLEASE PRINT CLEARLY

CASE NAME ~~[illegible]~~ 2901 Hammond Ferry Ln
CASE NUMBER 02-214 SPH XA
DATE 6/04/2003

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Michael Tanczyn	STE 106 606 BALTIMORE AVE	TOWSON MD 21204	
Michael Grace	300 Frederick Road, Suite 100,	Catonsville, Md 21228	MGRACE@FOUNTAINHEADTITLE.COM
HERBERT MALMUD	100 CHURCH LANE	PIKESVILLE MD 21208	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FIFTH
D.R. 5.5
SITE
RO
BALTIMORE
HILLSIDE
HAMMONDS
ML
WINIFRED AVE.
THORPE
ARM
IM
AVE.
GLADYS AVE
D.R.5.5
RANDALL AVE
MONUMENTAL AVE.
FERRY
HOLLINS
FERRY
BL-AS
BL
RO
RESEARCH AVE.
D.R. 5.5
ML-IM
ML
MARVA
ZONING MAP
Monumental S.W. 6-C
Scale: 1" = 200'
ML-IM
RD.
ML

214

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

February 25, 2003

Pet Ex 1
Hearing date
6/4/03

Ray Heil - Streetscape
Robert Bowling - Public Works
Keith Link, Jr. - Traffic

RE: 2900 Hammonds Ferry Road
Proposed Athletic Building
Zoning Case - 02-214 SPHA

Gentleman:

I am writing to memorialize, for your file, my notes and recollections regarding our meeting of September 27, 2002, concerning the above property. During our meeting, in which I went over the zoning plat and the storm water management detailed drawings, showing cross-sections of Hammonds Ferry Road, as prepared by Mr. Childress, for the area adjacent to my client's property. We met regarding the then proposed Streetscape improvements and one of the questions was whether or not to eliminate the proposed island between traffic in both directions on Hammonds Ferry Road, adjacent to the proposed entrance. The other question was whether my client would be required to create an acceleration/deceleration lane at its expense, or to pay for the road improvements, in light of the upcoming Streetscape project. We discussed in some detail the fact that Hammonds Ferry Road has been resurfaced several times and that any work that would be done by my client might better be done by the County in the time frame that the actual Streetscape improvements were to be made. We also talked about alignment or realignment of the paved portion of the right-of-way for Hammonds Ferry Road, in light of the existing utility lines and poles. After our meeting, the County representatives intended to do further research and get back to us with the County's response.

Shortly thereafter, I was advised by Mr. Bowling, while over at the County, that he had a revised drawing, showing the revisions that the County had made to the Streetscape plans, and the reconfiguration of curb and gutter in the vicinity of our client's site. After picking that up from him, I met Mr. Heil, by chance, who confirmed that the County would not require my client to make any of the road or gutter improvements at this time, but that they would be done by the County at the time that the Streetscape was implemented. I thanked him for the promptness of the County review, and reported all of this to my client, and to my client's engineer, Mr. Childress.

My client agrees to dedicate the portion of his property required for the right of way to Baltimore County and agrees to have two utility poles moved.

I believe that this accurately sets forth, in summary fashion, what transpired from the time of our meeting through the County's decision process. If any of you believe that there were other important provisions, which I have not mentioned, please do not hesitate to contact me.

Very truly yours,

Michael P. Tanczyn, Esquire

MPT/cbl
cc: Michael Grace
Alonzo Childress (via facsimile)

AMENDED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2900 Hammonds Ferry Road Baltimore, MD 21227

which is presently zoned ML-IM/RO/BR

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) To allow 46 parking spaces in lieu of the required 167 parking spaces pursuant to Section 409.6 of the Baltimore County Zoning Regulations for a proposed practice or training physical conditioning facility for amateur sports organizations and offices pursuant to Section 253.1.A(42) of the Baltimore County Zoning Regulations. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Ref 2A

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:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Law Offices of Michael P. Tanczyn, PA

Company

606 Baltimore Ave., Ste. 106 410-296-8823

Address Telephone No.

Towson, MD 21204

City State Zip Code

Legal Owner(s):

2900 Hammonds Ferry Road, L.L.C.

Name - Type or Print

Signature Michael Grace, Managing Member

Name - Type or Print

Signature

1 Rolling Farm Court, 410-744-5252

Address Telephone No.

Catonsville, MD 21228

City State Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

100 Church Lane 410-653-9511

Address Telephone No.

Baltimore MD 21208

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. _____

ORDER RECEIVED FOR FILING

Date 9/15/98

By RZU

ADDITIONAL VARIANCE REQUESTED

Variance from BCZR 238.2 to provide distance from the building to the side or rear lot line of seven (7) fee in lieu of the required thirty (30) feet.

Eco-Science Professionals, Inc.

CONSULTING ECOLOGISTS

August 3, 2001

Mr. Herb Malmud
H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, MD 21208

RE: 2900 Hammonds Ferry Road Property
Lansdowne, Baltimore County, Maryland

Dear Herb,

Eco-Science Professionals, Inc. performed a Preliminary Environmental Site Assessment of the referenced property on August 2, 2001. The property includes approximately 1.87 acres and is located at 2900 Hammonds Ferry Road in the Halethorpe section of Baltimore County, Maryland. The specific purpose of our field investigation was to determine if any nontidal wetlands, streams and/or Baltimore County forest buffers were present on the subject site. Nontidal wetland determinations were made in accordance with the criteria outlined the U.S. Army Corps of Engineers *1987 Wetland Delineation Manual*. The 1987 Manual utilizes a three parameter approach requiring the presence of hydrophytic vegetation, hydric soils, and hydrology in making wetland determinations.

The subject property is located on the west side of Hammonds Ferry Road, approximately 0.3 miles north of the intersection of Hollins Ferry Road, in the Lansdowne section of Baltimore County. The property is bounded to the north by a Citgo gas station and to the west by CSX railroad tracks. Land use in the vicinity of the site consist of a mix of high density residential development and commercial/business development.

An existing house, garage, and numerous outbuildings are present on the southern portion of the subject property. The house and buildings are surrounded by a mowed lawn area containing numerous large trees and landscape plantings. Typical landscape plantings include boxwood, silver maple, catalpa, rose of Sharon, and forsythia. A very small, concrete-lined lily pond is present north of the house. The remainder of the property is forested. Forest on the far northern portion of the property consists of a fairly young, tree-of-heaven dominated community while forest on the remainder of the site consists of a mixed deciduous community dominated by white oak, tulip poplar, red maple, black cherry, and scarlet oak. Many of the trees in this mixed deciduous forest are fairly large. Shrub layer development is poor, consisting primarily of young black cherries, blackberries, multiflora rose, and sassafras. Vine cover in the understory and herbaceous layer is significant, with Japanese honeysuckle, Virginia creeper, poison ivy, and greenbrier all common. English ivy is also present along the northeastern edge of this forest.

P.O. BOX 5006 GLEN ARM, MD 21057 (410) 592-6752

Pet Ex 2

Preliminary Wetland Determination

A review of the subject property determined that nontidal wetlands and/or other Waters of the United States (streams) are not present on the subject site. A broad swale that runs through the back of the property exhibits some grayish, sandy soils however the plant community in the swale is dominated by upland species and no evidence of hydrology is present. Typical species in the swale include Virginia creeper, Japanese honeysuckle, black cherry, tulip poplar, red maple, blackberry, and poison ivy.

Preliminary Forest Buffer Determination

Forest buffers should not be an issue on the subject property. There are no wetlands or streams on or immediately adjacent to the property which would result in a buffer. There is a swale in the woods on the adjacent property to the south however our preliminary review of the swale within 100 feet of the property determined that the swale is neither a wetland nor stream. Upland trees were observed growing in the upper portion of the swale and there was no hydrologic evidence to suggest even periodic flow through the swale. Please note that our assessment of the offsite swale was made by visual observation and did not involve soil borings. We did not have authorization to enter the adjacent property so our observations were made from the property boundary. A more detailed review may be needed to confirm these findings.

Other Environmental Issues

Baltimore County's Forest Conservation Ordinance regulates forest clearing on development parcels. The County exempts from these regulations activities occurring on a single lot or parcel that do not result in the cutting, clearing, or grading of more than 40,000 sq.ft. of forest. Existing forest on the subject property is slightly greater than 40,000 sq.ft. (approximately 41,500 sq.ft.). Therefore, it seems likely forest clearing associated with any future development of the site could be kept under 40,000 sq.ft. and that the project could be exempted from the County's Forest Conservation Ordinance.

I have attached a sketch showing the approximately location of the existing features on the site. You will notice that the treeline on the northeastern portion of the property differs from the line shown on the original Spellman Larson drawing. The treeline on that plan was incorrect. I have adjusted the line to reflect the conditions present in the field.

Please feel free to call me if you have any questions. I thank you for allowing me to assist you in this matter.

Sincerely,

Henry A. Leskinen

Henry A. Leskinen

Enc.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Grace Corporation legal owner 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 and/or Deputy Zoning Commissioner should approve Off-Street Parking in a Residential Zone (B.R. ~~xxx~~ 5.5)

See attached description

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

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

ORDER RECEIVED FOR FILING

Contract Purchaser

Address

Petitioner's Attorney

Address

Grace Corporation

Legal Owner

Address 2207 Hammonds Ferry Road

Baltimore, Md. 21227

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day of May, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July 1971 at 11:30 o'clock A.M.

Zoning Commissioner of Baltimore County

71-179-SPH

March 15, 1971

Description of that parcel of land to be zoned for a Parking Lot, located on the easterly side of Hammonds Ferry road being 361 feet southerly from Ridge Road, District 13, Baltimore County, Maryland.

Beginning for the same at an iron pipe heretofore set on the easterly side of Hammonds Ferry Road and at the end of the north 79°44'30" west 207.28 foot line in a Deed from Eugene Lathom to Jerome G. Grace et al recorded among the Land Records of Baltimore County in Liber G.L.B. 2644 folio 225, thence binding on said line reversely south 79°44'30" east 207.28 feet to an iron pipe, thence north 04°30'30" east 110.56 feet to an iron pipe heretofore set on the southerly line of American Avenue, thence on said Avenue south 75°26'20" east 333.66 feet to an iron pipe heretofore set, thence leaving said Avenue south 01°24'20" east 208 feet to an iron pipe, thence south 88°40'00" west 223.90 feet, thence south 00°01'00" east 2.64 feet, then north 83°03'40" west 337.04 feet to the easterly side of Hammonds Ferry Road, thence on same north 05°13'50" east 130.70 feet to the place of beginning.

Comprising of those three parcels of land conveyed to Grace Brothers, recorded among the Land Records of Baltimore County in Liber G.L.B. 2644 folio 225
Liber W.J.R. 3829 folio 535
Liber 5096 folio 346.

Excepting therefrom that portion which has been heretofore zoned Business Local; along Hammonds Ferry Road and easterly 190 feet and 290 feet.

CHARLES W. HEZLER LAND SURVEYOR 1266 STATE OF MARYLAND

Charles W. Hezler

Pet Ex #6

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts the public health, safety or general welfare of the locality involved not being adversely affected, the petition for Special Hearing to permit parking in a residential zone (D. R. 5. 5) should be granted.

~~The above Special Hearing should~~

~~be granted.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this ____day of August, 1971, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit parking in a residential zone (D. R. 5. 5) subject to compliance with plat marked Exhibit "A" approved July 30, 1971 by George E. Gavrelis, Director of Office of Planning and Zoning, attached hereto and made a part hereof. The site plan is subject to approval of the Bureau of Public Services and Office of Planning & Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of_____

The above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ____day of_____, 19__, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

#179

TELEPHONE

INVOICE

BALTIMORE COUNTY, MAR

OFFICE OF FINANC

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

To: Bruce Corp.
2207 Hammonds Ferry Rd.
Lansdowne, Md. 21227

Zoning Dept. of Balt

CHARGE TO ACCOUNT NO. 01.122

RETURN THIS P

QUANTITY | DETACH ALONG PERFORATION AND KEEP THIS

Petition for Special Hearing
#73-19-SPH

25.00 CR

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE C

MAIL TO OFFICE OF FINANCE, REVENU
COURTHOUSE TOWSON MAR

Bruce Corporation
2207 Hammonds Ferry Road
Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for

8th day of

Edward D. Gavrelis
Zoning Commission

Petitioner Bruce Corporation

Petitioner's Attorney _____ Reviewed

TELEPHONE
494-2413

INVOICE

BALTIMORE CO
OFFICE OF

Land Records of Baltimore County in Liber G.L.B. 2844 folio 228, Liber W.J.R. 3029 folio 548, Liber W.J.R. 3086 folio 345.

Excepting therefrom that portion which has been heretofore dedicated Hammonds Lanark along Hammonds Ferry Road and contains 180 feet and 200 feet.

Being the property of Grace Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 28, 1971 at 1:30 P.M.

Public Hearing: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

July 8

(7)

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible]

Revised Plans:
Change in outline or description ___ Yes
___ No

Previous case: --

Map # 13 2B H

Grace Corporation
Page 3
June 22, 1971

DEPT. OF TRAFFIC ENGINEERING:

The special hearing for off street parking in a residential zone should benefit the existing assembly hall and eliminate the need for parking along Hammonds Ferry Road.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Since this petition is for parking, no health hazards are anticipated.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with requirements of Parking Lots, Section 409.10V.

BOARD OF EDUCATION:

No hearing on student population.

ZONING ADMINISTRATION AND PLANNING:

This petition is recommended for filing on the date of the enclosed filing certificate for the purpose of [illegible] and then, which will be held [illegible] after the date on the filing certificate, [illegible] in the future.

Very truly yours,

[illegible]

1 Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th

Date of Posting July 15-1971

Posted for: Special Hearing

Petitioner: Grace Corp.

Location of property: E/S of Hammonds Ferry Road 360 ft. S of Rolle Rd

Location of Signs: 1 - 2319 Hammonds Ferry Road

Remarks: Only one Sign for a Special Hearing Petition

Posted by: Charles A. Kirk
Signature

Date of return July 23-1971

Petitioner's Attorney

Address

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 8th day of June, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of July, 1971, at 1:30 o'clock P.M.

JUN 8 '71 PM

Deputy Zoning Commissioner of Baltimore County

(over)

CHARLES W. NEWLAND LAND SURVEYOR 1266 STATE OF MARYLAND

Charles W. Newland

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1971

Grace Corporation
2207 Hammonds Ferry Road
Baltimore, Maryland 21227

RE: Type of Hearing: Special Hearing
Location: E/S Hammonds Ferry, 2,000' No. of Nine Bank Lane
Petitioner: Grace Corporation
Committee Meeting of June 8, 1971
13th District
Item 179

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the east side of Hammonds Ferry Road and is improved with a one story masonry building that is used as an assembly hall, presumably for dances and weddings. There is presently no curb and gutter existing along Hammonds Ferry Road and there are no controlled entrances into the subject property. The Committee feels that is a very serious and dangerous situation because of poor sight distance to the south of the subject property.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

HIGHWAYS:

Hammonds Ferry Road, an existing [illegible] proposed to be [illegible] a 35-foot closed [illegible] right of way [illegible] 5-57-1, [illegible] Grace [illegible] from [illegible]

Grace Corporation
Item 179
Page 2

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

American Avenue, an existing residential road is proposed to be improved as a 30 foot closed type cross section on a 50 foot right of way. Highway improvements are not required at this time. However, highway right of way and widening will be required in connection with any grading or building permit application. No entrance shall be permitted to be constructed along the American Avenue frontage except for residential use.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage [illegible] indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface water runoff. Correction of any problem which may result, due to improper grading or [illegible] installation of drainage facilities [illegible] the Petitioner.

Storm drain connections [illegible] grading or building permit [illegible]

Utility easements [illegible] for public drainage purposes.

Water and Sanitary Sewer:

Public [illegible]

PETITION FOR SPECIAL HEARING
10th DISTRICT

ZONING: Petition for Special Hearing for Off-Street Parking in a Residential Zone.
LOCATION: East side of Hammonds Ferry Road 300 feet South of Belge Road.
DATE & TIME: Wednesday, July 28, 1971 at 3:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Off-Street Parking in a Residential Zone (D.R.5.5).

All that parcel of land in the Third District of Baltimore County

Beginning for the center at an iron pipe heretofore set on the northerly side of Hammonds Ferry Road and at the end of the north 79° 44' west 207.28 foot line as a Deed from Eugene Latham to Jerome G. Grace et al recorded among the Land Records of Baltimore County in Liber G.L.B. 2644 folio 225, thence binding on said first mentioned north 79° 44' west 207.28 feet to an iron pipe, thence north 04°07'30" east 118.00 feet to an iron pipe heretofore set on the southerly line of Associates Avenue, thence on said Avenue south 79°28'30" east 332.48 feet to an iron pipe heretofore set, thence leaving said Avenue south 01°04'30" east 208 feet to an iron pipe, thence south 89°07'00" west 223.00 feet, thence south 00°01'00" east 2.84 feet, thence south 82°03'40" west 227.04 feet to the easterly side of Hammonds Ferry Road, thence on same north 09°13'50" east 180.70 feet to the place of beginning.

Comprising of these three parcels of land conveyed to Grace Brothers, recorded among the Land Records of Baltimore County in Liber G.L.B. 2644 folio 225, Liber W.J.K. 3029 folio 348, Liber W.J.K. 5088 folio 346.

Excepting therefrom that portion which has been heretofore taken Dorsey Lucas along Hammonds Ferry Road and easterly 190 feet and 280 feet.

Being the property of Grace Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 28, 1971 at 1:00 P.M.

Public Hearing: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

July 8

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 1971

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 28th day of July, 1971 the first publication appearing on the 8th day of July, 1971.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $ .....

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 14, 1971

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 28th day of July, 1971, the first publication appearing on the 8th day of July, 1971.

THE TIMES,

Job[illegible]

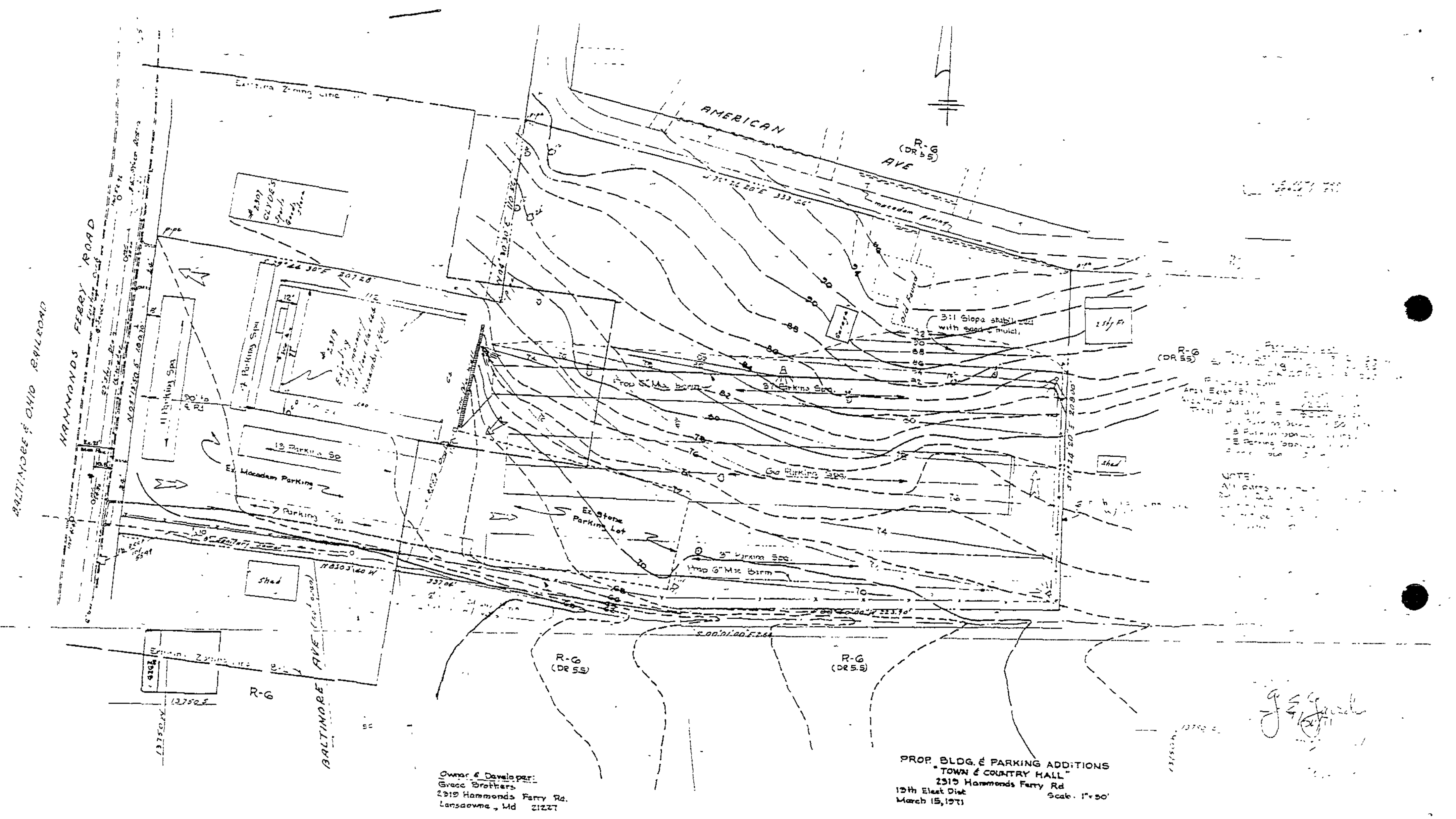
Cost of Advertisement, $ 27.00

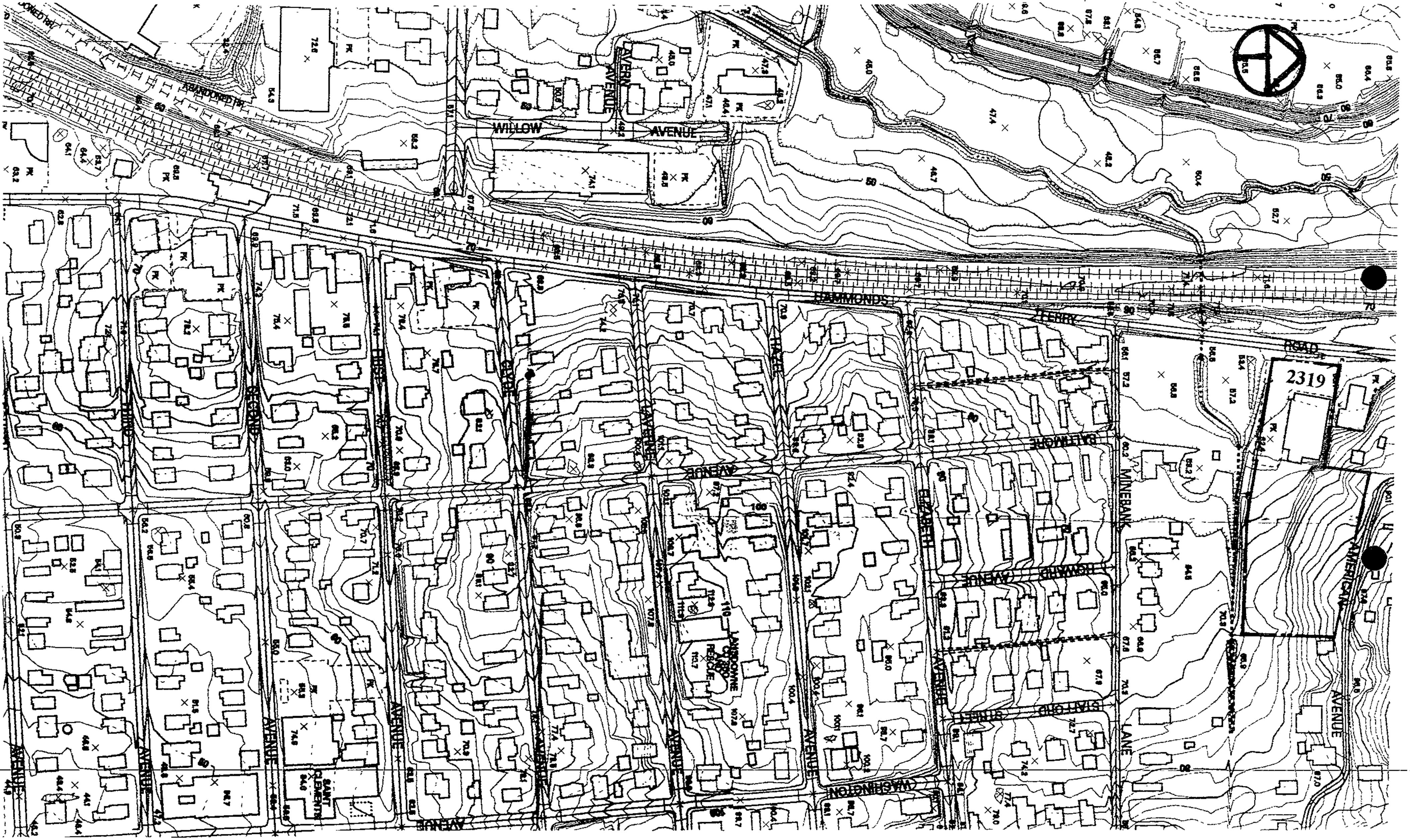
PO J1830
Req. No. A 5083

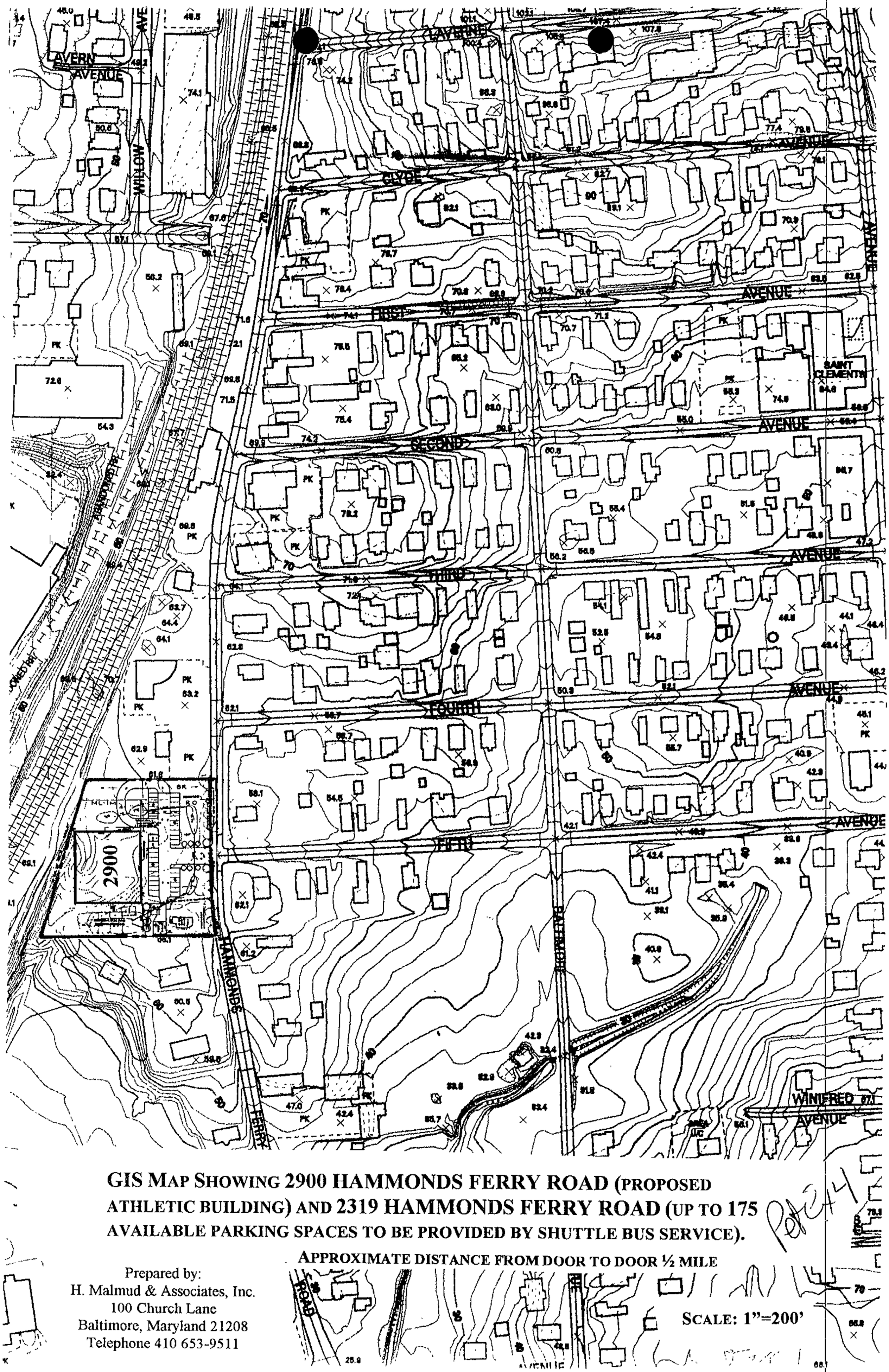
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to sketch										
[illegible]										
[illegible]										

Revised Plans
Change in outline or description ____ yes
____ no


AMERICAN AVE
R-G (DR 5.5)
BALTIMORE & OHIO RAILROAD
HAMMONDS FERRY ROAD
BALTIMORE AVE
Existing Zoning Line
CLYDE'S Sports Garden
Ex. Macadam Parking
13 Parking Sp.
7 Parking Sp.
11 Parking Sp.
Ex. Stone Parking Lot
Prop 6" Mac Berm
3 Parking Sp.
6 Parking Sp.
3 Parking Sp.
Shed
Garage
Old Pond
3:1 Slope stabilized with Sod & mulch.
2 Sty Fr
R-G (DR 5.5)
NOTE:
PROP. BLDG. & PARKING ADDITIONS
"TOWN & COUNTRY HALL"
2319 Hammonds Ferry Rd
13th Elect Dist
March 15, 1971
Scale: 1"=50'
Owner & Developer:
Grace Brothers
2319 Hammonds Ferry Rd.
Lansdowne, Md 21227


ABANDONED RR
WILLOW
AVENUE
AVERN
AVENUE
HAMMONDS
FERRY
ROAD
2319
BALTIMORE
MINEBANK
HOWARD
AVENUE
ELIZABETH
AVENUE
HAZEL
AVENUE
AVENUE
AVENUE

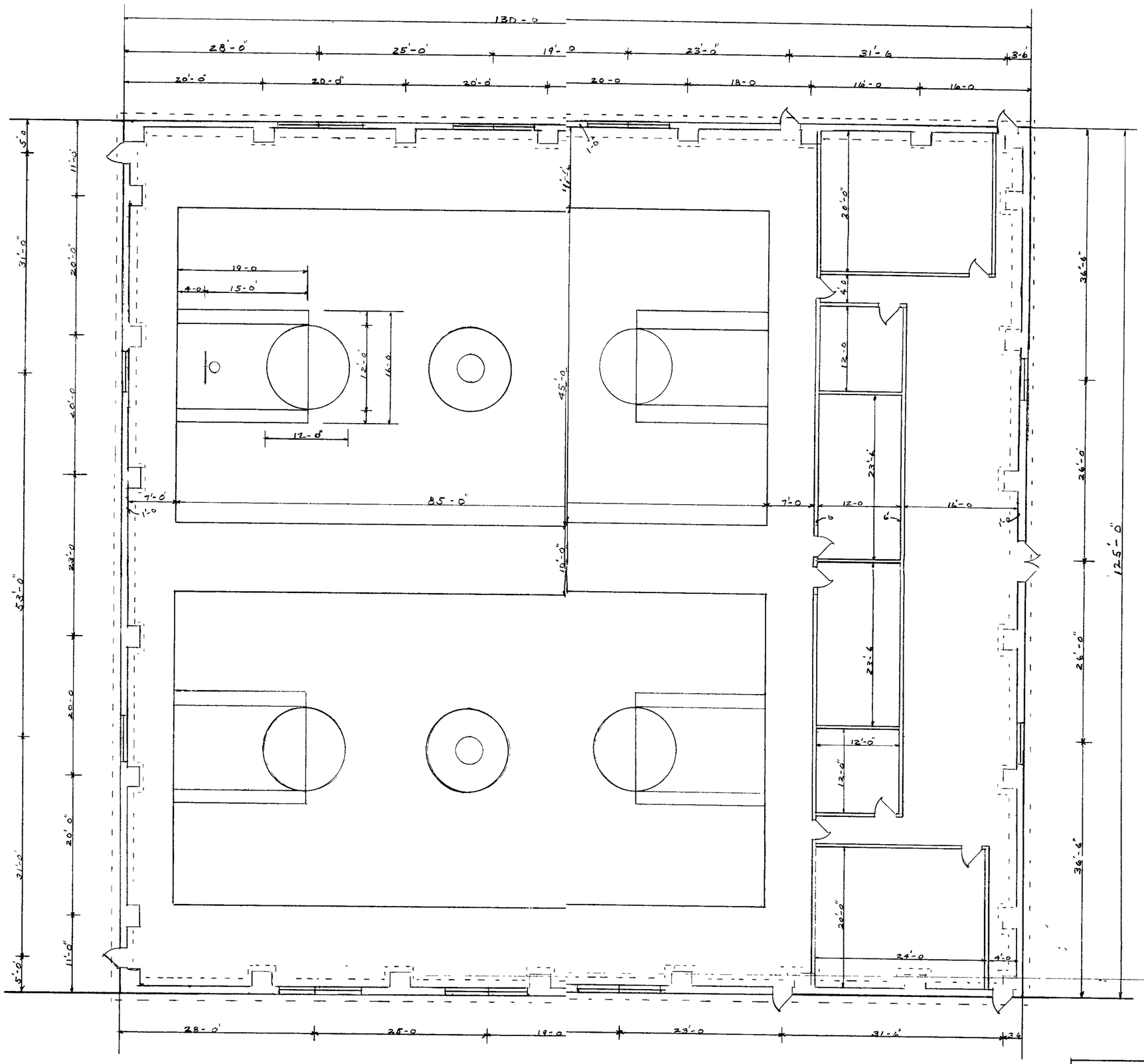


GIS MAP SHOWING 2900 HAMMONDS FERRY ROAD (PROPOSED ATHLETIC BUILDING) AND 2319 HAMMONDS FERRY ROAD (UP TO 175 AVAILABLE PARKING SPACES TO BE PROVIDED BY SHUTTLE BUS SERVICE).

APPROXIMATE DISTANCE FROM DOOR TO DOOR ½ MILE

SCALE: 1"=200'

Prepared by:
H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
Telephone 410 653-9511



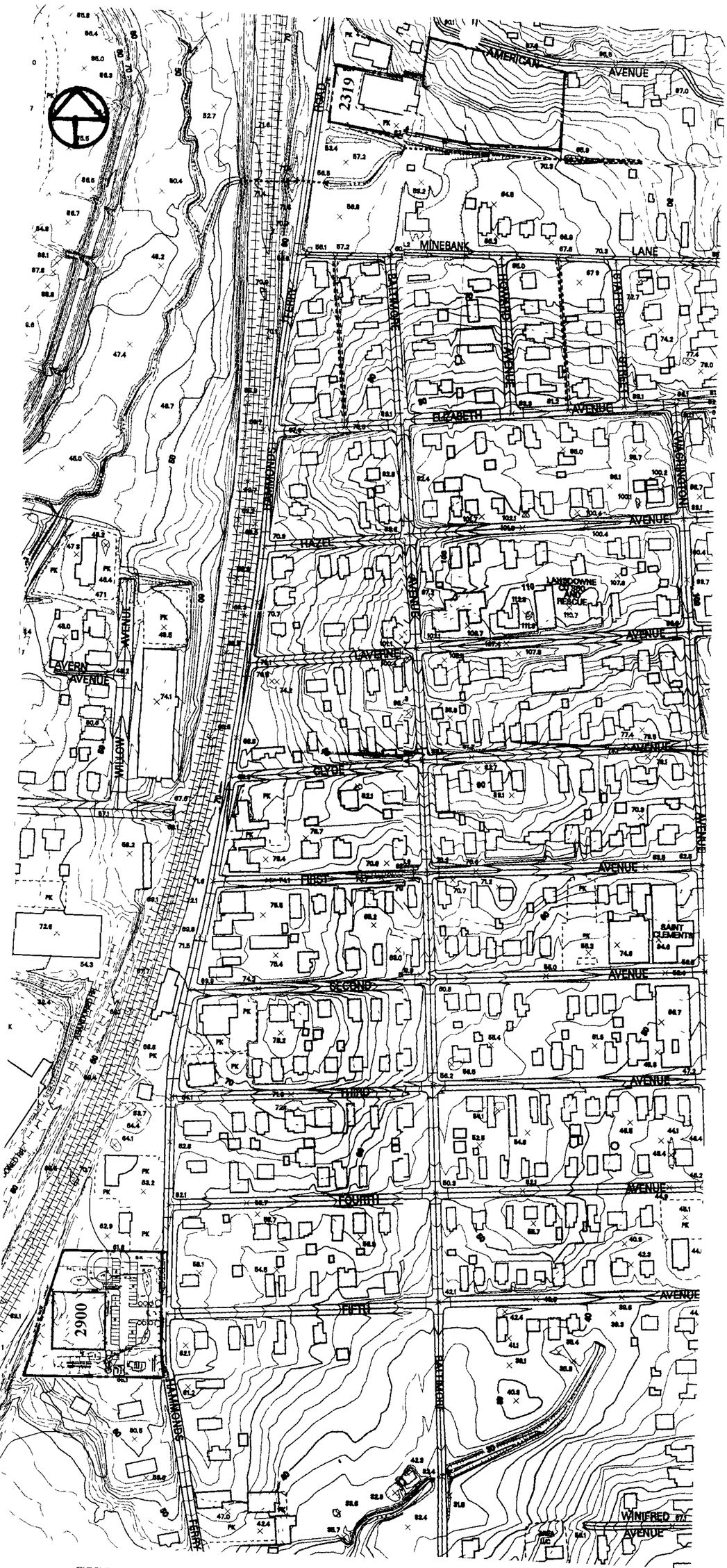
Pet Ex #8

FLOOR PLAN
SCALE· 3/32" = 1'- 0"

PLANS, ELEVATIONS AND DETAILS
SCALE: AS SHOWN
DRAWN BY: JOHN F. SCHATZ
PHONE: 410-747-8280
DATE: Jan. 22, 2002

SCHATZ BROS.
GENERAL CONTRACTORS AND DESIGN ENGINEERING
OFFICE 400 FREDERICK ROAD
CATONSVILLE, MARYLAND 21228
PHONE: 410-747-8280 FAX: 410-646-3745

GRACE ATHLETIC BUILDING
CLUB TRAINING FACILITY
2900 HAMMONDS FERRY ROAD
BALTIMORE MARYLAND 21227



GIS MAP SHOWING 2900 HAMMONDS FERRY ROAD (PROPOSED ATHLETIC BUILDING) AND 2319 HAMMONDS FERRY ROAD (UP TO 175 AVAILABLE PARKING SPACES TO BE PROVIDED BY SHUTTLE BUS SERVICE).

APPROXIMATE DISTANCE FROM DOOR TO DOOR ½ MILE

Prepared by
H Malmud & Associates Inc
100 Church Lane
Baltimore Maryland 21208
Telephone 410 653-9511

SCALE· 1"=200'

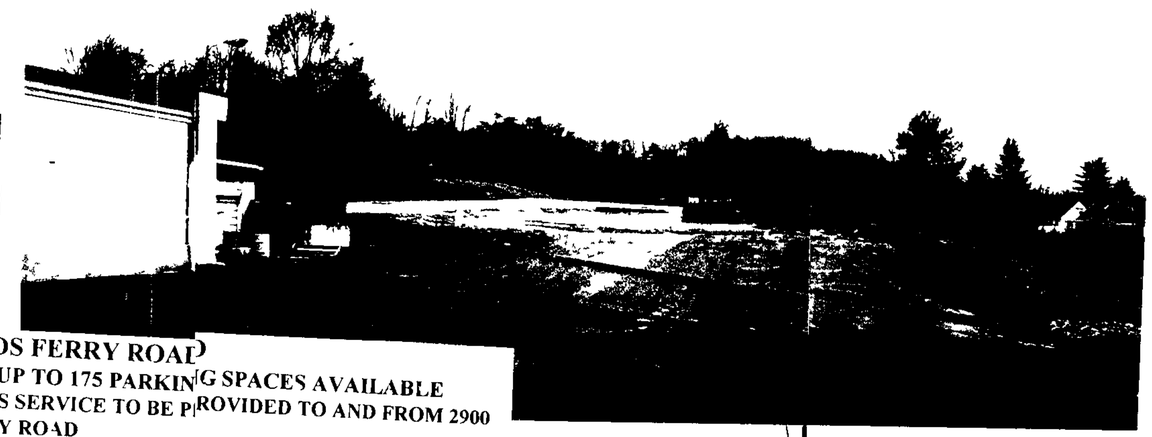
Pet Ex # 3

SITE PHOTOS
TO ACCOMPANY VARIANCE
REQUEST FOR
2900 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
Date of Photos July 25, 2001 & January 31, 2002

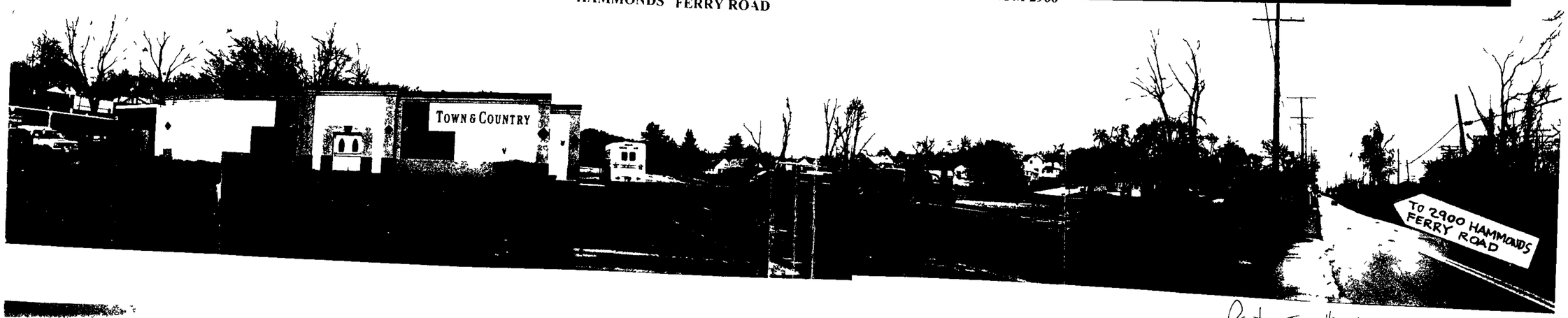
Prepared by
H Malmud & Associates, Inc
100 Church Lane
Baltimore, Maryland 21208
Telephone 410 653-9511

Prepared by
H Malmud & Associates Inc
100 Church Lane
Baltimore Maryland 21208
Telephone 410 653-9511

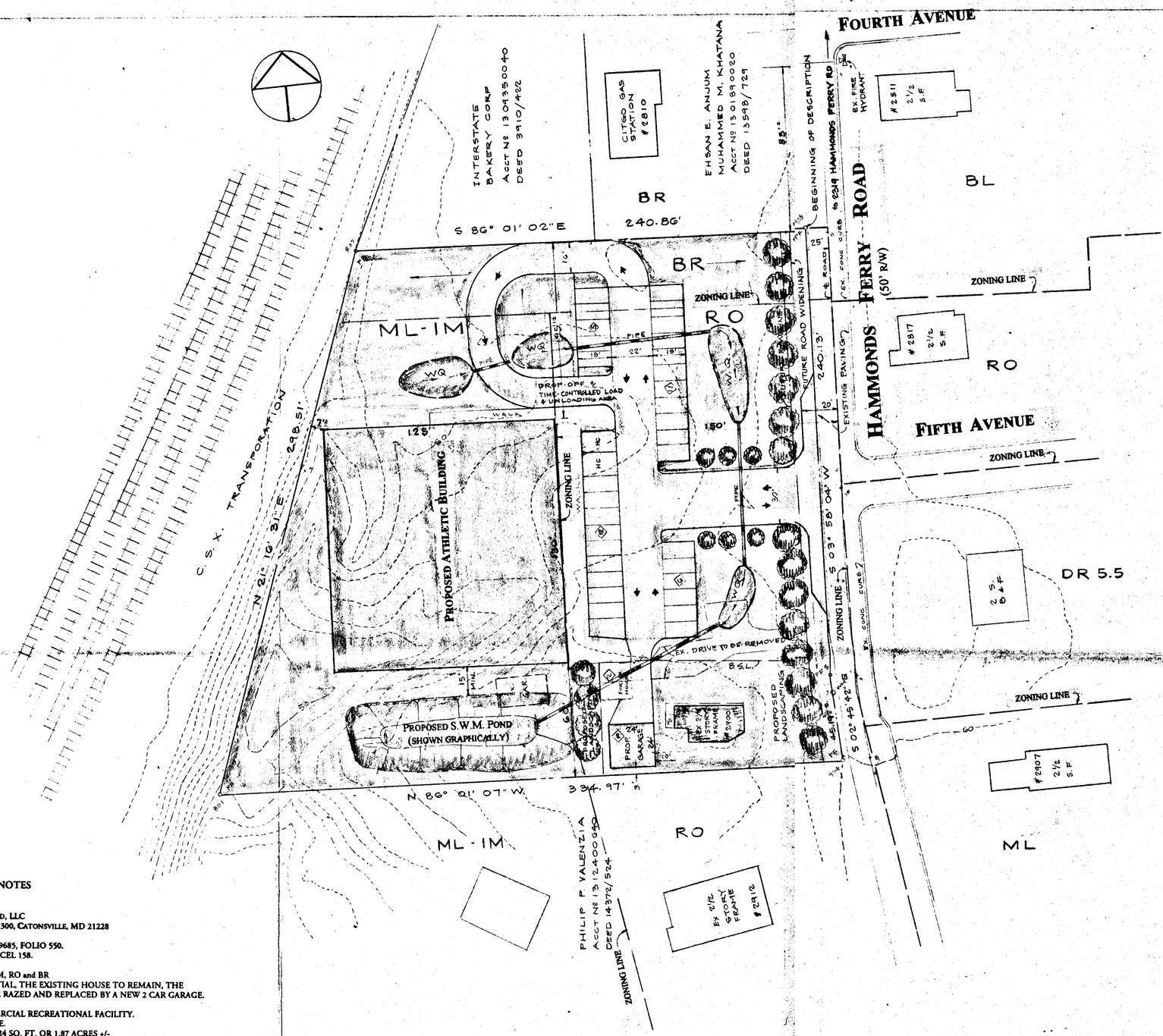
SITE PHOTOS
TO ACCOMPANY VARIANCE
REQUEST FOR
2900 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
Date of Photos January 31, 20

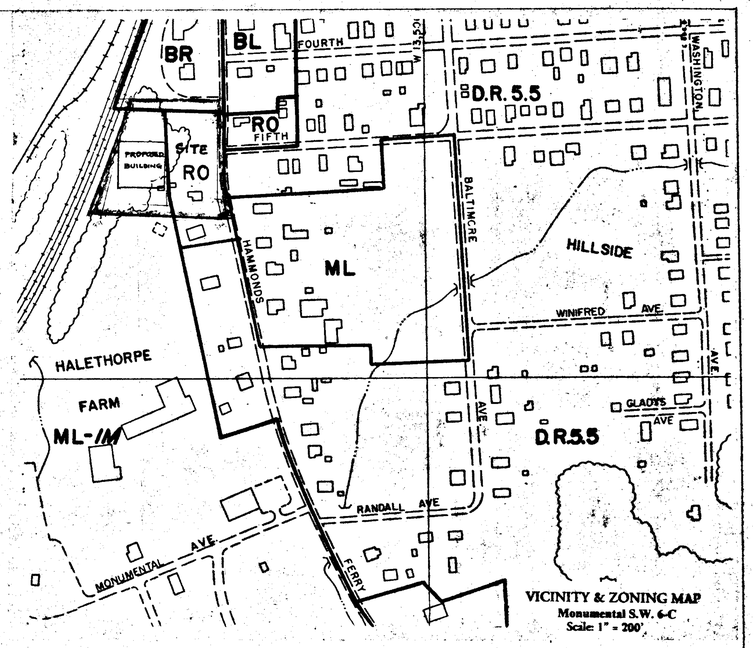


2319 HAMMONDS FERRY ROAD
THIS SITE HAS UP TO 175 PARKING SPACES AVAILABLE WITH SHUTTLE BUS SERVICE TO BE PROVIDED TO AND FROM 2900 HAMMONDS FERRY ROAD



Pet Exh #5





VICINITY & ZONING MAP
Monumental S.W. 6-C
Scale: 1" = 200'

NOTES

1 OWNER/PETITIONER:
2900 HAMMONDS FERRY ROAD, LLC
300 FREDERICK ROAD, SUITE 300, CATONSVILLE, MD 21228
TELEPHONE: 410 744-5252
DEED REFERENCE: LIBER 9685, FOLIO 550.
TAX MAP 109, GRID 8, PARCEL 158.
ACCT NO. 1319510170

2 EXISTING ZONING: ML-IM, RO and BR
EXISTING USE: RESIDENTIAL, THE EXISTING HOUSE TO REMAIN, THE EXISTING GARAGE TO BE RAZED AND REPLACED BY A NEW 2 CAR GARAGE.

3 PROPOSED USE: COMMERCIAL RECREATIONAL FACILITY.
4 ZONING HISTORY: NONE.
5 AREA OF PROPERTY: 81424 SQ. FT. OR 1.87 ACRES +/-
PROPOSED BUILDING: 130'X125', 16250 SQ. FT.

PARKING DATA:
BUILDING AREA: 16250 SQUARE FEET ÷ 1000 = 16.25 X 10 = 163*
PARKING SPACES REQUIRED. 34 PARKING SPACES PROVIDED PLUS 4 SPACES FOR THE EXISTING HOUSE. TYPICAL SPACE: 8.5' X 18'. ALL PARKING WILL BE DURABLE DUSTLESS PAVING AND WILL BE STRIPED.
* UP TO 175 PARKING SPACES AVAILABLE AT 2319 HAMMONDS FERRY RD AS PER 72-19 SPH. SHUTTLE BUS SERVICE PROVIDED TO AND FROM SITE.

ZONING REQUESTS: 1) SPECIAL EXCEPTION TO ALLOW A COMMERCIAL RECREATIONAL FACILITY; 2) VARIANCE TO ALLOW 34 PARKING SPACES IN LIEU OF REQUIRED 163 PARKING SPACES; 3) SPECIAL HEARING TO PROVIDE BUSINESS PARKING IN AN RO ZONE AND DETERMINE A VARIANCE FOR RTA, IF REQUIRED.

THE STORM WATER MANGEMENT POND, STORM DRAIN PIPES AND WATER QUALITY SWALES ARE SHOWN GRAPHICALLY, ENGINEERING PLANS WILL BE SUBMITTED AFTER THE ZONING DECISION IS RENDERED. ALL COUNTY REQUIREMENTS FOR SITE PLAN APPROVAL INCLUDING LANDSCAPE PLANS AND BUILDING PERMIT WILL BE COMPLIED WITH AND WILL BE SUBJECT TO THE ZONING DECISION FOR THIS SITE.

THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE DEED OF RECORD AND PROPERTY PIPES FOUND.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.

STATE OF MARYLAND
HERBERT MALMUD
No. 7586
REGISTERED
LAND SURVEYOR

Pet Ex #1.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING
2900 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 1
BALTIMORE COUNTY, MARYLAND

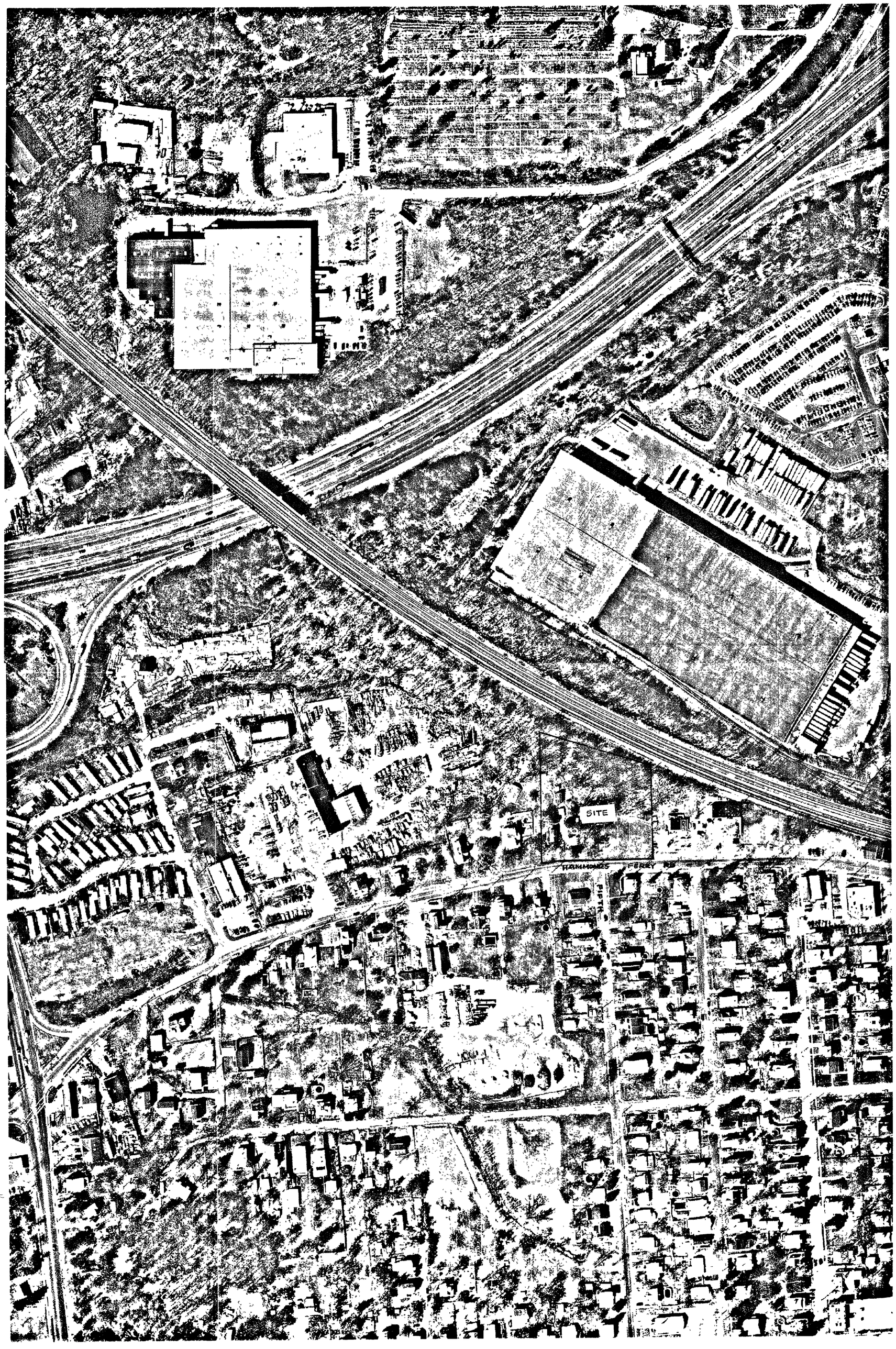
Scale: 1" = 30' November 11, 2001

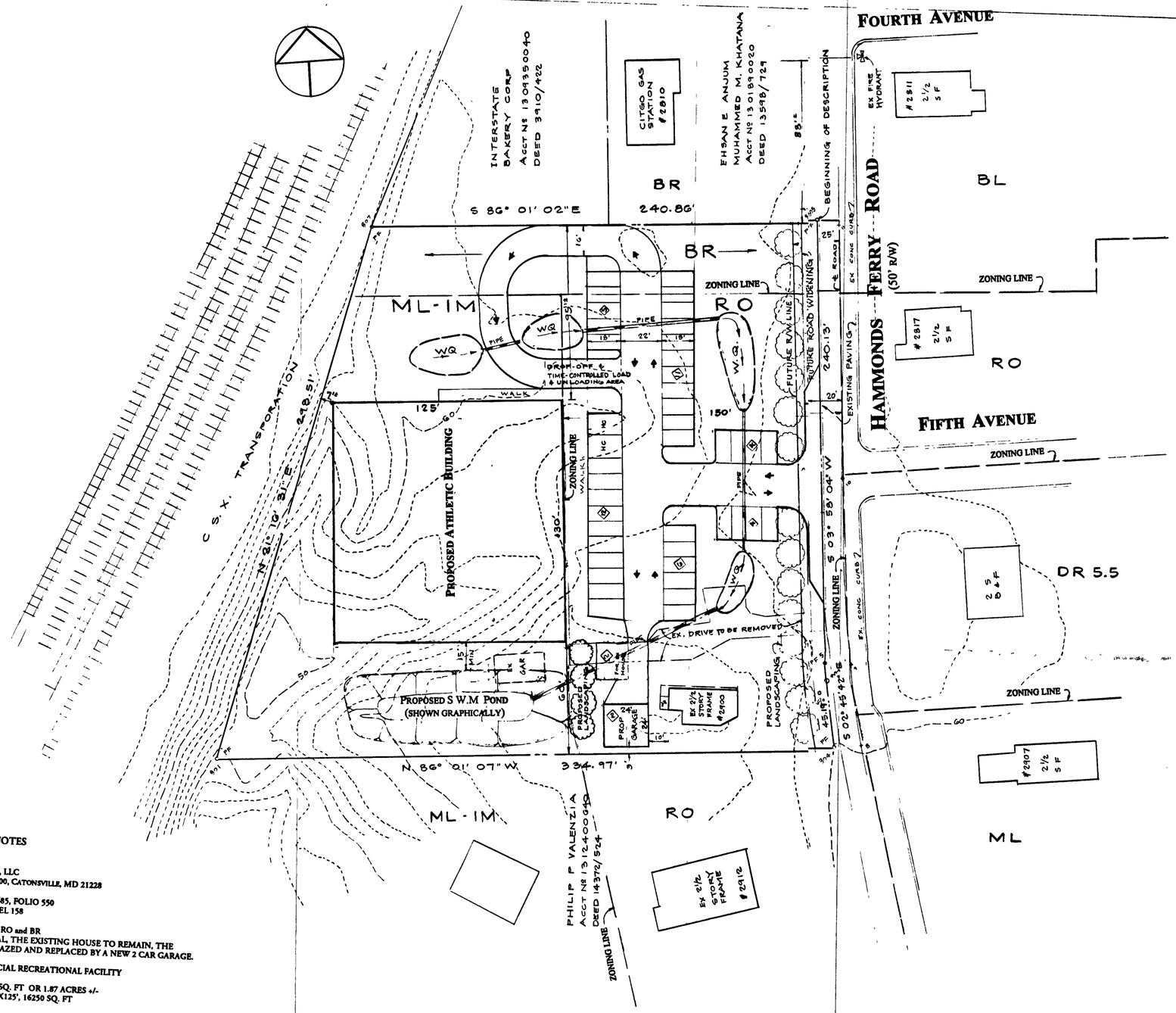
Prepared by:

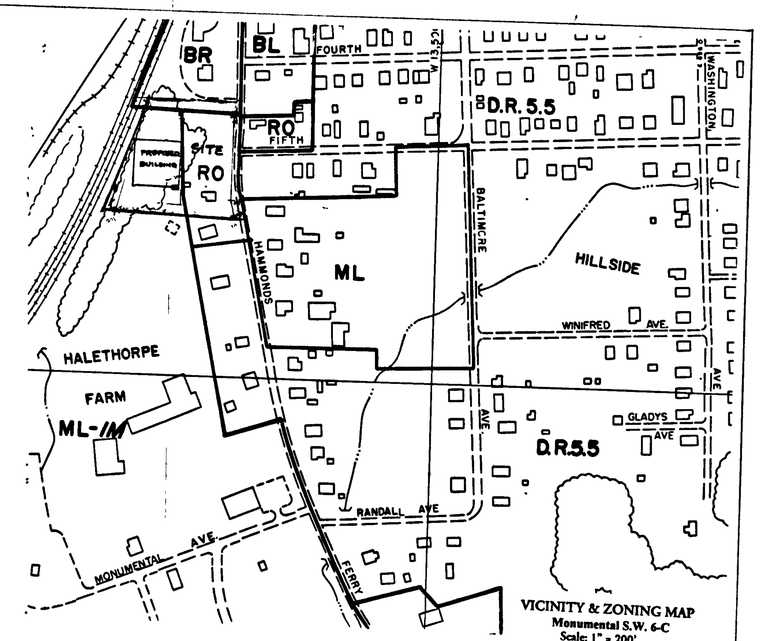
SURVEYOR
H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
410 653-9511

ENGINEER
R.A. Childress & Associates, Inc.
713 Pheasant Drive
Forest Hill, Maryland 21050
410 803-0304

2121


SITE
HAMMONDS FERRY RD
FIFTH AVE





VICINITY & ZONING MAP
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TELEPHONE. 410 744-5252
DEED REFERENCE LIBER 9685, FOLIO 550
TAX MAP 109, GRID 8, PARCEL 158
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2 EXISTING ZONING ML-IM, RO and BR
EXISTING USE RESIDENTIAL, THE EXISTING HOUSE TO REMAIN, THE EXISTING GARAGE TO BE RAZED AND REPLACED BY A NEW 2 CAR GARAGE.

3 PROPOSED USE. COMMERCIAL RECREATIONAL FACILITY

4 ZONING HISTORY NONE

5 AREA OF PROPERTY 81424 SQ. FT OR 1.87 ACRES +/-
PROPOSED BUILDING 130'X125', 16250 SQ. FT

PARKING DATA
BUILDING AREA 16250 SQUARE FEET ÷ 1000 = 16 25 X 10 = 163
PARKING SPACES REQUIRED 42 PARKING SPACES PROVIDED PLUS 4 SPACES FOR THE EXISTING HOUSE. TYPICAL SPACE: 8 5' X 18' ALL PARKING WILL BE DURABLE DUSTLESS PAVING AND WILL BE STRIPED

ZONING REQUESTS 1) SPECIAL EXCEPTION TO ALLOW A COMMERCIAL RECREATIONAL FACILITY. 2) VARIANCE TO ALLOW 42 PARKING SPACES IN LIEU OF REQUIRED 163 PARKING SPACES, 3) SPECIAL HEARING TO PROVIDE BUSINESS PARKING IN AN RO ZONE AND DETERMINE A VARIANCE FOR RTA, IF REQUIRED

THE STORM WATER MANGEMENT POND, STORM DRAIN PIPES AND WATER QUALITY SWALES ARE SHOWN GRAPHICALLY, ENGINEERING PLANS WILL BE SUBMITTED AFTER THE ZONING DECISION IS RENDERED ALL COUNTY REQUIREMENTS FOR SITE PLAN APPROVAL INCLUDING LANDSCAPE PLANS AND BUILDING PERMIT WILL BE COMPLIED WITH AND WILL BE SUBJECT TO THE ZONING DECISION FOR THIS SITE.

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214

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING
2900 HAMMONDS FERRY ROAD
13TH ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 1
BALTIMORE COUNTY, MARYLAND

Scale 1" = 30'

November 11, 2001

Prepared by:

SURVEYOR
H Malmud & Associates, Inc
100 Church Lane
Baltimore, Maryland 21208
410 653-9511

ENGINEER
R.A Childress & Associates, Inc
713 Pheasant Drive
Forest Hill, Maryland 21050
410 803-0304

ZONING NOTICE

CASE # 02-214-SPHXA

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

PLACE: ROOM 407, COUNTY COURTS BUILDING 401 BOSLEY AVENUE TOWSON, MD. 21204

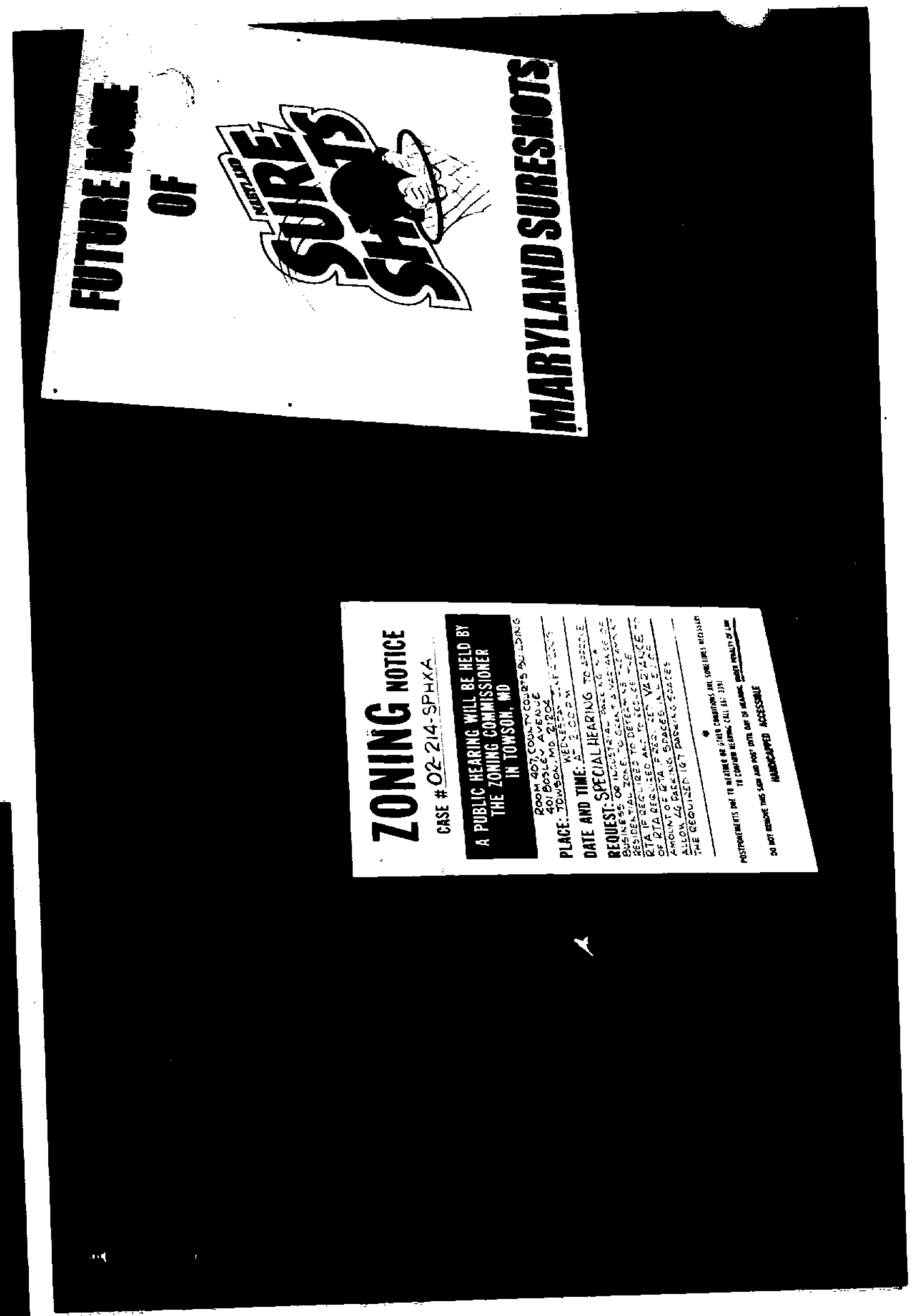
DATE AND TIME: WEDNESDAY, JUNE 4, 2003 AT 2:00 P.M.

REQUEST: SPECIAL HEARING TO APPROVE BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE, TO GRANT A VARIANCE OF RTA IF REQUIRED TO DETERMINE THE AMOUNT OF RTA REQUIRED AND TO REDUCE THE AMOUNT OF RTA IF REQUIRED. VARIANCE TO ALLOW 46 PARKING SPACES IN LIEU OF THE REQUIRED 167 PARKING SPACES

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

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

HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 02-214-SPHXA

Petitioner/Developer: _____

MICHAEL GRACE

Date of Hearing/Closing: JAN. 16, 2002

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 _____

#2900 HAMMONDS FERRY ROAD

The sign(s) were posted on DEC. 28, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)