IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
SW/corner Southwestern Boulevard
at Linden Avenue
13th Election District
1st Councilmanic District
(5200 Southwestern Boulevard)

Arbutus Volunteer Fire Department of Baltimore County

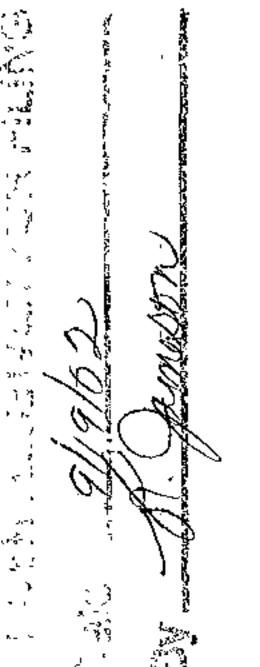
Petitioner

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-068-SPHXA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing, Special Exception and Variance filed by the Arbutus Volunteer Fire Department of Baltimore County, by and through David Hammel, its President. The Petitioners are requesting zoning relief for property they own at 5200 Southwestern Boulevard, located in the Arbutus area of Baltimore County. The special hearing request is to amend the previously approved special exception which was granted in Case No. 64-43-XA. The special exception request is to approve a volunteer fire company station which exists on the property at this time and which the Petitioners propose to expand pursuant to Section 230.1 and 2B-1.1.C.23 of the Baltimore County Zoning Regulations (B.C.Z.R.). Finally, variance relief is requested to allow a setback of 1.5 ft. in lieu of the permitted 10 ft. for an existing parking lot to a right-of-way line of a public street.

Appearing at the hearing on behalf of the zoning requests were Glen Peacock and Norman Simpkins, representing the volunteer fire department. Fred Thompson, representing Gower Thompson Inc., the engineers who prepared the site plan of the property was also present.



Topic Time Commence and the Commence and

The Petitioners were represented by C. William Clark, attorney at law. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 2.94 acres of land, more or less, split-zoned BL and BL-CCC. The subject property is the home of the Arbutus Volunteer Fire Department, which has existed on the property since 1964. The fire company is interested in constructing an addition to the south side of the existing fire house. The details of the addition are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the much needed renovations and modifications to the fire house, the variance request, as well as the special hearing and special exception are necessary.

It is clear the Baltimore County Zoning Regulations permit the Petitioners' use in a BL and BL-CCC zone 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 Petitioners 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 Baltimore County Zoning Regulations. The Petitioners have 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 Petitioners' 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.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of September, 2002, that the Special Hearing request, to amend the previously approved special exception which was granted in Case No. 64-43-XA, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special exception request, to approve a volunteer fire company station which exists on the property at this time and which the Petitioners propose to expand pursuant to Section 230.1 and 2B-1.1.C.23 of the Baltimore County Zoning Regulations, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested to allow a setback of 1.5 ft. in lieu of the permitted 10 ft. for an existing parking lot to a right-of-way line of a public street, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioners shall not be required to have to submit a landscape plan for review and approval. The Petitioners have to perform certain landscape requirements in order to meet storm water management regulations and, therefore, it shall not be necessary for the property owner to submit a landscape plan.

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

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

The state of the s

E. J. J.



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

Fax: 410-887-3468

September 18, 2002

C. William Clark, Esquire Nolan, Plumhoff & Williams, Chtd. 502 Washington Avenue, Suite 700 Towson, Maryland 21204

Re: Petitions for Special Hearing, Special Exception & Variance

Case No. 03-068-SPHXA

Property: 5200 Southwestern Boulevard

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing, special exception and variance have been granted in accordance with the enclosed Order.

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

Very truly yours, Wery truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

Copies to:

Fred Thompson Gower Thompson, Inc. 429 E. Lake Avenue Baltimore, MD 21212

Glen Peacock 5519 Dolores Avenue Baltimore, MD 21227

Norman Simpkins
515 Asylum Lane
Catonsville, MD 21228

Marcia Ames Arbutus Times 757 Frederick Road Catonsville, MD 21228



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

13th Election District 1st Councilmanic District for the property located at 5200 Southwestern Blvd.

which is presently zoned B. L. -C.C.C. & B. L.

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 An amendment to the

Special Exception approved in Case No. 64-43XA allowing a volunteer fire company station in order to approve an addition to the existing fire house building.

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:

Legal Owner(s):

Name Tues as Card	· · · · · · · · · · · · · · · · · · ·		Arbutus Volunt	teer Fire Dep	ot. of Balto. County
Name - Type or Print		Nan	ne - Type ar Print)	1110
Signature		· · · · · · · · · · · · · · · · · · ·	Signature		
Address	······································	······································	David Hammel,	President	
Addie22		Telephone No.	Name - Type or Print		
City	State	Zip Code	Signature	····	
Attorney For Petiti	ioner:		5200 Southwest	tern Blvd.	(410) 242-6601
o trittain of	17		Address	· · · · · · · · · · · · · · · · · · ·	Telephore No
C. William Clark,	, Esquire		Baltimore,	MD	21227
Name - Type or Print	(0)	City		State	Zip Code
COUCE	- Clar		Representative	to be Contact	ed:
Signature		· · · · · · · · · · · · · · · · · · ·	Fred Thompson		
<u>Nolan, Plumhoff &</u> Company	& Williams, CHTD	•	Gower, Thompson	n. Inc.	
or la		10) 000 7000	Name	<u> </u>	
502 Washington Av	ve. Ste. 700 (4	10) 823-7800 Telephone No	429 E. Lake Ave Address	enue	(410) 532-010l
8		•	Address		Telephore No.
Towson City	MD State	21204 Zip Code	Baltimore,	M	
	0.0.0	Zip Code	City	Sta	te Zip Code
3			OEI	TICE HEE ONLY	
				ICE USE ONLY	٠
			ESTIMATED LENGTH C	F HEARING Se	e 50'EX.
Gase No 03-2	068-SPHX	9			
Case No <u>D3-2</u>			UNAVAILABLE FOR HEA		
San A A		Revie	wed By	Date 8	-07-02
REV 9/13/98					



Case No. _03-068-5PHX-9

REU 09/15/98

Petition for Special Exception

to the Zoning Commissioner of 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

ESTIMATED LENGTH OF HEARING 2. 19-12-1

UNAVAILABLE FOR HEARING

13 th Election District 1 st Councilmanic District

for the property located at 5200 Southwestern Blvd.

is the subject of this Petition.

which is presently zoned <u>B.L.C.C.C.& B.L.</u>
This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a volunteer fire company station (expansion of existing volunteer fire company) pursuant to Section 230.1 and Section 1B01.1C.23 of the BCZR.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:			<u>Legal Owner(s):</u>		
			Arbutus Volunteer Fir	re Dept.of E	Balto. County,
Name - Type or Print			Name = Type or Print		Inc
Signature			Signature		
!			David Hammel, Preside	ent	
Address		Telephone No.	Name - Type or Print	· · · · · · · · · · · · · · · · · · ·	
City	State	Zip Code	Signature		
Attorney For Petitioner:	•		5200 Southwestern Bly	<i>r</i> d.	(410) 242-660
	-		Address		Telephone No.
C. William Clark, Esq	uire		Baltimore,	MD	21227
Name - Type or Print	0	<u> </u>	City	State	Zip Code
1/Wollen	Ca		Representative to be Co	ntacted:	
Signature			Fred Thompson		
Nolan, Plumhoff & Wil	liams, CH	ITD.	Gower Thompson, Inc.		
Company	<u> </u>		Name		
502 Washington Ave. S	Ste. 700	(410) 823-7800	429 E.Lake Avenue	(410)	532-0101
Address		Telephone No.	Address		Telephone No.
Toward	.MD	21204	Baltimore,	MD	21212
Towson, City	State	Zip Code	City	State	Zip Code
•			ر د د مشاوی موسومان دادر	-C -ON 11 37	
			OFFICE US	DE OINLY	e and the



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5200 Southwestern Blvd.

which is presently zoned B.L.C.C.C. & B.L.

13 th Election District , 1 st Councilmanic District

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)

409.8 A (4) to allow a setback of 1.5' in lieu of the permitted 10' from the right of way line to a public street for a parking lot. (existing)

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.
If 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.

Contract Purchaser/Lessee: Name - Type or Print Signature Telephone No. Address Zip Code State City Attorney For Petitioner: <u>C. William Clark, Escuire</u> Name - Type or Print Signature Nolan, Plumhoff & Williams, CHTD. Company 502 Washington Ave. Ste. 700 <u>(410) 823-7800</u> Telephone No. Address 21204 Zip Code Towson, City

Case No. 03-068-SPHX9

is the subject of this Petition.

Legal Owner(s):

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

Arbutus Volunteer Fire 1	Dept. of Ba.	lto. County		
Name - Type or Print		Inc		
Signature				
David Hammel, Presider	at	<u> </u>		
Name - Type or Print				
Signature				
5200 Southwestern Blvd	. (410)	242-6601		
Address		Telephone No		
Baltimore,	MD	21227		
City	State	Zip Cade		
Representative to be Con	tacted:			
Fred Thompson				
Gower Thompson, Inc.				
Name				
429 E. Lake Ave.	(410) 532			
Address		Telephone No		
Baltimore, City	MD State	21227 Zib Code		
City	State	Zip Code		
OFFICE USE ONLY				
ESTIMATED LENGTH OF	HEARING S.	ee sjo, Ex		

UNAVAILABLE FOR HEARING Date 08-07-02

REV 9/15/98

ZONING DESCRIPTION ARBUTUS VOLUNTEER FIRE 5200 SOUTHWESTERN BOULEVARD

BEGINNING AT A POINT ON THE WEST SIDE OF SOUTHWESTERN BOULEVARD (90 FEET RIGHT OF WAY) 280 FEET, PLUS OR MINUS, NORTH OF THE INTERSECTION OF SOUTHWESTERN BOULEVARD AND LINDEN AVENUE (40 FEET RIGHT OF WAY). THENCE EXTENDING THE FOLLOWING 5 COURSES AND DISTANCES:

- 1. NORTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, 79.95 FEET;
- 2. NORTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, 197.54 FEET;
- 3. NORTH 00 DEGREES 41 MINUTES 49 SECONDS EAST, 204.04 FEET;
- 4. SOUTH 89 DEGREES 18 MINUTES 11 SECONDS WEST, 18.00 FEET;
- 5. NORTH 06 DEGREES 05 MINUTES 44 SECONDS WEST, 201.50 FEET;
- 6. ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 119.80 FEET, THE ARC DISTANCE OF 95.39 FEET, AND A CHORD BEARING OF SOUTH 37 DEGREES 57 MINUTES 43 SECONDS WEST, AND A CHORD DISTANCE OF 92.89 FEET;
- 7. SOUTH 15 DEGREES 09 MINUTES 04 SECONDS WEST, 344.79 FEET;
- 8. SOUTH 18 DEGREES 22 MINUTES 24 SECONDS WEST, 198.92 FEET;
- 9. SOUTH 49 DEGREES 34 MINUTES 35 SECONDS EAST, 81.52 FEET;
- 10. SOUTH 40 DEGREES 26 MINUTES 45 SECONDS WEST, 3.16 FEET;
- 11. SOUTH 50 DEGREES 25 MINUTES 35 SECONDS EAST, 160.00 FEET, AND;
- 12. NORTH 40 DEGREES 26 MINUTES 45 SECONDS EAST, 91.92 FEET TO THE PLACE OF BEGINNING.

BEING A PORTION OF A PLAT RECORDED IN PLAT 5/64.

CONTAINING 2.33 ACRES MORE OR LESS.

ALSO KNOWN AS 5200 SOUTHWESTERN BOULEVARD AND LOCATED IN THE 13TH ELECTION DISTRICT.

068

CONTRACTOR OF CORING PEARING 10 5 750% 1 of an horosomic of Thirty 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: #03-068-SPHXA: 5200 Southwestern Boulevard SW/corner Southwestern Blvd. at Linden Avenue 13th Election District - 4st Councilmanic Districta 🚁 Legal Owner(s): Arbutus Volunteer Fire Dept of Baltimore County Special Exception: to use as a volunteer fire company station. Special Hearing: approved in case #64-43-XX to allow a volunteer fire company station in order to approve an addition to the existing fire/house building. Variance: to allow a setback of 15 feet in lieu of the required 10 feet from the right-of-way line to a public street for a parking Jotalia and the same of a forest order Hearing: Thursday, September 12, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley, Avenue. PLAWRENCE E. SCHMIDTON THE THE PLANT OF THE PLANT Zoning Commissioner for Baltimore County at a second a NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386. (1) (2) For Information concerning the File and/or Hearing,

Contact the Zoning Review Office at (410) 887-3391

CERTIFICATE OF PUBLICATION

8/29/,2002-
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $8/29/2002$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Baltimore County Department of

County Office Building, Room 111

Attention: Ms. Gwendolyn Stephens

111 West Chesapeake Avenue

Towson, MD 21204

Ladies and Gentlemen:

The sign(s) were posted on

Permits and Development Management

RE: Case No.: <u>03-068-SPHXA</u> Petitioner/Developer: ARBUtus YOLUNTEER FIRE DEPT OF BOLLO CO. Date of Hearing/Closing: 9/12/02 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 5200 Southwestern BOULEVARD (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2002 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq. NOLAN, PLUMHOFF & WILLIAMS, CHTD, 502 Washington Ave., Suite 700, Towson, MD 21204 Attorney for Petitioner(s).

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 29, 2002 Issue - Jeffersonian

Please forward billing to:

C William Clark Esquire Suite 700 Nottingham Centre 502 Washington Avenue Towson MD 21204

410 823-7800

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: 03-068-SPHXA

5200 Southwestern Boulevard

SW/corner Southwester Blvd at Linden Avenue 13th Election District – 1st Councilmanic District

Legal Owner: Arbutus Volunteer Fire Dept of Baltimore County

Special Exception to use as a volunteer fire company station. Special Hearing approved in case # 64-43-XA to allow a volunteer fire company station in order to approve an addition to the existing fire house building. Variance to allow a setback of 15 feet in lieu of the required 10 feet from the right-of-way line to a public street for a parking lot.

HEARING: Thursday, September 12, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT 602 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

Fax: 410-887-5708

August 20, 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:

03-068-SPHXA

5200 Southwestern Boulevard

SW/corner Southwester Blvd at Linden Avenue 13th Election District – 1st Councilmanic District

Legal Owner: Arbutus Volunteer Fire Dept of Baltimore County

Special Exception to use as a volunteer fire company station. Special Hearing approved in case # 64-43-XA to allow a volunteer fire company station in order to approve an addition to the existing fire house building. Variance to allow a setback of 15 feet in lieu of the required 10 feet from the right-of-way line to a public street for a parking lot.

HEARING:

Thursday, September 12, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GD2
Director

C: C William Clark, Esquire, Nolan Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson 21204
Arbutus Volunteer Fire Dept of Balto County Inc, David Hammel, President, 5200 Southwestern Blvd, Baltimore 21227
Fred Thompson, Gower Thompson Inc, 429 E Lake Avenue, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 28, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:
Item Number or Case Number: <u>03-068</u> SPHXA
Petitioner: Arbutus Volunteer Fire Department of Baltimore County, Inc.
Address or Location: 5200 Southestern Blvd., Arbutus , MD 21227
PLEASE FORWARD ADVERTISING BILL TO:
Name: C. William Clark, Esquire
Address:Suite 700, Nottingham Centre, 502 Washington Ave., Towson, MD 21204
*
Telephone Number:(410) 823-7800



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

September 6, 2002

C William Clark Esquire Nolan Plumhoff & Williams Chtd 502 Washington Avenue, Suite 700 Towson MD 21204

Dear Mr. Clark:

RE: Case Number: 03-068-SPHXA, 5200 Southwestern Blvd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 07, 2002.

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 Ruchardr, Jr.

W. Carl Richards, Jr. 637
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Arbutus Volunteer Fire Dept of Balto County, David Hammel,
 5200 Southwestern Blvd, Baltimore 21227
 Fred Thompson, Gower Thompson Inc, 429 E Lake Avenue, Baltimore 21212
 People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: October 8, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 26, 2002 Item Nos (068, 069, 070, 071, 072, 073, 074, 076, 077, and 080

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon 1 2 / 1 R. Bruce Seeley (RBS/TDT FROM: September 11, 2002 DATE: SUBJECT: Zoning Item Address 5200 Southwestern Blvd Zoning Advisory Committee Meeting of August 19, 2002 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site. X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item: X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code). Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code). Additional Comments:

Reviewer: John Russo Date: September 6, 2002

addressed.

For disturbances greater than 5,00 square feet, Stormwater Management must be

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

> Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

11621

DATE: August 21, 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-068

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Section Chief:

AFK/LL:MAC



Maryland Department of Transportation State Highway Administration

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

Date: September 9, 2002

RE:

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

Baltimore County Item No. 068 (JJS)

5200 Southwestern Blvd.

US 1 ALT

Dear Mr. George Zahner:

This office has reviewed the referenced Item and has no objection to approval of the Special Exception.

However, we will require the owner to obtain an access permit. Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is ______

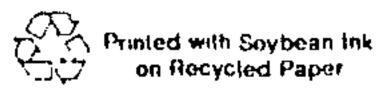
03-068

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
C. WIWIAM CLARK	502 WASHINGTON ANTE POWSON
	GOWER THOMPSON INC 429 E. LAKE AVE 21212
FRED THOMPSON	5519 Dolores Ave
Lew Heacock	Scitimore Mid 2(227
1 Joinan Simphires of	BAltimore, Md. 21228,
MARCIA AMES ANDUTES IM	1257, Fredorick Roll
	(Morch/e, Wig 2/228
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9/12



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/26/02 re: Case numbers 03-068-SPHXA, 03-069-A, 03-070-SPHX, 03-071-A, 03-072-SPH, 03-073-SPH, 03-074-A, 03-075-A, 03-076-A, 03-077-A, 03-078-A, 03-079-A, 03-080-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/22/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



SOI APP VL KZEP IN 03-068 SPHXA

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

January 22, 2007

County Executive
Arbutus Volunteer Fire Department Inc.
5200 Southwestern Boulevard
Baltimore Md. 21227

Mr. Glen Peacock, Chairman Board of Directors
Frank Barresi, Baressi Construction Company

RE: Spirit and intent determination Case # 03-068-SPHXA
Arbutus Volunteer Fire Dept.
5200 Southwestern Blvd.
13th ED

Dear Mr. Peacock

This is a response to your letter and plan submitted to Mr. Timothy Kotroco, Director of Permits and Development Management, who has authorized this reply.

You have requested a zoning determination to approve the construction of a 40x50 foot open sided pavilion in the rear of the fire-house, with the loss of 5 parking spaces. This is for the accessory support uses to the fire-hall and the parking lost is surplus to the parking requirements.

Based on the provided information, the submitted highlighted revision plan for these changes is within the spirit and intent of the commissioners approved order. The plan is thereby approved for zoning. Please document this response verbatim on all future plans submitted for zoning approvals. The \$50.00 review fee is waived.

Please be aware that this is a zoning response only and it is not intended for any other agency or to give legal advice. I hope that this response is satisfactory for your needs. Should you have any questions, please feel free to contact me.

JLL/07-64

John Lewis, Planner II Zoning Review

Yours Truly,

TO: , PDM, MAIL STOP-1105

August21, 2002

FROM: LIEUTENANT JIMMIE MEZICK BALTIMORE COUNTY FIRE MARSHAL OFFICE MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: Arbutus Volunteer-Fire Department

PROJECT NUMBER: 03-068-sphxa

LOCATION: 5200 Southwestern Blvd.

DISTRICT: 13th

COMMENTS:

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 2000 edition prior to occupancy

