IN RE: PETITION FOR SPECIAL HEARING

W side Winters Lane, 50 feet South of Main

Avenue

1st Election District

1st Councilmanic District

(151 Winters Lane)

* BEFORE THE

* DEPUTY ZONING

* COMMISSIONER

OF BALTIMORE COUNTY

Jackson and Johnson Memorial Post 263 Inc.
American Legion; Myron Gaines, Authorized Agent

Legal Owner

*

CASE NO. 07-436-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

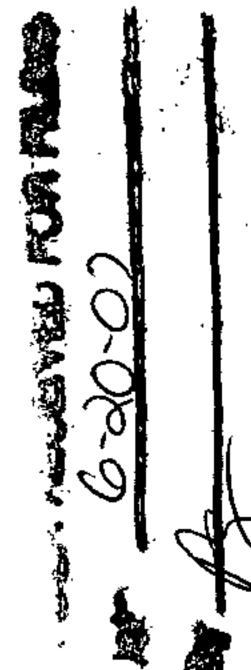
This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 151 Winters Lane. The Petition was filed by Jackson and Johnson Memorial Post 263 Inc., American Legion; Myron Gaines, Authorized Agent, legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to amend the original Special Exception approved in Case No. 73-174-X, for a community building which complies to the maximum extent possible with the RTA requirements under Section 1B01.g.(10), BCZR; and to abandon the relief granted in Case No. 96-476-SPHXA and Case No. 02-379-SPHX.

The property was posted with Notice of Hearing on May 27, 2007, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 5, 2007, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given



hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 12, 2006 which contains restrictions. The subject site is located within the Winters Lane African American Survey District, County Register (MHP) #BA-3067. A copy of the comment is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Richard Matz, from Colbert Matz and Rosenfelt, who prepared the site plan, T.K. France and Myron Gaines for Jackson and Johnson Memorial Post 263 Inc., American Legion; Petitioner. D. Leslie Pladna, Esquire, represented the Petitioner. Col. James Pennington appeared at the hearing as an interested citizen in support of the requests. There were no protestants at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

SAL CANADOR

The subject property contains 48,331 square feet or 0.9993 acres +/- zoned DR 5.5 and is improved by the American Legion Post. The Petitioners explained that the County approved converting a single family dwelling at this location into community hall in Case No. 73-174-X. Thereafter the American Legion Post opened and has operated continuously since 1973. In Case No. 96-476 SPHXA the County granted the Post's request for a special exception and variances for a new building to replace the converted dwelling and specifically granted a five year time period to construct the new building.

However the Post ran into financial difficulties and was unable to construct the new building. As a result the Post requested and County granted an extension of time to utilize the special exception in Case No. 02-379-SPHX. Unfortunately financial difficulties continued, the new building was not constructed, and the special exception expired.

The Post now proposes to construct a more modest 50 x 70 foot building as shown in Exhibit 1. The location on the property was chosen so as to continue to utilize the existing parking lot and allow the present building to be used during construction of the new building. Mr. Matz explained that the Post was also granted permission in Case 96-476 SPHXA to provide 61 parking spaces on the adjacent Morning Star Baptist Church parking lot for which there is a written agreement. They wish to continue this arrangement and provide 30 parking spaces on site for a total of 91 spaces. Based on the size of the community building, 70 spaces are required by the regulations.

Mr. Matz indicated that the RTA regulations require a 50 foot buffer from the adjacent property to the south which is zoned DR 5.5. However because of the need to continue the use of the existing building until the new one is complete and the existing configuration of the parking lot, the new building will have to be placed as shown on exhibit 1, which is 35 feet from the property line. He indicated that the Petitioner agrees to landscape the area between the building and the south property line as requested by the Planning Office. He noted that there is 65 feet between residence to the south and the south property line.

He recognized that there is a small area of wetlands in the rear of the property which will not be affected by the new building.

Finally Mr. Matz indicated that he had received the Planning Office comments at the Commission hearing and consequently he had not had time to discuss the comments with the Planning Office nor to incorporate the comments into the Plat to Accompany. However he had

STATE TO

received some of these comments from the Planning Office at the DRC which were incorporated in the redline Plat to Accompany, Exhibit 2. He agreed to incorporate the Planning Office comments prior to building permit.

Findings of Fact and Conclusions of Law

Certainly the Petitioner has the right to abandon the special exception for the larger replacement building which was approved in Case 96-476-SPHA and extended in Case 02-379-SPHX. Inherent in that plan was a variance to allow 61 spaces in lieu of the required 115 spaces and to provide those spaces off site on the Morning Star Baptist Church property. This more modest community building having 3500 square feet requires only 70 spaces of which 30 spaces will be provided on site and 61 spaces provided on the adjacent Church property. Therefore the parking variance is no longer needed and can likewise be abandoned. However because some of the required parking is off site, a special hearing is required to approve the offsite parking arrangement. I find that the request for offsite parking shown on the site plan in note 6 is included in the relief requested in the subject Petition.

This Commission has twice found that a larger community building on this site has met the RTA requirements to the extent possible per Section 1B01.g.(10), exceptions to the RTA requirements. This larger building would surely have greater impact on the community then the more modest building proposed herein. Even though the full 50 foot buffer is not provided, the Petitioner will provide a 35 foot buffer and given the service the Post provides for the community, I find that the proposed improvements are planned and will be maintained to the extent possible to comply with the RTA requirements and that the buffer will be compatible with the character and general welfare of the surrounding residential properties.

I further find that the proposed community building is within the spirit and intent of the DR regulations, meets the criteria of Section 502.1 of the BCZR and will not adversely affect the community. For example sufficient parking will be provided on and off site to meet the regulations. The community clearly supports replacing the existing structure which is in poor physical condition with the new building. The new building and accompanying landscaping will be a significant improvement in the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioners' request for special hearing should be granted with conditions.

- 1. The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The following shall be submitted to the Office of Planning for review:
 - a. Photographs of all sides of the existing structure, as well as the buildings immediately abutting the property.
 - b. Building elevation drawings (all sides), proposed signage elevations, and exterior lighting and landscape plan. The signage, landscaping and lighting

should be compatible with the surrounding residential community. Additionally the main building entrance should face Winters Lane.

- c. A copy of the said landscape and lighting plan shall be submitted to Avery Harden, Baltimore County Landscape architect, for review and approval.
- d. Revise the site plan to show the following:
 - i. The locations of all building entrances and show walkways from the parking area to all building entrances.
 - ii. Add a walkway that will connect the main building entrance to the existing sidewalk located along Winters Lane.
 - iii. The location and screening of any dumpsters.
 - iv. The location and details of any proposed exterior lighting (in addition to being shown on a landscape plan).
 - v. The location and details of proposed signage.
- e. The Petitioner may operate the American Legion Post in the existing building until a use and occupancy permit is attained by the Petitioner for the new building.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz

SAN SAN ENCE



JAMES T. SMITH, JR. County Executive

June 20, 2007

WILLIAM J. WISEMAN III

Zoning Commissioner

LESLIE PLADNA, ESQUIRE 6502 OVERHEART LANE BALTIMORE MD 21045-4541

> Re: Petition for Special Hearing Case No. 07-436-SPH Property: 151 Winters Lane

Dear Ms. Pladna:

Enclosed please find the decision rendered in the above-captioned case.

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

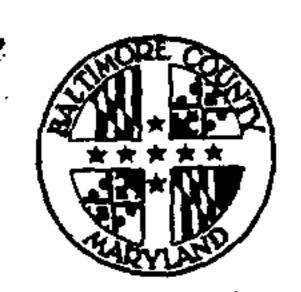
Enclosure

c: Richard E. Matz, Colbert, Matz & Rosenfelt, 2835 Smith Avenue, Suite G, Baltimore, MD 21209

T.K. France, American Legion Post 263, 151 Winters Lane, Catonsville MD 21228

Myron Gaines, 202 Delight Meadows, Reisterstown MD 21136

James Pennington, 5915 Old Frederick Road, Baltimore MD 21045



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at:151 Winters Lane
which is presently zoned

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

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

See Attached.

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

JUBB WELL FOR PLANS

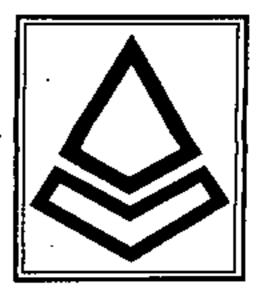
zoning regulations and restrictions of Baltin	nore County adopted purs	suant to the zoning law for Baltimore County.	
	•	I/We do solemnly declare and affirm, under the perjury, that I/we are the legal owner(s) of the plast the subject of this Petition.	-
Contract Purchaser/Lessee:		Legal Owner(s):	
		Jackson and Johnson Memorial Post 263 Legion	nc. American
Name - Type or Print	·	Name – Type or Print	
Signature		Signature Myron Gaines, Authorized Agent	
Address.	Telephone No.	Name – Type or Print O O L O O O O O O O O O O	
City	State Zip Code	Signature (
Attorney For Petitioner:		151 Winters Lane	410-869-7750
		Address.	Telephone No.
D. Dusky Holman, Esq.		Catonsville	MD 21228
Name - Type or Print		City	State Zip Code
Signature / Signature	 _	Representative to be Contacted:	
Gildea & Schmidt, LLC		Richard E. Matz, P.E.	
Company		COLBERT MATZ ROSENFELT, INC	
600 Washington Avenue, Suite 200	410-821-0070	2835 Smith Avenue, Suite G	410-653-3838
Address	Telephone No.	Address	Telephone No.
Towson	MD 21204	Baltimore	MD 21209
City	State Zip Code	City	State Zip Code
		OFFICE USE ONLY	
Case No. 07-436-SPF	1	ESTIMATED LENGTH OF HEARING_	
	<u>r</u>	UNAVAILABLE FOR HEARING	
The second secon	S. Angles (1912 Same Same		232807

ATTACHMENT TO SPECIAL HEARING PETITION - 151 WINTERS LANE

Special Hearing to amend the original Special Exception approved in Case No. 73-174-X, for a community building which complies to the maximum extent possible with the RTA requirements under Section 1B01.g.(10), BCZR; and to abandon the relief granted in Case No. 96-476-SPHXA and Case No. 02-379-SPHX.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

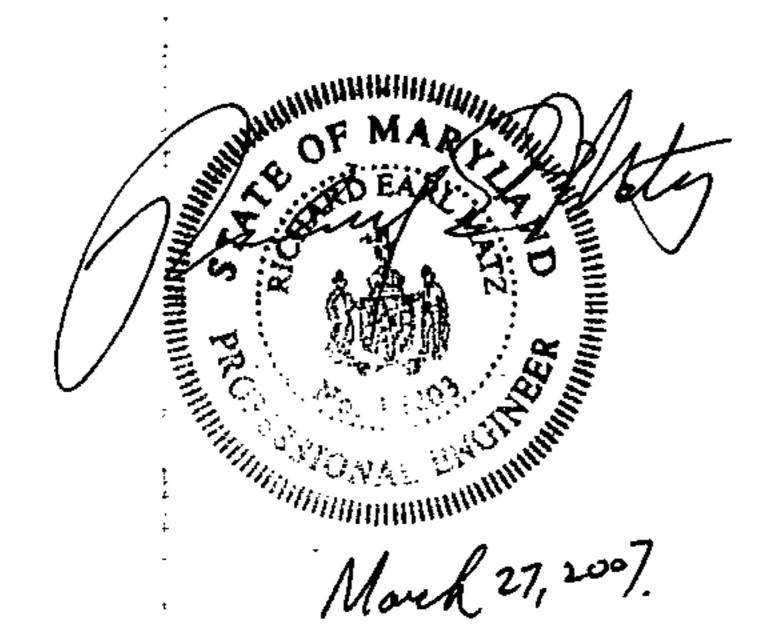


ZONING DESCRIPTION 151 WINTERS LANE

Beginning at a point on the west side of Winters Lane, which is 40 feet wide, at a distance of 50 feet south of Main Avenue, which is of varying width, thence the following courses and distances:

By a curve to the right, with a length of 135.90 ft., and a radius of 2480 ft.; By a curve to the left, with a length of 37.23 ft., and a radius of 2520 ft.; S 56°16'50" W, 247.17 ft.; N 33°56'25" W, 176.73 ft. thence N 57°06'52" E, 249.07 ft. to the Point of Beginning

As recorded in Deed Liber 8394, Folio 570, Deed Liber 8413, Folio 259 and Deed Liber 9400, Folio 64, and containing 0.9993 acre. Also known as #151 Winters Lane and located in the 1st Election District, 1st Councilmanic District.



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•				8
	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		TO DER T	FOR: IETH 150 07-436-SPH LSI ILLINTERS LANE DISTRIBUTION WHITE-CASHIER PINK-AGENCY YELLOW-CUSTOMER

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OTICE TO ZONING HEARING

the oning contrinsioner of Baltimore County, by authority of the Zonling Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

(151 Winters Lane, 150 feet south of Main Avenue 151 Winters Lane, 50 feet south of Main Avenue 151 Winters Lane, 50 feet south of Main Avenue 151 Election District-1st Councilmanic District Legal Owner(s): Jackson and Johnson Memo 152 Election District-1st Councilmanic District approved in Case No. 73-174-X, for a community building approved in Case No. 73-174-X, for a community building approved in Case No. 73-174-X, for a community building which complies to the maximum extent possible with the RTA requirements under Section 1801.g.(10), BCZR, and to abandon the relief granted in Case No. 96-476-SPHXA and Case No. 92-379-SPHX.

Hearing: Tuesday, June 19, 2007, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT 6/612 June 5

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E OF PUBLICATION

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

r/Reporter Owings Mills Times Catonsville Times X The Jeffersonian Towson Times Arbutus Times NE Booste

North County News

Muling

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 05/28/07

Case Number: 07-436-SPH

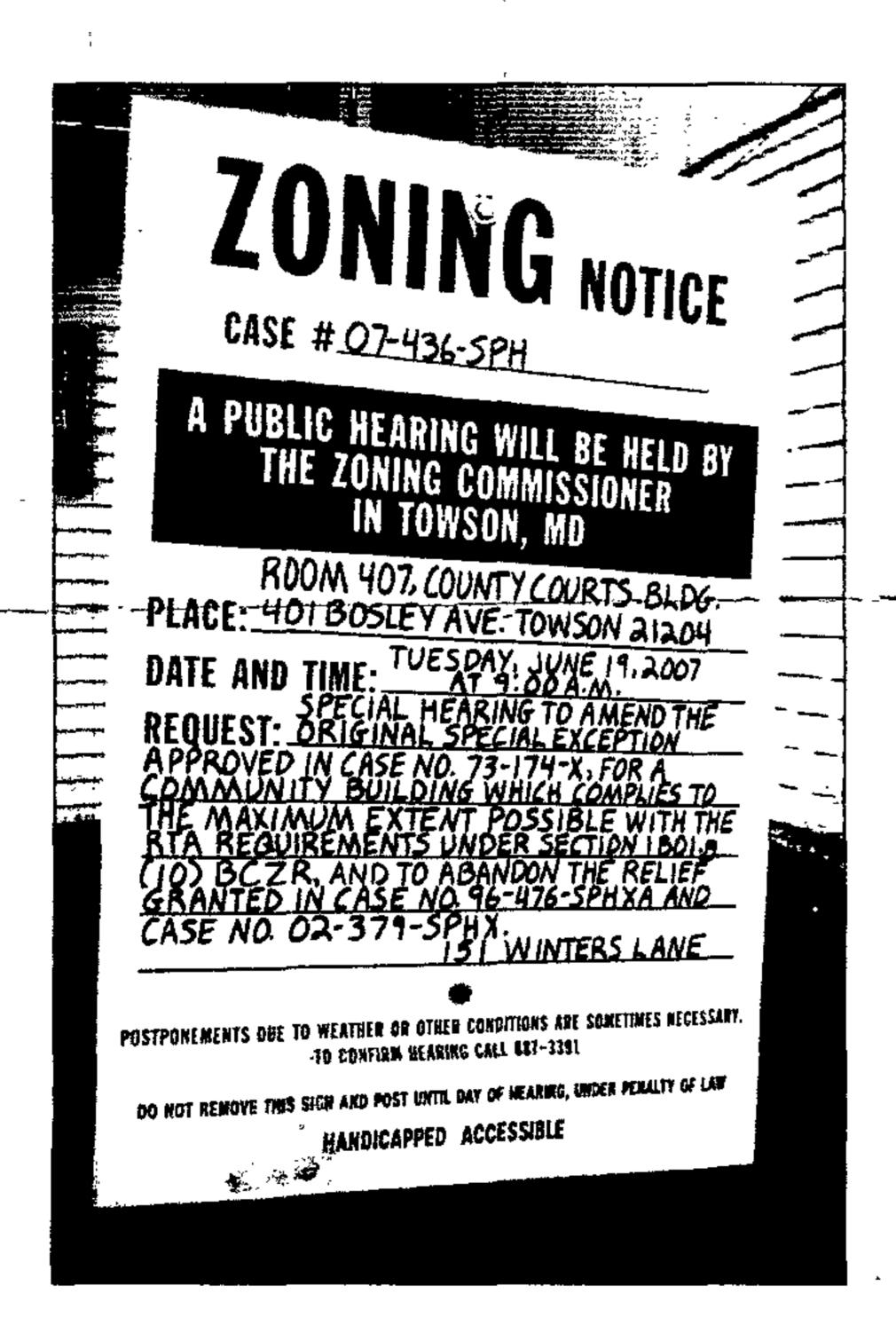
Petitioner / Developer: <u>Dusky Holman~Myron Gaines~Richard Matz</u>

Date of Hearing (Closing): June 19, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

151 Winters Lane

The sign(s) were posted on: 05/27/07



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley, Maryland 21030 (City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KAPRID24, 2007 Department of Permits and Development Management

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: 07-436-SPH

151 Winters Lane

W/side of Winters Lane, 50 feet south of Main Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Jackson and Johnson Memo

Special Hearing to amend the original Special Exception approved in Case No. 73-174-X, for a community building which complies to the maximum extent possible with the RTA requirements under Section 1B01.g.(10), BCZR, and to abandon the relief granted in Case No. 96-476-SPHXA and Case No. 02-379-SPHX.

Hearing: Tuesday, June 19, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: D. Dusky Holman, 600 Washington Avenue, Ste. 200, Towson 21204 Myron Gaines, 151 Winters Lane, Catonsville 21228 Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 4, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 5, 2007 Issue - Jeffersonian

Please forward billing to:

Commander Ronald Alston, Sr.

151 Winters Lane

Catonsville, MD 21228

410-869-7750

NOTICE OF ZONING HEARING

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151 Winters Lane

W/side of Winters Lane, 50 feet south of Main Avenue

1st Election District – 1st Councilmanic District

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Hearing: Tuesday, June 19, 2007 at 9:00 a.m. in Room 407, County Courts Building,

40/ Bosley Menue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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,	<u>Advertising:</u>
: ·Item Number or:	Case Number 07-436-SPH
Petitioner	TACKSON AND JOHNSON MEMORIAL POST 263 INC.
Address or Loca	tion. 151 WINTERS LANE.
PLEASE FORW	ARD ADVERTISING BILL TO
Name	COMMANDER RONALD E. ALSTON, SR.
Address	151 WINTERS LANE
·	CATONSVILLE, MD 21228
-1.	· ····································
Telephone Numb	per <u>410-869-7750</u>



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and Development Management

June 11, 2007

D. Dusky Holman, Esquire Gildea & Schmidt, LLC 600 Washington Avenue, Suite 200 Towson, MD 21204

Dear Mr. Holman:

RE: Case Number: 07-436-SPH, 151 Winters Lane

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2007. This letter is not an approval, but only a NOTIFICATION.

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,

u. Callibal) W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf Enclosures

People's Counsel

Jackson and Johnson Memorial Post 263 Inc. American Legion Myron Gaines,

Authorized Agent 151 Winters Lane Catonsville 21228

Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore 21209

"Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

April 5, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 2, 2007

Item Number: 427 through 438

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



Martin O'Malley, Governor Anthony Brown, Lt. Governor



John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: APRIL 3,2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 7-436-5PH

151 WINTERS LANE

AMERICAN LEGION POST 263

SPECIALHEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.7-436-SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

Engineering Access Permit

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 4, 2007

Department of Permits & Development Management

OBY

FROM:

Dennis A. Kennedy, Supervisor

. Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 9, 2007

Item Nos. 07-427, 429, 430, 431, 433,

434, 435, 436), and 437

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-03042007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 12, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

151 Winters Lane

INFORMATION:

Item Number:

7-436

Petitioner:

Jackson and Johnson Memorial Post 263 Inc. American Legion

Zoning:

DR 5.5

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The subject site is located within the Winters Lane African American Survey District, County Register (MIHP) # BA-3067.

The Office of Planning has reviewed the petitioner's site plan and petition. This Office needs further information to properly evaluate the petitioner's request. Please submit the following to this office for review and recommendation:

- 1. Photographs of all sides of the existing structure, as well as the buildings immediately abutting the property.
- 2. Building elevation drawings (all sides), proposed signage elevations, and exterior lighting and landscape plan. The signage, landscaping and lighting should be compatible with the surrounding residential community. Additionally the main building entrance should face Winters Lane.
- 3. A copy of the said landscape and lighting plan shall be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
- 4. Revise the site plan to show the following:
 - The locations of all building entrances and show walkways from the parking area to all building entrances.
 - Add a walkway that will connect the main building entrance to the existing sidewalk located along Winters Lane.
 - The location and screening of any dumpsters.
 - The location and details of any proposed exterior lighting (in addition to being shown on a landscape plan).
 - The location and details of proposed signage.

It is strongly suggested that the petitioner meet with the Concerned Citizens of Catonsville community group prior to submitting elevation drawings to the Planning Office for the purpose of presenting, and receiving comments on the drawings. This group typically meets the 1st Tuesday of the month at the Banneker Community Center.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Reviewed by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\7-436.doc

RE: PETITION FOR SPECIAL HEARING
151 Winters Lane; W/S Winters Lane,
50' S Main Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): Jackson & Johnson
Memorial Post 263, American Legion
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-436-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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 5th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and D. Dusky Holman, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

APR 0 5 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

TOMORROW'S DEVELOPMENT CORPORATION

3/22/07

Reference: American Legion Hall, 554 Winters Lane, Catonsville, MD

To Whom It May Concern:

I hereby give full authority to Myron Gaines, President of Tomorrow's Development Corporation, to sign any and all documents pertaining to and involving the procurement of a building permit on the above referenced building sight.

Commander Ronald E. Alston, Sr.

Date

Date



TOMORROW'S DEVELOPMENT CORP.

202 DELIGHT MEADOWS ROAD REISTERSTOWN, MD 21136

OFFICE: 800-852-4229 FAX: 410-526-2525

