IN RE: PETITION FOR SPECIAL HEARING

S side Monkton Road, 500 feet E of c/l of Big Falls Road

(901 Monkton Road)

7th Election District

7th Election District
3rd Councilmanic District

Hereford Volunteer Ambulance Assoc., Inc. Charles Jednorski, Chairman

Legal Owner

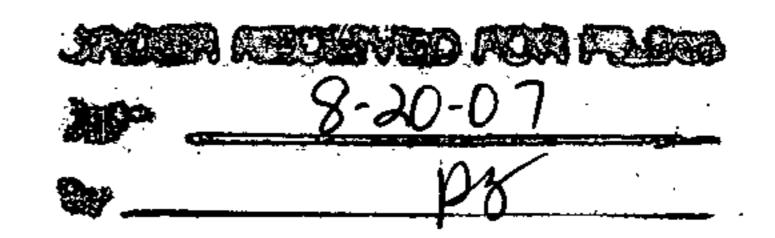
- * BEFORE THE
- * DEPUTY ZONING
- * COMMISSIONER
- * FOR BALTIMORE COUNTY
- * CASE NO. 07-564-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the Hereford Volunteer Ambulance Assoc., Inc., legal property owner of the subject property. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a 24 foot by 68 foot addition to the existing structure and to amend the previously approved site plan in Case No. 03-017-SPH. The subject property and requested relief are more particularly described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Charles Jednorski, Chairman of the Hereford Ambulance Association, the Association's attorney, J. Neil Lanzi, Esquire, and Albert W. Rubeling of Rubeling & Associates, Inc., the consultant who prepared the site plan. There were no Protestants or other interested persons present at the hearing.

Testimony and evidence offered revealed that the subject property is an irregular-shaped parcel located on the south side of Monkton Road west of McMillan Drive, and approximately one mile east of York Road in the Hereford area of Baltimore County. The property contains a gross area of 4.028 acres, more or less, zoned R.C.4 and is improved with an existing single-story building measuring 7,100 square feet. The building serves as the headquarters of the Hereford



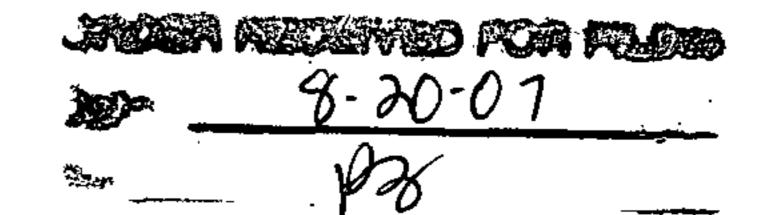
Volunteer Ambulance Association, Inc. (the "Association"), pursuant to relief granted in prior zoning Case No. 91-346-SPH, and also contains bays for storage of the emergency service vehicles.

In 2003, Petitioner requested a special hearing for approval of a proposal to construct a 20 foot by 40 foot addition to the rear of the existing building in order to provide additional storage space and to expand the kitchen area, and to provide a classroom/breakroom for the volunteers who serve the Association. That proposal, along with an amendment to the previously approved site plan in Case No. 91-346-SPH, was approved by then Zoning Commissioner Lawrence E. Schmidt in September 2003 in Case No. 03-017-SPH.

As to the instant matter, based on the increasing needs of the community, which stretches through Carroll, Baltimore, and Harford Counties, in January 2007, the Association, which is a nonprofit organization, purchased an additional ambulance for approximately \$250,000.00. The new ambulance, which is scheduled for delivery in September 2007, will allow the Association to provide better emergency service coverage for the area, without the necessity of calling on other stations when one of their ambulances is on call or out of service.

However, the new ambulance will pose a storage challenge for the Association because currently, there are only three bays for their ambulance and two other rescue vehicles, and the new ambulance will require a fourth bay. As a result, the Association proposes to convert their classroom/breakroom area into the fourth bay and construct a 24 foot by 68 foot addition for the classroom/breakroom and storage areas. The proposed addition would measure 1,624 square feet for a total of 8,724 square feet.

Two issues that then Zoning Commissioner Schmidt noted were that the site, unlike the Hereford Volunteer Fire Department property nearby, would not be used by the general public for catering purposes or other similar public functions, and that based on photographs of the site showing the existing layout of the building, the heavy landscaping, and the topography and grade of



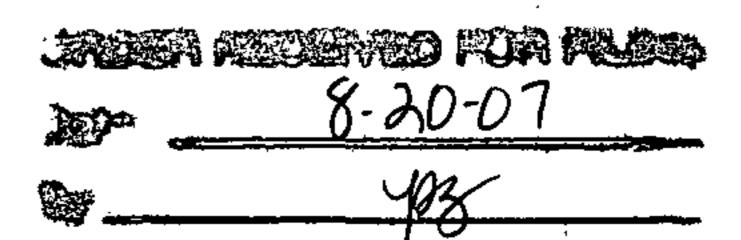
the site, the proposed addition would be nearly invisible to adjacent properties and traffic on Monkton Road. I inquired of Petitioner as to whether there had been any change in the use of the facility, or if the landscaping or topography had changed in any material way to alter any of the above conditions, to which Petitioner replied that there had been no changes. Mr. Rubeling, Petitioner's engineering consultant, also added that the materials used in constructing the addition would match the existing building.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve the addition as proposed. In my judgment, Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale. Indeed, the purchase of the new ambulance and approval of this addition in order to convert an existing area of the station into a vehicle storage bay for the new ambulance, will enable Petitioner to provide even more effective emergency services to the surrounding locale.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of August, 2007, that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a 24 foot by 68 foot addition to the existing structure and to amend the previously approved site plan in Case No. 03-017-SPH is hereby GRANTED, subject to the following.

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.



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

PHOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

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IN RE: PETITION FOR SPECIAL HEARING

S/S Monkton Road, 500' E of the c/l

Big Falls Road

(901 Monkton Road)

7th Election District

3rd Council District

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-017-SPH

Hereford Volunteer Ambulance Assoc., Inc. Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Hereford Volunteer Ambulance Associates, Inc., through their attorney, J. Neil Lanzi, Esquire. The Petitioners request a special hearing to approve a 20' x 40' addition to an existing structure and an amendment to the previously approved site plan in Case No. 91-346-SPH accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Charles A. Jednorski, Chairman, Hereford Volunteer Ambulance Association, Inc., property owners, Christian Hayes, the Contractor hired by the Petitioners to construct the proposed addition, and J. Neil Lanzi, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Monkton Road, approximately 1 mile east of York Road in Hereford. The property contains a gross area of 3.609 acres, more or less, zoned R.C.5 and is improved with a 6300 sq.ft. building, which serves as the headquarters of the Hereford Volunteer Ambulance Association, Inc., pursuant to the relief granted in prior Case No. 91-346-SPH. The Petitioners now propose the construction of a 20' x 40' addition to the rear of the existing building to provide additional storage space and to expand the kitchen area and provide a breakroom for the

Volunteers who serve the Association. In this regard, it is to be noted that this site, unlike the Hereford Volunteer Fire Department property nearby, is not used for catering purposes or other, similar public functions. The subject site is used only in connection with the volunteer ambulance association whotographs of the site show that the proposed addition will be nearly invisible to adjacent properties and traffic on Monkton Road, due to the existing layout of the building, the heavy landscaping currently in place, and the topography and grade of the site. It is clear that the addition will not detrimentally impact any adjacent properties.

Based upon the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve the addition as proposed. In my judgment, the Petitioners' plans are appropriate and will not be detrimental to the health, safety or general welfare of the surrounding locale.

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 _____ day of September, 2002 that the Petition for Special Hearing to approve a 20' x 40' addition to an existing structure and an amendment to the previously approved site plan in Case No. 91-346-SPH, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

August 20, 2007

J. NEIL LANZI, ESQUIRE 409 WASHINGTON AVENUE, SUITE 617 TOWSON, MD 21204

> Re: Petition for Special Hearing Case No. 07-564-SPH Property: 901 Monkton Road

Dear Mr. Lanzi:

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,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Charles Jednorski, Chairman, Hereford Volunteer Ambulance Association, Inc., 403 Allegheny Avenue, Towson MD 21204 Albert Rubeling, Rubeling & Associates, Inc., 1104 Kenilworth Drive, Suite 500, Towson MD 21/204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

	1	or the property i	ocated at 901 Monkton Road
; ;	•	F F J	which is presently zoned RC-4
owner(s) of the prope made a part hereof,	rty situate in Baltimore	County and which is Special Hearing un-	and Development Management. The undersigned, legal is described in the description and plat attached hereto and der Section 500.7 of the Zoning Regulations of Baltimore should approve
A 24' x 68' ac approved site	dition to the explan in Case No.	isting structum 03-017-SPH.	re and to amend the previously
	•		
1, or we, agree to pay e	ed and advertised as pecial pe	il Hearino, advertisino	posting, etc. and further agree to and are to be bounded by the lant to the zoning law for Baltimore County. NAME do solomphy declare and affirm, under the penalties of
1	•		perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchase	er/Lessee:		Legal Owner(s):
•	•		Hereford Volunteer Ambulance Assoc., Inc.
Name - Type or Print		· ·	Name - Tope or Print
Signature			Signature Charles Jednorski, Chairman
Address		Telephone No.	Name - Type or Pfint
City	State	Zip Code	Signature
J. Neil Lanzi			Address Address Telephone No
Name - Type or Print	· ·	· -	City State Zip Code
Signature	My	·	Representative to be Contacted:
J. Neil Lanzi	, P.A.		Charles A. Jednorski, Esquire
Company 409 Washingto	n Ave, Ste 617	410-296-0686	Name 403 Allegheny Avenue 410-321-8200
Address	04004	Telephone No.	Address Telephone No
Towson, MD City	21204 State	Zip Code	Towson, MD 21204 City State Zip Cod
·•			OFFICE USE ONLY
,			ESTIMATED LENGTH OF HEARING HR
Case No.	1 56A CD	L- 	UNAVAILABLE FOR HEARING JUH 21-28
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8-20-07

REV 9115198



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

901 Monkton Road

] ;	which is presently zoned RC-4
owner(s) of the property situate in Baltimore County an	Permits and Development Management. The undersigned, legal and which is described in the description and plat attached hereto and earing under Section 500.7 of the Zoning Regulations of Baltimore
A 24' x 68' addition to the existing s approved site plan in Case No. 03-017-	tructure and to amend the previously SPH.
- !	
Property is to be posted and advertised as prescribed in a series of a series of the s	advertising, posting, etc. and further agree to and are to be bounded by the
 ! . . . 	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):
	Hereford Volunteer Ambulance Assoc., Inc.
Name - Type or Print	Name - Type of Print
Signature	Signature Charles Jednorski, Chairman
Address Telephone I	No. Name - Type or Print
City State Zip Co	ode Signature Confort altorny Oth
Attorney For Petitioner:	Tolophop 1
J. Neil Lanzi	~uciess
Name - Type or Print	City State Zip Co
Signature	Representative to be Contacted:
J. Neil Lanzi, P.A.	Charles A. Jednorski, Esquire
Company 409 Washington Ave, Ste 617 410-296	403 WITEGUEITA MACTICE 110 281 222
Address Telephone I	No. Address Towson, MD 21204
Towson, MD: 21204 City State Zip C	Zio Ce
	OFFICE USE ONLY
· 4	ESTIMATED LENGTH OF HEARING HA
Case No. 0.74 564 59 #	UNAVAILABLE FOR HEARING VULY 21-28
The second of th	Reviewed By Date 6 807
REV 9115198 30-6 8-20-07	Keviewed By Dure Tollow

for the property located at _



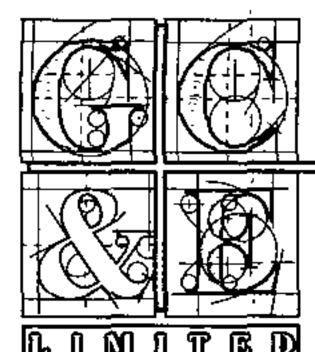
REV 9115198

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

901 Monkton Road

- '	ı	for the property	located at 901 Monkton Road
1			which is presently zonedRC-4
This Petition shall be filed	with the Depa	artment of Permits	s and Development Management. The undersigned, legal
owner(s) of the property situ made a part hereof, hereby	iate in Baltimore petition for a	e County and which Special Hearing ur	nder Section 500.7 of the Zoning Regulations of Baltimore
County, to determine whether	er or not the Zoi	ang Conamissioner	snould approve
A 24' x 68' additional approved site plan	on to the ex	risting structu	ure and to amend the previously
approved sire pion	±11 Outo, 110		
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Property is to be posted and I, or we, agree to pay expense zoning regulations and restrict	es of above Speci	ial Hearing, advertisir	coning regulations. Ing. posting, etc. and further agree to and are to be bounded by the suant to the zoning law for Baltimore County.
1 ,	•	•	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/Les	ssee:		Legal Owner(s):
• · · · · · · · · · · · · · · · · · · ·			Hereford Volunteer Ambulance Assoc., Inc
Name - Type or Print			Name - Type or Pries
Signature		·	Signature Charles Jednorski, Chairman
Address		Telephone No.	Name - Type or Print
City	State	Zip Code	Signature
Attorney For Petitioner	<u>r:</u>		contact altomay MG
J. Neil Lanzi	_		Address
Name - Type or Print			City State Zip Co
Signature		- 	Representative to be Contacted:
J. Neil Lanzi, P.	Α.		Charles A. Jednorski, Esquire
Company 409 Washington Ave	·	410-296-0686	403 HITEGRETTY AVCINC
Address		Telephone No.	Address
Towson, MD 2120			Towson, MD 21204 State Zip Co
City	State	Zip Code	City State 24 C
••			OFFICE USE ONLY
•			ESTIMATED LENGTH OF HEARING HR
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JOHN WELL INC.	Service P		1. 110117
**	9-20	Rev	riewed By Je Date bills /



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

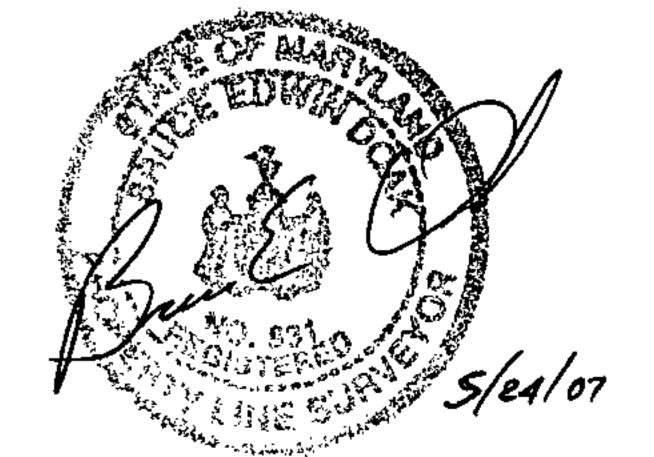
May 15, 2007

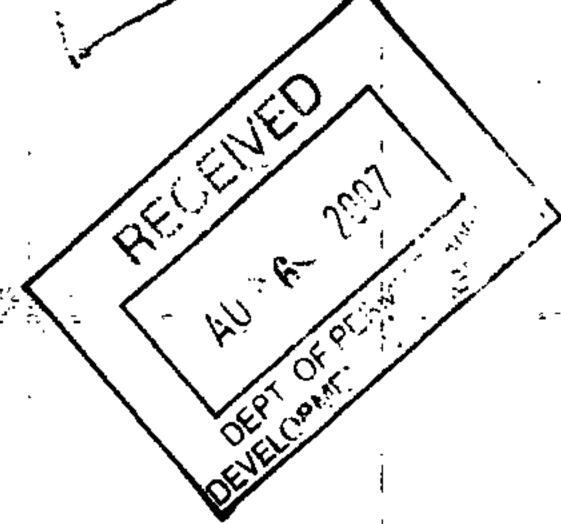
PARTICULAR DESCRIPTION ZONING DESCRIPTION BALTIMORE COUNTY, MARYLAND

Beginning for the same a point on the south side of Monkton Road which is an 80 foot right of way, at a distance of 500 feet east of the centerline of Big Falls Road, which is 60 feet wide, thence the following courses and distances, viz:

- 1. North 79 degrees 38 minutes 25 seconds East 503.31 feet
- 2. South 54 degrees 15 minutes 31 seconds East 34.67 feet
- 3. South 08 degrees 09 minutes 27 seconds East 220.39 feet
- 4. South 60 degrees 15 minutes 17 seconds West 236.13 feet
- 5. South 60 degrees 11 minutes 45 seconds West 150.38 feet
- 6. North 50 degrees 25 minutes 39 seconds West 240.06 feet
- 7. North 10 degrees 14 minutes 54 seconds West 190.00 feet to the place of beginning, as recorded in deed Liber 6123 folio 277.

6





CERTIFICATE OF POSTING

RE: Case No.: 07-564-5PH

Petitioner/Developer: HEREFORD

Volunteer Ambulance Assoc

Date of Hearing/Closing: 8-15-07

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

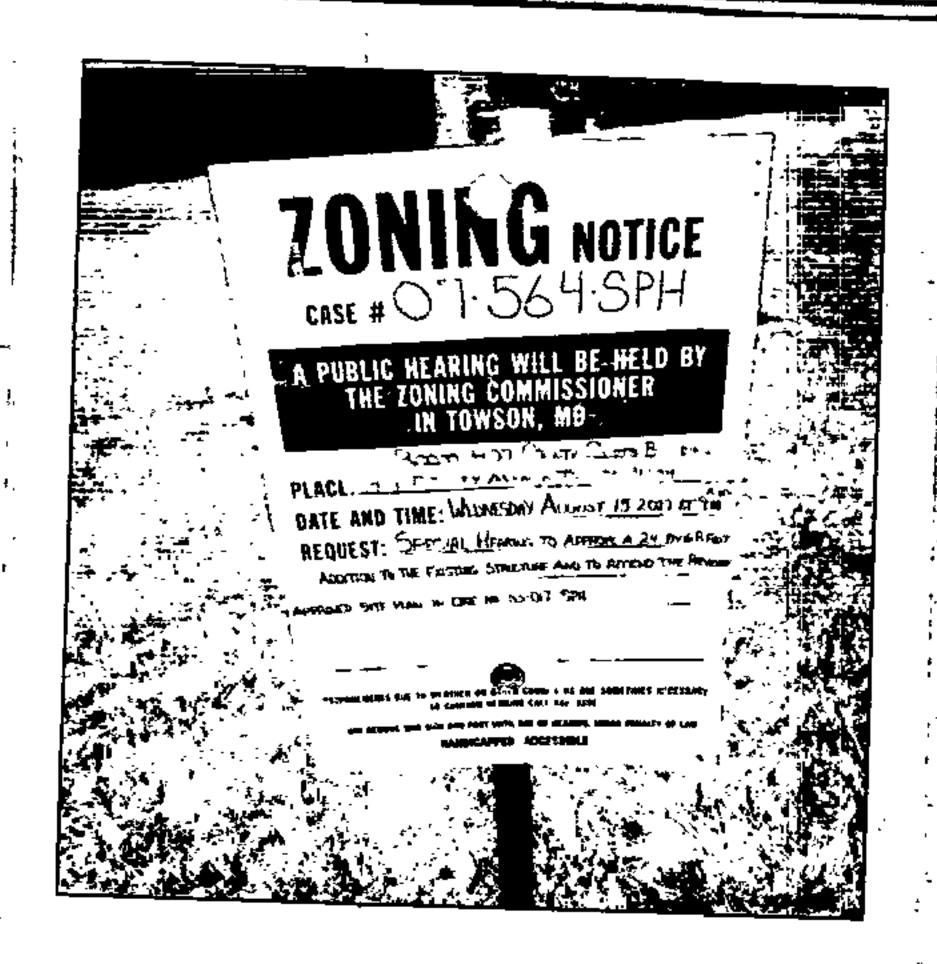
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

| POI MONKTON 120

The sign(s) were posted on

7-3/-07
(Month, Day, Year)

Sincerely,



Robert Black	8-2-0
(Signature of Sign Poster)	(Date)
SSG Robert Black	
(Print Name)	
1508 Leslie Road	
(Address)	
Dundalk, Maryland 2122	22
(City, State, Zip Code)
(410) 282-7940	
(Telephone Number)	

IOILGEOF 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: 07-564-SPH

901 Monkton Road

S/side of Monkton Road, 500 feet east of centerline of Big Falls Road

7th Election District — 3rd Councilmanic District
Legal Owner(s): Hereford Volunteer Ambulance Assoc.,

Special Hearing: to approve a 24 by 68 foot addition to the existing structure and to amend the previously approved site plan-in Case No. 03-017-SPH.

Hearing: Wednesday, August 15, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baitimore 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.

| JI 7/779 July 31

H

_, 20<u>0</u>7

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

X The Jeffersonian

Catonsville Times Arbutus Times

Towson Times

Owings Mills Times

NE Booster/Reporter U North County News Welling.

LEGAL ADVERTISING



JAMES T. SMITH, JR. County Executive

July 9, 2007
TIMOTHY M. KOTROCO, Director
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: 07-564-SPH

901 Monkton Road

S/side of Monkton Road, 500 feet east of centerline of Big Falls Road

7th Election District – 3rd Councilmanic District

Legal Owners: Hereford Volunteer Ambulance Assoc., Inc.

 Special Hearing to approve a 24 by 68 foot addition to the existing structure and to amend the previously approved site plan in Case No. 03-017-SPH.

Hearing: Wednesday, August 15, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: J. Neil Lanzi, 409 Washington Avenue, Ste. 617, Towson 21204 Charles Jenorski, HVAA, Inc., 403 Allegheny Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 31, 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, July 31, 2007 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi 409 Washington Avenue, Ste. 617 Towson, MD 21204

410-296-0686

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: 07-564-SPH

901 Monkton Road

S/side of Monkton Road, 500 feet east of centerline of Big Falls Road

7th Election District – 3rd Councilmanic District

Legal Owners: Hereford Volunteer Ambulance Assoc., Inc.

Special Hearing to approve a 24 by 68 foot addition to the existing structure and to amend the previously approved site plan in Case No. 03-017-SPH.

Hearing: Wednesday, August 15, 2007 at 9:00 a.m. in Room 407, County Courts Building,

471 Bosley Avenue, 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 Adv	<u>rertising:</u>
	Number: <u>07 564 SPH</u>
Petitioner:#	ereford Udlunteer ambulanc association Dne.
3	901 monkton ROAD
PLEASEFORWARD	ADVERTISING BILL TO:
Name: J.	NEIL LANZI 550.
Address:	409 WGSHINGTON OW #617
· · · · · · · · · · · · · · · · · · ·	104500 MD 21204
Telephone Number:	410 296 0686



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

August 9, 2007

J. Neil Lanzi, P.A. 409 Washington Avenue, Suite 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 07-564-SPH, 901 Monkton Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 18, 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,

W. Carl Richards, Jr.

U. Callaball.

Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Charles Jednorski, Chairman HVAA, Inc. 403 Allegheny Avenue Towson 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** June 27, 2007

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-564- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 27, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-564- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

Prepared By:

Division Chief:

CM/LL



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

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

Maryland Department of Transportation

June 26, 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. 07-564-SPH MD 138 (Monkton Road) 500' east of Big Falls Road

Hereford Volunteer Ambulance Assoc.

Special Hearing

Dear Ms. Matthews:

We have reviewed the site plan for special hearing on the subject of the above captioned, which was received on June 20, 2007. A field inspection reveals that the MD 138 (Monkton Road) location shows that an entrance is provided to serve the existing surface parking. Based on available information this office has no objection to Hereford Volunteer Ambulance Association Item # 07-564-SPH approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (<u>mbailey@sha.state.md.us</u>). Thank you for your attention.

Very truly yours,

ASteven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

Cc:

Mr. David Malkowski, District Engineer, SHA

Mr. Michael Pasquariello, Utility Engineer, SHA

Street Address: 707 North Calvert Street - Baltimore, Maryland 21202 - Phone: 410.545.0300 - www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 27, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 2, 2007

Item Nos. 07-521, 555, 557, 558, 559, 560, 561, 562, 563, \$64, 565, 566, 567, 568, 569,

570, 571, and 572

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-06272007.doc

Fire Department

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





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 July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

564

Item Number: 555 through 572

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





901 Monkton Road, S/S Monkton Rd,

500' E c/line Big Falls Road

7th Election & 3rd Councilmanic Districts

Legal Owner(s): Hereford Volunteer

Ambulance Assoc., Inc
Petitioner(s)

BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 07-564-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 3rd day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Charles Jednorski, Esquire, 403 Allegheny Avenue, Towson, MD 21204 and J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUL - 3 2007

Perange

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 901 MONTHS PH

PETITIONER'S SICKIN SHEET

E- MAIL											
CITY, STATE, ZIP	1,5	Touson, me 2120x									
ADDRESS		403 AllEGHENY Ave. 1104 KAMILLIONA DAM?									
NAME	Ž,	ALBERT W. KUBEUMG, JK.									

Case No.:

No. 10

No. 11

No. 12

07-564-5PH

Petitioner/Developer

Exhibit Sheet

Protestant

) !	
No. 1	Site Plan	
No. 2	Aeres Photograph	
No. 3		
No. 4	·	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		

Mills Metro station after someone vandalized two cars parked there July 10.

According to police reports, a 911 operator received a report around 7 p.m. that the window of a car had been smashed and blood found at the scene.

Maryland Transit Administration police responded to the call.

MTA spokesman Greg Primrose said officers found two vandalized automobiles on parking lots A and D, and launched an investigation in conjunction with Baltimore County police.

No arrests have been made. The manual tree to make

MTA police increased patrols of the parking lots at the Owings Mills Metro station and other metro stations in response to the incidents, Primrose said.

Several months ago, county police, MTA police and Owings Mills Mall security launched a coordinated effort to improve security in the area.

— Linda Strowbridge

Tomado in Fallston, storm in Monkton

A fast-moving line of storms that produced a tornado in Fallston on July 16. first ripped through Gina Pursley's Corbett Road property in Monkton.

A National Weather Service spokesman confirmed the Fallston tornado, but said he had no information that a tornado had touched down in Monkton.

More than 40 trees on Pursley's 16-acre acre property were toppled, turning huge roots up into the air. The tops of other trees were torn off 10 feet from the ground.

"We were lucky. The trees fell everywhere but on the buildings," Gina Pursley said.

The stone house received only minor damage — a broken window and missing roof shingles, she said. Several outbuildings were spared.

Nobody was home when

Respite long lines and late night, tans flock

BY DIANA BAE

Only one name could bring children and adults alike to await the arrival of a book.

Harry Potter.

"I get to stay up all night long!" said 6-year-old Luke Strom, one of dozens of Potter fans who attended a Harry Potter party Friday, July 20, at Borders Books and Music in Lutherville.

The young Timonium resident was as excited about staying up past his bedtime as he was about the release of J.K.

Rowling's "Harry Potter and the Deathly Hallows," the seventh and last book in the series about the boy-turned-wizard.

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Coc

Official release time at Borders and other book stores was 12:01 a.m. Saturday morning.

At the Lutherville Borders, activities included bingo and a costume contest. There was also a debate in the center of the store regarding loose ends left by the first six books. Is Snape, the professor that has always hated Harry, really good or bad? Who, if anyone, will die in number seven?

Most partygoers said they decided to

2C-8-15-07 Hereford ambulance group seeks growth

all and the first the state of the second of the second of the second

BY PAT VAN DEN BEEMT

Members of the Hereford Volunteer Ambulance Association are buying a second ambulance to provide around-the-clock coverage to the far-flung communities they serve from Carroll County to Harford County and from Belfast Road in Sparks to the Pennsylvania line

"We have to ensure 24/7 service to the community, and right now, if our ambulance is out on a call, we have to rely on Medic 60 in Parkton, or Cockeysville or the Texas fire stations," said Charles Jednorski, chairman of the association's board.

The \$250,000 vehicle due this fall, will be the volunteers' fourth rescue vehicle. Their facility on Monkton Road has only three garage bays, however. 💲

To solve the impending space crunch, the association is planning to turn an existing classroom into

> See ZONING APPROVAL NEEDED Page A6

YouTube to boobtube: Local man earns fame

BY LAUREN TAYLOR

Goofy faces and strange noises don't usually bring money and stardom.

Unless you're Parkville resident and Towson University student Brandon Hardesty, who's featured in Geico's newest advertising campaign.

Hardesty, known online for his reenactments of movie scenes, posted "Strange Faces and Noises I Can Make III" on YouTube in January and the clip was soon spotted by The Martin Agency, a Richmond, Va.-based advertising

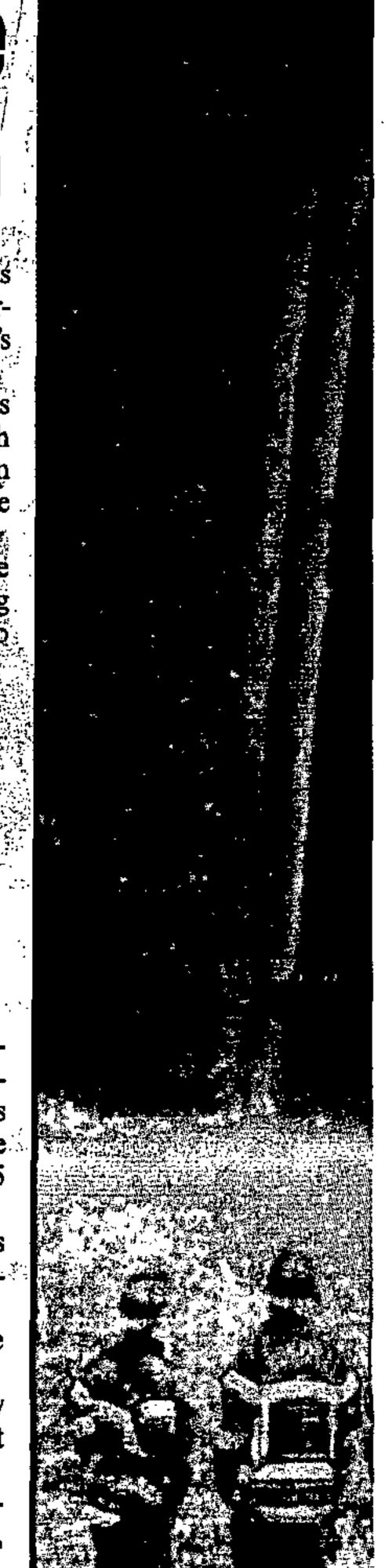
In the commercial for the insurance company, now airing nationally, Hardesty makes strange faces and noises as a voice intones, "There may be better ways to spend 15 minutes online."

Not only did Hardesty know his clip was being used in the commercial, but he was paid for its use.

"They threw me a bone," he joked.

Hardesty declined to say how much he was paid, but added, "It was enough to pay off my car."

The clip has been viewed nearly 2.8 million times on YouTube,



lardesty, who teaches sic at the Calvert School Baltimore, usually creates unercials, not musical CDs. local and national compa-Recent commercials have ided ones for Pizza Hut Snyder of Hanover's pret-

ad Rubin, who also wrote ok on career changes 1 "Quit Your Job and Some Hair," hasn't chois next big adventure yet, could include a trip to

u proud of anybody who lough guts to do somehey love," Hardesty said. in't wait to get here, it's a ssion. He'd come twice a he could? ail Lauren Taylor at

patuxent.com.



HOTO BY STEPHEN SIPLLMAN

more County 29,

mames@patuxent.com.

approval needed

Continued from Page A1

a fourth bay, then build a classroom next to it.

Before they can act on their plans, however, members must wait for the results of two county landto approve a 24-by-68-foot addition their equipment to it. and to amend an approved site plan — is set for Aug. 15 at 9 a.m. before

we are changing what was previ-

Review Committee meeting, which volunteer."

behind the ambulance association's calls.
facility for 20 years, said she doesn't Its chief, Paul Demme, said vol-

the community that they're buy- far this year. ing another ambulance," she said E-mail Pat van den Beemt at "I'm happy to have them here and pvdb@bcpl.net.

it's great they're doing so much to help us."

Until the addition is approved and constructed, the new and old ambulances will be parked back-toback in one bay, beside the rescue, truck and a utility vehicle that take up the other two bays.

Owning two ambulances wilk help when one goes in for repair or maintenance, Jednorski said.

Now, when their 10-year-old ambulance is being worked on, the volunteers borrow one from anothuse meetings. The first a hearing er station and then transfer all of

The volunteers received a lowinterest loan from Baltimore Coun-Baltimore County's zoning com- ty to pay for the new ambulance missioner.

"We need that hearing because for the expansion, Jednorski said.

ously approved," said J. Neil Lanzi, the volunteers don't know how the association's attorney. "The sta-much the addition will cost but but a tion was approved in 1985, and they there's a good chance they will need to

needed the same special hearings help paying for it.

when the station was expanded in "We do get grants every now and then from the county, but we'll have a special hearings help paying for it.

1991 and again in 2002."

If the zoning commissioner gives need the community to help us out to his OK, detailed plans will then with our fund drives," Jednorski W be presented to representatives of said. There are still people out county agencies at a Development, there who don't know we're all-inst

has yet to be scheduled.

Debi Tessier, who has lived members, 25 of whom respond to hehind the ambulance association.

object to the plans unteers responded to 697 calls for service in 2006, and to 320 calls so

BUSINESS IN BRIEF

Continued from Page A1 the storm hit. But 17 chickens, five cows, two dogs, 20 cats and one bird all weathered the storm, Pursley said.

Since then, sight-seers and well-wishers have been stopping by.

- Pat van den Beemt

Workforce development highlight of ceremony

Employer Awards will highlight from the Baltimore Workforce of

The Property of the State of th ing Beyond Barriers and Hiring Smart, Competitive Advantage, and Employee Retention, Preparing Youth for the 21st Century of

Workplace and Innovator.

Award recipients will be rec ognized at a Sept. 17 breakfast ceremony at Martin's West and will also be featured in the first in "Baltimore Regional Employer 193" Institute," where the selected best practices will be highlight and ed through a series of employer and The Baltimore Regional Details can be downloaded

workforce-development achieve- Investment Board's Web site, but

