IN RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCE SW corner Main Street and Chatsworth Avenue 4th Election District 3rd Councilmanic District **(108 Main Street)**	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY
The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc. by J.P. Snyder, President, and Baltimore County, Maryland by Timothy M. Kotroco, Director, Dept. of Permits and Development Management *Legal Owners*	* * *	
The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.; by: J.P. Snyder, President *Lessee*	* *	**Case No. 08-122-SPHXA**

* * * \

The Variance request is from Sections 232.1 and 303.2 of the B.C.Z.R. to permit a front yard depth of 20 feet in lieu of the required 26 feet. The subject property and requested relief are more fully 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 special exception, special hearing, and variance requests were J.P. Snyder, President of The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc., Robert D. Murray, Jr., the Fire Chief, Robert L. Seohnlein, Chairman of the Fire Department's Building Committee, and Edward Schultz, a member of the Fire Department's Building Committee (hereinafter collectively the "Fire Department" or "Petitioner"). Petitioner was represented by David H. Karceski, Esquire and Chris Mudd, Esquire with Venable LLP. Also appearing in support of the requested relief was Robert N. Bond with The Wilson T. Ballard Company, the professional engineer who prepared the site plan. There were no Protestants or other interested citizens in attendance at the hearing.

Mr. Mudd presented the case on behalf of Petitioner. Testimony and evidence offered revealed that the subject property is square-shaped parcel with a slight downward taper on the north side of the property from east to west. The property is located at the southwest corner of Main Street (also known as MD 140 and Reisterstown Road) and Chatsworth Avenue in the Reisterstown area of Baltimore County and is zoned B.L. As shown on Petitioner's Exhibit 1, the property is made up of four parcels, three of which are owned by Petitioner and one which is owned by Baltimore County, Maryland. The County currently leases its parcel to Petitioner as part of a 100 year ground lease. The subject property is improved with an existing two-story brick building constructed in 1948, which originally housed the Fire Department. In 1988, the Fire Department constructed a one-story addition for storage of vehicles and equipment.

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An aerial photograph of the subject property and the surrounding area was marked and accepted into evidence as Petitioner's Exhibit 2. This photograph shows a number of business, commercial, and educational uses of properties nearby, including Franklin Middle School, Franklin Elementary School, the Public Library, a Lutheran Church, an auto repair service garage, and a swimming pool and spa store. There is also a business park located several blocks south and east, as well as a shopping center a few blocks north and west of the subject property. Additional photographs, which were marked and accepted into evidence as Petitioner's Exhibits 3A through 3N, show the details of the subject property and the area immediately surrounding the property. In particular, Petitioner's Exhibit 3A shows the front of the fire house, including the original two-story structure with two vehicle bays, as well as the one-story addition to the left with two additional, taller vehicle bays.

At this juncture, the Fire Department is in need of additional space for storage of its vehicles. Photographs which were marked and accepted into evidence as Petitioner's Exhibits 4A through 4F depict the various vehicles. 4A depicts the first line engine; 4B depicts a rescue squad engine, which will need to be replaced in approximately three years and will be too big and tall to be stored in the current fire house; 4C is a paramedic unit; 4D is another first line engine; 4E is pick up truck – brush unit; and 4D is a first responder unit. Presently, due to the storage constraints posed by the vehicles, some of the vehicles are stored on the parking lot and some are also "double stacked" in the vehicle bays. This results in both a potential vandalism issue for vehicles stored outside, and makes access to some of the vehicles difficult for those that are stored inside. In order to alleviate the storage problems, Petitioner proposes a two-story addition approximately 24 feet wide on the north side of the existing building. This addition will have a vehicle storage bay and will be similar in height and structure as the original building. It will house the rescue

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vehicles; the first line engines will occupy the middle bays (the original structure); and the medic vehicles will occupy the earlier addition. An architectural rendering of the fire house with the proposed addition, including front elevation, was marked and accepted into evidence as Petitioner's Exhibit 5.

Testifying in support of the special exception, special hearing, and variance requests was Robert Bond, Petitioner's engineering consultant. Mr. Bond is a professional engineer and has been with his present employer, The Wilson T. Ballard Company, for the past 54 years. He was offered and accepted as an expert in the area of civil engineering, land development, and in particular the County's zoning regulations. A copy of his resume was marked and accepted into evidence as Petitioner's Exhibit 6. Mr. Bond testified that under Section 230.13 of the B.C.Z.R., a volunteer fire company is permitted in a B.L. zone by special exception. The instant special exception is required because the proposed addition will extend beyond the original footprint of the special exception granted in Case No. 88-378-SPHXA. In that case, the Zoning Commissioner granted a special exception to allow a volunteer fire company in a B.L. zone. At that time, the special exception encompassed the original fire house structure and the 1988 addition.

Mr. Bond then discussed the applicable criteria to be considered under Section 502.1 of the B.C.Z.R. for approval of a special exception and offered his analysis and opinion as to each. First, Mr. Bond stated that the proposed addition will not be detrimental to the health, safety, or general welfare of the locality. In fact, it was stated that the impact to the community will be positive because services to the public will be better and more efficient. Second, there will be no additional congestion in roads, streets, or alleys; indeed, there will be no additional traffic, and storing all vehicles inside the fire house will reduce congestion on the site. Third, the addition will

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not create a potential hazard from fire, panic, or other danger, it will have the exact opposite effect creating a better situation in which to provide fire and rescue services. Fourth, the addition will not overcrowd the land or cause undue concentration of population. In reviewing the site plan as well as Petitioner's Exhibits 2, 3A through 3N, and 7, it is clear that there will continue to be adequate space on the site for parking and circulation. Fifth, as to interfering with adequate provisions for schools, parks, water, and other services, the addition will not have any impact on those services and will preserve the status quo. Sixth, it will not interfere with adequate light and air. Seventh, Mr. Bond opined that the proposed addition and the continued use of the site as a volunteer fire company in a B.L. zone is consistent with the property's zoning classification and with the spirit and intent of the zoning regulations. Eighth, as to impervious surfaces, Mr. Bond indicated there are no such provisions in the B.L. zone. And finally, Mr. Bond indicated the proposed addition and continued use will not be detrimental to the environmental and natural resources of the site and vicinity.

As to the variance request, under Section 303.2 of the B.C.Z.R., in a B.L. zone, "the front yard depth of any building hereinafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side ..." Mr. Bond indicated that applying this front yard "averaging" was complicated by the fact that the fire house is on a corner lot, with no lot immediately adjacent on the north side. He indicated he was advised by the Zoning Review Office to utilize the next site to the north, which in this case is the auto repair service garage. This site has a front yard depth of 41 feet. This was also complicated by the fact that the site to the immediate south is an apartment -- not a commercial structure. Hence, Mr. Bond utilized a 10 foot depth because that is the minimum setback requirement for a B.L. zone pursuant to Section 232.1

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By

of the B.C.Z.R. As a result of averaging the 51 foot total, there is a 25.5 foot (approximately 26 foot) front yard setback requirement.

Petitioner seeks a variance from this setback requirement for the proposed addition in favor of a 20 foot front yard setback. This is because the existing fire house structure, including the original structure and the 1988 addition, has a 20 foot front yard setback. Petitioner desires to be consistent with the existing setback depths and to follow the existing building façade as illustrated in Petitioner's Exhibit 5. In support of this request, Mr. Bond pointed out that the original building was built in 1948 prior to the existing zoning regulations and setback requirements. He also indicated that granting a variance in this case would serve the purpose of the setback requirements, which is to ensure consistency with existing setbacks in immediate and surrounding areas. If not granted and the addition moved back six feet, Mr. Bond stated that the traffic flows to the rear of the property would be compromised. Moreover, the new addition would look like just that -- an addition, and would not have a consistent look with the existing footprint of the building. Mr. Bond also opined that granting the variance would be within the spirit and intent of the zoning regulations.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

In regard to the request for special exception, I am persuaded to grant the relief. A special exception to use the property as a volunteer fire company was previously granted in 1988. The current petition seeks only to expand that current use with the proposed addition. Certainly, the need for the addition has been demonstrated and I find that Petitioner's proposal meets the special exception criteria in Section 502.1 of the B.C.Z.R. In regard to the request for special hearing, this

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By

shall also be granted as attendant to the granting of the special exception, in order to amend the site plan and the previously granted special exception in Case No. 88-378-SPHXA.

In regard to the request for variance, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, I find that construction of the original fire house in 1948 with a 20 foot front yard setback, contrary to the current regulations, poses constraints on future uses or expansion on the property. Hence, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. This makes the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I agree with Petitioner that requiring the proposed addition to be moved back six feet to satisfy the 20 foot setback requirement would interrupt traffic flow at the rear of the property and would result in an irregular appearance to the building overall. I also believe this potential inconsistent setback for the addition, as compared with the existing structure, would actually be contrary to the purpose and intent of the setback requirements.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' requests for special exception and special hearing should be granted and the request for variance should be granted.

ORDER RECEIVED FOR FILING
Date 12.14.07
By PM

THEREFORE, IT IS ORDERED this 14th day of December, 2007, by the Deputy Zoning Commissioner, that Petitioner's request for Special Exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition to the Reisterstown Volunteer Fire Department pursuant to a previously granted special exception to use the property as a volunteer fire company is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's request for Special Hearing to approve an amendment to the site plan approved in Case No. 88-378-SPHXA is hereby GRANTED; and Petitioner's alternative request for Special Hearing to confirm that a special exception is not required for an addition to the Reisterstown Volunteer Fire Department is hereby DISMISSED as moot; and

IT IS FURTHER ORDERED, that Petitioner request for Variance from Sections 232.1 and 303.2 of the B.C.Z.R. to permit a front yard depth of 20 feet, in lieu of the required 26 feet is hereby GRANTED, subject to the following:

1. Petitioner may apply for their permit and be granted same upon receipt of this Order; however, Petitioner is 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, 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.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 12.14.07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 14, 2007

DAVID KARCESKI, ESQUIRE
CHRIS MUDD, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petitions for Special Exception, Special Hearing and Variance
Case No. 08-122-SPHXA
Property: 108 Main Street

Dear Messrs. Karceski and Mudd:

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: James Snyder, President, The Reisterstown Volunteer Fire Company, 108 Main Street, Reisterstown MD 21136
Robert D. Murray, Jr., 29 Black Oak Court, Reisterstown MD 21136
Robert L. Seohnlein, 390 Butler Road, Reisterstown MD 21136
Edward Schultz, 51 Hanover Road, Reisterstown MD 21136
Robert N. Bond, The Wilson T. Ballard Company, 1020 Greenhill Farm Road, Reisterstown MD 21136

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 108 Main Street, Reisterstown, MD

which is presently zoned B.L.

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

(This box to be completed by planner)

See attached.

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:

See Attached
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

See Attached
Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

David H. Karceski
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6258
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

David H. Karceski
Name

210 Allegheny Avenue 410-494-6258
Address Telephone No.

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING

Case No. 08 122 SPHXA

REV 9/15/98

Reviewed By JL Date 9/06/07

Drop 12

[redacted] 12.14.07

[redacted] PB3

PETITION FOR SPECIAL HEARING
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

<u>Lessee</u>:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

PETITION FOR SPECIAL HEARING
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Legal Owners:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

Baltimore County, Maryland
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
(410) 887-3353

By: _____
Name: Timothy M. Kotroco
Title: Director of the Department of Permits and Development Management

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 108 Main St., Reisterstown MD

which is presently zoned B.L.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, le owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto a made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use herein described property for

See Attached

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 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:

See Attached
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached
Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

David H. Karceski
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6258
Address — Telephone No.

Towson MD 21204
City — State — Zip Code

Representative to be Contacted:

David H. Karceski
Name

210 Allegheny Avenue 410-494-6258
Address — Telephone No.

Towson MD 21204
City — State — Zip Code

Case No. 08-122 SPHXA

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ESTIMATED LENGTH OF HEARING 2HRS
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Reviewed By JL Date 9/06/07

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RZV 09/15/98

PLEASE RECEIVED FOR FILING
Date 12.14.07
By

PETITION FOR SPECIAL EXCEPTION
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Special Exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations, for an addition to the Reisterstown Volunteer Fire Department.

PETITION FOR SPECIAL EXCEPTION
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

<u>Lessee</u>:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

PETITION FOR SPECIAL EXCEPTION
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Legal Owners:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

Baltimore County, Maryland
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
(410) 887-3353

By: _____
Name: Timothy M. Kotroco
Title: Director of the Department of Permits and Development Management

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 108 Main Street, Reisterstown, MD

which is presently zoned 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 Variance from Section(s)

See Attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Determined at Hearing

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

See Attached
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached
Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

David H. Karceski
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue — 410-494-6285
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

David H. Karceski
Name

210 Allegheny Avenue — 410-494-6285
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING —

Reviewed By JL Date 9/06/07

Case No. 08 122 SPHXA

REV 9/15/98

PETITION RECEIVED FOR FILING

Date 12.14.07

By

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PETITION FOR VARIANCE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Variance from Sections 232:1 and 303.2 of the Baltimore County Zoning Regulations to permit a front yard depth of 20 feet, in lieu of the required 26 feet.

PETITION FOR VARIANCE
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

<u>Lessee</u>:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

PETITION FOR VARIANCE
SIGNATURE PAGE
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Legal Owners:

The Reisterstown Volunteer Fire Company of Reisterstown, Baltimore County Maryland, Inc.
108 Main Street
Reisterstown, MD 21136
(410) 833-1370

By: _____
Name: J.P. Snyder
Title: President

Baltimore County, Maryland
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204
(410) 887-3353

By: _____
Name: Timothy M. Kotroco
Title: Director of the 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: #08-122-SPHXA
108 Main Street
S/west corner of Main Street (Reisterstown Road) and Chatsworth Avenue
4th Election District — 3rd Councilmanic District
Legal Owner(s): Reisterstown Volunteer Fire Co., & Baltimore County, MD
Lessee: Reisterstown Volunteer Fire Company, by J. P. Snyder

Special Hearing: to approve an amendment to the site plan approved in Case No. 88-378-SPHXA and to confirm that a special exception is not required for an addition to the Reisterstown Volunteer Fire Department (see petition for Special Exception filed with this petition). **Special Exception:** (section 230.13 of the Baltimore County Zoning Regulations) for an addition to the Reisterstown Volunteer Fire Department. **Variance:** to permit a front yard depth of 20 feet, in lieu of the required 26 feet.

Hearing: Wednesday, November 7, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-4386.

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

JT 10/760 Oct. 23 152996

CERTIFICATE OF PUBLICATION

10/25/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/23/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-122-SPHXA

Petitioner/Developer: REISTERSTOWN VOLUNTEER FIRE DEPT

Date of Hearing/Closing: 11-7, 2007

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

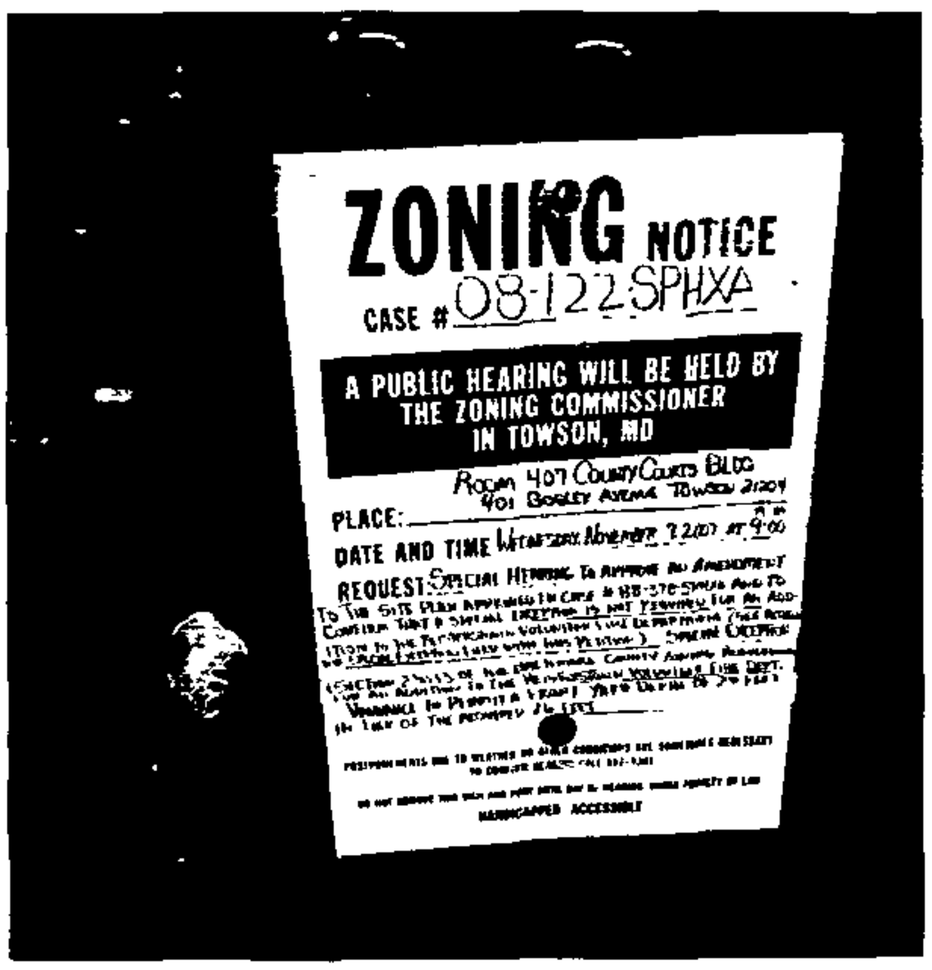
ATTN: Kristen Matthews {(410) 887-3394}

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: 108 MAIN STREET

The sign(s) were posted on 10-28-07
(Month, Day, Year)

Sincerely,



Robert Black 10-24-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: # 122

Petitioner: Reisterstown Volunteer Fire Co. of Reisterstown

Address or Location: 108 MAIN ST.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-6244

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

October 3, 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: 08-122-SPHXA
108 Main Street
S/west corner of Main Street (Reisterstown Road) and Chatsworth Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Reisterstown Volunteer Fire Co., & Baltimore County, MD
Lessee: Reisterstown Volunteer Fire Company, by J. P. Snyder

Special Hearing to approve an amendment to the site plan approved in Case No. 88-378-SPHXA and to confirm that a special exception is not required for an addition to the Reisterstown Volunteer Fire Department (see petition for Special Exception filed with this petition). Special Exception (section 230.13 of the Baltimore County Zoning Regulations) for an addition to the Reisterstown Volunteer Fire Department. Variance to permit a front yard depth of 20 feet, in lieu of the required 26 feet.

Hearing: Wednesday, November 7, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204
J.P. Snyder, RVFD, 108 Main Street, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 23, 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, October 23, 2007 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 08-122-SPHXA
108 Main Street
S/west corner of Main Street (Reisterstown Road) and Chatsworth Avenue
4th Election District – 3rd Councilmanic District
Legal Owners: Reisterstown Volunteer Fire Co., & Baltimore County, MD
Lessee: Reisterstown Volunteer Fire Company, by J. P. Snyder

Special Hearing to approve an amendment to the site plan approved in Case No. 88-378-SPHXA and to confirm that a special exception is not required for an addition to the Reisterstown Volunteer Fire Department (see petition for Special Exception filed with this petition). Special Exception (section 230.13 of the Baltimore County Zoning Regulations) for an addition to the Reisterstown Volunteer Fire Department. Variance to permit a front yard depth of 20 feet, in lieu of the required 26 feet.

Hearing: Wednesday, November 7, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 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.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 1, 2007

David Karceski
Venble LLP
219 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Karceski

RE: Case Number: 08-122-SPHXA 108 Main Street, Reisterstown

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 6, 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.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: PEOPLES COUNCIL
J.P. SNYDER, RVFD 108 MAIN STREET, REISTERSTOWN, MD 21136

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 108 Main Street; SW corner of Main Street (Reisterstown Road) and Chatsworth Avenue 4th Election & 3rd Councilmanic Districts Legal Owner(s): Reisterstown VFC Contract Purchaser(s): Reisterstown VFC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-122-SPHXA

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

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/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 14 2007
Per.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 24, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-122-Special Hearing**

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 Jessie Bailek in the Office of Planning at 410-887-3480.

Prepared By: Curtis M Murray

Division Chief: Lynn Lochner

CM/LL

W:\DEVREV\ZAC\8-122.doc

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

State Highway Administration

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

Maryland Department of Transportation

September 10, 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. 08-122-SPHA
MD 140 (Reisterstown Road)
at Chatsworth Avenue
108 Main Street
The Reisterstown Volunteer Fire
Company of Reisterstown, MD

Dear Ms. Matthews:

This is in reference to our ongoing review of the site plan to accompany petitions for special exceptions, special hearing and variance on the subject of the above captioned. We understand that this plan illustrates a proposal for an expansion of the Reisterstown Volunteer Fire Company existing facility.

We have completed a review of the site plan and existing conditions related to the above referenced Zoning Agenda Case. Based on available information this office determined that the building foot print and existing improvements as well as access onto MD 140 (Reisterstown Road) do not have to potential to impact the State highway. In light of this comment the State Highway Administration has no objection to Special Hearing, Special Exception and Variance approval of Case Number 8-122-SPHXA approval for The Reisterstown Volunteer Fire Company, Reisterstown, MD.

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

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB
Cc: Mr. Dennis A. Kennedy, Permits & Plans Review, Baltimore County
Mr. Joe Merrey, Permits & Development Management, Balto. Co.
Mr. David Malkowski, District Engineer, SHA

Martin O'Malley, *Governor*
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Cc: Mr. Dennis A. Kennedy, Permits & Plans Review, Baltimore County
Mr. Joe Merrey, Permits & Development Management, Balto. Co.
Mr. David Malkowski, District Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: September 17, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2007
Item Nos. 08-069, 082, 105, 106, 107, 108, 109, 111, 113, 114, 115, 117, 118, 119, 120, 122 and 123

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

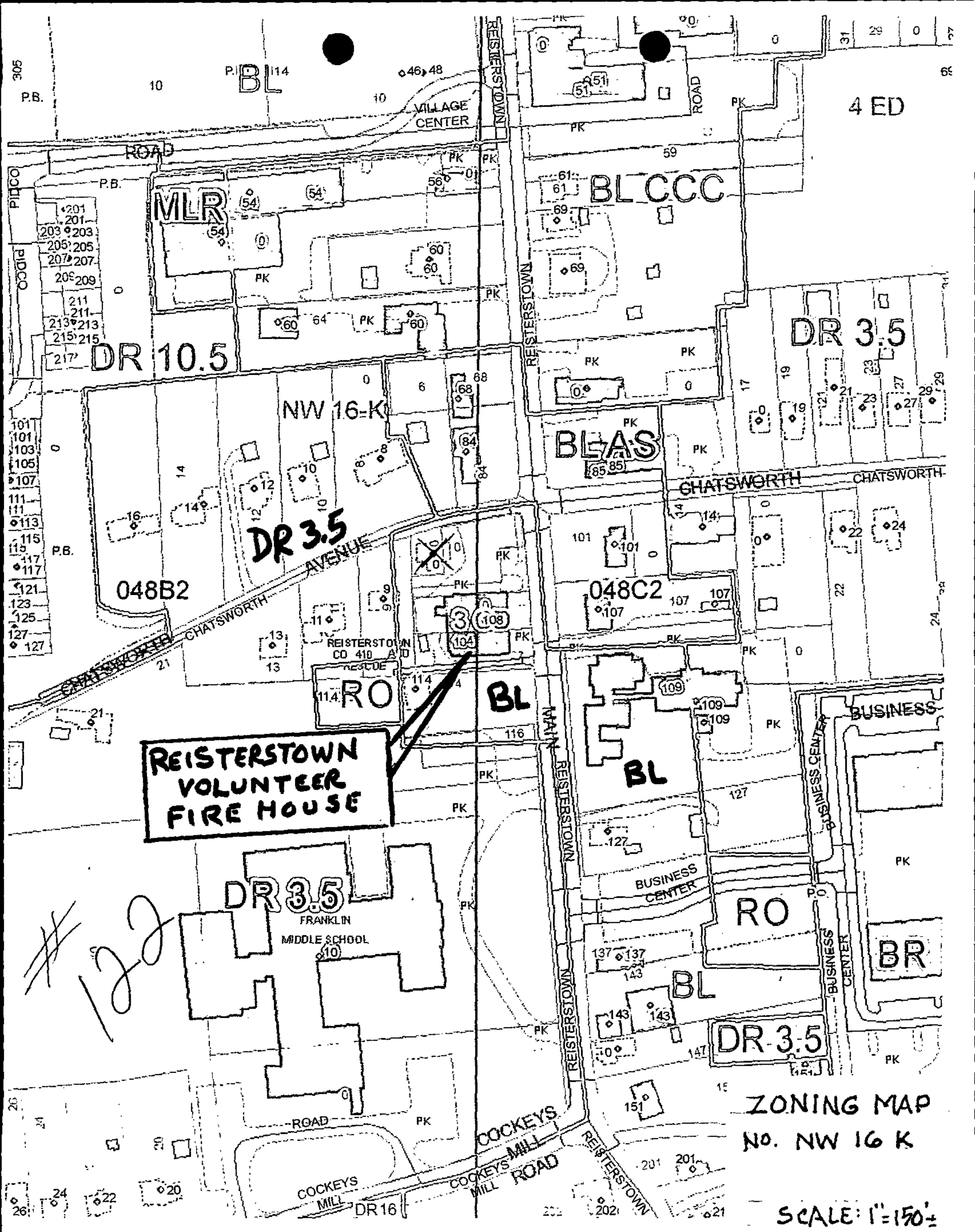
DAK:CEN:clw
cc: File
ZAC-NO COMMENTS- 09172007.doc

PLEASE PRINT CLEARLY

CASE NAME Reisterstown Volunteer Fire Co.
CASE NUMBER 08-122-SPHXA
DATE 11/7/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
James Snyder	850 Hearkville Road	Hampstead MD 21074	JP Snyder@RUFC.org
Robert D Murray Jr.	29 Black oak ct.	Reisterstown MD, 21136	Lacrossefire@Yahoo.com
Robert L. Seohnlein	390 Butler Rd.	Reisterstown MD 21136-1013	AMSRLS@JUNO.com
Edward Schultz	51 Hanover Rd	Reisterstown MD. 21136	
David Karceski	210 Allegheny Ave		dkarceski@[redacted]
Chris Madd	Towson MD 21204		venable.com
Robert N. Bond	1020 Greenhill Farm Rd	Reisterstown Md. 21136	R Bond@WTB co.com


BL
VILLAGE CENTER
ROAD
REISTERSTOWN
4 ED
BLCCC
MLR
DR 10.5
DR 3.5
NW 16-K
BLAS
CHATSWORTH
DR 3.5
AVENUE
048B2
048C2
REISTERSTOWN CO 410
RESCUE
RO
BL
MAIN
REISTERSTOWN
BUSINESS
BUSINESS CENTER
REISTERSTOWN VOLUNTEER FIRE HOUSE
DR 3.5
FRANKLIN
MIDDLE SCHOOL
RO
BR
BL
DR 3.5
COCKEYS MILL ROAD
DR16
#122
ZONING MAP
NO. NW 16 K
SCALE: 1"=150'±

FRONT ELEVATION

BECK
POWELL &
PARSONS
Architecture · Planning · Interior Design

29 W. Susqehanna, Suite 300
Towson, Maryland 21204
410-828-9220 / Fax: 410-828-9661
E-mail: main@beckpowell.com

REISTERSTOWN VOLUNTEER FIRE CO.

SCHEME "B" ELEVATION

5/17/07

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

PETITIONER'S EXHIBIT NO. 5

* FOR ILLUSTRATIVE PURPOSES

ROBERT N. BOND, P.E.

Education:	Graduate of Franklin High School, Reisterstown Graduate of Lehigh University-Bethlehem, PA, 1951, B.S. Civil Engineering
Registration:	Professional Engineer – MD No. 4282 Since 1963, Also Delaware, Pennsylvania, Virginia and West Virginia
Engagements:	1944 - 1947 US Army Air Force 1947 – 1951 College 1951 – 1953 (2 Years) J.E. Greiner Company (Now URS Co.), Project Engineer 1953 – DATE (54 Years) The Wilson T. Ballard Company, Currently Senior Vice President
Technical Societies:	American Society of Civil Engineers – Life Member Engineering Society of Baltimore County Engineers Association of Maryland

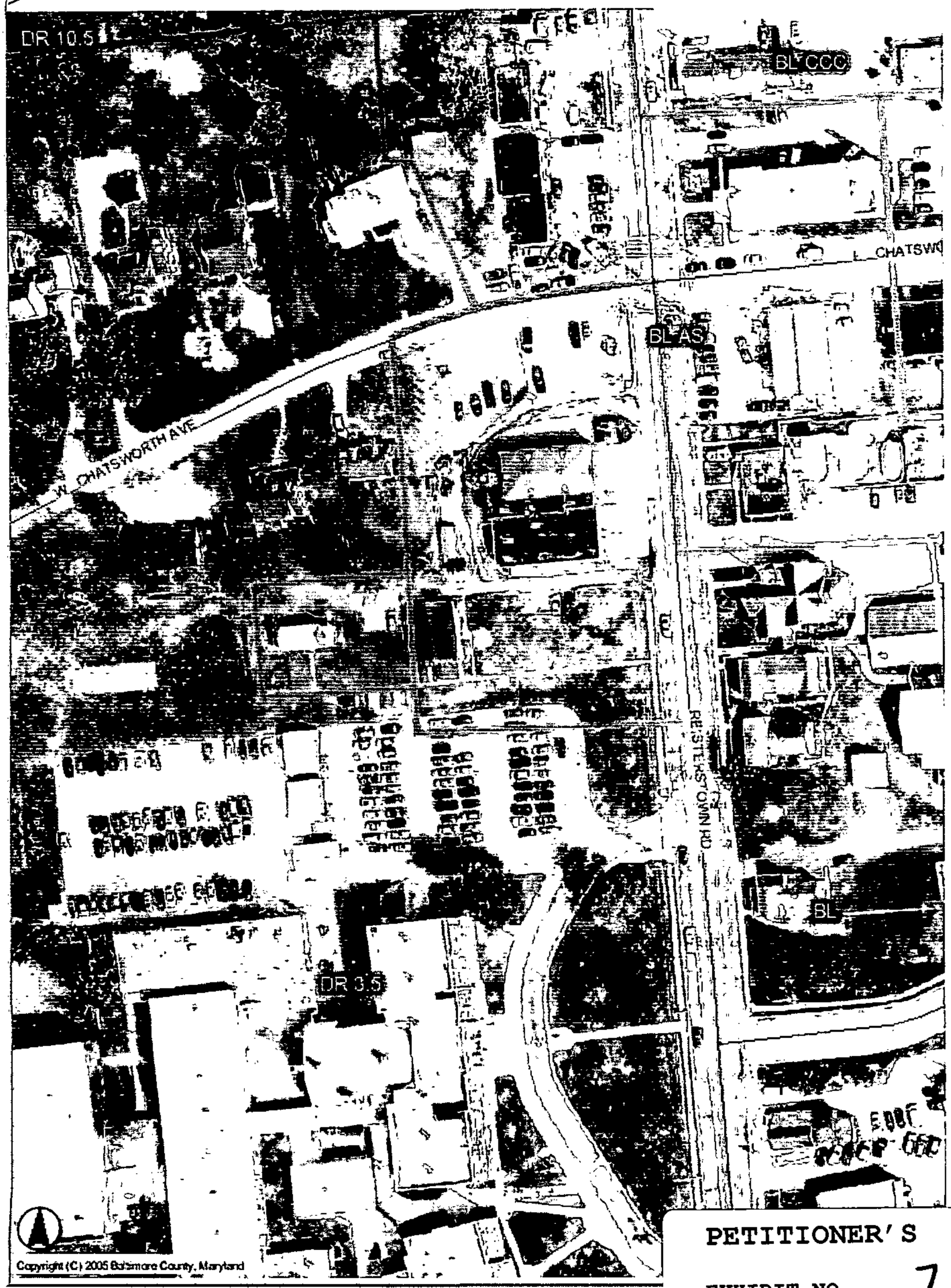
Experience

- Design of many major and minor highways for States, Counties and Municipalities throughout the Middle Atlantic area.
- Design of site development projects for public and private uses throughout Maryland.
- Serve as Project Manager on all projects with active participation in the detailed design work.
- Examples of Site Design Type of Projects Performed:
  - Commercial Vehicle Weigh and Inspection Station on I-95 at Perryville, Maryland
  - Commercial Vehicle Weigh and Inspection Station on I-68 at Frostburg, Maryland
  - Durrett Shippard Steel Co at Dundalk, Maryland
  - Calvert County Industrial Park, Prince Frederick, Maryland
  - Owings Mills Volunteer Fire Company site on Owings Mills Boulevard
  - Motor Vehicle Administration Parking Lot in Prince George's County
  - Numerous parking lots in Sykesville-Westminster
  - Master Plan and Site Development plans for the 100 acre Warfield Commerce and Cultural Center in Sykesville (on the former Springfield Hospital property)
  - Numerous projects for the US Navy-Chesapeake Division (Quantico Marine Base, Patuxent River Naval Air Station, Cheltenham, etc.)
  - Bishops Garth Apartment Complex for Westminster
  - Review of plans for new subdivisions and site plans for various Counties and Municipalities (Sykesville, Westminster, Union Bridge, Calvert County, etc.)

PETITIONER'S

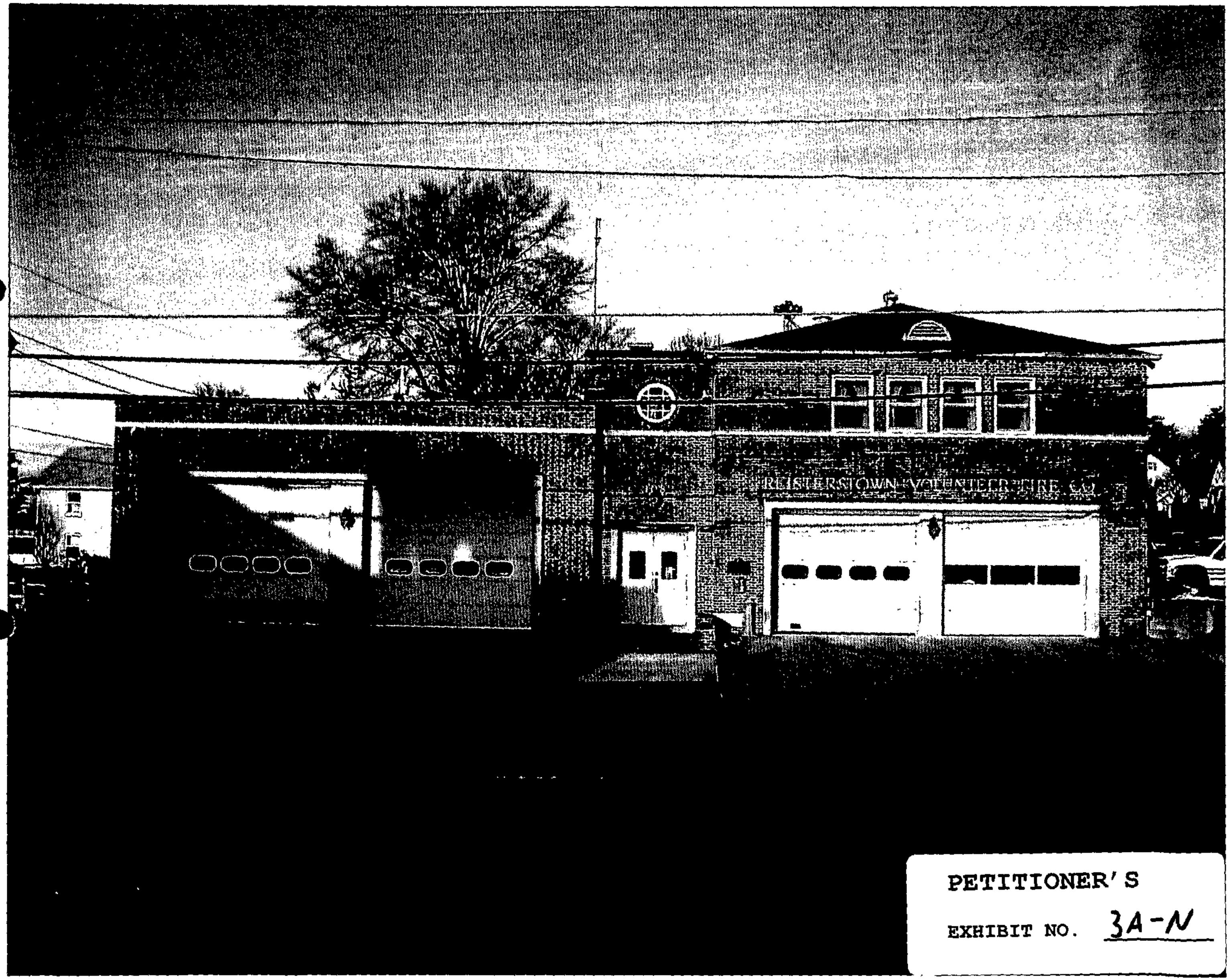
EXHIBIT NO. 6

Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO. 7



PETITIONER'S

EXHIBIT NO. 3A-N

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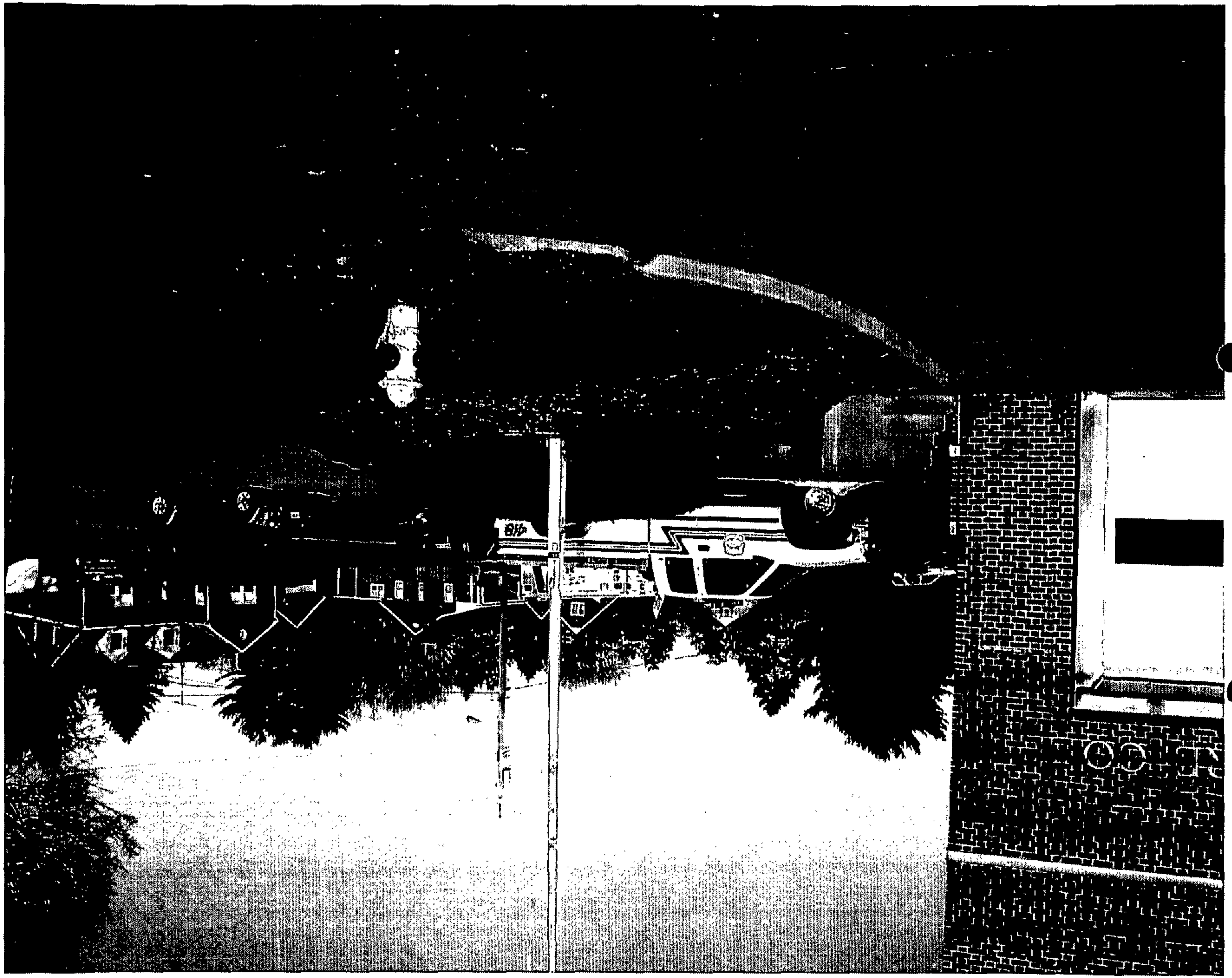

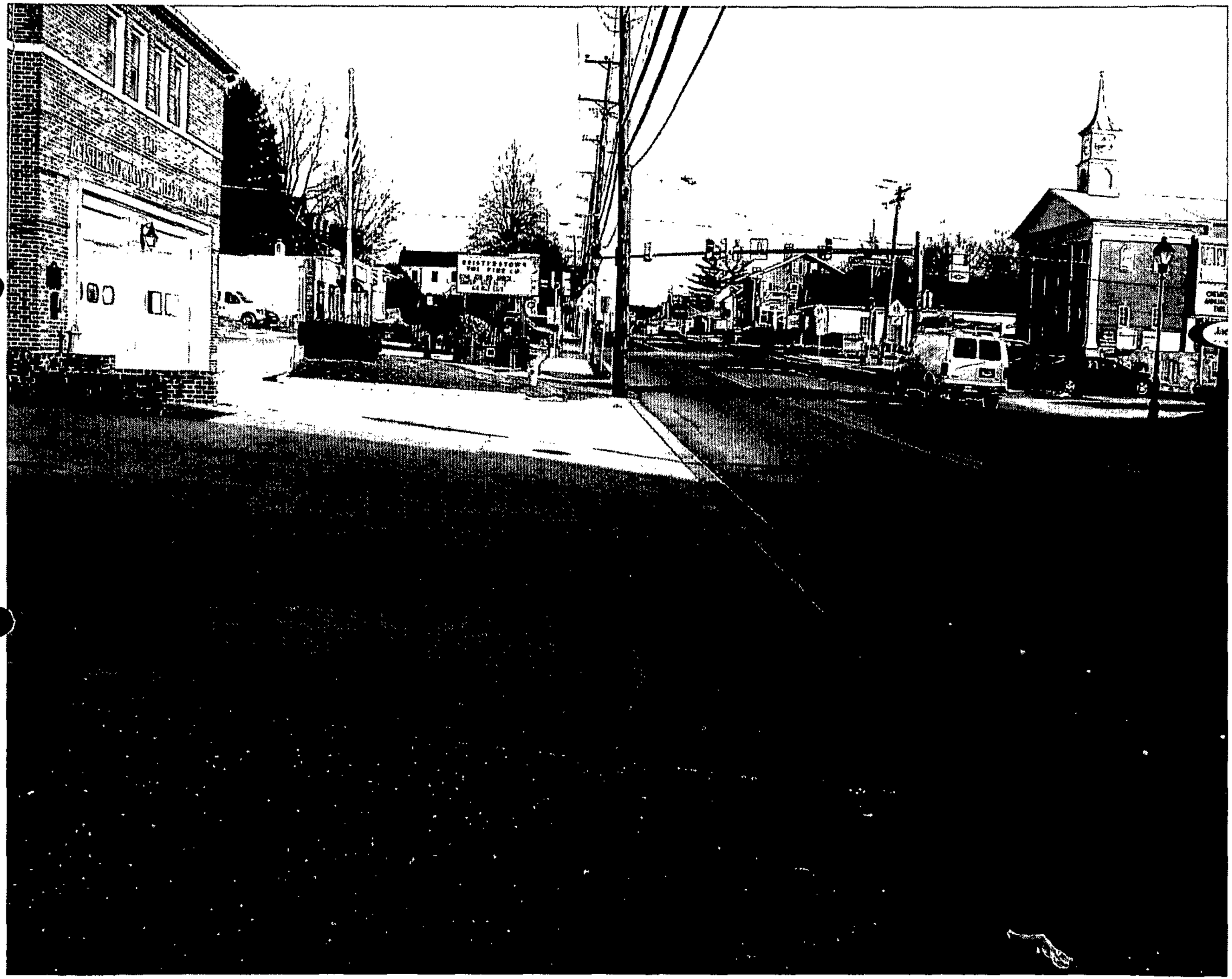

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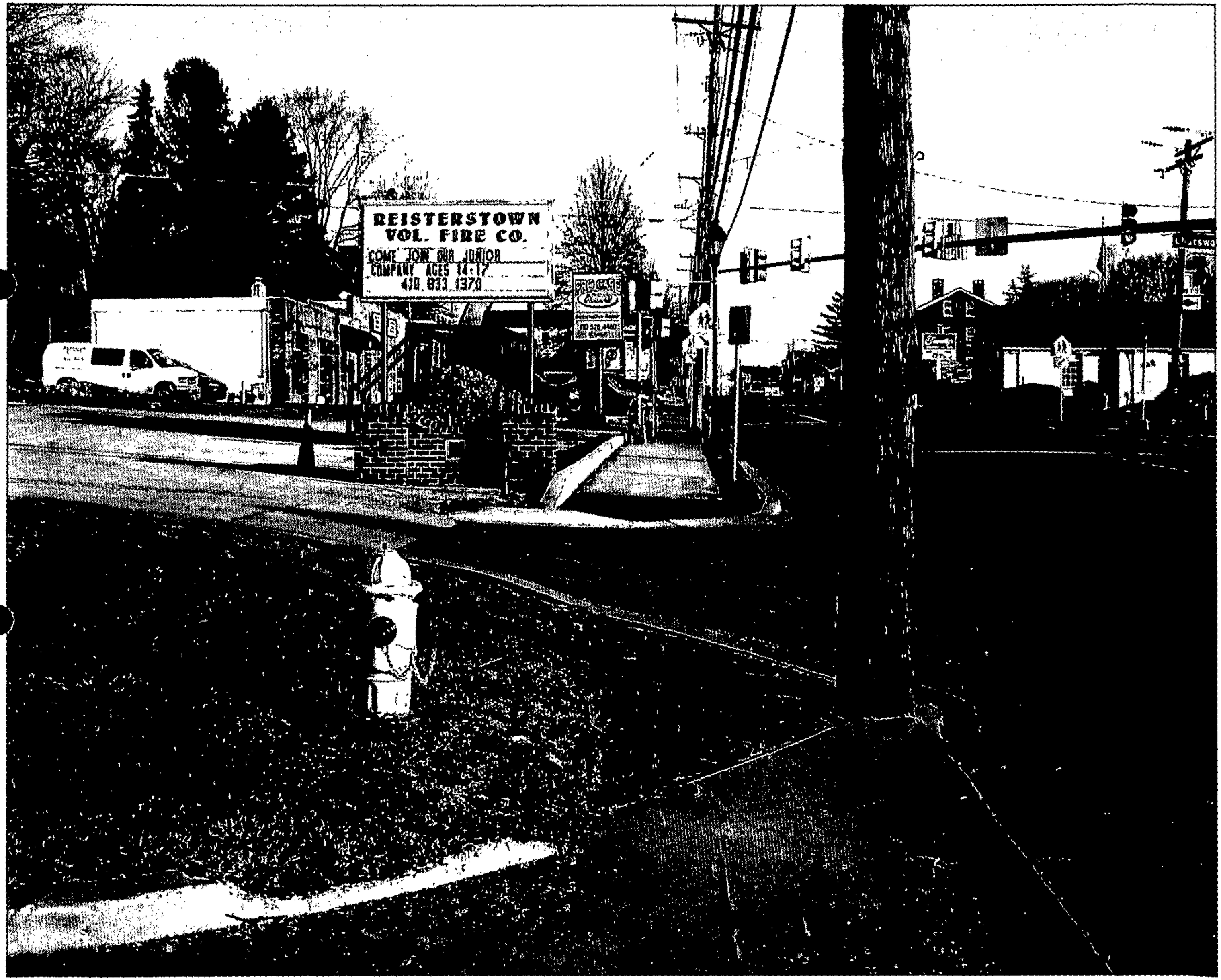
FOL. FIRE CO.


REISTERSTOWN
VOL. FIRE CO.
COME JOIN OUR JUNIOR
COMPANY AGES 14-17
410 833 1370

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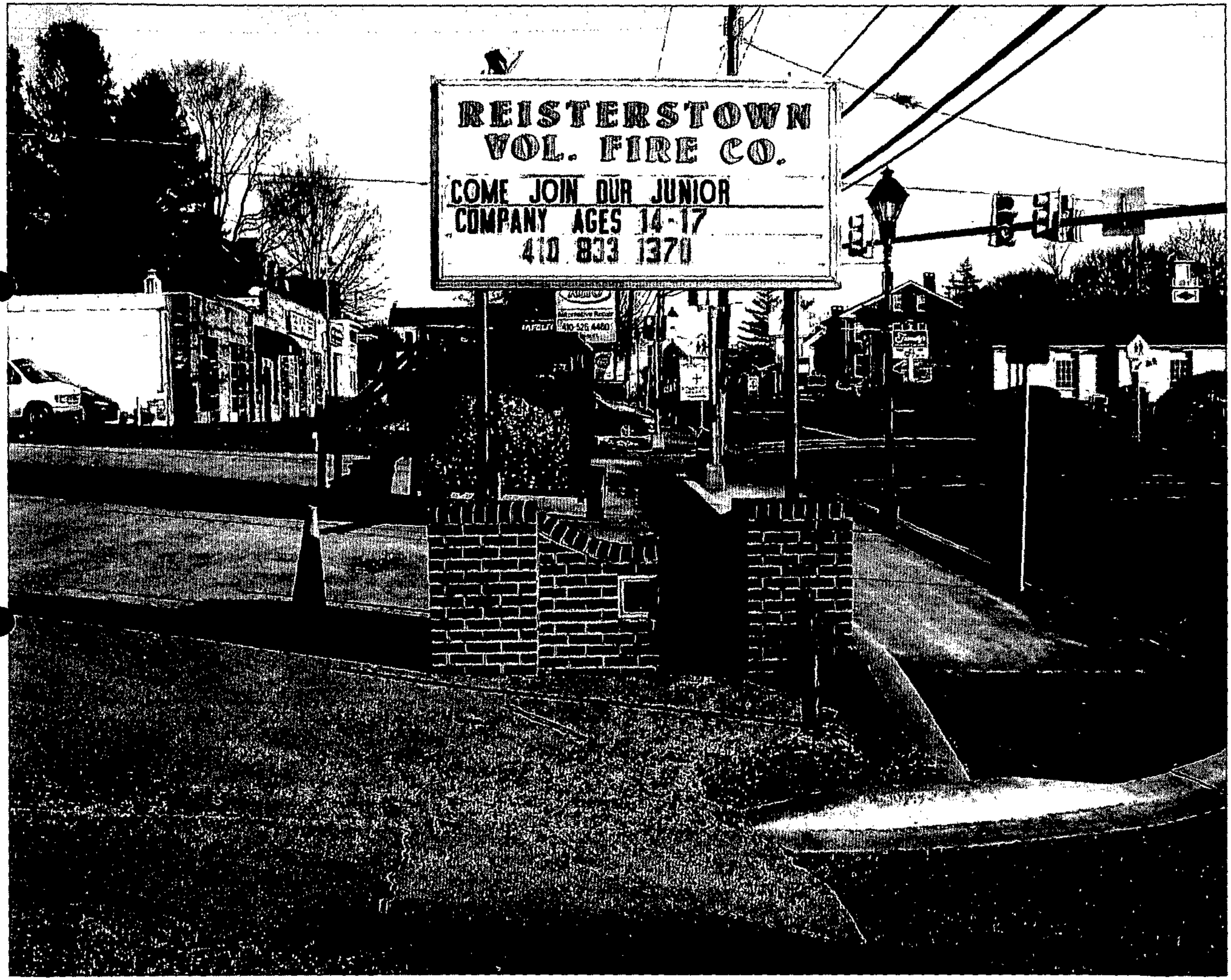
REISTERSTOWN
VOL. FIRE CO.
COME JOIN OUR JUNIOR
COMPANY AGES 14-17
410 833 1370

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QUARTERS WORTH A VENTURE

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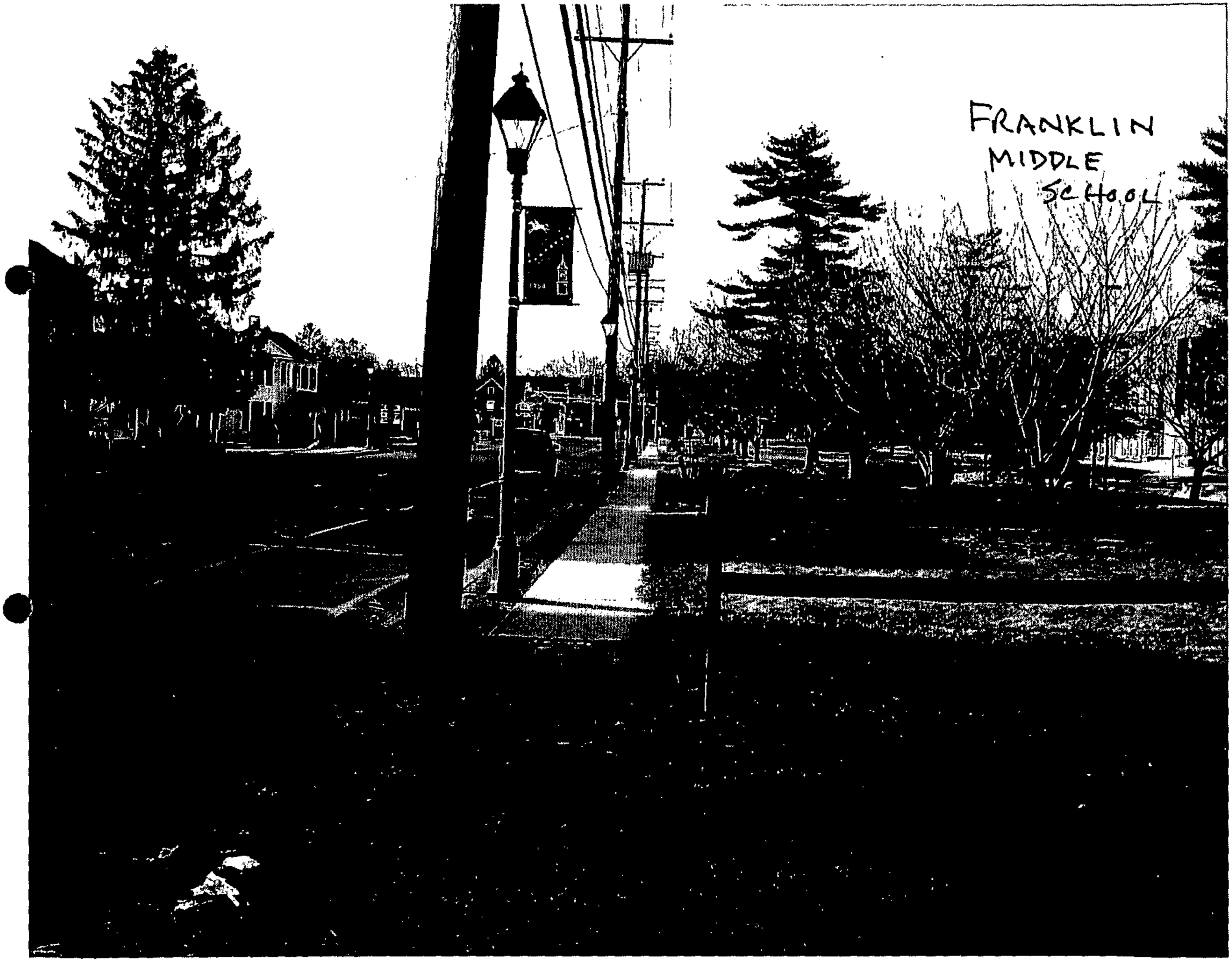
MEISTERSTOWN
VOL. FIRE CO.
EPISCOPAL CHURCH



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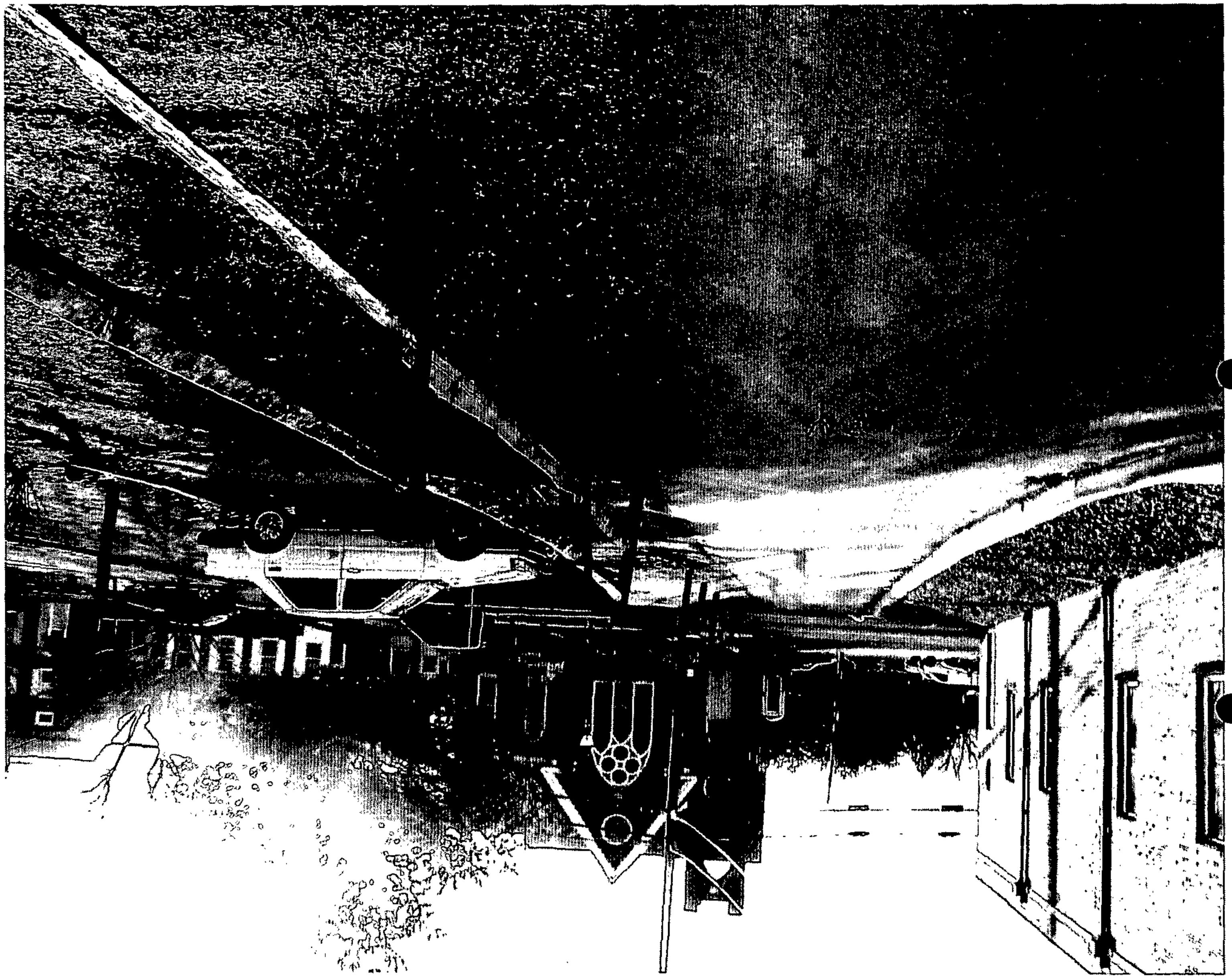

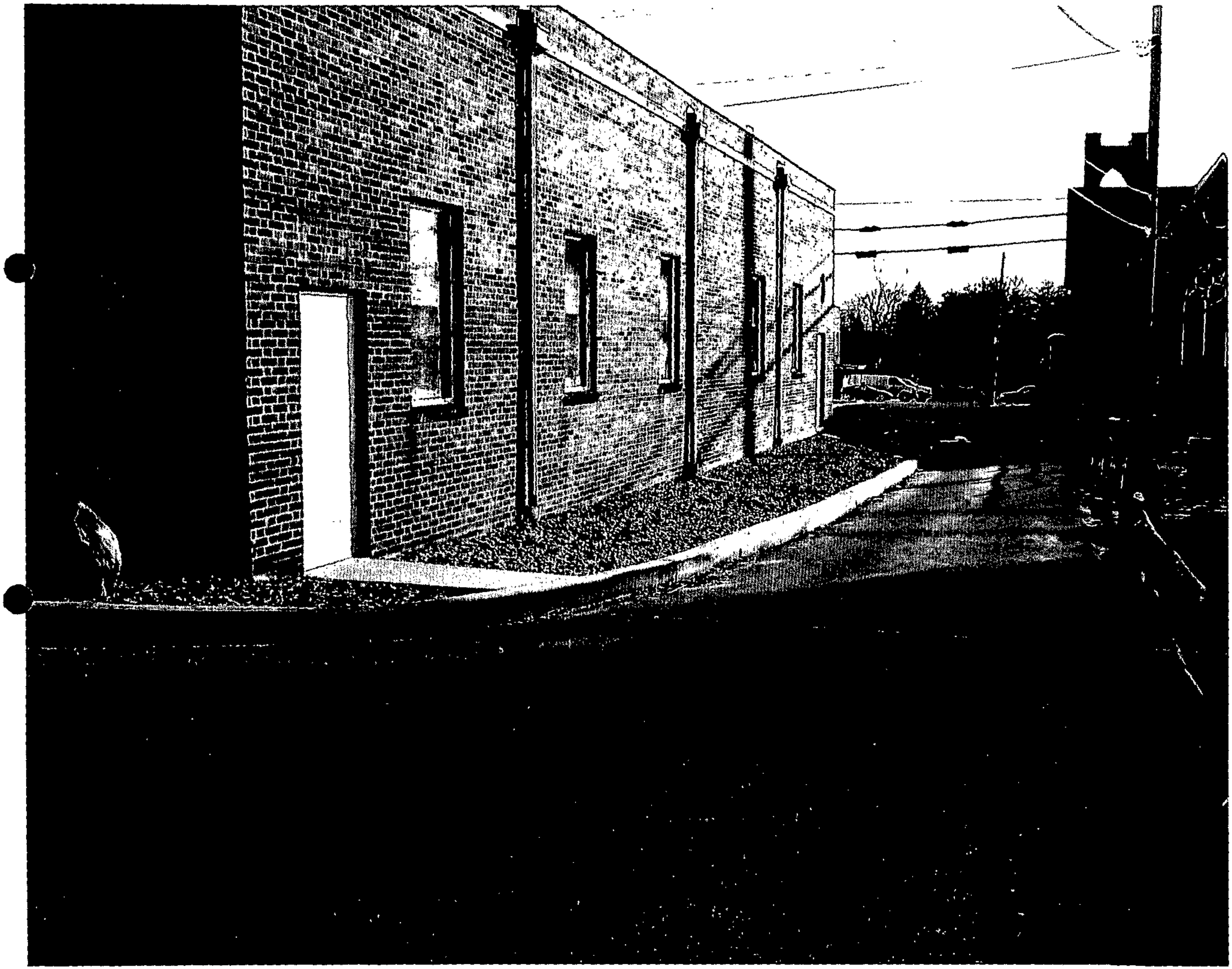

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PETITIONER'S

EXHIBIT NO. 4A-F

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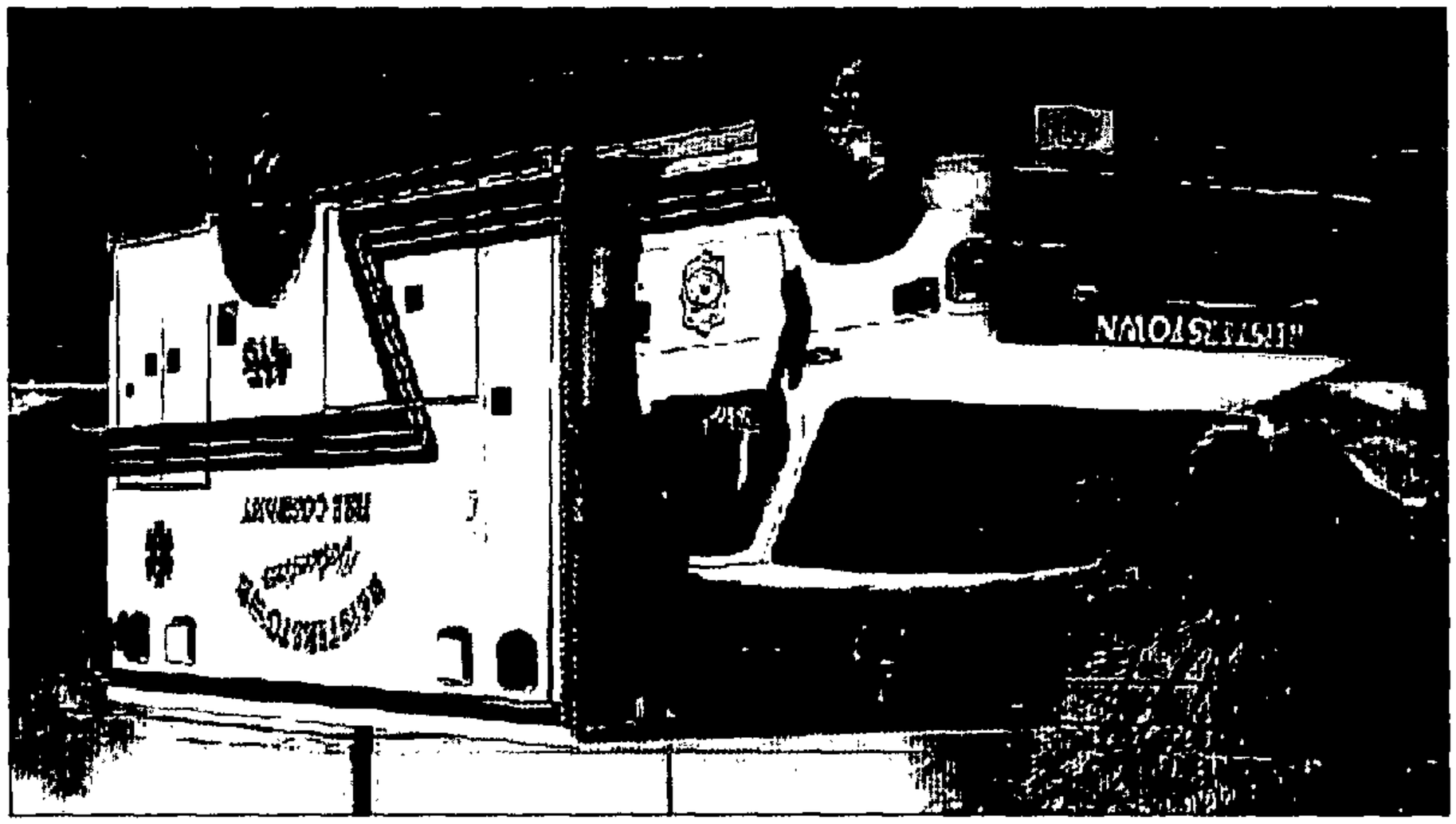

ENGINE 412

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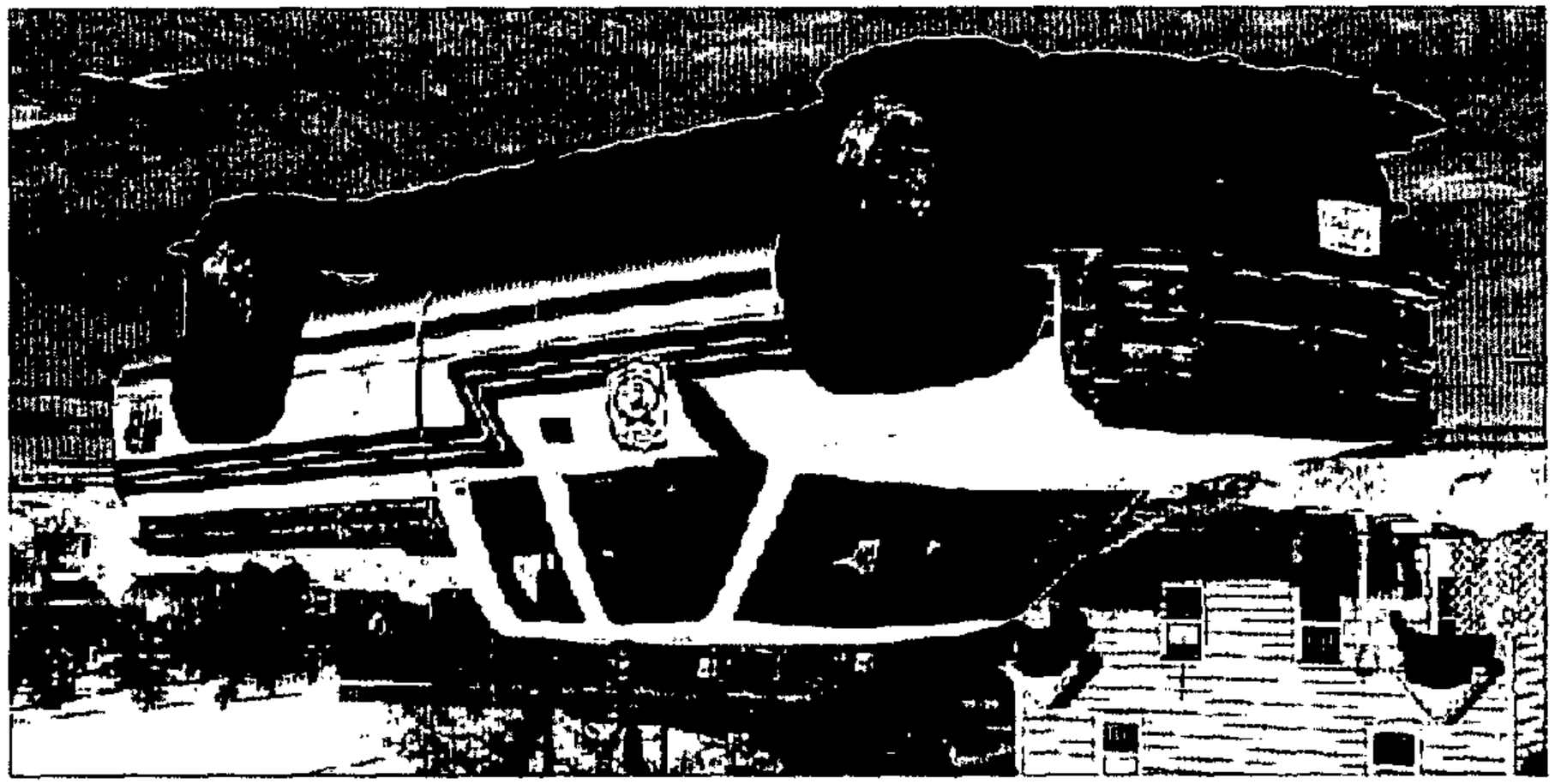

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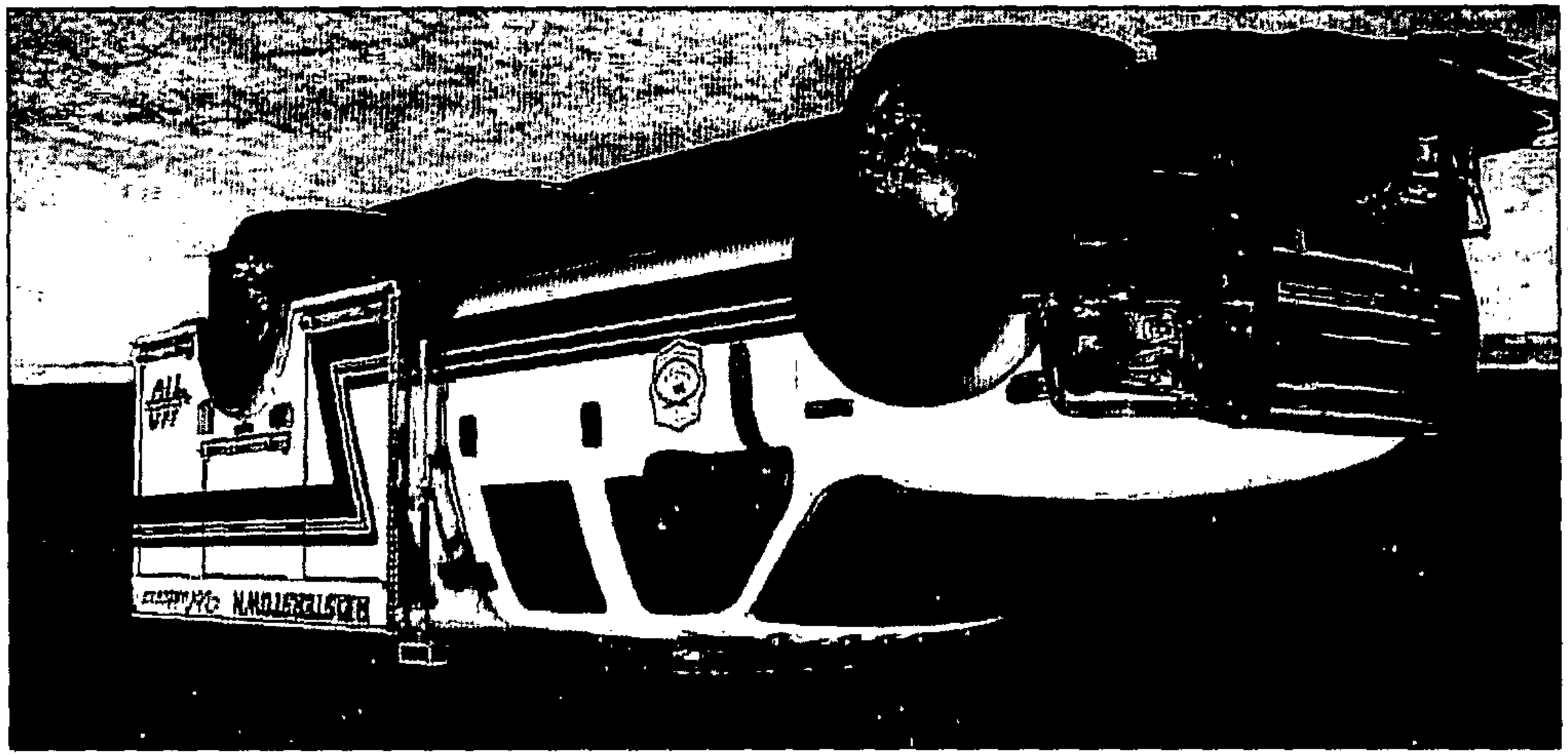
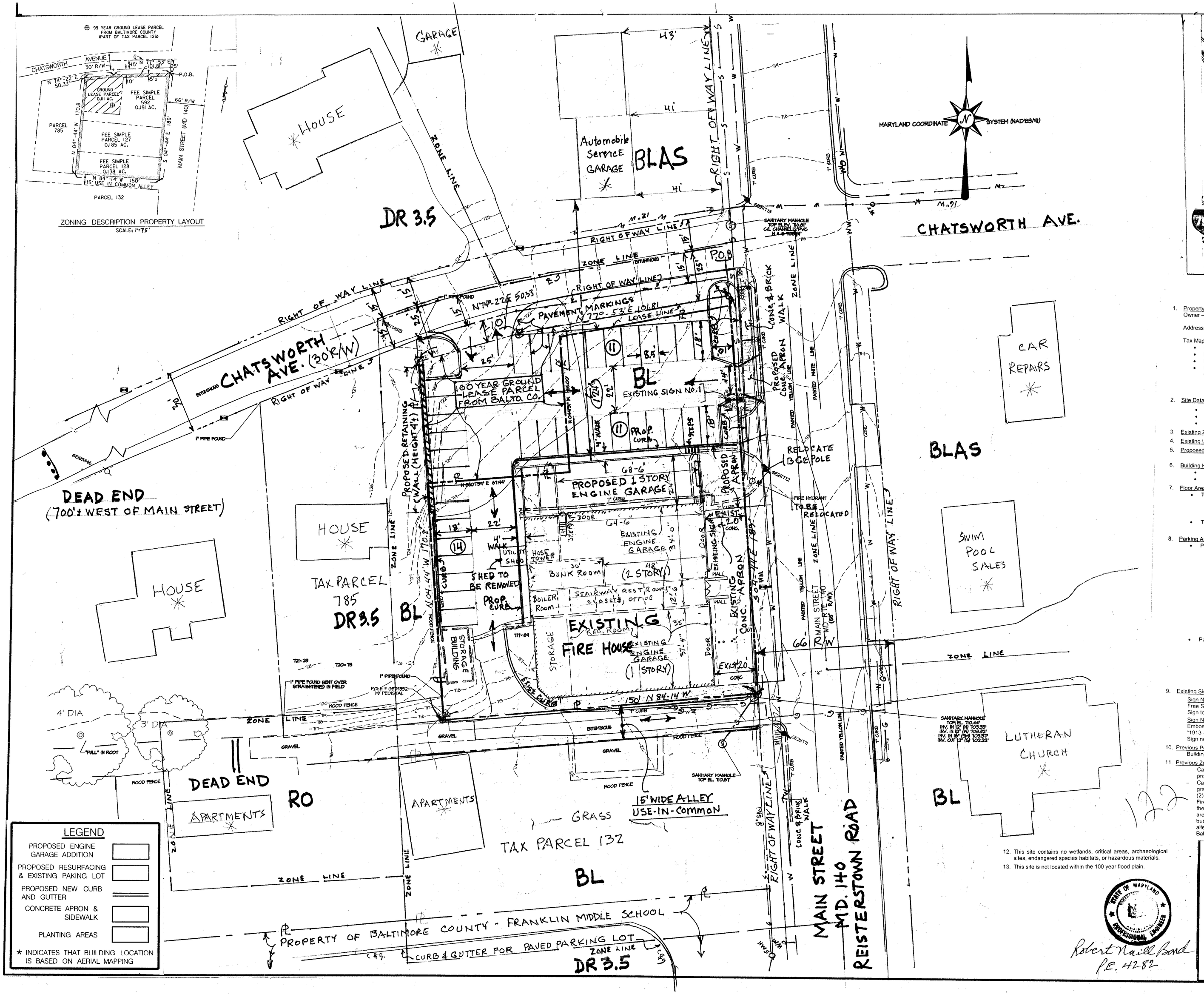
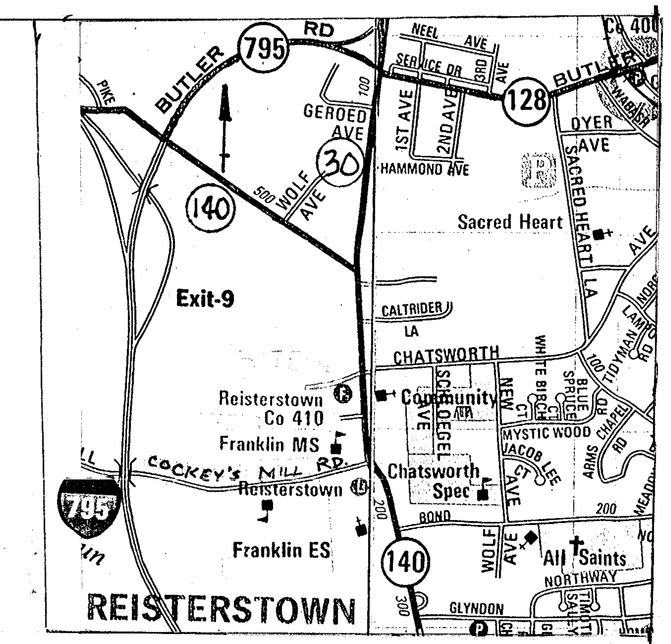






VICINITY MAP

SCALE: 1" = 1000 FEET

NOTES

1. Property Owner and Deed References
   Owner – The Reisterstown Volunteer Fire Company of Reisterstown
   Baltimore County, Maryland, Inc.
   Address – 108 Main Street
   Reisterstown, Maryland 21136
   Tax Map - No. 48

• Parcel 592	Liber 4669 Folio 58	04-18-010432	In Fee Simple	0.191 Acre
• Parcel 127	Liber 1507 Folio 74	04-18-010432	In Fee Simple	0.185 Acre
• Parcel 128	Liber 7586 Folio 777	04-02-086020	In Fee Simple	0.138 Acre
• Part of Parcel 125	Liber 1362 Folio 562			

   Owner – Baltimore County
   Leased to Reisterstown Volunteer Fire Company, Inc.
   Under Ground Lease dated April 17, 2002. 0.111 Acre
   Total 0.625 Acre

2. Site Data
   - Election District 4
   - Councilmatic District 3
   - Census Tract 4044.01
   - Watershed 43
   - Subsewershed 67
3. Existing Zoning - BL (Zoning Map No. NW 16 K)
4. Existing Use – Total area of property used for fire protection operations
5. Proposed Use – Continued fire protection operations with the expansion of fire engine garage (size 84' x 24')
6. Building Heights
   - Existing 2-Story Building - 30'
   - Existing 1-Story Building Addition – 19'
   - Proposed 1-Story Building Addition – 17'
7. Floor Area Ratio (FAR) Analysis
   - Total of Existing and Proposed Floor Area
     Existing Floor Area - 11,000 SF
     Proposed Garage Addition (1 Story – 84' x 24') 2,016 SF
     Total Proposed Floor Area 13,016 SF
   - Therefore, Proposed FAR 13,016 SF / 0.625 x 43,560 SF = 0.47
8. Parking Analysis
   - Parking Spaces Required
     - Total Existing and Proposed Floor Area 13,016 SF
     - Deduct Garage area for fire engine and ambulance storage (5,030 SF)
     - Floor area for offices, meeting room, recreation, etc. 7,986 SF
     - Meeting Room on Second Floor of Original Building 2,757 SF
       2,757 SF x 20 Spaces / 1,000 SF = 55.14 Spaces
     - Remainder of Floor Area
       7,986 SF (above) less 2,757 SF 5,229 SF
       5,229 SF x 3.3 Spaces / 1,000 SF = 17.25 Spaces
     - Total Parking Spaces Required 72.39
       SAY 73 Spaces
   - Parking Spaces Provided
     - On-site Spaces 35
     - Off-site spaces available at the Franklin Middle School 50
       Total Parking Spaces Available 85 Spaces
     - Include on site one standard accessible space and one van accessible space
     - Typical Size of normal space: 8.5' x 18'
     - All spaces to be permanently striped
9. Existing Signs
   Sign No. 1:
   Free Standing Sign – County Permit No. 1975
   Sign to be relocated 10 feet south of the existing sign location.
   Sign No. 2
   Embossed Letters (13" height) mounted on existing building brick wall above garage door
   "1913 – REISTERSTOWN VOLUNTEER FIRE CO."
   Sign not to be disturbed by proposed building addition.
10. Previous Permit Information
    Building Addition 1988/89 - Permit No. 105235 - Control No. C-2081-88
11. Previous Zoning Cases
    - Case No. 378 – On August 21, 1944 the Zoning Commissioner Ordered that the property's zoning by re-classified from cottage use area to an apartment use area.
    - Case No. 88-378-SPHXA – On June 2, 1988 the Zoning Commissioner issued an Order granting: (1) a Petition for Special Exception for a volunteer fire company in a B.L. zone; (2) a Petition for Special Hearing to allow business parking for the Reisterstown Volunteer Fire Company on a parking lot owned by the Baltimore County Board of Education that the requirements of Section 1B01.1.B.1b do not apply and, therefore, R.T.A. requirements are not applicable to that lot; and (3) a Petition for Variance to Section 409.4A to allow business parking in a D.R. zone on a lot that is not adjoining to and/or across the street or alley from the subject Reisterstown Volunteer Fire Company, but is located on the Balimore County Board of Education properly to the south of the subject lot.
12. This site contains no wetlands, critical areas, archaeological sites, endangered species habitats, or hazardous materials.
13. This site is not located within the 100 year flood plain.

STATE OF MARYLAND PROFESSIONAL ENGINEER

Robert Naill Bond
P.E. 4282

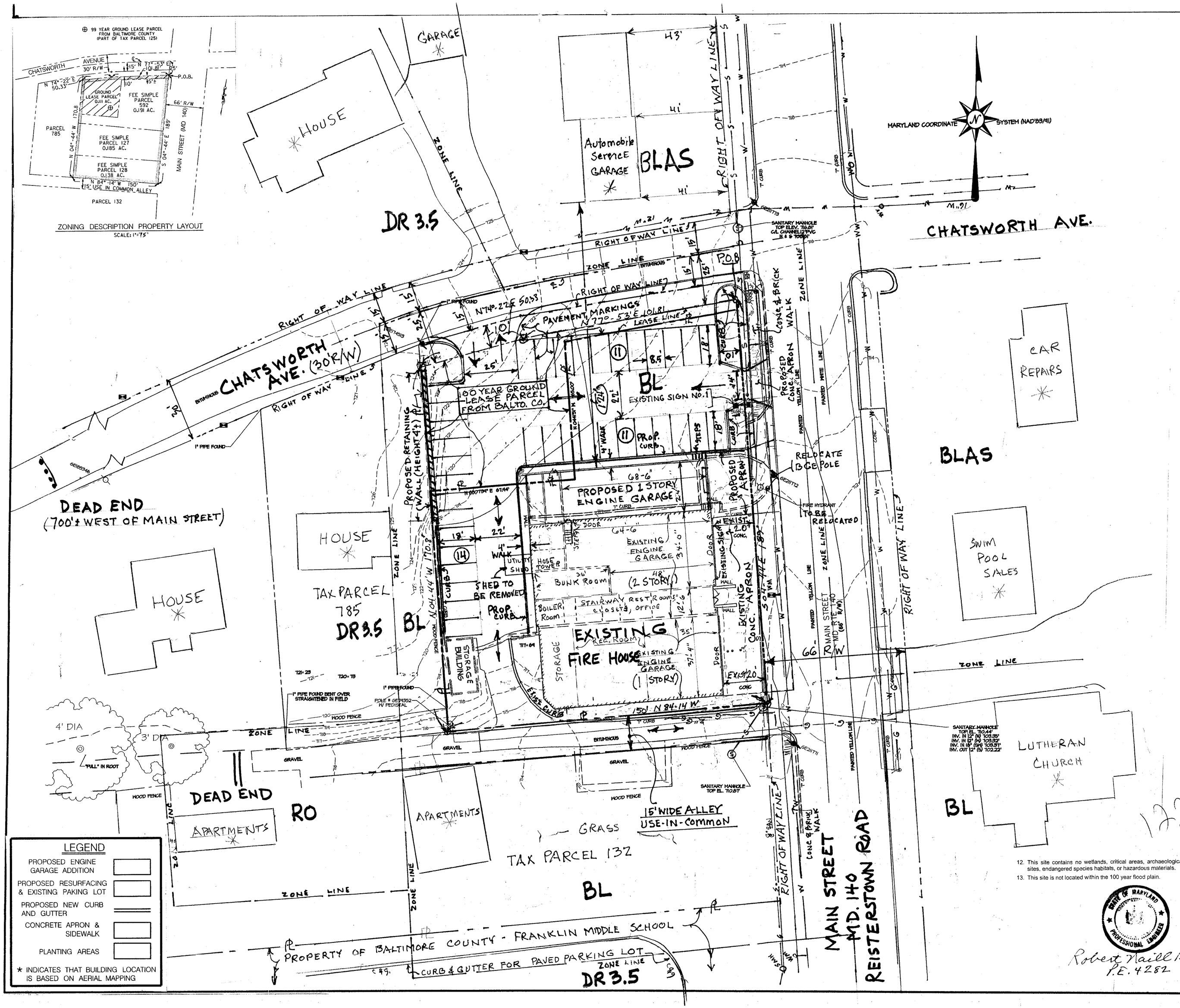
THE REISTERSTOWN VOLUNTEER FIRE COMPANY OF REISTERSTOWN, BALTIMORE COUNTY, MARYLAND, INC.
108 MAIN STREET
REISTERSTOWN – BALTIMORE COUNTY – MD., 21136
ELECTION DISTRICT 4, COUNCILMATIC DISTRICT 3

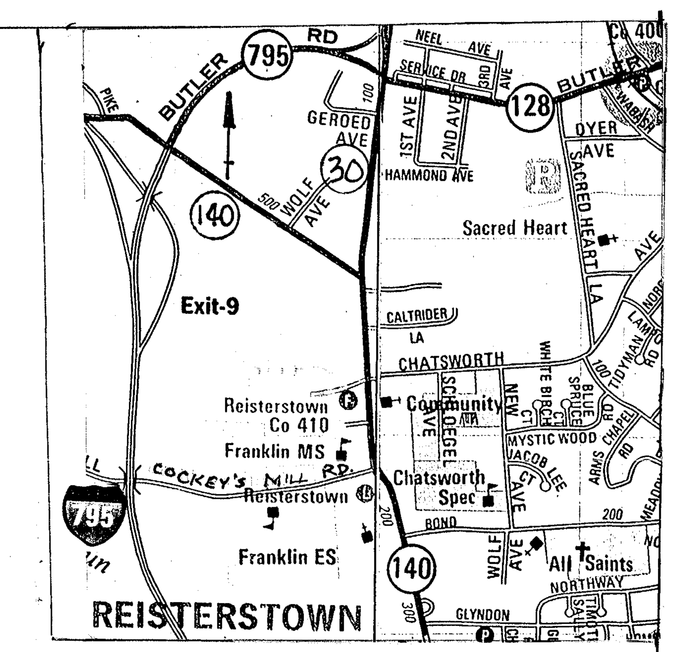
SITE PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

Prepared By:
THE WILSON T. BALLARD COMPANY
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

SCALE: 1" = 20'

DATE: AUGUST 2007





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     - Total Existing and Proposed Floor Area 13,016 SF
     - Deduct Garage area for fire engine and ambulance storage (5,030 SF)
     - Floor area for offices, meeting room, recreation, etc. 7,986 SF
     - Meeting Room on Second Floor of Original Building 2,757 SF
       2,757 SF x 20 Spaces / 1,000 SF = 55.14 Spaces
     - Remainder of Floor Area
       7,986 SF (above) less 2,757 SF 5,229 SF
       5,229 SF x 3.3 Spaces / 1,000 SF = 17.25 Spaces
     - Total Parking Spaces Required 72.39 SAY 73 Spaces
   - Parking Spaces Provided
     - On-site Spaces 35
     - Off-site spaces available at the Franklin Middle School 50
       Total Parking Spaces Available 85 Spaces
     - Include on site one standard accessible space and one van accessible space
     - Typical Size of normal space: 8.5' x 18'
     - All spaces to be permanently striped
9. Existing Signs
   Sign No. 1:
   Free Standing Sign – County Permit No. 1975
   Sign to be relocated 10 feet south of the existing sign location.
   Sign No. 2
   Embossed Letters (13" height) mounted on existing building brick wall above garage door
   "1913 – REISTERSTOWN VOLUNTEER FIRE CO."
   Sign not to be disturbed by proposed building addition.
10. Previous Permit Information
    Building Addition 1988/89 - Permit No. 105235 - Control No. C-2081-88
11. Previous Zoning Cases
    - Case No. 378 – On August 21, 1944 the Zoning Commissioner Ordered that the property's zoning by re-classified from cottage use area to an apartment use area.
    - Case No. 88-378-SPHXA – On June 2, 1988 the Zoning Commissioner issued an Order granting: (1) a Petition for Special Exception for a volunteer fire company in a B.L. zone; (2) a Petition for Special Hearing to allow business parking for the Reisterstown Volunteer Fire Company on a parking lot owned by the Baltimore County Board of Education that the requirements of Section 1B01.1.B.1b do not apply and, therefore, R.T.A. requirements are not applicable to that lot; and (3) a Petition for Variance to Section 409.4A to allow business parking in a D.R. zone on a lot that is not adjoining to and/or across the street or alley from the subject Reisterstown Volunteer Fire Company, but is located on the Baltimore County Board of Education property to the south of the subject lot.
12. This site contains no wetlands, critical areas, archaeological sites, endangered species habitats, or hazardous materials.
13. This site is not located within the 100 year flood plain.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

Robert Naill Bond
P.E. 4282

LEGEND

PROPOSED ENGINE GARAGE ADDITION	
PROPOSED RESURFACING & EXISTING PAKING LOT	
PROPOSED NEW CURB AND GUTTER	
CONCRETE APRON & SIDEWALK	
PLANTING AREAS	

★ INDICATES THAT BUILDING LOCATION IS BASED ON AERIAL MAPPING

THE REISTERSTOWN VOLUNTEER FIRE COMPANY OF REISTERSTOWN, BALTIMORE COUNTY, MARYLAND, INC.
108 MAIN STREET
REISTERSTOWN – BALTIMORE COUNTY – MD., 21136
ELECTION DISTRICT 4, COUNCILMATIC DISTRICT 3

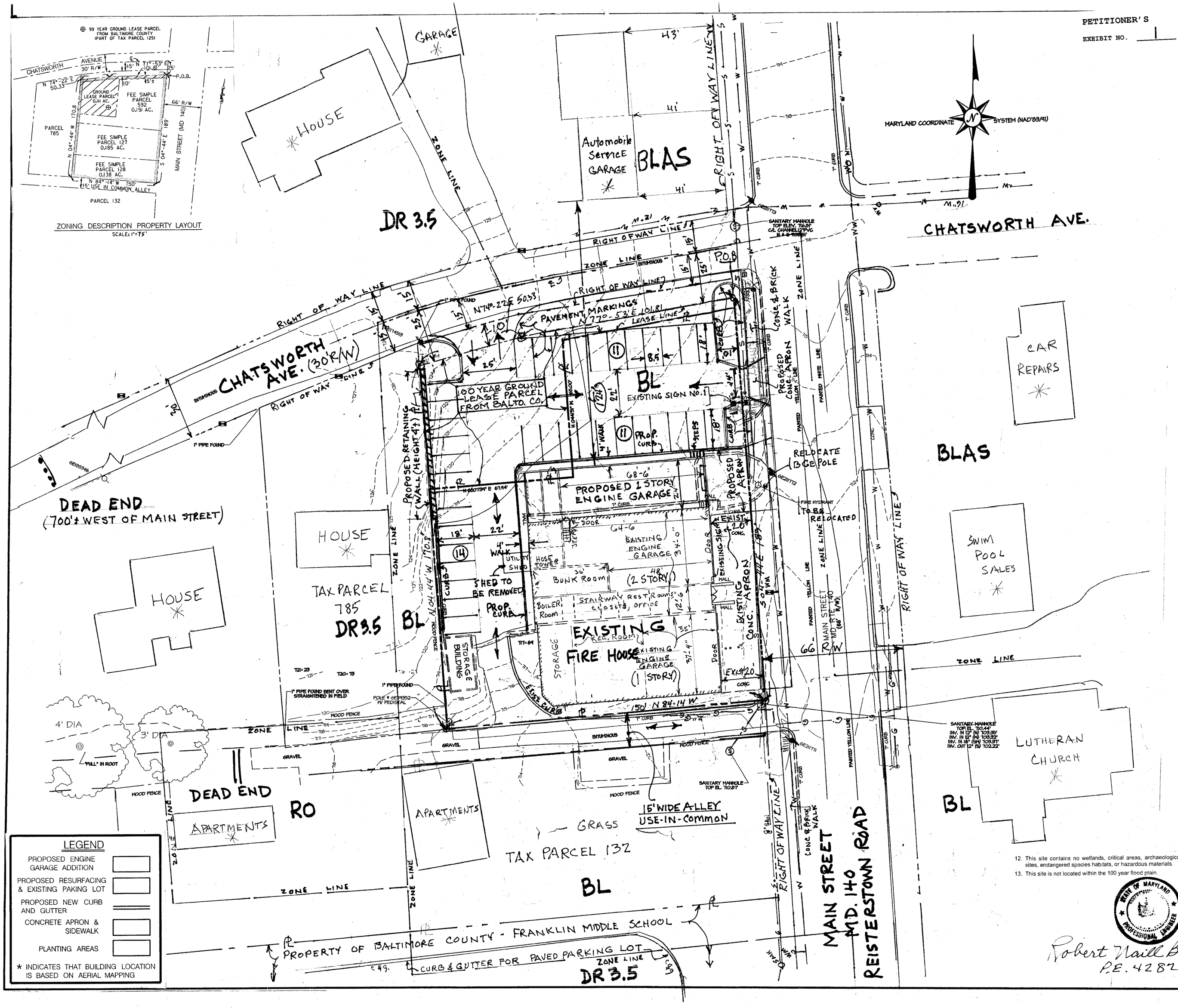
SITE PLAN TO ACCOMPANY PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

Prepared By:
THE WILSON T. BALLARD COMPANY
CONSULING ENGINEERS
OWINGS MILLS, MARYLAND

SCALE: 1" = 20'

DATE: AUGUST 2007

PETITIONER'S EXHIBIT NO. 1



LEGEND

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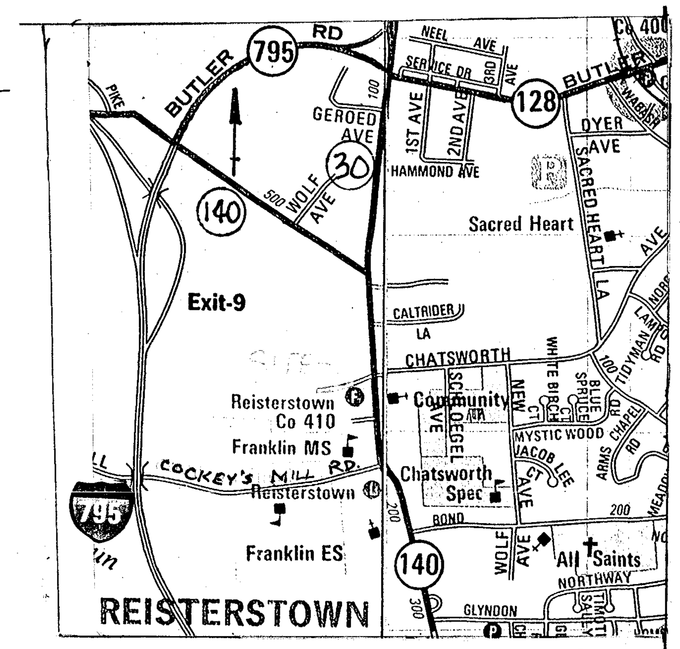

VICINITY MAP

SCALE: 1"=1000 FEET

NOTES

1. Property Owner and Deed References
   Owner – The Reisterstown Volunteer Fire Company of Reisterstown
   Baltimore County, Maryland, Inc.
   Address – 108 Main Street
   Reisterstown, Maryland 21136
   Tax Map - No. 48

• Parcel 592	Liber 4669 Folio 58	04-18-010432	In Fee Simple	0.191 Acre
• Parcel 127	Liber 1507 Folio 74	04-18-010432	In Fee Simple	0.185 Acre
• Parcel 128	Liber 7586 Folio 777	04-02-086020	In Fee Simple	0.138 Acre
• Part of Parcel 125	Liber 1362 Folio 562			

   Owner – Baltimore County
   Leased to Reisterstown Volunteer Fire Company, Inc.
   Under Ground Lease dated April 17, 2002. 0.111 Acre
   Total 0.625 Acre

2. Site Data
   - Election District 4
   - Councilmatic District 3
   - Census Tract 4044.01
   - Watershed 43
   - Subsewershed 67
3. Existing Zoning - BL (Zoning Map No. NW 16 K)
4. Existing Use – Total area of property used for fire protection operations
5. Proposed Use – Continued fire protection operations with the expansion of fire engine garage (size 84' x 24')
6. Building Heights
   - Existing 2-Story Building - 30'
   - Existing 1-Story Building Addition – 19'
   - Proposed 1-Story Building Addition – 17'
7. Floor Area Ratio (FAR) Analysis
   - Total of Existing and Proposed Floor Area
     Existing Floor Area - 11,000 SF
     Proposed Garage Addition (1 Story – 84' x 24') 2,016 SF
     Total Proposed Floor Area 13,016 SF
   - Therefore, Proposed FAR 13,016 SF / 0.625 x 43,560 SF = 0.47
8. Parking Analysis
   - Parking Spaces Required
     - Total Existing and Proposed Floor Area 13,016 SF
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STATE OF MARYLAND PROFESSIONAL ENGINEER

Robert Maill Bond
P.E. 4287

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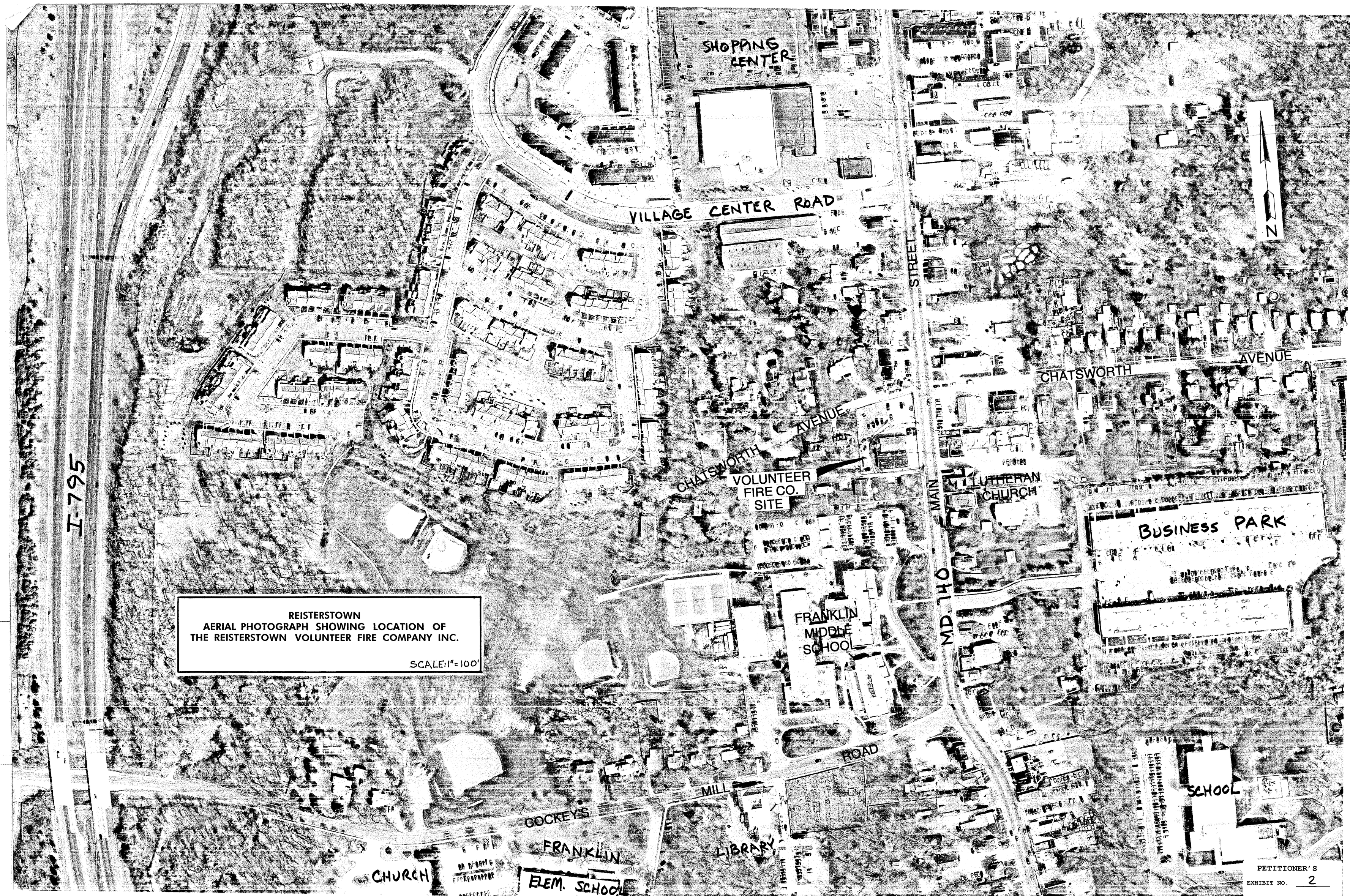

REISTERSTOWN
AERIAL PHOTOGRAPH SHOWING LOCATION OF
THE REISTERSTOWN VOLUNTEER FIRE COMPANY INC.

SCALE: 1" = 100'

PETITIONER'S
EXHIBIT NO. 2

PETITION FOR SPECIAL HEARING
Reisterstown Volunteer Fire Department
108 Main Street, Reisterstown, MD

Special Hearing to approve an amendment to the site plan approved in Case No. 88-378-SPHXA.

Special Hearing to confirm that a special exception is not required for an addition to the Reisterstown Volunteer Fire Department, or, in the alternative, see Petition for Special Exception filed with this Petition.