



JOHN A. OLSZEWSKI, JR.
County Executive

May 17, 2023

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

Mr. John B. Gontrum, Esquire
Whiteford, Taylor, & Preston L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025

RE: Spirit and Intent Request
Special Permit 1441-S (1949-1441-X)
7411 Betz Avenue
Edgewater, Maryland
15th Election District, 7th Councilmanic District

Dear Mr. Gontrum

Your letter of April 28, 2023 to Jeffrey Perlow, Zoning Supervisor has been referred to me for reply. Based upon the information you provided, our review of the Baltimore County Zoning Regulations (BCZR) and Baltimore County's "My Neighborhood" website (County GIS), the following has been determined.

The property known as 7411 Betz Avenue is zoned DR5.5 (Density, Residential – 5.5 Dwelling Units per Acre) and maintains a social (private) club that was approved by Special Permit (Case 1441-S).

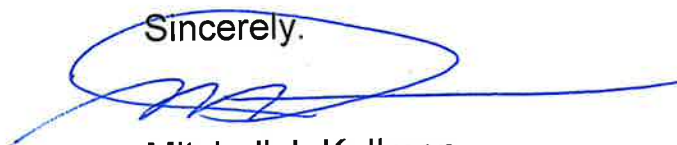
The club would now like to expand the building floor area over an existing block foundation that was never built upon nor enclosed. By enclosing the block foundation, there will no decrease in any of the property line setbacks. As such, you requested that the proposed addition over the existing block foundation be considered as within the "spirit and intent" of the referenced Special Permit/Zoning Case.

The Zoning Review Office will consider the proposed addition as being within the spirit and intent of the reference permit/case provided that

no area or parking deficiencies from the requirements of the BCZR are created with the addition.

Please include a copy of this letter with all your permit applications or any other plans for County approvals. If you need further information, please contact us at 410-887-3391.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MK', with a long horizontal line extending to the right.

Mitchell J. Kellman
Zoning Review

1441-S-5

#1441

MAP
#15-B

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Petition of
Jones Creek & Lodge
Forest Social & Athletic
Assoc'n.

For a Special Permit
To The Zoning Commissioner of Baltimore

Jones Creek & Lodge Forest Social &
Athletic Association Local Owner

Contract
Purchaser

Whereby petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1943, for a certain permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
on or to be erected thereon) hereinafter described for Private Club

South side of Betz Ave., 15th District of Balto. Co., beginning
209.9' east of Lincoln Ave., thence northeasterly, on said side
of Betz Ave., 345.5', thence southerly 131.24', thence south-
westerly 306.70' and thence northerly 131.24' to beginning.
Being lot No. D-2 as shown on plot plan of Jones Creek filed
with the Zoning Department.

Contract Purchaser

Local Owner

Address

Address

ORDERED by the Zoning Commissioner of Baltimore
County this 26th day of April, 1949
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 26th
day of May, 1949, at 11:30 o'clock
A.M.

Charles H. Doring
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special permit to
use the property described therein for private club and
it appearing that by reason of location the said petition
should be granted, therefore:

It on this 23rd day of May, 1949, ORDERED
by the Zoning Commissioner of Baltimore County, that the
aforesaid petition for special permit for private club,
be and the same is hereby granted.

Charles H. Doring
Zoning Commissioner
of Baltimore County

REC'D MAY 7 1949

1441-S

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on each
day of May, 1949, before the 26th
day of May, 1949, the first publication
appearing on the 26th day of May.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: May 4/49
Posted for: Private Club
Petitioner: Jones Cr. & Lodge Forest Social & Athletic Assoc'n
Location of property: South side of Betz Ave. 309' east of Lincoln Ave.
Location of Signs: South side of Betz Ave. 309' east of Lincoln Ave.
Remarks:
Posted by: Harry L. Gortside Date of return: May 4/49

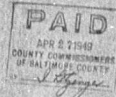
April 27, 1949

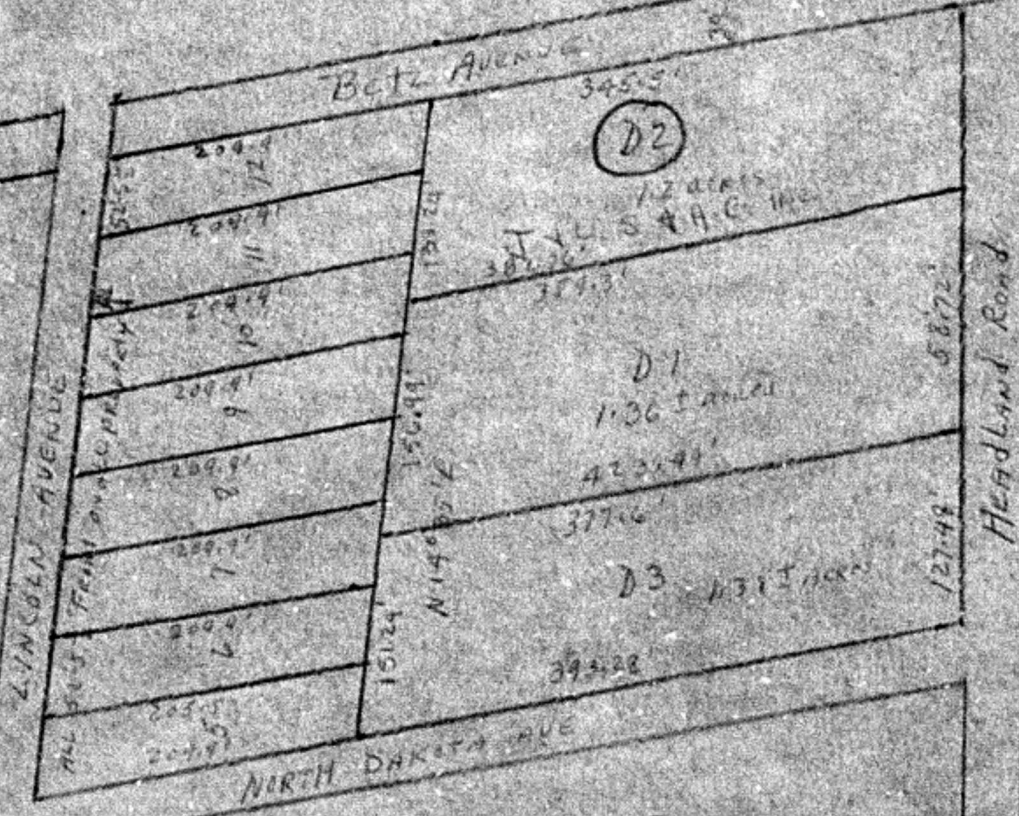
\$10.00

RECEIVED of Jones Creek & Lodge Forest Social
and Athletic Association, Inc., the sum of Eighteen
(\$18.00) Dollars, being cost of petition for special
permit, advertising and posting of property, south
side of Betz Ave., east of Lincoln Avenue, in the
15th District of Baltimore County.

Zoning Commissioner

Hearing:
Friday, May 20, 1949
at 11:30 a.m.





#1491-S
MAP
A15-B

Taken from File #444
April 10, 1935
By W. H. L. W. H. L. W. H. L. W.

OPEN FIELD

OPEN FIELD

AT THE PROPERTY OF J. L. S. A. G. N. AND
Surrounding by
This is an old plot of land, back area between
Lincoln Ave & Headland Road