

RE: PETITION FOR A SPECIAL PERMIT FOR
COUNTRY CLUB - S. S. Cockeys Mill
Road, 965 ft. W. Gorea Mill Road,
14th District of Baltimore Co.,
Louis Millman, Petitioner -
Isadore A. Danenberg, Contract
Purchaser

The property which is the subject of this petition is located on the south side of Cockeys Mill Road, approximately two and one-half miles west of Reisterstown Road. The property is improved by a large frame dwelling which is approximately 200 feet from the Cockeys Mill Road. The character of the neighborhood is rural, much of the land being used for farming purposes or for residential use involving acreage lots. The owner and contract purchaser of this property have petitioned for a special permit for a Country Club. However, the testimony introduced at the hearing was to the effect that in reality the use sought was for a Day Camp for 150 children.

It is the opinion of the Zoning Commissioner of Baltimore County that the injection of such use into this rural neighborhood would jar the peace and quiet of the community and could not help but be obnoxious to the residents. In addition, the provision of a sewerage system for such an undertaking would be a costly one and if not properly constructed might contaminate the source of water supply of the residents and pollute the streams which are used for watering sheep and cattle.

The problem of public safety is also involved in the use of this property for this purpose. Cockeys Mill Road is very narrow and winding and the introduction of school buses on this road would increase the hazard to the local residents as well as to the children.

In view of the foregoing it is the opinion of the Zoning Commissioner that the granting of this special permit would be detrimental to the health, safety and the general welfare of the community and the special permit petitioned for should NOT be granted.

It is this 10th day of September, 1951, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit be and the same is hereby DENIED.

Isadore A. Danenberg
Contract Purchaser
of Cockeys Mill Road

FILED AUG 22 1951

#2084-S

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
Petition of
Louis Millman
and
Isadore A. Danenberg,
Contract Purchaser

For A Special Permit
To The Zoning Commissioner of Baltimore

Louis Millman Legal Owner
Isadore A. Danenberg - Seven Contract
Purchaser

hereby 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 Assembly of Maryland of 1940, 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 or to be erected thereon) hereinafter described for COUNTRY CLUB.
South side of Cockeys Mill Road, 14th District, beginning at a point 965' west of center line of Gorea Mill Road; thence along Cockeys Mill Road, N 77 degrees 11' 10" west 1674.6 ft.; thence N 10° 10' 10" west 129.50 feet; thence leaving said road S 7 degrees 26' 20" west 138.00 ft.; thence S 1 degree 31' 10" East 292.30 ft.; thence S 11 degrees 25' 20" west 151 feet; thence S 1 degree 20' 10" East 116.00 ft.; thence S 75 degrees 19' 10" east 284.50 feet; thence in an easterly direction 330', more or less, and thence N 12 degrees 07' 30" East 1191.68 feet to beginning

Isadore A. Danenberg *Louis Millman*
Contract Purchaser Legal Owner
3647 Bayliner Ave. *Box 254, Cockeys Mill Rd.*
Baltimore 15, Md. Annapolis

Note: In view of the fact that the contract purchasers are teachers, they would appreciate if the hearing could be held at 7:00 PM. Thank you for your consideration.

2084

ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of August, 1951, 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 10th day of September, 1951, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

FILED SEP 4 1951

2084-S

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 31, 1951

THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~between~~ on 2 times ~~between~~ before the 10th day of September, 1951, the first publication appearing on the 24th day of August, 1951.

THE JEFFERSONIAN
H. J. Seawell
Manager

Cost of Advertisement, \$.....

SHAWING DEPARTMENT OF BALTIMORE COUNTY, MD., AUGUST 31, 1951.
FOR SPECIAL PERMITTING THE USE OF LAND FOR A COUNTRY CLUB, UNDER 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 10TH DAY OF SEPTEMBER, 1951, AT 1:00 O'CLOCK P.M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 8-21-51
Posted for: Special Permit for Country Club
Petitioner: Louis Millman
Location of property: S.S. Cockeys Mill Rd., 14th District, 965 ft. west of Gorea Mill Rd. thence along Cockeys Mill Rd. N 77° 11' 10" west 1674.6 ft. S 7° 26' 20" west 138.00 ft. S 1° 31' 10" East 292.30 ft. S 11° 25' 20" west 151 feet S 1° 20' 10" East 116.00 ft. S 75° 19' 10" east 284.50 feet thence in an easterly direction 330', more or less, and thence N 12° 07' 30" East 1191.68 feet to beginning
Remarks: George B. Hummel
Posted by: George B. Hummel Date of return: 8-31-51

August 22, 1951

RECEIVED of Louis Millman the sum of Twenty Six (\$26.00) Dollars, being cost of petition for a special permit, advertising and posting property, south side of Cockeys Mill Road, 14th District of Baltimore County.

Zoning Commissioner

Receiving
Monday, Sept. 10, 1951
at 3:00 P.M.
303 Washington Ave.

PAID
AUG 21 1951
ZONING COMMISSIONER
OF BALTIMORE COUNTY
S. C. Beckwith