

Handwritten notes and signatures on the left margin of the first page.

For the purpose of this hearing, the Board of Zoning Appeals is hereby constituted as follows:

Chairman: J. J. [Signature]

Members: J. J. [Signature], J. J. [Signature], J. J. [Signature]

Attorneys for Petitioner: J. J. [Signature], J. J. [Signature]

1937 to 1955 Knox Avenue Road

Frank [Signature]

617 [Signature]

Frank [Signature]

1937 to 1955 Knox Avenue Road

Frank [Signature]

617 [Signature]

Frank [Signature]

APR 11 1955

IN THE MATTER OF A PETITION FOR GOLF DRIVING RANGE - N. E. SIDE JOPPA ROAD, 44.17 FEET S. E. TRANS. LINE, 8TH DISTRICT, THOS. McCAFFREY, AND OTHERS, PETITIONERS, FRANK L. INVERNIZZI, CONT. PUR.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

A P P E A L

Mr. Commissioners:

Please enter an Appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner dated April 4, 1955, in the above entitled matter, on behalf of the Protestants, and transmit all papers to the Board of Zoning Appeals of Baltimore County.

TURNBULL AND BREWSTER

By: Daniel B. Brewster

IN THE MATTER OF PETITION FOR SPECIAL PERMIT FOR GOLF DRIVING RANGE, N. E. SIDE JOPPA ROAD 44.17 feet S.E. Trans. Line, 8th District, Thomas McCaffrey and others, Petitioners - Frank L. Invernizzi, Contract Purchaser

BEFORE THE BOARD OF ZONING APPEALS FOR BALTIMORE COUNTY

TO THE HONORABLE MEMBERS OF SAID BOARD:

Join

The petition of Thomas McCaffrey by Bernard J. Medaly, Jr. and W. Lee Harrison, his attorneys, respectfully represents:

- That on or about the 23rd day of February, 1955, your Petitioner filed an application for a special permit for a golf driving range in accordance with the then existing Zoning Regulations and Restrictions for Baltimore County, as codified September 1, 1947, by Charles H. Dohar, Esq., then Zoning Commissioner for Baltimore County.
- That thereafter on or about 21st day of March, 1955 a hearing was held before the Zoning Commissioner of Baltimore County in accordance with the above mentioned Zoning Regulations and Restrictions.
- That thereafter on or about March 30, 1955 the County Commissioners of Baltimore County repealed the Zoning Regulations and Restrictions heretofore mentioned and adopted a new set of Zoning Regulations for Baltimore County in the place and stead of the Zoning Regulations and Restrictions heretofore mentioned.
- That on or about April 4, 1955 the Zoning Commissioner of Baltimore County granted a special permit for a golf driving range to your Petitioner and thereafter an appeal was taken to this Honorable Board by interested parties.
- That the provisions and requirements of Section 13 of the repealed zoning regulations pertaining to "Special Permits" have been incorporated in the new Zoning Regulations under the title "Special Exceptions" by virtue of Section 502, the principal change in said provisions and requirements being in the title.

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF PETITION OF JOHN THOMAS McCAFFREY, MAGDALENA T. McCAFFREY and LILLIE G. McCAFFREY, legal owners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Permit To The Zoning Commissioner of Baltimore County

McCAFFREY

JOHN THOMAS McCAFFREY, MAGDALENA T. McCAFFREY and LILLIE G. Legal Owners

Contract Purchaser

FRANK L. INVERNIZZI

herby 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 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 or be erected thereon) hereinafter described for a GOLF DRIVING COURSE

All that parcel of land in the Eighth District of Baltimore County on the northeast side of Joppa Road, beginning 1427 feet southeast of Consolidated Gas, Electric Light and Power Company Transmission Line, thence northwesterly and ending on the northeast side of Joppa Road 150 feet; thence the following course and distances north 59 degrees 30 minutes east 779.01 feet, north 9 degrees 46 minutes east 325.24 feet, north 14 degrees 20 minutes east 258.97 feet, south 59 degrees 14 minutes east 811.55 feet, south 12 degrees 33 minutes west 15.11 feet, south 33 degrees 32 minutes west 674.46 feet, north 10 degrees 00 minutes west 100.17 feet, south 33 degrees 47 minutes west 100 feet to place of beginning.

Contract Purchaser

617 Monro Ave

Turnbull and Brewster

Address

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TA 3-12-55

617 Monro Ave

Turnbull and Brewster

4/2/55

104 M.

- That under and by virtue of Sections 100.2 and 100.3 of the new Zoning Regulations all land designated as "A (cottage) residential" under the repealed zoning regulations was automatically changed to an R.6 zone and your Petitioner's property was automatically designated as R.6 zone, by default, without consideration to the use for which it was most suitable.
- That under and by virtue of Section 270, Schedule of Special Exceptions, of the new zoning regulations, a special permit for a golf driving range may be granted only in a R.40 zone, R.20 zone, R1 Commercial, R1 Commercial zone, or a R1 Commercial zone.
- That the establishment of a golf driving range is recognized by the aforesaid new Zoning Regulations for Baltimore County as a lawful legitimate business and although your Petitioner believes and avers that the property that is the subject of his application for a Special Permit is peculiarly suitable for a golf driving range and that he is entitled to use the property for that purpose, the above described changes in the Zoning Regulations apparently inadvertently, unreasonably and unjustly preclude him from using his property for its most suitable use unless your Petitioner applies for a reclassification of his said property to a higher residential use, no new zoning map having yet been prepared for the Eighth Election District of Baltimore County.
- That it is the intention of this Petitioner to apply for an upgrading of his property from an R.6 residential zone to an R.20 residential zone in accordance with the Zoning Regulations for Baltimore County as adopted March 30, 1955 and to apply for a Special Exception to permit the use of the property for a golf driving range as specified and required by said Regulations.
- That for the reasons hereinabove described, your Petitioner believes and avers that it is necessary for him, in order to comply with the Zoning Regulations adopted March 30, 1955, to hold in abeyance any hearing on his aforementioned application for a "Special Permit" or "Special Exception" under the new regulations, until his proposed application for Reclassification to R.20 zone has received final approval by the Zoning Commissioner or has

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BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Permit To The Zoning Commissioner of Baltimore County

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been appealed to this Honorable Board.

WHEREFORE your Petitioner respectfully prays this Honorable Court by its Order to grant your Petitioner a stay of any hearing on his pending application for a "Special Permit" or "Special Exception" under the new Regulations and grant his leave to file an additional and/or amended application for Reclassification of his property to an R.20 zone and a Special Exception thereon for a golf driving range.

And as in duty bound, etc.

Handwritten signatures of attorneys for petitioner.

Attorneys for Petitioner

ORDER

Upon the foregoing petition, it is this 19th day of May, 1955 at 10:05 A.M. by the Board of Zoning Appeals of Baltimore County ORDERED that leave is hereby granted to the Petitioner herein to file an amended application for Reclassification to an R.20 zone and "Special Exception", and the file is hereby remanded to the Zoning Commissioner of Baltimore County for re-hearing, after re-posting and re-advertisement of the property.

Handwritten signature of Zoning Commissioner.

Board of Zoning Appeals of Baltimore County

ORDERED by the Zoning Commissioner of Baltimore County this 11th day of February, 1945,

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, hereinafter, on the 14th day of March, 1945, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special permit to use the property described therein for a Golf Driving Range, upon inspection of the property in the surrounding area it is the opinion of the Zoning Commissioner that the consent of said Range on said property would not be detrimental to the health, safety and the general welfare of the community, therefore, the special permit should be granted.

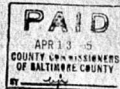
It is this 14th day of April, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special permit, be and the same is hereby granted.

Handwritten signature of Zoning Commissioner.

Zoning Commissioner of Baltimore County

150.00

Zoning Commissioner



\$25.00

Zoning Commissioner of Baltimore County

HEARING:

Monday, March 21, 1955

at 10:00 a.m.

Reckord Building
Towson, Maryland.

3341

District 8th Date of Posting 3-9-55
 Posted for Special Permit for Self-Administered Canteen
 Petitioner: John T. McGehee, et al.
 Location of property W. 55. of Joppatowne, Md. 44 1/2 ft. S.E. of consolidated Gas
Electric Light Power Co. Transmission Lines, etc. See Plat.
 Location of Signs Northwest corner of Joppatowne Road 24 ft. Southward of
Gas & Electric Co. Transmission Lines.
 Remarks:
 Posted by George S. Hummel Date of return 3-10-55

[illegible]

TOWSON, MD. March 11, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~XXXXXX~~ ~~XX Times XXXXX~~ before the 21st day of March 1955, the first publication appearing on the 4th day of March 1955

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

