

Petition for Zoning Re-Classification

SPECIAL EXCEPTION AND VARIANCE
To The Zoning Commission of Baltimore County

February 1, 1959

- Paul Mel. Pardew & Gertrude B. Pardew, legal owner, of the property above described, do hereby petition the Zoning Commission of Baltimore County for a Special Exception and Variance from the provisions of Section 230.2 of the Baltimore County Zoning Regulations in that it is desired to construct a building on land described in the attached description number "a" (including the property designated in "a" above together with an adjoining parcel of land now owned BR).

- d. Variance from provisions of Section 230.2 of Baltimore County Zoning Regulations in that it is desired to construct a building on land described in the attached description number "a" closer than 30 feet to the side and front lot line as shown on attached plat marked "1".

for which variance requested ("d")

Size and height of building front 100 feet, depth 80 feet, height 25 feet.
Front and side set backs of building from street lines: front 50 feet, side 30 feet.
Property to be posted as provided by Zoning Regulations Rear from 2 to 80 feet

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Attorney: H. Anthony Mueller

Address: Campbell Building

Telephone No. BA 3-1800

Zoning Commissioner of Baltimore County

(over)

FEB 3 1959

The Orchards Belmound Club
1530 E. Joppa Road
Towson 4, Maryland

Re: Joppa Road and Green Pastures Drive—9th District
Paul Mel. Pardew

Gentlemen:

We are in receipt of your check dated June 1, 1959 in the amount of \$20.25 for additional advertising for the above said property.

Very truly yours,

PAID—Baltimore County, Md.—Office of Finance

6-499 1146 Village Ha Adams TIL + 2025
Zoning Commissioner
6-499 1146 of Baltimore G-TY + 2025

Purport to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected.

the above reclassification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 1st day of April, 1959, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order.

as follows: (a) from an "M-R" Zone to a "B-R" Zone; (b) the granting of a special exception for Golf Driving Range and (c) for reclassification from an "M-R" Zone to a "B-R" Zone, subject, however, to approval of same for the development of said property by the Office of the Zoning Commissioner.

With reference to the variance requested to permit side and rear yards of zero setbacks instead of 30 feet as required under Section 230.2 of the Zoning Regulations of Baltimore County, it is the opinion of the Deputy Zoning Commissioner that compliance with said Regulations would result in practical difficulty and undue essay hardship and to grant the variance will give relief without substantial injury to the public health, safety and the general welfare of the community.

Deputy Zoning Commissioner
of Baltimore County

Zoning Commissioner of Baltimore County

County Commissioners of Baltimore County

President

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 2-1-59
Posted for 10 days to 2-11-59 at Joppa Road and Green Pastures Drive
Petitioner: Paul Mel. Pardew & Gertrude B. Pardew
Location of property: Joppa Road and Green Pastures Drive
Location of Signs: 1530 E. Joppa Road, 1530 E. Joppa Road
Remarks: None
Posted by: J. H. Adams Date of return: 3-11-59

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From George B. Lewis March 31, 1959
To Missie H. Adams
Subject Zoning Petition #610-RV
Reclassification, Special Exception & Variance
Golf Driving Range
Joppa Road and Green Pastures Drive
District 9

This office has reviewed the subject site with the owner's attorney and has requested the following to be incorporated in the plans:

Provision of a 2 1/2' road curbed on the east side for access to the property from Joppa Road plus 1' sidewalk for pedestrian use.

It is suggested that if zoning is granted, it be made subject to provision providing the proper access as recommended and shown on the petitioner's plat.

Drainage for this project must be studied so as not to increase the drainage problem that now exists in the ditch which now crosses Green Pastures Drive to the east.

George B. Lewis
Chief - Permit Section
Division of Land Development

cc: Mr. Planning (Mr. Stirling)

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20 1959

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 10 successive weeks before the 1st day of April 1959, the first publication appearing on the 13th day of March 1959.

The UNION NEWS
Manager

ZONING DEPARTMENT OF BALTIMORE COUNTY

NOTICE OF HEARING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON 4, MARYLAND
BA 2-8000
WILLIAM H. ADAMS
ZONING COMMISSIONER
JAMES G. BOSS
DEPUTY ZONING COMMISSIONER
WILLIAM L. BOHNET
ZONING ENGINEER
JEANETTE G. HANCOCK
ADMINISTRATIVE ASSISTANT

Paul Mel. Pardew and
Gertrude B. Pardew

Re: Joppa Road and Green Pastures Drive

TIME: 1:00 P.M.

DATE: Wednesday, April 1, 1959

PLACE: Room 115, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

PAID—Baltimore County, Md.—Office of Finance

3-1259 7369 of Baltimore G-TY + 4600
3-1259 7369 * * * TIL + 4600

RECEIPT

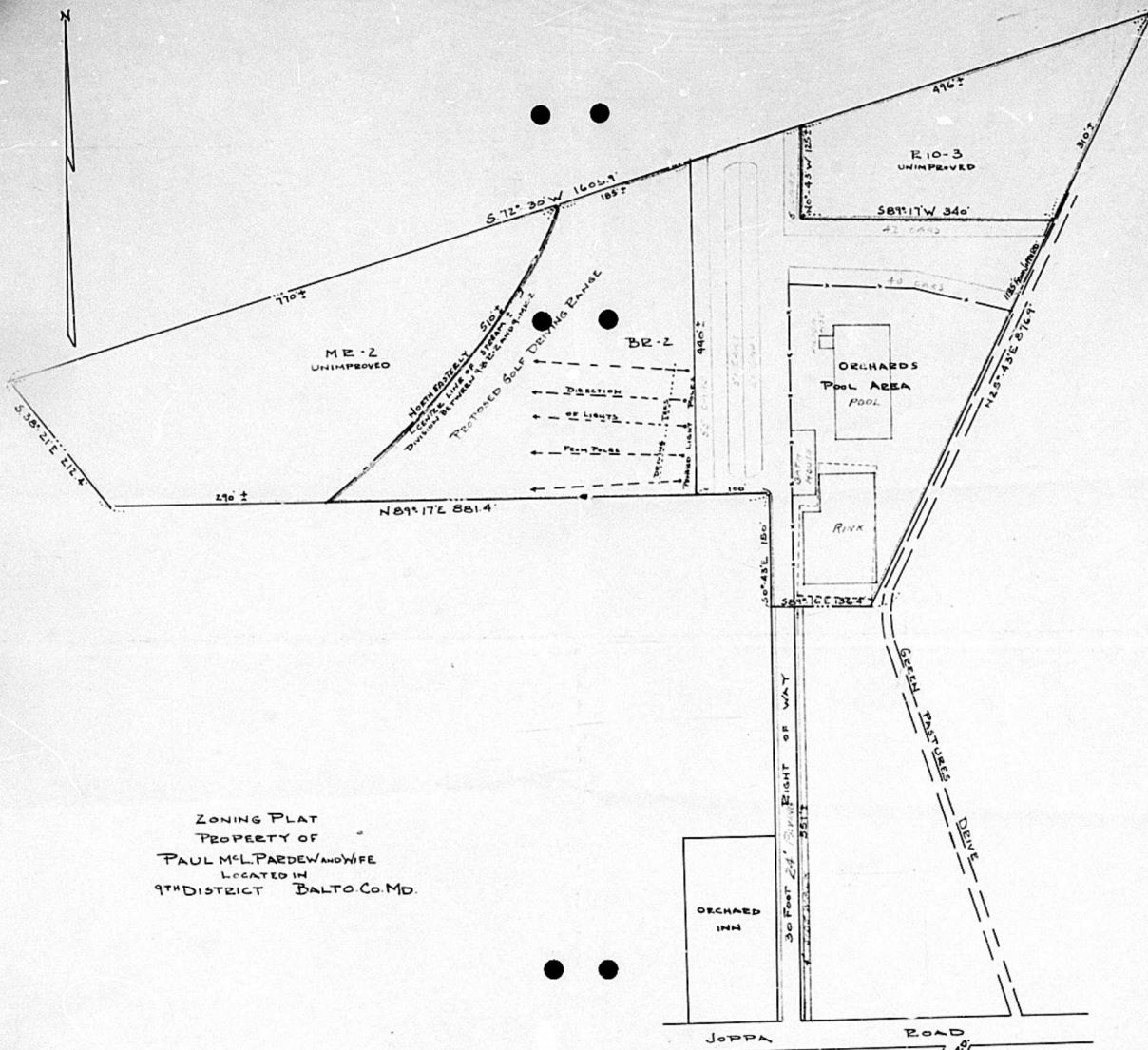
Date: March 11, 1959

RECEIVED of: H. Anthony Mueller

LOCATION OF PROPERTY: Joppa Road and Green Pastures Drive

AMOUNT: \$16.00

Printing Commissioner
of Baltimore County



ZONING PLAT
PROPERTY OF
PAUL McPARDEE AND WIFE
LOCATED IN
9TH DISTRICT BALTO CO MD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *J. J. [Signature]*
DATE *1/11/58*

PLAT II

NOTE: COMPILED FROM DEEDS AND BALTIMORE
COUNTY ZONING OFFICE PLATS

SCALE: 1" = 100' JANUARY 6, 1958
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD.

