

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Trustees of the Presbyterian Church of Baltimore, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R6 zone to an BL-XA zone, for the following reasons: The R6 Zone was originally zoned in error, and the correct zoning is BL. Moreover, there have been numerous changes in the neighborhood since the original zoning, which changes further justify the reclassification to BL.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a miniature golf course.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Trustees of the Presbyterian Church of Baltimore
By: James G. George Legal Owners
Address: First National Bank Building
Towson 4, Maryland
Valley 5-7020 Protestants Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of December, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of February, 1963, at 11:00 o'clock A. M.



CERTIFICATE OF PUBLICATION

TOWSON, MD., 24th Jan., 1963.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 13th day of February, 1963, the first publication appearing on the 24th day of January, 1963.

THE COUNTY NEWS WEEK

W. F. H. H. H.
Manager

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, and the changes which have taken place in the character of the area warrant the requested zoning, 1963/02/18.

the above Reclassification should be had; and it further appearing that by reason of location

a Special Exception for a Miniature Golf Course should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of February, 1963, that the herein described property or area should be and the same is hereby reclassified; from a R6 zone to a BL-XA zone, and a Special Exception for a Miniature Golf Course should be and the same is granted, from and after the date of this order, subject, however, to approval of the site plan for the development of said property.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
Toning Description
DATE: 12-10-62 The Trustees of the Presbytery of Baltimore (Harry Hall Presbyterian Chapel)
SHEET 1 of 1
#5772RX
MAP
#1114A
BL-X
1/29/63
Beginning for the same at a point on the south side of Joppa Road as proposed to be widened (70 feet wide) approximately 310 feet, more or less, posed to be widened at the intersection of the south side of Joppa Road as proposed to be widened with the northwest side of Belair Road, said point of beginning being distant S. 20° 26' 00" E. 35.10 feet from the beginning of the second line described in a deed dated March 3, 1958 and recorded among the Land Records of Baltimore County in Liber 1114A, folio 125; folio 6) was conveyed by John J. Butt and Thelma M. Butt, his wife, to the Trustees of the Presbytery of Baltimore, and running thence with a part established for the Baltimore County Metropolitan District Coordinate System) S. 20° 26' 00" E. 132.00 feet to an iron bar heretofore set at said deed S. 61° 34' 00" W. 194.00 feet to an iron bar, and N. 20° 26' 00" W. 222.26 feet to a point on the south side of Joppa Road as proposed to be widened, said point being distant S. 20° 26' 00" E. 35.10 feet from the side of Joppa Road as proposed to be widened S. 70° 33' 00" E. 195.00 feet to the place of beginning, having and excepting all that portion presently containing 0.496 acres of land, more or less.
Being a part of the parcel of land which by deed dated March 26, 1963 and recorded among the Land Records of Baltimore County in Liber 1114A, folio 359, folio 63 was conveyed by John J. Butt and Thelma M. Butt, his wife, to the Trustees of the Presbytery of Baltimore.
Being also a part of Lot No. 24 as shown on the plat of Bel-Joppa Park as recorded among the Plat Records of Baltimore County in Plat Book 1, Vol. 1, No. 9, folio 10.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 11th
Posted for: Trustees of the Presbytery of Baltimore
Petitioner: Trustees of the Presbytery of Baltimore
Location of property: 316 Joppa Road, South side of Belair Road, NW of Belair Road
Location of Signs: South side of Joppa Road, NW of Belair Road
Remarks: See attached map
Posted by: George J. H. H. H. Date of return: 1-6-63

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

To: Anthony Brown 2513 Northern Parkway Baltimore 12, Md. BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Trustees of Presbyterian Church of Baltimore		44.19
		44.19

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: February 1, 1963

FROM: Mrs. George E. Gostello, Deputy Director

SUBJECT: #5772-RX, R-6 to BL-X, and Special Exception for a Miniature Golf Course South side of Joppa Road 310 feet West of Belair Road, being property of Presbyterian Church of Baltimore.

11th District

REMARKS: Wednesday, February 13, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification of part of the subject property from R-6 to BL-X, zoning together with a special exception for a Miniature Golf Course. It has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is partly zoned for commercial purposes and has commercial zoning on at least three sides. In the opinion of the Planning staff the residential portion of this property should be rezoned for commercial purposes.
2. The Planning staff has no adverse comment to make with respect to the special exception for a Miniature Golf Course.

GB:mas

TELEPHONE VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 15371
DATE: 12/11/62

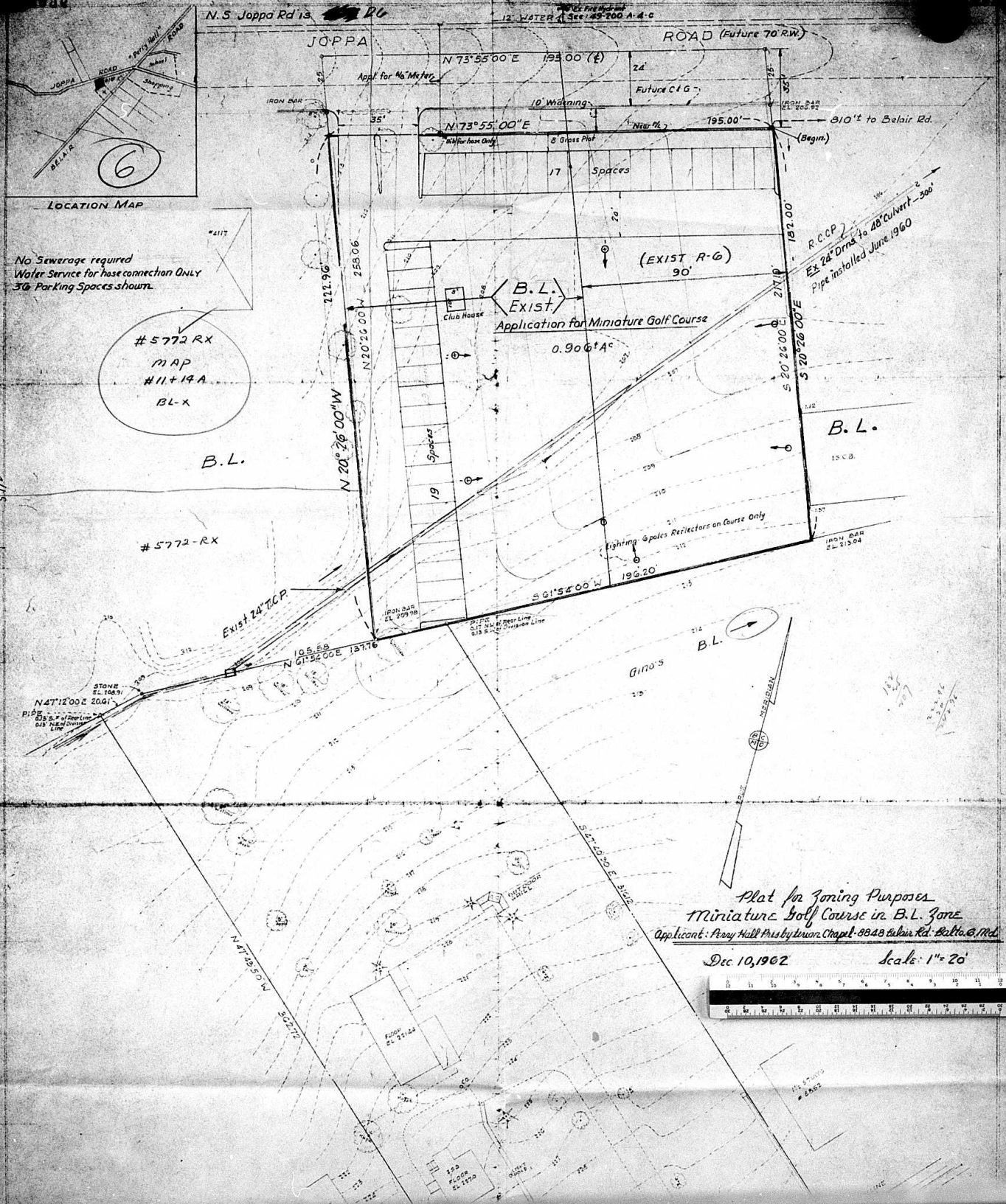
To: Mrs. Georgia Villaford 3140 J. J. George, Esq. First National Bank Building Towson 1, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Reclassification & Special Exception for The Presbyterian Church of Baltimore		50.00
		50.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

12' WATER / Ex Fire Hydrant
See 49-200 A-4-C



Plat for Zoning Purposes
Miniature Golf Course in B.L. Zone
Applicant: Perry Hall Presbyterian Chapel, 8848 Oak Rd., Balt. 6, Md.

Dec. 10, 1962

Scale: 1" = 20'



BL-X

B.L.

#5772-RX

N 20° 26' 00" W

Spikes

19

B.L.

I.S.C.B.

Fighting @ poles Reflectors on Course Only

IRON BAR
EL. 215.04

S 61° 54' 00" W

196.20'

EXIST 12' T.C.P.

N 61° 54' 00" E 187.16'

105.58'

STONE
EL. 106.59'

N 47° 12' 00" E 20.41'

PIPE
0.15 S.E. of Downline
0.15 N.E. of Downline

Gino's

B.L.

Plat for Zoning Purposes
 Miniature Golf Course in B.L. Zone
 Applicant: Perry Hall Presbyterian Chapel - 8848 Belair Rd. - Balt. Co. Md.

Dec 10, 1962

Scale: 1" = 20'

TOPOGRAPHICAL
 AND PROPERTY SURVEY
 FOR
 PERRY HALL PRESBYTERIAN
 CHAPEL

11TH ELECT. DIST. BALTO. CO., MD.

BELAIR

ROAD

JAMES S. SPANER & ASSOCIATES
 REGISTERED ENGINEERS NO. 2184
 1000 W. 10th & Chesapeake Avenue
 Towson, Md.
 SCALE: 1" = 20' NOV 4, 1967

