

RE: PETITION FOR SPECIAL HEARING : BEFORE  
 E/S Ingleside Avenue south of : COUNTY BOARD OF APPEALS  
 Baltimore National Pike : OF  
 1st District : BALTIMORE COUNTY  
 Paul McL. Pardee, : No. 5781-SP-H  
 Petitioner :

**OPINION**

The petitioner sought a special hearing for a swimming club on the east side of Ingleside Avenue south of the Baltimore National Pike in the First Election District of Baltimore County.

It was brought to the attention of the Board in the opening statements of the petitioner's attorney, that the petitioner intended to rely upon Section 200.5 of the Baltimore County Zoning Regulations. The Board upon informing the petitioner that, subsequent to the Zoning Commissioner's hearing and prior to the hearing before the Board of Appeals, the Baltimore County Council had repealed Section 200.5 and inserted in its stead Bill No. 64 which would constitute a material defect in the petitioner's case.

The Board finds in all fairness, that the resulting change in the regulations prior to the hearing before the Board would seriously affect the petition at hand and the Board, therefore, rules that it will allow the petitioner to withdraw his petition before this Board without prejudice to the end effect that he may refile before the Zoning Commissioner under the correct classifications.

**ORDER**

It is hereby ORDERED this 10th day of December, 1962 by the County Board of Appeals that the petitioner be and is hereby allowed to withdraw his petition without prejudice.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS  
 OF BALTIMORE COUNTY

*John G. Rose*  
 ACTING CHAIRMAN

Note: Mr. Kaufman did not sit at this hearing.

**DOLLENBERG BROTHERS**  
 Regional Professional Engineers of Land Surveyors  
 100 WASHINGTON AVENUE AT YORK ROAD  
 TOWNSON 4, MD.  
 December 7, 1962

All that piece or parcel of land situate, lying and being in the First Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the beginning of the second line of a parcel of land which by a deed dated March 25, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.M. No. 2266 folio 508 was conveyed by John B. Rowe and wife to Marguerite Porter and husband, said piece of beginning also being at the end of the first line of a parcel of land which by a deed dated November 25, 1936 and recorded among the Land Records of Baltimore County in Liber G.W.S.J.R. No. 987 folio 266 was conveyed by the United States Fidelity and Guaranty Company of Baltimore City to Leon E. Whitlde and wife and running thence with and binding on the second and third lines of the first herein mentioned parcel of land which was conveyed by Rowe to Porter the two following courses and distances viz: North 4 degrees 39 minutes 27 seconds West 211.50 feet and South 85 degrees 19 minutes 32 seconds West 80.42 feet to the East side of Ingleside Avenue, thence binding on the East side of said avenue South 3 degrees 53 minutes 28 seconds East 30 feet, thence leaving said avenue and running for lines of division the two following courses and distances viz: North 85 degrees 19 minutes 32 seconds East, running parallel with and distant 30 feet measured southerly at right angles from the third line of the aforesaid parcel of land which was conveyed by Rowe to Porter, 150 feet and South 3 degrees 53 minutes 28 seconds East, running parallel with and distant 150 feet measured westerly at right angles from the east side of Ingleside Avenue, 181.50 feet to intersect the first line of the aforesaid parcel of land which was conveyed by Rowe to Porter and thence running with and binding on a part of said first line and running with and binding on a part of the first line of the aforesaid parcel of land which was conveyed by the United States Fidelity and Guaranty Company of Baltimore City to Leon Whitlde and wife North 85 degrees 19 minutes 32 seconds East 857.29 feet to the place of beginning.

Containing 3.33 Acres of land more or less.

Being a part of a parcel of land which by a deed dated March 25, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.M. No. 2266 folio 508 was conveyed by John B. Rowe and wife to Marguerite Porter and husband.

Subject to the right of way 10 feet wide heretofore granted by a deed and agreement from Marguerite Porter and Leon E. Whitlde to Baltimore County Maryland dated September 27, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.M. No. 3430 folio 574.

Also subject to an easement 10 feet wide for the use of the Grantors herein their heirs and assigns, said 10 foot easement being laid out adjacent to and southerly from a part of the second line of the herein described parcel of land and running easterly from the east side of Ingleside Avenue to the existing county sewer line existing through the

FILED WITH PLANNING DEPT. OF BALTIMORE COUNTY, 250 N. CALVERT ST., BALTIMORE, MD. 21201  
 INTERSECTION OF CALVERT AND BALTIMORE STS.

5781-SPH

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PROCTOR, ROYSTON & MUELLER  
 ATTORNEYS AT LAW  
 100-5834  
 TOWNSON 4, MARYLAND  
 April 4, 1963  
 ZONING DEPARTMENT

John G. Rose, Zoning Commissioner  
 Baltimore County  
 County Office Building  
 Towson 4, Maryland

Re: Paul McL. Pardee, Petitioner  
 Special Hearing  
 E/S Ingleside Avenue  
 No. 5781-SP-H

Dear Mr. Rose:  
 On behalf of Paul McL. Pardee please enter an appeal from your order of March 27, 1963 in the above entitled matter. I am enclosing our check in the amount of \$35.00 for the costs thereof.

Very truly yours,  
*Anthony Mueller*  
 H. Anthony Mueller

HAM:hmj  
 Enc.

**DOLLENBERG BROTHERS**  
 Regional Professional Engineers of Land Surveyors  
 100 WASHINGTON AVENUE AT YORK ROAD  
 TOWNSON 4, MD.  
 (2)

herein described parcel of land.  
 Subject to the right of the grantors herein their heirs and assigns, to lay a sewer line in a strip of land 10 feet wide running southerly from the North 85 degrees 19 minutes 32 seconds East 150 feet line of the herein described parcel of land to the herein referred to 10 foot easement.

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RE: PETITION FOR A SPECIAL HEARING - E/S Ingleside Ave. S. Baltimore National Pike - Paul McL. Pardee, Petitioner

A special hearing was held in the above matter in order to determine whether or not Mr. Paul McL. Pardee could operate a private swimming club on the east side of Ingleside Avenue south of Baltimore National Pike. The petition inadvertently referred to Baltimore National Pike as Edmondson Avenue.

After due consideration of all the testimony the proposed use would be that of a commercial operation and would not meet the requirements of Section 200.5 or 200.6, therefore, the petition should be denied.

It is this 27th day of March, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that an application for a private swimming club in hereby denied.

*John G. Rose*  
 ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING  
 1st District

**ZONING:** Petition for a Special Hearing to determine whether or not property located on the East side of Ingleside Avenue 250 feet, south of the intersection of Chrysler Place should be a private swimming club.  
**LOCATION:** East side of Ingleside Avenue 250 feet south of the intersection of Chrysler Place and Ingleside Avenue  
**DATE & TIME:** THURSDAY, FEBRUARY 21, 1963 at 10:15 A.M.  
**PUBLIC HEARING:** Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land located in the First District of Baltimore County, located on the east side of Ingleside Avenue 250 feet south of the intersection of Chrysler Place and Ingleside Avenue. Being the property of Paul McL. Pardee, as shown on plat plan filed with the Zoning Department.

BY ORDER OF  
 JOHN G. ROSE  
 ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR A SPECIAL HEARING  
 In the Matter of : BALTIMORE COUNTY  
 Petitioner of : BALTIMORE COUNTY  
 Paul McL. Pardee  
 For a Special Hearing  
 To the Zoning Commissioner of Baltimore County  
 PAUL McL. PARDEE  
 Petitioner

hereby petition for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve an application for a building permit to  
 private swimming club

Location of property:  
 East side of Ingleside Avenue South of Edmondson Avenue



*Paul McL. Pardee*  
 Petitioner  
 403 Valley Lane  
 Towson 4, Md.  
 c/o H. Anthony Mueller  
 Campbell Building  
 Address: Towson 4, Maryland

5781-SPH  
 MAP #1  
 SEC. 2-A  
 SPH  
 2/14/63

PETITION FOR SPECIAL HEARING  
 OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
 Rosemary, Md.  
 THE HERALD - ARGUS  
 Catonsville, Md.

February 4, 1963

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week before the 6th day of February, 1963, that is to say the same was inserted in the issues of February 1, 1963.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*  
 Editor and Manager

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland #5781-SPH

District: 1st Date of Posting: Feb. 1, 1963  
 Posted for: Special Hearing for a private swimming club  
 Petitioner: Paul McL. Pardee  
 Location of property: E/S Ingleside Ave. 250' S. of Int. of Ingleside Ave. & Chrysler Place  
 Location of Sign: existing sign  
 Remarks:  
 Posted by: J. Rose Date of return:  
 Signature

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 16570

DATE 4/10/63

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLANDTO: Messrs. Proctor, Royston & Mueller,  
Campbell Building  
Towson 4, Md.BILLED BY: Office of Planning & Zoning  
115 County Office Bldg.,  
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of appeal in matter of Special Hearing No. 5761-SPH	\$35.00
	4-19-63 7342 * * * TIL-	35.00

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 16417

DATE 2/11/63

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLANDTO: Messrs. Proctor, Royston & Mueller  
Campbell Building  
Towson 4, Md.BILLED BY: Zoning Department of  
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Paul McL. Pardee	\$25.00
	2-11-63 5047 * * * TIL-	25.00

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 15447

DATE 2/21/63

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLANDTO: Messrs. Proctor, Royston & Mueller  
Campbell Building  
Towson 4, Md.BILLED BY: Zoning Department of  
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for a Special Hearing for Paul McL. Pardee	\$25.00
	2-21-63 4797 * * * TIL-	25.00

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

5751

District 1st Date of Posting 2-3-63  
 Posted for: a special hearing for a private swimming pool  
 Petitioner: Paul McL. Pardee  
 Location of property: Sp. of Englishville Ave. 200' S. of the intersection  
of Chesler Pl. & Englishville Ave.  
 Location of Signs: existing sign post  
 Remarks: \_\_\_\_\_  
 Posted by: [Signature] Date of return: \_\_\_\_\_  
 Signature

INGLESIDE AVENUE

S 87° 28' E  
94.28'

Telephone  
pole

DECEASED BY  
MARGUERITE TRETER  
& HUSBAND

S 33° 53' 28" E 184.50'

WILLIAM C MOREE

S 85° 19' 32" W 804.42'

10 FOOT EASEMENT FOR SEWER

3.33 ACRES ±

N 85° 19' 32" E 657.29'

LISTING CLERK'S 266-208

LEAH R. WILHIDE

SEE PLAT FOR  
UTILITY RECORDS 35-274  
(APPROXIMATE LOCATION)

BEGINNING

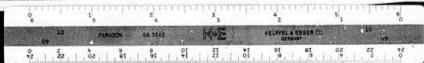
N 42° 39' 21" W  
214.50'

PROPERTY TO BE ACQUIRED  
BY  
MR PAUL M. TARDEW & WIFE  
LOCATED IN  
1<sup>ST</sup> DISTRICT - BALTIMORE CO. - MD.



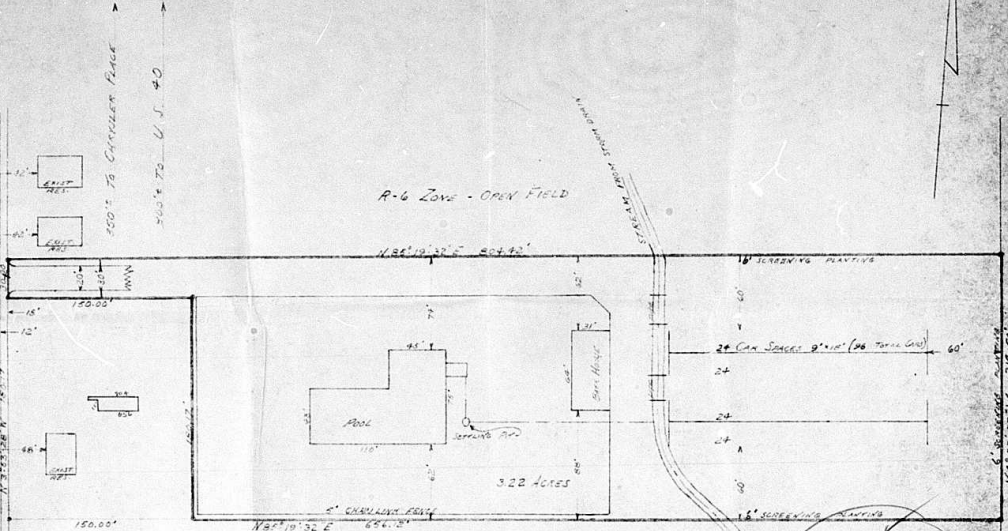
NOTE: COMPILED FROM SURVEY BY  
VERON LUTZ, DATED NOV 19, 1947  
AND BALTO CO PLAT RW 58-265-2

SCALE = 1" = 100' NOVEMBER 25, 1962  
DOLLE-BERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE - TOWSON, MD.



GALVERTON ST.

1 N G LIE S + DE L L A V E



R-6 Zone - OPEN FIELD

R-6 Zone - Woods & Greenhouse

COUNTY SCHOOL PROPERTY

#5781-SPH.

MAP #1 SEC. 2-A

SCALE: 1" = 50'  
ELECTION DIST #1

PLOT PLAN	
LYGLESIDE SWIMMING CLUB	
OWNER:	R. M. FORDEN
11-6-62	map DMG: P-1

