

RE: PETITION FOR RECLASSIFICATION
from "R-10", "R-4" and "B-1" Zones
to a "B-2" Zone, SPECIAL
EXCEPTION for an Amusement
Park, W/S Gwynn Oak Road &
N/S Gwynn Oak Avenue,
2nd District
Arthur B. Price, et al,
Petitioners

ORDER OF DISMISSAL

Petition of Arthur B. Price, et al, for reclassification from "R-10",
"R-4" and "B-1" Zones to a "B-2" Zone, special exception for an Amusement Park on the
west side of Gwynn Oak Road and the north side of Gwynn Oak Avenue in the Second
District of Baltimore County.

Whereas the Board of Appeals is in receipt of a letter dated September 3,
1964 from Henry J. Knott, protestant-appellant, in the above entitled matter.

Whereas the said protestant-appellant requests that the appeal filed on his
behalf, be dismissed and withdrawn as of September 3, 1964.

It is thereby ORDERED this 10th day of September, 1964 that said
appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

CHAIRMAN

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

James H. Cook, Rep.
22 W. Pennypacker Ave.
Towson 4, Maryland

Dear Sirs:

Petition for Reclassification
of Special Exception for
Arthur B. Price, et al
64-152-R

The Zoning Advisory Committee has reviewed the subject petition and
makes the following comments:

OFFICE OF PLANNING & ZONING: That portion of the property which lies on the north
and northwest side of the street should be omitted from the reclassification and the
proposed use such as buildings, parking, amusement rides, should be indicated
therein.

BUREAU OF ENGINEERING: All proposed vehicular or foot type bridges to be constructed
over the stream or construction of any type within the immediate area of the stream,
will require approval of this office. All proposed extensions from (signable) stream
should be indicated on the plan.

NO COMMENTS FROM THE FOLLOWING DEPARTMENTS: State Roads Commission, Health,
Industrial Commission, Traffic, Board of Education, Buildings Department.

Yours very truly,

cc: Albert Calaby - Office of Planning & Zoning
George (Lester) Land Development

James H. Cook, Rep.
22 W. Pennypacker Ave.
Towson 4, Maryland

3b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 15, 1964

FROM: Mr. George E. Cantrell, Acting Director

SUBJECT: Special Exception for Amusement Park.
64-152-R, 64-152-R, and 64-152-R. West side of
Gwynn Oak Road and the North side of Gwynn Oak Avenue. Being
property of Arthur B. Price, David Price, James Price and Mary
B. Price.

2nd District

HEARING: Wednesday, May 27, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from 64-152, 64-152, and 64-152 zoning together with Special
Exception for an Amusement Park. It has the following advisory comments to make
with respect to pertinent planning factors:

1. Examination of zoning records affecting the subject property indicates
that it never had been zoned for commercial purposes. The Amusement
Park was created long before zoning came into effect in the County and
remained as a nonconforming use with the institution of zoning control.
In making its recommendations for comprehensive rezoning of the 2nd District
(the Western Planning Area Master Plan) the Planning staff hopes to
recommend retention of the residential zoning pendulum on the subject
property and to continue the nonconforming status of the Amusement Park.
Very little consideration was given to the impact of this design on the
continued operation of the Park.
2. If the reclassification is to be granted, the Planning staff believes that
proper consideration as yet has not been given to providing the necessary
buffering and transition between the commercial area and adjoining residentially-
zoned properties. The Planning staff would urge strongly that no reclassification
be granted along any portion of the Gwynn Oak Avenue frontage westerly to
Deynys Falls and for one (1) lot depth of the remaining frontage between Deynys
Falls and the northerly property line. Similarly, residential buffers should
be retained along the Gwynn Oak Avenue frontage between the westerly property
line and the westerly end of the -18th corner. A residential buffer ought
also to be retained along the Woodlawn Cemetery property.
3. If granted, the Special Exception should be conditioned upon approval of
site plans with the necessary provisions for screening, access, and parking
arrangements. Such approval would be given by the Office of Planning and
Zoning, the Traffic Engineering Division, and by the Bureau of Engineering.

CDS:ms

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: May 18, 1964
Posted for: AMUSEMENT PARK
Petitioner: ARTHUR B. PRICE, ET AL
Location of property: W/S GWYNN OAK RD. & N/S GWYNN OAK AVE.
Location of Sign: ON N/S GWYNN OAK AVE. AT INTERSECTION WITH DRIVEWAY
TO MAIN ENTRANCE. (1) N. DEAD END. (2) E. POPLAR DR. W/S
GWYNN OAK AVE. (3) DEAD END VIRGINIA ST. ON W/S GWYNN OAK AVE.
Remarks: J. A. Rose
Posted by: J. A. Rose Date of return: May 14, 1964

4 SIGNS

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

To: Honorable, County, Health & General
Leprosy Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 64-152

QUANTITY: 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification for Arthur B. Price, et al

TOTAL AMOUNT: \$50.00

PAID - Baltimore County, Md. - Office of Finance

4-1764 2334 • 23337 TIF- \$0.00

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

District: 2nd Date of Posting: July 2, 1964
Posted for: Reclassification from R-10, R-4 & B-1 to B-2
Petitioner: ARTHUR B. PRICE, ET AL
Location of property: W/S GWYNN OAK RD. & N/S GWYNN OAK AVE.
Location of Sign: N. DEAD END VIRGINIA ST. ON N. SIDE GWYNN OAK RD.
18A: W/S GWYNN OAK RD. S/O: 3 OF VIRGINIA ST. 18A: GWYNN OAK RD. AVE.
AT INTERSECTION WITH EAST DRIVEWAY ENTRANCE TO PARK.
Remarks: J. A. Rose
Posted by: J. A. Rose Date of return: July 2, 1964

6 SIGNS

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

To: Mr. Henry J. Knott,
2 West University Parkway,
Baltimore 12, Md.

BILLED BY: Office of Planning & Zoning
130 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 64-152

QUANTITY: 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of appeal - Arthur B. Price et al

TOTAL AMOUNT: \$70.00

PAID - Baltimore County, Md. - Office of Finance

6-664 6227 • 23298 TIF- \$0.00

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

District: 2nd Date of Posting: May 9, 1964
Posted for: Reclassification from R-10, R-4 & B-1 to B-2
Petitioner: ARTHUR B. PRICE, ET AL
Location of property: W/S GWYNN OAK RD. & N/S GWYNN OAK AVE.
Location of Sign: ON N/S GWYNN OAK AVE. AT INTERSECTION WITH DRIVEWAY
TO MAIN ENTRANCE. (1) N. DEAD END. (2) E. POPLAR DR. W/S
GWYNN OAK AVE. (3) DEAD END VIRGINIA ST. ON W/S GWYNN OAK AVE.
Remarks: J. A. Rose
Posted by: J. A. Rose Date of return: May 14, 1964

4 SIGNS

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

To: Honorable, County, Health & General
Leprosy Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 64-152

QUANTITY: 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Arthur Price, et al

TOTAL AMOUNT: \$30.50

PAID - Baltimore County, Md. - Office of Finance

7-1544 6150 • 23093 TIF- \$0.00

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 PUBLICATION

TOWSON, MD. June 26, 1964

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on June 26, 1964.

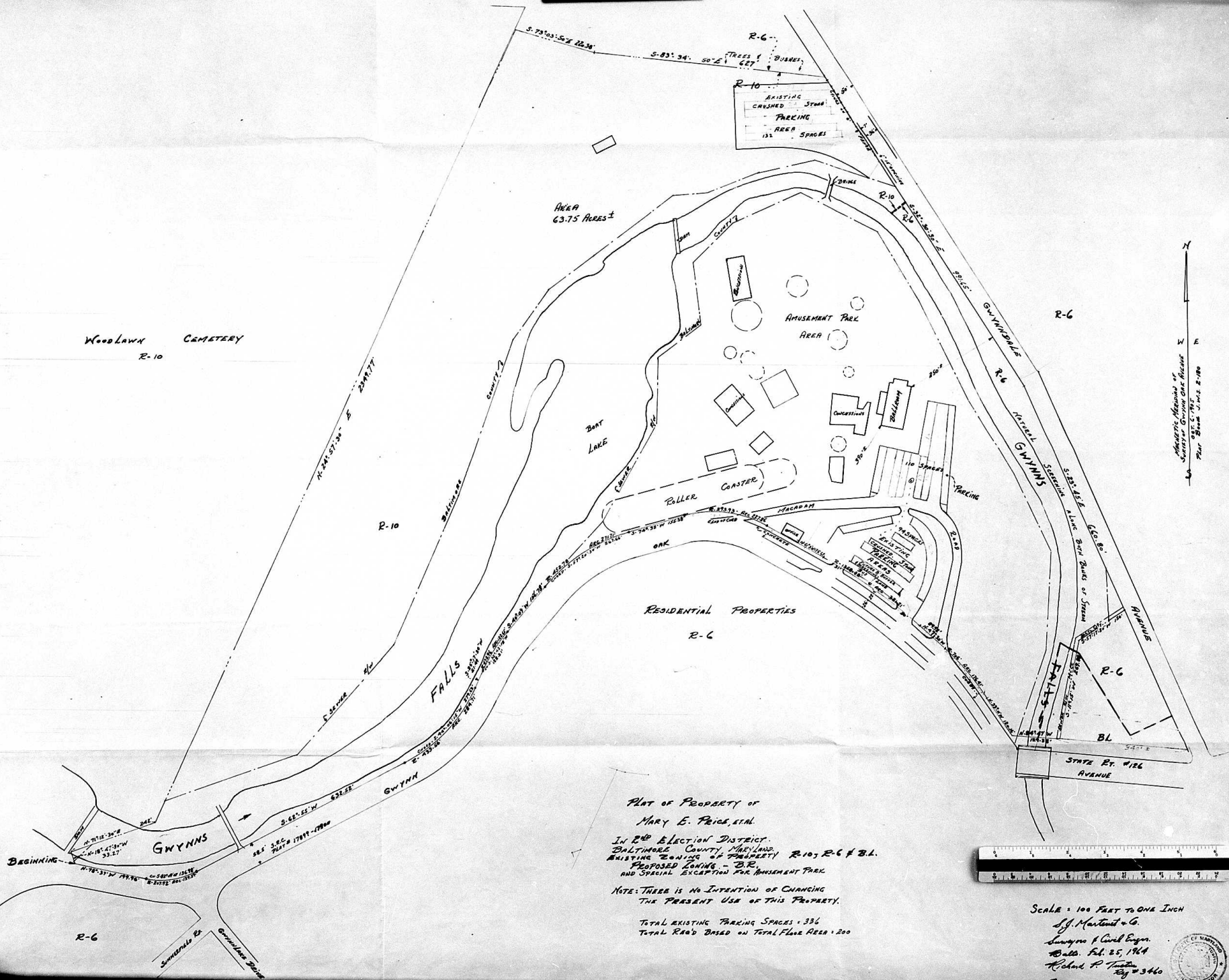
day of June 1964

appearing on the 26th day of June 1964.

THE JEFFERSONIAN

G. L. L. L. L.

Cost of Advertisement, \$



PLAT OF PROPERTY OF
 MARY E. PRICE, ET AL.
 IN 2ND ELECTION DISTRICT,
 BALTIMORE COUNTY, MARYLAND
 EXISTING ZONING OF PROPERTY R-10, R-6 & B.L.
 PROPOSED ZONING - B.R.
 AND SPECIAL EXCEPTION FOR AMUSEMENT PARK
 NOTE: THERE IS NO INTENTION OF CHANGING
 THE PRESENT USE OF THIS PROPERTY.
 TOTAL EXISTING PARKING SPACES - 336
 TOTAL ROAD BASED ON TOTAL FLOOR AREA - 200



SCALE = 100 FEET TO ONE INCH
 S.J. Mantel & Co.
 Surveyors & Civil Engineers
 Balto. Feb. 25, 1964
 Richard P. Tustin
 REVISOR
 APRIL 9, 1964

