6 3 14-152RX PETITION FOR ZONING RE-CLASSIFICATION AND SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE ADDITION COMMISSIONER OF BALTHROUGE COUNTY:
Arthur B. Price, David Price, Andrey P. Toth,
I. or wa.James Price & Anarte. E. Praisagal owners of the property situate in Bellinore
County and which is described in the description and plat attached hereto and made a payr hereof.

PP.CA fied pursuant SEC. 2-B hereby petition (1) that the zoning status of the herein described property be re-class to the Zoning Law of Baltimore County, from an ... R-10 and R-5 and B.L.... _rone; for the following reasons

> 1. Error in original zoning Change in the neighborh

3. And for other reasons to be assigned at the time of hearing

See Attached Description

our for a Special Exception for an

Amusement Park

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore Bandonfriel

enter Brian Arthur B. Price Controct parchasex James Price Controct parchasex Legal Owners

David Price Pu Legal Owner s A.L

HOWARD C. SUTTON 1904-1916 1944 ROBERT B. SUTTON 1944 HOWARD D. TUSTIN. JR. RICHARD P. TUSTIN 1945

First & Third- Elec. Dist., Balto. Co.

Audrey & Toth Petitioner's Attorney Address 22 W. Pennsylvania Avenue

Allon & malaston 1410 Commissioner Allorrey 1864 Bally. 2, md. Towson 4, Maryland ORDERED By The Zoning Commissioner of Baltimore County, this ... 11-th

196 k., 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 ssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the APR 14 54 27th day of You •\$

Zeding Commissioner of Baltimore County.

#64-Wester

Baltimore County, Maryland

Re: Petition for Reclassification from "R-10" Zone; "R-6" an "B-L" Zones to "B-R" Zone and Special Exception for an Amusement Park W.S. Gwynndale Ave., and N.S. of Gwynn Oak Ave., 1st Dist, - Arthur B. Price, David Price, Audrey P. Toth, James and Mary E. Price Petitioners - No. 64-152-RX

Gentlemen:

Please dismiss the appeal which I took in the above entitled matter from the decision of the Zoning Commissioner, ch decision was dated July 15, 1964.

Very truly yours,

Phy Mary

sent, posting of property, and public hearing on the above petition and the patitioner having proven an error in the Land Use Men adopted by the County Council the above Reclassification should be had; and it further appearing that by reason of location a Special Exception for an Assussment Park uld be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 1544 ., 196k.., that the herein described property or area should be and the same is hereby reclassified; from #"B-10" 1 "B-6" And ... zone to a "B-R"Zone none, and gar a Special Exception for an Assurance and the Special Special Exception for an after the date of this code, subject to appropriat of the site plan by Busau of Pablic Services and the Office of Planning and Pablic Services and the Office of Pablic Services and Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of ... the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BI GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 196..., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and .zone: and/or the Special Exception for

ESTABLISHED 1849

S. J. MARTENET & CO.

SURVEYORS AND CIVIL ENGINEERS

9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

PHONE: 539-4263

seventy-six and forty-one one-hundredths feet; North forty-seven

feet; Northwesterly by a line curving toward the West with a radius

of thirteen hundred and fifty-eight and twenty-two one-hundredths feet

and a chord which bears North fifty-four degrees, sixteen minutes and

twenty-one one-hundredths feet, North sixty-one degrees and three min-

utes West one hundred and seventy-five and sixty-seven one-hundredths

feet; Merthwesterly by a line curving toward the West with a radius of

two hundred and ninety-three and ninety-three one-hundredths feet and

thirty seconds West two hundred and twenty-two and twenty one-hundredths

a chord which bears North eighty-three degrees, fifteen minutes and

feet the distance of two hundred and twenty-seven and eighty-six one-

hundredths feet and South seventy-four degrees and thirty-two minutes

West one hundred and fifty-five and thirty-eight one-hundredths feet,

westerly by a line curving toward the South with a radius of four hun-

which bears South fifty-seven degrees, twenty minutes and thirty seconds

West two hundred and sixty-seven and sixty-six one-hundredths feet the

distance of two hundred and seventy-one and seventy-one one-hundred tha

feet; South forty degrees and nine minutes West one hundred and fifty-

six and seventy-eight one-hundredths feet; Southwesterly by a line curving toward the South with a radius of four hundred and seventy-two and ninety-six one-hundredths feet and a chord which bears South

dred and fifty-two and seventy-eight one-hundredths feet and a chord

thence the eight following courses and distances, to wit: South-

thirty seconds Best three hundred and twenty and forty-eight one-

hundredths feet the distance of three hundred and twenty-one and

and minety-five one-hundredths feet the distance of one hundred and

degrees and thirty minutes meat eighty-nine and ninety-two one-hundredths

MICROFILMED

1971-1094

.....

14-152 RX

Zoning Commissioner of Baltimore County

HARRY O. JAVINS

J. HOWARD BUTTON

SANUEL A. THOMPSO

GEORGE E. WIMMER

Page

ESTABLISHED 1849

S. J. MARTENET & CO. SURVEYORS AND CIVIL ENGINEERS 9 E. LEXINGTON STREET BALTIMORE, MD. 21202

SEPTIMUS P. TUSTIN WILLIAM O. ATWOOD GEORGE E. WINNER

#64-152

Wester All that parcel of land situate in the | Second FLOO- APEA tion District of Baltimore County, State of Maryland, and described as follows: BR

BEGINNING for the same at a point in the second line of parcel of land thirdly described in a deed from William Schwarz and wife and Nicholas M. Smith and wife to Walbrook, Gwynn Oak and Fowhatan Railroad Company, dated September 22, 1894 and recorded among the Land Records of Baltimore County in Liber L.M.B. No. 207 folio 267, etc., at a point distant twenty feet northerly, measured at right angles, from the center between the tracks of the Baltimore Transit Company as formerly constructed and running thence binding reversely on part of said second line, as now surveyed, North eighteen degrees, forty-seven minutes and thirty seconds West thirty-three and twenty-seven one-hundredths feet to the end of the first line of said third parcel; thence binding reversely on said first line North seventy-one degrees, twelve minutes and thirty seconds East two hundred and forty-two feet to an iron pipe set where a stone formerly stood at the beginning of said third parcel and the beginning of the land described in a deed from Micholas M. Smith and wife and William Schwarz and wife to The Walbrook, Coyna Oak and Powhatan Railroad Company of Baltimore City, dated December 11, 1894 and recorded among the said Land Records in Liber L.M.B. No. 208 folio 318; thence running with and binding on the outlines of the land described in said last montioned doed the three following courses and distances, to wit: North twenty-four degrees, fifty-seven minutes and thirty seconds East twenty-three hundred and forty-nine and seventy-seven one-hundredths feet to a granite stone heretefore set at the Southeast side of a

ESTABLISHED 1849 S. J. MARTENET & CO. SURVEYORS AND CIVIL ENGINEERS 9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

SEPTIMUS P. TUSTIN WILLIAM O. ATWOOD GEORGE E. WINNE #164-152RX

First & Third Elec. Dist. Balto. Co.

stone wall; South seventy-three degrees three minutes and fifty seconds a marble stone herotofore set and South eighty-three degrees, thirty-fifth East two hundred and twenty and thirty-eight one-hundredths feet to four minutes and fifty seconds East six hundred and twenty-seven feet to the Southwest side of Gwynndele Avenue, fifty feet wide; thence binding on the Southwest side of Gayandale Avenue South thirty-two degrees, thirty minutes and thirty seconds East nine hundred and ninety-one and sixty-five one-hundredths feet and South twenty-three degrees and forty-five minutes East six hundred and sixty and eighty one-hundredths feet to the beginning of the parcel of land secondly described in a deed from The United Railways and Electric Company of Baltimore, et.al., to Ephrian Macht, dated May 26, 1925, and recorded among said Land Records in Liber W.P.C. No. 613 folio 247; thence running with and binding on the first and part of the second lines of said second parcel South fifty-seven degrees, seventeen minutes and twenty seconds West one hundred and fifty feet and South cleven degrees and fifteen minutes West two hundred and sixty-mine and eighty-eight one-hundredths feet to the northernmost side of Gaynn Oak Avenue as constructed by the State Roads Commission; thence binding on said side of Guynn Oak Avenue, as so constructed, the eight following courses and distances, to wit: North eighty-four degrees and forty-seven minutes West one hundred and twenty-nine and thirty-eight one-hundredths feet; North thirty-three degrees and eleven minutes West one hundred and twenty and sixteen one-hundredths feet; Northwesterly by a line curving toward the West with a radius of seven hundred and six feet and a chord which bears North forty degrees, twenty minutes and thirty seconds West one hundred and seventy-five

HOWARD C. SUTTON 1904-1916
ROBERT B. SUTTON 1944
HOWARD D. TUSTIN. JR. 1945
RICHARD P. TUSTIN 1945

Piret & Third Elec. Dist., Balto. Co.

ESTABLISHED 1849 S. J. MARTENET & CO. SURVEYORS AND CIVIL ENGINEERS

9 E. LEXINGTON STREET BALTIMORE, MD. 21202

SEPTIMUS P. TUSTIN 1070-1011 WILLIAM O. ATWOOD SAMUEL A. THOMPSON 050005 F W. WW.

Page 4 #64-15310

pren

hundred and twenty-two and thirty-one one-hundredths feet the dig-SE1.2-8 tance of one hundred and twenty-two and sixty-five one-hundredths P.R feet; South twenty-five degrees, seventeen minutes and thirty seconds 3/15/64 West fifty-one and forty-nine one-hundredths feet; Southwesterly by a line curving toward the West with a radius of four hundred and thirty-three and fifty-six one-hundredths feet and a chord which bears South forty-four degrees, six minutes and fifteen seconds West two hundred and seventy-nine and sixty-two one-hundredths feet the distance of two hundred and eight-four and seventy-one one-hundredths feet; South sixty-two degrees and fifty-five minutes West six hundred and thirty-two and fifty-two one-hundredths feet; Southwesterly by a line curving toward the West with a radius of two hundred and seven and ninety-two one-hundredths feet and a chord which bears South eighty-two degrees and nine minutes West one hundred and thirty-six and minety-eight one-hundredths feet the distance of one hundred and thirty-nine and fifty-nine one-hundredths feet and North seventyeight degrees and thirty-seven minutes West one hundred and minotynine and ninety-six one-hundredths feet to the place of beginning.

Containing sixty-three and seventy-five one-hundredths acros of land, more or loss.

The courses are referred to the Magnetic Meridian of the survey of Gwynn Oak Avenue, dated October 6, 1905 and recorded among the Land Records of Baltimore County in Plat Book No. 2, folio 180.

Lochard Tustin

PHONE BELMONT CALL

HENRY J. KNOTT

Contracto 2 W. UNIVERSITY PARKWAY BALTIMORE 18, MD.

July 24, 1964

31 KA W

Mr. John G. Rose Zoning Con

Dear Mr. Rose

I appeal your Zoning Order 64-152, Arthur Price et al, side of Owynndale and north side of Owynn Oak Ave..

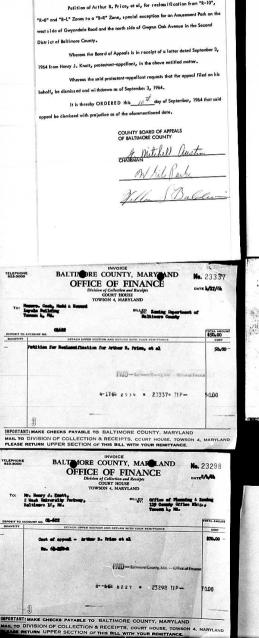
I enclose herewith check to Baltimore County in the amount of \$70.00 as it is my understanding that this will pay the cost of appealing your zoning order to the Zoning Appeal Board. If this small is not proper will you please notify me by return mail so that I amy make it so.



RE: PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFICATION
from "R-10", "R-6" and "8-1". Zons
to "8-8" Zons, SPECIAL
EXCEPTION for an Amus ement
Park, W/S Gwynnadole Road &
N/S Gwynn Ook Avenue,
2nd District
Arthur B. Price, et al, COUNTY BOARD OF APPEALS BALTIMORE COUNT No. 64-152-R ORDER OF DISMISSAL Petition of Arthur B. Price, et al, for reclassification from "R-10", "R-6" and "B-L" Zones to a "B-R" Zone, special exception for an Amusement Park on the west side of Gwynndale Road and the north side of Gwynn Ook 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 CHARMAN Mitchell austra BALTIN DRE COUNTY, MARY AND TELEPHONE No. 23337 OFFICE OF FINANCE DATE 1/27/64 Dirision of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND middention for tribur R. Prime, et al PAID-to ame Cong Mr. Course Fac 4-1764 2534 . 23337: TIP-\$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. BALTMORE COUNTY, MARCLAND No. 23298 OFFICE OF FINANCE on of Collection and Receipts COST PAID - Saturde Courty, Mrs. - Other of P. 6--66 6227 . 23298 HP-1000

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

TELEPHONE



#64-152R BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING WESTERN TOMBON L. MARYLAND SE (, 2-B 13 12 164 The Zoning Advisory Committee has reviewed the subject petition and makes the following comments: OFFICE OF FLAREIN & ZORING: That portion of the property which lice on the north and northwest side of the stress should be omitted from the reclassification or the proposed use such as buildings, parking, assessment rides, should be indicated become REMAN OF INCIDENTIFY 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 entrances from Capundale Avenue should be indicated on the plane. No comments from the following departments; State Roads Commission, Health, Industrial Commission, Traffis, Board of Education, Raildings Department. Yours very truly. cot Albert Quinby-Office of Planning - Zoning-George Reier-Land Development James E. Dyer Chief of Permit and Petition 64-152-RX 6. CERTIFICATE OF POSTERO TRANSF OF BALTIMORE COUNT tin from R. 6, R-10 i BL To BRO Spec Lycupt BATHER PRICE, STAL LOCATION OF PROPERTY N/2 GWYNN DAKE Rd & N/2 GWYNN DAK AUS. LOTTION OF SEAL N DEAD END VIRGINIA STON W SIDE GWYNN DALE ROL IEA: MIS GHYANDALE BOL GOL'S OF VIRGINIA ST. LEA GHYAN DAK AVE AT INTERSECTION WITH EAST DRIVEWAY ENTRANCE TO PARK. Data of return July 2 1964. CONTRACTOR OF THE PROPERTY OF THE PROPERTY OF

64-152 R CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Meryland Posted for Millaga freakring from R-10, 8 6 \$ BL To BD.

PHULIPPER ARTHUR B. PRICE ST. R. Location of property. H 13. GWYN DAIR Rd. 6. N/S. GWYNN DAK AND AUG. Location of Signar D. N/S. G. N. YN RAK. AVE. AT. INTERSESTION . WITH DRIVEWAY TO MAIN ENTRANCE. 3 N DEAD END OF BARRE DR. WIS GWYNOAK AVE 3 DEAD END VIRGINA ST ON WIS GUYNOALE Rd. -

4 516NS

Date of return May 14 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. May 15, 196h

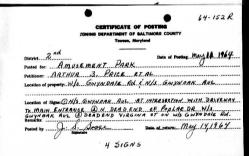
FROM Mr. George E. Gavrelis, Acting Director

SURJECT #50-15-00 Special Exception for Amusement Fark, B-10, B-0, and B-1 to B-2 Zoning, West side of Owymodale Road and the North side of Owym Oak Road, Being property of Arthur B. Price, David Frice, James Frice and Mary 2nd District

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

The staff of the Office of Flanning and Zoming has reviewed the subject petition for reclassification from R-10, R-6, and B-L to B-R soning together with Special Exception for an Amsonent Park. It has the following advisory comments to make with respect to partient planning factors:

- 1. Examination of config records affecting the subject property indicates that it moves had been somed for conservial purposes. The Aussemont Fark was created long before config case into effect in the County and remained as a nonconforming use with the institution of soning control, the County of the Coun
- 2. If the reclassification is to be granted, the Hamming staff believes that proper consideration as yet has not been given to providing the necessary suffering and transition between the convarial area and adjoining residentially-send properties. The Hamming staff would unconstrought that no reclassification between System and Property Hamming the Property Hamming the Property Hamming Table and the northerly property line. Similarly, residential buffers should be retained about the Open Cak versue for catage between the ventrally property line and the westerly property line and the westerly and of the "Hime coaster. A residential buffer ought also to be reclaimed according to the coaster."
- If granted, the Special Exception should be conditioned upon approval of site plans with the necessary provisions for screening, access, and parkin arrangements. Such approval would be given by the Office of Planning and Zoning, the Traffic Engineering Diriston, and by the Bureau of Engineering



823-3000	BAL MORE COUNTY, MA YLAND	No. 2309
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE	DATE 7/25/64
To:	TOWSON 4, MARYLAND Houses, Good, Band and Housed SILES Loyala Bellding Tomon, Min. 220h Baltimore County	er .
	SCOUNT NO. 02-682	TOTAL AMO
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Arethur Price, et al	359.50
	Advertising and posting of preparty for Aruthur Price, et al #66-152-FZ	359-50
	66-152-vz	
	PAID—betwee Goody Mix.—Chine all	-1

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement wa published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., Executions

appearing on the ____ 26th __day of _____ June

THE JEFFERSONIAN G. Leanh Structur

Cost of Advertisement \$

OCATION: West side of Owyne

CERTIFICATE OF POSTING ONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District 2nd

District 100 Kulass fication from R. 6, R-10 & B.L. To B.K. D. Spec. Except Petitioner ARTHUR PRICE, CTAL Location of property: H/2 GWYNN DAIE Rd & N/S GWYNN DAK AUS

Location of Signs: W DEAD END VIRGINIA STON W SIDE GWYNNDAL ROL IEA- W. S. GNYANDALE RA. 500'S OF WRONNIA ST. IEA- GWYNN DAK ÂVL AT INTERSECTION WITH EAST DRIVEWAY ENTRANCE TO PARK. S Bosse Date of return July 2 1964

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COLING

Towson, Maryland

District 2nd Posted for: Appeal Petitioner: ... Arthur B. Price, et al ... Location of property #/S. Swynndal a. Sd. & N/S Gwynn. Oak Avenue.

Location of Signs. M/S. Cowynn Oak at East Drive Entrance (1) ...

M/S Cwynodale Rd. Son: S. Virginia Ave.

DECLASSIFICATION

SON INGS BORN 10. See A distance of two banders and the See A distance of the Se

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THE BALTIMORE OUNTIAN

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OFFICE OF ORIGINAL
THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

May 18.

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 Work successive wooks before the 18th day of

the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Moyan Editor and Manager Cm

