64.210-X

CERTIFICATE OF POSTING TOWING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting July 2 1964 District 87H Special Exception See attached Philip Kraus while Location of property Sw/tor Beaver Sam & Showan Role

Levation of Signs (5/5 Shawan Rd 150' W Beaver Man Rd 3.55 Beaver Dave let 20' 5 Marion let 3 9/5 Charge Clam Ret. At sorbisseer of the graph Redge lodge D Me on of Day will let it only made held to be sort the contract of t

BALTIM-RE COUNTY, MARYI ND OFFICE OF FINANCE Dirition of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

DATE 6/16/64

TELEPHONE 823-3000

DILLED

\$50.60° etition for Special Exception for Philip Eraus, et al En.m 0.00

JOSEPH D. THOMPSON, P.E.AL.S.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

COURT HOUSE TOWSON 4, MARYLAND

mertising and posting of property for Philip Kraus, et al

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.

BY Zoning Department

1-2064 6144 0 25207 HP- 17450

Powerton & Mueller

461-270-7

No. 25207

\$174.50

17h-50

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON - 4 - MARYLAND - VAILey 3 - 8820

OREGON RECREATION AREA PAPCELS TO BE EXCLUDED

BEGINNING for the first in the bed of Shawan Road at a point in line with the easternmos side of Cuba Road, said point being at the end of the seventeenth or South 87 degrees 56 minutes West 829.9 foot line of that tract of land which by deed dated July 2,1936 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 975, folio 551, etc. was conveyed by Safe Deposit and Trust Company to Harriett C. Kraus, et al and running thence is said beginning and binding on the easternmost side of Cuba Road and on the 18th and 19th lines of said deed the two following courses and distances North 19 degrees 04 minutes West 297.00 feet and North 37 degrees 04 minutes West 585.70 feet thence leaving said Cuba Road and binding on he 20th and part of the 21st lines of said deed the two following courses and distances North 67 degrees 30 minutes West 760.90 feet and South 28 degrees 18 minutes West 1200 feet more or less to the center of said Shawan Road, thence leaving said 21st line and binding on or near the center of said road easterly 1660 feet more or less to the place of beginning.

PARCEL NO. 1

C ONTAING 25.50 acres of land more or less.

BEGINNING for the second at a point in the bed of Shawan Road at the beginning of that tract of land which by deed dated July 2,1936 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 975 folio 551 etc. was conveyed by Safe Deposit and any to Harriett C. Kraus , et al, thence leaving said road and binding on the first and part of the second lines of said deed the two following courses and distances South 24 deinutes East 3207.1 feet and South 78 degrees 44 minutes East 480 feet more or less to a point in line with the projection southwesterly of the 21st or South 26 degrees 18 minutes

64-210X

HALTERONE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOTAL ON A MARCHAND

se(.2-D

Failin f. Araus et.al. Sp. Mr. for Author Macros-SUBJECT: then Jubs & Peland Radiiti Location; Sylver Jean A Susann Dis. 2/14/6 Towners, ar land

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

STRICK OF PLAY 170 4 ZO 170:

This office questions the adequacy of the access to this site, five potitioner a cult furnism information at the maring indicating that all conditions of meetic 502.1 will be mat.

This lepart ent is in the process of reviewing the revised planning and will sub-ut decreases if recovery at a later date.

a Line burner In

subject to to approval of the Health Department regulations recarding sub-ning and country and relating facilities. Also subject to approval of vator schape facilities.

The fellowing members out to communit to take

noises en soits it days a transpleyaba

Yours very truly.

LOSEPH D. THOMPSON, P.E.AL.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BEILDING . 200 EAST JOPPA ROAD TOWSON · 4 · MARYLAND · VAlley 3 · 88 20

West 2174.3 foot line of said deed thence leaving said second line and binding on said line so projected reversely North 28 degrees 1s minutes Fast 2270 feet more or less to the end of sold 21st line thence binding on the 22nd line of said deed North 72 degrees 40 minutes. West 2930.00 feet to the place of beginning.

CONTAINING 94 acres of land more or less.

BEING part of that tract of land referred to in Agreement of Lease dated June 28,1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4204, folio 452 etc. by and between Philip K. Kraus, et al to American Conservation Trustees, Inc.



8-4-64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

\$64-210X MAPV

TO Mr. John G. Roses Zoning Commissioner Date July 10, 1965 SEC. 2-D FROM Mr. George E. Gavrelis, Director

County SURBECT. #50-210-X. Special Exception under sub-section 200.15 of the maintenance of country department of the section 200.15 of the maintenance of the section 200.15 of the section

a theatre;
an lee skating rink and accessory building;
3) ski runs, including chairlift;
an aresort lodge and restaurant;
tends courts;
an archery range;

Southwest corner of Beaver Dan and Shawan Reads. Being property of Philip K, Vera S. Kraus, Jeannette C. Foster, E. Levering Foster, William F. Krutz and American Trustees, Inc.

8th District

Wednesday, July 22, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exceptions as stipulated. It has the following advisory comments to make with respect to pertinent planning factors:

- From a planning viewpoint, the staff absolutely is in accord with the concept of land usages proposed in this petition. Within the context of residential coming, a use or series of uses is being proposed here which will retain ementially the present physical character of the proporty as well as its
- The planning staff would question the adequacy of access to the subject property. It suggests that the potitioner be well prepared to show that the proposed uses will not cause traffic congestion or heard.
- 3. The staff would question also the fine details of certain aspects of the The staff would question also the fire details of certain aspects of the salte plan with respect to parking and intensity of once of the usages on the site - particularly the cabin area. It say to that no improved usages should occur along the ryk Hill sand frendage. Great care should be taken the subject property.

GEG:bns

In the Matter of Petition S/W Cor. Beaver Dam and Shawan Roads, 8th Dist., Philip K. Kreus, et al.

Zoning on June 1, 1966.

DAT

BEFORE ZONING COMMISSIONER

> BALTIMORE COUNTY No. 65-25-X

On August 19, 1964, the Loning Commissioner of Baltimore

southwest corner of Beaver Dam and Shawan Roads. Item No. 6, in the Order, concerned Tennis Courts and sub-paragraph A thereunder required approval of the Director of the Office of Planning and Zoning of the Tennis Court Plans Plans have been submitted, inspected and approved by the Office of Planning and

The Tennis Court Plans will be attached aforementioed Order and made a part thereof this St

Harm 19/20/6

BEFORE ZONING COMMISSIONER

BALTIMORE COUNTY

#65.JCX

DRDER

Pursuant to an Order by the Zoning Commissioner for Baltimore County, dated the 19th day of August 1964, a public hearing on the Petition filed in the above centioned matter was held on January 24, 1966. testimony was taken and arguments of counsel and other interested parties

Whereupon, it is this 22 2 day of March 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the notition for Special Exception for the facilities bereinafter enumerated be and it is hereby granted, from and after the date of this Orders

- An Open Ice Skating Rick, with a compressor and equip-ment house, under the following conditions:
- 2. The architecture of the rick and its facilities shall be in conformity with that of the Ski Lodge.
- A sun shade, of established commercial quality, may be erected over the entire skating rink; and
- A systable wind breaker, which may from time to time be put up or taken down, may be erected.

With respect to lighting and music for the Open Ice Skating Rink and Ski Slope area of the subject property, it is DROERED:

ing facilities are completed, and that plans for such parking and for the Museum shall be subject to approval by the Director of the Department of Planning and Zoning, and, when approved, shall become a part of this Order as "Exhibit D".

- 5. A Riding Stable, to be located at the barn site situate on the westerly side of Kurtz Lane, approximately 500 feet south of Shawan Road, provided that (a) such Riding Stable shall not be open to the public until parking facilities are completed: (b) provision shall be made for stabling no more than twenty (20) horses; and (c) riding conducted therefrom will be limited to the tract either owned or leased by American Conservation Trustees,
- 6. Tennis Courts, provided that (a) plans showing the location of such courts, and the area or areas in which they are to be constructed, shall be subject to approval by the Director of the Department of Planning and Zoning, and, when approved, shall become a part of this Order as 'Txhibit E"; and (b) such Tennis Courts shall not be illuminated for after dark use.
- 7. An Archery Range, provided that (a) the location and operation of such range shall be subject to approval, as to safety, by the Baltimore County Police Bureau and a recognized professional archery expert; and (b) such Archery Range shall not he illuminated for after dark use.

ORDERED that the facilities hereinafter enumerated are not covered by this Order, and that decision on the part of the Petitior filed in this case concerned with such facilities is reserved for further consideration at a hearing to be held at

- That my additional lighting shall be erected for the hereinabove referred to Open Icc Skating Rink.
- when the ski runs are in operation, the major lights on such small be turned off at 11:00 p.m.
- An auxiliary lighting system shall be installed and used in connection with the snow making machines after used in connection li:00 p.m.
- Music may be broadcast to the area of the 0,en Ice Skating Rink, as long as it cannot be heard off the
- No music shall be broadcast from the ski lift or from the sides of the Ski Lodge.

The site plan for the development of said property is subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

11100 42-1

SEI.J.D 1. A Resort Lodge, and cottages to be operated in connec . 1 tion with such lodge.

OPP

- 2. A Skating Rink.
- 3. A Theatre.
- 4. A Cultural Center, to be located adjacent to Ivy Hill Road, which will include approximately twelve acres devoted to gardens, natural woodlands, an arboretum, and buildings for art and other exhibits.
- 5. Illumination of the Golf Course (nine hole, par 3) for
- 6. Sale of merchandise of any kind or description at the Museum.

ZONTING COMMISSIONER

It is this day of February, 1966, by the Zoning Commissioner of Baltimore County, 000ERED that the aforesale special exception granted on August 19, 1964, be and the same is satended for a cerood of three (3) years beginning August 19, 1966 and ending August This is the final extension under Section 502.3.

Zoning Commissioner of Baltimore County

IN THE MATTER OF THE

#65.25 A . BEFORE THE ZONING COMMISSIONER

PETITION OF FOR BALTIMORE COUNTY

File #65-25-X 0 P PHILIP K. KRAUS, et. al., SEL 2.D

Petitioners.

........

ORDER

Pursuant to the advertisement and posting of the property, a public hearing on the Petition filed in the above captioned matter was held on July 30, 1964, and testimony at such hearing, arguments of counsel and other interested parties having been heard and considered, it is this 19th day of August, 1964, by the Zoning Commissioner for Baltimore County:

ORDERED that the Potition for a Special Exception for the facilities hereinafter enumerated he and the same is hereby granted, from and after the date of this Order:

1. A Golf Course (nine hole, par 3), practice area, and putting green, provided that (a) plans showing the location of such facilities shall be subject to approval by the Director of the Department of Planning and Zoning, and, when approved, shall become part of this Order as "Exhibit A", subject to the following public use condition - That tickets cannot be sold separately for either the practice area or the practice putting green, but single combination tickets must be sold for the use of such facilities, which combination tickets are to be sold specifically for the purpose of entitling the holder to use either the nine hole, par 3 Gulf Course or the eighteen hole regulation Golf Course (to which reference is hereinafter made) and such

PETITION FOR ZONING RE-CLASSIFICATION ENTITION ning #8 AND/OR SPECIAL EXCEPTION SEI

65.3

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Philip K. Kraus, Vera S. Kraus, Jeanget Jeangette C. Foster E. Levering

Tow W. Poster. William F. Kartz & Arteria Conservation Transcess. Inc.;

County and which is described in the description and plat stacked nervel ard made a part heroft. If a f. a hereby petition x14xkstocks xankagexatos of the knockeduscobelesses to be received

CONTOCONOCIO CONTOCONO CONTOCONO COMENZAMBINA CONTOCONO CONTOCONO

under sub-rection 200.15 of the Baltimore County Zoning Regulations for a unear num-certion cours of the distincte county coming legitations for a 'Colf course, country club or other outdoor recreation clubs; also quasi-public camp, including day camps," including the following accessory users (a) a cultural center which will include approximately 12 acres de sted to gardens and natural woodland and an arboretum, and buildings for art and other exhibits; (b) a museum; (c) a riding stable; (d) a theatre; (e) an ice skating rink and accessory building; (f) a resort lodge and restaurant (g) tennis courts; and (i) an archery range; (j) ski runs, including chair-lift; and (k) swimming pools; and steel observation tower.

See attached description

cands (Defense Special Special Special continues under the send Zouing Specially and Sening : Regulations of Abditions

operty is to be posted and advertised as prescribed by Zoning Regulations L 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

JE Fryette St. C leg-1841

Philip K Krand Vern S. Kraus Jeannette C. Foster banksmin E. Levering Foster Killian J XIVS,

po Petetine Des Just Renneth C. Proctor Address Campbell Building Towson, Maryland 21204

P. M

ORDERED By The Zoning Commissioner of Baltimor

763

William F. Kurtz AMERICAN CONSERVATION TRUSTEES, INC. By Copylorucy OWNEDS c/o generath C Broctor Towson, Md. 21204

, 196_4, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zonlag Commissioner of Raltimore County in Room 196, County Office Building in Towson, Baltimore JUN 16264 Tay of July 1961 at \$200 o'clock County, on the

Zoring Commissioner of Baltimore County

practice facilities; (b) such facilities shall not be illuminated for after dark use; and (c) such facilities shall not be equipped with light poles and conduits for wiring, it being understood that so far as conditions (b) and (c) are concerned this Order is not final but merely interim pending further hearing to which reference is hereinafter made.

- 2. A Golf Course (eighteen hole regulation size), provided, however, that (a) plans showing, on the now existing Baltimore County Photogrammetric Map, the location of the holes, fairways, rough, tees, greens, and other appurtenances shall be subject to approval by the Director of the Department of Planning and Zoning. and, when approved, shall become a part of this Order as "Exhibit B": (b) any contract for the construction of this facility shall require the contractor to coordinate the work with the Soil Conservation Unit of the U. S. Department of Agriculture in the matter of erosion and flood control; (c) such facility shall not be illuminated for after dark use; and (d) such facility shall not be equipped with light poles and conduits for wiring.
- 3. A Swimming Pool (not to exceed what is known as an Olympic Pool in size) to be located adjacent to the site of the proposed Resort Lodge, provided, however, that plans showing the location and ize of such facility shall be subject to approval by the Director of the Department of Planning and Zoning, and, when approved, shall become a part of this Order as "Exhibit C".
- 4. A Museum, consisting of antiques, artifacts, relics of the Civil War Period, and a replica of a country store of such period, to be located in the existing building situate at the southwest corner of Beaver Dam and Shawan Roads, provided, however, that such Museum will not be open to the public until park-

PETITION FOR A VARIANCE

PETITION FOR A VARIANCE
sh DISTRICT

ZONING: Petition for a Special Exception under sub-section 200,15 of the Baltimore
County Zening Regulations for a 'Coil Course, country chin
or other outdoor country chin
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(c) a riding stable; (c) a riding
(c) a ri

and in the signth District of Baltimore County.

BECINNING for the same in the bed of Shawan Road at a point in line with the Eastern most side of Cuba Road, Sad point being at a sevenerable of Cuba Road, Sad point being at South 87 degrees 50 that tract of land which by deed dated July 2, 1936 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 975, folio 551 etc. was conveyed by Safe Deposit and Trust Company to Harriett C. Krauf, et al and running thence from stall-free county in the second of Baltimore County in Liber C.W.B. Jr. No. 975, folio 551 etc. was conveyed by Safe Deposit and Trust Company to Harriett C. Krauf, et al and running thence from stall-free county in the second stall property of the second second stall property of the second stall proper said second parcel of land reversely the two following courses and distances South 1 decree 23 minutes West Level 24 center 24 center 25 center 25 center 26 center 26 center 26 center 26 center 26 center 27 center 28 center 28

third line of the itratyoescribed deed, thence binding on the third, fourth, and part of the fifth lines of said firstly described deed the three following courses and dis-

comb 55 degrees 44 miledate 2 90.30 feet, North \$20
and North \$4 degrees 34 minutes
East 63.00 Get more or less
to the center of Beaver Dam
Road and to the end of the second
line of that tract of land which
by deed dated Jely 12th, 10th
and recorded among the June
Road and to the end of the second
line of that tract of land which
gold and the land line of the County in
Liber CL and socrete by John
Coyle and wile to John Coyle,
Jr. and wife thence binding on
the center of said Beaver Dam
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less thence still binding one
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sold on the center of said fleaver Dam
Road and on said lastly describedescend line reversely Northwesterly 1000.00 feet more of
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center of said locate, eighth and
and on on said lastly described
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west 305.00 feet, North 40 degrees 06 minutes West 395.00 feet
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and to the center of said Beaver
south and fifteenth lines of said
sold said south lines and lines of the
firstly descreted deed the six
following courses and distances
North 22 degrees 05 minutes
West 105.50 feet, North 30 degrees
Sommuse Last 395.20 feet hence
leaving the center of said Beaver
porth and fifteenth lines of said road
and the said fif CONTAINING 558 acres of land

American Conservation Trustees, Inc.
Being the property of Philip
K, Rraus, Vera, Kraus, Jeannette
C, Foster, E, Levering Foster,
William F, Kurtz and American
Conservation Trustees, Inc., as
shown on plat plan filed with the
Zoning Department.
BY ORDER OF
JOHN C, ROSS
ZONING COMMISSIONER
OF BALTIMORE COUNTY
July 3

OFFE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

July G. 1904.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, April & Commissioner of Baltimore Coutny

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary successive weeks before

land, once a week for the work day of July, the oth the same was insorted in the issues of

July 3, 1954.

THE BALTIMORE COUNTIAN

By Paul J Morgay ...

19 64 , that is to say

940' + S 163° 400200000 A TENNIS COURT CHI TURNED ON GEAVER DAWN ROAD (PAVED 16.5) S.16° 55' E 1600'± PROPERTY OF AMERICAN CONSERVATION TRUSTEES INC CONTAINING 38.19 Ac. £ 4200' \$ to SHAWAR ROAD > 1050 ± N 640 24'E LOCATION OF TENNIS COURT AT OREGON RIDGE PURSUANT TO PLANS APPROVED

20NING OFFEE DATED AUG. 19, 1964 -

OFFICE OF PLANNING & ZONING

8th ELEC. DIST.

SO 15 18 7[9[12 50 10























