

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 8TH
Posted for: Special Exception - See attached
Petitioner: Philip Kraus et al
Location of property: 301/2 Beaver Dam & Shawan Rd.
Date of Posting: July 2, 1964
Date of return: July 9, 1964
Signed: S. Byrne

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 23036
DATE 6/11/64

TO: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson, Md.
BALDWIN: Zoning Department of Baltimore County

QUANTITY	REMITTANCE TO ACCOUNT FOR	REMITTANCE TO ACCOUNT FOR
1	01-622	50.00
	Petition for Special Exception 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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
DATE 6/20/64
No. 25207

TO: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson, Md. 21204
BALDWIN: Zoning Department of Baltimore County

QUANTITY	REMITTANCE TO ACCOUNT FOR	REMITTANCE TO ACCOUNT FOR
1	01-622	174.50
	Advertising and posting of property for Philip Kraus, et al	

PAID - Baltimore County, Md. - Office of Finance
1-624 01-622 * 25207 1P- 174.50

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 OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

64-210X
MAP # 8
SEC. 2-D
X

Philip K. Kraus et al.
301/2 Beaver Dam & Shawan Rd.
Towson, Md. 21204
SUBJECT: Special Exception for the above property to be used as a cultural center which will include approximately 12 acres devoted to gardens and natural woodland and an observatory and buildings for art and other purposes.

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

This office questions the adequacy of the access to this site. The petitioner's staff further information at the hearing indicating that all conditions of section 51-622 will be met.

This report will be in the process of reviewing the revised planning and will submit comments if necessary at a later date.

Subject to the approval of the Health Department regulations regarding outdoor swimming and bathing facilities, also subject to a special use permit for swimming facilities.

The following comments are in comment to the subject property:

- development of a club facilities development the costs of which are subject to a special use permit for swimming facilities.
- development of a club facilities development the costs of which are subject to a special use permit for swimming facilities.
- development of a club facilities development the costs of which are subject to a special use permit for swimming facilities.

Yours very truly,

James E. Dyer
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John W. Rowe, Special Commissioner
FROM: Mr. George E. Gavell, Director
DATE: July 10, 1964

SUBJECT: 64-210X, Special Exception under sub-section 200.15 of the Baltimore County Zoning Regulations for a "Club Centre", county club or other outdoor recreation club; also quasi-public camp, including day camps, including the following accessory uses:

- a cultural center which will include approximately 12 acres devoted to gardens and natural woodland and an observatory and buildings for art and other purposes;
- a museum;
- a riding stable;
- a theatre;
- an ice skating rink and accessory building;
- a resort lodge and restaurant;
- tennis courts;
- an archery range;
- ski runs, including chairlift;
- swimming pools;
- steel observation tower.

Southeast corner of Beaver Dam and Shawan Roads, being property of Philip K. Kraus, Jeannette C. Foster, B. Levering Foster, William F. Price and American Trustee, Inc.

8th District
Monday, July 22, 1964 (100 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 uses proposed in this petition. Within the context of residential zoning, a use or series of uses is being proposed here which will retain essentially the present physical character of the property as well as its openness.
- The planning staff would question the adequacy of access to the subject property. It suggests that the petitioner be well prepared to show that the proposed uses will not cause traffic congestion or hazard.
- The staff would question also the fine details of certain aspects of the site plan with respect to parking and intensity of some of the uses on the site - particularly the cabin area. It may be that no improved uses should occur along the Dry Hill Road frontage. Great care should be taken to preserve forest station, specimen trees, and natural ground cover on the subject property.

GD:bas

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL 3-8820
ORIGON RECREATION AREA
PARCELS TO BE EXCLUDED
PARCEL NO. 1

BEGINNING for the first in the bed of Shawan Road at a point in line with the easternmost 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 from 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 the 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.

CONTAINING 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 Trust Company 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 degrees 40 minutes 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

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL 3-8820
-2-

West 2174.3 foot line of said deed thence leaving said second line and binding on said line so projected reversely North 28 degrees 18 minutes East 2270 feet more or less to the end of said 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.



JOSEPH D. THOMPSON, P.E. & L.S., NO. 1150

In the Matter of Petition
3/4 Cor. Beaver Dam and Shawan Roads, 8th Dist.,
Philip K. Kraus, et al,
Petitioners
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-25-X

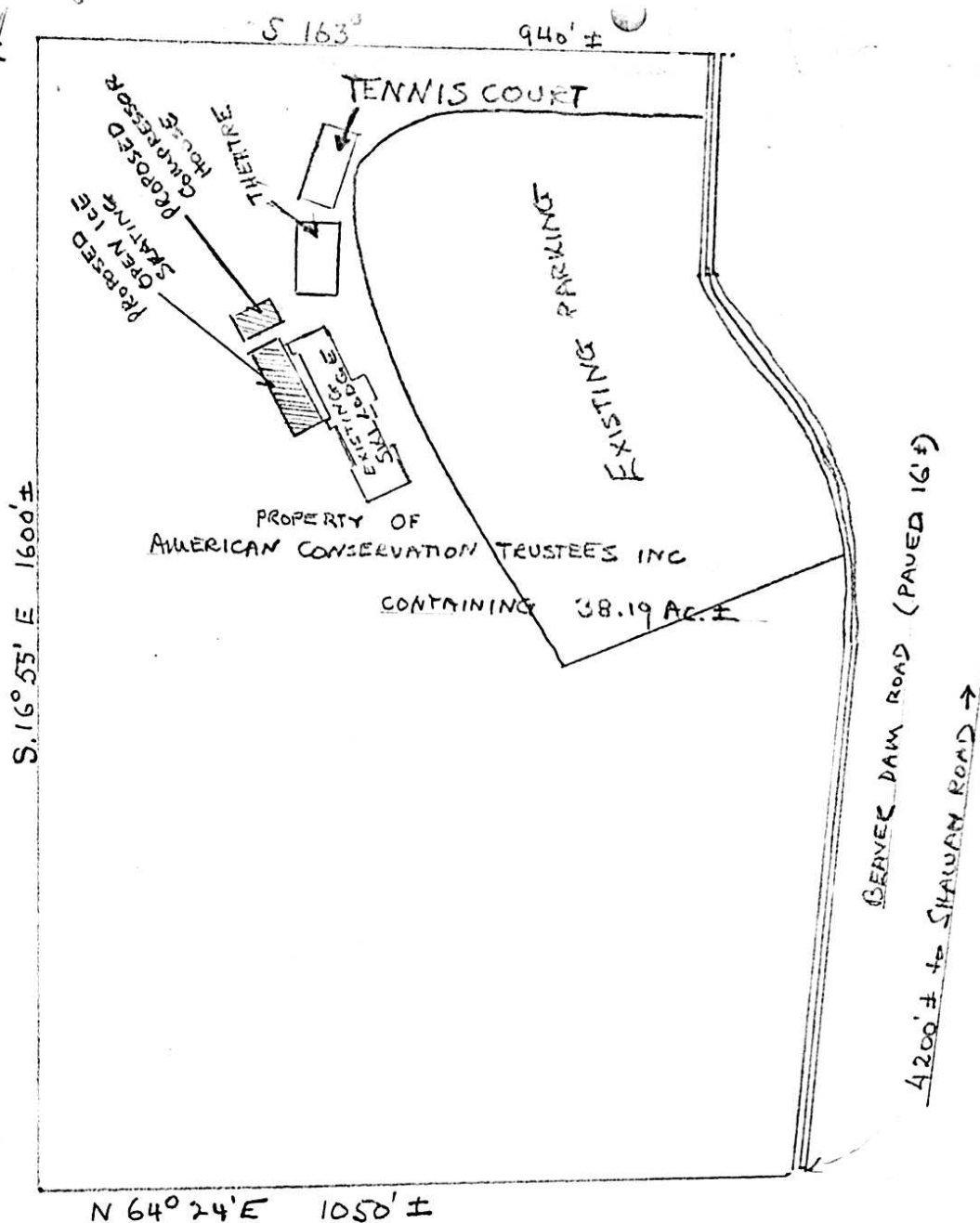
On August 19, 1964, the Zoning Commissioner of Baltimore County granted a special exception for various facilities at the southwest corner of Beaver Dam and Shawan Roads. Item No. 6, in the Order, concerned Tennis Courts and sub-saragraph A thereunder required approval of the Director of the Office of Planning and Zoning of the Tennis Court Plans. Plans have been submitted, inspected and approved by the Office of Planning and Zoning on June 1, 1964.

The Tennis Court Plans will be attached to the aforementioned Order and made a part thereof this 1st day of June, 1964.

John W. Rowe
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 6/1/64
BY J. E. Dyer
ADMINISTRATIVE ASSISTANT

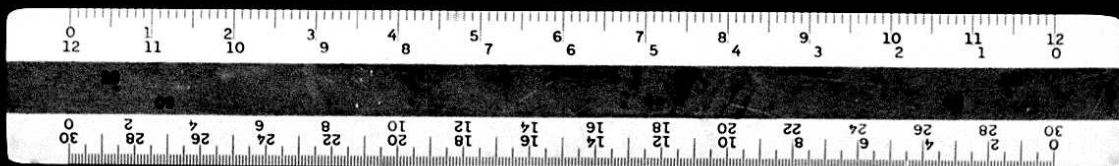
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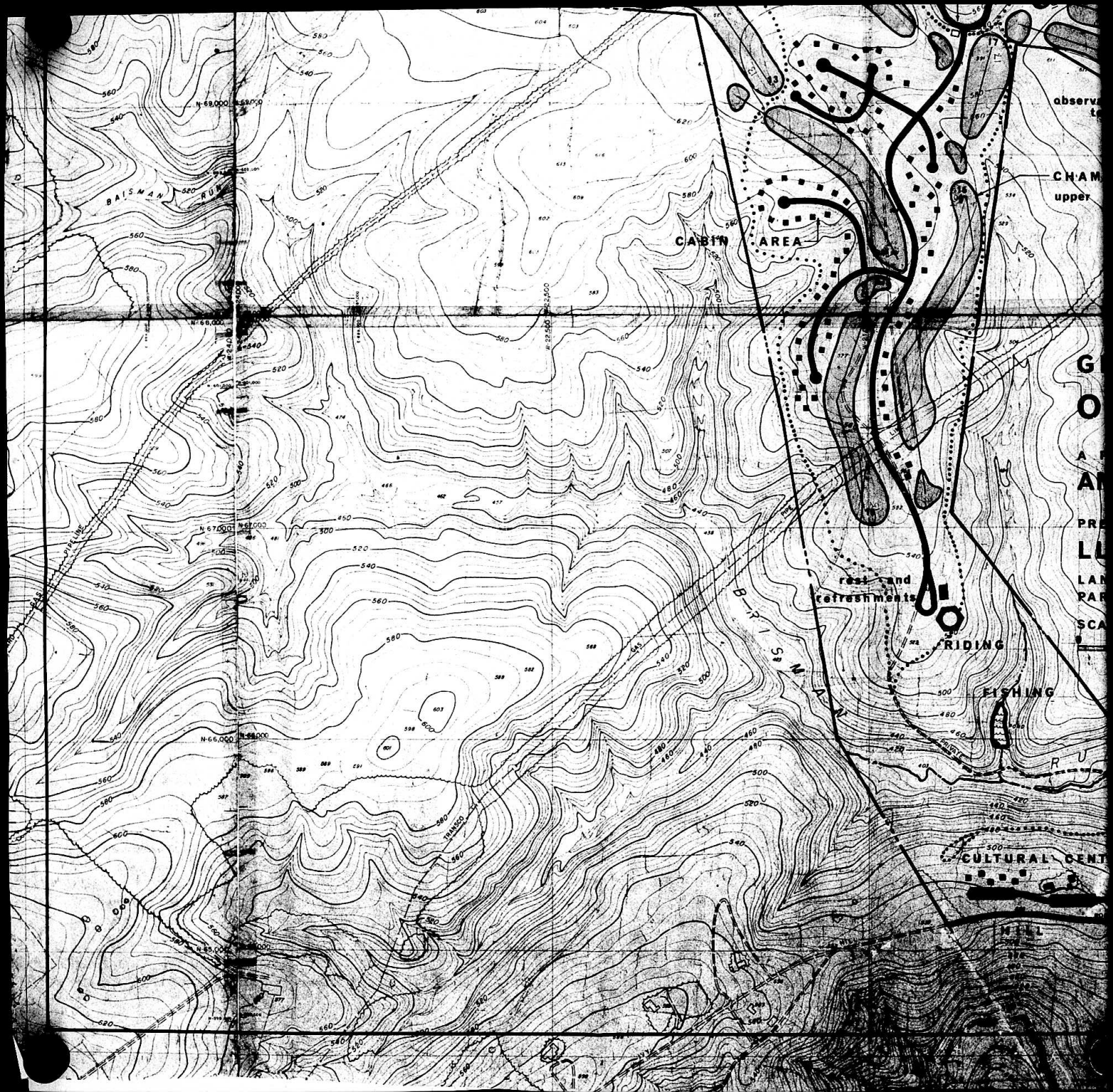


LOCATION OF TENNIS COURT
AT OREGON RIDGE PURSUANT TO
ZONING ORDER DATED AUG. 19, 1964
SCALE 1" = 200'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY AL [Signature]
DATE June 1 1966

8TH ELEC. DIST.





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upper

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CULTURAL CENT

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cabin
observation
tower

CHAMPIONSHIP GOLF COURSE
upper 9 holes

CABIN AREA

GENERAL DEVELOPMENT PLAN OREGON RECREATION AREA

A PROJECT OF
AMERICAN CONSERVATION TRUSTEES, INC.

PREPARED BY
LLOYD ASSOCIATES
LANDSCAPE ARCHITECTS
PARK AND RECREATION CONSULTANTS

SCALE IN FEET
0 200 400 600 800 1000

rest and
refreshments

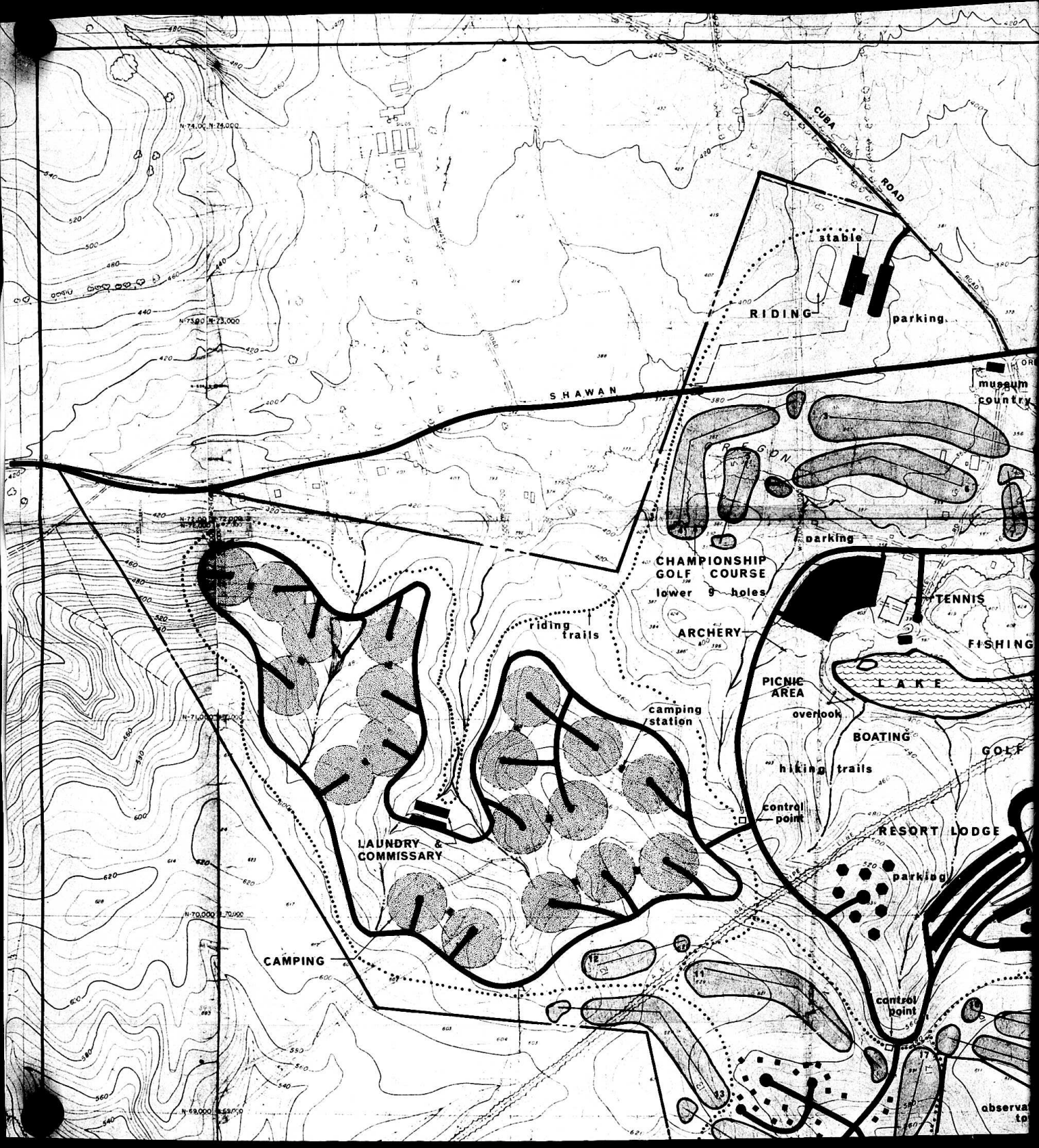
RIDING

FISHING

CULTURAL CENTER

HILL

ROAD







observation
tower

CHAMPIONSHIP GOLF COURSE
upper 9 holes

CASIN AREA

GENERAL DEVELOPMENT PLAN OREGON RECREATION AREA

A PROJECT OF
AMERICAN CONSERVATION TRUSTEES, INC.

PREPARED BY
LLOYD ASSOCIATES
LANDSCAPE ARCHITECTS
PARK AND RECREATION CONSULTANTS

SCALE IN FEET
0 200 400 600 800 1000

rest and
cafeterias

RIDING

FISHING

CULTURAL CENTER

HILL

ROAD





SPECIAL EXCEPTION UNDER 250.15

GOLF COURSE, COUNTRY CLUB, OR OTHER
DAY CAMP, RECREATION CENTER, OR
LOCATED IN LESS THAN FIVE MILES
AND NO BUILDING, PAVING, OR OTHER
OF WATER, MAKING, PAVING, OR OTHER
THROUGH SHALL BE CONSIDERED
ONE FOOT OF ANY RESIDENTIAL WITHIN
LINE.

CONTAINING
558 ACRES

12.40

UNDER 250.00
BY WAY OF COTAGE
ON LINE RUNNING
THROUGH SMALLER
LANDS SHALL BE
IN FIVE SECTIONS
EACH SECTION ON
EAST SIDE OF
COTAGE ROAD
TO BE 100.00
FOOT WIDE
SUBJECT TO THE
ADJUTANT GENERAL'S PROPERTY

ATLANTIC SEABOARD

STILLMAN

PIKE

100.00 E 110.00

100.00 E 110.00

500.00 E 990.00

12.40

500.00 E 100.00

100.00

100.00 E 100.00

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PRESENT ZONING R-40
PROPOSED ZONING -

SPECIAL EXEMPTION UNDER ZONING

TABLE COURSE, DISTANCE, BEARING, OR OTHER
DATA, FOR THE PROPOSED ZONING, INCLUDING
LOCATION, OF THE PROPOSED ZONING, SHALL BE
AND NO BUILDING SHALL BE
OF WATER, MAKING CHART, FOR THE
THEREON, SHALL BE LOCATED WITHIN
40 FEET OF ANY EXISTING PROPERTY
LINE

ATLANTIC SEABOARD

S 10° 44' 00" E 1946.9

S 31° E 2010.0

N 20° 00' E 2250.0

TRAILROAD

S 10° 44' 00" E 1946.9

S 31° E 2010.0

ZONING PLAT OREGON RECREATION AREA A PROJECT OF AMERICAN CONSERVATION TRUSTEES, INC.

ELECTION DISTRICT NO. 8 BALTO. CO. MARYLAND.
SCALE: 1"=200 MAY 12, 1964.

PRESENT ZONING - R-40
PROPOSED ZONING - SEE ABOVE

NOTE:
BEARINGS AND DISTANCES SHOWN HEREON ARE
COMPILED FROM CORDS.



PREPARED BY:
JAMES E. HAMILTON, P.E. & J.C.P.A. 20
TOWSON, MD.