

PETITION FOR SPECIAL EXCEPTION
AND VARIANCE TO THE ZONING
REGULATIONS OF BALTIMORE
COUNTY, MARYLAND
Road, 69th St. of Sonora Road
2nd District
Broadview Realty Co-Petitioner

DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-83-1A

The petitioner requests a Special Exception to the Zoning Regulations to use his property for a Community Recreation Area and also seeks a Variance to Section 206.2.

It appears that by reason of location and the requirements of Section 502.4 of the Baltimore County Zoning Regulations having been met and a showing of practical difficulty, the Variance and Special Exception for a Community Recreation Area, Swimming Pool, Tennis Courts and other activities devoted to community use should be granted, subject, however, to the following restrictions:

- (1) Hours of operation would be from 10:00 a.m. to 8 p.m.
- (2) The area to be used should be properly screened and landscaped.
- (3) No alcoholic beverages are to be permitted on or consumed on the premises.
- (4) The subject Community Recreation Area is to be conducted in accordance with the Baltimore County Health Department regulations.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of October, 1964, that a Special Exception for a Community Recreation Area should be and the same is granted, from and after the date of this order, subject, however, to the restrictions set forth above and subject to approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services. The Variance to permit a Community Recreation Area on 2.236 acres instead of 5 acres and a Variance of side line of area from 60 feet to 10 feet for parking spaces and from 60 feet to 28 feet for Tennis Courts instead of the required 60 feet, should be and the same are granted.

Edward D. Hardy
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, September 4, 1964
FROM: George R. Gavrilis, Director

SUBJECT: 65-83-1A. Special Exception for Community Recreation Area, Swimming Pool, Tennis Courts and other activities devoted to community use; Variance to permit Community Recreation Area, Swimming Pool, Tennis Courts and other activities devoted to community of 2.236 acres instead of 5 acres, to permit side line of area from 60 feet to 10 feet for parking space and from 60 feet to 28 feet Tennis Courts instead of the required 60 feet. Southwest side of Sonora Road, 69 feet South of East of Sonora Road. No property of Broadview Realty Inc.

2nd District

HEARING: Thursday, September 17, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning will offer no comment with respect to the subject petition.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Broadview Realty, Inc. and
Kne we, John K. Ruff, Inc., legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from one to another, and (2) that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from one to another, for the following reasons:

- (1) Variance to permit Community Recreation Area, Swimming Pool, Tennis Courts and other activities devoted to the community on 2.236 acres instead of 5 acres and variance of side line of area from 60 feet to 10 feet for parking space and from 60 feet to 28 feet for Tennis Courts.
- Variance to Section 206.2

See Attached Descriptions

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, Community Recreation Area - Swimming Pool, Tennis Courts, and other activities devoted to community use. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of advertisement and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be and to be bound by the regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Broadview Realty, Inc.

By *John K. Ruff, Inc.* President

By *John K. Ruff, Inc.* Legal Representative

Contract purchaser

Address

Address 2301 Maryland Avenue

Baltimore 18, Maryland

Protestant's Attorney

Address 212 Washington Avenue

Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 14th day of October, 1964, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 17th day of September, 1964, at 1:00 o'clock p.m.

By *John K. Ruff, Inc.*

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 25333

DATE: 9/17/64

TO: Messrs. George R. Gavrilis
212 Washington Ave.
Towson 4, Md.

BILLED TO: Zoning Department of Baltimore County

IMPORT TO ACCOUNT NO. 01-522

DEBIT: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Broadview Realty, Inc.

65-83-1A

PAID - Baltimore County, Md. - Office of Finance

9-2164 6165 • 25333 TIP - \$1.00

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 25266

DATE: 9/27/64

TO: Messrs. George R. Gavrilis
212 Washington Ave.
Towson 4, Md.

BILLED TO: Zoning Department of Baltimore County

IMPORT TO ACCOUNT NO. 01-522

DEBIT: UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception & Variance for Broadview Realty Co.

PAID - Baltimore County, Md. - Office of Finance

9-1864 6165 • 25266 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.

DESCRIPTION

2.236 ACRE PARCEL, RANDALL RIDGE, SECOND

ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: "R-4"

Proposed Zoning: "R-4 with Special Exception"

Beginning for the same at a point on the southwest side of Sonora Road as laid out 50 feet wide and shown on the "Plat One, Section One, Randall Ridge", recorded among the Land Records of Baltimore County in

Plat Book W.J.R. 26, Folio 159, said point of beginning being 49.79 feet as measured southeasterly along said southwest side of Sonora Road from its intersection with the center line of Sonora Road, extended southwesterly,

Sonora Road, being 50 feet wide and shown on said plat, said point of beginning being on the north or S. 28° 43' 30" W., 418.86 feet line of the land described in the deed from Broadview Realty, Inc. to John K. Ruff, Inc.

dated July 10, 1959 and recorded among said Land Records in Liber W.J.R. No. 3616, Folio 513, running thence binding on a part of said north line and also binding on the south and eleven lines of said deed the three following courses and distances, (1) S. 28° 47' 30" W., 402.88 feet, (2)

S. 59° 07' 50" E., 238.75 feet and (3) N. 28° 55' 20" E., 413.25 feet to said southwest side of Sonora Road, thence binding thereon the two following courses and distances, (1) N. 62° 30' 00" W., 123.05 feet and (2)

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 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 or about the 17th day of September, 1964, before the 17th day of September, 1964, the said publication appearing on the 17th day of September, 1964.

THE JEFFERSONIAN

By *John K. Ruff, Inc.* Manager

Cost of Advertisement, \$...

OFFICE OF THE BALTIMORE COUNTIAN

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

David D. Downes, Esq.
Downes & Deitz
212 Washington Avenue
Towson, Maryland
21204

✓ #65-83 XA
WESTERN AREA ✓
SEC. 2-C
XA
9/3/64
Broadview Realty, Inc.
John E. Ruff, Inc., Variance
SUBJECT: Location; S/W side Sunset Rd.
60' S/E of Sonoma Rd.

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

WATER available SEWER available

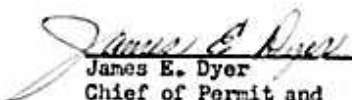
HEALTH DEPARTMENT

Subject to State and County Health Regulations pertaining to swimming pool and concession stands.

The following members had no comment to make:

Office of Planning & Zoning
Redevelopment & Rehabilitation Commission
State Roads Commission
Bureau of Traffic Engineering
Fire Bureau
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Engineering

Yours very truly,


James E. Dyer
Chief of Permit and
Petition Processing

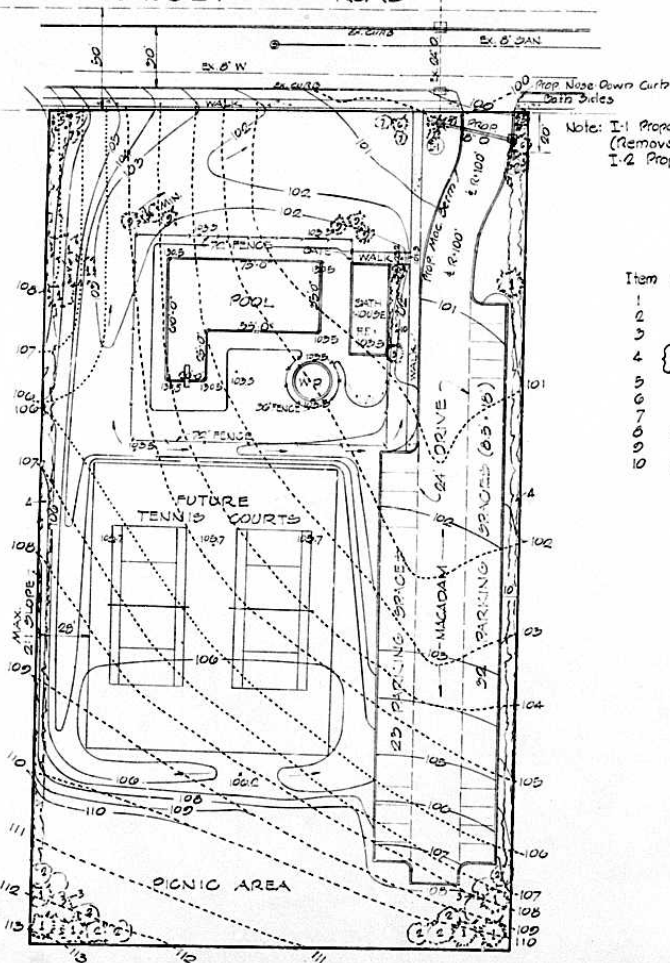
SONARA

ROAD

SECTION I
"RANDALL RIDGE"

SAMOSET ROAD

Note: Hours of operation: 10 AM to 6 PM only.
No alcoholic beverages will be served
on the premises.



Note: I-1 Proposed "E" Grate Inlet
(Remove Exist Headwall)
I-2 Proposed "E" Comb Inlet

Item	Quan.	Size			
1	10	3/4"	Pinus Strobus	White Pine	Evergreen
2	0	1/2"	Foraynia	Golden Bell	Flowering Shrub
3	0	3/4"	Weigelia rosea	Rink Weigelia	Flowering Shrub
4	200	3/4"	Shorea Van Houston	Bride Wreath	Flowering Shrub
5	2	3/4"	Ligustrum oval	California Privet	Hedge
6	2	3/4"	Taxus fastigata	Upright Japanese Yew	Evergreen
7	11	3/4"	Yucca cespitosa	Japanese Yew	Evergreen
8	40	3/4"	Ilex cornuta	Convex Japanese Holly	Evergreen Shrub
9	0	3/4"	Berberis juliana	Evergreen Barberry	Evergreen Shrub
10	12	3/4"	Taxus canadensis	Hemlock	Evergreen Tree
			Ilex reticulata	Japanese Holly	Evergreen Shrub

GRADING PLAN

RANDALL RIDGE SWIMMING POOL

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE 1"=40'

JANUARY 22, 1965
Revised MARCH 2, 1965

~ ENGINEERS ~

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE RD.
TOWSON, MARYLAND 21204

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *J. J. Childs*

DATE: 3/15/65

