

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Leo Goodwin, Jr., legal owner... 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 an Manufacturing Light zone to an SW-2-G zone for the following reasons:

1. Error in the original zoning
2. Change in the neighborhood

And a Variance to erect a second identification sign in addition to existing identification sign advertising G.E.M. (28 Square Feet)

See See Attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Miniature Golf Course.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, Leo Goodwin, Jr., agree to pay expenses of above reclassification 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 County.

Contract purchaser Leo Goodwin, Jr. Legal Owner
Address 5420 Goldsboro Road
Bethesda 4, Maryland

Protestant's Attorney
William L. Jacob Pettit
1st National Bank Building
Address Towson 4, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March, 1965, 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 Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of April, 1965, at 1:00 o'clock P.M.

John G. Rose
Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 14, 1965

FROM: George E. Gavrelly, Director

SUBJECT: Petition #65-301-RXA. "M.L. to B.R., Special Exception for a Miniature Golf Course and a Variance to erect an identification sign in addition to existing identification sign advertising G.E.M. South side Baltimore National Pike. 1906 feet West of Rolling Road. Being the property of Leo Goodwin, Jr."

1st DISTRICT

HEARINGS: Thursday, April 29, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. We recommend that the B. R. zoning requested be granted only if the requested special exception is granted concurrently. B. R. zoning without special-exemption controls could constitute the "entering wedge" for other, further undesirable development along the Baltimore National Pike. As to the specific use applied for, it is better located as proposed, than on a separate site, with separate access.
2. If the petition is granted, it should be conditioned upon the installation of proper lighting (directed away from the road and adjacent property) and ample landscaping. The sign, if permitted, would best be of a design in keeping with the possible future desirable character of the road - rather than along the lines of other signs on the Pike.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of erroneous change in the character of the neighborhood

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for a Miniature Golf Course should be granted. A Variance to erect a second identification sign in addition to the existing identification sign advertising G.E.M. identification sign in addition to the existing identification sign advertising G.E.M. by reason of granting relief to the petitioner without substantial injury to the public health, safety and general welfare should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29 day of April, 1965, that the herein described property or area should be and the same is hereby reclassified, from Manufacturing Light zone to a SW-2-G zone, and a Special Exception for a Miniature Golf Course should be and the same is granted, from and after the date of this order. The Variance to erect a second identification sign in addition to the existing identification sign is hereby granted. The granting of the subject petition is subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of erroneous change in the character of the neighborhood

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Manufacturing Light zone; and/or the Special Exception for Miniature Golf Course be and the same is hereby DENIED.

MICROFILMED

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: April 26, 1965

FROM: Mr. H. B. Staab
Petition #65-301-RXH

SUBJECT: South side, Baltimore National Pike
1906' west of Rolling Road
First Election District

The subject site is located in the middle of parcel 1 - M.L. - 1 of the First Election District Zoning Map, as adopted July, 1959.

The Industrial Development Commission recommends that this site remain M. L. as it is in the center of a 40 acre industrial area that is the only large industrially zoned land on this major highway (U. S. 40).

H. B. Staab
H. B. STAAB, Director
Industrial Development Commission

HBS:cm

RUSSELL M. HERBERT
Successor to the
EDWARD V. GOODMAN & COMPANY
3005 E. Calvert Street
Baltimore 18, Maryland

BR 5-908

#65-301-RXA

MAP #1 SW-2-G

Description of G.E.M. Property - Baltimore National Pike

Beginning for the same at the intersection formed by the South side of The Baltimore National Pike and the fourteenth line mentioned in a deed dated August 28, 1891 between Kroeger Executor et al and Walter and wife and recorded among the Land Records of Baltimore County in Liber J.W.B. no. 198 Folio 80 etc said line being the North 25 degrees 50 minutes 50 feet line and running thence binding on the south side of said Pike North 63 degrees 46 minutes West 292 ft thence North 63 degrees 46 minutes West 295.61 ft thence North 63 degrees 46 minutes West 291.95 ft to a pipe thence leaving said Pike and binding on a lot of ground devised by William Schneider to his daughter Anna by will South 26 degrees 35 minutes West 555.36 ft to a pipe thence South 63 degrees 12 minutes East 110.0 ft to a granite stone thence South 25 degrees 35 minutes 70 seconds West 396.42 ft to a granite stone in a stone wall thence along the center of said wall South 62 degrees 56 minutes East 764.0 ft to the beginning of the fourteenth line mentioned above thence along said line North 28 degrees 51 minutes East 957.5 ft. to the place of beginning.

Containing 18.5 acres of land more or less.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1ST Date of Posting: April 15, 1965

Posted for: Kalena White to B.R. Special Exemption

Petitioner: Leo Goodwin, Jr.

Location of property: South side Baltimore National Pike, 1906' W. of Rolling Rd.

Location of Sign: 1/2 mi. N. of Baltimore National Pike, 1906' W. of Rolling Rd.

Remarks: 3 signs

Posted by: John G. Rose Date of return: April 15, 1965



INVOICE		BALTIMORE COUNTY, MARYLAND		No. 30548	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE: 4/26/65	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: Art McGee's Miniature Golf Course 230 Goldsboro Road, Bethesda, Md.		BILL TO: Zoning Department of Baltimore Co.			
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	REMARKS	AMOUNT		
	1	Advertising and posting of property for Leo Goodwin, Jr.	\$4.38		
TOTAL			\$4.38		
PAID - Baltimore County, Md. - Office of Finance			\$4.38		
4-65 2915 • 28675 TIP=			9250		

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		No. 28675	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE: 4/26/65	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: William L. Jacob Pettit, Esq. First National Bank Building, Towson, Md. 21204		BILL TO: Zoning Dept. of Baltimore County			
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	REMARKS	AMOUNT		
	1	Posting for Reclassification, Special Exception & Variance for Leo Goodwin, Jr.	\$4.38		
TOTAL			\$4.38		
PAID - Baltimore County, Md. - Office of Finance			\$4.38		
4-65 2915 • 28675 TIP=			5000		

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.

1A DISTRICT

ZONING: From M.L. to D.R.
Zone
Petition for Special Exception for
Miniature Golf Course
Petition for Variance for a sign
LOCATION: South side of
Baltimore National Pike 1908
feet West of Mulling Road
DATE & TIME: THURSDAY,
APRIL 29, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Town-
son, Maryland

The Zoning Commissioner of
Baltimore County, by subser-
vity of the Zoning Act and Baltimore
County, will hold a public
hearing:

Present Zoning: M.L.
Proposed Zoning: B.R.
Petition for Special Ex-
ception for Miniature Golf
Course

Petition for Variance from
the Zoning Regulations of
Baltimore County to erect a
second identification sign
in addition to existing iden-
tification sign advertising
G.E.M.

Section 413.2 (b). An iden-
tification sign for a shopping
center or other integrated
group of stores or commercial
buildings, not exceeding 150
square feet in area.

All that parcel of land in the
First District of Baltimore
County

Beginning for the same at
the intersection formed by the
South side of The Baltimore
National Pike and the four-
teenth line mentioned in a
deed dated August 28, 1891
between Kroeger Executor et
al and Welter and wife and
recorded among the Land
Records of Baltimore County
in Liber J.W.S. No. 188 folio
50 etc said line being the
North 25 degrees 50 minutes
301 feet line and running
thence binding on the south
side of said Pike North 63
degrees 48 minutes West 292
feet thence North 63 degrees
48 minutes West 755.61 feet
thence North 62 degrees 25
minutes West 391.05 feet to a
pipe thence leaving said Pike
and binding on a lot of ground
devised by William Schneider
to his daughter Anna by will
South 26 degrees 32 minutes
West 555.36 feet to a pipe
thence South 63 degrees 12
minutes East 110.0 feet to a
granite stone thence South
25 degrees 35 minutes 30 sec-
onds West 395.42 feet to a
granite stone in a stone wall
thence along the center of
said wall South 62 degrees
56 minutes East 784.0 feet
to the beginning of the four-
teenth line mentioned above
thence along said line North
28 degrees 51 minutes East
187.5 feet to the place of be-
ginning.

Containing 18.5 acres
less more or less.

Description of Proposed
Golf Course

Beginning for the same at
the intersection formed by the
South side of Baltimore Na-
tional Pike and the fourteenth
line mentioned in a deed
dated August 28, 1891 be-
tween Kroeger Executor et al
and Welter and wife and re-
corded among the Land Re-
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Liber J.W.S. No. 188 folio
50 etc said line being the
North 25 degrees 50 minutes
961 feet and running
thence binding on the South side of
The National Pike North 63
degrees 48 minutes West
312.0 feet thence leaving
said Pike and making lines of
division South 26 degrees 32
minutes East 160.0 feet thence
South 63 degrees 46 minutes
East 305.0 feet to intersect
the above mentioned four-
teenth line thence binding on
said line North 25 degrees
51 minutes East 189.20 feet
to the place of beginning.

Containing 1.133 acres of
land more or less.

Being a part of the parcel
of land described in the deeds
to G.E.M. Stores.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of 11 consecutive weeks before the 29th
day of April, 1965, the first publication
appearing on the 2th day of April
1965.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 8, 1965.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 29th
day of April, 1965, the first publication
appearing on the 8th day of April
1965.

THE TIMES.

John H. Martin
Manager.

Cost of Advertisement, \$40.00

Purchase Order A5628
Requisition No. FL01

SECTION FOR RECLASSIFICATION
SPECIAL EXEMPTIONS
AND VARIANCE

RECEIVED FROM M.L. to B.R. Zone
Petition for Special Exception for
Miniature Golf Course
Petition for Variance for a sign
LOCATION: South side of Baltimore
National Pike 1908 feet West of
Mulling Road
DATE & TIME: THURSDAY, April 29,
1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of
Baltimore County, by subser-
vity of the Zoning Act and Baltimore
County, will hold a public
hearing:

Present Zoning: M.L.
Proposed Zoning: B.R.
Petition for Special Ex-
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Section 413.2 (b). An iden-
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buildings, not exceeding 150
square feet in area.

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to G.E.M. Stores.

Being the property of Leo
Goldwin, Jr., as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Thursday, April 29,
1965 at 1:00 P.M. Public Hearing:
Room 108, County Office Building,
111 W. Chesapeake Avenue, Town-
son, Md.

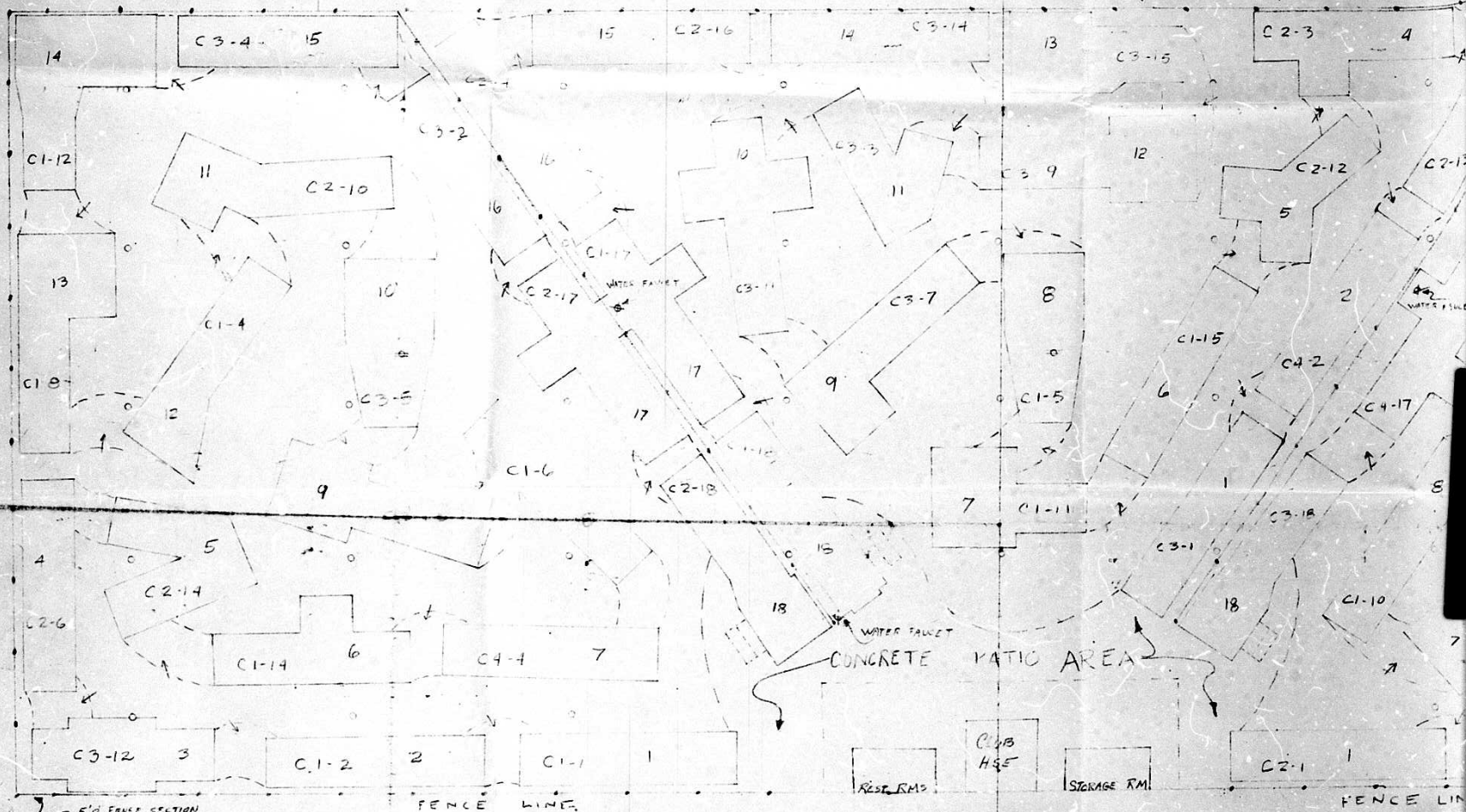
By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Apr. 8.

PROPERTY LINE

SETBACK FROM PROPERTY LINE

50'-0"

FENCE LINE



5'0" FENCE SECTION

Diagram illustrating the distance between the fence line and the poles, and the distance between the poles themselves.

Distance between fence line and poles: 16' 0"

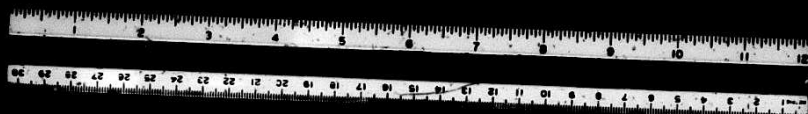
Distance between poles: 30' 4"

PROPOSED 54 HOLE GOLF COURSE
G.E.M. WEST

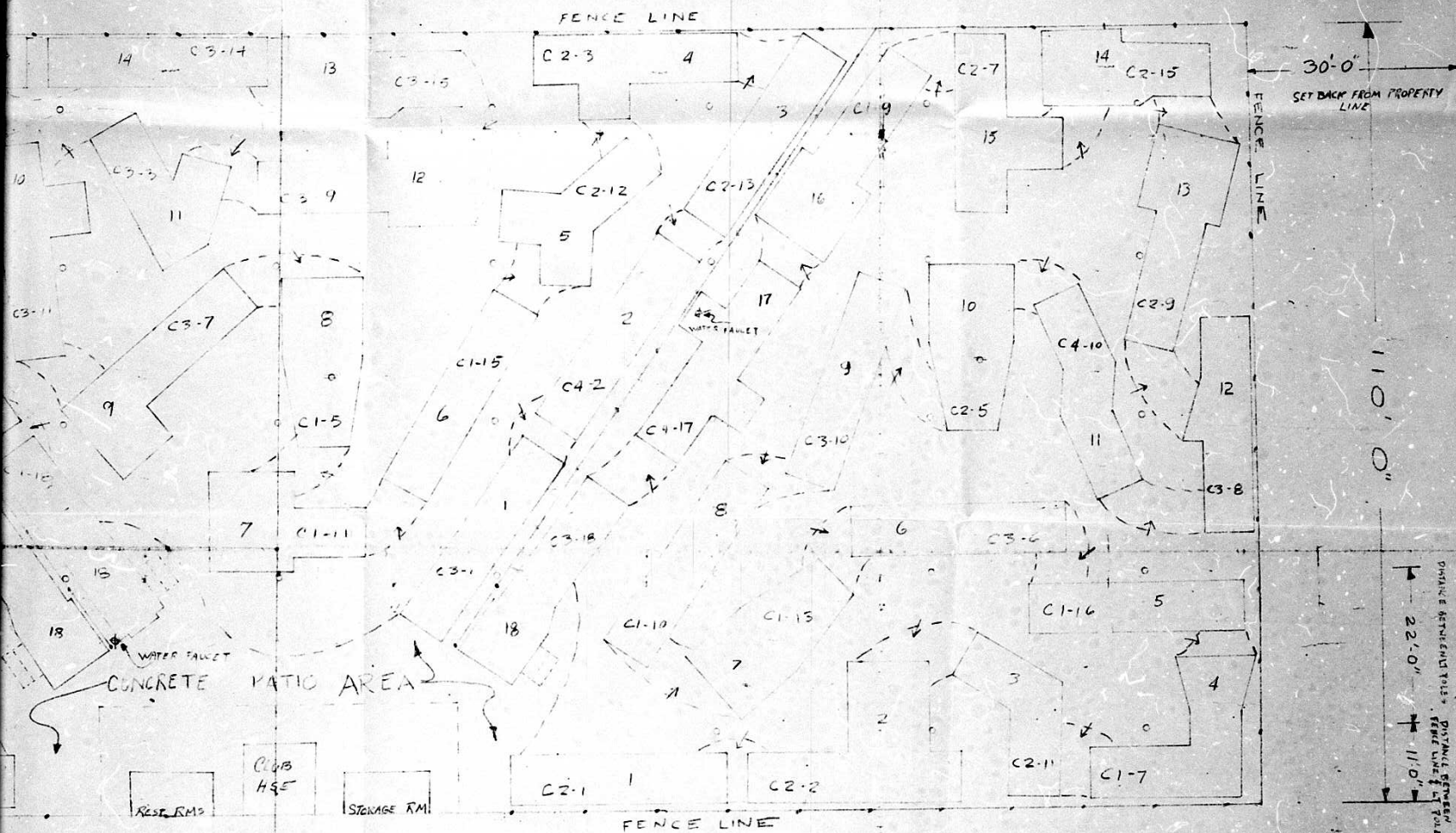
SCALE $\frac{1}{8}" = 1'0"$

65-301 R XA 03 F-1

-275' 0"



U.S. ROUTE 40



PARKING

275' 0"

F-2

REV 3-31-65 PARKING