

RE: PETITION FOR RECLASSIFICATION
From R-6 Zone to R-20 Zone -
Variance to Sec. 200.15 of
Zoning Regulations - N/S
Forge Road 400' W. Gunforge
Road, 11th District -
Andrew Gerst, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-341-RXA

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his
petition and the matter is dismissed without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Date: June 21, 1965

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: May 20, 1965
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition No. 65-341-RXA, "R-6 to R-20 Zone, Special Exception for a Pitch and Putt Golf Course and Variance to permit a golf course on 4.39 acres instead of the required 5 acres. North side of Forge Road 400 feet West of Gunforge Road. Being the property of Andrew M. Gerst and Imogene Gerst"

11th District
HEARING: Wednesday, June 2, 1965 (10:00 A.M.)

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

1. It is our opinion that a "pitch and putt golf course" is more in the nature of a miniature golf course than of the large "golf course, country club or other outdoor recreation club" for which the Zoning Regulations require a tract of five acres or more. If the requested use were in the latter category, then no reclassification would be required; that category can be permitted by Special Exception in the R-6 zone.
2. The Comprehensive Rezoning Map for the Northeastern Planning Area as recommended by the staff would designate the subject property as R-10. In requiring a five-acre tract for golf courses etc. in the R-10 zone, the Zoning Regulations undoubtedly were intended to exclude the very type of use which is being requested here. The Regulations recognize that commercial recreation uses are appropriate only in large-lot, semi-rural residential areas or in certain commercial areas - not in the locations scheduled for development at the relatively intense R-6 or R-10 level. For this reason, we cannot recommend for the reclassification or the Special Exception.

PETITION FOR
RECLASSIFICATION,
SPECIAL EXCEPTION AND
VARIANCE

11th DISTRICT
ZONING: From R-6 to R-20
Zone. Petition for Special
Exception for a Pitch and Putt
Golf Course. Petition for
Variance for Forge Road.
LOCATION: North side of
Forge Road 400 feet West of Gun-
forge Road.
DATE & TIME: WEDNESDAY,
JUNE 2, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing:
Present Zoning: R-6
Proposed Zoning: R-20

M.T. Wed, May 12, 1965 15

Petition for Variance to the
Zoning Regulations of Bal-
timore County to permit a golf
course on 4.39 acres instead
of the required 5 acres.
All the parcel of land in the
Eleventh District of Baltimore
County.
Beginning for the same at a
point in the centerline of
Forge Road located 400 feet, more
or less, northwesterly from the
centerline of Gunforge Road, run-
ning thence and binding on the
centerline of Gunforge Road, 400
feet North 46 degrees 15' West-
181.47 feet, North 45 degrees 50'
East - 682.86 feet, South 52 de-
grees 15' East - 300.00 feet,
South 45 degrees 50' West - 516.00
feet and South 46 degrees
15' East - 12.10 feet to the place
of beginning.
Containing 4.39 acres of land,
more or less.
Being the property of Andrew
M. Gerst and Imogene Gerst, as
shown on plat plan filed with the
Zoning Department.
The Zoning Regulation to be
excepted as follows:
Section 200.15 - Golf Course,
country club, etc. shall be located
on not less than 5 acres.
Hearing: Date: Wednesday,
June 2, 1965 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN C. ROSE

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD. April 14, 19 65
THIS IS TO CERTIFY, that the annexed advertisement of
"Andrew M. Gerst"
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
11th day of May 1965; that is to say,
the same was inserted in the issues of 5-12-65
Stromberg Publications, Inc.
Publisher.
By Mrs. Palmer Price
Mrs. Palmer Price

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, Andrew M. Gerst and Imogene Gerst, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-20 zone, for the following reasons:

Petition for Variance from Section 200.15 - To permit a Golf Course on 4.39 acres instead of the required 5 acres.

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 a Pitch and Putt Golf Course.
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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Address
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April, 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 2nd day of June, 1965, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Frank J. Dolan, Esq.
5526 Belair Rd.
Baltimore, Md. 21206

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
6th day of April, 1965.

Owner Name: Andrew Gerst
Reviewed by: James E. Byer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Date of Posting: 5-13-65
Posted for: Henry Wad June 2, 65 at 10:00 A.M.
Petitioner: Andrew M. Gerst
Location of property: Forge Rd. 400' W of Gunforge Rd.
Location of Sign: 300' Forge Rd. opp. 2nd St. Towson
Remarks: Under seal and from Mr. Gerst house.
Posted by: Robert L. Smith
Date of return: 5-20-65

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE—LITER DISTRICT

ZONING: From R-5 to R-4.
Petition for Special Exception for a Pitch and Putt Golf Course.
Petition for Variance for Access.

LOCATION: North side of Forge Road 400 feet West of Gunforge Road.

DATE & TIME: Wednesday, June 1, 1945 at 10:00 A.M.
HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: R-5.
Proposed Zoning: R-4.
Petition for Special Exception for a Pitch and Putt Golf Course.
Petition for Variance to the Zoning Regulations of Baltimore County to permit a golf course on 4.39 acres instead of the required 5 acres.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning for the same at a point in the centerline of Forge Road located 400 feet, more or less, northwesterly from the centerline of Gunforge Road, running thence and bounding on the centerline of Forge Road, North 84° 37' West—271.39 feet, thence North 46° 42' West—151.47 feet, North 45° 16' East—233.56 feet, South 12° 18' East—305.09 feet, South 45° 18' West—146.05 feet and South 44° 42' East—12.10 feet to the place of beginning.

Containing 4.39 acres of land, more or less.

Being the property of Andrew M. Gertl and Tangene Gertl, as shown on plat plan filed with the Zoning Department.

The Zoning Regulation to be accepted as follows:
Section 104.13—Golf Course, country club, etc. shall be located on not less than 5 acres.

Hearing Date: Wednesday, June 1, 1945 at 10:00 A.M. Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

May 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 14, 1945

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 1 successive weeks before the 2 day of June, 1945, the first publication appearing on the 14th day of May, 1945.

THE JEFFERSONIAN,

G. Leach Strickland
Manager.

Cost of Advertisement, \$.....

TELEPHONE
823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30651

DATE 6/4/45

To:

Cash

BILLED BY:

Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.

01-622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Andrew Gertl

65-341-82

TOTAL AMOUNT

\$50.70

COST

50.70

50.70

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.

TELEPHONE
823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30570

DATE 6/4/45

To:

Mr. Andrew M. Gertl
Box 345 A Forge Rd.
Towry Hill, Maryland

BILLED BY:

Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.

00-482

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification, Special Exception & Variance

65-341-82A

TOTAL AMOUNT

\$50.00

COST

50.00

PAID—Baltimore County, Md.—Office of Finance

5-1055 4983 • 30570 TIP—

5-1065 4983 • 30570 TIP—

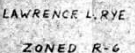
50.00

50.00

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.



PARKING SPACES 26' 4" X 20'
AREA = 437.5 AC.

1/ ELEC. DIST. BALTIMORE CO. MD.
SCALE 1" = 50' MARCH 1965

W.H. PRIMROSE & ASSOCIATES
21 W. PENNSYLVANIA AVE.
TOWSON & MARYLAND
W. H. Primrose
REGISTERED LAND SURVEYOR #1211

