

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, Nicholas Ramseyer, 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 R-40 zone to an R-6 zone, for the following reasons:

Upper on existing zoning map and change in conditions

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 Golf Driving Range.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, 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
Address 111 W. Chesapeake Avenue, Towson, Md. 21204

Protestant's Attorney
Address 111 W. Chesapeake Avenue, Towson, Md. 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 27th 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, in 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 14th day of June, 1965, at 2:00 o'clock.



(over)

John C. Ricks, Esq.
Assonic Building
Towson, Md. 21204

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 27th day of April, 1964.

Owner Name: Nicholas Ramseyer
Reviewed by: John G. Rose
Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 5-28-65
Posted for: Planning, Mon. June 14, 65, 11:00 A.M. - 1:00 P.M.
Petitioner: Nicholas Ramseyer
Location of property: 111 W. Chesapeake Ave. 194.96' W. of Ridge Road
Location of Signs: at the intersection of the road and the driveway
Remarks: at the intersection of the road and the driveway to house - 30' from a bunch of trees
Posted by: Nicholas Ramseyer Date of return: 6-3-65

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of numerous changes in the area

the above Reclassification should be had, and it further appearing that by reason of requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for Golf Driving Range should be granted.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 16 day of June, 1965, that the herein described property or area should be and the same is hereby reclassified, from a B-6 zone to a B-10 zone, and no Special Exception for a Golf Driving Range should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of numerous changes in the area

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 16 day of June, 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 B-6 zone, and/or the Special Exception for Golf Driving Range be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 27, 1965

Eugene Fickel, Esq.
Hamm Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING
Utilities: Water - A 10" water main exists in Ridge Road; however, this main is not yet in service.
Sewer - Not available.
Road - Ridge Road is to be developed, ultimately, as a 12' curb and gutter road on an 80' right of way.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten days before the Zoning Commission's hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering
Office of Planning and Zoning
Board of Education
Fire Department
Health Department
Industrial Development Commission
Buildings Department
State Roads Commission

Yours very truly,

cc: Mr. C. Brown, Dir. of Eng.

OFFICE OF W. H. PRIMROSE

April 19, 1965

DESCRIPTION OF PARCEL ENCOMPASSED BY APPLICATION FOR REZONING FROM R-6 TO R-40 WITH A SPECIAL EXCEPTION FOR A GOLF DRIVING RANGE

Beginning for the same at a point on the Northernmost side of Ridge Road Reallocated 80 feet wide located 194.96 feet from the westernmost side of Gun Springs Road 60 feet wide, running thence and binding on the northernmost side of Ridge Road Reallocated 80 feet wide North 67° 49' 41" West 1167.26 feet thence leaving Ridge Road Reallocated North 22° 10' 19" East 1021.71 feet thence South 68° 06' 00" East 167.86 feet thence South 16° 38' 30" West 1031.58 feet to the place of beginning. Containing 26.260 acres of land more or less.

W. H. Primrose

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR DISTRICT

ZONING: From R-6 to R-40 Zone.
Petition for Special Exception for Golf Driving Range.
LOCATION: North side of Ridge Road 194.96 feet West of Gun Springs Road.
DATE & TIME: Monday, June 14, 1965 at 2:00 P.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 on the above petition for Special Exception for Golf Driving Range, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on the 14th day of June, 1965, at 2:00 P.M.

By Order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
May 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 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 a week, on the 14th day of June, 1965, the first publication appearing on the 28th day of June, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

TELEPHONE 623-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

To: Harry K. McDonald
Room 305
Gun Spring Road
Baltimore 6, Md.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$59.20
		Petition for Reclassification & Special Exception for Nicholas Ramseyer #65-361-RX	59.20
			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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose,
TO: Zoning Commissioner,
George E. Gavrellis,
FROM: Director of Planning

Date June 4, 1965

SUBJECT: Petition No. 65-361-RX. "R-6 to R-40 and Special Exception for a Golf Driving Range. North side of Ridge Road 194.96 feet West of Gun Spring Road. Being the property of Nicholas and Sophie Ramseyer"

14th District

HEARING: Monday, June 14, 1965 (2:00 P.M.)

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

- Under the Comprehensive Rezoning Map for the Northeastern Planning Area, the western portion of the subject property would be rezoned to R-10, the eastern portion remaining R-6. An R-40 zone here would not be appropriate in light of present lotting of the area or projected development. The Northeastern Area Map is scheduled for public hearing on June 8.
- As plotted on the Northeastern Area Master Plan, Reservoir Road (a connection between Radecke Avenue and Perry Hall Boulevard) would cut through the northwestern portion of the subject property.

CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

731 Eastern Ave.
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of the subject property was inserted in

The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive week before the 14th day of June, 1965; that is to say,

the same was inserted in the issue of June 27, 1965.

Stromberg Publications, Inc.

Publisher.

By John G. Rose

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 31998

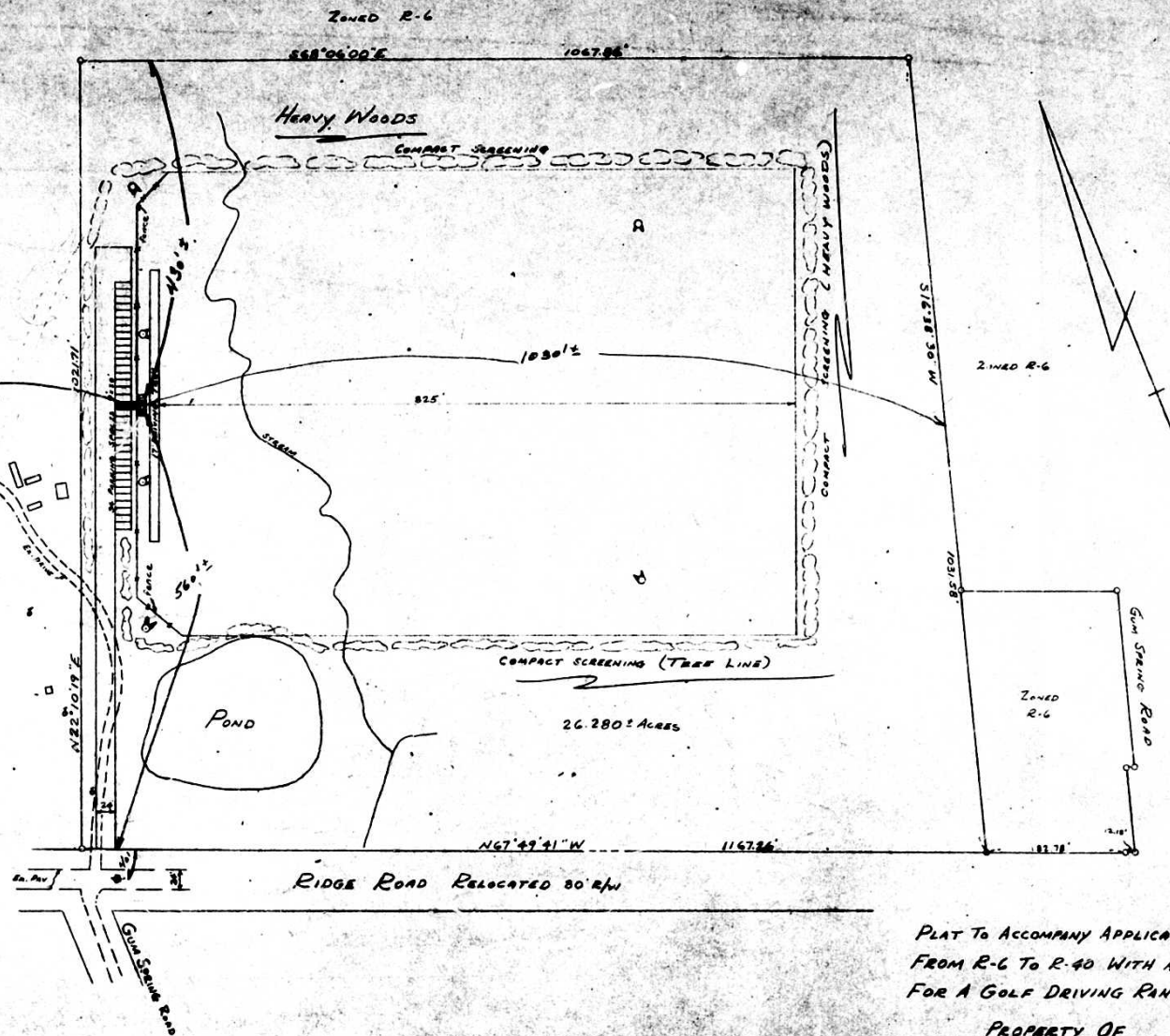
DATE 7/23/65

To: Nicholas Ramseyer
Gun Spring Road
Baltimore 6, Md. 21205

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$59.20
		Advertising and posting of property #65-361-RX	59.20
			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.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. H. Primrose*
DATE: 3/8/66

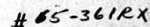
PLAT TO ACCOMPANY APPLICATION FOR REZONING
FROM R-6 TO R-40 WITH A SPECIAL EXCEPTION
FOR A GOLF DRIVING RANGE.

PROPERTY OF
NICOLAS RAMSEYER & WF.
4TH ELECT. DIST. BALTO CO, MD.
SCALE 1" = 100' APRIL 19, 1965

W. H. Primrose
W. H. PRIMROSE & ASSOCIATES
31 W. PENNA. AVE. TOWSON, MD.



Zoned R-6



PROPERTY OF
NICOLAS RAMSEYER & WF.
14th ELECT. DIST. BALTO CO; MD
SCALE 1" = 100' APRIL 19, 1965

MAP
#11+141
R-40



W. H. Primrose,
W. H. PRIMROSE & ASSOCIATES
21 W. PENNA. AVE. TOWSON 4, MD.

