

H65-362X
NW-18-C
"X"

IN THE MATTER OF THE
PETITION OF
AMERICAN CONSERVATION
TRUSTEES, INC.,
Petitioner
BEFORE
THE ZONING COMMISSIONER
FOR BALTIMORE COUNTY
FILE NO. 65-362-X

Pursuant to the advertisement and posting of the property, a public hearing on the petition filed in the above captioned matter was held on June 15, 1965, and testimony at such hearing, arguments of counsel and other interested parties having been heard and considered, it is this 15th day of June, 1965, by the Zoning Commissioner for Baltimore County:

ORDERED that the petition for a special exception for a conservatory, music and the arts, limited to a dinner-theatre for the serving of dinner and presentation of legitimate theatre performances, not more than once daily, be and the same is hereby granted, from and after the date of this order; provided, however, that said special exception is granted only with respect to conduct of the dinner-theatre in the existing ski lodge facilities and any addition thereto that may be constructed, which limits the number of patrons to each performance to a number not exceeding 200. In the event the special use permitted is discontinued in any addition to the present facilities, the special exception granted in regard to the addition shall terminate, and the addition shall be used for no other purpose without further order of the Zoning Commissioner.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rosey, Zoning Commissioner Date: June 4, 1965
FROM: Mr. George E. Gavrelli, Director of Planning
SUBJECT: Petition No. 65-362-X, "Special Exception for Conservatory, Music and the Arts, South side of Beaver Dam Road, 4200 feet South of Shawan Road. Being the property of American Conservation Trustees Inc."

8th District
HEARING: Tuesday, June 15, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. We find that we lack sufficient information concerning the proposed use to make a definitive comment.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, American Conservation Trustees, Incorporated, 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, for the following reasons:

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, Conservatory, Music and the Arts.

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: 6302 York Road
Baltimore, Maryland 21212
Petitioner's Attorney
Address: 6302 York Road
Baltimore, Maryland 21212
Zoning Commissioner of Baltimore County, this 14th day of June, 1965, at 10:00 o'clock A.M.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of June, 1965, at 10:00 o'clock A.M.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8TH
Posted for: 4 days
Petitioner: American Conservation Trustees, Inc.
Location of property: 6302 York Road, Baltimore, Md. 21212
Location of Sign: 6302 York Road, Baltimore, Md. 21212
Remarks: 3 signs
Posted by: [Signature]
Date of return: June 3, 1965

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820
OREGON RIDGE
SPECIAL EXCEPTION
FOR CONSERVATORY, MUSIC AND THE ARTS

BEGINNING for the same in the center of Beaver Dam Road at a point distant 4200 feet more or less measured southeasterly along the center of said road from the center of Shawan Road said point being at the end of the second line of that tract of land which by deed dated July 12, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3201 folio 220 etc. was conveyed by John Coyle and wife to John Coyle, Jr. and wife thence binding on the center of said Beaver Dam Road and on said lastly described second line reversely northwesterly 1000.00 feet more or less, thence still binding on the center of said Beaver Dam Road and on the seventh, eighth and part of the ninth lines 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.5. Jr. No. 975 folio 551 etc. was conveyed by Safe Deposit and Trust Company to Harriet C. Kraus et al the three following courses and distances North 63 degrees 05 minutes West 198.00 feet, North 49 degrees 06 minutes West 99.80 feet and North 19 degrees 29 minutes West 308.00 feet to the beginning of that tract of land which by deed dated November 14, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1788 folio 549 etc. was conveyed by William F. Kurtz, et al to Banker Trust Company, Trustees, et al, thence leaving the center of said Beaver Dam Road and said north line and binding on the fourth line of the lastly described deed reversely and on the prolongation southwesterly thereof South 73 degrees 05 minutes West 930.00 feet thence at right angles thereto South 16 degrees 55 minutes East 1609.00 feet more or less to intersect the fourth or North 62 degrees 24 minutes East 1710.10 foot line of the

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

TO: American Conservation Trustees, Inc.
Oregon Lake Special Account
Cockeysville, Md. 21039

DATE: 5/24/65
No. 30614

QUANTITY	DETAILS (UPPER SECTION AND RETURN WITH YOUR REMITTANCE)	COST
1	Petition for Special Exception 65-362-X	\$5.00

DEPOSIT TO ACCOUNT NO. 65-362-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4,
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

secondly described deed thence binding on a part of the fourth and part of the fifth lines of said deed the two following courses and distances North 64 degrees 24 minutes East 400.00 feet more or less to the end of said fourth line and North 64 degrees 24 minutes East 650.00 feet more or less to the place of beginning.

CONTAINING 38.19 acres 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

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 23, 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 each week, 1 time, successive weeks before the 15th day of June, 1965, the first publication appearing on the 20th day of May, 1965.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

PETITION FOR
SPECIAL EXCEPTION

8th DISTRICT

ZONING: Petition for special
Exception for Conservatory
Music and the Arts.

LOCATION: South side of
Beaver Dam Road 4200 feet
South of Shawan Road.

DATE & TIME: TUESDAY,
JUNE 15, 1965 at 10:00 A.M.

PUBLIC HEARING: Room
105, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Special Excep-
tion for Conservatory, Music
and Arts.

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

Beginning for the same is
the center of Beaver Dam
Road at a point distant 4200
feet more or less measured
southeasterly along the center
of said road from the center of
Shawan Road said point being
at the end of the second line
of that tract of land which by
deed dated July 12, 1957 and
recorded among the Land Rec-
ords of Baltimore County in
Liber G.L.R. No. 2201 folio
220 etc. was conveyed by
John Coyle and wife to John
Coyle, Jr. and wife thence
binding on the center of said
Beaver Dam Road and on said
lastly described second line
reversely northwesterly 1000,
10 feet more or less, thence
still binding on the center of
said Beaver Dam Road and on the
seventh, eighth and part of
the ninth lines 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 the
three following courses and
distances North 63 degrees 06
minutes West 195.00 feet,
North 49 degrees 06 minutes
West 99.50 feet and North 19
degrees 28 minutes West 305.
00 feet to the beginning of
that tract of land which by
deed dated November 14, 1949
and recorded among the Land
Records of Baltimore County
in Liber T.B.S. No. 1755 folio
549 etc. was conveyed by
William F. Kurtz, et al to
Banker Trust Company, Trust-
tees, et al, thence leaving
the center of said Beaver
Dam Road and said ninth
line and binding on the fourth
line of the lastly described
deed reversely and on the
prolongation southwesterly
thereof South 72 degrees 02
minutes West 830.00 feet
thence at right angles thereto
South 16 degrees 55 minutes
East 1600.00 feet more or
less to intersect the fourth or
fifth 62 degrees 24 minutes
East 1710.16 foot line of the
secondly described deed
thence binding on a part of
the fourth and part of the
fifth lines of said deed the
two following courses and
distances North 64 degrees
24 minutes East 400.00 feet
more or less to the end of
said fourth line and North
64 degrees 24 minutes East
620.00 feet more or less to
the place of beginning.

Containing 35.19 acres
more or less.

Being part of that tract of
land reflected to in Assignment
of Lease dated June 25, 1963
and recorded among the Land
Records of Baltimore County in
Liber R.L.G. No. 5204
folio 432 etc. by and between
Philip K. Kraus et al to Amer-
ican Conservation Trustees,
Inc.

Being the property of Amer-
ican Conservation Trustees,
Inc., as shown on plat plan
filed with the Zoning Depart-
ment.

Hearing Date: Tuesday, June
15, 1965 at 10:00 A.M.

Public Hearing: Room 105,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 27, 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 15th
day of June, 1965, the first publication

appearing on the 27th day of May

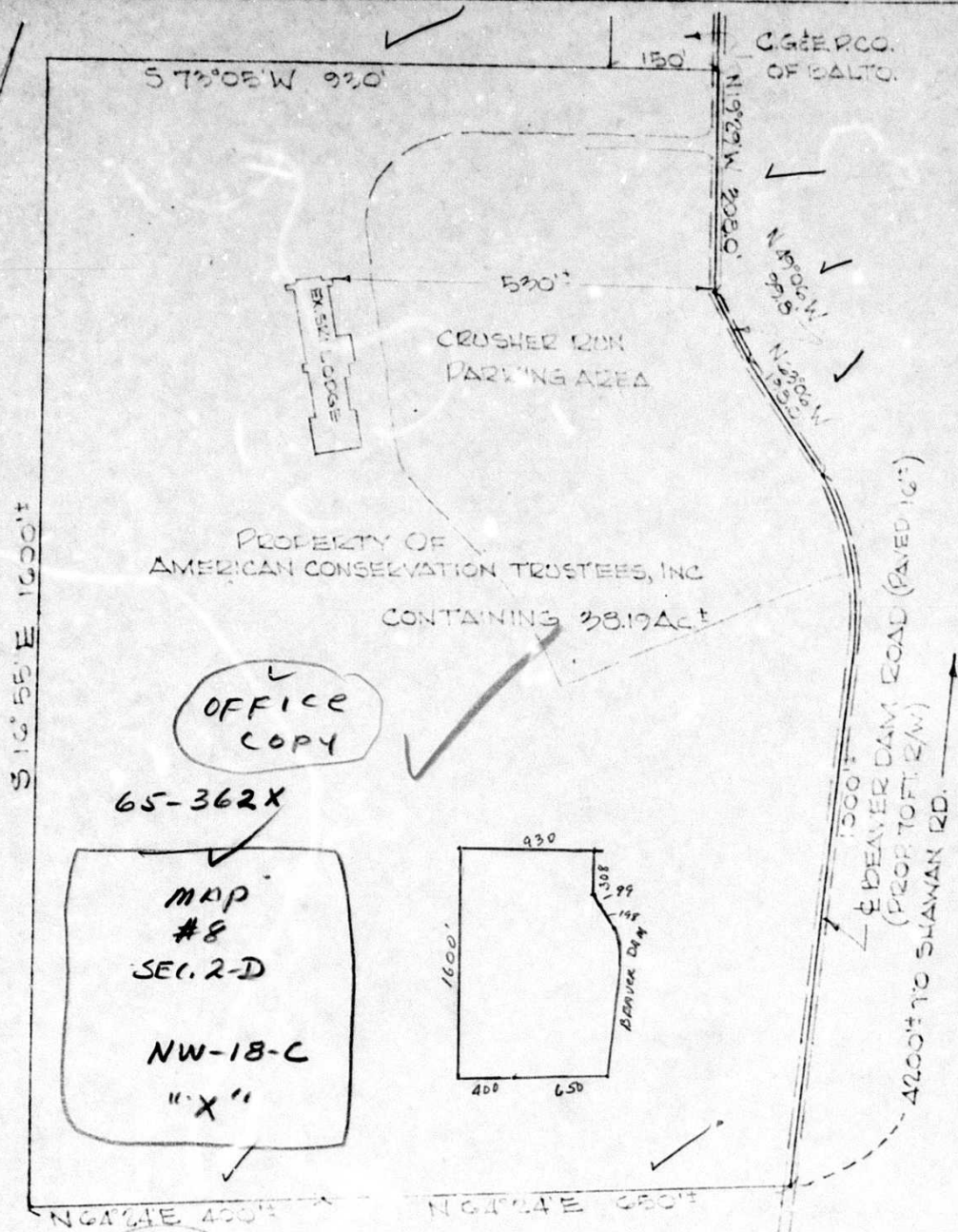
1965.

THE TIMES.

John R. Martin
Manager.
John R. Martin

Cost of Advertisement \$ 25.00

Purchase Order 80396
Requisition No. PL73



REQUEST FOR SPECIAL EXCEPTION
FOR CONSERVATORY, MUSIC AND THE ARTS
8TH ELECT. DIST. BALTO. CO. MD.
SCALE 1"=200' MAY 15, 1965.

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
91 Shell Bldg. 200 E. Joppa Rd.
Towson, Md. 21204

JOS. D. THOMPSON P.E. & L.S. #1150

