

65-389-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
THIS EQUITABLE TRUST COMPANY, Surviving Executor of the Estate of
William A. Seiler, 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 the Zoning Commission of Baltimore County for a Special Exception for a Camp, including community buildings,
swimming pool and other structures devoted to recreational, clinical and educational activities as authorized under Sections 200.15, 203.2 and 206.2
of the Zoning Regulations of Baltimore County.

See attached description

XXXXXX for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County to use the herein described property for a camp, including community buildings,
swimming pool and other structures devoted to recreational, clinical and educational activities as authorized under Sections 200.15, 203.2 and 206.2
of the Zoning Regulations of Baltimore County.

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.

By: William A. Seiler Contract purchaser
By: William A. Seiler Legal Owner

Address: C/o M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Address: M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Plaza 2-6682

ORDERED BY THE Zoning Commissioner of Baltimore County, this 11th day
of May, 1965, that the subject matter of this petition be advertised as
of May, 1965, 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 30th day of June, 1965, at 1:00 o'clock
P. M.

and Maryland Diabetes Association, Inc., Contract Purchaser,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 17, 1965
FROM: George E. Gavrelis, Director
SUBJECT: Petition No. 65-389-X, "Petition for Special Exception for a Camp, Northeast
side of Central Avenue 1200 feet Northwest of End Avenue. Being the property
of The Equitable Trust Company."

4th District
HEARING: June 20, 1965 (Wednesday, 1:00 P.M.)

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

While we have no objection to the establishment of a day camp at the subject location,
we suggest that it would be appropriate for the petitioner to submit evidence that each
of the points of Subsection 502.1 of the Zoning Regulations will be met.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of location and the petitioners having complied with the require-
ments of Section 502.1 of the Baltimore County Zoning Regulations, a special
exception should be granted.

the above reclassification should be had and it is hereby ordered that the same be granted

Special Exception for a camp, including community buildings, swimming pool and other structures
devoted to recreational, clinical and educational activities as authorized under Sections 200.15, 203.2 and 206.2
of the Zoning Regulations of Baltimore County.

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

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 11th day
of May, 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 residential zone; and/or the Special Exception for a camp
be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21202

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

11 day of MAY, 1965

Owner Name: The Equitable Trust Company
Reviewed by: John G. Rose

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Maryland Diabetes Association
John Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 01-622 QUANTITY 1 TOTAL AMOUNT \$69.00

Advertising and posting of property for the Estate of M. A. Seiler
#65-389-X

6-163 8132 * 31926 112- 69.00

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.

LEONARD M. P. E.
John C. Chalk, L. S.
Associates
George W. Tully, L. S.
Robert W. Gault, P. E.
Leonard M. P. E.
James E. Horman, L. S.
Paul Lee, P. E.
Paul S. Swanson

CHILIS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
8020 Conwell Ridge Rd. - Towson, Md. 21204
723-0900

ZONING DESCRIPTION
PARCEL ON NORTH EAST SIDE OF CENTRAL AVENUE -
FOURTH ELECTION DISTRICT - BALTIMORE COUNTY,
MARYLAND.

Special Exception for Day Camp
Beginning for the same at a point in the center line of Central
Avenue at the distance of 1200 feet, more or less, as measured northwest
along the center line of Central Avenue from its intersection with the center
line of Bond Avenue, said point of beginning being located also S. 51° W - 25 feet
from a stone at the intersection of the northeast side of Central Avenue and the
southeast side of a road, 18 feet wide, running thence and binding on said center
line of Central Avenue, N. 39° 45' W - 368.5 feet to the southeast side of a road,
25 feet wide, thence binding thereon, the two following courses and distances,
(1) N. 41° 10' E - 83.9 feet and (2) N. 16° E - 479 feet, thence N. 16° 45' E -
394.4 feet, S. 72° 15' E - 75 feet, N. 16° 45' E - 229.5 feet, N. 43° 37' E -
261.7 feet, N. 14° 02' E - 416 feet, S. 66° 18' E - 966.5 feet, S. 05° 46' W -
601.7 feet, N. 83° 14' W - 334.1 feet, S. 05° 46' W - 259.9 feet, S. 83° 14' E -
317.6 feet, S. 05° 46' W - 594 feet, N. 82° 21' W - 909 feet, and S. 51° W -
419.70 feet to the place of beginning.

RS/jc
J. O. 64254
3/22/65



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

TO: Eugene P. Smith, Esq.
1035 Maryland National Bank Building
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 01-622 QUANTITY 1 TOTAL AMOUNT \$50.00

Petition for Special Exception for Estate of William A. Seiler
#65-389-X

6-765 6752 * 30661 712- 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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 6/18/65
Posted for Petition for Special Exception for a Camp
Petitioner Estate of William A. Seiler
Location of property NW/4 Central Ave. 1200' NW of Bond Ave.
Location of Sign at NW/4 Central Ave. 1200' NW of Bond Ave.
Remarks 150' NW of Bond Ave. 75' x 10' of Central Ave.
Posted by John G. Rose Signature John G. Rose Date of return June 18, 1965

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 9, 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 10th
day of June, 1965, the first publication
appearing on the 10th day of June
1965.
THE TIMES
Manager
John H. Martin

Cost of Advertisement \$ 24.50
Purchase Order #0979
Regulation No. F8805

M. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202

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

HEALTH DEPARTMENT: This Department would like information as to how water and
sewer services will be made available to the property.
BUREAU OF ENGINEERING:
Utilities: Water - Existing 12" water in Central Avenue northwest of this site.
Sewer - A 15" sewer exists about 550' southeast of this site.
Adequacy of existing water and sewer to be determined by developer
or his engineer.
Roads: Central Avenue to be developed as a minimum 40' curb and gutter road
on a 60' right of way.

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

The following members had no comment to offer:
Bureau of Traffic Engineering
Office of Planning and Zoning
Bureau of Education
State Lands Commission
Fire Bureau
Building Department
Industrial Development Commission

Very truly yours,
John G. Rose
John G. Rose, Esq.
Petitioner and Permit Processing

**PETITION FOR SPECIAL
EXCEPTION
4TH DISTRICT**

ZONING: Petition for Special Exception for a Camp.

LOCATION: Northeast side of Central Avenue 1200 feet northwest of Bond Avenue.

DATE & TIME: Wednesday, June 30, 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 authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Exception for a Camp including community buildings, swimming pool and other structures devoted to recreational, clinical and educational activities.

All that parcel of land in the Fourth District of Baltimore County:

Beginning for the same at a point in the center line of Central Avenue at the distance of 1200 feet, more or less, as measured northwesterly along the center line of Central Avenue from its intersection with the center line of Bond Avenue, said point of beginning being located also S. 51° W 25 feet from a stone at the intersection of the northeast side of Central Avenue and the southeast side of a road, 18 feet wide, running thence and binding on said center line of Central Avenue, N. 39° 45' W-368.5 feet to the southeast side of a road, 25 feet wide, thence binding thereon, the two following courses and distances, (1) N. 41° 10' E-83.9 feet and (2) N. 16° E-479 feet, thence N. 16° 45' E-394.4 feet, S. 72° 15' E-75 feet, N. 16° 45' E-229.5 feet, N. 43° 37' E-261.7 feet, N. 15° 02' E-416 feet, S. 66° 18' E-966.5 feet, S. 05° 46' W-601.7 feet, N. 83° 14' W-334.1 feet, S. 05° 46' W-259.5 feet, S. 83° 14' E-317.6 feet, S. 05° W-504 feet, N. 82° 21' W-909 feet, and S. 51° W-419.70 feet to the place of beginning. 43.83 acres.

Being the property of The Equitable Trust Company, surviving Executor of the Estate of William A. Sailer, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 30, 1965 at 1:00 P. M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

June 11.

CERTIFICATE OF PUBLICATION

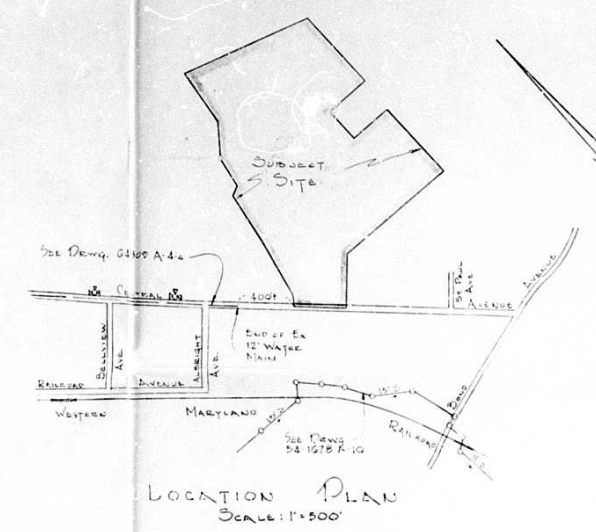
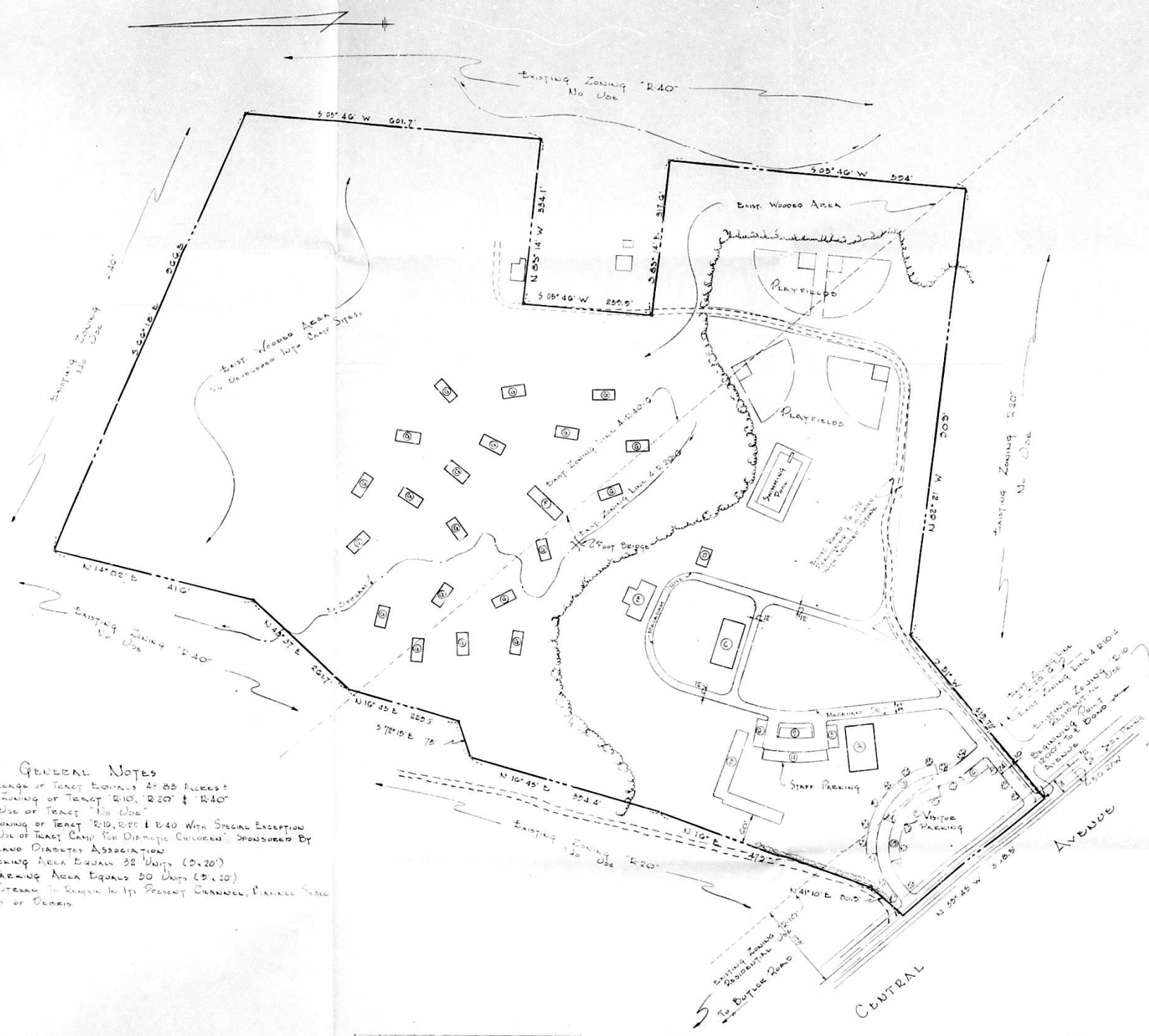
TOWSON, MD., June 11, 1965

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~~ ~~by~~ 1 time ~~successive weeks~~ before the 30th day of June, 1965, the first publication appearing on the 11th day of June 1965.

THE JEFFERSONIAN,

G. Frank Strickland
Manager.

Cost of Advertisement, \$-----



BUILDING SCHEDULE			
BLDG.	SIZE	DESCRIPTION	NO. REQD.
A	27.05	ADMINISTRATIVE & CLASSROOM BLDG	1
B	105.25	2 Bldg Model Type Bldg For Staff Quarters	1
C	70.00	DINING ROOM & KITCHEN	1
D	31.00	TESTING ROOM	1
E	72.00	LIBRARY	1
F	71.00	PAVILION	1
G	48.00	10 Bed Bunkhouse / COUNSELOR QUARTERS	20

- GENERAL NOTES**
1. TOTAL AREA OF TRACT EQUALS 2.88 ACRES ±
 2. EXISTING ZONING OF TRACT "R10", "R20" & "R40"
 3. EXISTING USE OF TRACT "No Use"
 4. PROPOSED ZONING OF TRACT "R10", "R20" & "R40" WITH SPECIAL EXCEPTION
 5. PROPOSED USE OF TRACT CAMP FOR DIABETIC CHILDREN, SPONSORED BY THE MARYLAND DIABETES ASSOCIATION
 6. STAFF PARKING AREA EQUALS 32 UNITS (50'x20')
 7. VISITOR PARKING AREA EQUALS 50 UNITS (50'x20')
 8. EXISTING STREAM TO REMAIN IN ITS PRESENT CHANNEL, CHANNEL SHALL BE CLEARED OF DEBRIS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY
VICINITY
CENTRAL AVENUE & ALBRIGHT AVENUE
ELECTION DISTRICT 4
Scale: 1"=100'

MATZ, CHILDS & ASSOCIATES
1000 CHRYMILL BRIDGE ROAD
BETHESDA, MARYLAND 20814
PL 642641 RLS

138	4 24 1964	DATE
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6-5-364-X
MMP
#4
SER. 2-D
NW-16-J
NW-16-I
NW-17-J
NW-17-I

65-384-X

