

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank & Isabel Gerst, legal owners of the property situated 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 _____ zone to an _____ zone, for the following reasons:

The present structure has been used for the past several years as a _____ community building and as a V.F.W. post.

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 _____ Community Building _____ and _____ V.F.W. Post

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 _____
Isabel D. Gerst Legal Owner
Address _____
Perry Hall, Baltimore County, Md.

M. Michael Maslan
Petitioner's Attorney
Address _____
137 Dundalk Ave. Baltimore 22, Md.

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1965, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 9, 1965

FROM: George E. Goyette, Director

SUBJECT: Petition #66-21-X, "Special Exception for Community Building. Southwest side of Highway Road 158.75 feet Southeast of Gerst Road. Being the property of Frank P. Gerst and Isabel D. Gerst."

11th DISTRICT

HEARINGS: Wednesday, July 21, 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:

There is insufficient information available to us for a definitive evaluation of the petition. We suggest that the following points be clarified at or before the hearing:

- Number of members to use the proposed club
- Sufficiency of the parking proposed
- Hours of operation
- Types of activity
- Need for screening
- Suitability of the structure for the use (i.e., whether the structure may need future enlargement, thus possible changing the character of the use)
- Impact on future surrounding development

It is requested that details of the site plan be made subject to approval by this office, should the special exception be granted.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ location and the petitioner having met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for Community Building and V.F.W. Post, should be granted.

Where re-classification should be made and if it is determined that by reason of _____

A Special Exception for _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, that the above re-classification 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 _____ zone, and or the Special Exception for _____ be and the same is hereby DENIED.

It is this _____ day of July, 1965, by the Zoning Commissioner of Baltimore County ORDERED that an extension of the special exception granted on July 26, 1965 be and the same is hereby continued to July 26, 1970.

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, that the above re-classification 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 _____ zone, and or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

M. Michael Maslan, Esq.,
2137 Dundalk Avenue
Baltimore, Maryland 21222

SUBJECT: Special Exception for a Community Building and V.F.W. Post For Frank P. Gerst, Located on the SW/4 of Highway Road 158.75 feet Southeast of Gerst Road 11th District (Item 2 June 15, 1965)

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING AND ZONING: Mr. George Pryor will review the site plan aspects of the proposal and submit any necessary comments at a later date.

BUREAU OF ENGINEERING
DEPT - Not available
Water - Plans for the extension of water to Chapel Road and Joyce Road have been sent to contract. This, when completed will put water approximately 3850' west of the subject site.
Road - Gerst Road is to be developed as a minimum 30 feet curb and gutter road on a 50 ft. 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 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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Board of Education
Health Department
Industrial Development
State Roads Commission
Buildings Department
Traffic Engineering
Fire Bureau-Plans Review

cc: Albert Quinby-Office of Planning and Zoning
Carlyle Brown-Bureau of Engineering

Very truly yours,

James E. Dyer, Chief
Permit and Petition Processing

M. Michael Maslan, Esq.,
2137 Dundalk Avenue
Baltimore, Maryland 21222

July 2, 1968

Re: Special Exception -
Community Building
8 W Side Highway Road
158.75' S/E Gerst Road,
11th Dist. No. 66-21-X

Dear Mr. Maslan:

I have today passed my Order granting an extension of the special exception. In the above matter, to July 26, 1970.

Very truly yours

Zoning Commissioner

M. MICHAEL MASLAN

ATTORNEY AT LAW
2137 DUNDALK AVENUE
BALTIMORE, MD. 21222

June 27, 1968

TOWSON OFFICE
303 LOYOLA FEDERAL BLDG.
TOWSON, MD. 21204
Phone: 821-5211



Hon. John G. Rose
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception for
Community Building #66-21-X

Dear Mr. Rose:

By Order dated the 26th day of July, 1965, a Special Exception for a Community Building and VFW Post was granted to Mr. and Mrs. Frank P. Gerst, Petition #66-21-X.

The said property has been continuously used for the purposes of a community building and VFW Post since that time. The Petitioners, Mr. and Mrs. Gerst have obtained a building permit to enlarge the facilities of the Community Building and hereby request that you grant them an additional three years extension on their Special Exception.

Thank you for your cooperation.

Very truly yours,

M. Michael Maslan

MM:slj

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELBRODE AVENUE - BALTIMORE 14, MARYLAND - Hamilton 6-2144
BRANCH OFFICE - 539 POPLAR STREET - CAMBRIDGE, MARYLAND - AC 8-3250

April 28, 1965.

DESCRIPTION OF 1.3 ACRE PARCEL FOR ZONING
SPECIAL EXCEPTION TO AN R-6 ZONE

BEGINNING for the same at a point on the southwest side of Highway Road, said point being situate South 55 degrees 36 minutes East 158.75 feet measured along said southwest side of Highway Road from its intersection with the southeast side of Gerst Road, 30 feet wide, said place of beginning also being in the fourth line or last line of the first parcel of the land which by deed dated November 17, 1958 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3461 folio 43 was conveyed by John Gerst and wife to Frank Gerst, thence leaving said place of beginning and running and binding on said southwest side of Highway Road and reversely on part of said fourth or last line South 55 degrees 36 minutes East 295.00 feet, thence running for new lines of division through the land described in the aforementioned deed of which the parcel now being described is a part the three following courses and distances viz: North 37 degrees 14 minutes 39 seconds East 238.30 feet, thence North 45 degrees 38 minutes 45 seconds West 298.55 feet and thence South 36 degrees 55 minutes 30 seconds West 239.90 feet to the place of beginning.

Containing 1.8 acres of land more or less.



L. Alan Evans

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 28, 1968

M. Michael Maslan, Esq.,
2137 Dundalk Avenue
Baltimore, Maryland 21222

Date: May 28, 1968

Subject: Approved Site Plans
Zoning file # 66-21X
Bldg. # 238-68

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 66-21X.

This plan has been inserted in our Zoning file # 66-21X.

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

James E. Dyer, Chief
Petition and Permit Processing

JED/h

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

TELEPHONE
822-5000

No. 31907

DATE 7/25/65

To: Michael Reagan, Esq.
2137 Dundalk Ave.
Baltimore, Md. 21222

Re: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 61-422

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception for Frank P. Gerst

66-21-X

8-2645 7526 • 31907 11P- 5.000

TOTAL AMOUNT
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.

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

TELEPHONE
822-3000

No. 31981

DATE 7/29/65

To: Cash

Re: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 61-422

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Frank P. Gerst

66-21-X

8-2645 7526 • 31981 11P- 4.185

TOTAL AMOUNT
41.85

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.

PETITION FOR
SPECIAL EXCEPTION
11th DISTRICT

ZONING: Petition for a Special Exception for Community Building.

LOCATION: Southwest side of Highway Road 154.75 feet Southwest of Grant Road.

DATE & TIME: WEDNESDAY, JULY 21, 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:

Petition for Special Exception for a Community Building and V.F.W. Post.

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

BEGINNING for the same at a point on the southwest side of Highway Road, and point being

thence South 55 degrees 36 minutes East 154.75 feet measured along said southwest side of Highway Road from the southeast

corner of the Land Records of Baltimore County in Liber W-218, No. 2461 folio 11 was conveyed by John Gerst and wife to Frank Gerst, thence bearing said place of beginning and running and

beginning on said southwest side of Highway Road and easterly on part of said fourth or last line South 55 degrees 36 minutes East 250.00 feet, thence

running for new lines of division through the land described in the aforementioned deed of which the parcel now being described is a part the three following corners and distances:

North 37 degrees 14 minutes 29 seconds East 28.00 feet thence North 45 degrees 28 minutes 15 seconds West 290.00 feet

thence South 36 degrees 55 minutes 30 seconds West 250.00 feet to the place of beginning.

Containing 1.8 acres of land more or less.

Being the property of Frank P. Gerst and Isabel D. Gerst, as shown on plat p-11 filed with the Zoning Department.

Hearing Date: Wednesday, July 21, 1965 at 10:00 A.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

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., June 30, 1965

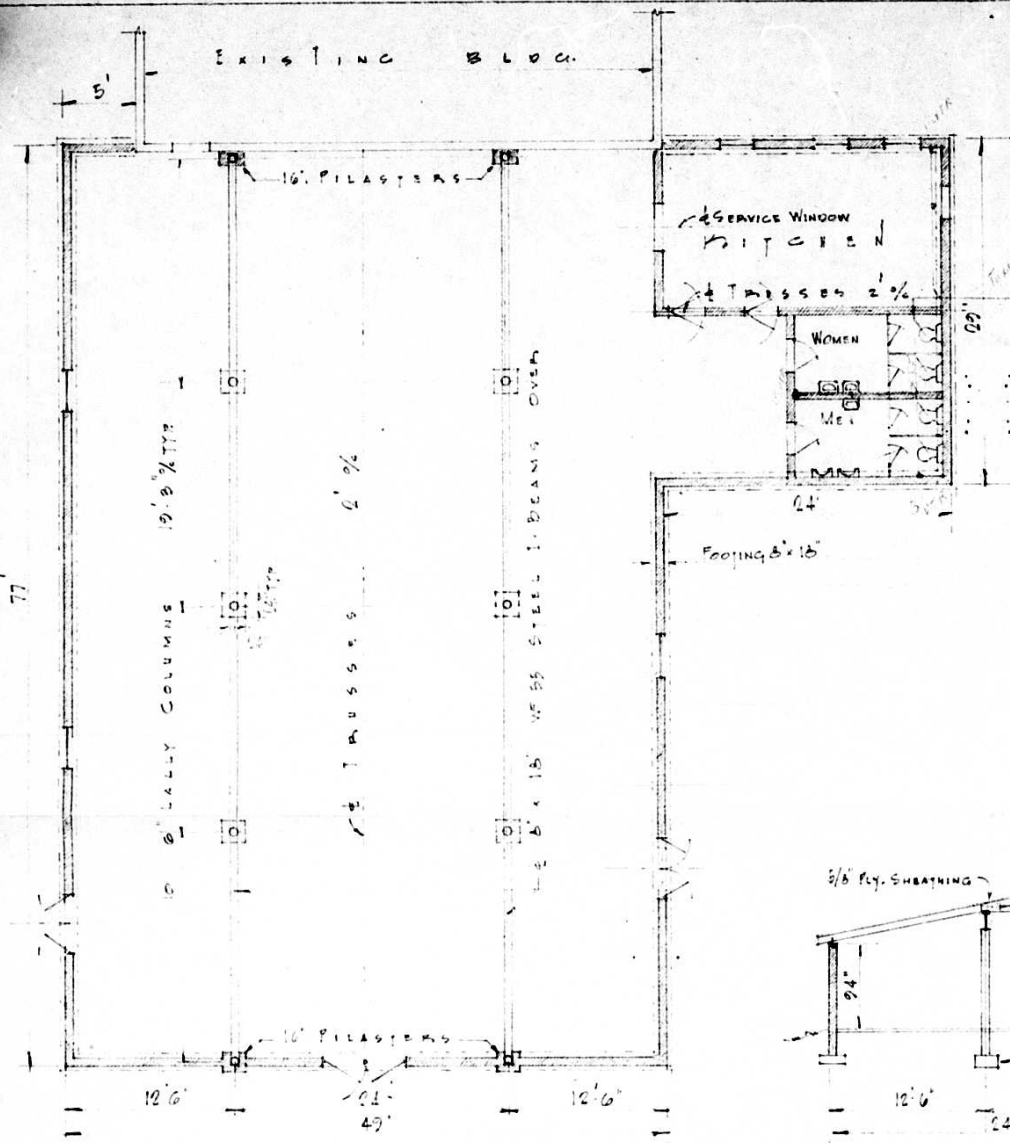
THIS IS TO CERTIFY, that the annexed advertisement of "Frank P. Gerst" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 29th day of June 1965; that is to say, the same was inserted in the issues of 6-30-65

Stromberg Publications, Inc.
Publisher.

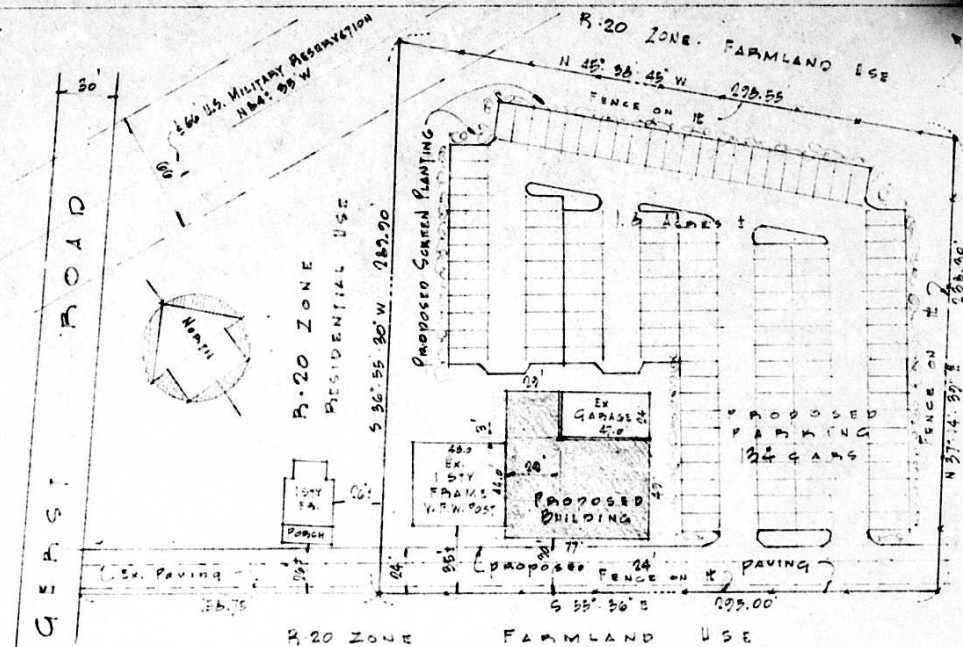
By Mrs. Pulner Price
Mrs. Pulner Price

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

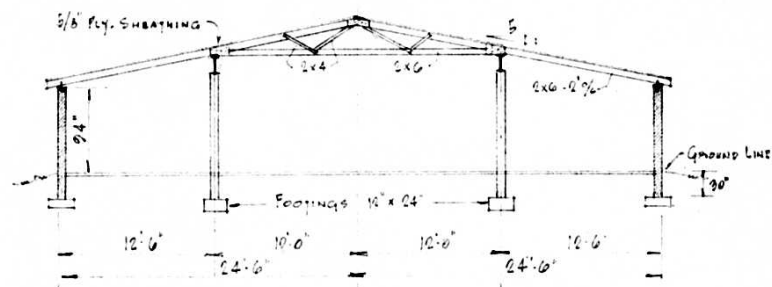
District: 11th Date of Posting: 7-1-65
Posted for: Hearing Wed. July 21, 65 at 10:00 A.M.
Petitioner: Frank P. Gerst
Location of property: 547.5 Highway Rd. N.E. 75' S.E. 1/4 of Section 12
Location of Signs: 2 Jan. Highway Rd. Signs on lot 2, 1st lot, 2nd lot and 3rd lot, 4th lot, 5th lot, 6th lot, 7th lot, 8th lot, 9th lot, 10th lot, 11th lot, 12th lot, 13th lot, 14th lot, 15th lot, 16th lot, 17th lot, 18th lot, 19th lot, 20th lot, 21st lot, 22nd lot, 23rd lot, 24th lot, 25th lot, 26th lot, 27th lot, 28th lot, 29th lot, 30th lot, 31st lot, 32nd lot, 33rd lot, 34th lot, 35th lot, 36th lot, 37th lot, 38th lot, 39th lot, 40th lot, 41st lot, 42nd lot, 43rd lot, 44th lot, 45th lot, 46th lot, 47th lot, 48th lot, 49th lot, 50th lot, 51st lot, 52nd lot, 53rd lot, 54th lot, 55th lot, 56th lot, 57th lot, 58th lot, 59th lot, 60th lot, 61st lot, 62nd lot, 63rd lot, 64th lot, 65th lot, 66th lot, 67th lot, 68th lot, 69th lot, 70th lot, 71st lot, 72nd lot, 73rd lot, 74th lot, 75th lot, 76th lot, 77th lot, 78th lot, 79th lot, 80th lot, 81st lot, 82nd lot, 83rd lot, 84th lot, 85th lot, 86th lot, 87th lot, 88th lot, 89th lot, 90th lot, 91st lot, 92nd lot, 93rd lot, 94th lot, 95th lot, 96th lot, 97th lot, 98th lot, 99th lot, 100th lot, 101st lot, 102nd lot, 103rd lot, 104th lot, 105th lot, 106th lot, 107th lot, 108th lot, 109th lot, 110th lot, 111th lot, 112th lot, 113th lot, 114th lot, 115th lot, 116th lot, 117th lot, 118th lot, 119th lot, 120th lot, 121st lot, 122nd lot, 123rd lot, 124th lot, 125th lot, 126th lot, 127th lot, 128th lot, 129th lot, 130th lot, 131st lot, 132nd lot, 133rd lot, 134th lot, 135th lot, 136th lot, 137th lot, 138th lot, 139th lot, 140th lot, 141st lot, 142nd lot, 143rd lot, 144th lot, 145th lot, 146th lot, 147th lot, 148th lot, 149th lot, 150th lot, 151st lot, 152nd lot, 153rd lot, 154th lot, 155th lot, 156th lot, 157th lot, 158th lot, 159th lot, 160th lot, 161st lot, 162nd lot, 163rd lot, 164th lot, 165th lot, 166th lot, 167th lot, 168th lot, 169th lot, 170th lot, 171st lot, 172nd lot, 173rd lot, 174th lot, 175th lot, 176th lot, 177th lot, 178th lot, 179th lot, 180th lot, 181st lot, 182nd lot, 183rd lot, 184th lot, 185th lot, 186th lot, 187th lot, 188th lot, 189th lot, 190th lot, 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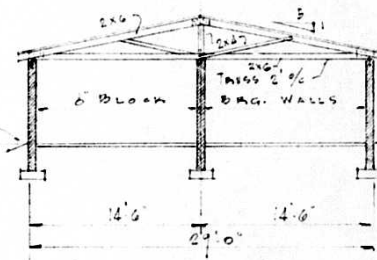
BUILDING PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 50'



MAIN BUILDING



KITCHEN WING

STRUCTURAL ELEVATIONS
APPROVED PLAN SCALE: 1/8" = 1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George H. [Signature]*
DATE: 5/27/68

ZONING File # 66-21X

Bldg Appl. # 238-68

PLAT TO ACCOMPANY
APPLICATION FOR BUILDING PERMIT
V. V. W. HALL - FULLERTON

11TH ELECTION DISTRICT BALTIMORE COUNTY MD.
MAY 15, 1968
REVISED MAY 27, 1968

MICROFILMED

OWNER: FRANK GERST

WHITEFORD, FALK & MASH
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
JEFFERSON BUILDING, TOWSON MD. 21204

