RE: Petition for Special Exception S/S of Green Spring Valley Road 2:8' E of Candlewick Road 3rd District Herbert S. Zinz, Petitioner

BEFORE THE

: DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

NO. 67-53-X

1111111111

The Petitioner sceks a Special Exception for a community building, swimming pool, and other land use devoted to civic, social and recreational activities on a percel of land consisting of approximately 16 acres.

Without reviewing the evidence in detail, the Deputy Zoning Com-missioner is of the opinion that the Petitioner has failed to meet the equirements of Section 502.1 of the Baltimore County Zoning Regulations.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning ussioner of Baltimore Councy, this \(\frac{\mu}{\nu}\) day of September, 1966, as differentiated Special Exception be and the same is hereby

Gaure & Hardity

Jenes F. Offutt, Jre, Es Jefferson Building Towson, Maryland 2120h

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 2120h

Your petition has 'een received and accepted for filing this

day of August

Petitioner Herbert S. Zinn

Petitioner's Attorney James 7. Offutt, Jr Reviewed by Chairman or Chairman or

AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we. HERGERT S. ZINZ legal owner of the property situate in Baltimore MAP 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, oursuan zone to an to the Zoning Law of Baltimore County, from an .....

zone: for the following reasons

NW-11-F

That the proper and best use of the property would be for community buildings, swimming pool, social and recreational activities, and that denial of the right to such use of  $\mathcal{C}_{12}$  but would assumt to confidention thereof.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore 

and other land use devoted to civic, social and recreational activities, Property is to be in off-street arthur, and 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 Baltimo

Hertest S. Zing Address 3507 anton Farm Rd

Onus Comments Attorney Projections Attorney of Section County, the County of County of

Baile 19/ 21208

Legal Owner

.... 196. 6., that the subject matter of this petition be advertised, as of the support of the Commissioner of Baltimore County in Room 106, County Office Building in Towson,

TELEPHONE

BALLATORE COUNTY, MANY AND OFFICE OF FINANCE

No.39487 DATE 8/19/66

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

QUANTITY	DITACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$50.00
-	Potition for Special Exception #67-53-x	50.60
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ELEPHONE BES-SCOO	BALTMORE COUNTY, MARYAND OFFICE OF FINANCE Divides of Cellection and Recipits COURT HOUSE TOWNOR, MARYLAND 22004	No.40640
TO: BUTCH I	20th Backey Register of the BLARD, and the Backey Register of the Bac	Itan On
BUANTITY		0.T -
	PRO7-10000 Code 200-200	
	F-1246 6666 * 40640 TIP-	1.75
		Control of the Contro

Valley Road as proposed to be widened to 60 feet, said point of beginning being distant 312 feet more or loss measured easterly alone said south side of Green of beginning being on the fourth or North 1° 24' 59" West 1332.54 foot line of the land conveyed by C. Preston Schoffenacker, Inc. to Herbert S. Zinz et ux by deed dated Assust 10, 1962, and recorded among the Land Records of Bultimore County in Valley Read as proposed to be widered the two following courses and distances vivi first North 77° 44' 40" East 140.58 feet, and second North 10° 44' 40" East 10.59 / feet to intersect the first or North 79° 591 40" East 400.74 foot line of said deed at a point distant 32.0% feet from the beginning of salf first line, thence bloding on the remainder of said first line, all of the second and third lines, and part of the fourth line of said deed the four following courses and distance feet, third South 88° 35' 01" West 513.66 feet, and fourth North 1º 24' 59" West 1307.00 feet to the place of beginning.

Containing 15.955 ac es of land more or less.

## BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date September 2, 1966 TO. Mr. Edward D. Hardesty, Deputy Zoning Commissione YROM George E. Gevrelis, Directo of Planning

Petition \*67-53-X. South side of Green Spring Valley Road 218 feet East of Candlewick Road. Petition for Special Exception for Community Building, swimming pool, and other land use devoted to civic, social and recreational activities. Herbert S. Zirz - Petitioner.

3rd District

HEARING: Wednesday, September 14, 1966. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a community building and swimming pool. It has the following advisory comments to make with respect 1 to pertinent planning factors:

- Is the subject petition a request for a community recreation facility or is it a request for an outdoor recreational club which is open to broader groups of people who may not reside in the immediate environs of the subject petition?

  The distinction between the two is a
- 2. In any case, the Planning staff is not satisfied that the subject petition compiles with the requirements of Section 502 of the Regulations. In terms of the scale of development proposed here and that which exits in the general neighborhood, the proposed club seems to occurred land;come too close to adjoining residences. The Planning staff questions also the effect of the proposed realment system on Jones Falls and its triolatories painting out that this stream is the only troot stream in the unban area of Baltimore County.

BALTIMORE COUNTY, MARY AND

OFFICE OF FINANCE

MAIL TO DIVISION OF COLLECTION & RECEIF TS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR PROPERTY.

RE: PETITION FOR SPECIAL EXCEPTION HEFORE for community building, swimming pool, and other land use devoted to civic, socia, and recreational activi-COUNTY BOARD OF APPEALS civic, socia, and recreational activi-ties, together with off-street parking, S/S Green Spring Valley Rood 218<sup>1</sup> East of Candlewick Road, 3rd District Herbert S. Zinz, Or BALTIMORE COUNTY No. 67-53-X 

## ORDER OF DISMISSAL

Petition of Herbert S. Zinz for special exception for a community building. swimming pool, and other land use devoted to civic, social and recreational activities, together with off-street parking on property located on the south side of Green Spring Valley Road 218 feet east of Candlewick Road in the Third District of daltimore County.

WHEREAS, the Board of Appeals is in receipt of Order to Withdraw Appeal filed January 25, 1967 from the attorney representing the petitioner-appellant in the above entitled matter

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said peritioner be dismissed and withdrawn as of January 25,

It is hereby ORDERED this day of January, 1967 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W Ciles Porker

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

James F. Offutt, Jr., Esquire Jefferson Building Towson, Haryland 2120h

SHREET: Special Exception a Community
Estlicing and estimating pool for
Herbort S. Zira, located 5/8
Green Spring Valley i 218'
of Candlewick Road, Master
(I'em 3, duly 5, 1265'

Dear Sire

"he Coming Advisory Committee has reviewed the staject stition and makes the fell ing committee

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SHALTH DEFAURMENT: The site is subject to County and State Health Department Regulations northining to water supply, searcy disposal, and public skinning pools.

PROJECT PLANNING DIVISION: Green | bring Valley Road in proposed to be re-eligned in this area. Such re-elignent may affect the access to this property.

SHATE ROADS CONSULTSIONS Due to poor site distance to the east, the entrance must be located with the centralize of the entrance, 115 feet east of the vest propertyline. The entrance will be subject to obtaining a permit from t'. State Soude Caminaton.

BUREAU OF TRAFFIC BUSINESSING, This bureau is in complete egreement with the State Books

The above communic are not intended to indicate the expropriateness of the conting worthen requested, but we assure that all parties are not a source of disaster problems that may have a bearing on this case. The Director smaller the imparty birector of the Office of Planning and Josing will subset recommendations on the supremodestates of the requested sounting 100 days before the forance Constraintensial Continues and the requested sounting 100 days before the forance Constraintensial Continues and the requested sounds 100 days before the forance Constraintensial Constraintensial Continues and the requested sounds 100 days before the forance Constraintensial Constraintensial

No.40700

COST 70.00

Date of Posting CLT 28 1966

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF SALTIMORE COLINTY

Location of Signs 5/5 Green Spring Valley Rel 220 E of Canallanich Rel (2) 5/5 Guen Sphry Willy Ret 235'& of Carollarch Ket

2 signs

PETITION FOR SPECIAL EXCEPTION — 3rd DISTRIC

public hearing:
Petition for Special Exception for
Community building, referening pool
and other land use devoted to civir,
social said recrustional activities.
All that parcel of land in the
Third District of Baitissure County.

CERTIFICATE OF PUBLICATION

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 3 successive weeks before the 11.th appearing on the 2505 day of August

THE JEFFERSONIAN.

Cost of Advertisement, \$....

PUBLIC HEARING Room 100, omity Office Building, 111 W.

The Disputy Zoning Commis-reasons of Baltimore County, to-sufficiently of the Zoning Act and Regulations of Natificare County, will head a public hearing. Polition for Special Exception for Commonly building, serio-ning pool and other lead use feweded to civic, social and res-tered to the civic of the civic All that generated fasted in the Part Olistrict of Baltimore county.

All these percel of lands in the Third District of Baltimore Triand District of Baltimore Triand District of Baltimore Triand District of Baltimore Triand District of Baltimore District Office of Baltimore District Office Office Office District Office Office

West 513,66 feet, and fourth North.

1 degree 28' 59' West 1502,00 feet to the place of beginning.

Consishing 15,953 series of land more or less.

Being the property of Herbert.

S. Zinz and Syfvia G. Zinz, as shown on plat plan filed with the Zooling Department.

Hearing Date: Wedersday, September:

Hearing Date: Wednesday, Sep-tember 14, 1966 at 200 P.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapaske Avenue, Towson, Md. BY ORDER OF

EDWARD D. HARDESTY, BALTIMORE COUNTY

ORIGINAL

## THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

No. I Newburg Avenue

CATONSVILLE, MD.

1966. August 29.

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Connissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of Fires weekly newspapers published in Baltimore County, Mary

land, once a week for 1966 . that is to say the 29th day of Angust. the same was inserted in the issues of August 25, 1966.

THE BALTIMORE COUNTIAN

By Paul 1 Maryay Manager XX.

