

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Springdale, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an NE-17-A zone to an NE-17-A zone, for the following reasons:

In order to create a Club Community for the development of the adjacent property to this subject property recently owned by the petitioner, it is necessary to have a special exception.

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, swimming pool, and other structural or land use devoted to civic, social and recreational activities in conjunction with the neighborhood 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 Springdale, Inc.
Address 107 Jefferson Building, Towson 4, Maryland

Petitioner's Attorney James F. Offutt, Jr.
Address 107 Jefferson Building, Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of November, 1966, 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 12th day of December, 1966, at 1:00 o'clock P. M.

Zoning Commissioner 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above re-classification should be had and the further appearance that by reason of the

community building, swimming pool, and other structural or land use devoted to a Special Exception for a civic, social and recreational activities in should be granted in conjunction with the neighborhood.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 14th day of December, 1966, that the herein described property be re-classified from an NE-17-A zone to an NE-17-A zone.

and (2) for a Special Exception for a community building, swimming pool, and other structural or land use devoted to civic, social and recreational activities in should be granted from and after the date of this order. (activities in conjunction with the neighborhood 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

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 14th day of December, 1966, 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 NE-17-A zone; and/or the Special Exception for community building, swimming pool, and other structural or land use devoted to civic, social and recreational activities in 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

James F. Offutt, Jr.
107 Jefferson Building
Towson 4, Maryland

November 14, 1966

SUBJECT: Special Exception for a Community building, swimming pool, and etc. For Springdale, Inc., located 875 Rosley Rd., 230 Baltimore Gas & Electric Company easement. 8th District. (Item 2 - November 9, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING: Water - A Public Works Agreement has been executed covering utilities in Rosley Sewer - Adequate. Road - Rosley Road is to be developed as a minimum 60' Road on a 60' right-of-way. These improvements are covered under Public Works Agreement 86611.

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 the same. 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:

Bureau of Traffic Engineering
State Roads Commission
Project Planning
Health Department
Fire Prevention Bureau
Building Department
Bureau of Education
Office of Planning and Zoning
Industrial Development

Very truly yours,

James F. Offutt, Jr.
Zoning Technician

cc: Carlys Brown - Bureau of Engineering

JEROME B. WOLFF, P. E.
JAMES PETRICIA, P. E.
JOHN J. LENTZ, Ph.D., P. E.

JEROME B. WOLFF AND ASSOCIATES
Consulting Engineers
SUITE 403 JEFFERSON BUILDING
TOWSON 4, MARYLAND

Description to accompany Petition for Special Exception for a Private Club in R-10 Zone - Parcel A

Beginning for the same at a point on the northernmost side of Rosley Road, 50 feet wide, said point being on the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines and running thence along said northernmost side of Rosley Road North 60° 06' 54" West 33.35 feet to a point; thence leaving said north side of Rosley Road, and running thence parallel with and 33.00 feet distant from the centerline of the aforementioned 30.00 foot wide easement North 38° 55' 11" East 206.22 feet to a point; thence South 59° 09' 17" East 219.12 feet to a point; thence South 65° 20' 08" East 782.00 feet to a point; thence South 24° 01' 14" West 199.29 feet to a point on the aforementioned northernmost side of Rosley Road, 50 feet wide; thence with said northernmost side of Rosley Road, the four following courses and distances: 128.55 feet by an arc curving to the right with a radius of 11,434.16 feet, which arc is subtended by a chord bearing North 65° 39' 27" West 128.50 feet to a point; thence North 65° 20' 08" West 377.06 feet to a point; thence 415.37 feet by an arc curving to the right with a radius of 4,558.66 feet, which arc is subtended by a chord bearing North 62° 43' 31" West 415.22 feet to a point; thence North 60° 06' 54" West 19.43 feet to the point of beginning. Containing 4.3452 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 2, 1966

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #67-121-X. North side of Rosley Road 30 feet East of the Baltimore Gas & Electric Co. high tension lines. Petition for Special Exception for Community Building, swimming pool, and other structural or land use devoted to civic, social and recreational activities in conjunction with the neighborhood. Springdale, Inc. - Petitioners

8th District

HEARING: Monday, December 12, 1966 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for community building, swimming pool, etc. It notes that earlier plans for the development proposed that these facilities be provided on a site in the center of the development. The former site, however, was preempted by a school recreation center site. The presently proposed site on Rosley Road is related to the open space occurring earlier in the development. The planning staff has no adverse comment to make.

GEG:bm

James F. Offutt, Jr.
107 Jefferson Building
Towson 4, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 9 day of Nov, 1966.

Petitioner James F. Offutt, Jr.
Petitioner's Attorney James F. Offutt, Jr. Reviewed by John U. Rose
Chairman of Advisory Committee

JEROME B. WOLFF, P. E.
JAMES PETRICIA, P. E.
JOHN J. LENTZ, Ph.D., P. E.

JEROME B. WOLFF AND ASSOCIATES
Consulting Engineers
SUITE 403 JEFFERSON BUILDING
TOWSON 4, MARYLAND

Description to accompany Petition for Special Exception for a Private Club in R-10 Zone - Parcel B

Beginning for the same at a point, said point being the following two courses and distances from the intersection of the northernmost side of Rosley Road, 50 feet wide, and the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines, (1) North 60° 06' 54" West 33.35 feet to a point; (2) North 38° 55' 11" East 206.22 feet to the beginning point; thence North 62° 51' 25" East 155.56 feet to a point; thence South 14° 23' 13" East 135.96 feet to a point; thence North 59° 09' 17" West 219.12 feet to the point of beginning.

Containing 0.2403 acres of land, more or less.

JEROME B. WOLFF, P. E.
JAMES PETRICIA, P. E.
JOHN J. LENTZ, Ph.D., P. E.

JEROME B. WOLFF AND ASSOCIATES
Consulting Engineers
SUITE 403 JEFFERSON BUILDING
TOWSON 4, MARYLAND

Description to accompany Petition for Special Exception for a Private Club in R-10 Zone - Parcel C

Beginning for the same at a point, said point being the following four courses and distances from the intersection of the northernmost side of Rosley Road, 50 feet wide, and the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines: (1) North 60° 06' 54" West 33.35 feet; (2) North 38° 55' 11" East 206.22 feet; (3) South 59° 09' 17" East 219.12 feet; and (4) South 65° 20' 08" East 170.00 feet to the point of beginning; thence North 79° 07' 36" East 86.02 feet to a point; thence South 46° 54' 02" East 158.11 feet to a point; thence North 65° 20' 08" West 220.00 feet to the point of beginning.

Containing 0.1262 acres of land, more or less.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 11/25/66
Posted for Hearing Mon. Dec. 12, 66 at 1:00 P.M.
Petitioner Springdale, Inc.
Location of property 875 Rosley Rd. 30' E. of the Baltimore Gas & Electric Co. High Tension Lines
Location of Signs 2 Signs 40' from the right turn lane on Rosley Rd. 2 Signs 40' from the right turn lane on Rosley Rd. 2 Signs 40' from the right turn lane on Rosley Rd.
Remarks Signs 40' from the right turn lane on Rosley Rd. 2 Signs 40' from the right turn lane on Rosley Rd.
Posted by John U. Rose Signature Date of return 12/1/66

BALTIMORE COUNTY, MARYLAND No. 42257
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE 11/21/64
TO: James F. Offenberg, Jr., Esq.
Jefferson Building
Towson, Md. 21204
Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY DETACH UPPER SECTION AND RETURN IT TO YOUR REMITTANCE
Position for Special Exception for Springdale, Inc.
652-121-6
TOTAL AMOUNT \$10.00
\$0.00
42257 112- \$0.00

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.

TELEPHONE 923-3000 EXT. 282
INVOICE BALTIMORE COUNTY, MARYLAND No. 42942
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE Jan. 13, 1967
TO: Springdale, Inc.
16 Park Lane
Baltimore, Md. 21201
Zoning Dept. of Balto. County
DEPOSIT TO ACCOUNT NO. 01-627 6
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD
Advertising and posting of property
652-121-1
TOTAL AMOUNT \$7.63
\$7.63
\$7.63
\$7.63
4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 1966
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 1966, successive weeks before the 19th day of December, 1966, the first publication appearing on the 19th day of November, 1966.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION

IN DISTRICT

FONING: Petition for Special Exception for Community Building, swimming pool, and other structural or land use devoted to civic, social and recreational activities in conjunction with the neighborhood.
LOCATION: North side of Bosley Road 30 feet east of the Baltimore Gas and Electric Company High Tension Lines.
DATE & TIME: MONDAY, DECEMBER 12, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, in authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Community Building, swimming pool, and other structural or land use devoted to civic, social and recreational activities in conjunction with the neighborhood.
All that parcel of land in the Eighth District of Baltimore County, Description to accompany Petition for Special Exception for a Private Club in R-40 Zone - Parcel A

Beginning for the same at a pole on the northeastern side of Bosley Road, 50 feet wide, and extending to the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines and running thence along northwestern side of Bosley Road North 60 degrees, 05' 14" West 33.55 feet to a point; thence South 59 degrees 09' 17" East 2.12 feet to a point; thence South 52 degrees 20' 09" East 702.80 feet to a point; thence South 28 degrees 01' 14" West 199.20 feet to a point on the aforementioned northeastern side of Bosley Road, 50 feet wide; thence with said northeastern side of Bosley Road, the four following courses and distances: 126.55 feet by an arc curving to the right with a radius of 11,434.41 feet, which is a subtense of a chord bearing North 65 degrees 29' 22" West 128.20 feet to a point; thence North 63 degrees 20' 08" West 377.05 feet to a point; thence 413.37 feet by an arc curving to the right with a radius of 4,354.65 feet, which is a subtense of a chord bearing North 62 degrees 47' 23" West 115.22 feet to a point; thence North 60 degrees 34' 34" West 19.43 feet to the point of beginning. Containing 0.1262 acres of land, more or less.

Beginning for the same at a pole, said point being the following two courses and distances from the intersection of the northeastern side of Bosley Road, 50 feet wide, and the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines, (1) North 60 degrees 05' 14" West 33.55 feet; and (2) North 28 degrees 57' 11" East 206.22 feet to the beginning point; thence North 82 degrees 51' 23" East 155.36 feet to a point; thence South 51 degrees 29' 12" East 133.96 feet to a point; thence North 59 degrees 09' 17" West 218.12 feet to the point of beginning. Containing 0.2408 acres of land, more or less.

Beginning for the same at a pole, said point being the following four courses and distances from the intersection of the northeastern side of Bosley Road, 50 feet wide, and the centerline of a 30 foot wide easement of the Baltimore Gas and Electric Company, presently occupied by overhead high-tension lines: (1) North 60 degrees 05' 14" West 33.55 feet; (2) North 38 degrees 57' 11" East 206.22 feet; (3) South 29 degrees 09' 17" East 218.12 feet; and (4) North 63 degrees 20' 08" East 178.00 feet to the point of beginning; thence North 79 degrees 07' 20" East 36.62 feet to a point; thence South 66 degrees 54' 02" East 138.11 feet to a point; thence North 63 degrees 20' 08" West 220.80 feet to the point of beginning. Containing 0.1262 acres of land, more or less.

Being the property of Springdale, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, December 12, 1966 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
Nov. 24,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 28, 1966.

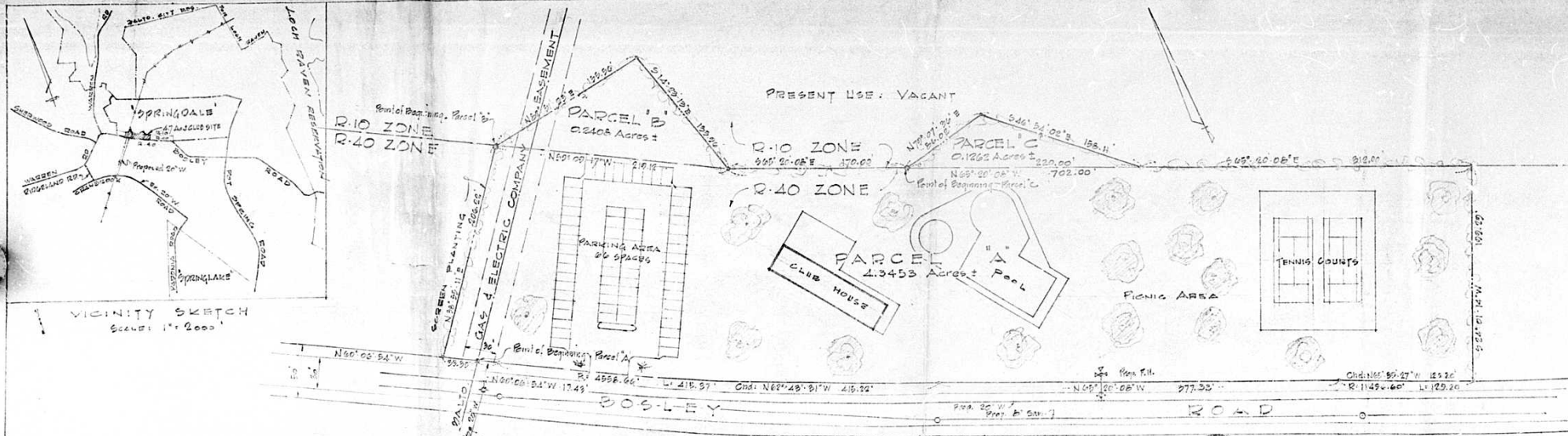
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 28th day of November, 1966, that is to say the same was inserted in the issues of

November 24, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan,
Editor and Manager, C.M.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. Gentry*
DATE: 3/31/67

Approved Plan
Zoning File 67-121

R-40 ZONE
PRESENT USE: GOLF COURSE

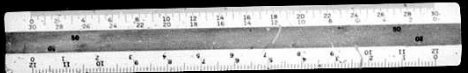


James R. Mack
JAMES RAYMOND MACK L.S. 5096

OWNER AND
DEVELOPER:
SPRINGDALE, INC.
10 PARK AVE. BALTO., MD.
REVISED AREA & OUTLINE 3/31/67 JRM.

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR A PRIVATE CLUB
IN R-40 AND R-10 ZONES
'SPRINGDALE'
8TH ELEC. DIST. BALTO., CO. MD.
SCALE: 1" = 50' DEPOSED 12, 1966

JEROME R. WOLFF & ASSOCIATES, INC.
CONSULTING ENGINEERS



-

Swimming Pool and Tennis Courts Site Plan

Legend:

- F. Fences and gates
- G. Complete backwash system; equipment and connections to waste termination (sewer or leach field).
- H. Water Authority - Baltimore Co.
- I. Sewer Authority - Baltimore Co.

Location Map: Shows the site's location relative to a road and a building.

Pool and Deck Details:

- Pool dimensions: 42'-6" x 24'-0"
- Hot tub dimensions: 10'-0" x 10'-0"
- Deck dimensions: 52'-6" x 24'-0"
- Deck slope: 1/4" per foot away from pool
- Deck features: GATE, DRAWING FOUNTAIN, SHOE BIER, WALKWAY, FRESH WATER LINE TO CURB, FILTER, BACKWASH, 1/2" 100# 10' 10" 10' 10" 10' 10"

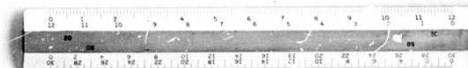
Tennis Courts: Two rectangular courts labeled "TENNIS COURTS".

Other Features:

- BATHHOUSE
- WALKWAY
- FRESH WATER LINE TO CURB
- BACKWASH
- FILTER
- 1/2" 100# 10' 10" 10' 10" 10' 10"

~~NOTE 600 ART~~
~~UNITS PROPOSED~~

DATE
See Zoning File # 67-121



No. DATE E.C.O.		REVISIONS	
		SYLVAN POOLS INC	
		310 NORTH PARKFAX ST. ALEXANDRIA VA	
PROPOSED POOL FOR			
SCALE 1"=6'		SPRINGDALE SWIM CLUB	
DRAWN BY DGB		BOSLEY RD.	
DATE 3-2-67		COCKEYSVILLE MD	
APPROVED BY	JOHN NICK	JOHN NICK	
PLOT PLAN	D 120		1