

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.  
THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER BALTIMORE AREA  
I, or we, the undersigned, being the 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 Baltimore County Zoning Commission for a special exception to the Baltimore County Zoning Regulations for a gymnasium building for civic, social, recreational and educational activities.

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 a gymnasium building for civic, social, recreational and educational activities.

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above reclassification and of 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.

THE YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF THE GREATER BALTIMORE AREA  
BY: Brent C. Buntz, President

Contract purchaser: Austin W. Brisending  
Legal Owner: Franklin and Cathedral Streets  
Baltimore 2, Maryland

Petitioner's Attorney: Austin W. Brisending  
Protestant's Attorney: [Blank]

Address 22 W. Pennsylvania Avenue  
Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County this 8th day of December 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 through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of January, 1967, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 67-136-X  
Date of Posting: 12/11/66  
Posted for: 10 days  
Petitioner: Austin W. Brisending  
Location of property: 22 W. Pennsylvania Avenue, Towson 4, Maryland  
Location of Signs: 22 W. Pennsylvania Avenue, Towson 4, Maryland  
Remarks: [Blank]  
Posted by: [Signature]  
Date of return: 12/13/66

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 42935  
DATE: Jan. 11, 1967  
BILLED: [Blank]  
Baltimore Co.

To: The Young Men's Christian Assoc.  
22 W. Penna. Ave.  
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622  
QUANTITY: 1  
RETURN TO POSTAGE IN FULL  
DETACH ALONG PERFORATION - AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property  
67-136-X  
01.25

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

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the petition has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for a gymnasium building for civic, social, recreational and educational activities, should be granted.

The above reclassification should be made and it further appearing that by reason of [Blank]

Special Exception for a gymnasium building for civic, social, recreational and educational activities.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of January 1967, that the above reclassification be and the same is hereby granted, from and after the date of this order, subject to approval of the site plan, especially as to screening, 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 [Blank]

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 16th day of January 1967, 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 [Blank] zone; and/or the Special Exception for [Blank] be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## CERTIFICATE OF PUBLICATION TOWSON, MD. 21204

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 10 successive weeks before the 11th day of January 1967, the first publication appearing on the 15th day of December 1966.

THE JEFFERSONIAN  
[Signature]  
Manager

Cost of Advertisement, \$ [Blank]

DOLLENBERG BROTHERS  
Registered Professional Engineers & Land Surveyors  
705 WASHINGTON AVENUE AT YORK ROAD  
TOWSON, MD. 21204  
November 2, 1966

Zoning Description  
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Chesapeake Avenue at the distance of 533.83 feet westerly measured along the center of Chesapeake Avenue from the center of Highland Avenue and running thence and binding in the center of Chesapeake Avenue, 50 feet wide, the nine following courses and distances viz: South 85 degrees 19 minutes 40 seconds West 117 feet; South 73 degrees 40 minutes 40 seconds West 160 feet; South 70 degrees 49 minutes 40 seconds West 203 feet; South 74 degrees 49 minutes 40 seconds West 70 feet; South 87 degrees 34 minutes 40 seconds West 80 feet; North 80 degrees 40 minutes 20 seconds West 140 feet; North 87 degrees 10 minutes 20 seconds West 40 feet; South 75 degrees 05 minutes 50 seconds West 103.24 feet and South 72 degrees 25 minutes 30 seconds West 60 feet, thence leaving said avenue and binding on the outlines of the land of the petitioners herein the thirteen following courses and distances viz: North 83 degrees 49 minutes 30 seconds West 76 feet; North 7 degrees 58 minutes 30 seconds East 34 feet; North 22 degrees 28 minutes 30 seconds East 177 feet; North 45 degrees 40 seconds East 88 feet; North 4 degrees 00 minutes 30 seconds East 51.94 feet; North 21 degrees 17 minutes 00 seconds East 90 feet; North 30 degrees 16 minutes 40 seconds East 85.62 feet; North 54 degrees 30 minutes 30 seconds East 111 feet; North 57 degrees 28 minutes 30 seconds East 398 feet; North 80 degrees 45 minutes 10 seconds East 120.51 feet; South 89 degrees 34 minutes 30 seconds East 149.50 feet; South 76 degrees 04 minutes 30 seconds East 205.08 feet and North 27 degrees 52 minutes 30 seconds East 319.17 feet to the center of Alleghany Avenue, 50 feet wide, thence binding in the center of said avenue South 63 degrees 21 minutes 30 seconds East 123.35 feet and thence leaving said avenue and continuing to bind on the outlines of the land of the petitioners herein the three following courses and distances viz: South 27 degrees 17 minutes 40 seconds West 290.50 feet; South 76 degrees 04 minutes 30 seconds East 122.58 feet and South 27 degrees 11 minutes 40 seconds West 557.62 feet to the place of beginning.

Containing 16.712 Acres of land more or less.  
Saving and excepting therefrom the area lying within the right of way of Chesapeake Avenue and Alleghany Avenue.

Being the property of The Young Men's Christian Association of Baltimore as shown on plat filed with the Zoning Department.

Containing 16.712 Acres of land more or less.  
Saving and excepting therefrom the area lying within the right of way of Chesapeake Avenue and Alleghany Avenue.

Being the property of The Young Men's Christian Association of Baltimore as shown on plat filed with the Zoning Department.

By ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Mr. John G. Rose, Zoning Commissioner  
FROM: George E. Corvelli, Director of Planning  
SUBJECT: Petition 67-136-X. Special Exception for Gymnasium Building for civic, social, recreational and educational activities. North side of Chesapeake Avenue 533.83 feet West of Highland Avenue. Being the property of the Y.M.C.A.  
9th District  
HEARING: Wednesday, January 11, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a gymnasium building within the context of Section 206.2 of the Zoning Regulations. Inasmuch as the Y.M.C.A. has become a non-conforming use as a result of textual changes in the Zoning Regulations, this office voices no objection to the Special Exception which would restore zoning conformity here. Granting of this petition should be made subject to final approval of site plans which make equitable provision for screening and lighting for those portions of the tract where offstreet parking facilities are in close proximity to residential structures.

GEG:ms

OFFICE  
THE BALTIMORE COUNTIAN  
THE COMMUNITY NEWS  
Riverside, Md.  
THE HERALD - ARGUS  
Catonville, Md.  
No. 1 Newburg Avenue  
CATONVILLE, MD.

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 10 successive weeks before the 11th day of January, 1967, that is to say the same was inserted in the issues of December 11, 1966.

THE BALTIMORE COUNTIAN  
By Paul J. Morgan  
Editor and Manager of [Blank]

YOUR petition has been received and accepted for filing this 11th day of December 1966.  
By [Signature]  
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
By [Signature]  
Zoning Commissioner

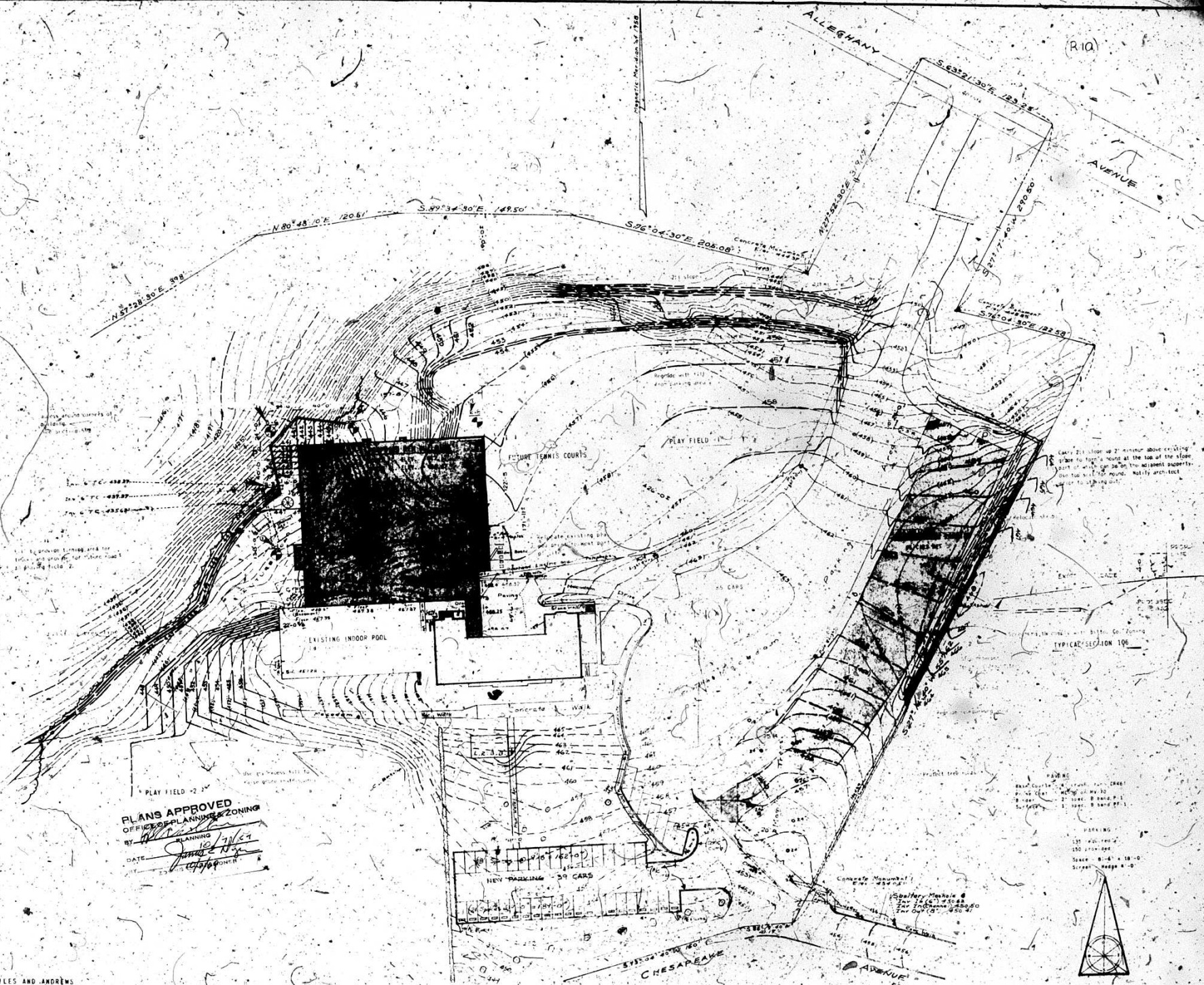
| No. | Description            | No. | Description            |
|-----|------------------------|-----|------------------------|
| 1   | Point at City Wre      | 31  | Top of concrete 454.11 |
| 2   | Shrub                  | 32  | Shrub                  |
| 3   | Top of concrete 453.16 | 33  | Top of concrete 453.16 |
| 4   | Top of concrete 453.16 | 34  | Top of concrete 453.16 |
| 5   | Top of concrete 453.16 | 35  | Top of concrete 453.16 |
| 6   | Top of concrete 453.16 | 36  | Top of concrete 453.16 |
| 7   | Top of concrete 453.16 | 37  | Top of concrete 453.16 |
| 8   | Top of concrete 453.16 | 38  | Top of concrete 453.16 |
| 9   | Top of concrete 453.16 | 39  | Top of concrete 453.16 |
| 10  | Top of concrete 453.16 | 40  | Top of concrete 453.16 |
| 11  | Top of concrete 453.16 | 41  | Top of concrete 453.16 |
| 12  | Top of concrete 453.16 | 42  | Top of concrete 453.16 |
| 13  | Top of concrete 453.16 | 43  | Top of concrete 453.16 |
| 14  | Top of concrete 453.16 | 44  | Top of concrete 453.16 |
| 15  | Top of concrete 453.16 | 45  | Top of concrete 453.16 |
| 16  | Top of concrete 453.16 | 46  | Top of concrete 453.16 |
| 17  | Top of concrete 453.16 | 47  | Top of concrete 453.16 |
| 18  | Top of concrete 453.16 | 48  | Top of concrete 453.16 |
| 19  | Top of concrete 453.16 | 49  | Top of concrete 453.16 |
| 20  | Top of concrete 453.16 | 50  | Top of concrete 453.16 |

|    |                        |    |                        |
|----|------------------------|----|------------------------|
| 51 | Top of concrete 453.16 | 61 | Top of concrete 453.16 |
| 52 | Top of concrete 453.16 | 62 | Top of concrete 453.16 |
| 53 | Top of concrete 453.16 | 63 | Top of concrete 453.16 |
| 54 | Top of concrete 453.16 | 64 | Top of concrete 453.16 |
| 55 | Top of concrete 453.16 | 65 | Top of concrete 453.16 |
| 56 | Top of concrete 453.16 | 66 | Top of concrete 453.16 |
| 57 | Top of concrete 453.16 | 67 | Top of concrete 453.16 |
| 58 | Top of concrete 453.16 | 68 | Top of concrete 453.16 |
| 59 | Top of concrete 453.16 | 69 | Top of concrete 453.16 |
| 60 | Top of concrete 453.16 | 70 | Top of concrete 453.16 |
| 61 | Top of concrete 453.16 | 71 | Top of concrete 453.16 |
| 62 | Top of concrete 453.16 | 72 | Top of concrete 453.16 |
| 63 | Top of concrete 453.16 | 73 | Top of concrete 453.16 |
| 64 | Top of concrete 453.16 | 74 | Top of concrete 453.16 |
| 65 | Top of concrete 453.16 | 75 | Top of concrete 453.16 |
| 66 | Top of concrete 453.16 | 76 | Top of concrete 453.16 |
| 67 | Top of concrete 453.16 | 77 | Top of concrete 453.16 |
| 68 | Top of concrete 453.16 | 78 | Top of concrete 453.16 |
| 69 | Top of concrete 453.16 | 79 | Top of concrete 453.16 |
| 70 | Top of concrete 453.16 | 80 | Top of concrete 453.16 |



Notes: Elevations shown herein are based on the Baltimore City & Maryland District Datum. Mean Elev. 455.88

PLAT 5  
TOWSON Y M C A PROPERTY  
9th District - Baltimore Co. Md  
Area - 18.712 Acres



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *June 2, 1969*  
BY *[Signature]*

**PLOT PLAN**

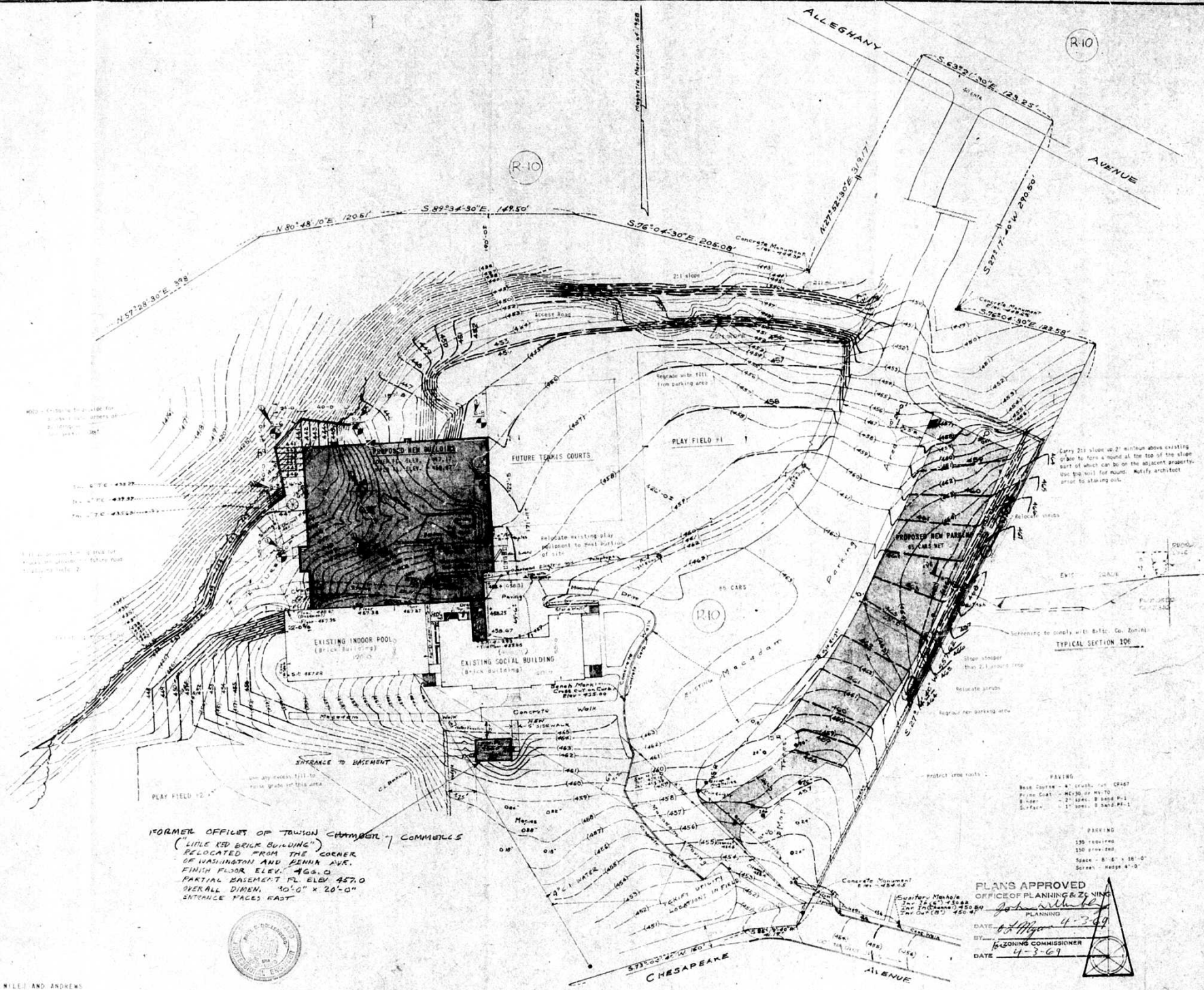
FOR SPECIAL EXCEPTION  
TOWNSHIP OF MARYLAND  
OCT. 2, 1969  
CHRISTIE, NILES AND ANDREWS  
39 CAR PARKING LOT ADDED

NOTE: Survey Log Data is available at the  
Surveyor's Office.

Note: The elevations shown herein are based  
on the Baltimore County Map of  
District Datum & N.T.S. 5000, Elev. 497.85.



03-09-71



# PLOT PLAN

FOR SPECIAL EXCEPTION

TOWNSHIP Y.M.C.A. - CHRISTIE, WILEY AND ANDREWS  
FOR RELOCATION OF "LITTLE RED BRICK BUILDING"  
MARCH 12, 1969.



PLANS APPROVED  
OFFICE OF PLANNING & ZONING

DATE 4-3-69

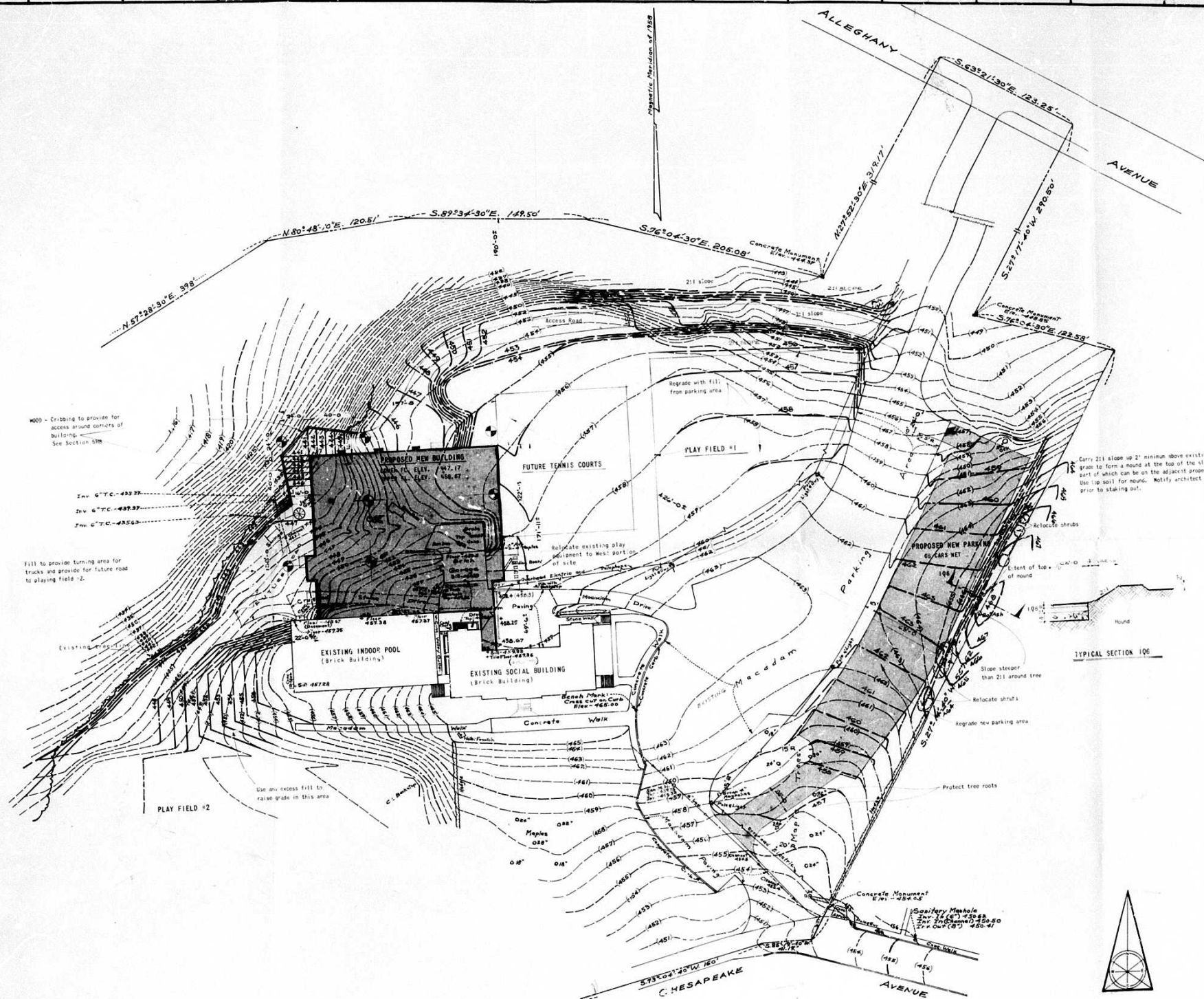
BY ZONING COMMISSIONER

DATE 4-3-69

NOTE: Survey Log Data is available at the Architect's Office.

Note: The elevations shown herein are based on the Baltimore County Hydrographic District Datum B.M.S. 5379, Elev. 427.65.





# REVISIONS

| NO. | DATE | BY | DEF. |
|-----|------|----|------|
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DESIGNED BY: 680-A 1732-A 1157-A  
 DRAWN BY:   
 CHECKED BY:   
 APPROVED BY: 

STRUCTURAL ENGINEERING  
 VAN RENSSLAER P. Saxe  
 1707 ST. PAUL ST. BALTO., MD. 21202  
 MECHANICAL-ELECTRICAL ENGINEERING  
 MILLER SCHUEHLZ & ASSOC  
 1840 N. CALVERT ST. BALTO., MD. 21205  
**CHRISTIE, NILES & ANDREWS**  
 ARCHITECTS

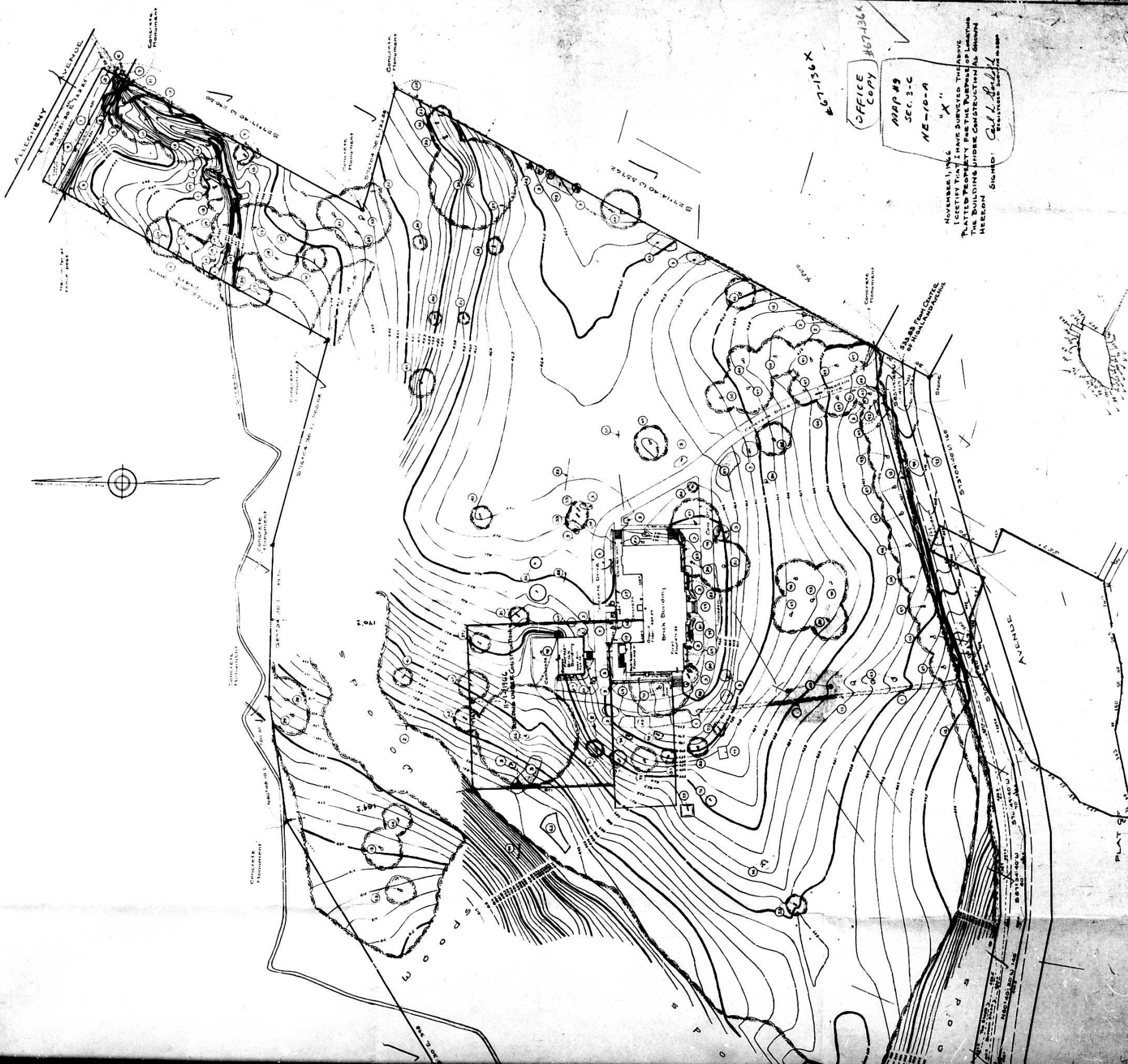
  
**GYM**  
**TOWSON Y.M.C.A.**  
 300 W. CHESAPEAKE AVE.  
 TOWSON, MARYLAND 21201

SITE PLAN

JOB NO. 5507  
 SCALE 1"=10'  
 DATE July 18, 1966  
 LAST REC. **A 1**



03-09-71



OFFICE COPY #67-136X

MAP #9  
SEC. 3-C  
NE-10-A  
"X"

NOVEMBER 1, 1966  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE  
PLAT AND THAT IT IS A TRUE AND CORRECT  
REPRESENTATION OF THE LAND AND  
THE BUILDING THEREON AS SHOWN  
HEREON  
SIGNED: Carl L. Bickel  
REGISTERED SURVEYOR

PLAT 2  
TOWNSHIP 11 N. R. 10 E. S. 10  
1st District - Baltimore Co. Md  
Area - 15.112 Acres



RECORDED - LOCATED Nov. 1, 1966  
Scale 1" = 40' Aug. 29, 1966  
DeLennas Bros. Inc.  
Surveyors - Baltimore, Md.  
709 W. Baltimore Ave.



# PLAT PLAN

NOT A SPECIAL DESCRIPTION

LOCATION T.M.C.A.

RELOCATION OF LITTLE RED BRICK BUILDING

MARCH 12, 1967

FORMER OFFICE OF TOWNSHIP CHAMBERLAIN - COMMERCIAL

"LITTLE RED BRICK BUILDING"  
RELOCATED FROM THE CORNER  
OF WASHINGTON AND SENNA AVE.  
FINISH FLOOR ELEV. 462.0  
PARTIAL BASEMENT FL. ELEV. 457.0  
OVERALL DIMEN. 30'-0" X 20'-0"  
2nd FLOOR FACES EAST

PLANS APPROVED

OFFICE OF PLANNING & ZONING

DATE 4-3-67

PLANNING

DATE 4-3-67

ZONING COMMISSIONER

DATE 4-3-67

See the elevations shown herein are based on the Benning County Hydrographic District Datum B.M. 5299, Elev. 452.60.

