

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#68-48-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, VAN DYKE PLEASURE CLUB, INC. 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an INDUSTRIAL zone to an RESIDENTIAL zone for the following reasons:

1. The property is located in a residential neighborhood.

See attached description

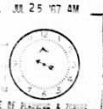
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Residential and Civic Club.

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 Frank Engel
Address 1923 Wilson Point Rd., Baltimore, Md. 21222
Petitioner's Attorney William T. Evans
Address 2 Market Place, Baltimore, Md. 21202
Protestant's Attorney John G. Rose
Address 1000 N. E. St., Baltimore, Md. 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of July, 1967, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, at the 10th day of August, 1967, at 10:00 o'clock A.M.



WILLIAM T. EVANS
ATTORNEY AT LAW
2 MARKET PLACE
DUNDALK, MD. 21222
ATLANTA 8-2800

October 17, 1967

John G. Rose, Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
NE/SE of Wilson Point Road 1900'
SE of Hazel Drive - 15th Dist.
Van Dyke Pleasure Club,
Petitioner - No. 68-48-X

Dear Mr. Rose:

Please enter an appeal to the Board of Appeals in the above

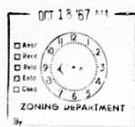
captioned matter.

Very truly yours,

William T. Evans

William T. Evans
Attorney for petitioner

WTE:rb



RE: PETITION FOR SPECIAL EXCEPTION
NE/SE of Wilson Point Road 1900' SE of Hazel Drive
15th District
The Van Dyke Pleasure Club,
Petitioner
NO. 68-48-X

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioner has requested that it be granted a social and civic club in accordance with Section 502.15 of the Baltimore County Zoning Regulations.

All the members of the club that now owns the property are employees of the Bethlehem Steel Company. They, together with their families use the facilities. There are fifty members in the club. At times the premises are rented with the result that from 100 to 200 people might be on the property at one time.

Basically the club seems to be conducted in a proper manner.

The difficulty is that this portion of Wilson Point Road is a peninsula. The road serving this 100% residential area is paved to a width of 20' 6" and this road dead ends. Even the residents experience some difficulty with the traffic, parking, etc., on holidays and weekends.

The present property owners who pay \$450 plus in taxes are deserving of the quiet enjoyment of their homes. This is a truly beautiful area and its existence must not be threatened by a social club even one as exemplary as that of the Petitioner.

For the above reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of September, 1967, that the Special Exception for a social and civic club be and the same is hereby DENIED.

John G. Rose
ZONING COMMISSIONER

COPIES RECEIVED FOR FILING

DATE 9/14/67
BY John G. Rose

July 27, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

William T. Evans, Esq.,
2 Market Place
Baltimore, Maryland 21222

SUBJECT: Special Exception for a Social and Civic Club, for the Van Dyke Pleasure Club, Inc., located on the NE side of Wilson Point Rd., 1900' southeasterly from Hazel Drive 15th District
(Item 1 July 25, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Wilson Pt. Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Hazel Avenue
Road - Wilson Point Road is to be developed as a minimum 40' road on a 50' R/W.

BUREAU OF TRAFFIC ENGINEERING: One access point appears to be sufficient.

STATE ROAD COMMISSION: This section of Wilson Pt. Rd. does less than 2000 vehicles average daily traffic; therefore, there are no entrance requirements. However, it is recommended that the entrance be designated one way in and one way out.

HEALTH DEPARTMENT: This club must make application to the Baltimore County Health Department for a bathing beach. Also, latrines must be connected to public sewer as soon as it becomes available.

ZONING ADMINISTRATION DIVISION: The following information should be indicated in writing prior to the hearings: hours of operation; number and type of membership, and any boating facilities that are proposed.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

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:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John G. Rose, Principal
Zoning Technician

cc: Carlyle Brown-Jur. of Engg.
C. Richard Moore-Jur. of Traffic Engg.
John Meyer-Jur. of Health Comm.
Julius Messera-Health Dept.

RE: PETITION FOR SPECIAL EXCEPTION FOR SOCIAL AND CIVIC CLUB
NE/SE of Wilson Point Road 1900' Southeast of Hazel Drive
15th District
Van Dyke Pleasure Club, Inc.
Petitioner
No. 68-48-X

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

OPINION

The Petitioner in this case seeks a special exception for a Social and Civic Club on a tract of property owned by the Petitioner on the north side of Wilson Point Road approximately 1900 feet southeast of Hazel Drive, in the 15th Election District of Baltimore County. The subject property, and all of the other properties around it, is zoned R-6. The property, which is eight tenths of an acre in size, was purchased by the Club in 1966 and has been operating as a social club since that time, and was rented out to various clubs for social functions.

Wilson Point Road is approximately 20 feet wide and runs down a peninsula of land situated between Middle River on the southwest and Stansbury Creek to the northeast, and dead ends at the point of the peninsula. The nearest commercial activity to the subject property is one quarter of a mile to the northwest, and there are no commercial uses from that point southeast to the tip of the peninsula. The area is zoned and developed almost one hundred percent with residences.

The protestors who live along Wilson Point Road opposed the petition on several grounds. There was testimony that the road is extremely narrow and congested and that can have difficulty passing on Wilson Point Road. They further testified that the noise of loud speakers, large groups of people and loud music emanating from the property is extremely objectionable and interferes with the quiet and peaceful enjoyment of their homes.

The petitioner did not produce evidence that the proposed special exception would not violate Section 502.1 of the Zoning Regulations, and indeed the

No. 68-48-X
Van Dyke Pleasure Club, Inc.

- 2 -

Board finds as a fact from the testimony that the noise emanating from the property and the gathering of large groups of people for social functions would indeed "be detrimental to the health, safety or general welfare of the locality involved." The Board also finds as a fact that the granting of the special exception here would "tend to create congestion" in the roads, streets and alleys in the surrounding neighborhood. The Board further finds that the granting of the special exception here with the present lack of public sewerage facilities would violate Section 502.1(e) of the Zoning Regulations.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of June, 1968, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

William S. Baldwin
Chairman

John A. Miller
Member

Walter A. Reiter, Jr.
Member

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 18, 1967

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #68-48-X. Northeast side of Wilson Point Road 1900 feet Southeast of Hazel Drive. Petition for Special Exception for a Social and Civic Club. The Van Dyke Pleasure Club, Inc. - Petitioners.

15th District

HEARD: Wednesday, August 30, 1967. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Social and Civic Club. The Planning staff is not in a position to offer definitive comment regarding compliance of this petition with the requirements of Section 502.1 of the Zoning Regulations. The petitioner should clearly show that he does meet the tests required by the Regulations for a Special Exception. If granted, the granting should be conditioned by the requirement of plans approval by the appropriate County agencies including Health.

GE:ghm

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1500
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820
ZONING DESCRIPTION
1903 WILSON POINT ROAD

BEGINNING for the same on the northeast side of Wilson Point Road (formerly Bull Neck Road) as now laid out 30 feet wide, at the division line between lots No. 106 and No. 107 as shown on Plat No. 2 Bull Neck as filed among the Land Records of Baltimore County in Plat Book No. 8 folio 11, said point being distant .900 feet more or less measured southeasterly along said Wilson Point Road from Hazel Drive, and running thence from said beginning and binding on the Northeast side of said Wilson Point Road, southeasterly 150.00 feet to the division line between Lots No. 109 and No. 110, as shown on said Plat, thence leaving the Northeast side of said road and binding on said division line N-westerly 224 feet more or less to the waters of Stansbury Creek, thence binding on the waters of said Creek the two following courses and distances Northwesterly 53 feet more or less and Northwesterly 103 feet more or less to said division line between Lots No. 106 and No. 107, as shown on said Plat, thence leaving the waters of said Creek and binding on said division line S-westerly 221 feet more or less to the place of beginning.

THE improvements thereon being known as No. 1903 Wilson Point Road.

BEING & COMPRISING Lots No. 107, 108 and 109 as shown on Plat No. 2, Bull Neck filed as aforesaid and conveyed by deed dated August 8, 1966 and recorded among the Land Records at Baltimore County in Liber O.T.G. No. 4657 folio 406, etc., conveyed by Peter Holcknecht and wife to Van Dyke Pleasure Club, Inc.

Joseph D. Thompson
JOSEPH D. THOMPSON, P.E. & L.S. No. 1150



7-7-67

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

15TH DISTRICT: BALTIMORE CO., MD.



JOSEPH D. THOMPSON - PE & LS NO. 1150

Dr. McGinity

68-48X

OFFICE
COPY

map
4-B
EASTERN
AREA
NE-2-J
"X"

Mr. Hazel Bauer 1920
LOTS 131 AND 109 PLAT 2
ROLL 1262
P.D. 8-11 Redford 1929

JOSEPH D. THOMPSON, INC.
ENGINEERS & SURVEYORS
101 CHILL WOOD 200 E. JOPPA RD
TOWSON 21204 MD
SCALE: 1"=20' DATE: JUNE 21, 1961

PLAT FOR SPECIAL EXCEPTION
FOR SOCIAL AND CIVIC CLUB
1903 WILSON POINT RD
15TH DIST. BALTIMORE CO., MARYLAND

1st 24 & 1st 26
 16 pages

Carlton H. H. H. H.
1824
Luzerne

Gift from
Carol E. Sparrow
1900
1934

1902
Edward Marwan
15 year