

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Stoneybrook North, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an AM-1 zone to an AM-2 zone, for the following reasons:

The said area is to be used for a swimming pool and recreation facilities.

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, Swim Club.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Stoneybrook North, Inc.
Contract purchaser
Address: 1111 W. Baltimore Ave., Baltimore, Md.
Legal Owner
Address: 1111 W. Baltimore Ave., Baltimore, Md.

Protestant's Attorney
Address: Baltimore Temple Building, Towson, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of February, 1968, 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 100, County Office Building in Towson, Baltimore County, at 10:00 A.M. on 11th day of March, 1968, at 10:00 A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 29, 1968

FROM: George E. Garrett, Director of Planning

SUBJECT: Petition #68-206-X. South side of Lucerne Road 145 feet East of Carthage Road. Petition for Special Exception for Community Building, Swim Club. Stoneybrook North, Inc. - Petitioners.

2nd District

HEARING: Monday, March 11, 1968. (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The westerly portion of the subject property, consisting of 1.05 acres, is required, recorded local open space dedicated to Baltimore County and must be excluded from the area to which the requested special exception applies (see plat recorded in OTG 32-81). Further, it should be decided to grant a special exception, we request that the grant be conditioned upon approval of the site plan by this office.



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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

A Special Exception for a community building & swim club should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1968, 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 AM-1 zone; and/or the Special Exception for community building & swim club be and the same is hereby DENIED.

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FROM THE OFFICE OF
GEORGE WILLIAM STEWART, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. Box 6826, Towson, Maryland 21204

Description for Special Exception

January 16, 1968

Beginning for the same at a point on the south side of Lucerne Road at a point distant 145 feet more or less measured westerly from the center line of Carthage Road extended, said point of beginning being also the intersection of the south side of Lucerne Road with the east outline of the subdivision of Stoneybrook as shown on a Plat entitled: "Flat 2 Stoneybrook North Addition" dated June 23, 1967 and recorded among the Plat Records of Baltimore County in Liber 016-22 folio 61, running thence on the outline of said Plat the two following courses and distances, first South 10° 03' 48" East 525.49 feet, second North 72° 40' 10" East 780.03 feet, running thence leaving the outline of said Plat and binding on the rear of Lots 37 and 38 Block L of said Plat, North 72° 40' 30" East 146.77 feet, thence on the rear and east side of Lot 39 Block L of said Plat, first North 71° 56' 00" East 156.77 feet, and second North 15° 30' 00" East 125.31 feet, to the south side of Lucerne Road, thence binding on the said south side of Lucerne Road westerly by a curve to the left with a radius of 700.00 feet for a distance of 20.00 feet, said curve being subtended by a chord bearing North 7° 10' 00" East for 20.00 feet, running thence binding on the west side and rear of Lot 40 Block L of said Plat, first South 15° 30' 00" East 125.31 feet, and second North 71° 56' 00" East 65.92 feet, running thence binding on the rear of Lot 41 Block L and part of the rear of Lot 42 Block L of said Plat North 86° 10' 30" East 74.38 feet, running thence on the remainder of the rear of said Lot 42 Block L, North 268° 10' 30" East 74.40 feet, running thence on the east side of Lot 42 Block L of said Plat, North 18° 05' 00" West 90.00 feet to the south side of Lucerne Road, running thence on the said south side the three following courses and distances, first North 71° 56' 00" East 32.45 feet, second westerly by a curve to the right with a radius of 640.00 feet, for a distance of 43.74 feet, said curve being subtended by a chord bearing

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 11th days of March, 1968, the first publication appearing on the 11th day of March, 1968.

THE JEFFERS' AN.
Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

Pikesville, Md. 2/20, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 13th day of March, 1968, the first publication appearing on the 22nd day of Feb, 1968.

THE NORTHWEST STAR

Arnold Lander
Manager

Cost of Advertisement, \$ 12.18

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 2-24-68
Posted for: Special Exception
Petitioner: Stoneybrook North, Inc.
Location of property: 3/4 of Lucerne Rd. 145 ft. E. of Carthage Rd.
Location of Sign: 1111 W. Baltimore Ave.
Remarks: See attached description
Posted by: John G. Rose Date of return: 2-28-68

Description for Special Exception

January 16, 1968

North 82° 27' 00" East for 233.63 feet and third South 87° 02' 00" East 18.62 feet to the point of beginning.
Containing 0.227 acres of land more or less.
Being the Reserved Parcel and the Local Open Space both as shown on said Plat of Stoneybrook.
Subject to a 10 foot drainage and utility easement along the first and second line herein.
Subject also to a 20 foot easement extending from the south side of Lucerne Road to the second line herein.

January 16, 1968

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

SUBJECT: Special Exception Community Building, Swim Club, for Stoneybrook North, Inc. located 3/4 Lucerne Rd., West of Carthage Road, 2nd District (Item 92, February 6, 1968)

Fred E. Waldrop, Esq.,
Masonic Temple Building
Towson, Maryland 21204

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water & Sewer - Utilities relative to this site were recently submitted for bids under Baltimore County contract.

Adequacy of existing utilities to be determined by developer or his engineer. Road - All roads are to be developed as shown on the submitted plan.

STATE ROADS COMMISSION:
There are no State roads involved; therefore, this office has no comment.

HEALTH DEPARTMENT:
Prior to approval of a swimming pool on this site complete plans and specifications must be submitted for approval.

PROJECT PLANNING DIVISION:
This office will review and make any necessary comment as a later date.

ZONING ADMINISTRATION DIVISION:
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 plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure the all parties are 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 of the appropriateness of the requested zoning 10 days before the Zoning Commission hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

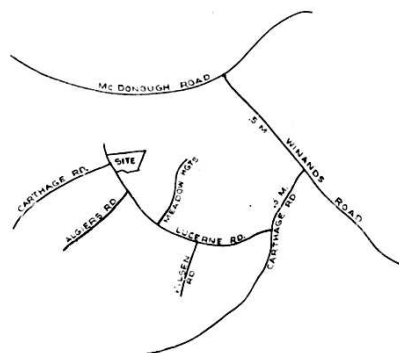
James E. Dyer
JES:d
JAMES E. DYER, Acting Supervisor

cc: Carlisle Brown-Sur. of Engr.; John Meyers-State Roads; William Greenblatt-Had Albert V. Quilby-Project Planning

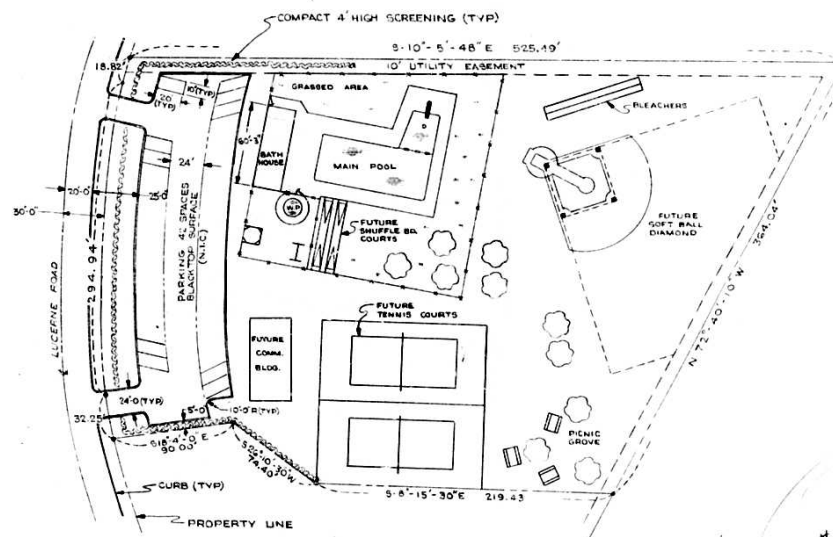
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON, MARYLAND 21204
Invoice No. 53042
DATE: March 15, 1968
TO: Stoneybrook North, Inc.
FROM: Baltimore County, Maryland
Description of Property: Special Exception
Amount Due: \$12.18
Paid: 0.00
Balance Due: \$12.18

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON, MARYLAND 21204
Invoice No. 51794
DATE: March 15, 1968
TO: Stoneybrook North, Inc.
FROM: Baltimore County, Maryland
Description of Property: Special Exception
Amount Due: \$12.18
Paid: 0.00
Balance Due: \$12.18



SITE PLAN
NO SCALE



SCALE: 1" = 50'



#68-206X
MAP
2-C
WESTERN
AREA
NW-7-H
1X

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5/24/68

This proposed building or structure is
designed in accordance with the
Baltimore County Building Code.

SITE PLAN	
STONE BROOK SWIM CLUB	
LUCERNE & CARTHAGE ROADS BALTIMORE COUNTY, MARYLAND	
PREPARED FOR:	IRA C. RIGGER, INC.
BUILDERS OF	Surf POOLS
INDUSTRY LANE COCKEYSVILLE, MD.	DATE: 2-17-68
BY: W. L. M.	93

