

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY ZONING COMMISSIONER BALTIMORE COUNTY

This Petition seeks a Special Exception to use the subject tract, consisting of 2.9 acres of ground, for a community building.

The Petitioner is a chapter of the Knights of Columbus which has been meeting in the general area since 1926. Plans call for the renovation of the existing structure so as to permit banquet facilities on the first floor and meeting rooms on the second and third floors.

The property is bordered on the north by some homes, on the east by a trailer park, on the west by vacant land and on the south by the Patapsco River.

The Deputy Zoning Commissioner was impressed with the caliber of the people who belong to this particular organization. It appeared to be a very closely knit group.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29 day of May, 1968 that a Special Exception for a community building should be and the same is granted.

Richard D. Harding Deputy Zoning Commissioner

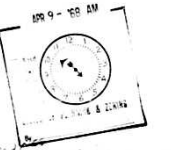
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY. I, or we, the undersigned, as the legal owner(s) 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 HE-1K zone to an HE-1K zone.

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.

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.

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of April, 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 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, on the 11th day of May, 1968, at 1:00 o'clock P.M.



John J. Linn, Esq. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968

FROM: George B. Reynolds

SUBJECT: Petition 68-259-X. Special Exception for a Community Building. North side of Bayfront Road 207.75 feet south of Lincoln Avenue. Being the property of Nelson K. Walter.

15th District HEARING: Monday, May 13, 1968 (1:00 P.M.)

We have not been provided sufficient information with respect to the subject petition to make any definitive comment on the impact the proposed use would have upon the surrounding community.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman Public Hearing Committee Date: April 9, 1968

FROM: Charles F. Morris, Jr., Captain Fire Bureau

SUBJECT: Property owned by Nelson K. Walter located at 270 Bayfront Road and intersection of Lincoln Avenue 15th District. Proposed Zoning: Special Exception, Community Building. Area: 2.90

It shall be required to meet all fire department regulations.

Charles F. Morris, Jr. Captain

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

SUBJECT: Special Exception for Community Building for Kassy Club, Inc., located on the 1/2 Bayfront Road and intersection of Lincoln Avenue 15th District (Item 147, April 9, 1968)

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer: BUREAU OF ENGINEERING: Water - Existing 8" water in both Bayfront and Lincoln Avenues. Sewer - Sanitary sewer exists as shown on the submitted plan.

- 1. An 8 ft. setback from Bayfront Road to the parking spaces adjacent thereto. 2. Substantial evergreen screening at least 10 ft. high or a fence between the parking area and adjoining mobile homes. A grading plan indicating the amount of fill and the method of handling drainage for the parking area. 3. An indication of the number of square feet to be utilized in the building. The parking requirements for this use is one space for each 50 sq. ft. of total floor area.

If the petition is granted, no occupancy may be made until such time as the approved plans. The above comments are not intended to indicate the appropriateness of the problems the petitioner has or to assure that all parties are made aware of plans or appropriateness of the Office of Planning and Zoning will submit recommendations on the hearing.

Very truly yours, James S. Dyer, Zoning Supervisor

The following members had no comment to offer: Project Planning Division; Bureau of Industrial Development

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 54310 DATE April 22, 1968

Table with columns: QUANTITY, UNIT PRICE, TOTAL AMOUNT. Includes entry for Petition for Special Exception for Nelson K. Walter.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 15th Date of Posting: April 27, 68. Posted for: Nelson K. Walter. Location of property: N.S. of Bayfront Road 207.75 S. of Lincoln Ave.

PETITION FOR SPECIAL EXCEPTION FOR A COMMUNITY BUILDING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY. I, or we, the undersigned, as the legal owner(s) 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 HE-1K zone to an HE-1K zone.

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.

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.

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of April, 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 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, on the 11th day of May, 1968, at 1:00 o'clock P.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received and accepted for filing this 9th day of April, 1968.

John G. Rose, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 54355 DATE April 13, 1968

Table with columns: QUANTITY, UNIT PRICE, TOTAL AMOUNT. Includes entry for Advertising and posting of property for Nelson K. Walter.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press DUNDALK, MD., April 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement "Nelson K. Walter" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 24th day of April 1968 that is to say the same was inserted in the issues of 4-25-68

Stromberg Publications, Inc. Publisher. By Mrs. Palmer Price

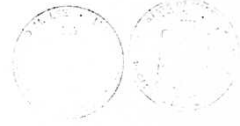
#66-259 X

BEING THE SOUTH END OF THE NORTH SIDE OF BAYFRONT ROAD, 20 FEET WIDE, AT A POINT AT THE DIVISION LINE BETWEEN THE LOTS FROM AND DESIGNATED AS A-2 and A-1, AS Laid Out and Shown on a Plat of the Property of John W. Hinson, Showing Thereon and

BEING THE FRONT 20' STRIP, IN THE BELT OF BAYFRONT ROAD AND BEING SUBJECT TO A RIGHT OF WAY AGREEMENT AS SET FORTH IN A DEED DATED NOVEMBER 10, 1912 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN DEED B.O.S. NO. 1255 PLOTTED TO PREC. A. P. L. 1470 TO COUNTY COMMISSIONERS OF BALTIMORE COUNTY.

BEING LOT 10, A-1, AS Laid Out and Shown on a Plat of John W. Hinson Property and Referred to in the Land Records of Baltimore County in Plat Book L.M.O. No. 10 PLOTTED BY AND BEING THE SAME PROPERTY AS DESCRIBED IN A DEED DATED SEPTEMBER 17, 1909 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN DEED B.O.S. NO. 1255 PLOTTED TO PREC. A. P. L. 1470 AND CONTAINED BY LEGAL PROFESSIONAL SURVEYOR OF THE ASSEMBLY OF GOD, 2412 TO BEING H. H. HARRIS AND JACOB C. WATSON, 112-125.

THE PLANNING COMPANY
INCORPORATED
HIMMEL H. LEE
SURVEYOR



Dated March 19, 1968

MICROFILMED

PLANS APPROVED
OFFICE OF PLANNING AND ZONING
DATE 3/21/68
BY [Signature]
ZONING COMMISSIONER
DATE 3/21/68

AREA - 2,700-SQ-FT
PARKING SPACES FOR 100 CARS
2' BITUMINOUS CONCRETE ON 4" CRUSHED STONE

File No. 66-259

MICROFILMED

Plat of property known as No. 7401 Bayfront Road and also known and designated as Lot "A-1" Plat of John W. Hinson in 15th Election District Baltimore County, Md. Plat Book L.M.O.L.M. No. 10 Folio 97. Present Zoning Area "R-6" and Special Exception required for proposed use of existing dwelling, 2 story & basement 24' x 44' x 22' for 2nd flr meeting rooms & 1st flr social activities & basement for club room & lockers room. Existing Pvm Garage 19' x 20' x 9' for 2 cars.

BY: KACEY CLUB, INCORPORATED. (139 Members) Pres. Joseph A. Koester, 288 Clengary Garh, Glenburnie, Md. Phone: 761-1430. 21061. Parking Spaces Provided for 100 Cars.

PLANS APPROVED
OFFICE OF PLANNING AND ZONING
DATE 3/21/68
BY [Signature]
ZONING COMMISSIONER
DATE 3/21/68

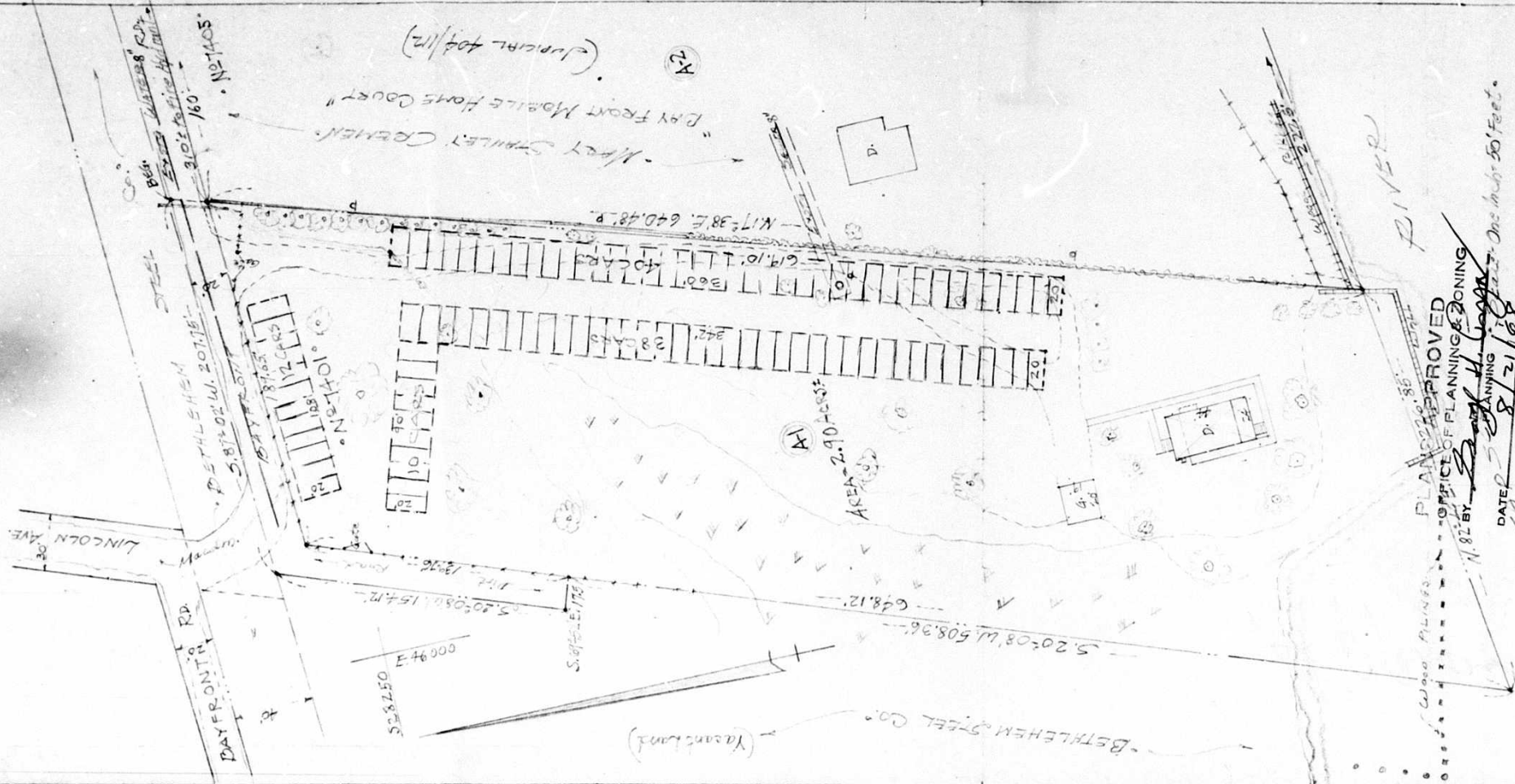
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PLANNED AND APPROVED
 OFFICE OF PLANNING & ZONING

DATE 8/21/68 BY W. H. Gage

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The Matheson Co.
 Engineers
 William M. Lee,
 Surveyor
 March 18, 1968.

PARKING AREAS FOR 100 CARS.
 TO BE GRADED & RAISED WITH
 2" BITUMINOUS CONCRETE ON 4" CRUSHED STONE.

Plat of property known as No. 7401 Bayfront Road and also known and designated as Lot "A-1" Plat of John W. Hinson in 15th Election District Baltimore County, Md. Plat Book L, Md.L.M. No. 107010 to 97. Present Zoning Area "R-6" and Special Exceptions required for proposed use of existing dwelling, 2 story & basement 24' x 44' x 22' for 2nd floor meeting rooms & 1st floor social activities & basement for club room & lockers room. Existing from Garage 19' x 20' x 9' for 2 cars.

BY: KACEY CLUB, INCORPORATED. (139 Members) Parking Spaces Provided for 100 Cars.
 Pres. Joseph A. Koester,
 288 Glenbury Garth, Glenburnie, Md.
 Phone: 761-1430

File No. 8-359