

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BALTIMORE #45 ASSOCIATION, INC., legal owner, of the property situated 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 hereinafter described property be reclassified, pursuant to the Zoning Law of Baltimore County, from RE-10-D to COMM-10-D, for the following reasons:

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.

(Fraternity, Organization Meeting House - Tall Cedars of Lebanon)

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, noting, 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.

Baltimore #45 Association, Inc.

Contract purchaser: Harold Littleton Legal Owner

Address: 107 W. Pratt Street Baltimore, Maryland 21202

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Address: 107 W. Pratt Street Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of Hill Avenue, 160' W of Satyr Hill Road - 9th District : DEPUTY ZONING
Baltimore #45 Association, Incorporated : COMMISSIONER
Petitioner : OF
NO. 69-75-X : BALTIMORE COUNTY

The Petitioner seeks a Special Exception to use its property, consisting of seven and one-half acres, for a Community Building. The actual organization is known as the Tall Cedars of Lebanon, which is a branch of the Masonic Order.

Testimony reveals that this organization has approximately four hundred members, who meet once monthly throughout the year with the exception of July and August. One of the purposes of this particular group is to raise money for charitable purposes. In order to do this, fund raising affairs in the form of dances are usually held about five times a year. This group also maintains a drum and brass band, which is used for various functions. A witness stated that all activities to be held in the proposed meeting house would be sponsored by the Tall Cedars and that the proposed building would not be leased to the general public.

The Petitioner plans on constructing a one story building measuring one hundred feet by one hundred and fifty feet, with a basement. It is expected that the proposed facility could accommodate in the neighborhood of five hundred people. The subject tract, which is heavily wooded in sections, drops approximately eighty-five feet from the entrance on Hill Avenue to the rear portion, where the building is to be erected. Personal observation by the Deputy Zoning Commissioner, who visited the tract at the request of all parties, leads to the conclusion that the proposed structure would be visible to only a small number of homes.

Water facilities are available and adequate. There is a question as to whether the subject tract is adaptable to a private septic system. However, the matter of sewer is left to the final approval of the Baltimore County Health Department. If need be, the Petitioner would connect to the existing sewer line on Satyr Hill Road, a distance of approximately twelve hundred feet.

Numerous persons appeared in protest, which primarily was concerned with possible traffic congestion and noise. With respect to the possible traffic congestion, the Deputy Zoning Commissioner does agree that some might ensue if this proposed structure were to hold numerous fund raising affairs, both day and night. However, the only evidence produced is to the effect that only five affairs are held per year, and these presumably would be held in the evening on weekends, when the bulk of the neighborhood traffic is off the streets. So far as noise is concerned, the proposed building will be built on the rear portion of the lot and away from most neighboring residences.

In passing on this case, the Deputy Zoning Commissioner must take into account the high caliber and reputation of the members of this fraternal organization and feels that any and all meetings and fund raising affairs will be conducted on a high plane. At this point, it should be made most clear that the hearing officer is not a member of the Masonic Organization.

It appearing that all requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13 day of December, 1968, that a Special Exception for a Community Building should be and the same is GRANTED from and after the date of this Order, subject to the following conditions:

- 2 -

1. All lighting shall be erected so as not to reflect on any homes in the area.
2. The Petitioner shall lower the grade at Hill Avenue at the entrance to the property.
3. The portion of the proposed building to be used in conjunction with the drum and brass band shall be sound proofed.
4. The proposed building shall not be leased to the general public or any other organization not connected with the Masonic Order.
5. The site plan shall be subject to approval by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hildy
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Community Building : COUNTY BOARD OF APPEALS
North Side of Hill Avenue 160 feet : OF
West of Satyr Hill Road : BALTIMORE COUNTY
9th District : No. 69-75-X
Baltimore #45 Association, Inc. :
Petitioner :

ORDER OF DISMISSAL

Petition of Baltimore #45 Association, Inc. for Special Exception for a Community Building, on property located on the north side of Hill Avenue 160 feet west of Satyr Hill Road, in the 9th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed June 5, 1969 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of June 5, 1969.

It is hereby ORDERED, this 10th day of July, 1969, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Slawik

John A. Miller

PETITION FOR SPECIAL EXCEPTION FOR * IN THE COUNTY BOARD
COMMUNITY BUILDING, FOR BALTIMORE #45 * OF APPEALS OF
ASSOCIATION, INC., LOCATED N/S OF HILL * BALTIMORE COUNTY
AVENUE, 160' W. OF SATYR HILL ROAD * No. 69-75-X
9th DISTRICT *

ORDER OF DISMISSAL

NOW COMES, WILLIAM H. CALLAHAN, III and MILDRED F. CALLAHAN, his wife, by Thomas D. Washburne, their attorney, Appellants, in the above entitled case, and request that their Appeal from the decision of the Deputy Zoning Commissioner, dated December 13, 1968, granting a Special Exception for a community building on the property of the Baltimore No. 45 Association, Inc. on the north side of Hill Avenue in Baltimore County, Maryland, be dismissed with prejudice.

Thomas D. Washburne
1600 Maryland National Bank
Building
Baltimore, Maryland 21202
Attorney for Appellants/Protestants

CERTIFICATE OF MAILING

I HEREBY CERTIFY, that on this 5 day of June, 1969, a copy of the foregoing Order of Dismissal was mailed to Ernest C. Trimble, attorney for Baltimore No. 45 Association, Inc., Petitioner, 404 Jefferson Building, Towson, Maryland 21204.

Thomas D. Washburne

LAW OFFICES
DUE, WHITEFORD, TAYLOR & PRESTON

W. H. WHITEFORD
D. E. WHITEFORD
T. A. PRESTON
J. C. WHITEFORD
J. E. WHITEFORD
J. M. WHITEFORD
J. R. WHITEFORD
J. S. WHITEFORD
J. T. WHITEFORD
J. W. WHITEFORD
J. Y. WHITEFORD
J. Z. WHITEFORD

SIN LIFE BUILDING
CHARLES CENTER
BALTIMORE, MARYLAND 21201

REPLY TO TOWSON OFFICE
July 9, 1969

Mr. William S. Baldwin, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Special Exception for
Community Building for
Baltimore #45 Association,
Inc. No. 69-75-X

Dear Mr. Baldwin:

I represent Baltimore #45 Association, Inc., Petitioners in the above entitled matter. As you are aware, the special exception was allowed by the Zoning Commissioner, and Thomas D. Washburne filed a timely appeal to the Board.

Mr. Washburne and I, on behalf of our clients, worked out an agreement in the nature of a covenant which has been recorded among the Land Records of Baltimore County. As a result of the aforementioned agreement, an Order of Dismissal was signed by Mr. Washburne on behalf of the Protestants/Appellants, and a copy of the order was filed with your Board on June 6, 1969.

My clients are most anxious to proceed with their plans, but I have been awaiting the formal Order of Dismissal signed by the Board which has been customary in the past. In view of the fact that the only Protestant has filed an Order of Dismissal, I am at a loss as to why I have been unable to obtain the order of the Board. It would appear that the Board's order is a mere formality and not really necessary at all, but since custom has indicated the propriety of obtaining such an order, I would appreciate receipt of such an order promptly.

Yours very truly,
Ernest C. Trimble

ECT:ct

Rec'd 7/9/69
1:30 PM

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

2 Signs
#69-75-X
Date of Posting: JAN. 31 - 1969

District: 9th
Posted for: Baltimore #45 Association
Petitioner: Baltimore #45 Association
Location of property: N/S of Hill Ave. 160' W. of Satyr Hill Road
Location of signs: 2 signs posted on yard of 1742 Hill Ave.
Remarks: Met. N. Washburne
Posted by: Met. N. Washburne
Date of return: Feb. 10, 1969

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
29th day of August, 1968.

Petitioner: Baltimore #45 Association, Inc.
Petitioner's Attorney: Walter H. Callahan, III
Reviewed by: [Signature]
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 20, 1968
 FROM: George E. Gavrelli, Director of Planning
 SUBJECT: Petition #69-75-X, North side of Hill Avenue 160 feet West of Satyr Hill Road, Petition for Special Exception for A Community Building, Baltimore #45 Association, Inc. - Petitioners

9th District
 HEARING: Monday, September 30, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception. The staff does not have sufficient information to offer definitive comment as to whether or not the subject petition complies with the standards of Section 502.1 of the Zoning Regulations. If granted, particular attention should be given towards conditioning the special exception on a lowering of the grade at Hill Avenue at the entrance to the property and widening and sight-distance improvements at Satyr Hill Avenue and Hill Avenue intersection.

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

Peter L. Roho, Jr., Esq.,
 9105 Belair Road
 Baltimore, Maryland 21236

SUBJECT: Special Exception for Community Building, for Baltimore #45 Association, Inc., located N/S of Hill Avenue, 160' W. of Satyr Hill Road
 9th District
 (Item 51, August 27, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 8" water in Hill Avenue
 Adequacy of existing utilities to be determined by developer or his engineer.
 Sewer - Sanitary sewer is not available to this site
 Road - Hill Avenue is to be developed as a minimum 40' road on a 60' R/W.

HEALTH DEPARTMENT:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Prior to construction, renovation and/or installation of equipment for this food service facility complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

FIRE BUREAU:

Petitioner shall be required to meet all Fire Dept. regulations.

BUILDING ENGINEER:

Petitioner must meet all requirements of the Building Code.

BUREAU OF TRAFFIC ENGINEERING

AND PROJECT PLANNING:

Any granting of a Special Exception for this property should be conditioned on the following requirements:

Lowering of the grade at Hill Avenue at the entrance to the property.

Widening and sight distance improvements at Satyr Hill Avenue and Hill Avenue intersection.

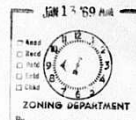
ZONING ADMINISTRATION DIVISION:

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 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.

OBER, GRIMES & SHRIVER
ATTORNEYS AT LAW
610 MORGENTHAU TRUST BUILDING
BALTIMORE, MARYLAND 21205

January 11, 1969



Honorable Edward D. Hardesty
 Deputy Zoning Commissioner
 Baltimore County
 Towson, Maryland 21204

Re: Petition for Special Exception
 N/S of Hill Avenue, 160' W of
 Satyr Hill Road - 9th District
 Baltimore #45 Association,
 Incorporated - Petitioner
 NO. 69-75-X

Dear Mr. Hardesty:

Please note an Appeal to the County Board of Appeals on behalf of Mr. and Mrs. William H. Callahan, 3rd, from the order dated December 13, 1968 of the Deputy Zoning Commissioner in the above captioned matter.

Sincerely,

TDM/sk

Peter L. Roho, Jr., Esq.,
 9105 Belair Road
 Baltimore, Maryland 21236
 RE: Community Bldg. for
 Baltimore #45 Association, Inc.

- 2 -

August 29, 1968

The following members had no comment to offer:

Board of Education
 Industrial Development
 State Roads Commission

Very truly yours,

JAMES E. DYER,
 Zoning Supervisor

JED:JD

cc: Carolyn Brown-Sur. of Engr.
 William Greenwell-Health Dept.
 Capt. Charles Morris-Fire Bureau
 Elmer C. Hoppert-Building Engineer's Office
 Jostein Riss-Bureau of Traffic Engineering
 Albert V. Quimby-Project Planning Division

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 56313
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE: Oct. 1, 1968
TO: P. Louis Roho, Jr., Esq. 9105 Belair Road Baltimore, Md. 21236		
Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST
Advertising and posting of property for Baltimore #45 Association, Inc. #69-75-X		46.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 60780
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE: Jan. 14, 1969
TO: Edward D. Hardesty, Esq. 610 Morgenthau Trust Building Baltimore, Md. 21205		
Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	COST
Cost of Appeal - Baltimore #45 Association, Inc. #69-75-X		20.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

Maryland
Surveying and
Engineering Co., Inc.

1201 N. CALVERT STREET
 Baltimore, Maryland 21202
 Phone: MUrray 1-2000
 REGISTERED
 Maryland-New York
 Pennsylvania-Tennessee

ZONING DESCRIPTION

Beginning for the same at the angle point in the North Side of Hill Avenue, said point being situated 160 feet E along the East Side of Hill Avenue from the centerline of Satyr Hill Road; thence leaving said place of beginning and running and binding on the North Side of Hill Road, S 70° 10' 56" W, 100.00 feet; thence leaving the North Side of Hill Road and running N 23° 00' 50" W, 633.64 feet; thence S 49° 10' 54" W, 367.06 feet; thence N 66° 05' 06" W, 539.61 feet; thence N 29° 54' 54" E, 498.30 feet; thence S 32° 20' 00" E, 562.75 feet; thence N 45° 59' 50" E, 71.44 feet; thence S 64° 12' 06" E, 120.33 feet; thence S 23° 00' 50" E, 670.00 feet to the place of beginning.

Containing 7.586 Acres, more or less.

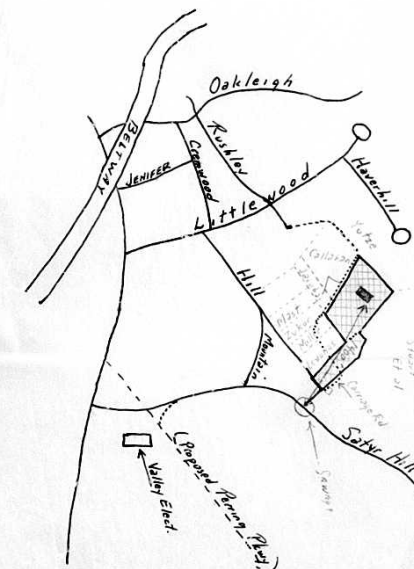


SCALE: 1" = 100'

File No. 2002

Signed This 29th day of July 1968

J. Robert Carroll



#69-75-X

WEBSTER C. DOVE
 ATTORNEY AT LAW



1932 MOUNTAIN AV.
 BALTIMORE MD 21204
 January 8, 1969

Mr. Edward D. Hardesty
 Office of Planning and Zoning
 Baltimore County Office Building
 Baltimore (Towson), Maryland 21204

Re: Petition for Special Exception
 N/S of Hill Avenue, 160' W of
 Satyr Hill Road - 9th District
 Baltimore #45 Association, Inc.
 Petitioner
 No. 69-75-X

Dear Mr. Hardesty:

The Cromwood Community Association, by its Attorney, Webster C. Dove, appeals the decision of the Deputy Zoning Commissioner of Baltimore County in the matter of granting a Special Exception to the Petitioners in the above captioned matter.

Very truly yours,

Webster C. Dove
 Attorney for Petitioners

WCD:mme

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-75-X

District: 9th Date of Posting: Sept. 13, 1968

Posted for: Hearing Sept. 30, 1968 @ 10:00 A.M.

Petitioner: Balto. #45 Association

Location of property: N/S Hill Ave. 160' W of Satyr Hill Rd.

Location of Signs: 2 Signs placed facing Hill Road 7 ft. x 10 ft.

Remarks:

Posted by: Paul H. Rose

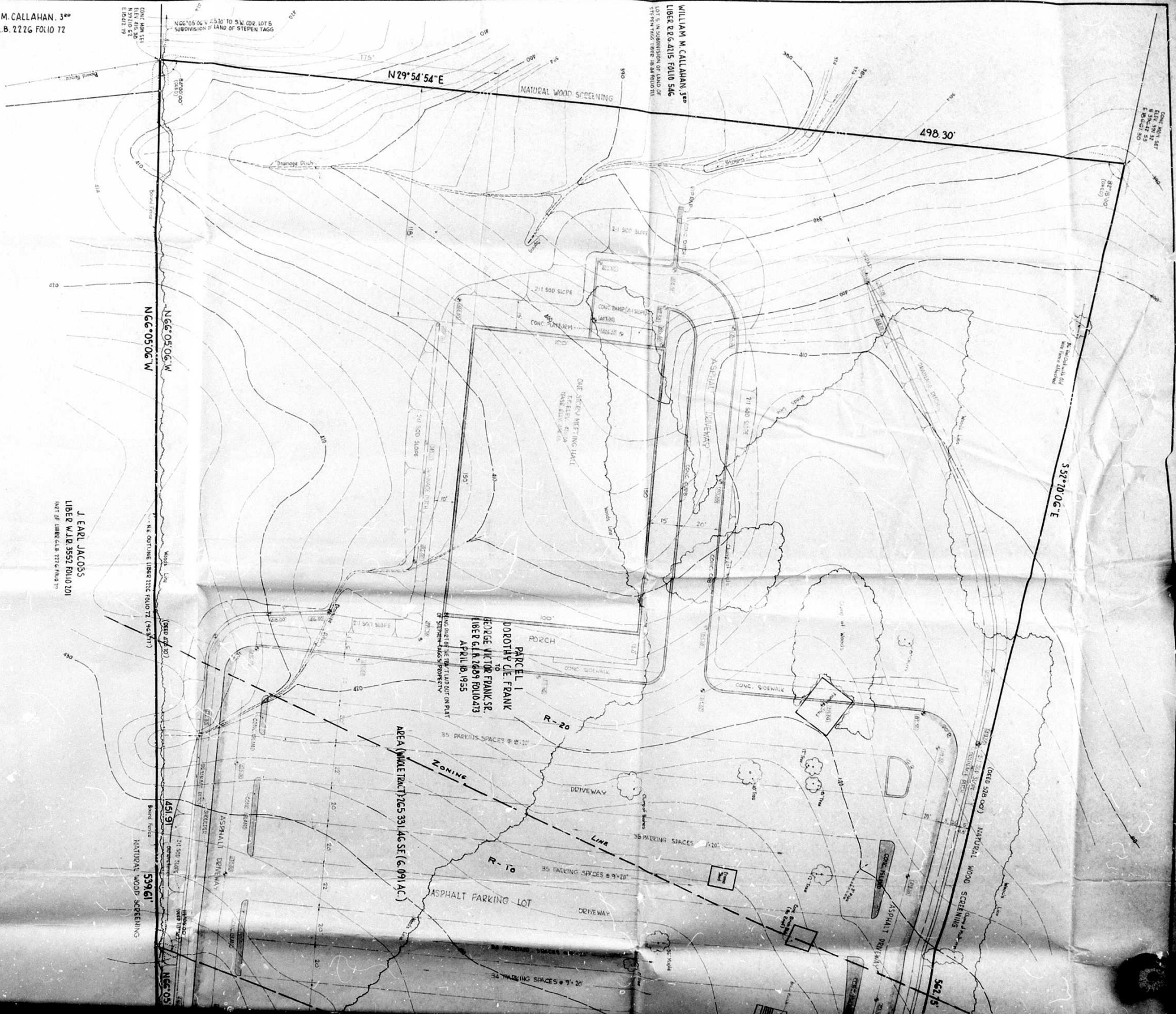
Date of return: Sept. 20, 1968

WILLIAM M. CALLAHAN, 3RD
LIBER G.L.B. 2226 FOLIO 72

WILLIAM M. CALLAHAN, 3RD
LIBER G.L.B. 2226 FOLIO 72
LOT 5, A SUBDIVISION OF LAND OF
STEPHEN TAGG, LIBER G.L.B. 2226 FOLIO 72

J. EARL JACOBS
LIBER W.L.B. 3552 FOLIO 201
PART OF LIBER G.L.B. 2226 FOLIO 72

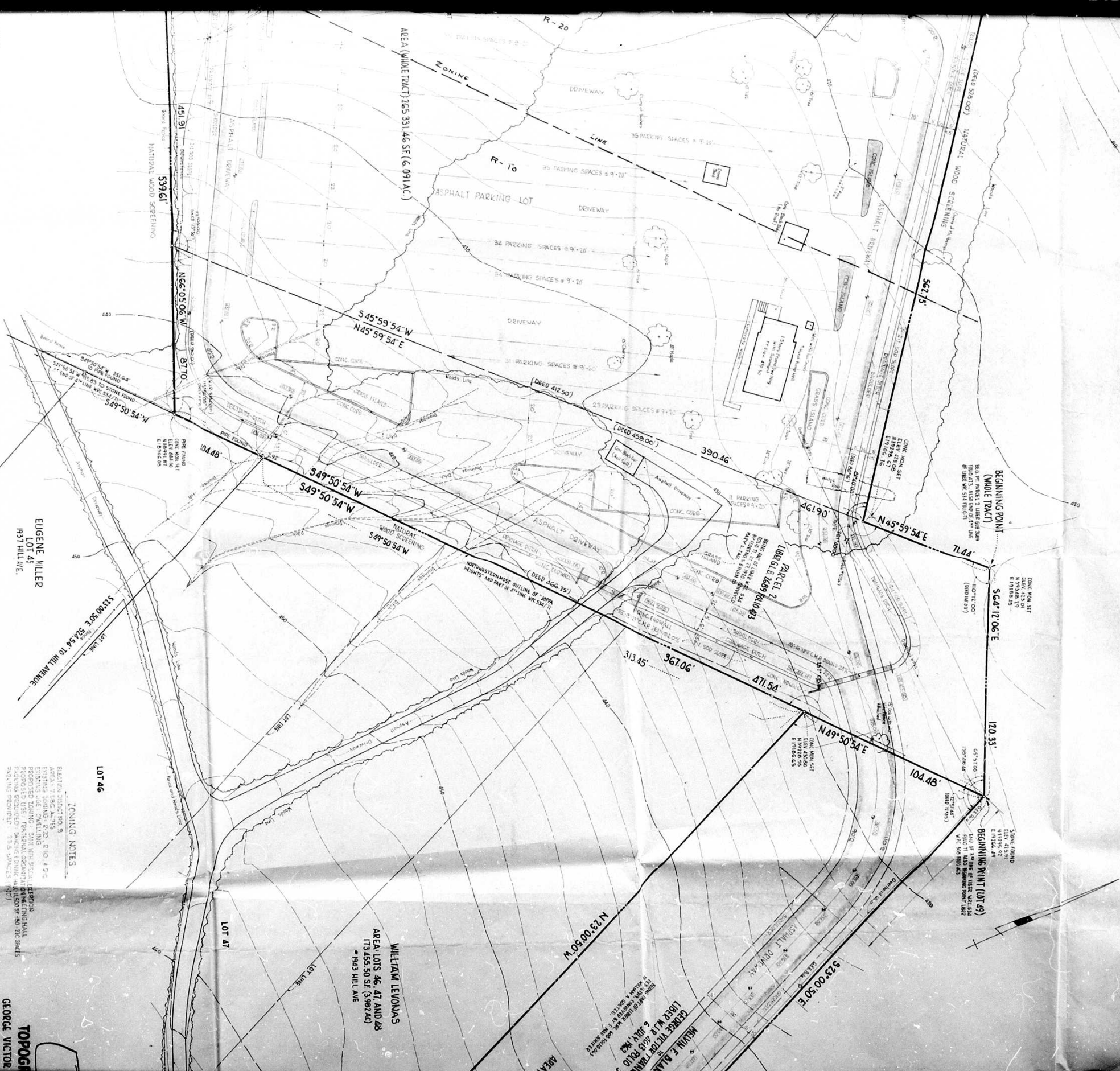
PROPERTY
OF
BALTIMORE # 45 ASSOCIATION INC.



TOPOGRAPHIC
GEORGE VICTOR
DAYNESVILLE,
BALTIMORE COUNTY
SCALE: 1" = 10'
PREPARED BY:
MARTIN AND SON
17251
BALTIMORE

ELECTION DISTRICT NO. 9
 AREA: 7,186 ACRES
 EXISTING ZONING: R-2, Q-10, I-2C
 EXISTING USE: SHELTING
 PROPOSED ZONING: R-200 AND SPECIAL ELECTION
 PROPOSED USE: SPECIAL OCCUPANT/STAYING HALL
 PROPOSED CHANGED ZONING: R-200 AND SPECIAL
 ELECTION PRECEDENT: 289, 294, 295 (ALL)

ТОПОГРАФИЯ
ГЕОРГЕ ВИКТОР



A high-contrast, black and white photograph showing a dense, intricate network of dark, branching, and fibrous structures. These structures, which resemble roots, veins, or perhaps a complex web of biological tissue, crisscross the frame. The background is a lighter, grainy, and textured surface, possibly a rock face or a piece of paper. The overall effect is one of organic complexity and depth.

LOT 29
SUBDIVISION PLAT OF "JOPPA HEIGHTS"
LITTLE FARMS
LIBER WPC 6, 2010 166
MARCH 6, 1919

ANZA(0749) 65110 3055 (1495AC)

LOT 47

LOT 4B

#69-75X

OFFICE
COPY

TOPOGRAPHIC SURVEY

BAYNESVILLE,
BALTIMORE COUNTY
3RD ELECTION DISTRICT
MARYLAND

PREPARED BY: FILED 2002
MARYLAND SURVEYING AND ENGINEERING CO., INC.
101 NORTH CALVERT STREET
BALTIMORE, MD 21202

3-C
NORTH-EASTERN

Area
01013
NE-16-D

Coordinates and Bearings as shown hereon are based on Baltimore County Traverse Station:

X 5007 N 19357.35 E 8712.64
X 5006 N 13647.61 E 1951.95
X 5009 N 20540.85 E 19507.10

Elevations as shown hereon are based on Baltimore County Traverse Station, X 5688B. Goli Spile in Paving of Turn in Hill Avenue. Elevation 481.49

**BEGINNING POINT
(ZONING DESCRIPTION)**

10' 56"
CENTERLINE OF HILL
SHOWN ON PLAT OF JOPPA
AVENUE
R -

HILL

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY
AND THE MARKERS ARE IN PLACE AS DESIGNATED THERE
ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES
EXCEPT AS SHOWN HEREON.

4/13/68 *J Robert Caswell*

ROBERT CASWELL P.E. & L.S. NO. 11857

DATE

1. All lighting shall be erected so as not to reflect on any homes in the area.

2. The Petitioner shall lower the grade at Hill Avenue at the entrance to the property.

3. The portion of the proposed building to be used in conjunction with the drum and brass band shall be sound proofed.

4. The proposed building shall not be leased to the general public or any other organization not connected with the Masonic Order.

5. The site plan shall be subject to approval by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Deputy Zoning Commissioner of
Baltimore County

It is this 18 day of November, 1970, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted on December 13, 1968, be and the same is hereby extended, as conditioned in the original order of December 13, 1968 for a period of three (3) years beginning December 13, 1970 and expiring December 13, 1973.

ORDER RECEIVED FOR FILING

DATE 11/18/70

BY J. C. Harris
ADMINISTRATIVE ASSISTANT

Edward D. Hardesty
Zoning Commissioner of
Baltimore County

MICROFILMED

P. LOUIS ROHE, JR.
ATTORNEY-AT-LAW
9105 BELAIR ROAD
BALTIMORE, MARYLAND 21236
TELEPHONE 665-8800

November 6, 1970

Mr. Edward S. Hardesty
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Baltimore No. 45 Association, Inc.
Your file 69-75-X
Special Exception - Hill Ave. Property

Dear Mr. Hardesty:

A Special Exception was granted the above applicant on Dec. 13, 1968. The applicant is not ready at this time to start construction so I am herewith requesting an extension of the Special Exception zoning. I would appreciate your prompt attention on this matter.

Sincerely,

P. Louis Rohe, Jr.
P. Louis Rohe, Jr.

PLRJR:fel

