

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Woodcroft Civic Association, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an NE-9-D zone to an Community Building zone, 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.

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 Woodcroft Civic Association, Inc.
Address 2627 E. 11th Road, Baltimore, Maryland 21204
Petitioner's Attorney George S. McBrian, President
Protestant's Attorney None

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of October, 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 4th day of November, 1968, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

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Woodcroft Civic Association, Inc.,
2627 E. 11th Road
Baltimore, Maryland 21204
Attest: Mr. George S. McBrian, President

October 15, 1968

This petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

George S. McBrian, President

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 re-classification should be had, and it further appearing that by reason of:

a Special Exception for a Community Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of November, 1968, that the herein described property or area should be and the same is hereby reclassified, from a NE-9-D zone to a Community Building zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 day of November, 1968, that the above re-classification 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 NE-9-D zone; and/or the Special Exception for Community Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date October 25, 1968

FROM George E. Gavrellis, Director of Planning

SUBJECT Petition #69-100-X, West Side of Woodcroft Road 350 feet Northwest of Stockwell Road. Petition for Special Exception for a Community Building. Woodcroft Civic Association, Inc. - Petitioners.

9th District

HEARING: Monday, November 4, 1968. (10:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office. Certain details - particularly with respect to parking space or the lack of parking space - are not disclosed on the petition, the petitioner's plat, or other materials submitted to us.



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 17, 1968

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 one consecutive weeks before the 13th day of November, 1968, the first publication appearing on the 17th day of October, 1968.

THE JEFFERSONIAN,
By Frank Phillips
Manager.

Cost of Advertisement

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 15, 1968

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue, Towson, Maryland 21204

JAMES E. DEER, Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Woodcroft Civic Association, Inc.,
2627 E. 11th Road
Baltimore, Maryland 21204

Attention: Mr. George S. McBrian, President

SUBJECT: Item 70
Type of Hearing: Special Exception for Community Building
Location: West Side of Woodcroft Road, 350' NW of Stockwell Road
District: 9th
Petitioner: Woodcroft Civic Association, Inc.
Committee Meeting of Oct. 15th, 1968

Dear Mr. McBrian:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition, and has made an on-site inspection of the property. The following comments are a result of this review and inspection.

The subject property consists of 1.17 acres. It is located in the subdivision of Woodcroft between and to the rear of lots 35 and 36, Block A, Section 1. The property has 60 ft. of frontage on Woodcroft Road, and is bounded on the south by the Baltimore Railway, on the east by the Hartford Road, and on the north by existing dwellings.

The property is relatively flat and will encounter no drainage problems. It is proposed to be improved by Community Building approximately 33 x 10. The existing improvements on the property consist of a swimming pool, sliding boards, a flag pole, and other miscellaneous equipment. The property has a ground cover of grass and is kept in a clean orderly condition.

There are no proposed improvements for driveways or parking of vehicles; therefore, the Committee will have no comment to offer with regard to the proposed development plan.

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 October 11, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 11th day of Oct., 1968 that is to say, the same was inserted in the issue of October 17, 1968.

STROMBERG PUBLICATIONS, Inc.

By Frank Phillips

ZONING DESCRIPTION SPECIAL EXCEPTION FOR A COMMUNITY BUILDING IN A R - 6 ZONE

BEING: for the same on the westernmost side of Woodcroft Road (50 feet wide) at a point distant 350 feet measured northwesterly along the center of said Woodcroft Road from the centerline intersection with Stockwell Road, said point of beginning being at the division line between Lot No. 37 and 38, Block A as shown on the plat of Section One Woodcroft as filed among the Land Records of Baltimore County in Plat Book G.L.R. No. 19 folio 28, thence binding at the westernmost side of said Woodcroft Road in a southerly direction by a line curving to the east with a radius of 145.00 feet for a distance of 60.00 feet, thence leaving said road and binding on the division line between said Lot No. 37 and Lot 36 south 58 degrees 43 minutes 54 seconds west 132.13 feet, thence binding on the westernmost outline of said Lot No. 36 south 1 degree 49 minutes 54 seconds east 6.07 feet as shown on said plat to south 1 degree 49 minutes 54 seconds east 145.00 feet to the westernmost side of the Baltimore Railway, thence binding on the northwesternmost side of said Baltimore Railway and the easternmost side of Old Hartford Road as shown on State Roads Commission Plat No. 48599, 22245 and 16527 the four following courses and distances north 55 degrees 39 minutes 37 seconds east 143.07 feet, north 60 degrees 33 minutes 37 seconds east 155.53 feet, north 26 degrees 39 minutes 30 seconds east 43.93 feet and north 32 degrees 15 minutes 17 seconds east 76.84 feet to the outline of said Woodcroft Road, thence binding on said outline north 88 degrees 31 minutes 06 seconds east 103.83 feet to the westernmost outline of Lot No. 39 as shown on said Plat, thence binding on the westernmost outline of said Lot, and the westernmost outline of said Lot No. 36 south 1 degree 49 minutes 54 seconds east 105.00 feet to the division line between said Lot No. 37 and 38, thence binding on said division line north 88 degrees 10 minutes 06 seconds east 114.48 feet to the place of beginning.

CONTAINING 1.17 acres of land more or less.

BEING Lot No. 37 Block A Section One Woodcroft filed as aforesaid and all of that tract of land which by deed dated July 23, 1965 and recorded among the Land Records of Baltimore County in Liber R.H.G. No. 4374 folio 326 etc was conveyed by State Roads Commission of Maryland to Woodcroft Civic Association, Inc.



September 16, 1966

TEL. BPHOME 823-3000 EST. 387		INVOICE		No. 54131.	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
				DATE Nov. 6, 1968	
To: Maryland's First National Bank, Inc. Baltimore, Md. 21204				BILLED	
				Savings Dept. of Baltimore Co.	
Amount of this invoice \$25.00				TOTAL AMOUNT \$25.00	
DEBIT TO ACCOUNT #2-222				RETAIN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY				DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR "OUR RECORDS"	
Advertising and posting of property \$25-10-2				\$25.00	
4					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

1. Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF MARYLAND COUNTY #69-100-X
Towson, Maryland

District 9th Date of Posting Oct-12-68
Posted for: Heavy Ind. 4 - 1968 C. 16 cc. H.N.
Petitioner: Woodcroft Civic Association
Location of property: W 1/2 of Woodcroft 350 N.W. of Stockmill Rd
Location of Signs: 1 Sign. Gable on ~~the~~ Lot No. 2417.

Remarks:
Posted by: Muel H. Hess Date of return: Oct-24-68
Signature

