

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 3, 1969

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Oliver L. Myers
PRESIDENT

MEMBERS

REPRESENTATIVE

STATE DEPARTMENT

REPRESENTATIVE

REPRESENTATIVE

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John L. Askew, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Type of Hearings Reclassification
from an R-6 for a Special Exception
for a golf course
Locations: Paper Mill Rd. & Phoenix Rd.
District: 8th
Petitioner: John L. Askew
Committee Meeting of January 21, 1969
Item 16B

Dear Sirs:

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

The property is presently used for agricultural and residential use with a large stream running through the center of it. The topography of the property is rolling hills set in a valley with five sides. Phoenix Road and Paper Mill Road are undrained as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways: Paper Mill Road is a State Road. All widening and improvements shall be subject to State Roads Commission review and approval.

Phoenix Road shall be widened to a 60' right-of-way along the frontage of this site. The owner of the tract must convey highway widening 30' from the center line of Phoenix Road at no cost to Baltimore County. A new bridge was built by Baltimore City under Phoenix Road with a traveled way of 30'. Ultimate road improvements will be a minimum of 40' of macadam paving with concrete curb and gutter.

John L. Askew, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 16B

February 3, 1969

BUREAU OF ENGINEERING: (Continued)

Storm Drains: All on site drainage shall be the full responsibility of the owner. A sediment control plan shall be required for review and approval of the Bureau of Engineering and the Soil Conservation Service. Erosion control is quite important for a project such as a golf course. This close to the Loch Raven Reservoir. No grading permit will be issued until adequate preventive measures are taken to control erosion.

Water and Sewers: No public water or sanitary sewer are available; therefore, private wells and septic systems must be provided.

FIRE DEPARTMENT: Owner shall be required to comply to all Fire Department regulations when construction plans are submitted for approval.

BOARD OF EDUCATION:

Since no previous study of the area was conducted, because of its being outside of the growth areas, an educated guess for a yield factor was made. A zoning change would put no pressure on the school population since a loss of approximately 154 students would result from this change.

HEALTH DEPARTMENT:

PUBLIC UTILITIES: Are not available to this site; therefore, a private sewage disposal system must be constructed in an area where the soil is suitable and the enter supply must be adequate and possible in accordance with the Department of Health requirements.

Air Pollution Comments: 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.

Food Service Comments: If any food service is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for approval.

BUILDING ENGINEER'S OFFICE: No comment from this office.

STATE ROADS COMMISSION:

It appears that the point of access to the State Highway (Paper Mill Road) from the site will remain primarily residential in nature. The entrance to the clubhouse being on Phoenix Rd., therefore, there will be no improvements required to the entrance to or to Paper Mill Road.

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John L. Askew, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 16B

February 3, 1969

STATE ROADS COMMISSION: (Continued)

Additional right of way will be required for the State Roads Commission's proposed improvement to Paper Mill Road. A study is presently being made to determine the extent of the required right of way.

It is requested that the subject petition be held in abeyance until such time as the study is completed and the plan is revised to indicate the proposed right of way.

He is also requested that three additional copies of the plan be made available to this office.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission, this office will set this petition for a hearing with the understanding that the petitioner will submit revised plans as soon as the study which is being conducted by the State Roads Commission on Paper Mill Road is finished. Those revised plans must be submitted to this office prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

DLR:JD
Enc.

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 February 10, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Aske, Acting Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XXXXXX weeks before the 10th day of Feb., 1969 that is to say, the same was inserted in the issue of February 6, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

TELEPHONE 683-3000 EXT. 387

INVOICE No. 60864

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 2/2/69

TO: Springdale Farm
Paper Mill Road
Phoenix, Md. 21131

Invoice No. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY 100.00

ADVERTISING AND POSTING OF PROPERTY 100.00

NO. 69-183-X

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

TELEPHONE 683-3000 EXT. 387

INVOICE No. 60819

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE Feb. 3, 1969

TO: Springdale Farm
Paper Mill Road
Phoenix, Md. 21131

Invoice No. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY 100.00

POSITION FOR SPECIAL EXCEPTION FOR RICHARD B. EDGAR, et al 100.00

NO. 69-183-X

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

4/Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th

Date of Posting Feb. 7-69

Posted for: Edgar, Richard B. et al

Petitioner: John L. Askew

Location of property: 390' W. of Paper Mill Rd. & Phoenix Rd.

Location of Signs: 1 Sign at 390' W. of Paper Mill Rd. & Phoenix Rd.

Remarks:

Posted by: David H. New

Date of return: Feb. 14-69

TELEPHONE 683-3000 EXT. 387

INVOICE No. 60888

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 3/12/69

TO: Ernest C. Trimble, Esq.,
404 Jefferson Bldg.,
Towson, Md. 21204

Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY 100.00

COST OF APPEAL - PROPERTY OF EDGAR & ASKEW 100.00

NO. 69-183-X

4 signs 28.00

90.00

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

John L. Askew, Esq.,
208 W. Pennsylvania Ave.,
Towson, Maryland 21204

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

day of January, 1969.

John L. Askew
John L. Askew, Esq.,
Zoning Commissioner

Petitioner: John L. Askew, Esq.

Petitioner's Attorney: Reviewed by: *John L. Askew*
Chairman of Advisory Committee

4/Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th

Date of Posting Feb. 12-69

Posted for: Richard B. Edgar

Petitioner: John L. Askew

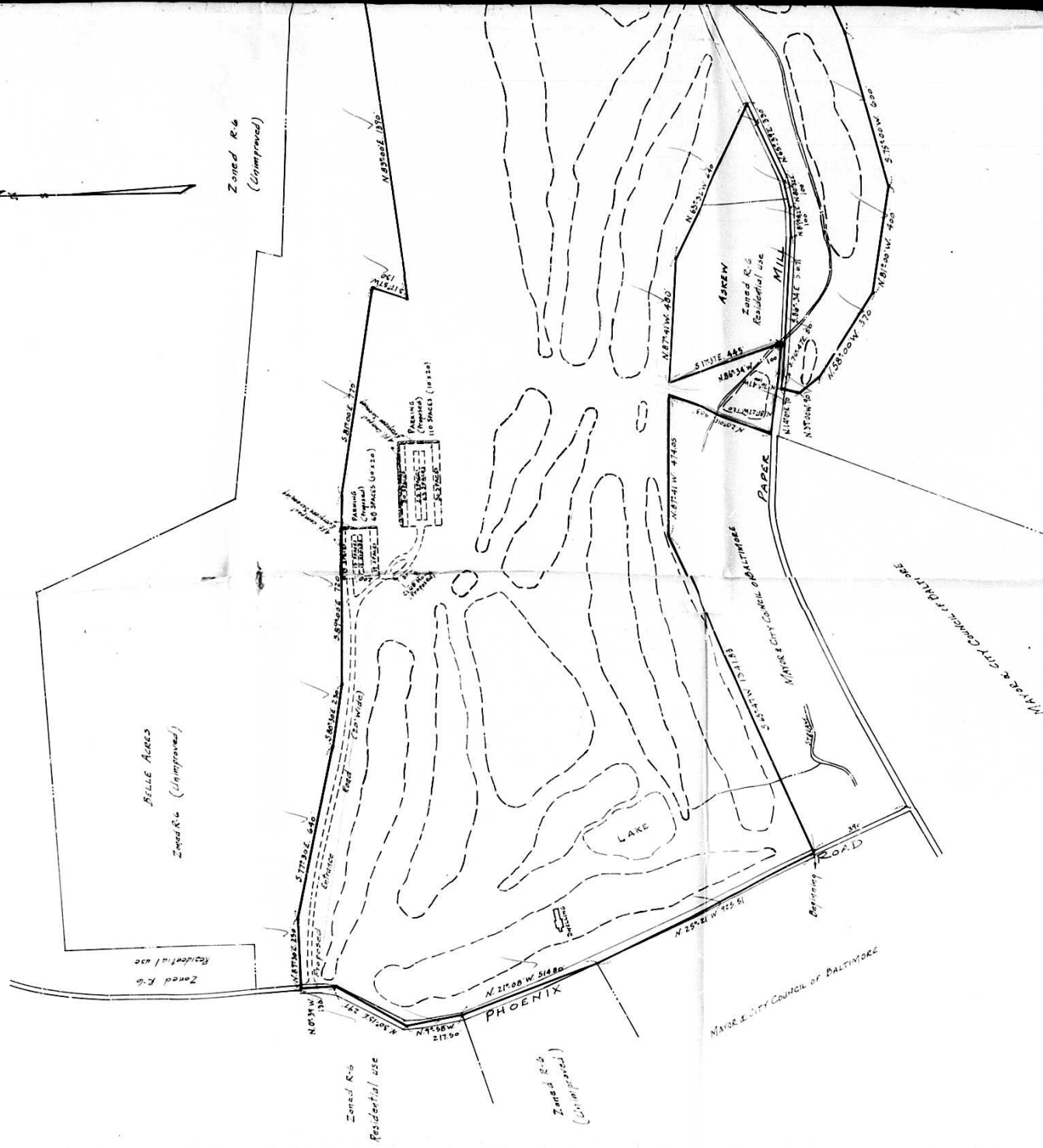
Location of property: 390' W. of Paper Mill Rd. & Phoenix Rd.

Location of Signs: 1 Sign at 390' W. of Paper Mill Rd. & Phoenix Rd.

Remarks:

Posted by: David H. New

Date of return: Feb. 18-69



EXISTING ZONING R-6
PROPOSED ZONING SPECIAL EXCEPTION FOR GOLF COURSE AND COUNTRY CLUB

NO PUBLIC WATER MAINS AVAILABLE
NO PUBLIC SANITARY SEWER AVAILABLE

PARKING DATA

TOTAL FLOOR AREA OF TWO STORY CLUB HOUSE 3000' - 50' 100 SPACES REQUIRED
17th SPACES PROVIDED

PARKING AREA TO BE PAVED WITH DUSTLESS DURABLE SURFACE



TENTATIVE
SUBJECT TO REVISION
 DATE 4/10/63
 DEVELOPMENT ENGINEERING DIVISION
 MD. STATE ROADS COMMISSION
 NOT FOR PUBLIC INFORMATION
 Chapter 53 of the Code of 1956.
 Annotated Code of Maryland, 1956.
 Notes that this plat may be used
 for official purposes only.

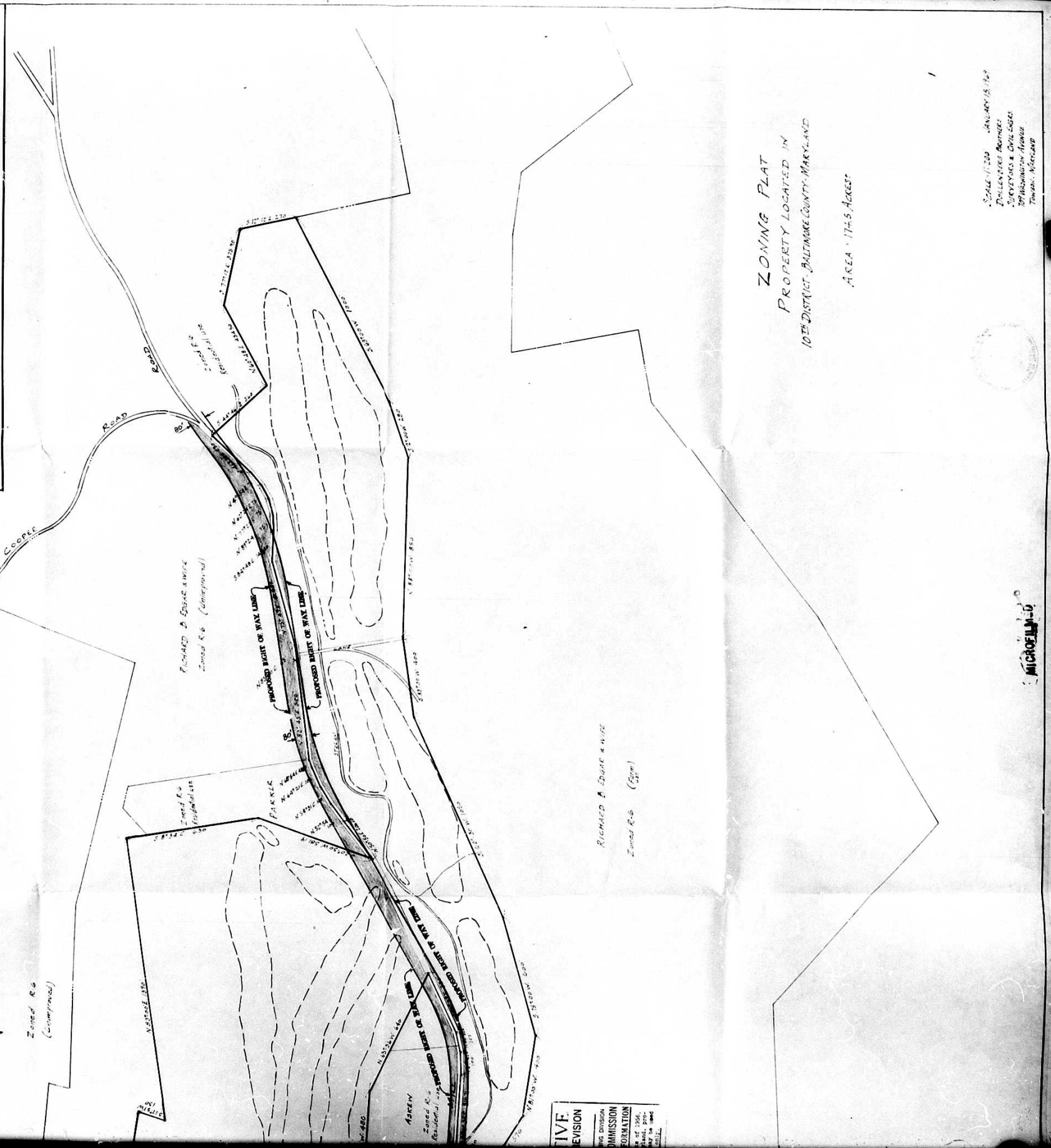
EXISTING ZONING R-6
 PROPOSED ZONING SPECIAL EXCEPTION FOR GOLF COURSE AND COUNTRY CLUB

NO PUBLIC WATER MAINS AVAILABLE
 NO PUBLIC SANITARY SEWER AVAILABLE

PARKING DATA

TOTAL FLOOR AREA OF TWO STORY CLUB HOUSE 8000'± 50'± 100'± SPACE REQUIRED
 170 SPACES PROVIDED
 PARKING AREA TO BE PAVED WITH DUSTLESS DURABLE SURFACE

MICROFILMED



AREA = 174.5 ACRES.

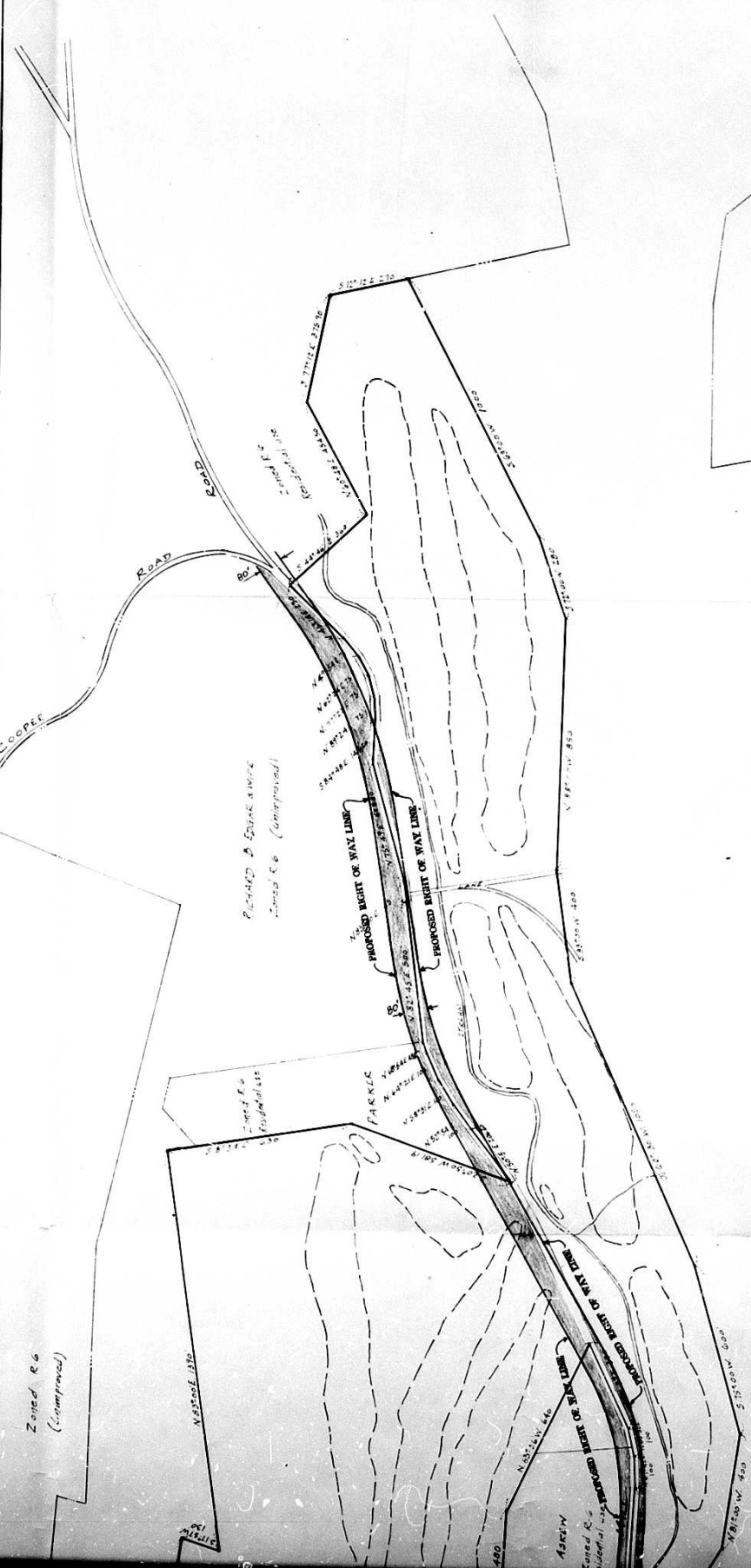
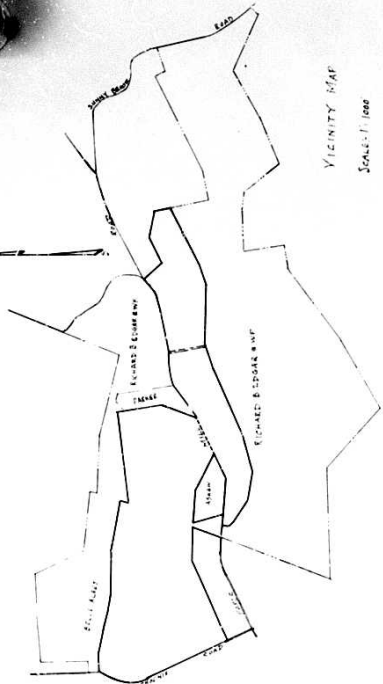
SCALE 1-200 JANUARY 15, 1909
DOLLENBROS BROTHERS
SURVEYORS & CIVIL ENGINEERS
109 WASHINGTON AVENUE
TOWSON, MARYLAND

MICROFILM-5

True North

Zoned R-6
(Unimproved)

VICINITY MAP
Scale: 1" = 100'



RICHARD & EDGAR AVE
Zoned R-6 (C-100)

ZONING PLAT
PROPERTY LOCATED IN
10TH DISTRICT, BALTIMORE COUNTY, MARYLAND
AREA - 174.5 ACRES

SCALE: 1" = 200' JANUARY 15, 1967
DALLEY & BROTHERS
SURVEYORS & CIVIL ENGINEERS
107 WASHINGTON AVENUE
TOWSON, MARYLAND

VE
VISION
DIVISION
MISSION
LOCATION
1356
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