

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward L. Carlson, et al., legal owners 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 ARCA zone to an ARCA 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 and Swimming Pool.

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: Edward L. Carlson Legal Owner
Address: 8230 Scotts Level Road
Petitioner's Attorney: George E. Gavalis Protestant's Attorney: George E. Gavalis
Address: 600 Murray Blvd

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 1969, 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 reclassified, 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 16th day of April, 1969, at 1:00 o'clock.

Pa. M. 1011 59 PM
Zoning Commissioner of Baltimore County



DESCRIPTION

2.70 ACRE PARCEL, SOUTHWEST SIDE OF CARLSON LANE, 1700 FEET
MORE OR LESS, SOUTHEAST OF OLD COURT ROAD, SECOND ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION FOR
COMMUNITY SWIMMING CLUB.

Beginning for the same at a point on the south-west side of Carlson Lane, at the distance of 1700 feet, more or less, as measured southeasterly along the southwest side of said Carlson Lane from its intersection with the southeast side of Old Court Road, running thence binding on the southwest side of said Carlson Lane, four courses: (1) S 18° 08' E - 2.00 feet, more or less, (2) southeasterly, by a curve to the left with the radius of 1018.40 feet, the distance of 254 feet, more or less, (3) S 32° 08' E - 60 feet, more or less, and (4) southeasterly, by a curve to the right with the radius of 1587.47 feet, the distance of 161 feet, more or less, thence three courses: (5) S 75° 00' W - 234 feet, more or less, (6) N 32° 45' W - 487 feet, more or less, and (7) N 73° 30' E - 294 feet, more or less to the place of beginning.

Containing 2.70 acres of land, more or less, J.O. 869017 February 10, 1969

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Regulators



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 3, 1969
FROM: George E. Gavalis, Director of Planning
SUBJECT: Petition #69-223-X, Southwest side of Carlson Lane 1700 feet Southeast of Old Court Road, Petition for Special Exception for Community Building and Swimming Pool, Edward L. Carlson - Petitioner
2nd District
HEARING: Wednesday, April 16, 1969 (1:00 P.M.)

Any possible granting of this petition should be conditioned upon compliance with a development plan approved by the appropriate County agencies.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

Date: April 3, 1969
TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 211 - ZAC - March 11, 1969
Property Owner: Edward L. Carlson et al.,
Carlson Lane SE of Old Court Road
R6 with L.E. for Community Bldg.
Swimming Pool
Revised Plan 3-18-69

Previous comments remain valid.

C. Richard Moore
Engineer II

CRM:mr

GEG:jms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 28, 1969

Oliver L. Myers
BALTIMORE COUNTY

Mr. Edward L. Carlson, et al
8230 Scotts Level Road
Baltimore, Maryland 21208

RE: Type of Hearing: Special Exception
for Community Building and Swimming Pool
Location: SW/4 Carlson Lane, 1700' ±
S.E. of Old Court Road
2nd District
Petitioner: Edward L. Carlson, et al
Committee Meeting of March 11, 1969
Item 211

Dear Sir:

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 subject property lies on the west side of Carlson Lane. It is presently undeveloped. The property to the west, north and south of the site is presently undeveloped as well. The properties to the east are improved with an elementary school and dwellings 5 to 10 years of age. Carlson Lane at this location is presently improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Carlson Lane exists and is to be widened to a 40' curb and gutter street on a 60' right of way in this area.

Storm Drains:

Storm Drains will be required to provide drainage of the pool to a suitable outfall.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

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Mr. Edward L. Carlson, et al
8230 Scotts Level Road
Baltimore, Maryland 21208
Item 211
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BUREAU OF ENGINEERING (Continued)

Waters:

A 12" water main exists within Carlson Lane.

Sanitary Sewers:

The backwash from the pool's filters in addition to the sewerage from the bathroom should be pumped to the existing sewer at the intersection of Carlson Lane and Fenjac Road.

Sediment Control:

A sediment control plan will be required prior to a grading permit.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject plan indicates no major traffic problems.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

BOARD OF EDUCATION:

Change by granting S.F. would not affect school population.

FIRE DEPARTMENT:

Any use petitioner would propose for this site shall meet all Fire Department regulations.

HEALTH DEPARTMENT:

Public water is available to the site. Public sewers are not directly available; therefore, the method of providing sewer service to the property should be shown on a revised plan. Also, the method of disposing backwash water and the contents of the pool should be indicated on the plan.

Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Mr. Edward L. Carlson, et al
8230 Scotts Level Road
Baltimore, Maryland 21208
Item 211
March 28, 1969

ZONING ADMINISTRATION DIVISION:

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

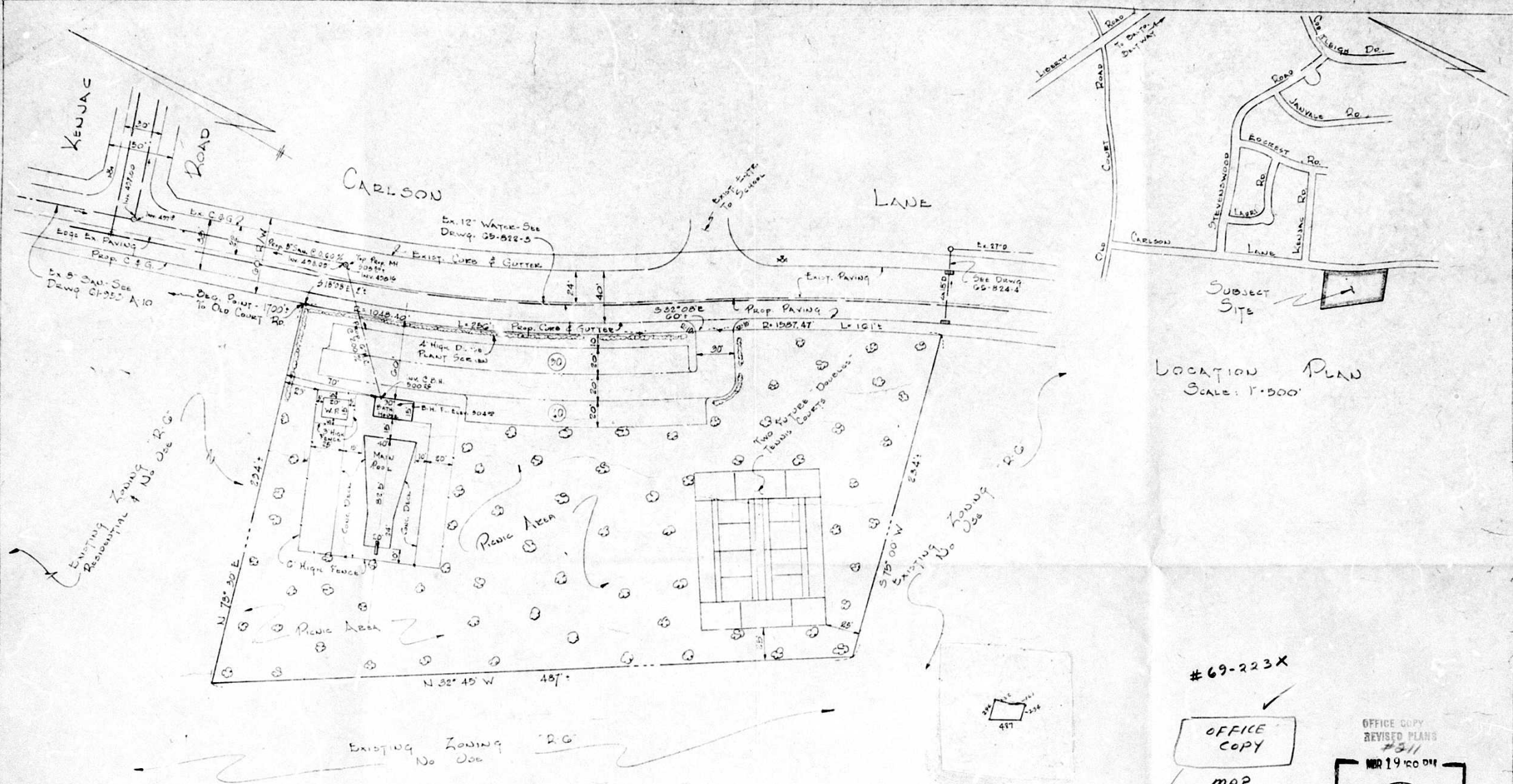
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		62238 DATE: May 26, 1969
TO: Cash	QUANTITY	TOTAL AMOUNT \$44.00
REPORT TO ACCOUNT NO. 01-621	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
Advertising and posting of property for Edward L. Carlson #69-223-X		44.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 2nd	Date of Posting: 3-26-69
Posted for: Special Exception	
Petitioner: Ed. L. Carlson	
Location of property: SW/4 of Carlson Lane 1700' SE of Old Ct Rd	
Location of Signs: 150' ± SE of Old Court Rd on SW/4 of Carlson Lane	
Remarks:	
Posted by: [Signature]	Date of return: 4-3-69



GENERAL NOTES

1. Area of Property Equals 2.70 Acres ±
2. Existing Zoning of Property "R-G"
3. Existing Use of Property "No Use"
4. Proposed Zoning of Property "R-G With Special Exception"
5. Proposed Use of Property "Community Swimming Club"
6. Off-street Parking
 - A. Requires Parking = 50 Units (300 Membership, 1 Pic G Members)
 - B. Proposed Parking = 50 Units
7. Site To Be Cleared of Underbrush, Dead Trees, Etc.
8. Pool Shall Be Drained Into The Exst S.D. System Shown On DWG. 65-824-1.
9. Sanitary Sewer Can Be Provided To Bath House By Gravity.
10. Backwash Water From Filters Will Also Be Drained Into The Ex. S.D. System.

MATZ, CHILDS & ASSOCIATES
1020 OROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

JOB NO.	DRAWN BY	TRACED BY	CHECKED BY
27017	PLS		PL

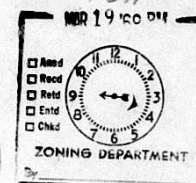
#69-223X

OFFICE
COPY

MAP
2-B
WESTERN
AREA
NW-6-H
"X"

OFFICE COPY
REVISED PLANS
#311

MAR 19 1969



PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PROPERTY
VICINITY

CARLSON LANE & KENJAC ROAD
ELECT. DIST. 2
SCALE: 1"=50'

BALTA Co., MD.
FEB. 10, 1969
REVISED MARCH 10, 1969

