

JENIFER, PITTS & ALMOND
ATTORNEYS AT LAW
JENIFER BUILDING
TOWSON, MARYLAND 21204

December 16, 1970

Mrs. Muriel E. Buddemeier
County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 69-228-RX
Clyde A. Morris, et al

Dear Mrs. Buddemeier:

Upon the request of the Petitioners, please dismiss the Petition for Reclassification from R-6 to R-40 and the Petition for Special Exception for a Golf Driving Range, etc.

Thank you for your cooperation in this matter.

Sincerely yours,

SMA:BSM

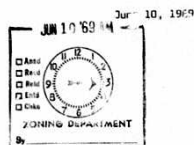
cc: Messrs. Gordon G. Power and
Thomas G. Brodie
21 West Susquehanna Avenue
Towson, Maryland 21204

RECORDED

JENIFER, PITTS & ALMOND
ATTORNEYS AT LAW
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TOWSON, MARYLAND 21204

H. COURTNEY JENIFER (1900-1980)
CLINTON K. PITTS
SAUNDERS M. ALMOND, JR.

TELEPHONE
VALLEY 9-0574



Mr. John Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and
Special Exception
S/E side Gore Mill Road and Bentley Road
6th District - Clyde A. Morris, et ux -
Petitioner
Number 69-228-RX
Item No. 212

Dear Mr. Rose:

Please enter an appeal of the case referred to hereinabove, which petition sought a reclassification from R-6 to R-40 and a special exception for (a) a golf driving range, including miniature golf, etc., and (b) a golf course. The hearing was held on Wednesday, April 23, 1969, and the reclassification and special exception were denied.

This appeal is made on behalf of Clyde A. Morris and Virginia B. Morris, his wife, the petitioners in this matter.

Mr. Morris' check is enclosed in the amount of \$85.00, \$70.00 of which is the cost of the appeal and \$15.00 is for the three signs.

Sincerely yours,

SMA:ulm

cc: Power and Mosner
Attorneys for Protestants, 21 W. Susquehanna Avenue, Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1969

FROM: George E. Gowell, Director of Planning

SUBJECT: Petition #69-228-RX, Southeast corner of Gore Mill and Bentley Roads.
Petition for Reclassification from R-6 to R-40 Zone. Petition for Special
Exception for Golf Driving Range including miniature golf and (b) Golf Course.
Clyde A. Morris - Petitioner

6th District

HEARING: Wednesday, April 23, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-40 zoning together with a special exception for a golf driving range and miniature golf course and a regular golf course. It voices no objection to the reclassification to R-40 zoning noting that the R-40 Zone best characterizes the potentials for this area under present zoning tools. The planning staff questions, however, the appropriateness of the special exception request. We note the comments by the Traffic Engineering Agency relative to the limited width of Gore Mill Road and its capability to handle traffic generated by the proposed special exception. Additionally, will a special exception for a golf course and driving range with implied possibilities for night time use have an adverse effect on adjoining or nearby properties?

GEG:cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 10, 1969

FROM: John G. Rose

SUBJECT: Petition #69-228-RX, Southeast corner of Gore Mill and Bentley Roads.
Petition for Reclassification from R-6 to R-40 Zone. Petition for Special
Exception for Golf Driving Range including miniature golf and (b) Golf Course.
Clyde A. Morris - Petitioner

cc: Mr. John G. Rose, Zoning Commissioner

John G. Rose
Zoning Commissioner

JGR:cm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1969

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
SCHOOL OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Saunders M. Almond, Jr., Esq.
Jennifer Bldg.,
Towson, Maryland 21204

RE: Type of Hearings Reclassification from
an R-6 zone to an R-40 zone
Location: SE/Cor. Gore Mill Road and
Bentley Road
6th District
Petitioners: Clyde A. Morris
Committee Meeting of March 18th, 1969
Item 212

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 southeast corner of Gore Mill Road and Bentley Road. It is presently improved with a farm, out buildings with cattle. The property surrounding the subject site is all agricultural land either used as farming or as a live stock type of operation. Gore Mill Road and Bentley Road at the present time are improved with macadam. However, they are only approximately 12 to 16 ft. wide.

BUREAU OF ENGINEERING:

Highways:

Access to this site will be from Gore Mill Road and Bentley Road. The ultimate width of these roads will be a 40-foot curb and gutter street on a 60-foot right-of-way. No improvements will be made at this time; however, the owner must dedicate one-half of the 60-foot right-of-way at no cost to Baltimore County.

Storm Drains:

All on site drainage shall be the full responsibility of the developer.

A sediment control plan shall be required for review and

- Page 2 -

Saunders M. Almond, Jr., Esq.
Jennifer Bldg.,
Towson, Maryland 21204
Item 212

April 1, 1969

Storm Drains (Continued):

approval of the Bureau of Engineering and the Soils Conservation Service. Erosion is quite important for a project such as a golf course.

No grading permit will be issued until adequate and protective measures are taken to prevent erosion.

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 problems which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water and Sewers:

No public water and sewer facilities are available. Therefore, private wells and septic systems must be provided.

PROJECT PLANNING DIVISION:

Widening should be provided for along Gore Mill Road.
BUREAU OF TRAFFIC ENGINEERING:

Review of the subject site indicates Gore Mill Road to be only 16 ft. wide. This road width does not appear to be adequate to handle this type of use.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department regulations, when plans are submitted for approval.

BOARD OF EDUCATION:

Because of the location of the subject property, no previous study of this area has been made. Any zoning change to allow a golf course would have no effect on increasing the student population.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

HEALTH DEPARTMENT:

Prior to approval of any building applications for this site, a soil evaluation must be conducted to determine the suitability of the soil for underground sewage disposal. Also, a water well must be drilled to provide an adequate and potable supply.

- Page 3 -

Saunders M. Almond, Jr., Esq.
Jennifer Bldg.,
Towson, Maryland 21204
Item 212

April 1, 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 90 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

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

Date: March 10, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers

FROM: C. Richard Moore

SUBJECT: Item 212 - ZAC March 18, 1969
Property Owner: Clyde A. Morris
SE Corner Gore Mill Rd. & Bentley Road
S.E. (P.A. - Golf Driving Range & Miniature Golf)
(P.B. - Golf Course)

Review of the subject site indicates Gore Mill Road to be only 16 feet wide. This road width does not appear to be adequate to handle this type of use.

C. Richard Moore
Engineer II

CRM:mr

District: 6.14. Date of Posting: 7-5-69
 Posted to: Appeal
 Letter-number: G.A. Morris
 Location of property: SE 1/4 of Sec. 11 & Bentley Rd
 Location of Sign: ① 320' S. 1/4 Sec. 11 Rd. to 344' S. Bentley Rd
② 200' S. ① 15.00' S. SW 1/4 Bentley Rd. in SE 1/4 of Sec. 11 Rd
 Remarks: _____
 Posted by: [Signature] Date of return: 7-10-69

District: 1st Date of Posting: 4-3-67
 Posted for: Residence Location & Spas Excavation
 Postholder: C. A. Morris
 Location of property: 565' of Lane Mill & Bentley Rds
 Location of Signs: ① 565' of Lane Mill & Bentley Rd. - @ 750' S of Lane Mill
on W of Bentley Rd. - @ 200' W of Bentley Rd. on S of Lane Mill Rd.
 Remarks:
 Posted by: [Signature] Date of return: 4-10-67

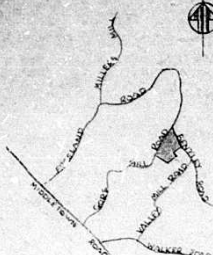
By Kathy Morgan

Dr. Ruth Mason

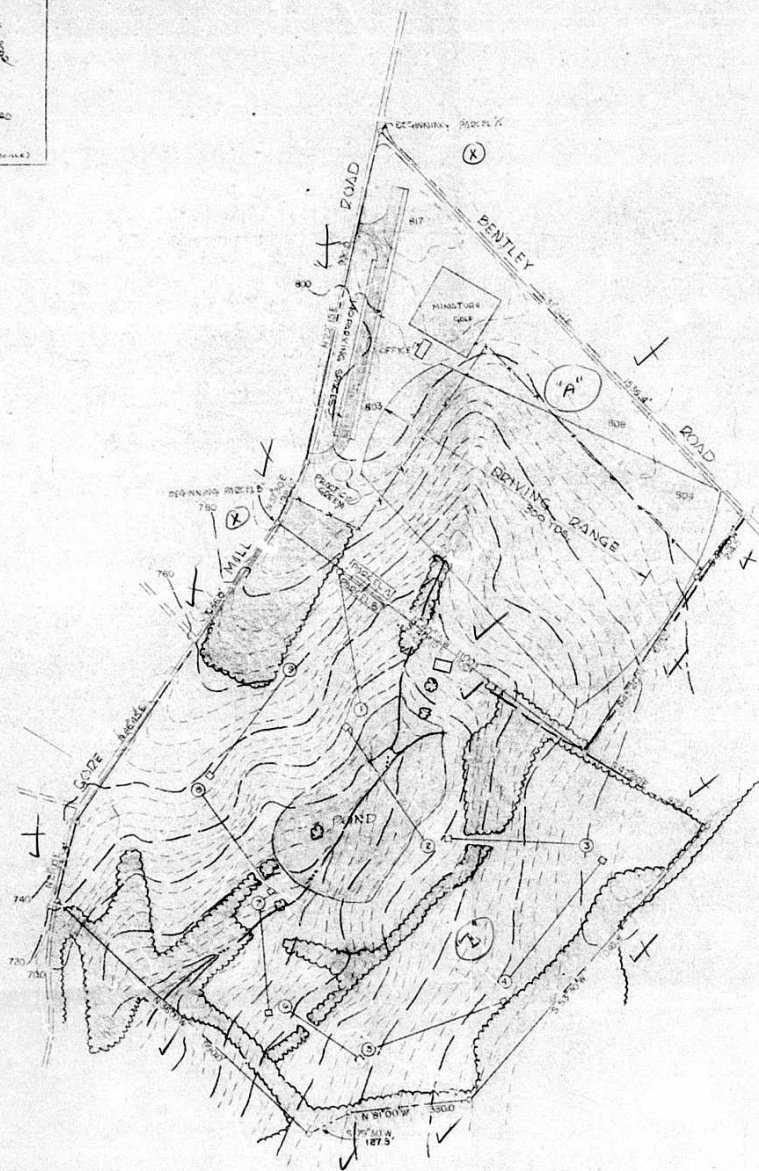
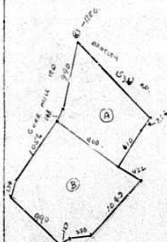
THE JEFFERSONIAN,
L. Frank Struble
 Manager.
 Cost of Advertisement, \$.....

To: Clyde A. Harris Frankland, Md. 21053		Baring Dept. of Baltimore County	
DEPOSIT TO ACCOUNT NO 81-522		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETAILS: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$132.00	
7	Advertising and posting of property #69-228-21	132.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

To:	Cash		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO.	60-082	ATTACH THIS PORTION WITH YOUR REMITTANCE	TOTAL DEDUCT \$25.00
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	DUES 0007
Position for Requalification and Special Exception for Clyde Harris			\$25.00
IMPORTANTS: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			



LOCATION MAP (NO SCALE)



PARCEL A: 26.7 AC.
PARCEL B: 41.3 AC.

PARKING NOTES-

SPACES REQUIRED	2 PER TELE OFF PAD
DRIVING RANGE	70
PROPOSED GOLF	2 PER HOLE
MINIATURE GOLF	10
TELE OFF PAD	10
SPACES PROVIDED	2 PER HOLE
GOLF COURSE	0
MINIATURE GOLF	0
TELE OFF PAD	0
SPACES PROVIDED	60 SPACES
DRIVING RANGE	NO SPACES
MINIATURE GOLF	NO SPACES
TELE OFF PAD	NO SPACES
SPACES PROVIDED	60 SPACES
GOLF COURSE	100 TOTAL
MINIATURE GOLF	100 TOTAL
TELE OFF PAD	100 TOTAL

GENERAL NOTE-

AREA OF PROPERTY	600 AC.
EXISTING USE	VACANT
PROPOSED USE	GOLF DRIVING RANGE & MINIATURE GOLF
EXISTING ZONE	R-4
PROPOSED ZONE	"A" SE ZONE FOR DRIVING RANGE AND MINIATURE GOLF "D" SE ZONE FOR GOLF COURSE

OFFICE COPY

6TH DIST.
RECORD BOOK
SHEET 2-4

R-40

X

PLAN TO ACCOMPANY ZONING PETITION

MORRIS MEADOWS
RECREATION FARM

ELECTION DIST 6
SCALE 1"=200'

BALTIMORE CO. MD.
FEBRUARY 15, 1960

E.F. RAPHAEL & ASSOCIATES
Registered Land Surveyors
201 COURTLAND AVENUE
TOWSON, 4, MARYLAND

NOTE: PLOTTED FROM DEEDS, PLATS
AND OTHER SOURCES, NOT A
SURVEY.

E.F. Raphael

