PETITION FOR ZONING RE-CLASSIFICATION #69-228RX AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
VIRGINIA B. MORRIS

VIRGINIA B. MORRIS

I, or we. CLYDE A. MORRIS and/\_\_iegal owner.9 of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof, nereby petition (1) that the zoning status of the herein described property be re-class to the Zoning Law of Baltimore County, from an ... R-6.

Error and mistake in original zoning.

and (2) for a Special Exception, under the said Zoning, Law and Zoning Regulations of Baltimore County, to use the herein described property, for. (a) golf driving range, including miniature golf, etc , and (b) golf course

Property is to be posted and advertised as prescribed by Zoning Regulations.

L, or we, agree to pay expenses of above re-classification and/or pecial Exception advertising. upon filing of this petition, and further agree to and are to be bound by the zoning ions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Process November 1 Professor Statement Stateme m.all -aurde Saunders M. Almond, Jr. Address Jenifer Bldg., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 18th

, 196.9..., that the subject matter of this petition be advertised, as ired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughre County, that property be posted, and that the public hearing ie had before the Zoning of Baltimore County in Roem 106, County Office Build ag in Towson, Baltimore ..., 196\_9\_ at 10:00 c'clock

County, on the 23rd day of April

..... MR 1 8 69 PK -

10,00 A MICROFILMED

Clyde A. Morris

Virginia B. Morris Virginia B. Morris

ire . Freeland Maryland 21053

Powers Mosser

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February 25, 1969

#69-228RX

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION

CLYDE A. MORRIS TRACT 6th ELECTION DISTRICT BALTIMORE COUNTY

BEGINNING for the same it the intersection forward by the conter line of Gore Kill Road and center line of Bentley Road said point being the beginning of the seventh or S31°E 1246 perch line of land which by deed dated February 20, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3489 folio 333 was conveyed by L. Robert Evans et al to Clyde A. Morris and wife running thence in or near the center line of Bentley Road and binding on part of the aforesaid seventh line S31\*00'E 1536.4 ft. to the end of the fourth line of land which by deed dated April 24, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 35.7 folio 303 was conveyed by Clyde A. Morris to Paul E. Wilson thence leaving Bentley Road and binding reversely on the fourth, third and second line in last mention(1)/deed the three following courses and distances: 1)547\*20\*W 214.5 ft. 2)545\*20\*W 610.5 ft.  $\sqrt{3}$ )547\*20\*E 422.0 ft.  $\sqrt{\phantom{0}}$ to intersect the 8th line in first mentioned deed Evans to Morris running thence and binding on part of the eighth line and on the minth or last line and on all of the first to the eight lines inclusive in said deed the eight following courses and distances: 1)353°30'W 1049.8 ft. 2)N81700'W 330.0 ft. 3)579\*30'W 127.9 ft. 4)N36\*00'W 990.0 ft. to the center line of Gore Mill Road thence binding in or near the center line of Gore Mill Road 5)N21\*00'E 234.3 ft. 6)N46\*45'E 1056 0 ft. 7)N37\*30'E 198.0 ft. 8)N22\*15'E 590.0 ft. to the place of beginning.

CONTAINING 68 Acres of land more or less.

MICROFILMED

RE: PETITION FOR RECLASSIFICATION from R-ú zone to R-40 zone, and SPECIAL EXCEPTION for Golf Driving Range, including miniature golf, etc. and for Golf Course SE comer Gore Mill and Bentley Pds. oth District

Clyde A. Morris, et a

REFORE

OF

No. 69-228-RX

BALTIMORE COUNTY

COUNTY ROARD OF APPEALS

ORDER OF DISMISSAL

Petition of Clyde A. Morris, et al for reclassification from R-6 zone to R-40 zone, and special exception for golf driving range, including miniature golf, etc. (Parcel A) and for golf course (Parcel B), on property located on the southeast corner of Gore MIII and Bentley Roads, in the 6th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed December 18, 1970 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-Appellant in the above matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of Ducember 18, 1970

IT IS HEREBY ORDERED, this 22nd day of December, 1970, that said appear be and the same is Dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

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ORDER RECEI

DATE

RE: PETITION FOR RECLASSIFICA:
TION AND SPECIAL EXCEPTION
SE/corner of Gore Mill Road and
Bentley Road - 6th District
Clyde A. Morris, et us - Petitioner:
NO. 09-225-RX (Item No. 212) SALTIMORE COUNTY

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BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

The Petitioner seeks a Reclassification of his property, consisting of sixty-eight acres, from a R-6 zone to a R-40 zone. He also seeks a Special Exception

The property is divided into two parcels:

Parcel A, consisting of 26.7 acres, on which he proposes to use as a golf driving range and miniature golf course, and

Parcel B, consisting of 41.3 acres, which he proposes to use as a regular golf course

Numerous residents appeared in protest. Their opposition was ased on the fear that the proposed operation would disturb the peaceful nae of this rural community as well as create undo traffic conjection on what described as "narrow and winding" country roads.

Without further reviewing the evidence, the Deputy Zoning ner feels that the Petitioner has tailed to show either error in the driginal zoning map or such substantial changes in the character of the neigh rhood to justify granting this Petition. In view of this finding, the request

For the aforegoing reasons. IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this \_\_\_\_ / 3 day of May, 1969, that the above Reclassification 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 R-o zone; and the Special Exception for a gelf driving

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range and miniature golf course for Parcel A, and a regular golf course for Parcel B be and the same is hereby DENIED

FIL FOR ONDER RECEIVED

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. 2 .

#69-228RX February 27, 1969

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION CLYDE A. MORRIS TRACT

6TH ELECTION DISTRICT BALTIMORE COUNTY PARCEL B

BEGINNING for the same in Gore Mill Road at a distance 1188 + south of the intersection of Gore Mill Road and Bentlay Road at the end of the fourth line of land which by deed dated February 20, 1959 and recorded among the Land Records of Baltimore County in Liber 3489 folio 333 was conveyed by L. Robert Evans et al to Clyde A. Morris and wife, thence leaving Gafe Mill Road and running for a line of division \$40°15'E 1100' to the end of the second line of the land which by deed dated April 24, 1959 and recorded among the Land Records of Baltimore County in Liber 3517 folio 303 was conveyed by Clyde A. Morris to Paul E. Wilson running thence and binding reversely on the aforesaid second line in said deed S47\*20'E 422.0 ft. to intersect the 8th line in first mentioned deed Evans to Morris running thence and binding on part of the eighth line and on the ninth or last line and on all of the first to the fifth lines inclusive in said deed the six following courses and distances: 1)553\*30\*W 1049.8/ft. / 2)N81\*00\*W 330.0 ft. 3)S79\*30\*W 127.9 ft. 4)N36\*00\*W 990.0 ft. to the center line of Gore Mill Road thence binding in or near the center line of Gore Mill Road 5)N21\*00'E 234.3 ft. 6)N46\*45'E 1056.0 ft. to the place of beginning.

CONTAINING 41.3 Acres of land more or less.

BEING part of the land which by deed dated February 20, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3489 folio 333 was conveyed by L. Robert Evans et al to Clyde A. Morris



#69-228RX

page -2-

BEING part of the land which by deed dated Pebruary 20, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 2489 folio 333 was conveyed by L. Robert Evans et al to Clyde A. Morris and wife.



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MICROFILMED

E. F. RAPHEL & ASSOCIATES 201 COURTLAND AVENUE

February 27, 1969

#69-228 RX

DESCRIPTION TO ACCOMPANY ZONING RECLASSIFICATION CLYDE A. MORRIS TRACT 6TH ELECTION DISTRICT BALTIMORE COUNTY PARCEL A

BEGINNING for the same at the intersection formed by the center line of Gore Mill Road and center line of Bentley Poad said point being the beginning of the seventh or S31°E 124.6 perch line of land which by deed dated February 20, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3489 folic 333 was conveyed by L. Robert Evans et al to Clyde A. Morris and wife running thence in or near the center line of Bentley Road and binding on part of the aforesaid seventh line S31\*00'E 1536.4 ft. to the end of the fourth line of land which by deed dated April 24, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3517 folio 303 was conveyed by Clyde A. Morris to Paul E. Wilson thence leaving Bentley Road and binding reversely on the fourth, and third line in 13st mentioned deed the two following courses and distances: 1)S47\*20'W 214.5 ft. 2)S45\*20'W 610.5 ft. running thence for a line of division N40°15'W 1100 - to Gore Mill Road and to the beginning of the fifth line in first mentioned deed Evans et al to Morris running thence and binding on Gore Mill Road and on the fifth and sixth lines in said deed the two following courses and distances N37°30'E 198.0 ft. and N22°15'E 990.0 ft. to the place of beginning.

CONTAINING 26.7 Acres more or less.

BEING part of the land which by deed dated February 20, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3489 folio 333 was conveyed by L. Robert Evans et al to Clyde A. Morris and wife.

03-09-71

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

6

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 001f Driving Range, etc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTED

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 Hill Road and Sentley 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. Gord with meaching lending Road at the present time. The property surrounding lending Road at the present time of the result of the wide.

Access to this site will be from Eora Mill Road and Bentley Road. The ultimate width of these reads will be a 40-front curr and gutter street on a 60-foot right-of-way. No improvements will be note at this time: the owner must dedicate one-half of the 60-foot right-of-way at no cost to Baltimore County.

All on site drainage shall be the full responsibility of A sediment central plan shall be required for review and

Saunders M. Almond, Jr., Esq. Jenifer Blig., Towson, Maryland 21204

BUREAU OF ENGINEERING:

Storn. Drains:

Dear Sir:

April 1, 1969

RE: Type of Hearing: Reclassification from an R-5 zone to an R-60 zone Lecation: SE/For- Core Hill Road and Bontley Road of Hill Heart Clyde A. M. rris Condition: Clyde A. M. rris Condition Recling of Märch 18th, 1969 Item 212

Thank you for your cooperation in this matter

Sincerely yours.

- Jaunder na almos V

SMA - RSM

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

Intervent LIMED

Rec 4- 12/10/20

COUNTY OFFICE BLDG

Oliver L. Hyers

XXXXXXXXXX

WEMBERS. BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERIN

STATE BOADS COMMIS

BUREAU OF FIRE PREVENTION

PROJECT PLANNING

SUILDING DEPARTMEN

POURD OF EDUCATION ZONING ADMINISTRAT

JENIFER, PITTS & ALMOND

Jur 10, 1969 JUN 10 '69 14

JENIFER, PITTS & ALMOND

ATTORNEYS AT LAW

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

Re: Fattion for Reclassification and Special Exception 5/E side Gore Mill Road and Gantley Road 6th District - Clyde A. Morris, et ux -Petitioner Number 63-228-RX Item No. 212

Please enter an appeal of the case referred to hereinabove, which patition sought a reclassification from R-6 to R-40 and a special exception for (a) a golf dividing range, including ministure polf, stc., and (b) agaif course. The herring was held an deduceday, Aril 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 wif2, the patitioners in this matter.

Ar. 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

Sincerely yours.

Munder Mi Claren MILITURILIMED -

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

- Fage 2 ..

Saunders H. Almond, Jr., Esq. Jenifer Bldg., Towson, Maryland 2:204 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 prosion.

The Applicant must provide necessary drainage facilities (temporary or otherwise to prevent creating any redisences 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.

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

PROJECT PLANNING DIVI. 12N:

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

Review of the subject site indicates Gore Hill 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 affect 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, c water well must be drilled to provide an adequate and potable supply.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

\$69-228 RX

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

April 1, 1969

FROM George E. Gavrells, Director of Planning

SUBJECT. Petition 169-228-8X. Southeast corner of Gare Mill and Bentley Roads.
Petition for Reclassification from R-6 to R-40 Zane. Petition for Special
Exception for Golf Driving Roage Including miniature golf and (b) Golf Course.
Clyde A. Marris - Potitioner

óth District

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

The staff of the Office of Planning and Zoning has reviewed it a subject putition for reclassification from R-6 to R-80 zoning tegether with a special exception for pall deliving range and ministrum polf course and a regular policy and the recommendation of the properties of the reclassification to R-40 zoning participation to the reclassification to R-40 zoning unique that the X-40 zone but characterizes the potentials for this sere under present zoning tools. The planning staff questions, however, the appropriateness of the special exception request. We note the comments by the Tacffic Engineering Agency relative to the limited width of Gore Allil Road and its copobility 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 right time us have an adverse affect on adjoining or nearby properties?

GEG:cm

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

ZONING ADMINISTRATION DIVISION:

01.81.10

This petition is accepted fr. illing on the date of the enclosed filling 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nr. John Tons Attention: Nr. 9. John Crist Drie . Airch 19, 1969. FROM John Jeans

SUBJECT 212 - 00yd A. Corria

who traver

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENCINEERS. Baltimore County. Maruland Towson, Maryland, 21204

Date March 19, 1969

C. Richard Moore

SUBJECT: Item 212 - ZAC March 18, 1969
Proporty Owner: Clyde A, Morris
SE Corner Gorse Hill Rd. & Bently Road
S.E. (P.A. - Gold Driving Range & Hiniature Golf)
(P.B. - Golf Court)

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

BALTIMORE COUNTY BO. OF EDUCATION

ZONING ADVISORY COMMITTEE MESTING OF MARCH 1: 169

Petitioner. CLYDE A. MORRIS

location: 5/E cor. Gove Mice Ro. 1 Benter Ro.

Present Zoning: RC

Proposed Zoning: SE For Good Course

No. of Acres: 68.0

Comments: Because of the Lecation of the Sudicet

PRO-ERTY, 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 PRODUCATION.

3 Signs 0. 69-228-RX

CERTIFICATE OF POSTURE

Date of Posting 2-5-69 Q. A. Morris Location of property SE/cox of SereMill & Bently Rds Location of Signal 250'S of Stere Mill Rd. co. 54/5 of Bentley Rd.
(2) 200' 2 (1) 1500' 2 SNABRULLEY RD. co. 54/5 of Sort Mill Kd.

> 5 Signs 69-228 RX

CERTIFICATE OF POSTING

Protect for Actions frontiers & Spec Exception.

Protect for A. Manyie Putitioner: C.A. Morces
Location of property: 5 Exerce July & Bentley Rots

Location of Some D. Stoper of Love Mills Deatley Sed . @ 750 " Set Love M. North on 44 of Gentley Bd. D. 200" Was Bookley Sed - Stop Dear M. Il Red

AND CONTROL OF THE CO CONTAINING SET Acres more than the control of the c ARCT a GOOD TO THE COUNTY OF T \*\*Small Exposition for Uniform State of the Court in the Court the STROMBERG PUBLICATIONS, Inc. By Litt Magain

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DUPLICATE

one is a factor of the control of th

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., APR 3 1969 19.... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed ished in Towson, Baltimore County, Md., once in each

THE JEFFERSONIAN,

Cost of Advertisement.

ELEPHON 823-3000 EXT. 387	Br. TIMORE COUNTY, Mr. AYLAND	No. 62178
00 DEPOSIT TO	Chydy, A., Norrio Propleme, Md. 27853 Account no 81-522 RETURN THIS FORTION WITH YOUR	
QUANTITY	OCTACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOU  Advertiging and pasting of property #69-228-81	132.00
No.		
13200%	1	

BA TIMORE COUNTY, MAKYLAND OFFICE OF FINANCE DETACH AT THE PERFORATION AND REEP THIS PORTION FOR YOUR No. 69-228-RX 15,00 \$85.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, YOWSON, MARYLAND 21204

TELEPHON 883-3000 EXT. 387		OFFIC	MORE COUNTY, MAX LAI PFICE OF FINANCE Distinct of Collection and Recipit COURT HOUSE TOWSON, MARVLAND 21204		ND No. 60873	
To:	Cash ACCOUNT NO. 00-4	AND DESCRIPTION OF	ALONG PERFORATION AND RES	ing Sope. of Building	MITANES (	STAL AMOU
Anna an	Petition for	- Basinesifiestie		on for Clyde Harris	MERCHANISCH RO	CONT
S C D C Ma	4		ا 			

