PETITION FOR	ZONING	RE-CLASSIFIC	ATION
AND/OR	SPECIAL	EXCEPTION	1/#

TO THE ZONING COMMISSIONER OF BALTIMORF COUNTY:

THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE GREATER RALLIMORE
I or we AREA (MORTHERST BRANCH) egal owner... of the property situate in Baltimore MAP
County and which is described in the description and plat attached hereto and made a part here the property better that the zoning status of the herein described property be re-classified, pursuant MORTH-to the Zoning Law of Baltimore Monty, from an PART RES. S. RAO. Zone to an Englishment

RA R6 & RIU / Zone; for the following reasons:

See attached description

"X"

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, Swimming pool, or

coher structural or land use devoted to civic, so ial, recreational, and educational

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 is bound by the zoning

regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

County.

The Young Men's Christian Association

of the Greater Baltimore Area (North
contract purchaser

Address, 4008 white Avenue

Doma W Laurafter
Petitioner's Attorney
Norman W. Lauenstein
A'dress 809 Eastern Boulevard
Baltimore, Maryland 21221

A May 1 '69 AM -

Zoring Commissioner of Baltimore Coun

MICROFILMED

Balto., Md. 21206

Protestant's Attorney

11.00f 8/11/65

	Pursuant to the advertisement, posting of property, and public hearing on the above petition and				
	it appearing that Agreement the petitioner has met all requirements of Section				
	502.1 of the Baltimore County Zoning Regulations,				
	<u> </u>				
	the observe Bentumidenties einstable-back-seed-stafusties approving that by reastroof-xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx				
	Control of the Contro				
	a Special Exception for a Community Bldg. Swimming Pool, or otherwork be granted				
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this. scial, recreational				
11th	day of August 100 9 that the best for the same should be GRANI				
	day of August				
	that a				
1	land use desired to establish the action for a Com, Building, Swimming / months because the				
	granted, from and after the date of this order, subject to approval of the site plan by Puresu of Public Services and the				
	Of As of Planning and Zoning.				
	Zoning Commissioner of Baltimore Courty				
	3 1				
69	mirsuant to the advertisement, posting of property and public hearing on the above patition				
13.	appearing that by reacon of				
1. Stuff					
_ ພ' '					
3					
	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, thisday				
	of				
	DENIED and that the above described propart or area be and the same is hereby continued as and				
	to remain alone; and/or the Special Exception for				
	be and the same is hereby DENIED.				
	is hereoy DENED.				

Zoning Commissioner of Baltimore County

-70-29 EX

Page 2

PARCEL 2

Mide, sain point being situate 25%.69 feet measured along said west side of Ridge Road, 80 feet wide, sain point being situate 25%.69 feet measured along said west side of Ridge Road from its injuresction with the south cide of Reservoir Road, 80 feet wide, thence leaving said place or beginning and binding on the west side of Ridge Road by a curve to the jeft with a radius of 1472.39 feet in a southeasterly direction for a distance of 244.62 feet thence leaving Ridge Road South 0 degrees 57 minutes 49 seconds West 48.45 feet, thence South 5 degrees 54 minutes 20 seconds West 317.46 feet to the property of the Baltimore Gas & Electric Company, then a binding thereon the 1 following courses and distances, viz:

North 34 degrees 58 minutes 26 seconds West 30.43 feet, thence North 22 degrees 55 minutes 03 seconds West 711.82 feet, thence leaving said Baltimore Gas & Electric Company property and continuing for an outline of the parcel now being described South 66 degrees 18 minutes 36 seconds East 85.68 feet, thence South 76 degrees 32 minutes 12 seconds East 167.19 feet to the place of beginning.

Containing 2,27 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Afan Enans

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION 170-29 RX AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

zone to an En sten

See attached description

<u>"X</u>"

THE Y.H.C.A. OF THE GREATER #70" J-RX
BALTO, AREA (HORTHEAST BRANCH)-Sw.cor,
of Ridge & Reservoir Rds. 14th

70.39

NE-6-F

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, swimming pool, or other structural or land use devoted to civic, social, recreational, and educational Property is to be posted and advertised is prescribed by Zoning Regulations.

Property is to be posted and advertised is prescribed by coning negulations.

1. 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 roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore The Young k n's Christian Association of the Greater Baltimore Area (North-cat Legal Owner Branch) Jul 94. Africa ser sec County

Contract purchaser

Norman W. Lauenstein

Address 809 Eastern Boulevard.

Baltimore, Maryland 21221
ORDERED By The Zoning Commissioner of Baltimore County, this lst day ..., 196-9, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-our 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 196.9., at 11:00 o'clock 11th day of August



Address 4008 White Avenue

Balto.,Md. 21206

Norman W. Lauerstein, Esq., 809 Eastern Blvd. 809 Eastern Blvd., Baltimore, Maryland 21221 Item 305 Page 3

July 14, 1969

Sanitary Sewer: (Continued)

Public water supply is available to serve this property.

The right to use the proposed driveway should be clarified as it is shown crossing adverse property.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that the site is on the corner of the proposed Rossville Boulevard and Redecke Avenue. The Department of Public Works should be contacted so that the plan may be revised to show present plans for that intersection.

HEALTH DEPARTMENT

Public water is available to the site and public sewer can be made

Public Swimming Pool Comments: Prior to approval of a public pool on this site two complete bets of plans and specifications of the pool and bathhouse must be subnitted to the Baltimore County Department of Health

Air Pollution Comments: The building or buildings on this site may be subject to registration and concilance with the Maryland State Realth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Food Comments: If a food service facility is provided complete plans and Specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

FIRE PREVENTION BUREAU:

Petitioner shall be required to comply with all Fire Department ements when construction plans are submitted for emproval.

Water along Reservoir Road.



March 19 1969

Zoning Description of YMCA Property at Reservoir Road and Baltimore County Beltway for Application For Special Exception

ENGINNING for the same at the corner fermed by the intersection of the east rightof-way line of the Baltimore County Beltway with the southerly right of way line of Reservoir Road, 80 fest wide, thence leaving said place of beginning and binding on the south side of Reservoir Road by a curve to the right with a radius of 1722.95 feet in a northeasterly direction for a distance of 552.01 feet, thence leaving Reservoir Road and tinding on the property of the Baltimore Gas & Electric Company the 3 fullowing courses and distances, vin: North 83 degrees 54 minytos 56 seconds East 183.40 feet, thence South 22 degrees 55 minutes 08 seconds East 724.73 feet, thence South 16 degrees 58 minutes 07 seconds West 759.34 feet, thence leaving said Baltimore Ggé & Electric Company property and running North 64 degrees 17 minutes 43 seconds West 136.93 feet to intersect the east right of way line of said Beltway, thence binding on said east right of way line the 6 following courses and distances, wis: North 36 degrees 57 minutes/41 seconds West 166,45 feet, thence North 20 degrees 38 minutes 49 seconds West 506.56 feet, thence North 27 degreas 53 minutes 34 seconds West 195.14 feet, thence North 37 minutes 49 minutes 44 seconds West 145.91 fect, thance North 38 degrees 28 minutes 22 seconds West 100.00 feet, thence North 57 degrees 51 minutes 09 seconds West 62.06 feet to the place of beginning.

Containing 15.5 acres of land, more or less,

Would not increase student population.

This office has reviewed the subject plot plan and finds there will be no adverse affects to the State Highway and no direct access is proposed to the highway; therefore, there will be no requirement from the State Roads Commission.

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

Norman W. Lauenstein, Esq., 809 Eastern Blvd., Beltimore, Maryland 21221 Item 305 Page 4

BOARD OF EDUCATION:

OLM:JD

STATE ROADS COMMISSION:

ZONI"G ADMINISTRATION DIVISION:

(IA)

July 14, 1969

Oliver L. Myers, Charrens

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

4-1

HURTH-ENSTERN

BUREAU OF TRAFFIC ENGINEERIN

STATE ROADS COUNTY BUREAU OF FIRE PREVENTION REALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTME BOARD OF EDUCATION

Norman W. Lauenstein, Esq., 809 Eastern Blvd., Baltimore, Maryland 21221

REI Type of Hearing: Special Exception for Community Bidg, twinning pool, to the second of the second of the Location of Corn, of Beltway & Reservoir Rd. 14th District Pelitioners Young Men's Christian Association of Uno Area (Northeast Branch) Committee Reeting of July 1, 1969 Item 305

Dear Sir:

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

The subject property is presently unimoroved and is a tract of land which appeared to be used at one time as a berrow pit for the State Nood Commission's construction of the Baltimore Beltway. The surrounding properties are improved with duellings, recent land, agreeouslural uses, and, the Baltimore beltway, Received Road, at this location, is and improved with safe as concert corb and guitar are concerned.

BUREAU OF ENGINTERING:

Radecke Avenue (Reservoir Road) is an existing County road which has recently been constructed as a 44 ft, open section with flexible type pavement on an 80 ft, right-uf-way. Rossville 31vd. (Ridge Road) is an existing County road which has recently been constructed as a 24 ft, open section with flexible type pavement on an 80 ft, right-of-way. Both roads will be further ingrowed in the future as 18 ft. Gosed required at this time, When future highway ingravements are constructed, the property owners will be assessed in accordance with County policy prevailing at that time.

Norman W. Lauenstein, Esc. 809 Eastern Blvd., Baltimore, Maryland 21221 Item 305 Page 2

Highways: (Continued)

All entrances shell be constructed based on the future 48 ft, closed section which will require the appropriate facilities for the redside dealersp presently accommodated by sice distores. The entrance locations are supported by the distormance of the facilities of the support of the suppor

July 14, 1969

No. 64656

Storm Drains:

The Applicant must provide necessary drainage facilities (tempurary or otherwise) to prevent creating any nuisances or danages 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.

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstrem of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or huilding permits.

Public sanitary severage is not presently available to serve this property; however, public sanitary severage on no made available to existing 12-increases and the severage of the severage services of the severage of the s

BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARY_AND

INTER-OFFICE CORRESPONDENCE

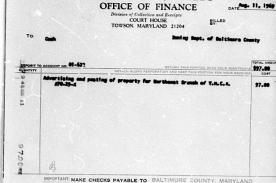
TO Mr. John G. Rose, Zoning Commissioner Date August 1, 1969 FROM George E. Gavrelis, Director of Planning

SUBJECT Petition *70-29-X. Special Exception for Community Building, Swimming pool, or other structural or land use devoted to civic, social, recreetional, and educational activities, Southwest comer of Ridge and Reservoir Road. The Y,M.C.A. of the Greater Baltimore Area (Northesis Branch).

Monday, August 11, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zaning has reviewed the subject patition for Special Exception for the Northeers Branch Y.M.C.A. Family Center. We believe that the Y.M.C.A. one is appropriate here and that this facility would comply with the requirements of Section 502.1 of the Zaning Regulations. We particularly feel that the improvements as shown on the petitioner's plan would not overcrowd fand or cause undee concentration of population. If granted, the granting should be conditioned upon compliance with plans to be approved by the appropriate County appearing. County agencies.

GEG-bm



BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Haryland 2120-

Your Petition has been received and accepted for filing this

1969.

JOHN S. ROSE, John G. Rose,

The Zoning Commissioner of Baltimore County, by auth-rity of the Zoning Act and Regulations of Baltimore County, will hold a public bearing.

nel downs on the control of the cont

Application For Special Exception.

BEGINNING or the ame at the corner Systems of the second Containing 15.5 acres of land,

Branch).
Hearing Date: Monday, August
11, 1969 at 11:00 A.M.
Public Hearing: Room 108, County
office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissio
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD	JUL	24	1969

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 time euccessive weeks before the 11th day of _____August ______, 19_69_, the first publication appearing on the _____ 2hth_day of _____ July ____ THE JEFFERSONIAN,

Cost of Advertisement, \$_____

2 Sgm

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

70-29-RX

District 14 M	Date of Posting 24 196
Posted for Heating mondo	y Jug 11. 1969 @ 11.00 AM.
Petitioner: The YMCA L	The Bucks Sall Citer Morth has
Location of property:	Date of Posting July 24. 196 by Aug II. 1969 & 11.00 AM. The Buch Bull Clien Morth Co. Rilga & Reservice Rd.
Location of Signs 2 Bush 16	Postel in Redge Xd 1 Postel on
Reservair Rd	
Remarks:	
Posted by Merel N. Hear	Date of return: Joseph Date

PETITION FOR SPECIAL

EXCEPTION TOR SPECIAL
EXCEPTION
20 NING: Pettion for Special.
Exception for formunity Building,
Swimming gool, or ther structural
or land use for the country, social,
recreational, and educational
activities. regreational, and educational activities.

LOCATION: Southwest corner of

BEGINNING for the same at the corner formed by the intersection of the sast right-of-way line of

Containing 15,5 acres of land more or less.

57 minutes 49 seconds west 48.45 minutes 20 seconds west 31.46 minutes 20 seconds west 30.42 cet, thence 50.47 minutes 22 seconds west 30.42 cet, thence 50.47 minutes 24 seconds west 30.42 cet, thence 50.47 minutes 30 seconds west 30.42 cet, thence 50.47 minutes 36 seconds west 30.43 cet, thence 50.47 minutes 36 seconds 32 minutes 36 seconds 20 minutes 36 seconds 23 minutes 30 seconds 23 seconds 23 minutes 30 sec

Conveyance.

Being the property of The Young
Men's Christian Association of the
Greater Baltimore Area (Northeast

ZONING COMMISSIONER OF BALTIMORE COUNTY July 24, 1969

OFFICE OF

TOWSON 1 THE

TOWSON, MD. 21204

July 28.

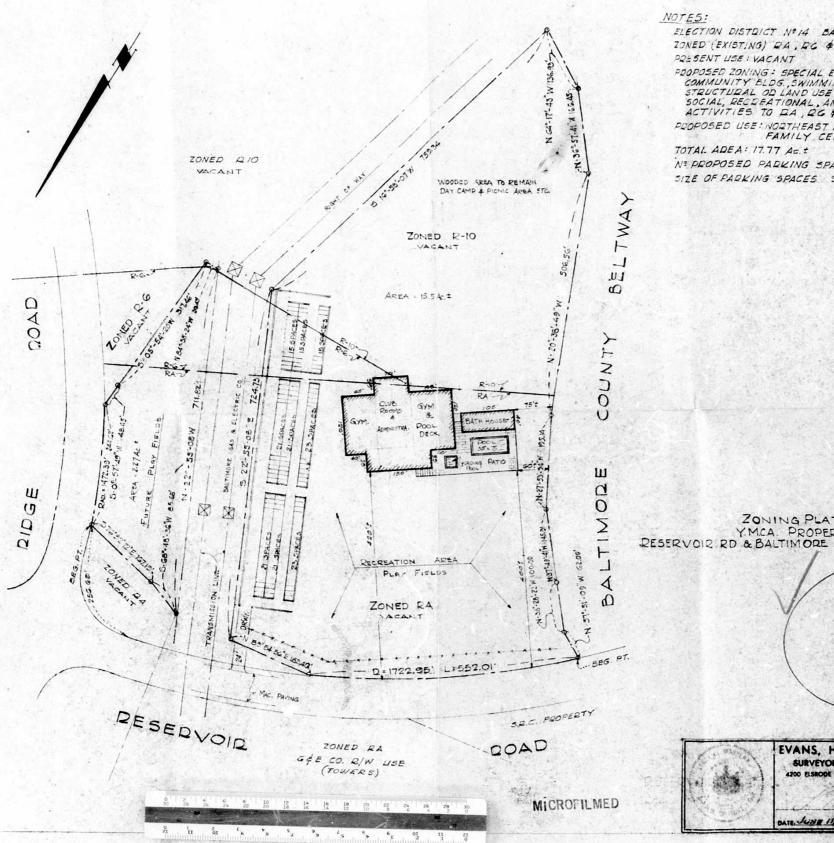
19 69

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One RECENT weeks before the 28th day of July, 1969 that is to say, the same was inserted in the issue of July 24, 1969.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan



ELECTION DISTRICT Nº 14 BALTIMORE COUNTY, MD. ZONED (EXISTING) RA, DC & DIO

PROPOSED ZONING : SPECIAL EXCEPTION FOR COMMUNITY BLOG, SWIMMING POOL OR OTHER STRUCTURAL OR LAND USE DEVOTED TO CIVIC. SOCIAL, RECREATIONAL, AND EDUCATIONAL ACTIVITIES TO DA , DG # DIO ZONES .

PROPOSED USE: NORTHEAST BRANCH YMCA FAMILY CENTER

Nº PROPOSED PARKING SPACES: 175

SIZE OF FARKING SPACES 3'x 20' .. 180 SQ. FT.

ZONING PLAT Y.M.CA. PROPERTY #70-29 PX RESERVOIR RD & BALTIMORE COUNTY BELTWAY.

MAP 4-B NORTH-EASTERN AREA NE-6-F "X

EVANS, HAGAN & HOLDEFER SURVEYORS AND CIVIL ENGINEERS 4200 ELSRODE AVERUE / BALTIMORE, MD. 21214 (301) 426-2144

DATE JUNE 11,1969 SAIE 1"-100"

