PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Honry L. Van Horn legal owner, of the property situate in Baltimore map County and which is described in the description and plat attached hereto and made a part hereof, #9 hereby petition (1) that the zoning status of the herein described property be re-classified, pu to the Zoning Law of Baltimore County, from an.

zone for the following reason

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 . (Massonic Lodge ... A. F., & A. M.)

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

rroperty is to be posted and anvertised as prescribed by Zoning Regulizions.

L or we, agree to pay expense of above reclassification and or Special Exception advertising, possing, etc. upon filing of this petition, and rurther agree to and are to be bound by the zoning recapitations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Ish Lates No. 116 A F S A N William W. Ensor Contract purchaser

Henry L. VanHorn, Power of Attorn Doris Haller Re te, widow Terry Haller Davidson Legal Owner and Charles of Paridage Austral Masonic Building

Towson, Maryland 21204 W. The Hauson
Petitioner's Attorney

W. Lee Harrison
Address 306 W. Joppa Road Towson, Md.,
823-1200

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore .day of September 196 9, at 10:30 o'clock County, on the 3rd

> DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyors

> > TOWSON MD 21204

July 8, 1969

Baltimore, Maryland

#70-40X MAP

×

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40 7/3/69

SE(13-6 NE 10-A RE: PETITION FOR SPECIAL EXCEPTION FOR COMMUNITY BUILDING South Side of Chesapeake Avenue 580 feet Southwest of Dixie Drive 9th District :

BEFORE COUNTY BOARD OF APPEALS

OF

Doris Haller Royce, et al :
Petitioners
Mt. Moriah Lodge No. 116 A.F.& A.M.:

BALTIMORE COUNTY No. 70-40-X

ORDER OF DISMISSAL

Petition of Daris Haller Royce, et al for Special Exception for Community Building, on property located on the South Side of Chesapeake Avenue 580 feet Southwest of Dixie Drive, in the 9th Election District of Balt'more County.

WHEREAS, the Brand of Appeals is in receipt of an Order of Dismissal of Appeal filed October 29, 1969 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestrat-Appellant in the above entitled matter

It is hereby ORDERED, this 30th day of October, 1969, that said googl be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W Giles Porter

RE: PETITION FOR SPECIAL EXCEPTION for Community Building N/S Chesapeake Avenue 580' S/W Dixie Drive-(Mt. Moriah Lodge)

BEFORE THE COUNTY BOARD OF APPEALS FOR

BALT!MORE COUNTY

Case No. 70-40-X

Please dismiss the Appeal in the within case .

John W. Armiger
Atternsy (or Appellant
200 Padonia Road, East
Cockeysville, Maryland 21030
666-0440

RE: PETITION FOR SPECIAL EXCEPTION for Community Building-N/S Chesapeake Avenue 580' ⁺ S/W ZONING COMMISSIONER of Dixie Drive BALTIMORE COUNTY CASE NO. 70-40 X

ORDER OF APPEAL

MR. CLERK:

Please enter an appeal to the Baltimore County Board of Appeals

in the above-captioned case on behalf of Paul Hampshire.

John W. Armiger Attorney for Appellant 200 Padonia Road, East Cockeysville, Maryland 21030 666-0440

PEFORE THE

FOR

SEP 30 '69 AW -

GENERAL POSSES OF ATTORNEY

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ger at my we have the further

That is, 1981 BLUER RYCE, widow, of New York, Borough of Fanhatten, for York, and TRUER MALL R SAVINGH and CHARLES P. AVUICH, her hashend, of Belmont, Middless County, Resemblasetts, do herely constitute and spinint Bourd L. Val. 1988, of Beltimore City, Mante of Laryland, so our true and herful Attorney, for us and in our name and stead to demand, sue for, collect, recover and receive all muss of money, debts, accounts, log's me, bequeric, interest, dividends, annution and derends, as are now or shell hereafter become due, owing and psyable to us, and so have, use and take all lawful ways and means in our mass or otherwise for the recovery thereof by attachment, distrass or otherwise for the recovery thereof by attachment, distrass or otherwise, and to componize and adjust the same and to give sufficient disaburges therefort to harpein, contract, agree for, buy, sell, mort, no, hypothecoust and in any and every way to deal it and exit goods and persionatine, causes in action and other property belonging to us, mut to make, do and transact all and every kind of business of whatsoever nature.

business of wistracever nature.

Also, to berrain, contract, agree for, purchase, sell, demise, convo; and mortrare all lands and premises uses uses such terms and conditions as our said Attorney shall think fit and slee, for us and in our mases, to simp, seel, secute, sciencelegs and eliver much stand; lease, indeatures, agreements, mort,sies and other instruments in writing of standards in training and eliver much stands in the premises; to trained all of our more appears at any bank had had been as may be anonaway or primer in the premises; to trained all of our peritary bank had not an anoth mank and to endorse stocks and promise may not on for deposit, and to envice demand or notice of pretest of such papers; and to exceute and deliver in our masse and in our behalf all checks and promisecy notes; and in perfusial our behalf all checks and promisecy notes; and in perfusials in our behalf all checks and promisecy notes; and in perfusials in now might be called upon to do and take as an Exceutor or Commission of any estate; giving and granting unit our estate the premise, as fully so do and perform all and every not and thing whatcover requisite and mecansary to be doned and control and thing whatcover requisite and mecansary to be doned and control and the premise, as fully and tomat linearism the premise and control and the our said attorney shall instituty do or cause to done by virtue of these presents.

IN VITNESS THEREOF, we have hereunto set our hands and seals day of ________, 1969.

Ports haller Hoyce (SEAL)

Auston (SEAL) Terry Heller Lavidson therien F. Pavideon STATE OF NET YORK - BOROUGH OF MANHATTAN - TO WITE

1909, before me, the subscriber, a Motary fullio of the State of Hew York, it and for the Dorough of Hembatan aforeside, percentally aspensed 1901S WALL R HAVE and a cknowledged the foregoing them of Atterney to the her free not and deep.

"ITHESE my hand and Motariel Seel.

By Commission Expires:

Notary Public Return Comment Com York

Notary Public

STATE OF MASSACHUSETTS - HIDDLESSA COUNTY - TO WITE

I HERMY CHITIFY, that on this day of the State of Fanachinesta, in and for Hiddens County afterward, personally uppeared THUTY HALLER HAVINGN and CHARLES & DAVIDSON, for hubband, and moismowledged the foregoing Fower of Attorney to their free act and deed.

TITHERS my hand and Notarial Seal.

My Commission Expires:

3. RECEIVED QUINTER, ROTARY PUBLIC MY COMMISSION COURSES 12:23/11

Petition F70-40-X. Special Exception for a Community Building (Masonic Lodge A.F. & A.M.) South use of Chesipeake Avenue 550 feet Southwest of Dible Drive. He nry Vanhan, power of altomorp from Dark Heller Royce, widow, Terry Haller Davidson and Charles P. Davidson, her husband, Petitioners. 9th District

FROM Mr. George E. Gavrelis, Director of Planning

HEADING:

TO Mr. John G. Rose, Zoning Commissioner Date August 22, 1969

The staff of the Office of Planning and Zoning hor reviewed the subject petition for Special Exception for a Community Suilding (Masonic Lodge $\lambda, F, \& A, M,$) and has the following advisory comment to make:

Wednesday, September 3, 1969 (10:30 A.M.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

If granted, the granting should be conditioned upon compliance with an approved plan including landscaping and screening. The granting also should be conditioned upon use of the property only by Mesonic Lodge is part of this Special Exception.

GEG:bm

ă

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that he measures that the petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regula one, the special eception should be granted. This special exception is conditioned upon the same eing used by The Ancient Free and Accepted Masons and its affiliated organ-IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of September 196.9., sheet to be the graned, from and after the drie of this order, subject to approval of the alter plan by the Bure is of Public Services and the Office of Planning and Zontage Zontag Commissioner of Buttimore County the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... 193.... that the above re-classification be and the same is hereby DEN:ED and that the above described property or area be and the same is hereby continued as and zone; and or the Special Exception for Zoning Commissioner of Baltimore County

RECEIVED FOR FILING

CALGINAL OFFICE OF TOWSON IMES TOWSON, MD. 21204 | luguet 18, THIS IS TO CERTIFY, that the annexed advertisement of John G. Ruse, Soning Commissioner of Palificate You by Paltimore County, Maryland, once a week for One successives weeks before the 1.35% day of 4.22... 1969, that is to say, the same STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF POSTWO

Torson, Maryland

Location of property: SIS OF CHESAPIAISE AVE 584FT SWOF

Location of Signs: 700 FT W.S. O.F. DISSE DRIVE CO.

CHESAPEAKE ALE

Posted by Charles 11. March Date of return 186 21 1867

Posted for SPECIAL EXCEPTION

911

DIXIE DRIVE

Petitioner HENRY VANHORN

RTMENT OF BALTIMORE

70-40-X

Date of Posting A46. 16, 1969

CERTIFICATE OF PUBLICATION

THIS I'S TO CERTIFY, that the ganexed advertisement was

published in THE JEFFERSONIAN, a wee'dy newspaper printed

day of _____September _____, 19.69., the first publication

appropring on the 15th day of August

Cost of Advertisement, \$.

District 97#

DRIVE

Posted for APPEAL

Petitioner DORIS HALLER ROYCA

TOWSON, MD.,

AUG 14 1969

THE JEFFERSONIAN,

1 5160

ENT OF BALTIMORE CO

CERTIFICATE OF POSTING

Totalion of Signe 5/5 OF CHESAPEAKE AUF 650 FT. + W OF DIXIE

Posted by Charles 9/ 1/42 | Bate of return CCT 2 67

Although lot #9, Southland Hills, is owned by the same property owner, no vehicular access should be permitted to this site from Alabama Road.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Cliver L. Kye-

W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Maryland 21204

MEMBERS

BUREAU OF BUREAU OF TRAFFIC ENGINEERS STATE BOADS COVOUS

BUREAU OF PRODUCT PLANNING BUILDING DEPARTME BOARD OF EDUCATION ZONING ADMINISTRA INDUSTRIAL DEVELOPMENT

July 28, 1969

RE: Type of Hearing: Special Exception for Community Building (Masonic Lodge A.F.E. A.M.). Location: S/S Chesapeake Ave., 580' W. of t of Diske Drive Patitioner: Harry L. Van Horn Committee Heating of July 15, 1969 9th District

The Zoning Advisory Committee has reviewed the plans submitted wit: 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.

Subject property rises rather steeply from Joppa Road up to a knoll approximately one-third of thu key back, at which point the property is improved with a two-story shingle dealing in poor repuir. The yard area is heavily overgroun with weeds. There are very few trees. The area is general is built up with low density, rather expensive homes.

BUREAU OF ENGINEERING:

Hi gheays t

Chesepake Avenue is ar existing County road which is currently in operation as a one-way streat and will be teproved in the force of the county fo

W. Lee Harrison, Esq., 306 W. Joppe Road Towson, Maryland 21204 Item 8 Page 2

July 28, 1969

The status of the 20-foot avenue as shown on the subject plan is not known and should be discouraged for use as a public road.

Storm Grains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or demages to adjacent properties, especially by the concentration of surface users. Ceraction of any problem which may result, due to improper greating or drainage facilities, would be the full responsibility of the Applicants.

Sediment Control:

Sanitary Sewers

TELEPHONE 823-3000

#70-40-X

Date of Pusting Oct. 3, 1969

Public water supply is not available to serve this property; however, public water supply could be made available by extension of the axisting 6-inch water main located in massacake Avenue and shown on Saltimore County Bureau of Engineering Graving #25-218, A.-t.-b. As an alternative, a private water line could be constructed from the existing 8-inch water main located in Alabam Road,

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major affect on traffic.

FIRE PREVENTION BUREAU:

Owners shall be required to comply to all Fire Department regulations construction plans are submitted for approval.

BALTIMORE COUNTY, MARYLAND

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

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUPT HOUSE, TOWSON, MARYLAND 21204

This department requests that the driveway at the front of the building

No. 64744

Development of this property through stripping, grading, and stabilization could result in a-sediment pollution problem, demaging private end-public—baldings domnstream of the property. A grading permit 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 issuence of any grading or building permits. . Ablic sanitary sewerage is not available to serve this property from Chesapeake Avanue; however, a private sewer could be constructed from the existing 8-inch sanitary sewer located in Alabama Road.

Very truly yours,

JAMES E. DYER, Zoning Supervisor

No. 67032

No. 64652

July 29, 1969

W. Lee Herrison, Esq., 306 W. Joppa Road Towson, Heryland 21204 Item 8 Page 3

BGARD OF EDUCATION:

HEALTH DEPARTMENT:

BUILDING ENGINEER'S OFFICE:

ZONING ADMINISTRATION DIVISION:

BUREAU OF TRAFFIC ENGINEERING: (Continued)

be a minimum of 25 feet in width instead of 20 feet.

Must meet all-requirements of Baltimore County Code.

Public water and sewers are available to the site. .

If the area as it is presently zoned were developed to its ultimate, a yield of approximately 6 students could be realized, while the yield from a Special Exception would be none.

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

If the petitioner has any future use in mind for the rear portion of this property, it is suggested that he indicate this use on the drawings priors to the hearing, as any revisions or additional uses not shown on the drawing at the time of the hearing may require un additional hearing if they are additional the later of the hearing may require un additional hearing if they are additional hearing if they are additional the later of the hearing may require un additional hearing if they are additional hearing and they are additional hearing they are additional hearing and they are additionally an additional hearing and they are additionally an additional hearing and they are additionally an additional hearing and they are additional hearing as a data and they are additional hearing and they a

If a food service facility is proposed complete plans and specifications t be submitted to the Division of Food Control, Baltimore County Department Mealth, for review and approval.

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

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

BALT TORE COUNT., MARY IND

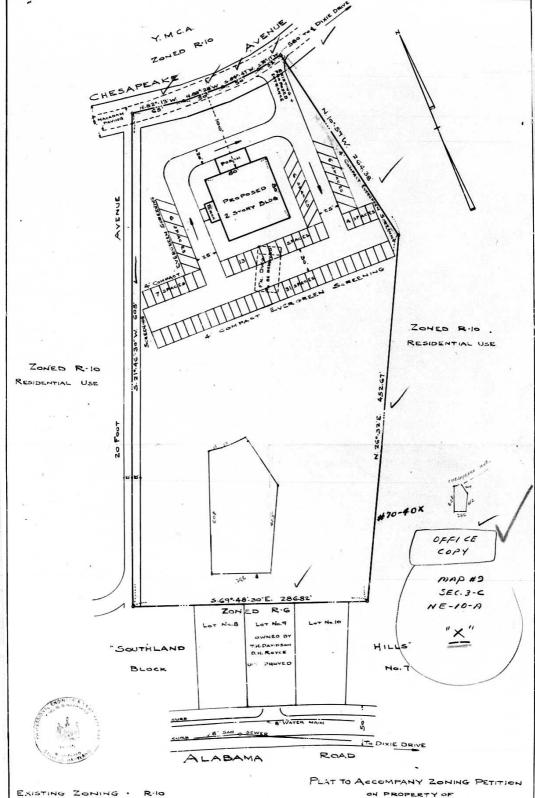
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OICE NARYLAND F FINANCE tion and Receipts HOUSE RYLAND 21204	No. 64697 DATE 9/9/69	To
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OFFICE OF FINANCE Division of Collection and Secrepts
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BALTIMORE COL OFFICE OF Division of Colle COUR TOWSON, MA M. Moriak Lodge | A. F. & F. M. APORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

IMPORTANT MAKE CHECKS PAYABLE 3 BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND



EXISTING ZONING . R-10
PROPOSED ZONING . SPECIAL EXCEPTION FOR
COMMUNITY BUILDING (MASONIC LODGE)

PARKING DATA

AREA IN BANQUET ROOM* 1750° +50 = 35 SPACES REGUIRED
No. OF FRATS IN LODGE ROOM= 150+6 = 25 SPACES REQUIRED
TOTAL = 60 SPACES REQUIRED

73 SPACES PROVIDED

TERRY HALLER DAVIDSON + DORIS HALLER ROYCE LOCATED IN

9TH DISTRICT - BALTIMORE COUNTY - MARYLAND.
4.3 ACREST

Scale: 1'n50' JULY 8, 1969.
DOLLENBERG BROTHERS
SURVEYORS + CIVIL ENGINEERS
TOR WASHINSTON AVENUE - TOWSON, MD.

