

ORDER RECEIVED FOR LING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special exception should be granted. This special exception is conditioned upon the same being used by The Ancient Free and Accepted Masons and its affiliated organizations.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of September, 1969, that the above described property be and the same is granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning, Baltimore County Department of Health, for a Special Exception for a Community Building.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of 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, this 1st day of September, 1969, that the above re-classification 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 in the same zone, and or the Special Exception for and the same is hereby DENIED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Joppa Road
Towson, Maryland 21204

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

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

RE: Type of Hearing: Special Exception
for Community Building (Masonic Lodge
A.F. & A.M.)
Location: S/S Chesapeake Ave., 580'
W. of E of Dixie Drive
Petitioner: Henry L. Van Horn
Committee Meeting of July 15, 1969
9th District
Item 8

Dear Sirs:

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.

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

BUREAU OF ENGINEERING:
Highways:

Chesapeake Avenue is an existing County road which is currently in operation as a one-way street and will be improved in the future as a 40-foot closed section with flexible paving on a 60-foot right-of-way. No highway improvements are proposed at this time, but highway widening would be required along the frontage of the subject property.

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

CERTIFICATE OF PUBLICATION

AUG 14 1969
TOWSON, MD. 19...
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 19... consecutive weeks before the 1st day of September, 1969, the first publication appearing on the 11th day of August, 1969.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$...

THE TOWSON TIMES

TOWSON, MD. 21204 August 19, 1969

THIS IS TO CERTIFY that the annexed advertisement of John P. Rose, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for 19... consecutive weeks before the 11th day of August, 1969, that is to say, the same was inserted in the issue of August 14, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF POSTING

District: 9th Date of Posting: Aug. 16, 1969
Posted for: SPECIAL EXCEPTION
Petitioner: HENRY L. VAN HORN
Location of property: S/S CHESAPEAKE AVE. 580 FT. W. OF DIXIE DRIVE
Location of Signs: 702 P. W. S. OF DIXIE DRIVE ON CHESAPEAKE AVE.
Remarks:
Posted by: Charles H. Hall Date of return: Aug. 21, 1969

CERTIFICATE OF POSTING

District: 9th Date of Posting: Oct. 2, 1969
Posted for: APPEAL
Petitioner: DORIS HALLER ROYER
Location of property: S/S OF CHESAPEAKE AVE 650 FT. W. OF DIXIE DRIVE
Remarks:
Posted by: Charles H. Hall Date of return: Oct. 2, 1969

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

July 28, 1969

Highways:

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 Drains:

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 drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream 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 issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property from Chesapeake Avenue; however, a private sewer could be constructed from the existing 8-inch sanitary sewer located in Alabama Road.

Water:

Public water supply is not available to serve this property; however, public water supply could be made available by extension of the existing 6-inch water main located in Chesapeake Avenue and shown on Baltimore County Bureau of Engineering drawing #25-218, A-1-b. As an alternative, a private water line could be constructed from the existing 8-inch water main located in Alabama 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 effect on traffic.

FIRE PREVENTION BUREAU:

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

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

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 8 Page 3

July 29, 1969

BUREAU OF TRAFFIC ENGINEERING: (Continued)

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

BOARD OF EDUCATION:

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.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Code.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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

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

ZONING ADMINISTRATION DIVISION:

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 prior to the hearing, as any revisions or additional uses not shown on the drawing at the time of the hearing may require an additional hearing if they are added at a later date. Also, subject to compliance to Bureau of Engineering comments prior to a hearing date being assigned.

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JO
Enc.

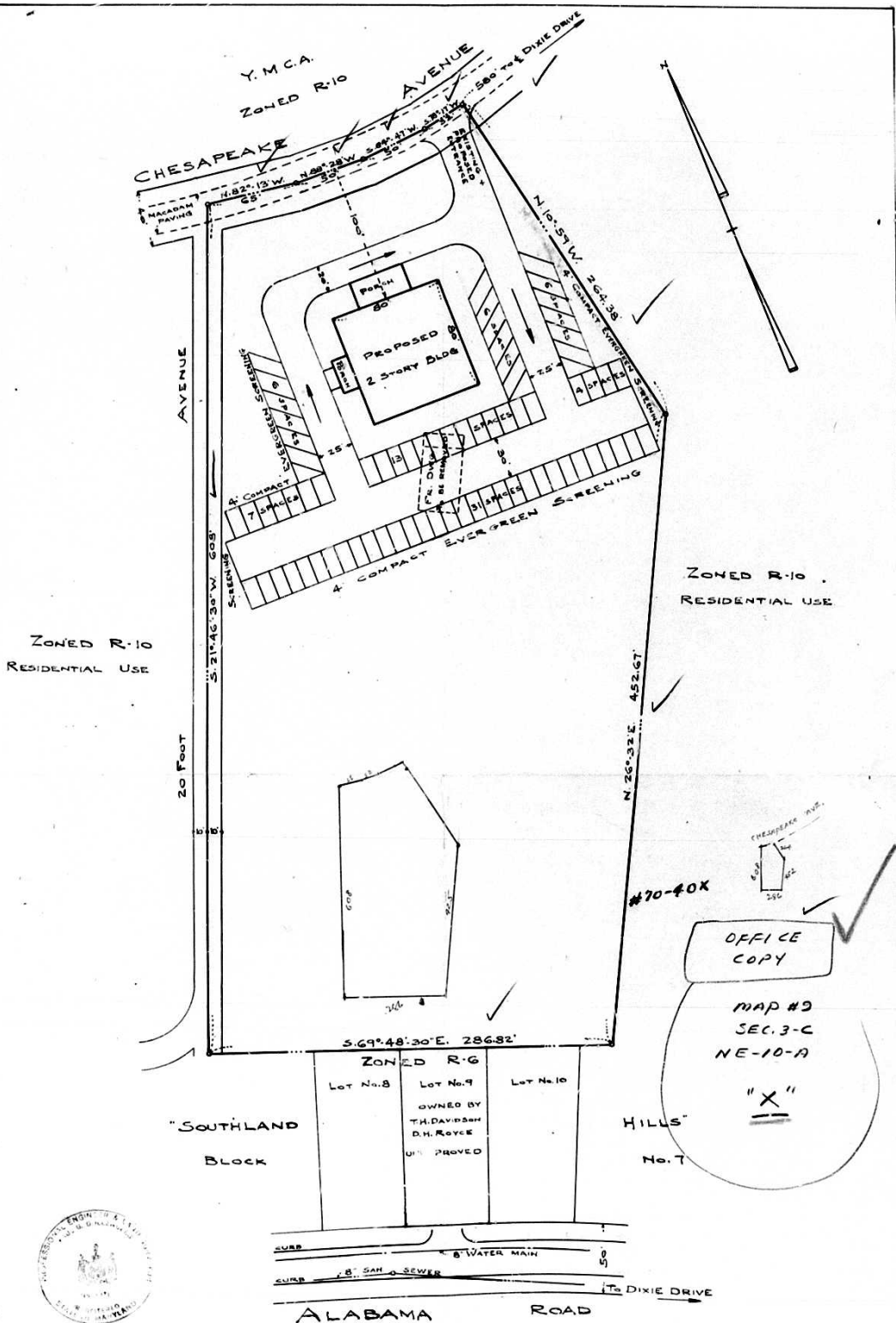
TELEPHONE 823-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64744 DATE 9/29/69
TO: John Workfield Armiger, Esq., 250 Federal Road East Cockeysville, Md. 21030		BILLED BY: Zoning Department 197 County Office Bldg., Towson, Md. 21204
RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$6.00
COST OF APPEAL - Mr. Marsh Lodge No. 70-40-X		\$6.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 67032 DATE 10/24/1969
TO: John Workfield Armiger, Esq., 250 Federal Road East Cockeysville, Md. 21030		BILLED BY: Office of Planning & Zoning 197 County Office Bldg., Towson, Md. 21204
RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$7.00
COST OF POSTING PROPERTY OF Mr. Marsh Lodge No. 70-40-X		\$7.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64697 DATE 9/18/69
TO: Mr. Marsh Lodge No. 116 A. F. & A. M. Towson, Md. 21204		BILLED BY: Office of Planning & Zoning
RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$3.00
COST OF ADVERTISING POSTING PROPERTY No. 70-40-X		\$3.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-9000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64652 DATE Aug. 7, 1969
TO: W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Md. 21204		BILLED BY: Zoning Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$5.00
COST OF POSTING PROPERTY OF Mr. Marsh Lodge No. 70-40-X		\$5.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

7-29-70



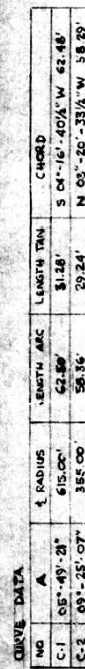
EXISTING ZONING - R-10
PROPOSED ZONING - SPECIAL EXCEPTION FOR
COMMUNITY BUILDING (MASONIC LODGE)

PARKING DATA

AREA IN BANQUET ROOM = 1750' x 50' = 25 SPACES REQUIRED
NO. OF SEATS IN LODGE ROOM = 150 ÷ 6 = 25 SPACES REQUIRED
TOTAL = 60 SPACES REQUIRED
73 SPACES PROVIDED

PLAT TO ACCOMPANY ZONING PETITION
ON PROPERTY OF
TERRY HALLER DAVIDSON & DORIS HALLER ROYCE
LOCATED IN
9TH DISTRICT - BALTIMORE COUNTY - MARYLAND.
4.3 ACRES

SCALE: 1"=50' JULY 8, 1969.
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVENUE - TOWSON, MD.

[illegible]


 SITE PLAN — SCALE : 1" = 20 FT.
 MT. MORIAH LODGE NO. 116 AF. & AM.
 507 CHESAPEAKE AVE., TOWSON.