

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, Catonsville 2323, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; and for the following reasons:

SEE ATTACHED DESCRIPTION

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for LAND AND STRUCTURE devoted entirely to civic, social and recreational activities.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, _____, 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Catonsville 2323, Inc.

Contract purchaser
By Hercules P. Eschill, Jr.
Hercules P. Eschill, Jr., President
Address: 1207 Valleyview Court (21229)

Protestant's Attorney
By Richard D. Payne
Richard D. Payne, Esq., Attorney
Address: 26 W. Pennsylvania Avenue (21204)

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of August, 1969, that the subject matter of this petition be advertised, as 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of September, 1969, at 10:00 o'clock.

By John D. Payne
Zoning Commissioner of Baltimore County.

(over)

JAMES H. SPANIER & ASSOCIATE
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

By W. D. L.
DATE 8/2/69

Zoning Description
Proposed Catonsville 2323 Club

SHEET 1 OF 1
FILE 1-11600

Beginning for the same at a point on the North-east side of Frederick Road where it is intersected by the original Frederick Road before its relocation, said point of beginning being the beginning of the second line of the parcel of land which by a deed dated October 18, 1967 and referenced among the Land Records of Baltimore County in Liber D. R. G. No. 1235, folio 595 was conveyed by Charles S. Clarkson and Mary E. Clarkson, his wife, to Catonsville 2323, Inc., and running thence binding on Frederick Road and on said second line, (1) North 70° West 115.5 feet, thence leaving Frederick Road and binding on the third and fourth lines of said conveyance, (2) North 35° 10' East 231.4 feet, and (3) South 45° 16' East 212.5 feet to the side of the original Frederick Road, thence binding thereon, (4) South 55° West 175.00 feet to the place of beginning.

Containing 0.77 acres more or less.



Wm. O. Quette

BALTIMORE COUNTY, MARYLAND

IN-TER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 18, 1969

FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #70-62-X. Special Exception for Land and Structure devoted entirely to civic, social and recreational activities. Northeast side of Frederick Road 1800 feet east of River Road. Catonsville 2323, Inc., Petitioners.

1st District

HEARING: Wednesday, September 24, 1969 (10:00 A.M.)

If granted, the granting should be conditioned upon compliance with plans including grading to be approved by the appropriate State and County agencies.

GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 4 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 before the 24th day of September, 1969, the first publication appearing on the 4th day of September, 1969.

THE JEFFERSONIAN

L. Frank Jefferson
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st
Posted for: SPECIAL EXCEPTION FOR LAND AND STRUCTURE devoted entirely to civic, social and recreational activities
Petitioners: Catonsville 2323, Inc.
Location of property: N.E. Side of Frederick Rd. 1800' E. of River Rd.
Location of Sign: N.E. Side of Frederick Rd. 1700' E. of River Rd.
Remarks:
Posted by: Charles M. Hall
Date of return: Sept. 18, 69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 S. Christopher Ave.
Towson, Maryland 21204

Oliver L. Myers
MEMBER

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

July 15, 1969

Richard D. Payne, Esq.,
26 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for land and structure devoted entirely to civic, social and recreational activities
Locations: W/E of Frederick Rd., 1800' E. of Old Frederick Rd.
Petitioners: Catonsville 2323, Inc.
Committee Meeting of July 1, 1969
Item 308

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.

The subject property is presently improved with a two and a half story dwelling approximately fifty to sixty years in fair repair. The property sits on a high bank at the top of a cliff which overlooks the Patapsco River towards Ellicott City. The surrounding properties are residential in character, some vacant and some are improved with very, very old dwellings. No curb and gutter exists along any of the thoroughfares which would lead to the subject site.

BUREAU OF ENGINEERING:

Highways:

Frederick Road and Old Frederick Road are State Roads; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on these roads will be subject to State Roads Commission requirements.

It should be noted that the topography of the subject property is extremely steep and abnormal problems can be expected in the grading of the roadways and parking areas. Due to steep grades on the site, hazardous driving conditions can be anticipated at events held during periods of inclement weather and sub-freezing temperatures.

Richard D. Payne, Esq.,
26 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 308 Page 2

July 15, 1969

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

Frederick Road and Old Frederick Road are State Roads. Therefore, drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, 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 Sewers:

Public sanitary sewerage is not available to serve this property; therefore, a private sewerage disposal system must be provided in accordance with Department of Health requirements and regulations.

Water:

Contrary to the subject plan, public water supply is not available to serve this property; therefore, a private water system must be provided in accordance with Department of Health requirements and regulations.

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 sufficient parking spaces are being provided. All access is subject to State Roads Commission approval and permit.

Richard D. Payne, Esq.,
26 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 308 Page 3

July 15, 1969

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates sufficient parking spaces are being provided. All access is subject to State Roads Commission approval and permit.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

FIRE PREVENTION BUREAU:

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

No water. Water from river 1 block away.

BOARD OF EDUCATION:

Acres too small to have an effect on student population.

STATE ROADS COMMISSION:

The frontage of the site on the old Frederick Road, which is a State Road must be curbed with concrete. The roadside face of curb is to be 20' from and parallel to the center line of the road. The curb is to return into Frederick Road on 30' radius. The area between the existing edge of pavement and the aforementioned curb must be paved.

It is felt that most of the traffic generated will come from the East, therefore, the northeast corner of intersection of the Old Road with Frederick Road must be improved with additional paving with the edge of paving on a 20' radius.

There must be a minimum of 5' from the north property line to the P.C. of the radius return into the entrance. The plan indicates returns of 30' radius. They need not be that wide.

The inspection of the site revealed an extremely steep grade in the area of the entrance. The normal maximum grade for a commercial entrance is 3% for a minimum of 50' from the flowline. It may be difficult to provide a suitable grade.

The plan must be revised prior to the hearing.

The entrance will be subject to State Roads Commission approval and permit.

Richard D. Payne, Esq.,
26 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 308 Page 4

July 16, 1969

HEALTH DEPARTMENT:

Satisfactory soil tests were obtained in the vicinity of test pits Nos. 4 and 5 as shown on plan. A sewage disposal system must be installed at this location since good soil conditions are limited to this area. Prior to approval of any building applications, a complete layout including grade study and profile drawings must be submitted to the Soil Test Section of the Department of Health. Also, in order to design the disposal system we must know the maximum membership and usage of the grounds. Public water is not available as indicated on plan, therefore, water must be obtained from wells.

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

Air Pollution Comments: 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.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are received in accordance with State Roads Commission's comments.

Very truly yours,

Oliver L. Myers (O.L.M.)
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

John G. Rose, Mayor
of the City of Baltimore
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
_____ day of _____, 1969.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner Columbia 229, Inc.

Petitioner's Attorney Edward B. Rosen, Esq. Reviewed by *Alvin T. Meyer*
Chairman of
Advisory Committee

Site Plan



Scale: 1"=60'

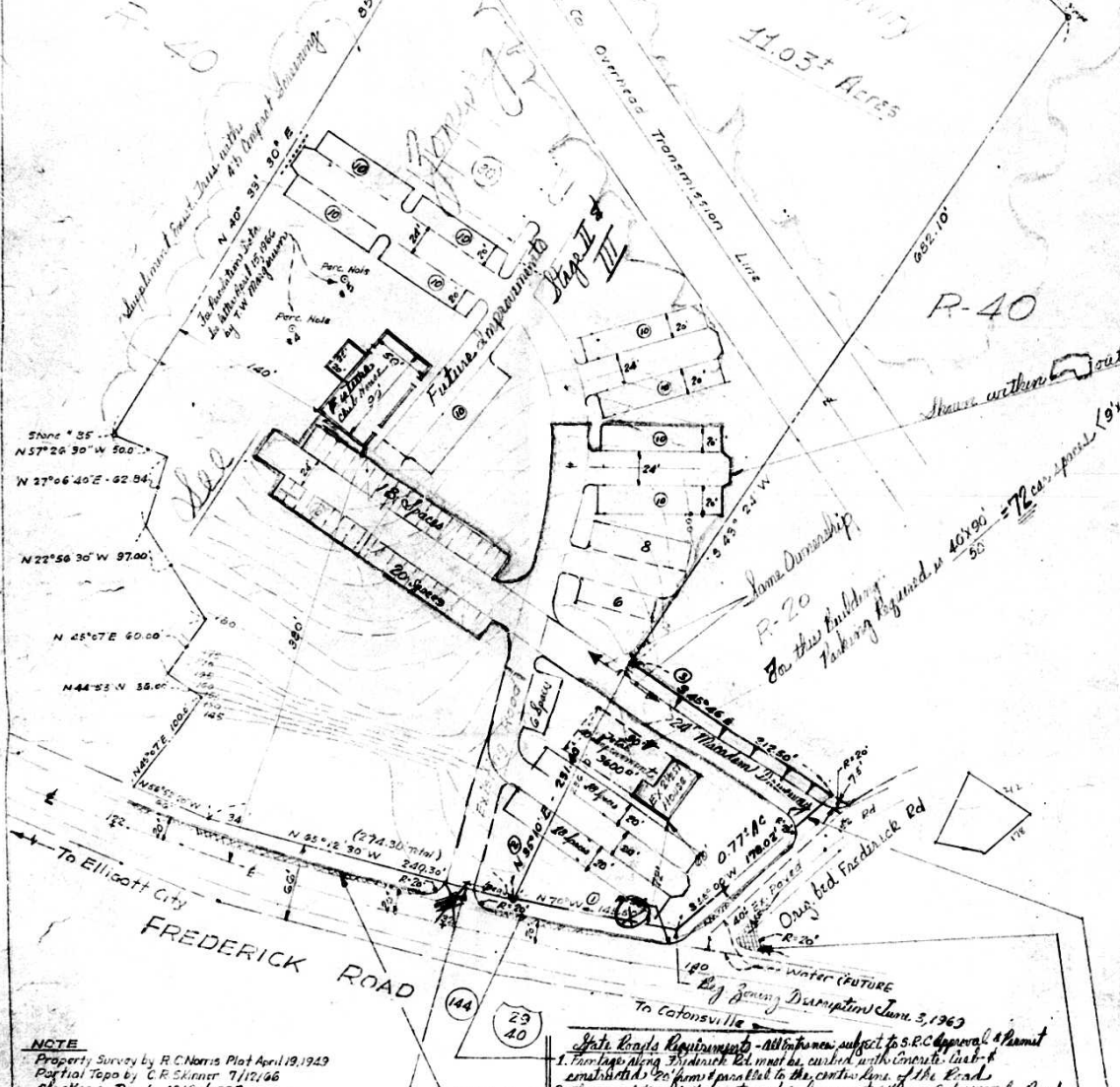
File 67-195X

11.03 Acres

P-40

Shore within 100 feet

Some Ownership
P-20
Base this building
Parking Required 4000' = 72 cars (1900')

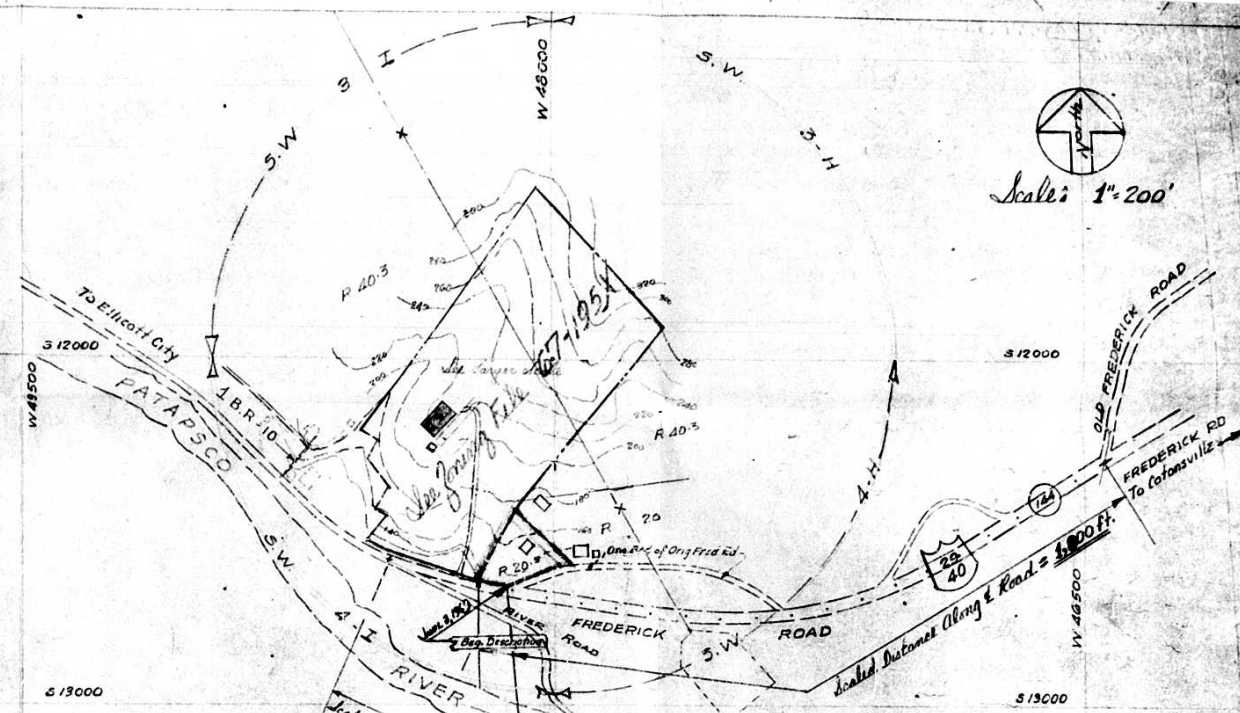


NOTE
Property Survey by R.C. Harris Plat April 19, 1949
Partial Topo by C.R. Skinner 7/17/66
Clarkson Deed 4318 / 695

State Road Requirements - all structures subject to S.E.C. approval & permit
1. Foundation using hydraulic cement must be casted with concrete curb & curb must be 12" high from ground to the center line of the Road.
2. The curb, between the existing edge of pavement & the new curb MUST be 20" high.
3. The foundation must be supported with additional facing ledge on a 20" base.
4. Normal 18" grade for a commercial entrance is 3% for a MIN of 50'



Scale: 1"=200'



Location Map: Scale 1"=200'
See Zoning Map: 2A
See Zoning File 67-195X

[This Application]

Special exception for use of Existing Building as Elks Lodge
Proposed Improvement Stage I Shows
Future Improvement Stage II & III. See File 67-195X.

Zoning Data:

Existing Zoned:	R-20 (0.77' AC)
Proposed Special Exception for use as:	Elks Lodge
Future Building:	5,000'
Parking:	Stage I 100 9x20 spaces Stage II 130 Stage III 200

This Application Parking Required: 4000' = 72 cars

#70-62X

MAP #1
SEC. 2-A
SW-4-I
"X"

Plat for Zoning Purposes
Catonsville Elks Club No. 2323
att: Larry Schell, Sec. 4757 Chapel Square, 21227
Richard D. Payne, Attorney 26 W. Pennsylvania Ave 21204 Va 6-8890

First District
Scale: As Shown
1"=60' 1"=200'

Baltimore Co., Md.
June 3rd, 1963

Revised Aug 11, 1963 See ZAC Comments dated July 15, 1963
S.E.C. Requirements are shown in
JAMES S. ENGINEER
8017 YORK ROAD
TOWSON, MD. 21204
#308 OFFICE COPY
CATONSVILLE 2323, TAC