

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Padonia Corporation, 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 all \_\_\_\_\_ zone, for the following reasons:

See attached description

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, Recreational Area and Swimming Pool.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_

ORDERED BY THE Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1969, at 1:00 o'clock.

Edward D. Hardisty  
Zoning Commissioner of Baltimore County.

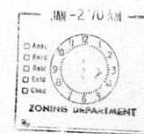
## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner  
FROM: Mr. George E. Gavelis, Director of Planning  
SUBJECT: Petition #70-127-X, Special Exception for Community Building, Recreational Area and Swimming Pool. South side of Padonia Road 640 feet northwest of Jennifer Road. The Padonia Corp., Petitioners.

8th District  
HEARING: Thursday, January 8, 1970 (1:00 P.M.)

The subject petition simply seeks a conforming status for an activity which became non-conforming when the Zoning Regulations were changed. We voice no objection to this request, but suggest that the Special Exception here be made subject to approved site plans.



GE:Gbm

JAMES B. SPAMER & ASSOCIATES  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
8017 YORK ROAD - TOWSON, MD. 21204

By: M.O.L. DATE: 10-23-69  
Selling Description: Padonia Jack Club  
SHEET 1 OF 1

Eighth Election District  
Baltimore County - Maryland

Beginning for the same at a point in the center of Padonia Road 640 feet more or less northwesterly from the center of Jennifer Road; the intersection of the center of Padonia Road with the north side of an electrical transmission line right of way, 66 feet wide, and running thence southerly on the center of Padonia Road (1) South 13° 02' East 137.27 feet and (2) South 89° 58' East 125.40 feet to the southwest side of another electrical transmission line right of way, 66 feet wide, thence southerly thereon, (3) South 79° 10' East 170.22 feet, thence leaving said right of way, (4) North 23° 21' East 1129.11 feet and (5) North 125° 04' East 120.83 feet to the north side of the first herein mentioned electrical transmission line, thence southerly thereon, (6) North 36° 55' East 124 feet to the place of beginning.

Containing 29.36 acres of land more or less.

PETITION FOR SPECIAL EXCEPTION  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
LOCATION: South side of Padonia Road 640 feet northwest of Jennifer Road. The Padonia Corp., Petitioners.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject of the above described property, on the \_\_\_\_\_ day of \_\_\_\_\_, 1969, at \_\_\_\_\_ o'clock, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF: EDWARD D. HARDISTY, Zoning Commissioner of Baltimore County.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. December 18, 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 \_\_\_\_\_ days before the \_\_\_\_\_ day of \_\_\_\_\_, 1969, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1969.

THE JEFFERSONIAN,  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

ORIGINAL  
G. ICE OF  
THE TOWSON TIMES  
TOWSON, MD. 21204 December 22, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for \_\_\_\_\_ weeks before the 22nd day of Dec., 1969, that is to say, the same was inserted in the issue of December 16, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

## 2 SIGNS CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8TH Date of Posting: Dec. 20 - 1969  
Posted for: SPECIAL EXCEPTION FOR COMMUNITY BUILDING RECREATIONAL AREA AND SWIMMING POOL  
Petitioner: THE PADONIA CORP.  
Location of property: S.W. of Padonia Road - 640 FT. NW. of Jennifer Rd.  
Location of Signs: Q. M.S. of Padonia Rd. at E. of Jennifer Rd. and Q. M.S. of Padonia Road 700 FT. N.E. of Jennifer Rd.  
Remarks: Charles E. Hardisty  
Posted by: Charles E. Hardisty Date of return: JAN. 2 - 1970  
Signature: \_\_\_\_\_ 70-127-X

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Ave.  
Towson, Md. 21204

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Frank E. Ciccone, Esq.,  
First National Bank Building  
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Community Building, Recreational Area and Swimming Pool  
Location: W/S of Padonia Road, 640' No. of center line Jennifer Rd.  
Petitioners: The Padonia Corp.  
Committee Meeting of November 18, 1969  
Item 92

Dear Sir:

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 as it currently exists off Padonia Road is improved with a recreation building complete with kitchen facilities and dressing room. There is a swimming pool with an adjoining wading pool, tennis court, playground area, a boat and fishing lake, and a picnic area. There seems to be an additional area for any required parking in the future.

DEPT. OF TRAFFIC ENGINEERING:

Since no change is proposed to the existing entrances and the zoning of the land is not being changed, there should be no major change in trip density.

PROJECT PLANNING DIVISION:

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

BOARD OF EDUCATION:

No increase in student population since it could result in an ultimate loss of approximately 10 pupils.

Frank E. Ciccone, Esq.,  
First National Bank Building  
Towson, Md. 21204  
Item 92 Page 2

BUILDING ENGINEERS' OFFICE:

Petitioner to comply with the Baltimore County Building Code Rules and Regulations.

FIRE DEPARTMENT:

Owner shall comply with all Fire Department requirements when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Since public water and sewers are not available to this site, a review of the existing private water and sewerage systems will be necessary prior to the approval of building applications for the two proposed swimming pools. Also, two complete sets of plans and specifications of the pools must be submitted to the Department of Health for review and approval.

STATE ROADS COMMISSION:

Our review of the subject plat revealed that the property is affected by the State Roads Commission's tentative, preliminary proposed highway improvement plans. Copy of the plat on which the effects of same have been indicated is attached hereto.

Although the property is affected, the recreation area appears to be clearly; however, the plan must be revised to indicate the proposed right of way for the highway improvement prior to the hearing.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing 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. However, revised plans will be required by the State Roads Commission prior to the hearing.

Very truly yours,

Oliver L. Myers  
Oliver L. Myers, Chairman

OLM:JD

Frank E. Ciccone, Esq.,  
First National Bank Building  
Towson, Md. 21204

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.

Petitioner: The Padonia Corp.

Petitioner's Attorney: Frank E. Ciccone, Esq. Reviewed by: Oliver L. Myers  
Chairman of Advisory Committee

|                                                                                                                                                |                                                                                                                                            |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| TELEPHONE 822-9000 EXT. 387                                                                                                                    | INVOICE<br>BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Division of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204 | No. 67092<br>DATE: Dec. 22, 1969 |
| To: Frank E. Ciccone, Esq.,<br>1st National Bank Building<br>Towson, Md. 21204                                                                 | Selling Dept. of Baltimore County                                                                                                          |                                  |
| REPORT TO ACCOUNT NO. 01-622                                                                                                                   | QUANTITY 1                                                                                                                                 | TOTAL AMOUNT \$25.00             |
| QUANTITY 1                                                                                                                                     | 1                                                                                                                                          | 25.00                            |
| Petition for Special Exception for The Padonia Corp.<br>70-127-X                                                                               |                                                                                                                                            |                                  |
| Advertising and posting of property for The Padonia Corp.<br>70-127-X                                                                          |                                                                                                                                            |                                  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                                                                                            |                                  |

|                                                                                                                                                |                                                                                                                                        |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| TELEPHONE 822-9000 EXT. 387                                                                                                                    | INVOICE<br>BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Div. of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204 | No. 69306<br>DATE: Feb. 25, 1970 |
| To: Frank E. Ciccone, Esq.,<br>1st National Bank Building<br>Towson, Md. 21204                                                                 | Selling Dept. of Baltimore County                                                                                                      |                                  |
| REPORT TO ACCOUNT NO. 01-622                                                                                                                   | QUANTITY 1                                                                                                                             | TOTAL AMOUNT \$25.00             |
| QUANTITY 1                                                                                                                                     | 1                                                                                                                                      | 25.00                            |
| Petition for Special Exception for The Padonia Corp.<br>70-127-X                                                                               |                                                                                                                                        |                                  |
| Advertising and posting of property for The Padonia Corp.<br>70-127-X                                                                          |                                                                                                                                        |                                  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |                                                                                                                                        |                                  |

10-27-70

The salient characteristics could be deduced as further appearing that by reason of

day of March, 1987, that the words "certified property" should be and

granted from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

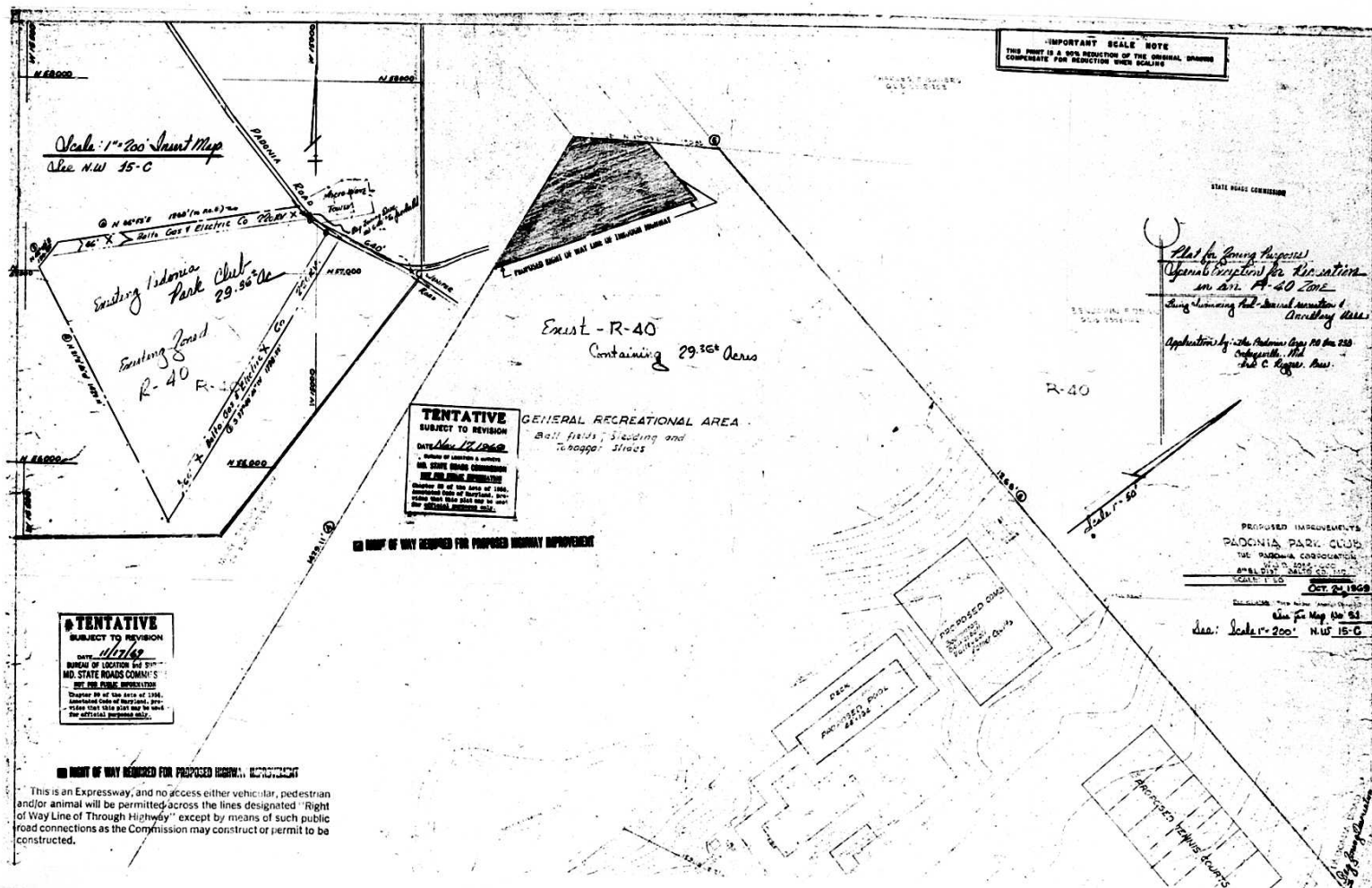
*Edward D. Hardisty*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

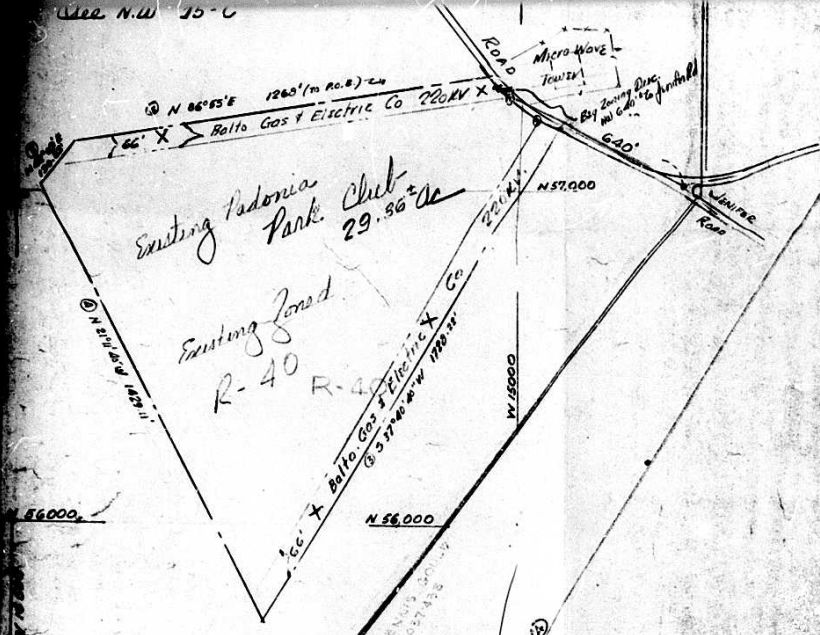
the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_, 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 a \_\_\_\_\_ zone; and/or the Specic' Exception for \_\_\_\_\_ be and the same is hereby DENIED

**Zoning Commissioner of Baltimore County**



See N.W. 15-C



EXIST - R-40  
Containing 29.36± Acres

GENERAL RECREATIONAL AREA  
Ball fields, Sledding and  
Toboggan slides

Plat for zoning purposes  
Special description for Recreation  
in an R-40 Zone  
Being swimming pool, general recreation &  
Ancillary uses

Application by: The Padonia Club, P.O. Box 233  
Cockeysville, Md.  
And: Rogers, Bus.

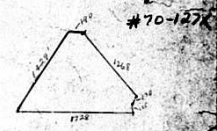
R-40

Scale 1" = 50'

PROPOSED IMPROVEMENTS  
PADONIA PARK CLUB  
THE PADONIA CORPORATION  
W.D. 1015-100  
B'ELLSVILLE, BALTO CO., MD.  
SCALE 1" = 50'

See: Scale 1" = 200' N.W. 15-C

OFFICE COPY



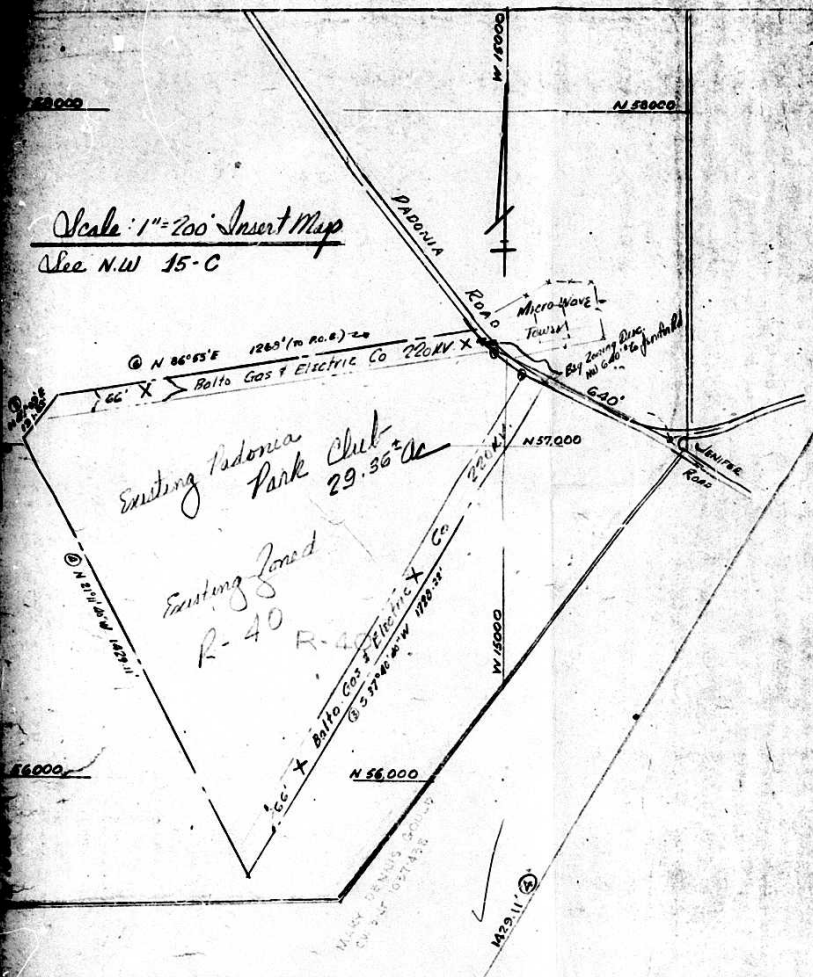
MAP NO.  
SE. 3-D  
NW-15-C

not plotted  
on 200' scale  
map

JAMES S. SPAMER & ASSOCIATES  
ENGINEERS & SURVEYORS  
8017 YORK ROAD  
TOWSON, MD. 21204

10-27-70

Scale: 1"=200' Insert Map  
See N.W. 15-C



Exist - R-40  
Containing 29.36± Acres

GENERAL RECREATIONAL AREA  
Ball fields, Sledding and  
Toboggan Slides



CHARLES E. BOWERS  
G.L. & 2215-223

Plat for zoning purposes  
Special Exception for Recreation  
in an R-40 Zone  
Being Summer Pool-Sledding and  
Ancillary Uses  
Application by: The Padonia Corp. P.O. Box 233  
Cockeysville, Md.  
and C. Rogers, Pres.

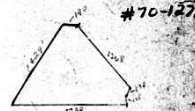
R-40

PROPOSED IMPROVEMENTS  
PADONIA PARK CLUB  
THE PADONIA CORPORATION  
W.D. 1015-1000  
B'BL DIST. BALTO CO., MD.  
SCALE: 1"=50'

OCT. 24, 1964

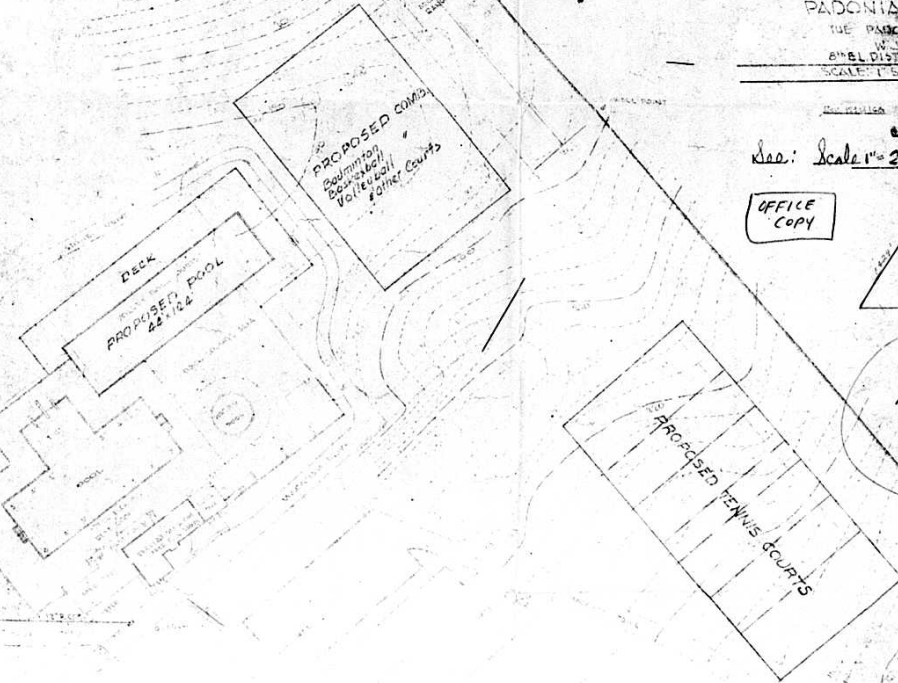
See the Map No. 53  
See: Scale 1"=200' N.W. 15-C

OFFICE  
COPY



MAP NO.  
SEC. 3-D  
" 2-D  
NW-15-C

not plotted  
on 200 scale map



By [Signature]