

71-30X #318 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Charles A. Forbes, Sr. and E. Grace Forbes, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ 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: Girl Scout Day Camp

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

I, or we, agree to pay expenses of above recitation 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
Charles A. Forbes, Sr.
E. Grace Forbes, Legal Owner
Address: Reisterstown, Maryland

Protestant's Attorney

Address: 306 W. Joppa Road
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 12th _____ day

of _____ 1967, 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 _____ 5th _____ day of _____ 1970, at _____ 10:00 o'clock

Edward D. Ha
Zoning Commissioner of Baltimore County

(over)

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

February 11, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, state of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Ivy Mill Road distant 211 feet measured northerly along the west side of Ivy Mill Road from the north side of Nicodemus Road and running thence and binding on the west side of Ivy Mill Road the two following courses and distances viz: North 14 degrees 23 minutes East 127.94 feet and North 16 degrees 14 minutes East 222.83 feet and thence leaving said road and running the four following courses and distances viz: North 55 degrees 55 minutes West 150 feet, South 34 degrees West 65 feet, North 30 degrees East 300 feet and North 26 degrees 22 minutes East 328.55 feet to intersect the outlines of the property of Charles A. Forbes, Sr. and wife, one of the petitioners herein and thence binding on the outlines of the property of said petitioner the five following courses and distances viz: South 67 degrees 19 minutes West 400 feet, North 63 degrees 55 minutes East 12.71 feet, South 10 degrees 55 minutes East 31.02 feet, South 29 degrees 04 minutes East 121.53 feet and South 74 degrees 49 minutes East 1075.33 feet to the place of beginning.

Containing 11.19 acres of land more or less.

Being the property of the petitioners herein as shown on the plat filed with the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 31, 1970

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

SUBJECT: Petition #71-30-X, West side of Ivy Mill Road 241 feet North of Nicodemus Road
Petition for Special Exception for a Day Camp
Charles A. Forbes, Sr. - Petitioner

4th District

HEARING: Wednesday, August 5, 1970 (10:00 a.m.)

The Planning Staff is in accord with the concept of a day camp here. However, no information has been presented defining the kinds or intensities of activities which will occur if the special exception is granted. These ought to be spelled out on a plan approved as a prior condition to granting the special exception.

CEG:mh

July 2, 1970

Mr. John Stanovich
1200 American Building
Baltimore and South Streets
Baltimore, Maryland 21204

RE: Type of Hearing: Special Exception
for a Girl Scout Day Camp
Location: N/E corner Ivy Mill and
Nicodemus Roads
Petitioner: Charles A. and E. Grace
Forbes
Committee Meeting of May 12, 1970
Item 318

Dear Mr. Stanovich:

I am enclosing a site plan for the above referenced petition which bounds the water shed property in the city of Baltimore. I would appreciate any comments you would have with regard to the development of the proposed girl scout camp and its relationship to the city owned property. An early reply is requested.

If you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

Oliver L. Myers
Oliver L. Myers
Chairman

CEG:mh

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 23, 1970

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

RE: Type of Hearings Special Exception
for a Girl Scout Day Camp
Location: N/E Cor. Ivy Mill and Nicodemus Rds.
Petitioners: Charles A. and E. Grace Forbes
Committee Meeting of May 12, 1970
4th District
Item 318

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 is completely surrounded by residential lands, some vacant, some improved, and a part of the water shed area for the Liberty Reservoir. Ivy Mill Road and Nicodemus Road are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Nicodemus Road and Ivy Mill Road are existing roads of which no additional improvements are contemplated at this time.

Storm Drains

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

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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.

Water and Sanitary Sewers

Public water and sanitary sewer services are not available. Private water supply and sewer disposal systems will be required in accordance with the Health Department Standards.

DEPARTMENT OF TRAFFIC ENGINEERING

Since no change in zoning is being requested, there should be no change in trip density.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

No effect on student population.

BUILDING ENGINEER'S OFFICE

No comment from this office at this time.

HEALTH DEPARTMENT

The camp must comply with Section 13-60 of the Baltimore County Code, 1968, which requires adequate toilet facilities, water supply, etc. All Department of Health requirements must be met prior to approval of a camp permit. In addition, complete plans and specifications must be submitted with application.

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

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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.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLH:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

TO: Zoning Commissioner

Date: July 1, 1970

FROM: Richard S. Williams

Project Planning Division

SUBJECT: Comm. Building Application #318

May 12, 1970
Charles A. and E. Grace Forbes
N/E corner Ivy Mill and Nicodemus
Roads

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

11-17-70

The above declassification should be made and it is further approving that by means of xxxxxxxxxxxx

.....
 Pursuant to the advertisement, posting of property and public hearing on the above petition
 and appearing that by reason of

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 Special Exception for _____ and _____ and _____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

106

District: Special Egyptian for Gallang

Posted for: Charles J. Davis

Petitioner: W. H. C. of Montserrat

Location of property: 106

Location of Signs: 106

Remarks: 106

Posted by: H. Davis

Signature: H. Davis

Date of return: 106

ORIGINAL

RANDALLSTOWN, MD. 21123 July 20, 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hordesky, Zoning Commissioner
of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~xxxxxx~~
week before the 20th day of July, 1970 that is to say, the same
was inserted in the issue of July 16, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TOWSON, MD. July 16, 1970

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 ~~two consecutive~~ before the 5th day of August, 1970, the first publication appearing on the 16th day of July 19. 70

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

**PETITION FOR SPECIAL
EXCEPTION** — MD DISTRICT

[illegible]

July

Lee Harrison, Esq.
38 W. Joppa Road
Towson, MD. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 12th day of May 1970

Edward D. Hardisty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioners: Charles A. and E. Grace Fortson

Petitioner's Attorney: W. Lee Harrison, Esq. Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

TELEPHONE
494-2413

No. 73745
DATE ~~Aug.~~ 5, 197

To: M. Lee Harrison, Esq.
306 W. Joyce Road
Tucson, Ar. 85704

Zwing Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-222		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$54.25
G			COST
QTY		Advertising and posting of property for Charles A. Furber	\$4.25
LS		#1-12-X	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

No. 71322
DATE June 10, 1971

To: **Lee Marvin, Esq.**

YLAND 21264 BY:
 Being Capt. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$20.00	
QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
1	Position for Special Exception for Charles A. Furber, Jr. #71-36-1		COST \$5.00

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

