

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J.F. Sportmen's Club, Inc., 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

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 and Recreation Club.

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

J.F. Sportmen's Club, Inc.
By: *Francis D. Stoscher*
Francis D. Stoscher, President

Contract purchaser
Address: Route 16, Box 148
Baltimore, Maryland 21220

Legal Owner
Protestant's Attorney

Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 29th day of _____ 1971, 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 _____ 25th day of August, 1971, at 11:00 o'clock.

Deputy Zoning Commissioner of Baltimore County

(over)

Frederick Ward Associates, Inc.
CENTURY BUILDING - DEL AIR, MARYLAND 21204

Consulting Engineers
PHONE (301) 742-7000, 742-7000

June 9, 1971

PARTICULAR DESCRIPTION

2.85 Acres parcel of land, 3-F Sportsman Club, Inc., located on Bird River Road, Fifteenth Election District, Baltimore County, Maryland.

BEGINNING at a point 1130 feet, more or less, measured in a Southerly direction along Bird River Road from Hilltop Road and running North 49° 43' 00" West 412.30 feet, North 35° 45' 00" East 110.00 feet, North 49° 43' 00" West 555.84 feet, South 54° 03' 00" West 146.01 feet, South 36° 40' 00" East 550.83 feet, North 62° 06' 15" East 156.46 feet, South 49° 43' 00" East 419.49 feet and North 35° 45' 00" East 15.04 feet, containing 2.85 acres, more or less.

PREPARED from deeds and plats of record and is not a result of any survey by Frederick Ward Associates, Inc.

NOT TO BE USED FOR CONVEYANCE



THE DUNDALK EAGLE
18 NORTH DUNDALK AVENUE
DUNDALK, MD 21222

AT 8:00

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of the ZONING COMMISSIONER OF BALTIMORE COUNTY in the matter of a Petition for Special Exception for the 15th District for Special Exception for Community Bldg. & Recreation Club, being the property of J.F. Sportmen's Club, Inc. was inserted in the Dundalk Eagle in the issue of August 5, 1971.

Kimber E. Oelke
Kimber E. Oelke
Publisher

PETITION FOR SPECIAL EXCEPTION
15th DISTRICT
ZONING: Petition for Special Exception for Community Building and Recreation Club.
LOCATION: 15th District, 1130 feet, more or less, South of Hilltop Road and 412.30 feet West of Bird River Road.
DATE & TIME: WEDNESDAY, AUGUST 25, 1971 at 8:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 110 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Community Building and Recreation Club.
All that parcel of land in the 15th District of Baltimore County.
BEGINNING at a point 1130 feet, more or less, measured in a Southerly direction along Bird River Road from Hilltop Road and running North 49° 43' 00" West 412.30 feet, North 35° 45' 00" East 110.00 feet, North 49° 43' 00" West 555.84 feet, South 54° 03' 00" West 146.01 feet, South 36° 40' 00" East 550.83 feet, North 62° 06' 15" East 156.46 feet, South 49° 43' 00" East 419.49 feet and North 35° 45' 00" East 15.04 feet, containing 2.85 acres, more or less.
Being the property of J.F. Sportmen's Club, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 25, 1971 at 8:00 A.M.
Public Hearing: Room 106, County Office Building, 110 W. Chesapeake Avenue, Towson, MD.
BY ORDER OF:
THE ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 1971

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 _____ consecutive weeks before the _____ day of _____ 1971, the first publication appearing on the _____ day of _____ 1971.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement \$ _____

PETITION FOR SPECIAL EXCEPTION
15th DISTRICT
ZONING: Petition for Special Exception for Community Building and Recreation Club.
LOCATION: 15th District, 1130 feet, more or less, South of Hilltop Road and 412.30 feet West of Bird River Road.
DATE & TIME: WEDNESDAY, AUGUST 25, 1971 at 8:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 110 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Community Building and Recreation Club.
All that parcel of land in the 15th District of Baltimore County.
BEGINNING at a point 1130 feet, more or less, measured in a Southerly direction along Bird River Road from Hilltop Road and running North 49° 43' 00" West 412.30 feet, North 35° 45' 00" East 110.00 feet, North 49° 43' 00" West 555.84 feet, South 54° 03' 00" West 146.01 feet, South 36° 40' 00" East 550.83 feet, North 62° 06' 15" East 156.46 feet, South 49° 43' 00" East 419.49 feet and North 35° 45' 00" East 15.04 feet, containing 2.85 acres, more or less.
Being the property of J.F. Sportmen's Club, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 25, 1971 at 8:00 A.M.
Public Hearing: Room 106, County Office Building, 110 W. Chesapeake Avenue, Towson, MD.
BY ORDER OF:
THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 30, 1971

COUNTY OFFICE BLDG.
110 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

ENVIRONMENTAL DEVELOPMENT

Robert J. Romack, Esq.
809 Eastern Blvd.,
Baltimore, Maryland 21221

RE: Type of Hearing: Special Exception
Location: 15th District, 1130 feet, more or less, South of Hilltop Road
Petitioners: J.F. Sportmen's Club, Inc.
Committee Meeting of June 29, 1971
15th District
Item 192

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 located on the northwest side of Bird River Road. There is no curb and gutter existing at this location, and the entire area surrounding the property is wooded.

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:

Bird River Road, an existing County road, is proposed to be improved as a 40 foot closed type highway cross section on a 70 foot right of way. Highway improvements are not required at this time. Highway right of way widening will be required in connection with any grading or building permit applications.

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 striping of top soil.

Robert J. Romack, Esq.
Item 192
July 30, 1971

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water

Public water supply is available in Bird River Road. A service connection, approximately 540 feet in length, will be required to serve this property.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property. It appears that public sanitary sewerage could be provided by construction of approximately 2,000 feet of public sanitary sewerage to the Whitmarsh Sewage Pumping Station (See Grading 162-0656, File 1). This would require considerable off site rights of way.

DEPT. OF TRAFFIC ENGINEERING

Due to the size of the building, no major traffic problems can be anticipated except in the 420 foot drive, which is only 16 feet wide. This is not adequate, since it does not provide for the passing of two vehicles.

PROJECT PLANNING

This office has reviewed the subject site plan and offers the following comments: As we were unable to locate the subject property we have no comment.

Robert J. Romack, Esq.
Item 192
July 30, 1971

FIRE PREVENTION BUREAU

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

ZONING ADMINISTRATION DIVISION

The petition is accepted for filing. However, this office foot to provide an adequate entrance to the subject property. This is below standard and could cause some very serious problems.

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 30 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

ENCLOSURE

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 2, 1970

Mr. John L. Sigmon
Rt. 16 Box 148
Baltimore, Maryland 21220

Re: 2 3/4 acres, rear of Rt. 16 Box 148
Bird River Road, election district 15

Dear Mr. Sigmon:

A representative of this office, Mr. Marvin H. Cook, evaluated the soil on the subject property. The results are as follows:

TEST PIT	DEPTH	SOIL
1	1 minute 10 seconds	Clay 0-7 ft., sand and rock 7-12 ft.
2	--	Same as #1

Based on the soil evaluation and the plot plan and site plan drawing, approval will be granted for the installation of a private sewage disposal system. Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Very truly yours,

William M. Greenleaf
William M. Greenleaf, R.S., Director
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL HEALTH

MHC:pb
cc: Mr. Andrew Oravets

