

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Oldfield School - legal owner
Sports Camps, Inc. - contract tenant
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for the zoning reclassification of the above described property to be reclassified and placed
in the Zoning Law of Baltimore County from the present zoning of R-10 to R-245-X.

See attached description

asked for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for operation of a day camp recreational enterprise for 10 weeks from 6-14-72 to 8-20-72.

Property is to be posted and advertised as prescribed by Zoning Regulations.
We agree to pay expenses of above reclassification 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.

Sports Camps, Inc., by
Horace Douglas Millward, Sec.
Contract Lessee/Lessor
Address: 2000 Eastridge Road
Timonium, Maryland 21093
Edward J. Angelo, Petitioner's Attorney
Address: 119 E. Fayette Street

Oldfield School, by
George Levine, Principal
Address: Glencoe Road
Baltimore, Maryland
Commissioner of Zoning
Address: 119 E. Fayette Street

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of March, 1972, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of April, 1972, at 10:00 o'clock.

(over)

Commissioner S. Eric DiNenna
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Excep' on NW/4 of Glencoe Road, 2730' NE of the Penn Central Railroad - 10th District
Oldfield School, Incorporated - Petitioner
NO. 72-245-X (Item No. 130)

Dear Commissioner DiNenna:

Please note an Appeal to the County Board of Appeals from your decision and Order in the above matter dated April 27, 1972, on behalf of Mr. and Mrs. James E. Parker, Box 22, Monkton, Maryland 21111.

Very truly yours,
John J. O'Meara
John O. O'Meara

JJO'M/dec

EX PARTE IN THE MATTER OF
SPORTS CAMP, INC.
Applicant for License
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Case No. 72-245-X

ORDER

Consideration having been given to the foregoing Petition, it is this 6th day of June, 1972, by the Circuit Court for Baltimore County

ORDERED, that the County Board of Appeals immediately issue the dismissal of the Appeal in the above entitled case to the Zoning Commissioner; and it is further

ORDERED, that the Zoning Commissioner immediately transmit to the Director of Permits and Licenses the zoning approval on the Special Exception to the Sports Camp, Inc. for the purpose of running a summer day camp; and it is further

ORDERED, that the Director of Permits and Licenses immediately issue the license to Sports Camp, Inc. for the operation of the summer day camp at Oldfield School; and it is further

ORDERED, that no appeal lies from the Order of Dismissal of Appeal filed by Mr. and Mrs. James E. Parker in this case:

This Order is passed under authority of Hitzrot v. County Board of Appeals, 262 Md. 297.

True Copy Test

ORVILLE T. GOSNELL, Clerk
For John E. Raine, Jr.
Deputy Clerk

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors

705 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

Zoning Description

January 5, 1972

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

Beginning for the same at a point on the northwest side of Glencoe Road distant 2730 feet northeasterly measured along the northwest side of Glencoe Road from the center of the Penn Central Railroad and thence leaving said Glencoe Road and running and binding on the outlines of the land of the petitioners herein the five following courses and distances viz: North 60 degrees 55 minutes 30 seconds East 673.50 feet, North 19 degrees 34 minutes 30 seconds East 862.62 feet, North 72 degrees 25 minutes 30 seconds West 1320.33 feet, North 61 degrees 04 minutes 30 seconds East 1782 feet and North 71 degrees 55 minutes 20 seconds West 797 feet to the center of the Penn Central Railroad, thence binding on or near the center of the Penn Central Railroad the four following courses and distances viz: North 21 degrees 15 minutes East 447.48 feet, North 42 degrees 30 minutes East 375.38 feet, North 62 degrees East 325.05 feet and North 69 degrees 45 minutes East 290.40 feet to the center of the railway bridge over the Gunpowder Falls, thence ascending with and about the center of said Falls the three following courses and distances viz: South 58 degrees 30 minutes East 521.40 feet, South 63 degrees 45 minutes East 247.50 feet and South 58 degrees East 603.90 feet, thence South 10 degrees 30 minutes West 53.80 feet to the southeast bank of said Falls, thence along the southeast bank of said Falls the two following courses and distances viz: South 40 degrees East 206.25 feet and South 40 degrees East 214.50 feet, thence leaving said Falls and continuing to bind on the outlines of the land of the petitioners herein the 23 following courses and distances viz: South 28 degrees East 385 feet, South 31 degrees West 518 feet, North 66 degrees West 511 feet, South 30 degrees 30 minutes East 775 feet, South 27 degrees 30 minutes East 309 feet, South 29 degrees West 49 feet, South 80 degrees West 66.5 feet, South 57 degrees 30 minutes West 96.5 feet, South 37 degrees West 159.5 feet, South 52 degrees East 233 feet, South 4 degrees 30 minutes East 212 feet, North 44 degrees 30 minutes East 336 feet, South 7 degrees East 273 feet, South 24 degrees East 148.5 feet, South 43 degrees East 303.5 feet, South 76 degrees 30 minutes East 267.5 feet, South 73 degrees East 211 feet, North 61 degrees East 152 feet, South 30 degrees 35 minutes 40 seconds West 163.02 feet, South 30 degrees 31 minutes 30 seconds West 561.72 feet, North 57 degrees 15 minutes West 299.32 feet, North 69 degrees 11 minutes 30 seconds West 727.34 feet and South 30 degrees 37 minutes West 51.11 feet to the center of a private road, thence binding on the center of said private road the four following courses and distances viz: South 19 degrees 14 minutes West 95 feet, South 49 degrees 46 minutes West 100 feet, South 58 degrees 34 minutes West 261.90 feet and South 70 degrees 23 minutes West 115.60 feet to a point near the northwest side of Glencoe Road, thence North 33 degrees 29 minutes West 346.65 feet to a point in the bed of said Glencoe Road, thence North 52 degrees 53 minutes West 16.87 feet to the center of Glencoe Road, thence binding on the center of Glencoe Road the thirteen following courses and distances viz: North 26

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
FOR DAY CAMP : COUNTY BOARD OF APPEALS
NW/4 Glencoe Road 2730 feet NE of :
Penn Central Railroad : FOR
10th District : BALTIMORE COUNTY
Oldfield School :
Partitioner : No. 72-245-X
Sports Camps, Inc. :
Contract Lessor :

ORDER OF DISMISSAL

Petition of Oldfield School (Sports Camps, Inc., contract lessor) for Special Exception for Day Camp on property located on the northwest side of Glencoe Road 2730 feet northeast of Penn Central Railroad, in the 10th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 6, 1972 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of June 6, 1972.

IT IS HEREBY ORDERED this 6th day of June, 1972, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Chairman

W. Giles Parker

Walter A. Reiter, Jr.

LAW OFFICES
JOHN J. O'MEARA
1815 WASHINGTON AVENUE
BALTIMORE, MARYLAND 21204
BALTIMORE 7-2538
June 6, 1972

Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception NW/4 of Glencoe Road, 2730' NE of the Penn Central Railroad - 10th District
Oldfield School, Incorporated - Petitioner
No. 72-245-X (Item No. 130)

Gentlemen:

Please dismiss the Appeal of Mr. and Mrs. James E. Parker from the decision of the Zoning Commissioner, filed on May 25, 1972, in the above entitled matter.

Very truly yours,

John J. O'Meara
John J. O'Meara

JJO'M/dec

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: April 14, 1972

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #72-245-X. Northwest side of Glencoe Road 2730 feet northeast of the Penn Central Railroad.
Petition for Special Exception for a Day Camp.
Oldfield School - Petitioner

10th District

HEARING: Wednesday, April 19, 1972 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

A day camp as a summer use appears to be compatible with the surrounding area and with the permanent use of the tract as a private school. It is consistent with the proposed Rural Sector Plan and proposed Guideplan.

GEG:NEG:cm

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
705 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
(2)

degrees 37 minutes 50 seconds West 81.96 feet, North 13 degrees 26 minutes 10 seconds West 49.45 feet, North 3 degrees 43 minutes East 76.07 feet, North 12 degrees 19 minutes East 175.49 feet, North 6 degrees 52 minutes 20 seconds East 85.44 feet, North 22 degrees 37 minutes 50 seconds West 76.43 feet, North 42 degrees 46 minutes 40 seconds West 73.41 feet, North 49 degrees 26 minutes 40 seconds West 76.75 feet, North 57 degrees 07 minutes 10 seconds West 168.93 feet, North 80 degrees 39 minutes 40 seconds West 93.34 feet, South 72 degrees 50 minutes 30 seconds West 132.10 feet, South 63 degrees 17 minutes 10 seconds West 142.62 feet and South 47 degrees 50 minutes 50 seconds West 71.96 feet and thence leaving the center of said Glencoe Road and running South 73 degrees 03 minutes West 44.49 feet to the place of beginning.

Containing 194.7 Acres of land more or less.

Being the property of the petitioners herein as shown on a plat filed with the Zoning Office of Baltimore County.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 15, 1972

Edward J. Angelett, Esq.,
119 S. Fayette Street
Baltimore, Maryland 21202

RE: Type of Hearings: Special Exception for a day camp
Location: N/S Glenwood Road, 2730' NE of Upper Glenwood Road
Petitioner: Oldfield School
Committee Meeting of Feb. 8th, 1972
10th District
Item 130

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 north side of Glenwood Road in the 10th District of Baltimore County. The property is improved with the Oldfield School, which has been a private girls' school and has been in operation at this location since about 1870. The school has expanded many of its facilities insofar as stables, gym, dormitories, and classrooms are concerned. The school is well maintained and is a respected institution in this community.

BUREAU OF ENGINEERING

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

Highways:

Glenwood Road, an existing public road, is proposed to be improved in the future with a 50-foot right-of-way. Due to the nature of the terrain in the vicinity of this property it is expected that some road realignment will be required to ease some of the curves and improve sight distances.

Highway improvements are not required at this time. Highway right-of-way and widening, including any necessary reversible easements for snow, will be required in connection with any grading or building permit application.

Edward J. Angelett, Esq.,
Re: Oldfield School
Page 2
March 15, 1972

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be designed in accordance with Baltimore County Standards.

The status of the roadway traversing this property is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or 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.

Drainage and utility easements, flood plains and drainage reservations must be established through this property, and will be required in connection with any grading or building permit.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private on site facilities.

This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980, amended 1971.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 19th day of April, 1972, the 19th day of March, 1972, appearing on the 19th day of March, 1972.

THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$.....

THE TOWSON TIMES

TOWSON, MD. 21204

April 3 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dismena, Zoning Commissioner of Baltimore Co.

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of April, 1972 that is to say, the same was inserted in the issue of March 30, 1972.

STROMBERG PUBLICATIONS, Inc.

By *L. Frank Smith*CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-245-X

District: 10th
Posted for: *Henry M. G. 19-72 2-10-72 A.M.*
Petitioner: *Oldfield School*
Location of property: *NW 1/4 of Glenwood Rd. 2730' NE of St. Ann's Church, Towson, Md.*
Location of Sign: *1 Post, 1 Corner to School, 1 Post, 1 End of Post, 1 Side Post on Glenwood Rd.*
Remarks: *Paul H. Kue*
Posted by: *Paul H. Kue*
Date of return: *4-6-72*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>OSM</i>			Revised Plans: Change in outline or description		Yes		No			
Previous case:			Map #		<i>30</i>					

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 15, 1972

Edward J. Angelett, Esq.,
119 S. Fayette Street
Baltimore, Maryland 21202

RE: Type of Hearings: Special Exception for a day camp
Location: N/S Glenwood Road, 2730' NE of Upper Glenwood Road
Petitioner: Oldfield School
Committee Meeting of Feb. 8th, 1972
10th District
Item 130

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BUREAU OF ENGINEERING

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Highway improvements are not required at this time. Highway right-of-way and widening, including any necessary reversible easements for snow, will be required in connection with any grading or building permit application.

Edward J. Angelett, Esq.,
Re: Oldfield School
Page 2
March 15, 1972

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Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or 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.

Drainage and utility easements, flood plains and drainage reservations must be established through this property, and will be required in connection with any grading or building permit.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private on site facilities.

This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980, amended 1971.

Edward J. Angelett, Esq.,
Re: Oldfield School
Page 3
March 15, 1972

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The summer day camp is not expected to produce any more traffic problems than the existing school does in winter.

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

Private water system and sewage disposal system appear to be working satisfactorily.

By Camp Comments: State and County regulations must be complied with and an application is required by the County Department of Permits and Licenses for permit to operate a day camp.

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.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

JJJ:JO
Enc.

Edward J. Angiotti, Esq.,
179 N. Fayette Street
Baltimore, Maryland 21204

Item 130

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 7th day of March 1972

Eric D. Dineen
Eric Dineen,
Zoning Commissioner

Petitioner: Oldfield School

Petitioner's Attorney: Edward J. Angiotti

Reviewed by

Alvin L. Mearns
Chairman of
Advisory Committee

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-245-X

3 by 2

District: 10th

Date of Posting: Jan. 1 - 72

Posted for:

Petitioner: Oldfield School

Location of property: N.W. 1/4, Glenview Rd. 2730 N.E. of Chinn
Central P.R.

Location of Sign: ③ 1. Entrance To School 1. Approx 300 ft
on each side of Entrance To School

Remarks:

Posted by: Michael J. Nease
Signature

Date of return: Jan. 8 - 72

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2107

DATE March 27, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Horace D. Millward
TSports Camps, Inc.
2000 Eastridge Rd.
Timonium, Md. 21093
Petition for Special Exception for Oldfields School
#72-245-X 189 6 APRIL 27 50.00 MSC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2149

DATE April 17, 1972 ACCOUNT 01-662

AMOUNT \$116.25

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Sports Camps, Inc.
2000 Eastridge Road
Timonium, Md. 21093
Advertising and posting of property for Oldfields School
#72-245-X 189 3 APRIL 17 116.25 MSC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3661

DATE May 26, 1972 ACCOUNT 01-662

AMOUNT \$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 72-245 - Appeals Costs - Property of Oldfields School/N.E. Penn Central Railroad - 10th Dist.
John J. C. Moars, Esq.
182 7 MAY 26 85.00 MSC



MAP NO. 10
SECTION 10
DATE 4/1/72
TYPE
RECORD BY
ENGR.

ZONING PLAT OF PROPERTY
OF
OLDFIELDS SCHOOL, INC.
LOCATED IN
10TH DISTRICT - BALTO. CO - MD
AREA = 194.7 ACRES

PRESENT ZONING - RDP (EDUCATIONAL INSTITUTION)
PROPOSED ZONING - SPECIAL EXCEPTION AS PER SECTION 1400.2B.10
OTHER OUTDOOR RECREATION CLUBS INCLUDING DAY CAMPS

PARKING DATA NUMBER OF SPACES PROVIDED APPROX. 96 SPACES
NO. OF SPACES PROPOSED TO BE USED APPROX. 30 SPACES

STRUCTURES TO BE USED NOTED THUS
APPROXIMATE LOCATION OF WATER LINES NOTED THUS
APPROXIMATE LOCATION OF SEWER LINES NOTED THUS

BALTO. CO. PLATING MAP
SHEET NO. 10-A

SCALE 1" = 100' JANUARY 3, 1972
COLLIERSON BROTHERS
SURVEYORS AND CIVIL ENGINEERS
200 WASHINGTON AVENUE
TOWSON, MARYLAND