

May 3, 1972

Robert E. Carney, Jr., Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for community building and Variance from
Section 1802.3C.1 rear yard
Petitioner: J. L. Holland, et al
Location: SW/S North Wind Road, 264' N/W
of Harford Road
9th District
Item 147

Dear Sir:

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,


JOHN J. DILLON, JR.,
Zoning Technician II

JJD:JD

Enc.

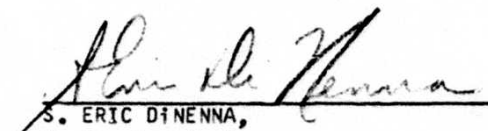
Robert E. Carney, Jr., Esq.,
406 Jefferson Building
Towson, Maryland 21204

Item 147

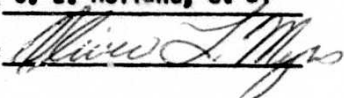
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition does not meet the Zoning Commissioner's requirements for filing as per attached.


S. ERIC DINENNA,
Zoning Commissioner

Owners Name: J. L. Holland, et al

Reviewed by: 

72-279-XA June 10, 1972 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY,
COUNTY OF BALTIMORE, MARYLAND, and Leo L. Holland,
Personal Representatives of the estate of
I. or we, **MARGARET J. L. HOLLAND**, 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____
zone, for the following reasons:

Variances to Section 1302.25... to permit a rear yard
of 10' instead of the required 30'.

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**.

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.

William L. Woodward, Inc.
Contract purchaser
Address 406 Robert E. Carney, Jr.,
406 Jefferson Building
Towson, Maryland, 21204
Robert E. Carney, Jr.
Petitioner's Attorney
Address 406 Jefferson Building
Towson, Maryland, 21204
Robert E. Carney, Jr.
Petitioner's Attorney

Leo L. Holland
Legal Owner
Address Personal Representatives
of the estate of Margaret J.
Holland as Legal Owners
406 Jefferson Building
Towson, Maryland, 21204
Leo L. Holland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 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 through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County on the _____ day of _____, 1967, at 1:00 o'clock

Shirley D. Thoma
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 14, 1972

Robert E. Carney, Jr., Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for community building and variance from
Section 1302.3C.1 rear yard
Petitioner: J. L. Holland, et al
Location: SW/4 North Wind Road, 254' W/N of
Harford Road
9th District
Item 147

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 south side of North
Wind Road, approximately 254' west of Harford Road. The property
is currently improved with an existing two story frame dwelling on
a large wooded tract of land. There are existing dwellings on
both the east and west side of the subject site and on the north
side of North Wind Road. There is no curb and gutter existing along
North Wind Road at this location.

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:

North Wind Road, an existing public road, is proposed to be
improved in the future as a 30-foot closed type roadway cross section
on a 50-foot right-of-way. Highway improvements are not required
at this time. Highway right-of-way and widening, including any
necessary reversion to easement for storm, will be required in
connection with any grading or building permit application.

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

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The status of the "2 inches reserved" strip of land across the frontage
of this property along North Wind Road, shown on the Plat of Harford Farms
recorded M.P.C. No. 5 Folio 83 and of Orchard Avenue, a recorded unimproved
"paper street" traversing this site, is unknown. It is the responsibility
of the Petitioner to ascertain and clarify rights therein and to initiate
such action that may be necessary to abandon the Orchard Avenue right-of-way.
The Petitioner shall be responsible for the submission of all necessary plans
and for all costs of abandonment of this right-of-way.

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 recommodating storm water or drainage have not been
indicated on the submitted plans.

In accordance with the drainage policy for this type development, the
Petitioner is responsible for the total actual cost of drainage facilities
required to carry the storm water run-off through the property to be developed
to a suitable outfall.

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 and serving this property.

Sanitary Sewer:

Public sanitary sewerage will be available to serve this property when
construction of the proposed sewerage (San Order 1-2-70) presently under
Contract #1113-506 is completed (see drawings 105-070, 094 and 095, 111-1).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 7, 1972

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition 72-279-XA, Petition for Special Exception for a Community Building.
Variance for a Rear Yard. S/W side of North Wind Road S/W of Harford Road.

Margaret J. Holland, J. LeCompte Holland and Leo L. Holland, Petitioners

9th District

HEARING: Monday, June 12, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for
Special Exception for Community Building together with variances.

Material contained in our copies of the petition does not provide sufficient information
on which to make a planning determination as to whether or not the subject petition can
meet the standards of Section 502.1 of the Zoning Regulations particularly with respect
to the nature and intensity of the proposed community use. We do have questions with
respect to intensity of traffic and whether or not congestion might or could occur here.
We also question whether or not storm drainage resulting from the use of this property
could have an adverse effect on what seems to be a generally difficult drainage situation
in the area at large.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#72-279-XA

District: 9th Date of Posting: 5-25-72
Posted for: Heavy Machinery June 12, 1972 @ 1:00 P.M.
Petitioner: Catherine J. DiNenna, Jr. Holland
Location of property: S/W of North Wind Rd. S/W of Harford Rd.
Location of signs: 2 signs posted on W. of Gaiter Rd.
Remarks: To be removed
Posted by: Michael H. New Date of return: June 1-72

PETITION MAPPING PROGRESS SHEET

FUNCTION	1st 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>[Signature]</i>			Revised Plans: Change in outline or description Yes No							
Previous case:			Map #							

Robert E. Carney, Jr., Esq.
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the parking area and any lights that may be installed in the parking lot
must be indicated on the subject site, as well as the type of surface
material on the parking lot. Also, the petitioner should be advised that
a curb must be installed completely around the parking area. The comments
of the Bureau of Engineering should be closely examined by the petitioner
and his plans revised accordingly.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JJD:JD

Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 204.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Community Building should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had, and by reason of the granting of the Variance requested, the variance should be had, and by reason of the granting of the Variance requested, not adversely affecting the health, safety, and general welfare of the community, a Variance to permit a rear yard setback of ten feet (10') instead of the required thirty feet (30') should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of June, 1972 that the variance described above should be granted.

and a Special Exception for a Community Building should be and the same is granted. and that the herein Variance to permit a rear yard setback of ten feet (10') instead of the required thirty feet (30') should be and the same is GRANTED, from the date of this Order, subject to the approval of a site plan by the State Highway Administration, Bureau of Public Services, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 204.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Community Building should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had, and by reason of the granting of the Variance requested, the variance should be had, and by reason of the granting of the Variance requested, not adversely affecting the health, safety, and general welfare of the community, a Variance to permit a rear yard setback of ten feet (10') instead of the required thirty feet (30') should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1972, that the above re-classification be and the same is hereby DENIED and that the above described property or a portion thereof be and the same is hereby continued as and to remain a Community Building zone; and of the Special Exception for a Community Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
REVENUE DIVISION
OFFICE OF FINANCE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE May 22, 1972 **ACCOUNT** 01-662
AMOUNT \$50.00
WHITE - CASHIER Robert E. Carney, Jr., Esq., 106 Jefferson Building, Towson, Md. 21204
YELLOW - CUSTOMER Petitioner for Special Exception and Variance for the Estate of Margaret J. Holland.
BY ORDER OF The Zoning Commissioner of Baltimore County
May 22, 1972

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 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. on one time before the 12th day of June, 1972, the first publication appearing on the 25th day of May 1972.

THE JEFFERSONIAN
 L. L. Lusk, Jr., Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
REVENUE DIVISION
OFFICE OF FINANCE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 12, 1972 **ACCOUNT** 01-662
AMOUNT \$72.25
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YELLOW - CUSTOMER Petitioner for Special Exception and Variance for the Estate of Margaret J. Holland.
BY ORDER OF The Zoning Commissioner of Baltimore County
May 22, 1972

ORIGINAL
OFFICE OF
THE TOWSON TIMES
 TOWSON, MD. 21204 May 30 - 1972
 THIS IS TO CERTIFY, that the annexed advertisement of 3, Eric Dineen, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive weeks before the 30 day of May 1972 that is to say, the same was inserted in the issue of May 25, 1972.

STROMBERG PUBLICATIONS, Inc.

By Rick Morgan

Robert E. Carney, Jr., Esq.,
 106 Jefferson Building,
 Towson, Md. 21204
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Item 147

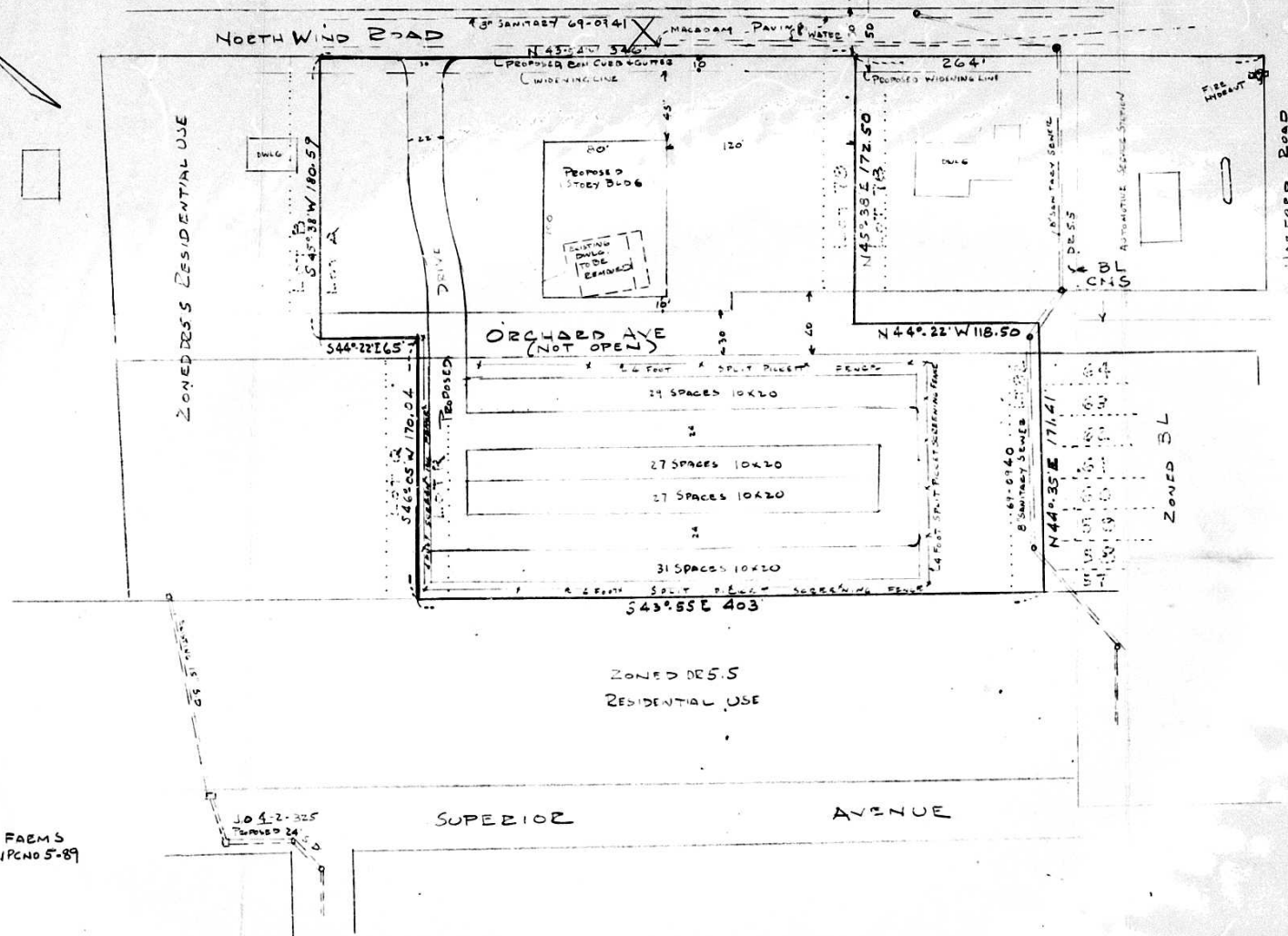
Your Petition has been received and accepted for filing this 13th day of May 1972
 Eric Dineen
 Zoning Commissioner

Petitioner: L. L. Lusk, Jr.
 Petitioner's Attorney: Robert E. Carney, Jr.
 Review by: [Signature]
 Chairman, Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE May 22, 1972 **ACCOUNT** 01-662
AMOUNT \$50.00
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BALTIMORE COUNTY, MARYLAND
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BY ORDER OF The Zoning Commissioner of Baltimore County
May 22, 1972

RESIDENTIAL USE
ZONED DR5.5



HARFORD FARMS
PLAT BOOK WPCNO 5-89

EXISTING ZONING : DR 5.5
PROPOSED ZONING : SPECIAL EXCEPTION
FOR COMMUNITY BUILDING (MASONIC LODGE)
VARIANCE OF REAR YARD SETBACK OF
10 FEET INSTEAD OF 30 FEET

PARKING DATA

AREA IN BANQUET ROOM 4000' ± 50' = 80 SPACES REQUIRED
NO OF SEATS IN LODGE ROOM 200 ÷ 6 = 34 SPACES REQUIRED
TOTAL = 114 SPACES REQUIRED
114 SPACES PROVIDED

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO MD
3.0 ACRES ±



MAP	14
ELECTION	9
DATE	3/7/72
FILE	SC
BY	11/1
THROUGH	
ON	

#147
REVISED PLANS



SCALE 1"=50' FEBRUARY 15, 1972
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON, MD

