

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Woodbridge Valley Pool Association, Inc., legal owner, of the property situated 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 (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/or land devoted to civic, social or recreational needs.

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: Mark A. Van Bavel
Petitioner's Attorney
Address: Two Iron Gate Court 21228

Legal Owner
The Woodbridge Valley Pool Assoc., Inc.
Address: 1334 Hickory Springs Circle 21228
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1974, at _____ o'clock.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Woodbridge Valley Pool Association, Inc., legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2 (504-UB.2) to permit a front-yard setback of 30 feet in lieu of the required 50 feet and to permit a rear yard setback of 18 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty) The Woodbridge Valley Pool Association is attempting to construct a community pool which will best serve the needs of the community on a small parcel of land which was donated to the Association by the builder of the Community, Monumental Properties. There is no additional land for sale adjacent to the pool location which will be practical to purchase by the pool association. The present design has been created with a dual purpose: (1) serving the needs of the community, i.e., building a pool which will be large enough (2) building a pool complex in conformity with the "Williamsburg" type design of the homes in Woodbridge Valley.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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: Mark A. Van Bavel
Petitioner's Attorney
Address: Two Iron Gate Court 21228

Legal Owner
The Woodbridge Valley Pool Assoc., Inc.
Address: 1334 Hickory Springs Circle 21228
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1974, at _____ o'clock.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
W/S of Chantilla Road opposite Pleasant Valley Road - 1st District
The Woodbridge Valley Pool Association - : COMMISSIONER
Petitioner :
NO. 74-216-XA (Item No. 133) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for community building and/or land devoted to civic, social or recreational needs, together with Variances to the front and rear yard setback requirements for other principle building in a D.R. 3.5 Zone. The property in question contains 1.13 acres, is located opposite the intersection of Pleasant Valley Drive with Chantilla Road, in the First Election District of Baltimore County.

Testimony was presented on behalf of the request by the engineer, who prepared the Petitioner's plans; the contractor, who will construct the pool, bathhouse and parking area; and an executive member of the Woodbridge Valley Pool Association, Inc.

The 1.43 acre site was donated to the Woodbridge Valley Community Association by Monumental Properties, Inc., developers of Woodbridge Valley. All utilities are available to the triangular shaped parcel which will be improved with an olympic sized pool, a wading pool, a parking area for 65 cars, low level lighting, extensive landscaping, and protective fencing around the pool area.

The bathhouse will be constructed of brick similar to that of the surrounding homes and will have a hip roof and other design characteristics that will blend in with the neighborhood. The interior of the bathhouse will be designed to accommodate an activity or meeting room, a first aid room, and a manager's office. Pool hours will be between 11:00 a.m. and 10:00 p.m. No provisions have been made for a band, dancing or other entertainment of that

nature, and they do not expect to provide any such entertainment in the future. The pool will have a maximum membership of 300 families with the majority of said members residing within the Woodbridge Valley community. However, the membership will be open on a limited basis to adjoining communities.

After reviewing the testimony and other evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner that the location and operation of the pool, as proposed, will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that the Special Exception should be granted with certain restrictions. The irregular shape of the site presents difficulties with regard to logical placement of improvements that would comply with the regulations. It is also apparent that the granting of the requested Variances will not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3rd day of April, 1974, that the herein requested Special Exception should be granted and the same is hereby GRANTED from and after the date of this Order. It is further ORDERED that the requested Variances to permit a front yard setback of 30 feet in lieu of the required 50 feet, and to permit a rear yard setback of 18 feet in lieu of the required 50 feet is also GRANTED from and after the date of this Order. Said granting is subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, and the pool shall be open to the membership between the hours of 11:00 a.m. to 10:00 p.m.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

DESCRIPTION

1.4327 ACRE PARCEL, WEST SIDE OF CHANTILLA ROAD, WEST OF ROLLING ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION AND YARD VARIANCES FOR A COMMUNITY SWIM CLUB.

Beginning for the same at a point on the west side of Chantilla Road, 60 feet wide, said point being designated "2634" and being on the south outline of the land as shown on "Plat 3, Section 5, Woodbridge Valley" and recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 35, page 105, said point of beginning being distant 170 feet, more or less, from the intersection of the center line of Pleasant Valley Drive, 60 feet wide, with the west side of said Chantilla Road as measured along the west side of said Chantilla Road, running thence binding on the south, and west outline of the land shown on said plat, three courses: (1) N 70° 31' 25" W 213.80 feet, (2) N 19° 12' 15" E 208.86 feet, and (3) N 41° 33' 24" E 310.90 feet, thence binding on the west side of said Chantilla Road, two courses: (4) S 10° 00' 55" W 362.62 feet, and (5) southerly, by a curve to the left with the radius of 700 feet and the

distance of 144.70 feet to the place of beginning.

Containing 1.4327 acres of land.

RLSimp! J.O. #73517 January 7, 1974



MCA
MCA ENGINEERING CORPORATION

MARK A. VAN BAVEL
ATTORNEY AT LAW
TWO IRON GATE COURT
TOWSON, MARYLAND 21204

April 5, 1974

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

ATTENTION: Mr. James E. Dyer

Dear Mr. Dyer:

I have been advised that you have granted our Petitions for a zoning special exception and a set-back variance for the parcel of land located in Woodbridge Valley, Baltimore County, as designated in the Petitions filed by the Woodbridge Valley Pool Association, Inc.

Confirming our telephone conversation of April 4, 1974, at which time you advised me that we, through our contractor, could obtain building permits and begin construction immediately, if we accept responsibility for any change the zoning board may make in the aforementioned Order due to an appeal filed during the 30 days following the Order.

Woodbridge Valley Pool Association, Inc., hereby states that it will take any steps necessary to comply with any Orders of the Baltimore County Office of Planning and Zoning should anyone file an appeal to the Orders granting the special exception and set-back variance. The Association takes full financial responsibility for any financial loss as a result of the change in the Zoning Board's Order during the 30 days following said Order.

Yours truly,

Mark A. Van Bavel
ATTORNEY FOR WOODBRIDGE VALLEY POOL ASSOCIATION, INC.

MAVB/cck

Baltimore County Fire Department

J. Austin Dierz
Chief



Towson, Maryland 21204
822-75-9

FILE COPY

Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman, Zoning Advisory Committee

Re: Property Owner: The Woodbridge Valley Pool Association, Inc.

Location: W/S of Chantilla Road, W of Rolling Road

Item No. 133 Zoning Agenda February 5, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable portions of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
Deputy Chief
Fire Prevention Bureau

mls
4/16/74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 22, 1974

Mark A. Van Bavel, Esq.,
Two Iron Gate Court
Baltimore, Maryland 21228

RE: Variance Petition
Item 133
The Woodbridge Valley Pool
Association, Inc. - Petitioners

Dear Mr. Van Bavel:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Chantilla Road, opposite Pleasant Valley Drive and is presently unimproved with various two-story residences.

The petitioner is requesting a Special Exception for a community building and pool for the residents of the subdivision. Off street parking is proposed for sixty-five (65) cars. Variances have been requested to permit a front yard of thirty (30) feet instead of the required fifty (50) feet and a rear yard of eighteen (18) feet instead of the required fifty (50) feet.

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

Mark A. Van Bavel, Esq.
Re: Item 133
Page 2
February 22, 1974

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Rd.,
Baltimore, Md. 21204

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 8, 1974

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 133, Zoning Advisory Committee Meeting
February 5, 1974, are as follows:

Property Owner: The Woodbridge Valley Pool Assn., Inc.
Location: W/S Chantilla Rd., W of Rolling Road
Present Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: Special Exception for Community building and/or land devoted to civic, social or recreational needs, and Variance to permit a front yard setback of 30' instead of required 50' and a rear yard setback of 18' instead of req'd 50'
No. Acres: 1.4327
District: 1

Metropolitan water and sewer are available.

There are restrictions on new sewer connections in the Patapsco drainage area; therefore, approval may be withheld for this connection.

Air Pollution Comments: The building on this site may be subject to a permit to construct and a permit to operate and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

(continued)

Mr. S. Eric DiNenna

- 2 -

February 8, 1974

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete set of plans and specifications of the pool and bathhouse, showing location of utilities, pool, bathhouse, parking area, and method of disposing filter backwash water, to the Division of Community Hygiene, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:smg

cc: W.L. Phillips
L.A. Schuppert
K.A. Schmidt

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 15, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #133, Zoning Advisory Committee Meeting, February 5, 1974, are as follows:

Property Owner: The Woodbridge Valley Pool Association, Inc.
Location: W/S of Chantilla Road, W of Rolling Road
Existing Zoning: D.R. 1 and D.R. 3.5

Proposed Zoning: Special Exception for Community building and/or land devoted to civic, social or recreational needs, and a Variance to permit a front yard setback of thirty (30) feet instead of required fifty (50) feet and to permit a rear yard setback of eighteen (18) feet instead of the required fifty (50) feet.

No. of Acres: 1.4327
District: 1st

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 29, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: February 5, 1974

Re: Item 133
Property Owner: The Woodbridge Valley Pool Association, Inc.
Location: W/S of Chantilla Rd., W. of Rolling Rd.
Present Zoning: D.R. 1 & D.R. 3.5
Proposed Zoning: Special Exception for Community building and/or land devoted to civic, social or recreational needs, and a Variance to permit a front yard setback of thirty (30) ft. instead of the required fifty (50) ft. and to permit a rear yard setback of eighteen (18) ft. instead of the required fifty (50) ft.

District: 1st
No. Acres: 1.4327

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3511 ZONING 484-3511

H. EMERICK PARKS, President
FREDERICK W. HENDERSON, Vice President
HAROLD WILSON, Secretary

MARSHALL W. BOUTWELL
JENNIFER H. WILSON
ALVIN LEBACK
JENNIFER H. WILSON, Secretary

J. DARWIN WILLIAMS, Jr.
WILLIAM W. FRISCH, Jr.
MRS. WILSON, Secretary

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

February 27, 1974

Mark A. Van Bavel, Esq.,
Two Iron Gate Court
Baltimore, Maryland 21228

RE: Item 133
The Woodbridge Valley Pool Ass'n.,
Inc. - Petitioners

Dear Sirs:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

(Enclosure(s))

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH S. LIVER, P.E., Chief

February 22, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #133 (1973-1974)
Property Owner: The Woodbridge Valley Pool Association, Inc.
W/S of Chantilla Rd., W. of Rolling Rd.
Existing Zoning: D.R. 1 and D.R. 3.5
Proposed Zoning: Special Exception for Community building and/or land devoted to civic, social or recreational needs, and a Variance to permit a front yard setback of 30' instead of required 50' and to permit a rear yard setback of 18' instead of the required 50'
No. of Acres: 1.4327 District: 1st

Dear Mr. DiNenna:

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.

General:

Baltimore County utilities and highway improvements are existing or as secured by Public Works Agreement #17110, executed in connection with "Woodbridge Valley, Section Five".

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

In accordance with the drainage policy, 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.

Very truly yours,

Ellsworth S. Liver
ELLSWORTH S. LIVER, P.E.
Chief, Bureau of Engineering

F. EAM:mas
cc: G. Reier/H. Shalwitz

4-10 Key Sheet
1 & 2 SW 29 & 30 Pos. Sheets
SW 1 N Topo
SW Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 19, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-216-XA. West side of Chantilla Road opposite Pleasant Valley Rd.
Petition for Special Exception for Community Building
Petition for Variance for Front & Rear Yards
Petitioner - Woodbridge Valley Pool Assn. Inc.

1st District

HEARING: Tuesday, March 26, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The intensity of the use of the proposed facility is a factor in determining the compatibility of the proposed use. The staff suggests that if granted, the special exception be conditioned so as to place a limit on the membership size which would accommodate the usage which would be expected to be generated by the "neighborhood".

If granted it should also be conditioned to conform to the site plan submitted.

William D. From
William D. From
Director of Planning

MDP:NEC:1W

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 1, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 133 - ZAC - February 5, 1974
Property Owner: The Woodbridge Valley Pool Association, Inc.
W/S Chantilla Road, W of Rolling Road
Special Exception for community building and/or land devoted to civic, social, or recreational needs, and a variance to permit a front yard setback of 30 feet instead of the required 50 feet and to permit a rear yard setback of 18 feet instead of the required 50 feet
District I

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a community building.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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>FTH</i>			Revised Plans: Change in outline or description: Yes ☐ No ☒							
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 23rd day ofJANUARY 1974 Item #

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *Woodbridge Valley Pool Assoc.* Submitted by: *Van Bavel*
Petitioner's Attorney: *Van Bavel* Reviewed by: *FTH*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: MARCH 8, 1974
Posted for: PETITION FOR SPECIAL EXCEPTION (VARIANCE)
Petitioner: THE WOODBRIDGE VALLEY POOL ASSOC.
Location of property: W/S E.E. CHANTILLA RD. OPP. PLEASANT VALLEY RD.
Location of Signs: W/S E.E. CHANTILLA RD. OPP. PLEASANT VALLEY RD.
Remarks: THOMAS K. BELAND Date of return: MARCH 15, 1974
Posted by: THOMAS K. BELAND Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 7, 1974

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 the 26th day of March, 1974, the 7th day of March, 1974, the first publication appearing on the 7th day of March, 1974.

THE JEFFERSONIAN,
Leech Morgan
Manager.

Cost of Advertisement, \$.

PETITION FOR A SPECIAL EXCEPTION FOR A COMMUNITY BUILDING AND/OR LAND DEVOTED TO CIVIC, SOCIAL, OR RECREATIONAL NEEDS, AND A VARIANCE TO PERMIT A FRONT YARD SETBACK OF 30 FEET INSTEAD OF THE REQUIRED 50 FEET AND TO PERMIT A REAR YARD SETBACK OF 18 FEET INSTEAD OF THE REQUIRED 50 FEET.

THE JEFFERSONIAN is a weekly newspaper published in Towson, Baltimore County, Md., on the 26th day of March, 1974, the 7th day of March, 1974, the first publication appearing on the 7th day of March, 1974.

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PETITION FOR A SPECIAL EXCEPTION FOR A COMMUNITY BUILDING AND/OR LAND DEVOTED TO CIVIC, SOCIAL, OR RECREATIONAL NEEDS, AND A VARIANCE TO PERMIT A FRONT YARD SETBACK OF 30 FEET INSTEAD OF THE REQUIRED 50 FEET AND TO PERMIT A REAR YARD SETBACK OF 18 FEET INSTEAD OF THE REQUIRED 50 FEET.

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OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 March 11 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11 day of March 1974 that is to say, the same was inserted in the issue of March 7, 1974.

STROMBERG PUBLICATIONS, Inc.

Leech Morgan

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

No. 13170

DATE: March 26, 1974 ACCOUNT: 01-662

AMOUNT: \$68.25

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

The Woodbridge Valley Pool Assoc., Inc.
1338 Hickory Spring Circle
Baltimore, Md. 21223
Advertising and posting of property #74-216-XA 6825

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

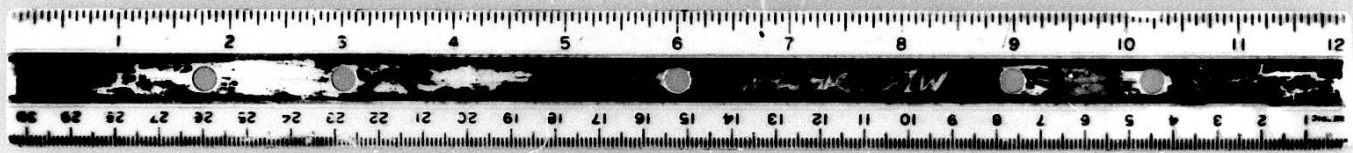
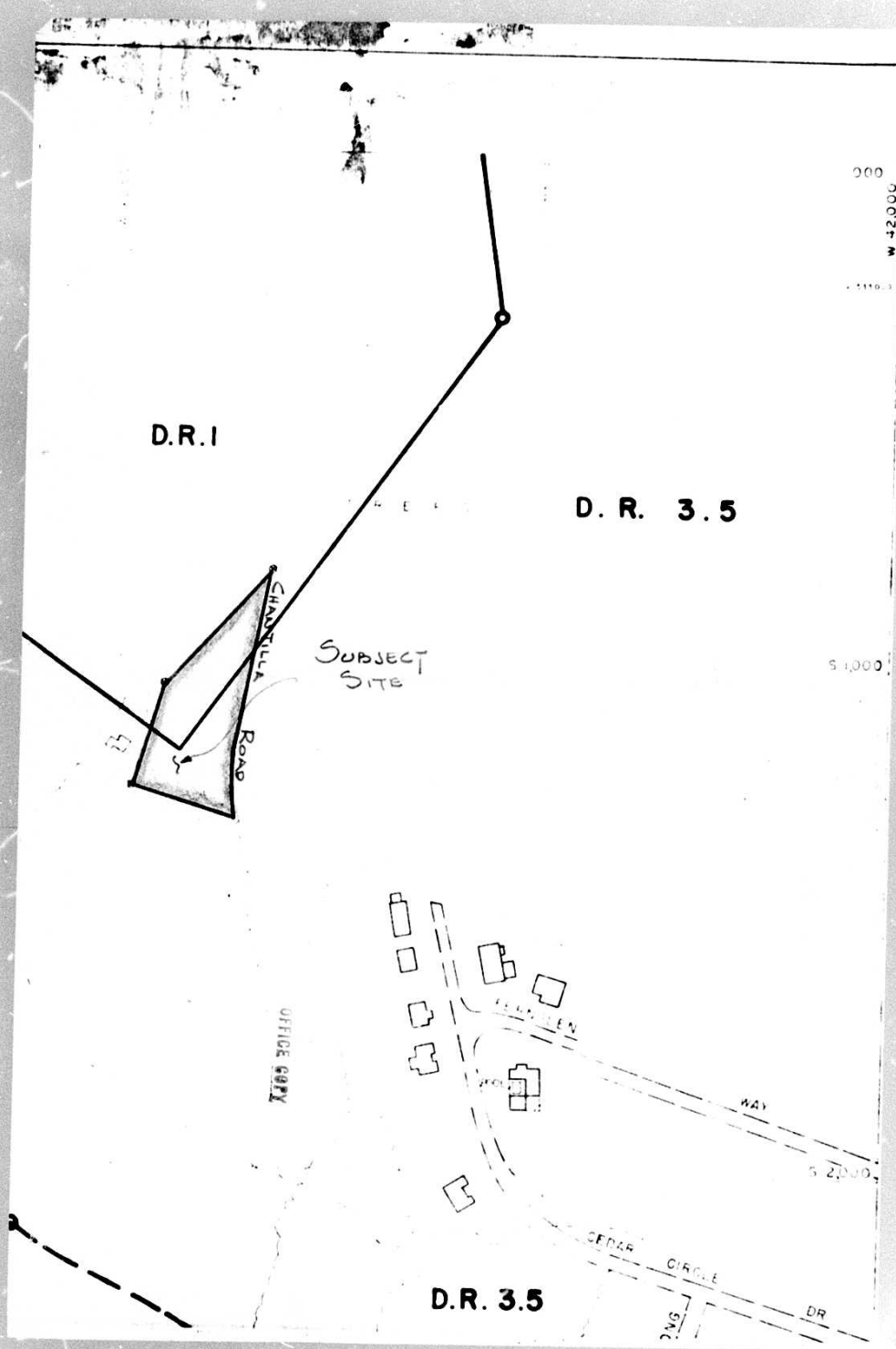
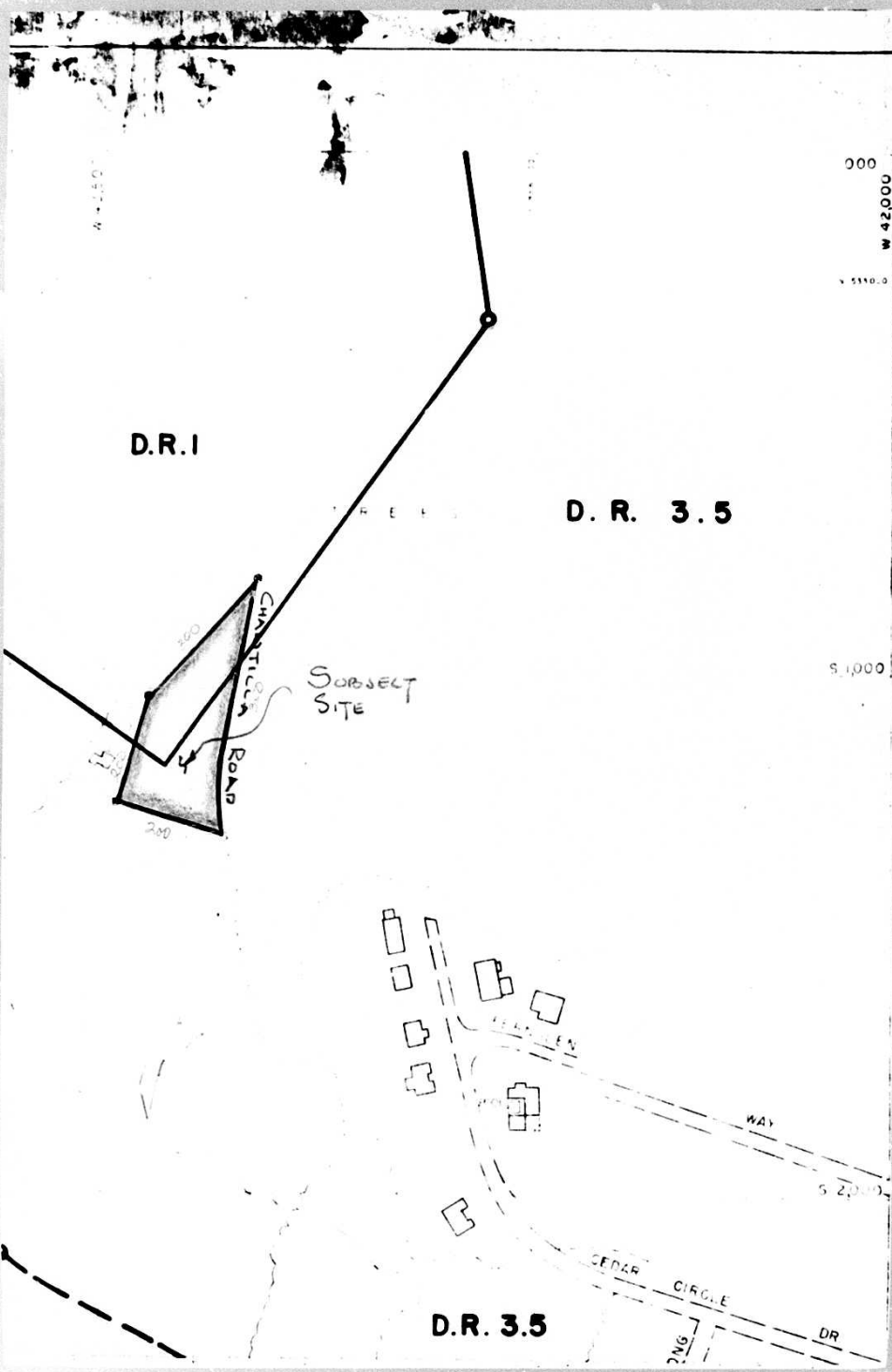
No. 13115

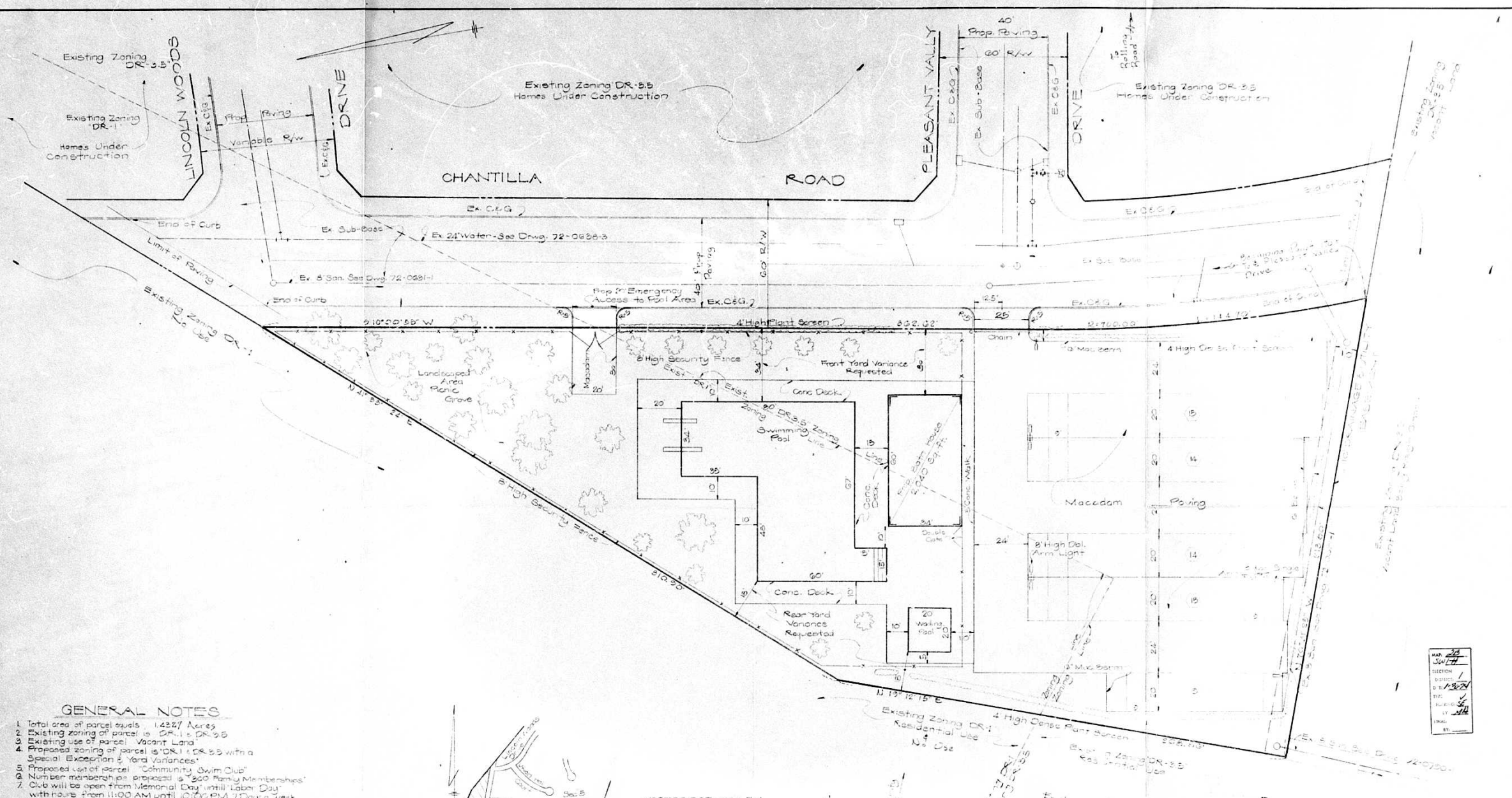
DATE: Feb. 27, 1974 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

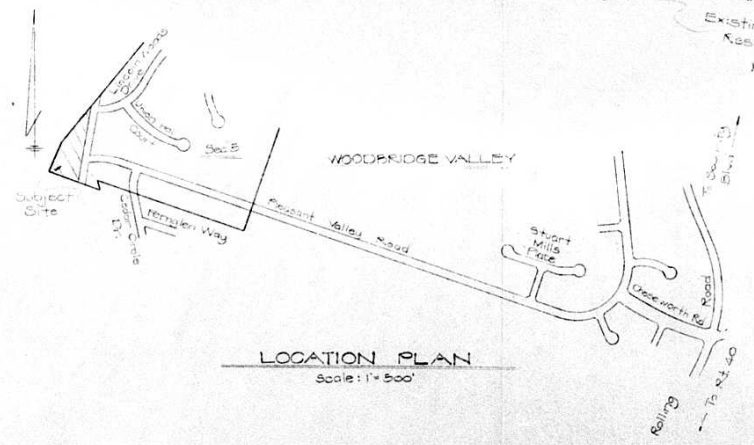
Mark Anton Van Bavel
Two Iron Gate Court
Baltimore, Md. 21220
Petition for Variance for The Woodbridge Valley Pool Assoc., Inc. #74-216-XA





GENERAL NOTES

1. Total area of parcel equals 1.4227 Acres
2. Existing zoning of parcel is DR-1 & DR-3.5
3. Existing use of parcel: Vacant Land
4. Proposed zoning of parcel is DR-1 & DR-3.5 with a Special Exception & Yard Variances
5. Proposed use of parcel: "Community Swim Club"
6. Number membership proposed is 300 Family Memberships
7. Club will be open from Memorial Day until Labor Day with hours from 11:00 AM until 10:00 PM 7 Days a week, except as required to maintain facilities
8. All lighting will be directed towards the activity area & not towards residential dwellings
9. Parking lot will be drained when the club is not in use
10. Subject parcel lies within the North Branch Millers Run - Potomac Drainage Area
11. Petitioner is requesting a variance to Section 501.2, 202.2 & 202.2 to permit a front yard of 30 instead of the required 60' (A variance of 30')
12. Petitioner is requesting a variance to Section 501.2, 202.2 & 202.2 to permit a rear yard of 10 instead of the required 30' (A variance of 12')
13. Off-Street Parking Data:
a. Required Parking Equals 50 Spaces (176 Memberships)
b. Proposed Parking Equals 35 Spaces
14. Parking area will be paved & properly drained
15. Light Standards around the Parking Area will be a maximum of 5' high & will not be directed towards residential properties

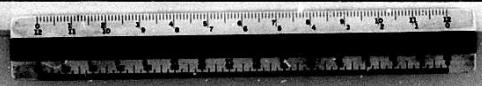


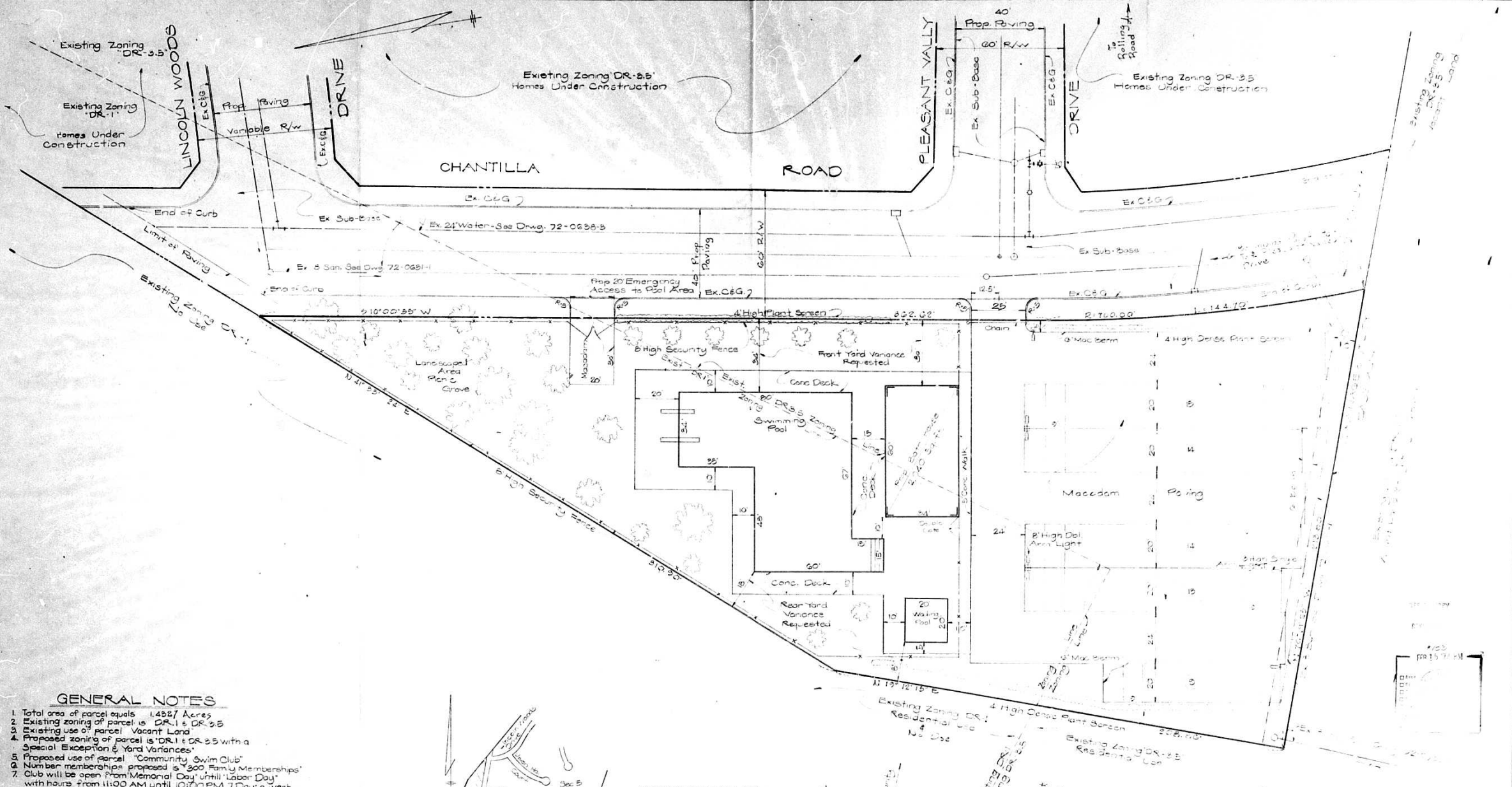
PLAT TO ACCOMPANY PETITION
FOR
A SPECIAL EXCEPTION & YARD VARIANCES
FOR
A COMMUNITY SWIMMING CLUB
VICINITY
CHANTILLA ROAD & PLEASANT VALLEY DR.
Election District #1 Baltimore County, Md.
Scale 1"=20' Jan 2, 1974



MCA **CONSULTING ENGINEERS**
1020 Conestoga Bridge Rd. Baltimore, Md.

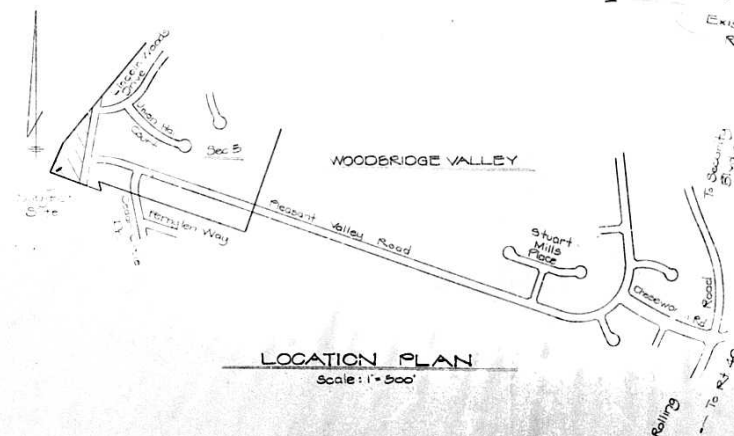
MAP	25
SECTION	1
DATE	1/18/74
BY	JH
CHECKED	JH
DATE	1/18/74





GENERAL NOTES

1. Total area of parcel equals 1.4327 Acres
2. Existing zoning of parcel is DR-1 & DR-2.5
3. Existing use of parcel is Vacant Land
4. Proposed zoning of parcel is DR-1 & DR-2.5 with a Special Exception & Yard Variances
5. Proposed use of parcel "Community Swim Club"
6. Number memberships proposed is 300 Family Memberships
7. Club will be open from Memorial Day until Labor Day with hours from 11:00 AM until 07:00 PM 7 Days a week except as required to maintain facilities
8. All lighting will be directed towards the activity area & not towards residential dwellings
9. Parking lot will be chained when the club is not in use
10. Subject parcels lies within the North Branch Millers Run - Potomac Drainage Area
11. Petitioner is requesting a variance to Section 304.1 B02.2 V.B. 2 to permit a front yard of 30' instead of the required 50' (A variance of 20')
12. Petitioner is requesting a variance to Section 304.1 B02.2 V.B. 2 to permit a rear yard of 15' instead of the required 50' (A variance of 2')
13. Off-Street Parking Data:
a. Required Parking Equals 50 Spaces (1/6 Memberships)
b. Proposed Parking Equals 25 Spaces
14. Parking area will be paved & properly drained
15. Light Standards around the Parking Area will be a maximum of 5 high & will not be directed towards residential properties



PLAT TO ACCOMPANY PETITION
FOR
A SPECIAL EXCEPTION & YARD VARIANCES
FOR
A COMMUNITY SWIMMING CLUB
(VICINITY)
CHANTILLA ROAD & PLEASANT VALLEY RD.
Election District #1
Scale 1"=20'

MCA

CONSULTING
ENGINEERS
1020 Cumber Bridge Rd. Baltimore, MD