

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS
FROM: ZADM - DEVELOPMENT CONTROL

CPC DATE: 2/13/95
9:00 a.m., Room 301

PROJECT NAME: **Morris Meadows**

PLAN DATE: 1/95

LOCATION: SWC Morris Road
and Freeland Road

REV.:

DISTRICT: 6c3

PROPOSAL: 9-Hole Golf
Course in Area
Already Approved
for Other Use in
Case #69-204-X
and #74-251-SPH

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT
PLAN APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by the staff at this level of detail and not enough basic information has been supplied to determine general compliance with the Baltimore County Zoning Regulations (BCZR). The following comments are generalized for the concept plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. The following comments will be up-dated and, if necessary, supplemented when the following information has been supplied to this office and included on the plan:

Concept Plan Comments:

1. Golf courses are permitted by special exception in the R.C.-2 and R.C.-4 zones, subject to compliance with all BCZR regulations and policies.
2. Include the vicinity map on the concept plan and correct the map to reflect the plan property outline. Correct the zone line locations per the 1992 1" = 200' scale zoning maps.
3. Clearly designate the location of all course freeways and include direction of play arrows. Clarify how play will occur from hole #1 to hole #2, without crossing the adjacent intervening properties. All areas supporting the golf course must be within the area of special exception. This issue must be resolved, possibly through a special hearing if no other acceptable method is found.

Future Development Plan Comments:

4. State the maximum lot coverages and natural vegetation removal in the R.C.-4 zone per Section 1A03.4.B.3 (BCZR).

(Over)

CONCEPT PLAN COMMENTS
PROJECT NAME: Morris Meadows
CPC DATE: 2/13/95
PAGE 2

5. Show, label, and dimension all special exception, special hearing, and variance areas as this will be presented for zoning public hearings. Limit these areas to the site locations required for support of the uses only. Clarify the use of the proposed clubhouse/museum.

6. The special exception area is subject to all current BCZR standards including, but not limited to, property line, street centerline, between building height limitation setbacks, and parking/paving requirements. Dimension all setbacks, indicate uses and heights of all structures, and provide parking/maneuvering information sufficient for zoning compliance to be determined.

Provide a 1" = 50' scale detail of all areas proposed for structures and parking, in the new special exception area, showing this information clearly. Key the locations and list all deficiencies and the applicable BCZR section numbers for any required variances.

7. Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; gross area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area.

Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1976 for the R.C.-4 zoned area and 1979 for the R.C.-2 zoned area. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If any adjacently owned property has been subdivided after this date, show this area as part of the overall tract boundary and adjust density calculations accordingly.

8. Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the Baltimore County Zoning Regulations (BCZR), Section 413, and all zoning sign policies or a zoning variance is required.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.


JOHN L. LEWIS
Planner II

JLL:scj



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 25, 1997

Ms. Barbara W. Ormord
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Post Office Box 5517
Towson, MD 21285-5517

RE: Zoning Verification
Morris Meadows Recreation Farm
Museum and Eating Facility
Zoning Case 74-251-SPH
6th Election District

Dear Ms. Ormord:

This letter responds to your latest letter of November 21, 1997 confirming the Freeland Community Associations written support of the 1,600 square foot accessory restaurant use (to the 11,200 square feet museum). Based on the provided information and the staffs on-site review of the nature of the museum and its proposed relationship with the restaurant, the restaurant, if approved, is subject to the following conditions:

1. The use must remain accessory to the museum and, as such, it may only be utilized by museum patrons or the paying guests of the Morris Meadows Recreation Farm.
2. No changes to use areas as confirmed in this letter may take place without written zoning approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "John L. Lewis / rye".

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case 74-251-SPH

Enclosure



July 24, 1974

John B. Howard, Esquire
Mercantile-Townson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Morris Road, 174' W
of Mount Zion Road - 6th
Election District
Clyde A. Morris, et ux -
Petitioners
NO. 74-251-SPH (Item No. 160)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/aw

Attachments

cc: Mr. Robert Meadowcroft
Middletown Road
Freeland, Maryland 21053
Mr. Phillip J. Meadowcroft
Middletown Road
Freeland, Maryland 21053

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 8, 1974

John B. Howard, Esq.
Cook, Ridd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 160
Clyde A. & Virginia Morris -
Petitioners

Dear Mr. Howard:

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, a 321 acre tract, is located at the southwest quadron of Morris and Freeland Roads, in the 6th Election District of Baltimore County, and was the subject of a previous request for a Special Exception for recreational use. The property is presently improved by various recreational facilities, including an archery range, a picnic area, and various camp sites.

The petitioner is requesting a Special Hearing to determine if the previous Special Exception (Case No. 69-204-X) will permit the construction of tanks for the storage and sale of propane gas, tanks and pumping facilities for the sale of gasoline, and a convenience store, office, and

John B. Howard, Esq.
Item 160
April 8, 1974
Page 2

information center for the convenience and well-being of those camping at the facility.

The proposed propane tank presently exists on the site and grading and excavation has been initiated for the installation of gasoline tanks and the construction of the convenience store.

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. P. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 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 #160, Zoning Advisory Committee Meeting, March 26, 1974, are as follows.

Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Road, 174' from the intersection of the S/S of Morris Road and the center of Mount Zion Road

Existing Zoning: R.D.P.
Proposed Zoning: Special hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storage and sale of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.
No. of Acres: 321
District: 6

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 422-1211 ZONING 424-3281

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

April 1, 1974

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

Dear Mr. DiNenna:

Comments on Item 160, Zoning Advisory Committee Meeting March 26, 1974, are as follows:

Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storage and sale of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.

No. of Acres: 321
District: 6

The water well is in good physical condition and the septic systems are in good working order.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

- 2 -

Comments on Item 160 (continued)

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any 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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/cap

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1974

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

Z.A.C. Meeting of: March 26, 1974

Re: Item 160
Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mt. Zion Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storage and sale of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.

District: 6th
No. of Acres: 321

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/al

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 1, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 74-251-SPH, South side of Morris Road 174 feet West of Mount Zion Rd.
Petition for Special Hearing to Amend existing Special Exception.
Petitioner - Clyde A. Morris and Virginia Morris

6th District

Hearing: Monday, May 6, 1974 (10:45 A.M.)

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

The granting of this request would not adversely affect the policies of the 1980 Guideplan, the County's official master plan.

William D. Fromm
Director of Planning

WDF/NDF:rw



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

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

May 2, 1974

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

Re: Item #160 (1973-1974)
Property Owner: Clyde A. & Virginia Morris
S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.
No. of Acres: .321 District: 6th

Dear Mr. DiNenna:

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 submitted item.

General:

Baltimore County highway and utility improvements are not involved. The comments supplied for this property in connection with Item #189 (1968-1969) remain valid and applicable to this Item #160 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:FW:iss

KK-WN & RE-SW Key Sheets
35 NW E, 36 & 37 NW D & E Topo
6 Tax Map

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
RENCANTILE TOWSON BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN H. MUDD
RICHARD C. MURRAY
DANIEL G. HOWARD
JOHN H. COOK
JOHN H. MUDD
JOHN H. MURRAY
JOHN H. HOWARD

TELEPHONE 823-4111
AREA CODE 301

June 21, 1974

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

RE: Our File: 3145
Special Hearing Petition
Item 160
Clyde A. & Virginia Morris
#74-251-SPH

Dear Mr. DiNenna:

This will confirm our discussions relative to the above captioned special hearing held by you on May 22, 1974.

We would like to formally withdraw that portion of the request "for the construction of tanks and pumping facility for the storage and sale of gasoline."

Morris Meadows Recreation Farm, Inc. intends to continue its use of the gasoline pumps for its own vehicles and equipment as it has in the past. I have instructed the corporation to prepare a sign to be placed on the gas pumps indicating that gasoline is not for sale.

Thank you for your attention and consideration of this matter.

Kind regards.

Sincerely,

John B. Howard
John B. Howard

JBH/ca



November 1, 1974

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

RE: Our File: 3145
Petition for Special
Hearing
Clyde A. Morris, et ux
No. 74-251-SPH (Item No. 160)

Dear Mr. DiNenna:

This will confirm our conference on November 1, 1974 at which time we determined that the office and convenience store plans conform to your Order of July 24, 1974.

This will also confirm, on behalf of my clients, Mr. Clyde A. Morris and Morris Recreation Farm, Inc. that the permit for "apartments" is an error as the area referred to is for living quarters for hired help, and this area will not be used for rental apartments. This letter is intended to indicate our understanding that the permit will be changed to limit the use to such living quarters for hired help and not as apartments in the traditional sense. I trust that the foregoing will satisfy your inquiries.

Kind regards.

Very truly yours,

John H. Zihk, III
John H. Zihk, III

JHZ/ca

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 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 #160, Zoning Advisory Committee Meeting, March 26, 1974, are as follows:

Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.
No. of Acres: .321
District: 6

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 474-3311 ZONING 484-3311

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

April 1, 1974

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

Dear Mr. DiNenna:

Comments on Item 160, Zoning Advisory Committee Meeting March 26, 1974, are as follows:

Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility.
No. of Acres: .321
District: 6

The water well is in good physical condition and the septic systems are in good working order.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

John B. Howard, Esq.
Item 160
April 8, 1974
Page 2

information center for the convenience and well-being of those camping at the facility.

The proposed propane tank presently exists on the site and grading and excavation has been initiated for the installation of gasoline tanks and the construction of the convenience store.

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. P. Rapheo & Associates
201 Courtland Avenue
Towson, Maryland 21204

John B. Howard, Esq.
Cook, Mudd, Murray & Howard
400 Washington Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 160
Clyde A. & Virginia Morris -
Petitioners

Dear Mr. Howard:

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, a .321 acre tract, is located at the southeast quadron of Morris and Freeland Roads, in the 6th Election District of Baltimore County, and was the subject of a previous request for a Special Exception for recreational use. The property is presently improved by various recreational facilities, including an archery range, a picnic area, and various camp sites.

The petitioner is requesting a Special Hearing to determine if the previous Special Exception (Case No. 69-204-X) will permit the construction of tanks for the storage and sale of propane gas, tanks and pumping facilities for the sale of gasoline, and a convenience store, office, and

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 6, 1974

John B. Howard, Esq.
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III

Re: Special Hearing Petition
Item 160
Clyde A. & Virginia Morris -
Petitioners

Dear Sir:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

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

JBB:JD

Enclosure

cc: E. P. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

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

Bureau of Engineering
ELIZABETH M. DIVER, P.E., CHIEF

May 2, 1974

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

Re: Item #160 (1973-1974)
Property Owner: Clyde A. & Virginia Morris
S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: F.U.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenient store, office, and information center for the convenience and well being of those camping at the facility.
No. of Acres: .321 District: 6th

Dear Mr. DiNenna:

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.

General:

Baltimore County highway and utility improvements are not involved. The comments supplied for this property in connection with Item #189 (1968-1969) remain valid and applicable to this Item #160 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

Elizabeth M. Diver
ELIZABETH M. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:FW:ris

KK-WM & RR-SW Key Sheets
35 KM E, 36 & 37 WM D & E Topo
6 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MALLON
DEPUTY TRAFFIC ENGINEER

April 11, 1974

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

Re: Item 160 - March 26, 1974 - ZAC
Property Owner: Clyde & Virginia Morris
S/S Morris Road, 174 feet from the intersection of the S/S Morris Road and the center of Mount Zion Road
Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenient store, office, and information center for the convenience and well being of those camping at the facility
District 6

Dear Mr. DiNenna:

The subject hearing should have no effect on traffic provided the conditions stated in the proposed zoning are followed.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/pk

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1974

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

Z.A.C. Meeting of: March 26, 1974

Re: Item 160
Property Owner: Clyde A. & Virginia Morris
Location: S/S of Morris Rd., 174' from the intersection of the S/S of Morris Rd. & the center of Mt. Zion Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propane gas, and to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a convenient store, office, and information center for the convenience and well being of those camping at the facility.

District: 6th
No. of Acres: .321

Dear Mr. DiNenna:

No adverse effect on student population.

WSP/AL

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

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
HED ROBERT L. BERRY

MARCUS M. BOWMAN
JOSEPH N. MCDONALD
ALVIN L. GORNEY

T. BAYARD WILLIAMS, JR.
RICHARD W. BRADY, JR.
WILLIAM M. MCDONALD

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 6th
Date of Posting: April 21, 1974
Posted for: E. P. Raphael & Associates
Petitioner: Clyde A. Morris
Location of property: S/S of Morris Rd. 174' west of Mount Zion Rd.
Location of Signs: S/S of Morris Rd. 174' west of Mount Zion Rd. 174' west of Mount Zion Rd. 174' west of Mount Zion Rd.
Remarks: S. E. Gentry, Jr.
Posted by: Thomas Z. Beland
Date of return: April 26, 1974

John B. Howard, Esq.
Cook, Mudd, Murray & Howard
409 Washington Avenue
Towson, Maryland 21204

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 5th day of April 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Clyde A. & Virginia Morris

Petitioner's Attorney: John B. Howard
cc: E. P. Raphael & Associates
201 Courtland Avenue (21204)

Reviewed by: *James B. Byrnes, III*
Chairman,
Zoning Advisory Committee

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>YLB</i>			Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:			Map # _____							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 6th
Date of Posting: May 3, 1974
Posted for: E. P. Raphael & Associates
Petitioner: Clyde A. Morris
Location of property: S/S of Morris Rd. 174' west of Mount Zion Rd.
Location of Signs: S/S of Morris Rd. 174' west of Mount Zion Rd. 174' west of Mount Zion Rd.
Remarks: S. E. Gentry, Jr.
Posted by: Thomas Z. Beland
Date of return: May 10, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1st day of
May 1974. Item # _____

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Thomas Z. Beland

Petitioner's Attorney: Thomas Z. Beland

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

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

No. 14714

DATE April 15, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION FOR AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204

#714-251-SPH 4875 0244 15 25.00 CASH

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

No. 15024

DATE May 22, 1974 ACCOUNT 01-662

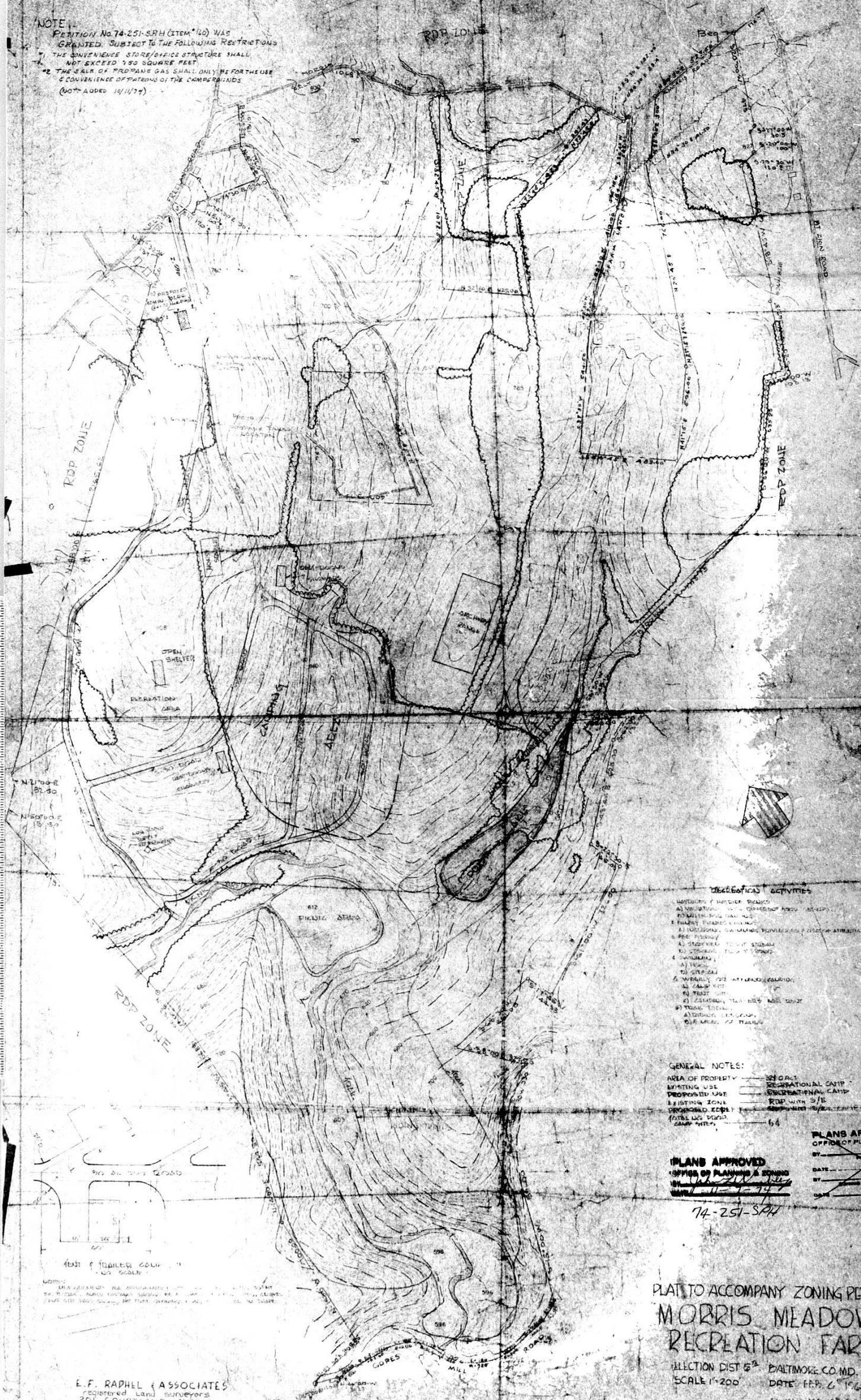
AMOUNT \$25.75

WHITE - CASHIER DISTRIBUTION FOR AGENCY YELLOW - CUSTOMER

Morris Meadows Recreation Farm, Inc.
Freeland, Md. 21053

Advertising and posting of property
#714-251-SPH 4875 0244 15 25.75 CASH

PETITION No. 74-251-SRH (ITEM #40) WAS
 GRANTED. SUBJECT TO THE FOLLOWING RESTRICTIONS:
 THE CONVENIENCE STORE/OFFICE STRUCTURE SHALL
 NOT EXCEED 750 SQUARE FEET.
 THE SALE OF PROPANE GAS SHALL ONLY BE FOR THE USE
 & CONVENIENCE OF PATRONS OF THE CAMPGROUNDS
 (NOT ADDED 10/11/74)



AREA OF PROPERTY _____ 321 GAGS
EXISTING USE _____ RECREATIONAL CAMP
PROPOSED USE _____ RECREATIONAL CAMP
EXISTING ZONE _____ RDP with 3/E
PROPOSED ZONE _____ 321 GAGS
FEDERAL AID PROJECT _____
CAMP TITLE _____ 64

74-251-SPH

BY PLANNED
DATE 11-1-68
BY JOHN C. COLLINS

ELECTION DIST 5th BALTIMORE CO. MD.
SCALE 1"=200' DATE FEB. 6th 1962

E.F. RADHEL & ASSOCIATES
registered land surveyors
201 COURTLAND AVENUE
TOWSON, 9, MARYLAND

E. F. Raphael

NOTE: PARTIAL S&P DECON. PLAN
AND OTHER SOURCES NOT

APP. TALK. & BUDS. FEB 15-1974



- General Notes:**
- 1. AREA OF PROPERTY
 - 2. EXISTING USE
 - 3. PROPOSED USE
 - 4. EXISTING ZONE
 - 5. PROPOSED ZONE
 - 6. ZONE MAP
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GENERAL NOTES:

1. AREA OF PROPERTY

2. EXISTING USE

3. PROPOSED USE

4. EXISTING ZONE

5. PROPOSED ZONE

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PLAT TO ACCOMPANY ZONING PETITION MORRIS MEADOWS RECREATION FARM

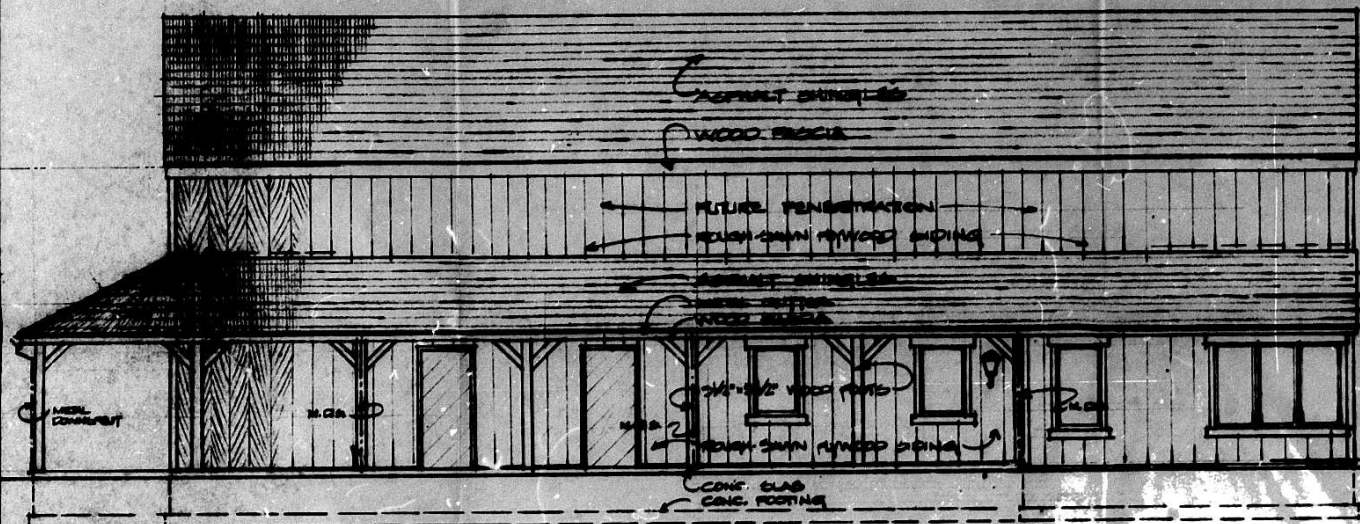
ELECTION DIST 5th BALTIMORE CO MD
 SCALE 1"=200' DATE FEB. 6, 1963

E. F. RAPHEL & ASSOCIATES
 REGISTERED LAND SURVEYORS
 201 COUNTRY LANE
 TOWSON, MARYLAND

E. F. Raphael

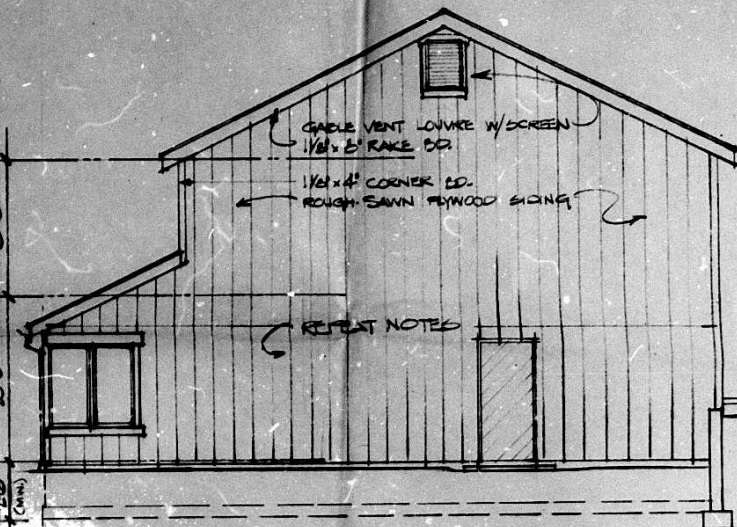


JAN. 21, 1975



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PETITIONER'S
EXHIBIT #2

ADMINISTRATION BLDG
FOR: MOORE MEADOWS
FAIRLAND, BALTO CO., MD
WESLEY D. SMITH
ARCHITECTURAL DESIGN

ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: 10-10-75
DRAWN BY: [signature]
CHECKED BY: [signature]

3
OF 4

JAN 21, 1976