BALTIMORE COUNTY, MARYLAND

SUBJECT:

CONCEPT PLAN COMMENTS

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

FROM:

ZADM - DEVELOPMENT CONTROL

PROJECT NAME:

Morris Meadows

PLAN DATE: 1/95

REV .:

LOCATION:

SWC Morris Road

and Freeland Road

DISTRICT:

6c3

REVISED PLAN KEY

X) COMPLIANCE WITH COMMENT CHECKED

PROPOSAL: 9-Hole Golf

9-Hole Golf Course in Area Already Approved for Other Use in Case #69-204-X and #74-251-SPH (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 <u>Baltimore County Zoning Regulations</u> (BCZR). The following comments are generalized for the concept plan and they <u>do not</u> 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:

- 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.
- 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 Flan Comments:

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

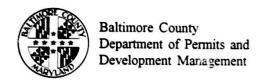
Note on the plan under the density calculation: "This property as shown on the plan has been held intact since 1976 for the R.C.-4 zoned area and 1979 for the R.C.-2 zoned area. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, 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 <u>Baltimore County Zoning</u> 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



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, if approved, is subject to the following conditions:

- 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.
- 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,

John J. Liwis/Aye
John L. Lewis
Planner II

Zoning Review

JLL: rye

c: zoning case 74-251-SPH

Enclosure



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clyde A. & Wirginia Morroyal owner a 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 for a Special Bearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the existing Special Exception

granted by the Zoning Commissioner of Baltimore County on April 9, 1969.

No. 69-206-X. to permit construction of tanks for the storage and mile 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 self-gasoline shall not be available recommended in the storage of those camping at the facility. those camping at the facility.

Property is to be posted and advertised as prescribed by Zoning

Regulations.

I or we, agree to pay expenses of above Special Hearing 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.

Elfel M. Mours Clyde A. Morris Unguma B. M.
Legal Owner Contract Purchaser Virginia Morris Address Address_Free land, -Moryland -- 21053-

John B. Howard Ook Hudd, Murray & Howard Address, All Mahington, Avanue.

Towson, Mryland 21204 Phone: 823-4111

ORDERED By the Zoning Commissioner of Baltimore County, this_in___

ONLY MENT OF THE ZORING COMMISSIONER OF BALLINGER COUNTY, MINISTRUCTURE, AND THE ZORING THE ZORING AS TOUR THE ZORING LAW OF BALLIMORE COUNTY, IN TWO new bapaces of general circulation throughout Baltimore County, that merbapaces of general circulation throughout Baltimore County, that the public hearing be had before the Zoning throughout Baltimore County in Room 106, County Office Building in March Baltimore County, on the 6th and of Merch 1960. 20:45 o'clock A. M.

APR = - '74 AM

Zoning Commissioner of Baltimore County 10:459

Protestant's Attorney

(over)

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

BEFORE THE ZONING COMMISSIONER

BALTIMORE COUNTY

111 111 111

The Petitioners request a Special Hearing to approve an amendment to the existing Special Exception, Case No. 69-204-X, granted by John G. Rose, the then Zoning Commissioner, on April 9, 1969, to permit construction of tanks for the storage and sale of propane gas; to permit the construction of tanks and pumping facilities for the storing and selling of gasoline to be used only for the onvenience 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. Said property contains 321.0 acres of land, more or less.

Testimony on behalf of the Petitioners indicated that the facility is used as a recreational campground. They propose to have a convenience store, the orage and sale of gasoline and propane gas, and camping equipment. The size of the proposed store is to be approximately 20 feet by 26 feet and would sell only minor camping equipment and other necessities, i.c., bread, milk, etc. able for those using the campground.

Without reviewing the evidence further in detail but based on all the eviace presented at the hearing, in the judgment of the Zoning Commissioner, the Special Exception, as granted by the then Zoning Commissioner of Baltimore County on April 9, 1969, should be amended

By letter of June 21, 1974, John B. Howard, Esquire, counsel for the Petitioners, requested to withdraw that portion of the Petition "to permit the construction of tanks and pumping facilities for the storing and selling of gasoling". He stated that the gasoline would not be sold to the public and that the Petitioners intend to continue the use of the gasoline pumps for the vehicles and equipment owned and operated by the Petitioners

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore day of July, 1974, that the herein requested Special Hearing to approve an amendment to the existing Special Exception, Case No. 69-204-X, granted by John G. Rose, the then Zoning Commissioner of Baltimore County, on April 9, 1969, to permit construction of tanks for the storage and sale of propane gas to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas 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, should be and the same is GRANTED, subject to the following restrictions.

- The convenience store/office si-ucture shall not exceed 750 square feet.
- 2. The sale of propane gas shall only be for the use and convenience of patrons of the campgrounds.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning

It is further ORDERED that the portion of the request "to permit the contion of tanks and pumping facilities for the storage and sale of gasoline" ring been withdrawn, be and the same is hereby DISMISSED with prejudice

> ng Commission Baltimore Count

rgistered Professional Land Surrey 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

ZONING DESCRIPTION PROPERTY OF CLYDE A. MORRIS

BEGINNING for the same at a point on the south side of Morris Road at the distance of 174' from the intersection of the south side of Morris Road and the center of Mount Zion Road, said point of beginning being at the end of the 5th or N20°00'E 378' line of the land which by deed dated September 2, 1961 and recorded among the Land Records of Baltimore County in Liber WJR 3889, folio 426, was conveyed by James L. Pugh and wife to John S. Weaver and wife, thence leaving Morris Road and binding reversely on the 5th line in the aforesaid deed and continuing the same course and

binding on the 3rd line of the land which by deed dated March $\angle 6$, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2687, folio 275, was conveyed by James L. Pugh and wife to John S. Weaver and wife, 520°00'W a total distance in all of 478.00' to intersect the 2nd or 543°45'W 268' line of the land which by deed dated November 7, 1956 and recorded among the Land Records of Baltimore County in Liber 3061, folio 371, was conveyed by Edith I. McLean, widow, to Fred D. Tate at the distance of 30.30' from the end of said 2nd line, running thence and binding on a part of the 2nd and all of the 3rd lines of the land in the last mentioned deed the two following courses and distances: 1)577°00'W 30.30': 2) 520°00'W 100.00' to intersect the 5th or \$79°30'W 29 perch line of the land which by deed dated January 3, 1890 and recorded among the Land Records of Baltimore County in Liber JNS 178, folio 93, was conveyed by George Gaither, Jr. to Hannah B. Gaither at the distance of 120', more or less, from the end of said 5th line. running thence and binding on a part of the 5th and all of the 6th to the 12th lines, inclusive, of the last menti med deed the eight

following courses and distances: 1)579*30'W 120' more or less:

5)N77*00*W 103.13'; 6)S36*00*W 635.25'; 7)S7E*PO*Y 1113.75';

8)556°30'W 248.16' to intersect the 6th or 555% E 38 perch line of the land which by deed dated July 16, 1919 and recorded among the

E. F. RAPHEL & ASSOCIATES

2) S18*45'W 610.50'; 3)S36*00'W 82.50'; 4)S20*15'N 367.13';

gistered Professional Land

left with a radius of 500' for a distance of 99.30' to intersect the 17th line of the aforesaid deed, Almond to Horris, at the distance of 31.27' from the end of said 17th line, thence leaving Gores Mill Road and binding reversely on a part of the 17th and all of the 16th to the 11th lines, inclusive, of the aforesaid deed, Almond to Morris, the seven following courses and distances: 1)N46*00*W 31.27*; 2)N69*CO*W 120.25*; 3)N57*30*E 305.25*; 419193019 700 001 51914*001F 544-5011 5193*15*9 556-88*: 7)N8*00'W 231.00' to the beginning of the 5th or N8*00'W 75% perch line of the land which by deed dated March 29, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4123, folio 411, was conveyed by Christine D. Miles, widow, to Morris L. Bohlayer, running thence on the 5th, 6th, 7th and 8th lines of the last mentioned deed the four following courses and distances: 1)N8°00'W 1245.75'; 2)N50°00'E 181.50'; 3)N 1°00'E 82.50'; 4)848°00'E 2165.62' running thence and binding on the southeast outline of the land which by deed dated January 29, 1957 and recorded emong the Land Records of Baltimore County in Liber GLB 3127, folio 470, was conveyed by J. Erwin LaMotte and wife to Webert R. Miller and wife and continuing the same course and hinding on the southeast outline of the land which by died dated May 7, 1924 and recorded among the Land Records of Baltimor . County in Liber WPC 592, folio 213, was conveyed by Joseph E. LaMotte and wife to Otis M. Suam and wife, N51°45°E a total distance in all of 574.20° running thence and binding on the easternmost cutline of the land which by deed dated September 17, 1954 and recorded in the Land Records of Baltimore County in Liber GLB 2558, Tolio 425, was conveyed by Otis M. Suam and wife to Edward M. Suam, widower, N17°30'W 137' to Freeland 200d, running thence and binding to faid road northeasterly 270' more or less, thence leaving Freeland Poud and running on the outlines of Clyde A. Morris the three following courses and distances: 1) southeasterly 120, more or less; 2) northeasterly 60° more or less and 574°30°E 50° more or less E. F. RAPHEL & ASSOCIATES

outlines of the land which by deed dated December 29, 1953

to a point running thence and binding on the southerly and easterly

and recorded among the Land Records of Baltimore County in Liber

GLB 2419, folio 268, was conveyed by Norah M. Wilhelm, widow, to

Owentin E. Copenhaver and wife, the three following courses and

distances: 1)574°30'E 254.0'; 2)N4°00'E 176.00'; 3)N25°00'E

direction for a distance of 1068' more or less to the end of the

September 17, 1965 and recorded among the Land Records of Baltimore

6th or N324°E 65 perch line of the land which by deed dated

County in Liber OTG 4520, folio 176, was conveyed by John A.

Thompson, widower, to Lovis E. Thompson, thence leaving Morris

Road and binding reversely on the 6th, 5th, 4th and 3rd lines of

the last mentioned deed the five following courses and distances:

1)S32°45'W 1072.50'; 2)S52°30'E 429.00'; 3)N24°30'E 429.00';

4)N73°45'E 429.00'; 5)N73°45'E 247.49'; thence leaving the last

mentioned deed and continuing the last course N73°45'E 247.49' to

of the aforesaid deed, George Gaither, Jr. to Hannah B. Gaither,

2nd lines in the aforesaid deed, Gaither Jr. to Gaither, 529*30'E

132.00° and N84°30°E 23.4° to the end of the minth or N36°40°E

Morris Road and to the beginning of the 1st or 5295°E 8 perch line

running thence on Morris Road and binding on the 1st and part of the

286.00' line of the land which by deed dated May 24, 1965 and recorded

604, was conveyed by James L. Pugh and wife to James 9. Pugh and wife,

among the Land Records of Baltimore Cov y in Liber RRG 4463, folio

chence leaving Morris Road and binding reversely on the 9th to the

following courses and distances: 1)536*40*W 286.00'; 2)545*15*W 184.00'; 3)\$49°30'W 413.00'; 4)\$42°30'W 192.00'; 5)\$37°30'W

644.50'; 6)554*45'E 489.00'; 7)N41*15'E 506.00'; 8)21*15'E 250.00° to the end of the 4th or \$20°45°W 766° line of the land

2nd lines, inclusive, of the last mentioned deed the eight

181.0' to Morris Road, running thence on Morris Road in a southeasterl

OFFICE: 625-390

FOR

IVED

page -4-

Registered Professional Land Surreyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204 piece -5-RESIDENCE 271-454

which by deed dated August 24, 1959 and recorded among the Land Records of Baltimore County in Liber MJR, felic 5, was conveyed by James L. Pugh and wife to Marshall Lee Pugh and wife, running thence and binding reversely on the 4th, 3rd and 2nd lines in the last mentioned deed the three following courses and distances: 1)N20*45'E 766.00'; 2)N84*30'E 41.50'; 3)N35*40'E 300' to the southside of Morris Road and to intersect the Fid or N84*30'E 54 perch line of the aforesaid deed Gaither, Jr. to Gaither, it the distance of 189.50' from the beginning of raid 2nd line, cunning thence on the south side of Morris Book and binding or a part of the 2nd line in the aforesaid deed, Gaither, Jr. to

CONTAINING 321.0 Acres of Land more or less.

Gaither N84°30'E 527.50' to the place of beginning.

BFILG the land of Clyde A. Morris and Virginia B. Morris, his wife, and the land of Morris L. Bohlayer.

3/VING and Excepting the land which b, feed dated Earch 5, 1965and recorded among the Land Records of Baltimor: County in Liter RRG 4430, folio 398, was conveyed by A. C. Eutledge and wife to R. H. Clarke and wife.



E. F. RAPHEL & ASSOCIATES
Rejisted Professional Land Surreyes
201 COURTLAND AVENUE

page -2-

74-251-5PH

IN A. MORRIS / #714-251-SPH of Morris Rd. 174' W of Mount m Road 6th

Land Records of Baltimore County in Liber WFC 518, folio 148, was conveyed by George H. Wilhelm et al to Vinton W. McCullough and wife at the distance of 250' from the end of said 6th line, running thence and binding on a part of the 6th and all of the 7th to the 12th lines,inclusive, of the last mentioned deed the seven following courses and distances: 1)S55*45'E 250.00'; 2)S62*00'W132.00'; 3)543*45'E 528.00': 4)522*30'E 165.00': 5)561*00'W 725.00': 6)517*45'W 144.38': 7)565*30'W 561.00' to the end of the last and 23rd or N33*00'W 327.5' line of the land which by deed dated March 22, 1966 and recorded among the Land Records of Baltimore County in Liber CTG 4594 folio 116, was conveyed by Saunders M. Almond, Trustee, to Clyde A. Morris and Virginia B. Morris, his wife, running thence and binding reversely on the 23rd, 22nd and 21st lines in the last mentioned deed the three following courses and distances: 1)S33*00'E 327.50'; 2)S47*30'W 330.00'; 3)S15*09'W 891.00' to a point in the center of Gores Mill boar' at the end of the last and 13th or 101.00° line of the land which by deed dated October 10, 1966 and recorded among the Land Records of Baltimore County in Liber OTG 4683, folio 524, was conveyed by Clyde A. Morris and wife to Herbert O. McCalley and wife, thence leaving the outline in the aforesaid deed. Almond to Mouris, and running on the center of Gores Mill Road and binding reversely on the 13th to the 5th lines, inclusive, of the aforesaid d ed, Morris to EcCalley, the nine following courses and distances: 1) by a curve to the right with a radius of 160' for a distance of 101.00'; 2)573°16'W 100.00'; 3) by a curve to the right with a radius of 300' for a distance of 210.00'; 4) by a curve to the right with a radius of 328' for a distance of 180.50'; 5) by a curve to the right with a radius of 220' for a distance of 109.00'; 6) by a curve to the left with a radius of 265' for a distance of 128.00'; 7) by a curve to the left with a radius of 206' for a distance of 148.00°; 8)580°05'W 185.00°; 9) southwesterly by a curve to the

E. F. RAPHEL & ASSOCIATES

page -3-

April 8, 1974

July 24, 1974

John B. Howard, Esquire Mercantile-Towson 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 -NO. 74-251-SPH (Ivam No. 160)

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

Very truly yours,

10 S. ERIC DI NENNA Zoning Commissioner

SED/aw

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

> Mr. Phillip J. Meadowcroft Freeland, Maryland 21053

XXXXXXXXXXXXX

John B. Howard, Esq. Cook, Hudd, Murray & Howard 409 Washington Avenue owson, Maryland 21204

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

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 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 Boads, 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 plente area, and wariour camp sites.

The petitioner is requesting a Special Hearing The patitioner is required as special Bearing 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 consequence takes. of the convenience store.

This petition is accepted for filing on the date of the neclosed filing certificate. Notice of the hearing date and time, which will be held not less than 3c, 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. F. Raphel & Associates 201 Courtland Avenue Towson, Maryland 21204

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

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

Location: 5/5 of Morris Road, 174' from the intersection of the 5/5 of Morris Road and the

Proposed Zoning: Special hearing to permit the construction of tanks for the storage and sale of sed Zoning: special nearing to permit the construction or rains for the strongs and so propose 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

Very truly yours, John & Wembley

April 5, 1974

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 494-2211 ZONING 494-3381

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

EFFERSON BUILDING

April 1, 1974

DONALD J. ROOP, M.D., M.P.H.

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

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.

Mount Zion Rd.

Existing Zoning: R.D.:

Proposed Zoning: S.D.:

Special Blearing to permit the construction of the storage and sale of propose and to permit the construction of tanks for the storage 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 f those individuals using the being f those individuals using the camping facility, and such propane gas and gasoline shall not be available to the general public and to permit the censtruc-tion of a building to be used as a conven-ient 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, renova-tion 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.

Comments on Item 160 (continued)

his 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 Hygione, Baltimore County Department.

- 2 -

Very truly yours,

Thomas A Malin Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/cad

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Merch 27, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Euilding Towson, Maryland 2120

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

Re: Item 160

Item 160
Property Omer:
Location: S/S of Morris Rd, 174' from the intersection of the S/S
Present Zoning: R,D.7' of Morris Rd, 174' from the intersection of the S/S
Proposed Zoning: Special Heering 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
of those individuals using the camping facility,
and such propens ass and quaciling the lifty. and such propose gas and gasoline shall not be available to the general public and to permit the construction of a building to be used as a conven-ient store, office, and information center for the convenience and well being of those comping at the

facility. District: No. of Acres: 321

Dear Mr. DiNonna:

No adverse effect on student population.

Very truly yours. V Wick tetroril . Nick Petrovich Field Representative

MARS REPORTED BEFORE



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

WILLIAM D. FROMM

Mr. S. Eric DiNenna, Zoning Commissioner

Property Owner: Clyde A. & Virginia Morris

being of those camping at the facility.

center of Mount Zion Road

Zoning Advisory Committee Office of Planning and Zoning

Dear Mr. DiNenna

Baltimore County Office Building Towson, Maryland 21204

Existing Zoning: R.D.P.

No. of Acres: 321

S. ERIC DINENNA

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. From prom

WDF:NEG: ru



Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

Resease of Engineeri ----

May 2, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

> Re: Item #160 (1973-197h) Ites #160 (1973-1974).
> Froperty Owner: Clyde A. & Virginia Morris
> S/S of Morris Rd., 1744 from the intersection of the S/S
> of Morris Rd., 1744 from the intersection of the S/S
> of Morris Rd., 1744 from the intersection Rd.
> Existing Zening: B.D.F.
> Proposed Zening: Special Hearing to permit the construction of tanks for the storage and sale of propase
> gas, and to permit the construction of tanks and pushing
> facilities for the storing and selling of gasoline to be
> used only for the convenience and well being of those
> gas and gasoline shall not be available to the general
> public and to permit the construction of a building to be
> public and to permit the construction of a building to be 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

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 (1968-1999) remain valid and applicable to this Item #108 (1973-1974). Those comments are referred to for your

Very truly yours,

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

END:EAM: FWR: 55

XXXXXXXXXXXXXX

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

LAW OFFICES COOK, MUDD, MURRAY & HOWARD

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 "fir 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.

 $\ensuremath{\mathsf{Tha}}.\ensuremath{\mathsf{i}}\ensuremath{\mathsf{k}}$ you for your attention and consideration of this matter.

Kind regards.

JIM 24 '74 PM

Sincerely.

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

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

April 8, 1974

63

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on on site fuld importion of the property. The following commonts are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action resuseted, but to assure that all parties are made sware of plans that are made aware of plans that may have a bearing on this case. The plans that may have a bearing on this case. The plans that may have a bearing on this case. The plans that may be a written report with the Zoning Commissioner with recorrendations as to the appropriateness of the requested zoning.

The subject property, a 321 acre tract, is located at the southwest quadron of Morris and Treeland Bonds, in the 6th Election District of Beltiance County, and was the subject of a provious 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 provious Special Exception (Case No. 59-204-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

information center for the convenience and well-teing

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

Pacloure

cc: E. P. Raphel & Associates Towson, Maryland 21204

LAW OFFICES

NOV 4'74 PM UDD. MURRAY & HOWARD ANTILE TOWSON BUT

74-261-5PH

November 1, 1974

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

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 its for living quarters for hired help, and this area to its for living quarters for hired help, and this area to indicate used for rental apartments. This letter is intended to indicate the second of the confidence of t

Kind regards.

Very truly yours,

JHZ/ca

S. ERIC DINENNA

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. DiNesses

Comments on Item #160, Zoning Advisory Committee Meeting, Murch 25, 1974, are as follows,

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

center of Mount Zion Road Existing Zoning: R.D.P.

Existing Zoning: 3, D.P.

Proposed Zoning: Special hearing to permit the construction of tasks for the storage and sale of propose gar, and to permit the construction of tasks and pumping facilities for the storing and selling of goadine to be used only for the convenience and well being of those individuals using the comping facility, and such propose gas and specialise 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

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

John & 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 494-3251 ZONING 494-3251

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



April 1, 1974

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiMenne, Zoning Commissioner Office of Planning and Zoning County Office Building Townen, Maryland 21204

Dear Mr. DiNanna

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 Zien Rd. Wristing Zoning: R.D.P.

R.D.P.

I Special Hearing to permit the construction of tanks for the storage and sale of propans gas, and to permit the construction of tanks and pumping facilities for the same and sale of special to be used as in the same and sale of special to be used as facility, and such propans as and gasoline shall not be available to the general public and to serving the construction to the same and sale of the same and sale of the sale of th

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

Toed Service Communes: Prior to construction, renova-tion and/or installation of easipment for this food service facility complete plans and specifications were to admitted to the Division of Toed Protection, Baltimore County Department of Realth. for review and approval.

Comments on Itum 160 (continued)

this site may be subject to a parmit to construct and a parmit to operate may be subject to a parmit to construct and a parmit to construct and a parmit to define the subject of the parmit part of the parmit and processing equipment. Additional found is subject to the Division of Air Pollution and Industrial Bygione, beltimore County Department.

- 2 -

Very truly yours,

Thomas is. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/ca

Hay 6, 1974

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

RE: Special Hearing Potition

Itom 160 Clyde A. & Virginia Morris -

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 19, nor note than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Converte Exment JAMES B. BYRNES, ITI Chairman, Zoning Advisory Committee

JBB:JD

Posted by Illound F. Boland

Enclosure

cc: E. P. Raphel & Associates 201 Courtland Avenue Towson, Haryland 21204

Baltimure County, Marylan Bepartment Of Jubite Barks

May 2, 1974

COUNTY OFFICE BUILDING

Bures of Erginering ELLEWONYH M. DIVER. P. E. CHIEF

Mr. S. Eric Dikenna Zoning Commissioner County Office Building Towson, Karyland 2120b

Re: Item #160 (1973-197h)
Property Owner: Clyde A. & Yirginia Morris
S/S of Morris Rd., 17h! from the intersection of the S/S
of Morris Rd. 17h! from the intersection of the S/S
of Morris Rd. and the center of Mount Zion Rd.
Existing Zoning: Rp.D.P.
Proposed Zoning: Special Hearing to permit the construction of tanks for the storage and sale of propose
gas, and to permit the construction of tanks and pumping
facilities for the storing and selling of gasoline to be
and the storage of the selling of the selling of those
individuals using the selling of the selling of those
individuals using the selling of the selling of the selling as and gasoline shall not be available to the perentl
public and to permit the construction of a twilding to be
used as a convenient store, office, and information center 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 expalled for this property in connection with tem \$159 (1956-1959) remain valid and applicable to this Item \$150 (1971-197h). Those comments are referred to for your

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END-EAM-FUR-se

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

BALTIMORE COUNTY, MARYLAND FFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

April 11, 1974

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

Re: Item 160 - March 26, 1974 - 26c
Property Amer: Clyde and Virginia Morris
\$75 Morris Road, 174 feet from the intersection of the \$75 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 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 comping facility, and such propane gas and gasoline shall not be
autiful to the general public and to permit the construction of a
building to the general public and to permit the construction of a
center for the convenience and well being of those camping at the
District 6

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

Keeban C. Richard Moore Assistant Traffic Engineer

CRM/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

I Lem 160

Roparty Orner:
Location:
Present Zoring:
Proposed Joring:
Special Hearing to permit the construction of the S/S
RD.P., of Morris Rd, 174 from the intersection of the S/S
RD.P., of Morris Rd, the conter of Mt. Zion Rd.
For the storage and sale of propense gas, and to permit the construction of tanks for the storage and sale of propense gas, and to permit the construction of tanks and pumping facilities for the storage and sale of propense gas, and to be used only for the convenience and well being of those individuals using the capacing facility, and such propane gas and gasoline shall not be available to the general pubble and to permit the convenience of a building to be used as a convenient storage of the propagation of those camping at the facility.

District: 6th No. of Acres:

Dear Mr. DiNenne

No adverse effect on student population.

Very thuly yours, W. Wick tetrevil Field Representative

H. EMSLIC PARKS, PRESIDENT EUDENE C. HESS, WILLIAM

MARCHE M DETERME ALVIN LONESK

HIGHARD W. THATER JAMES

74-251-SPA 3 - SIGN

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland Date of Posting APTCIL 2) 1974 Posted for POTITION FOR SPORME HEARIN Petitioner: CAYDE. A. MOKRIS Location of property: S/S OF MCKRIS R1. 174' W OF MOUNT ZION RA Location of Signal S/S OF MERRY'S R. 190 Tes - WOF AT ZION Roll W/S OF MT. ZION Rd. 100'ten - NOT BONTHY, Rd O. WSOF GORO DILL Rd. 250'ter Remarks S of GENTLEY Rd.

uhn B. Howard, Noq. Cook, Mudd, Murray & M 409 Washington Avenue Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21264

Your Petition has been received and accepted

for filing this day of April

S. ERIC DINENNA

Petitioner clyde A. & Virginia Morris

Petitioner's Attorney John B. Howard cc: E. F. Raphel & Associates

Zoning Advisory Committee

Item 160

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY Toursen, Maryland

74-251-5PH

Date of return APRIL

District 6th Posted for: Percent Fee Spesial Heart	Date of Poeting MBY 3, 1974
	<u> </u>
Petitioner: Chyne A. Morres	
Location of property: 5/S of MORRIS Rd /	74' WOF MT. ZION Rd
Location of Signs: Q. 5/5 of Morris Rd 190 Q. Erreaman, Rd at Entrance to Morris	Ter-Wet MT. ZIEN Rd.
Remarks:	
Posted by Floring I. Baland	Date of return: 19147 10,1974

2-5,6NS .

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesaprake Avenue Towson, Maryland 21204

Your Petition has been received this

Petitioner's Attorney Norun HO This is not to be interpreted as acceptance of the Petition for assignment of a hearing

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	Ьу	date	by	date	by	date	b
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla		or des	cripti		
Previous case:			,	dan a						No

BALTIMORE COUN	EVENUE DIVISION	No. 1471	4
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	AMOUNT_	\$25.00	
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FFICE OF FINANCE	NTY, MARYLAND REVENUE DIVISION CASH RECEIPT	No.	15024
АТЕ Мау 22	, 1974 ACCOUNT 01		
	AMOUNT	\$258.75	
WHITE - CASHIER	PINK - AGENCY	YELLO	W - CUSTOMEN
	Meadows Recreation	Dame 7.	
Proela	nd, Md. 21053 Ising and posting of	-50110-5030	

CERTIFICATE OF PUBLICATION

OFFICE OF OFFICE OF OFFICE OF

OCOMMUNITY LIMIES

RANDALLSTOWN, MD. 21133 April 22 - 1974

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

was inserted in the issue/of April 18 - 1974.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

OCOMMUNITY LINES RANDALLSTOWN, MD. 21133 May 6 - 19 74

THIS IS TO CERTIFY, that the annexed advertised

OFFICE OF

STROMBERG PUBLICATIONS, Inc.

By Rush morgan

