

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202-1626  
TELEPHONE 410 347-8700  
FAX 410 752-7092

50 CORPORATE CENTER  
10500 LITTLE PATUXENT PARKWAY  
SUITE 750  
COLUMBIA, MARYLAND 21044-3585  
TELEPHONE 410 884-0700  
FAX 410 884-0719

JENNIFER R. BUSSE  
DIRECT NUMBER  
410 832-2077  
jbusse@wtplaw.com

WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515

410 832-2000  
DIRECT FAX 410 339-4027  
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW  
SUITE 400  
WASHINGTON, D.C. 20036-5405  
TELEPHONE 202 659-6800  
FAX 202 331-0573

115 ORONOCO STREET  
ALEXANDRIA, VIRGINIA 22314  
TELEPHONE 703 836-5742  
FAX 703 836-3558

June 25, 2015

Hand Delivery

Arnold Jablon  
Director,  
Baltimore County Permits, Approvals & Inspections  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: Beachmont Christian Camp - 6433 Mt. Vista Road  
11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District  
Spirit & Intent Request

Dear Mr. Jablon:

This office represents the Beachmont Christian Camp located in the Kingsville area of Baltimore County off of Mt. Vista Road. The Camp enjoys a Special Exception approval granted in Case #75-83-X. Since that approval was granted, approval was granted in Case # 89-489-SPH to permit an addition and pavilion. Thereafter, in Case # 94-50-SPH, some restrictions were lifted and some site plan modifications were permitted. On March 20, 1996, your office granted a Spirit & Intent request was approved to permit a revised parking layout.

At this time, the Camp is requesting Spirit & Intent relief to permit the construction of a 35' x 80' tractor shed. The location for this proposed shed is shown on the attached plan to accompany this request. My apologies but the shared boundary line for two parcels owned by Beachmont, specifically Parcels 96 and 527, are not shown on the site plan attached and the proposed shed will straddle this shared boundary line. For this reason, I am providing you with a My Neighborhood aerial which shows the boundary line and the approximate location of the proposed shed thereon.

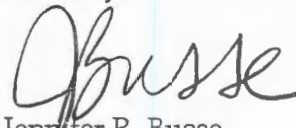
As demonstrated by the attachments, the proposed shed will be located in an area already containing camp improvements. The nearest property line is that shared with Parcel 620, a 15 acre parcel also owned by the Camp. (See, Case # 99-347-SPH wherein a Special Hearing was granted approving a non-density transfer from the Estate of Aimee Foard.)

Colon, Esquire

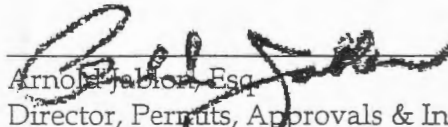
The proposed shed will not increase the intensity of the camp's operations but rather is simply necessary to permit the continuation of current activities in a cleaner and more aesthetically pleasing manner. The proposed shed will not create any adverse impacts to the area.

If you are in agreement with this request, please execute below and thank you for your consideration of this request. Please do not hesitate to let me know if you need anything further in support of this request. Attached hereto is my firm's check in the amount of \$150 representing payment for this request.

Sincerely,

  
Jennifer R. Busse

SPIRIT AND INTENT RELIEF APPROVED:

  
Arnold Jablon, Esq.  
Director, Permits, Approvals & Inspections  
Planner II: 

7/20/15  
Date

cc: W. Carl Richards  
Steve Freeman  
Craig Rogers  
Timothy M. Kotroco, Esquire

440609

Provisional approval, If contested approval will be removed, base on 85-245X and restriction #5.



# Land Development Map

Created By  
Baltimore County  
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BEACHMONT, INC., legal owner... of the property situate in Baltimore County and which is described in the description and lot attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.

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 of Baltimore County.

BEACHMONT, INC.  
By: Paul Trumble Legal Owner  
President  
Address: 305 W. Pennsylvania Avenue  
Towson, Maryland 21204  
Protestant's Attorney  
Ernest C. Trimble  
Address: Towson, Maryland 21204

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1974 at \_\_\_\_\_ o'clock \_\_\_\_\_ p.m.

(over)

JAMES D. NOLAN  
J. EARLE PLUMHOFF  
NORTH W. HARRISON  
WILLIAM W. HARRISON, JR.  
KENNETH H. HARRISON

September 27, 1974

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

Re: Special Exception for community building and other land and structures devoted to civic, social and recreational needs. Property located South of Mt. Vista Road, 1820 feet East of Harford Road.

Dear Mr. DiNenna:

Please enter the appearance of this office in the above entitled Petition for Special Exception scheduled for hearing on October 17, 1974 at 2:00 p.m.

By carbon copy of this letter to Ernest C. Trimble, Esquire, we are requesting a copy of the plat for the proposed special exception and the particulars of the intended use. Our office represents the owner of the property located on the North side of Mt. Vista Road and is concerned about the proposed use.

Sincerely,

James D. Nolan

JDN/vl  
cc: Ernest C. Trimble, Esquire  
305 W. Pennsylvania Ave. 21204



LAW OFFICES  
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON

305 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
301 829-5540

October 22, 1974

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

Re: Petition for Special Exception  
Beachmont, Inc.  
Case No. 75-83-X

Dear Mr. DiNenna:

Enclosed is a copy of the executed deed conveying the property to Beachmont, Inc. As explained, this deed will be recorded immediately following the expiration of the thirty (30) day appeal period.

On behalf of Beachmont, Inc., assuming a favorable decision, we would respectfully request that your department give its authority for the release of a building permit for the purpose of constructing the road from Mt. Vista Road into the property. It is imperative that such permission be granted immediately following the passage of your Order, otherwise the cold weather and freezing conditions would prevent the necessary work on the road this year.

Thanking you for your consideration and cooperation in this matter, I am

Very truly yours,

Ernest C. Trimble

ect'mb  
enclosure

1. That the above described property shall not be sold, mortgaged, leased or in any manner disposed of, or encumbered by voluntary or involuntary means during the lives of the Grantor herein, Aimee B. Foard, and the life of the Grantor's daughter, Ruthanna Foard, or the survivor of them.
2. That the above described property shall be used for the benefit of a non-profit charitable corporation or organization dedicated to the use and development of christian purposes.
3. That all plans for the construction of new buildings and plans for the renovation of any existing buildings shall be approved by the said Aimee B. Foard and her daughter, Ruthanna Foard, or the survivor of them, prior to commencing construction for such buildings, or renovation of buildings.
4. That no new building shall exceed three stories in height.
5. That no pigs or swine shall be kept in or on said property.
6. That all horses, cattle, dogs, cats, fowl or other animals kept in or on the property shall be kept in well constructed barns or appropriate buildings such as chicken houses, kennels, etc.
7. The above conditions and restrictions may be waived in whole or in part by the Grantor, Aimee B. Foard, during her lifetime and after the Grantor's death, by the Grantor's daughter, Ruthanna Foard, or the survivor of them.

AND THE SAID party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the within Grantor.

TEST:

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 3<sup>rd</sup> day of May, 1974, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared AIMEE B. FOARD, the within Grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: July 1, 1974.

THIS DEED, Made this 3<sup>rd</sup> day of MAY, in the year One Thousand Nine Hundred and Seventy-Four, by and between AIMEE B. FOARD, of Baltimore County, State of Maryland, party of the first part, and BEACHMONT, INC., a corporation duly incorporated under the laws of the State of Maryland, party of the second part.

WITNESSETH, That for and in consideration of the use and development of the above described property for christian purposes, the said AIMEE B. FOARD, does hereby grant and convey unto the said BEACHMONT, INC., a body corporate, its successors and assigns, in fee simple; subject to the right of reverter as set forth hereinbelow and the reservation set forth hereinbelow, all that tract of land situate, lying and being in the Eleventh Assessment District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING FOR THE SAME at the end of the fifteenth line in that parcel of land which by Deed dated February 18, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2436 folio 30 was granted and conveyed by William N. Foard and Aimee B. Foard, his wife, unto Samuel V. Baker, et al and running thence from said point of beginning and binding on the sixteenth line of the land described in the said Deed from William N. Foard and Aimee B. Foard, his wife, to Samuel V. Baker, et al South 50 degrees 02 minutes West 775.13 feet to intersect the South 35 degrees 15 minutes East 71.4 perch line in Deed dated June 15, 1838 and recorded among the Land Records of Baltimore County in Liber T.F. No. 304 folio 226 1:0m Thomas E. Gittings and wife to Jesse Garrett and also to intersect the South 35 degrees 15 minutes East 71.4 perch line in Deed dated October 3, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1873 folio 582 from Theodore F. Foreman and wife unto William N. Foard and Aimee B. Foard, his wife, and running thence and binding reversely on a part of said line North 35 degrees 15 minutes West 179.46 feet to a stone and then continuing said line North 35 degrees 15 minutes West 799.54 feet to the beginning of the said South 35 degrees 15 minutes East 71.4 perches line in the said Deed from Theodore F. Foreman and wife to William N. Foard and Aimee B. Foard, his wife, and thence running reversely with a part of the South 70 degrees 45 minutes East 65 perches line of the said Deed from Theodore F. Foreman and wife to William N. Foard and Aimee B. Foard, his wife, North 70 degrees 45 minutes West 130 feet, more or less, and thence for lines of division as now made as plated out with the courses and distances to correspond with the said Deed from Theodore F. Foreman and wife to William N. Foard and Aimee B. Foard, his wife, viz: North 25 degrees East 377 feet to a pipe; South 65 degrees 40 minutes East 201.5 feet to a pipe; North 34 degrees 15 minutes East 183.5 feet to a pipe; and thence South 54 degrees 15 minutes East 1108 feet, more or less, to a pipe set 129.47 feet from the beginning of the fifteenth line of said Deed from William N. Foard and Aimee B. Foard, his wife, to Samuel V. Baker, et al; thence with the said fifteenth line South 38 degrees 19 minutes West 133 feet more or less to the place of beginning. The above described parcel contains 20 acres of land, more or less.

BEING a portion of all those tracts of land which by Deed dated October 3, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1873 folio 582 was granted and conveyed by Theodore F. Foreman and wife unto William N. Foard and Aimee B. Foard, his wife, The said William N. Foard departed this life on April 27, 1967 whereby title became vested in Aimee B. Foard by right of survivorship.

The Grantor herein reserves for herself, her heirs, Personal Representatives and assigns, easements for the purpose of drawing water from the underground spring now existing on the property hereinbefore described, and to lay and maintain lines for withdrawing water from such spring for the benefit of the remaining property retained by the Grantor which was granted and conveyed unto her by the said Theodore F. Foreman and wife, by Deed dated October 3, 1950.

TOGETHER WITH the benefit of an existing 20 foot right of way leading from the southernmost side of Mt. Vista Road just East of the mansion and large barn to the property described hereinabove for purposes of ingress, egress, and regress to and from the said 20 acre parcel.

TO HAVE AND TO HOLD said tract of land and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said BEACHMONT, INC., a body corporate, its successors and assigns, in fee simple; subject to the condition that if the above described property is sold, mortgaged, leased or in any manner disposed of or encumbered by voluntary or involuntary means during the life of the Grantor herein, AIMEE B. FOARD, or the life of the Grantor's daughter, Ruthanna Foard, or the survivor of them, or if the property shall not be used for the benefit of a non-profit charitable corporation dedicated to the use and development of christian purposes, then the above described property shall immediately revert to the Grantor herein, AIMEE B. FOARD, if living, and if not living then said property shall immediately revert to the Grantor's daughter, Ruthanna Foard, after the death of the survivor of the Grantor, AIMEE B. FOARD, or the Grantor's daughter, Ruthanna Foard, then this right of reverter shall be extinguished.

The above described property is granted and conveyed subject to the following covenants, conditions and restrictions which shall run with and bind the land; and the grantee herein, as a part of the consideration for the property hereinabove described agree, for itself, its successors and assigns to be bound by the covenants, conditions and restrictions:

- 2 -

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 7, 1974  
FROM: William D. From, Director of Planning  
SUBJECT: Petition 75-83-X, Southwest side of Mt. Vista Road 1820 feet Southeast of Harford Road.  
Petition for Special Exception for Community Buildings, Swimming pools, Structural or land uses devoted to civic, social recreational, or educational activities.

Petitioners - Beachmont, Inc.

11th District

HEARING: Thursday, October 17, 1974 (2:00 P.M.)

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

The proposed uses would not be inconsistent with the character of the surrounding area.

We are concerned that the capacities of the surrounding roads are sufficient to accommodate potential traffic which may be generated by this use.

William D. From  
Director of Planning

WDF:NEG:rv

September 5, 1974

Ernest C. Trimble, Esq.  
305 W. Pennsylvania Avenue  
Towson, Maryland 21204

Re: Special Exception Petition  
Item 17  
Beachmont, Inc. - Petitioner

Dear Mr. Trimble:

This office has been advised by Mr. John Wimbley of the Project & Development Planning Office that the previous comments reflecting a possible conflict of the above referenced project with regard to the Baltimore County Subdivision Regulations has been resolved.

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 91 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

cc: Hollenberg Brothers  
709 Washington Avenue at York Road  
Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities, should be granted.

October 23, 1974

Ernest C. Trimble, Esquire  
305 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
SW/S of Mt. Vista Road, 1820'  
SE of Harford Road - 11th  
Election District  
Beachmont, Inc. - Petitioner  
NO. 75-83-X (Item No. 17)

Dear Mr. Trimble:

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

Very truly yours,

*/s/*  
S. ERIC DE MENNA  
Zoning Commissioner

SED/scw

Attachments

cc: Mr. Walter L. Danemore  
6515 Mt. Vista Road  
Kingsville, Maryland 21087

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of October, 1974, that a Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, educational activities should be and the same is GRANTED, from and after the date of this Order, subject to: 1) not more than 250 persons using the barn or proposed chapel area as indicated on the plat, 2) not more than 150 persons sleeping on the property at any one time, and 3) approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 15, 1974

Ernest C. Trimble, Esq.  
305 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Special Exception Petition  
Item 17  
Beachmont, Inc. - Petitioner

Dear Mr. Trimble:

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 south side of Mt. Vista Road, approximately 1820 feet southeast of Harford Road, in the 11th Election District of Baltimore County. It is presently improved with an existing dwelling, a mobile home, a barn and other various out buildings.

The petitioner is requesting a Special Exception and proposes to establish a day camp which will include the conversion of the existing structures into meeting rooms, kitchen and chapel. Two cabin structures are proposed as well as an open pavilion, and a pool and bathhouse.

Ernest C. Trimble, Esq.  
Item 17

Page 2  
August 15, 1974

This Committee is withholding approval of the subject petition until such time as the comments of the Project and Development Planning Office have been rectified.

Very truly yours,

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

JBB:JD

Enclosure

cc: Dollenberg Brothers  
709 Washington Avenue at York Road  
Towson, Maryland 21204

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN EVALUATION COMMENTS

September 5, 1974

Ernest C. Trimble, Esq.  
305 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Special Exception Petition  
Item 17  
Beachmont, Inc. - Petitioner

Dear Mr. Trimble:

This office has been advised by Mr. John Wimbley of the Project & Development Planning Office that the previous comments reflecting a possible conflict of the above referenced project with regard to the Baltimore County Subdivision Regulations has been resolved.

This petition is accepted for filing on this 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

cc: Dollenberg Brothers  
709 Washington Avenue at York Road  
Towson, Maryland 21204

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

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

August 7, 1974

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

Re: Item #17 (1974-1975)  
Property Owner: Beachmont, Inc.  
S/S Mt. Vista Rd., 1820' S/S of Harford Rd.  
Existing Zoning: R.S.P.  
Proposed Zoning: Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.  
No. of Acres: 20.2 District: 11th

Dear Mr. DeMenna:

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.

Highways:

Mt. Vista Road, an existing public road, is proposed to be improved in the future on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

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

Storm Drains:

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

Item #17 (1974-1975)  
Property Owner: Beachmont, Inc.  
Page 2  
August 7, 1974

Storm Drains: (Cont'd)

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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Additional drainage and utility easements will be required through this property for future public facilities.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the limits of the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "No Planned Service" in this area.

Very truly yours,

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

END:EHM:PHRIS

cc: G. Reier

Q-WE Key Sheet  
57 & 58 WE 31 & 32 Pos. Sheets  
WE 15 H Topo  
50 Tax Map

# Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
822-7210

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Beachmont, Inc.

Location: S/S Mt. Vista Road, 1820' SE of Harford Road

Item No. 17 Zoning Agenda July 16, 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 \_\_\_\_\_
- (X) 4. EXCEEDS 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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- ( ) 6. The Fire Prevention Bureau has no comments at this time.
- (X) 7. Improved roadway to handle fire equipment.

Reviewed: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

mls  
4/16/73

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 19, 1974

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

Z.A.C. Meeting of: July 16, 1974

Re: Item 17  
Property Owner: Beachmont, Inc.  
Location: S/S Mt. Vista Road, 1820' S.E. of Harford Road  
Present Zoning: R.D.P.  
Proposed Zoning: Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.

District: 11th  
No. Acres: 20.2

Dear Mr. DiNenna:

No effect on student population.

WJP/ml

Very truly yours,  
*W. Mark Petrovich*  
W. Mark Petrovich  
Field Representative



Maryland Department of Transportation  
State Highway Administration

July 18, 1974

Harry H. Hughes  
Secretary  
Bernard M. Evans  
Assistant Secretary

Mr. S. Eric DiNenna  
Zoning Commissioner  
Attn: Mr. James B. Byrnes III  
County Office Building  
Towson, Maryland 21204

Re: I.A.C. Meeting, July 16, 1974  
Item: 17  
Property Owner: Beachmont, Inc.  
Location: S/S Mt. Vista Road, 1820' SE of Harford Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.  
No. of Acres: 20.2  
District: 11th

Dear Mr. DiNenna:

The subject property is affected by the proposed Perring Parkway, however the area proposed for community use is clear of the proposed highway improvement.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*John E. Meyers*  
By: John E. Meyers

CLJ/Emj

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

## BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

July 17, 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 17, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: Beachmont, Inc.  
Location: S/S Mt. Vista Road, 1820' SE of Harford Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.  
No. of Acres: 20.2  
District: 11th

Prior to any building or renovation permit, complete soil evaluation must be conducted to meet Department of Health requirements. Approved water supply required.

Swimming Pool Comments: Prior to approval of a public pool on this site, complete plans and specifications of the pool and bathroom must be submitted to the Baltimore County Department of Health for review and approval.

Food Protection 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.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ncv  
CC-- J.A. Messina  
L.A. Schuppert

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



July 25, 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 #17, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: Beachmont, Inc.  
Location: S/S Mt. Vista Road, 1820' SE of Harford Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities.  
No. of Acres: 20.2  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The property as outlined appears to be in violation of the Subdivision Regulations of Baltimore County.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
JULIE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING AND ZONING DIVISION

FRANK H. DOLLENBERG  
PAUL H. DOLLENBERG  
JOHN F. KESSEL  
PAUL H. DOLLENBERG

DOLLENBERG BROTHERS  
Registered Professional Engineers & Land Surveyors  
708 WASHINGTON AVENUE AT YORK ROAD  
TOWSON, MD. 21204

VALLEY 8-4970

May 10, 1974

### Zoning Description

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

Beginning for the same in the center of Mt. Vista Road at a point distant 1820 feet southeasterly measured along the center of Mt. Vista Road from the center of Harford Road and running thence and binding on the land of the petitioners herein the six following courses and distances viz: South 32 degrees 10 minutes west 730 feet, North 53 degrees 50 minutes west 90 feet, North 65 degrees 40 minutes west 130 feet, South 14 degrees 15 minutes west 210 feet, North 65 degrees 40 minutes West 200 feet and South 14 degrees 15 minutes west 377 feet to the outline of the whole tract of which this parcel of land was a part, thence binding on said outlines the two following courses and distances viz: South 70 degrees 15 minutes East 130 feet and South 35 degrees 15 minutes East 970 feet, thence binding on the northwest outline of lots Nos. 5 and 4 as shown on the Revised Plat of Section 2 Brooknoll, the two following courses and distances viz: North 50 degrees 02 minutes East 775.33 feet and North 38 degrees 19 minutes East 133 feet, thence running the two following courses and distances viz: North 53 degrees 50 minutes West 1026.35 feet and North 32 degrees 10 minutes East 730 feet to the center of Mt. Vista Road and thence binding in the center of said road, North 53 degrees 50 minutes East 20 feet to the place of beginning.

Containing 20.2 acres of land more or less.

### 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<br>ZC, BA, CC, CA                    |          |    |                |    |                                  |    |         |    |           |    |
| Reviewed by: <i>WJP</i>                         |          |    | Revised Plans: |    | Change in outline or description |    | Yes     |    | No        |    |
| Previous cases:                                 |          |    | Map #          |    |                                  |    |         |    |           |    |

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *11* Date of Posting: *9/22/74*  
Posted for: *Planning Division, Lot 17, 1924 & 2000 Rd.*  
Petitioner: *S/S of Mt. Vista Rd. 1820' S.E. of Harford Rd*  
Location of property: \_\_\_\_\_  
Location of signs: *Signs posted on Harford Rd. on both S. & E. of property. 200 ft. back.*  
Remarks: \_\_\_\_\_  
Posted by: *WJP* Signature: \_\_\_\_\_ Date of return: *10/3/74*

H. EMELIE PARKS, Secretary  
CYNTHIA D. WEBB, Assistant Secretary  
MRS. ROBERT L. BERNY  
NATHAN M. WOLFMAN  
JOSEPH H. WOLFMAN  
ALVIN WOLFMAN  
E. HAROLD WOLFMAN, Jr.  
ROBERT H. WOLFMAN, Jr.  
MRS. MICHAEL A. WOLFMAN, Jr.

# CERTIFICATE OF PUBLICATION

ROSDALE, MD. Sept. 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md. One Time before the 17th day of October, 1974, the publication appearing on the 26th day of September, 1974.

THE OBSERVER.

Robert D. Lumb  
Advertising Mgr.

Cost of Advertisement \$20.70

# CERTIFICATE OF PUBLICATION

TOWSON, MD. September 26, 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. once in each of one time successive weeks before the 17th day of October, 1974, the first publication appearing on the 26th day of September, 1974.

THE JEFFERSONIAN,

Robert D. Lumb  
Manager.

Cost of Advertisement, \$.....

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 28th day of June, 1974. Item #.....

Eric Dinnema  
Zoning Commissioner

Petitioner Beachmont, Inc. Submitted by.....

Petitioner's Attorney Ernest C. Trimble Reviewed by Eric Dinnema

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

Item 17

Ernest C. Trimble, Esq.  
305 W. Pennsylvania 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 13th day of September, 1974.

Eric Dinnema  
S. ERIC DINNEMA,  
Zoning Commissioner

Petitioner Beachmont, Inc.

Petitioner's Attorney Ernest C. Trimble Reviewed by Ernest C. Trimble  
as: Dollens Brothers  
709 Washington Ave., at York Road (21204) Zoning Advisory Committee

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

No. 16950

DATE Oct. 17, 1974 ACCOUNT 01-662

AMOUNT \$60.55

WHITE - CASHIER YELLOW - CUSTOMER

Ernest C. Trimble, Esq.  
305 W. Penna. Ave.  
Towson, Md. 21204  
Petition for Special Exception for Beachmont, Inc.  
#75-83-X, 4 9 24 22 20 6 5 5 2 0 6

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

No. 15191

DATE Sept. 19, 1974 ACCOUNT 01-662

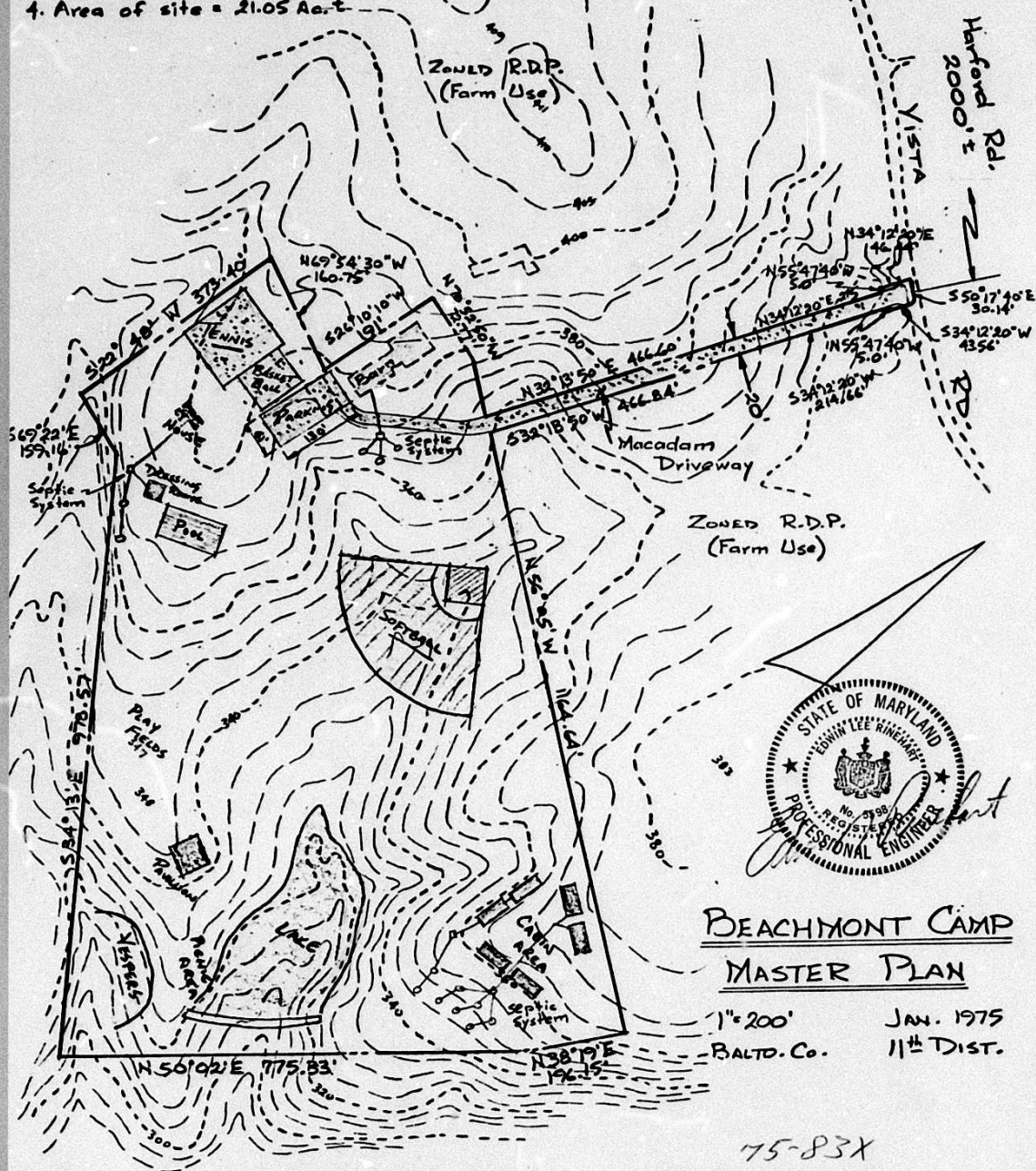
AMOUNT \$50.00

WHITE - CASHIER YELLOW - CUSTOMER

Ernest C. Trimble, Esq.  
305 W. Penna. Ave.  
Towson, Md. 21204  
Petition for Special Exception for Beachmont, Inc.  
#75-83-X, 4 9 24 22 20 5 0 0 2 0 6



1. Existing Barn to be converted for Chapel, Kitchen, and Staff Quarters.
2. House to be used for Director's dwelling.
3. Parking Area: 130' x 61'  
Stalls 9' x 18' = 27 Spaces
4. Area of site = 21.05 Aa. ±



75-83X