September 18, 1975

Mr. Thomas G. Pullen, Jr. Catonsville Historical Society, Inc. The Townsend House 1824 Frederick Road Catonsville, Maryland 21228

> RE: Catonsville Historical Society 1824 Frederick Road - 1st Election District

Dear Mr. Pullen:

I am in receipt of your letter of August 26, 1975, and accompanying correspondence, directed to you from Mr. Charles Lee, Chief, Bureau of Engineering Access Permits, dated August 19, 1975. Both letters address themselves to the subject of entrance requirements for the above referenced location

A review of the Order (Case No. 75-148-XSPH, granted February 10, 1975) indicated that the Special Exceptions for a museum and conservatory for music or other arts and for community buildings were granted subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning. In light of this fact, it would be necessary for you to file for the necessary building permits from Baltimere County in order that the appropriate agencies might be able to review the site plan and offer their respective comments on the proposed development.

Application for said permits, accompanied by eight copies of the site plan indicating all information as listed on the enclosed checklist may be made with Mr. John France, Department of Permits and Licenses, Room 100, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Mr. Thomas G. Pullen, Jr. Page 2 September 18, 1975

If you have any further questions regarding his matter, please feel free to contact this office.

Very truly yours,

S. ERIC DI NENNA Zoning Commissione

SED/NBC/scw Enclosure

cc: Mr. James E. Dyer Deputy Zoning Commissioner

> Mr. Nicholas B. Commodari Zoning Technician II

/ Case No. 75-148-XSPH

### PETITION FOR ZONING RE-CLASSIFICATION 75-118-X58H AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

( Stare Re. 96) Society, Irc.
I, or we, Catonsville Historical/legal owner. of the property st County and which is described in the description and plat attached hereto and made a part hereo hereby petition (1) that the zoning status of the herein described property be re-clas-

to the Zoning Law of Baltimore County, from an.



75

See attached description

ORBER

P ... M.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Museum, and Conservatory for

Nusic or other arts; community buildings, etc. 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 Excepti posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

inty.	$\alpha$
\$	Catonsville Historical Society,
Contract purchaser	Legal Owner
iress	Address 1824 Frederick Road
Short in Beau	Catonsville, Maryland 21228
Dorothy M. Beaman Petitioner's Attorney 405 W. Pennsylvania Avenue	Protestant's Attorney

Address Towson, Maryland 21204 ORDERED By The Zoning Commiss ioner of Baltimore County, this 12th \_\_\_\_day .... 197 A, that the subject matter of this petition be advertised as of December required by the Zoning Law of Baltimore County, in two newspapers ( g neral circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning issioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore .....day of January County, on the 13th

... 1975 at 1:00 o'clock

1/13/75

10.15

February 10, 1975

M's. Dorothy M. Beamar 405 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petitions for Special Exceptions and Special Hearing N/S of Frederick Road, 300' E of Rolling Road - 1st Election District Catonsville Historical Society, Inc. 75-148-XSPH (Item No. 96)

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

Very truly yours,

S FRIC DI NENNA

SED/scw

PETITION FOR SPECIAL HEARING

15-148-158H Stan 10.96

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Society, Inc.

I, or wc, Catonawille, Historical/Legal owner... of the property
splat attached hereto and made a part hereof, hereby petition for a Special
hearing Under Section 300.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a museum as part of a Conservatory for Music or other arts pursuant to Section (801.1 c 4)

Property is to be posted and advertised as prescribed by Zoning Regulations. lations.

I, or we, agree to pay expenses of above Special Hearing advertising, ing, etc., upon filing of this petition, and further agree to and are a bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law for Baltimore County.

Catonsville Higherical Society Contract Purchaser forth in Bearing Catonsville Maryland 21228 Petitioner's Attorney Protestant's Attorney

405 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 2th day ofmacember ... 1967h., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th. day of January 19675. at\_1:00\_o'clock P. M.

TEE 12 74 PM

detrimental to the health, safety or general welfare of the Community.

Petitioner plans to maintain the subject property in as good. if not better, condition as it was maintained as a private residence. Its general exterior appearance will not be changed and the interior will be used primarily as a show case for historical heirlooms of special importance to the Catonsville Community. The operation of the headquarters will be carefully supervised by the Chairman of the House and Grounds Committee who is charged with the duty of safeguarding the property and contents and providing all necessary maintenance services to insure its safe, healthful up-

2. The Petitioner's use of the property will not tend to create congestion in the roads of the Community.

Petitioner's headquarters is a former one-family residence located more than one hundred feet (100) from Frederick Road, on a lot approximately 225' by 225'. Meetings of the Board of Directors will be held at the headquarters and the Board is now comprised of sixteen (16) persons. Other meetings scheduled to be held at headquarters will be for a similar group of people - no more than would normally visit at a private residence from time to time. In addition to scheduled meetings the CATONSVILLE HISTORICAL SOCIETY will host an open house for visitors who wish to view the historical artifacts stored in the headquarters, on several occasions annually. Again, the traffic will not be any more congested than it would be for usual residential use.

3. There is no potential hazard from fire, panic or other damages as a result of Petitioner's use.

omplete electronic security system wired into the County Police Station. Because of the extra security precautions taken by the Society, the hazards are actually less than the hazards associated with normal residential use.

4. The Petitioner's use of the property will not cause overcrowding or undue concentration of population.

Petitioner's use of the property will have no effect on the population of the general locality, since it will house no more

IN THE MATTER OF

ZONING COMMISSIONER BALTIMORE COUNTY

SOCIETY, INC.

.............. BRIEF IN SUPPORT OF

PETITION FOR SPECIAL EXCEPTION

#### I. STATEMENT OF FACTS.

The CATONSVILLE HISTORICAL SOCIETY, INC. is a non-profit, nonstock corporation organized and incorporated under the laws of Maryland on July 25, 1973. The Society was formed as a result of the express wishes of MARY W. TOWNSEND who died on May 26, 1973. leaving a Last Will and Testament which was admitted to probate in the Orphans Court of Baltimore County. The Estate, No. 33601, was administered by First National Bank of Maryland and Edward Carr Minor, the co-personal representatives named in the Will. Under the terms of the Will, MRS. TOWNSEND devised and bequeathed her residential property and all the contents thereof to the CATONSVILLE HISTORICAL SOCIETY, if such a Society was in existence at the time of her death, and if such a Society was not in existence, she directed that one be established. The Will also provided that a Residuary Trust be established, naming the First National Bank of Maryland and Edward Carr Minor as Co-Trustees. The Trustees are directed to pay over the income from the residuary trust to the CATONSVILLE HISTORICAL SOCIETY.

The Co-Personal Representatives granted and conveyed real property consisting of a two story brick dwelling, a two story frame workshop and a two car garage situate on approximately 1 and 162/1000 acres of land, known as 1824 Frederick Road. The Deed from the Personal Representatives to the CATONSVILLE HISTORICAL SOCIETY, INC. is recorded among the Land Records of Baltimore County in Liber No. E.H.K., Jr. No. 5452, Folio 931. In addition the late MRS. TOWNSEND bequeathed all of her tangible personal property including valuable antiques to the Society.

The Society plans to maintain MRS. TOWNSEND'S residence at 1824 Frederick Road, Catonsville, Baltimore County, Maryland, as the headquarters of the Society. This headquarters will be used in the following ways:

> 1. Meeting place for the Society and other groups with similar interests (such as DAR, etc.).

5. Petitioner's use will not interfere with adequate provisions for schools, parks, water, sewerage, transportation, light and air or other public conveniences.

Petitioner's use of subject property will have no effect on public conveniences. At no time will the subject property house more than one family, so that the Society will not require nor utilize more Community services than any other one-family dwelling in Catonsville.

#### CONCLUSION

CORNELL & OFERRALL

Petitioner respectfully submits that its use of the subject property as a museum as part of a conservatories for music or other arts and as a community building is not only a proper use qualifying for a special exception, but is a worthwhile community project which will not create any problems in the neighborhood. For all the reasons stated above, Petitioner prays that its request for a special exception be granted.

> Dorothy M. Beaman Dorothy MJ Beaman 343 North Charles Street Baltimore, Maryland 21201 727-4700 Attorney for Petition

2. Open for tours by visitors to the area and local groups.

3. Use as a historical museum.

4. Center for the gathering, storing and conservation of historical data, books, manuscripts, maps of local interest.

5. Center for the gathering, storing and conservation of antiques of local interest.

In addition, the Society will function as a disseminator of historical information, both by making available research information to history students and other interested persons and by presenting programs to the general public, including lectures, slides, exhibits, etc. concerning all aspects of the historical development of the Catonsville area including land use, industry, family heritages, agriculture, art, etc.

The subject property is currently zoned residential, D.R.S.S. The Petitioner is respectfully urging the Zoning Commissioner to approve a special exception for the historical society's use of the property as a conservatory for music or other arts and community building for educational and historical use.

#### QUESTIONS FOR REVIEW:

1. Will use of the subject property be detrimental to the health, safety or general welfare of the Community?

2. Will the Petitioner's use of the subject property tend to

create congestion in the roads of the Community? 3. Is there a potential hazard from fire, panic or other

dangers as a result of the projected use? 4. Will the Petitioner's use of the property cause over-

crowding of undue concentration of population?

5. Will Petitioner's use interfere with adequate provisions for schools, parks, water, sewerage, transportation, light and air or other public conveniences?

#### ARGUMENT.

CORNELL B O'FERRALL

1. The Petitioner's use of the subject property will not be

- 2 -

HARRISON ASSOCIATES INC ARCHITECTS - ENGINEERS - PLANNERS

October 24, 1974 Revised November 1, 1974

DESCRIPTION FOR SPECIAL EXCEPTION Catonsville Historical Society First Election District Baltimore County, Maryland

BEGINNING for the same on the North side of Frederick Rod (Maryland Route 144) at a point distant 300 feet,more or less, easterly from bolling Road; and running thence from said Frederick Road vit:

1. North 04 degrees 34 minutes East 225.00 feet to an iron pipe heretofore set;

South 86 degrees 15 minutes East 225.00 feet to an iron pipe heretofore set;

South 04 degrees 34 minutes West 225.00 feet to an iron pipe heretofore set on the North side of the aforementioned Frederick Road; thence binding

4. North 86 degrees 15 minutes West 225.00 feet to the place of beginning.

CONTAINING 1.162 acres of land, more or less.

SUBJECT to a sewer and water right-of-way 10 feet wide along the first line mentioned above.

BEING part of that parcel of land described in a deed dated February 11, 1919 and recorded \_ song the Land Records of Baltimore County, Maryland in Liber W.P.C. 557, Folio 113.

BEING the same parcel of land which by deed recorded June 11, 1974 among the Land Seconds of Baltimore County, Maryland in Liber 5452, Folio 931, was granted and conveyed by Edward C. Amior and First National Bank of Maryland, Personal Representative of the Estate of Mary M. Townsend, to Catonsville Historical Society.

BRANCH RICHMOND, VIRGINIA 2910 West Clay Street 23230 ph (804) 359-1625 TLVANIA - 465 South Pine Street - 17403 - ph (717) 845-6605

- 3 -

	Pursuant to the advertisement, posting of property, and public hearing on the above Petition an
	it appearing that by reason of the requirements of Section 502. 1 of the Baltimore
	County Zoning Regulations having been met, the Special Exceptions for a
	Museum and Conservatory for Music or other arts and for Community
	Buildings should be granted.
1	
63	
Ja.	TT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10
500	day of February
Las	Conservatory for Music or other arts and for Community Buildings should be
West	and the same is GRANTED, from and after the date of this Order, subject to
1 1	the approval of a site plan by the State Highway Administration, the
ta.	De artment of Public Works, and
2	the Office of Planning and Zoning. Zoning Commissioner of Baltimore County
	Pursuant to the advertisement, posting of property and public hearing on the above petition
	and it appearing that by reason of
	the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
	GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	o:, 197 that the above re-classification be and the same is hereby
	DENIED and that the above described property or area be and the same is hereby continued as and
	to remain azone; and/or the Special Exception for
	be and the same is hereby DENIED.
	7
	Zoning Commissioner of Baltimore County

Maryland Department of Transportation State Highway Administration

Harry R Hughes Bernard M. Evans

Dr. Thomas G. Pullen, Jr. 7 South Tecchwood Evenue Catonsville, Md. 21228

No. Batthore County
North side 1234 Frederick
Road (Boute 144) Sove
East of Jolling Board
Catonsville Historical Society, June,
To 1917 - 19594

From conversition at our menting of February 24, 1975, it is our understanding that the subject site is no mound as a duseum, one of the Fubility at only a few times a year. Settlings of Countities, would be held but not the full membership of the Lockey. Farking for the general gubilic would be on the Five Caks feel site, and not on the Section 1989.

Considering the foregoing, you need not improve the major portion of the property frontage as stated in our latter of Newborr 20, 1974, to the Zening Commissioner, however, the entrance makes widened to a winning width of 251 and must be paved with 9° of blackers. A minimum of the traveled way to the right of way line. A minimum of curb and gutter will be required as indicated on the attached plan.

The construction would be done under permit from the itale Hiphay Administration. A performance bond in the assume of 51,000,00 will be required along with application for permit, engineering fee and four (4) compared of the revised plan. Transmitted orrewith are copies of the 40 licution forms for your upon.

If you have any further questions please contact the writer. (Phone: 3:3-4321).

Very truly yours,

Encl.

Charles Lee, Chief Bureau of Engineering Access Permits

cc: Mr. E. DiNenna



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

Pursuant to the advertisement, posting of property, and public hearing on the above Betition and it appearing that by reason of the following finding of facts\_that\_in accordance with the power granted unto the Zoning Commissioner by Sections 500, 6 and 500, 7 of the Baltimore County ations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, IS ORDERED by the Zoning Commissioner of Baltimore County-this day of February , 1975 , that the herein Petition for a Special Hearing to approve a museum as part of a Conservatory for Music or other arts should be and the same is GRANTED, from and after the date of this U Order Aconing Commissioner of Baltimore County O Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of\_\_\_\_ the above Special Hearing should NOT BE GRANTED. IT IS OPDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_day of\_\_\_\_\_, 196\_\_, that the above Special Hearing be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

FIVE OAKS SWIMMING POOL, INC.

P.O.Box 9316, Baltimore, No. 21228

January 11, 1975

0

0

Catonsville Historical Society, Inc. Catonsville, Maryland

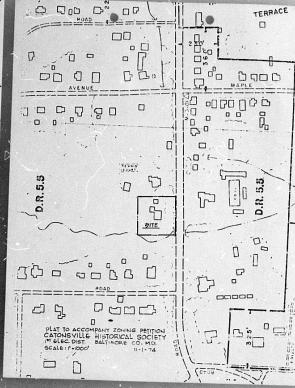
The Board of Directors of Five Oaks Scienting Fool, Inc., south side of 1800 Block Frederick Road, agree to cooperate with the Datomartile Historical Society on the occasions of special crushes hold at the Townsend Property during the winter months by upon the request of the officer, let on the front of their property upon the request of the officer of the Board of Directors of Five Oaks Scienting Fool, Inc.

Very truly yours,

PIVE DAKS SATHRING POOL, INC.

Laure S. Peters Louise S. Peters, President

D.R.5.5 BI BL-CNS D.R.3.5 BLE D.R. 5.5 MR D.R.3.5 ₹. 3.5 D.R.3.5 D.R. 2 PUB. D.R. 2 D.R. 3.5 D.R. 3.5 PLAT TO ACCOMPANY ZONING PETITION CATOMS VILLE HISTORICAL SOCIETY 15° ELEC DIST. BALTIMORE CO. MD SCALE-(1'=1000' 11-1-174 ML D. R. 2 D.R.3.5



75.145 BALTIMORE COUNTY, MARYLAND

> DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E.

December 17, 1974

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

Item 96 - ZAC - November 26, 1974 Property Owner: Catonsville Historical Society, Inc. Location: N/S of Frederick Rd. 300 ft. E of Rolling Rd.

Location: M/S of Frederick Rd. 300 ft. E of Rolling Rd.
Estisting Zonnig: D.R. b.5.
Proposed Zoning: Special Exception for museum and conservatory
for music or other arts; community building,
part of a conservatory for music or other arts
pursuant to Section (801.1.C.4).

No. of Acres: 1.62
District: lat

The subject petition is for a special exception for a museum, conservatory for music and other arts, community building, etc. If there is to be no expansion of the existing buildings, no major traffic problems are anticipated. The parking lot should be revised to meet county standards.

Michael S. Flan

MSF/1b

						9				
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								9		
Granted by ZC, BA, CC, CA										
eviewed by: 37 H			С	hange	d Plan	line o	or desc	riptic	on	

Dear Mr. DiNenna:

Michael S. Flanigan Asst. Traffic Engineer

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to improper grating or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Very truly yours.

Felsword & Diver

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

The submitted plan must be revised to indicate the present and/or proposed means of providing potable water, and sewage disposal for this property, and the location of public water mainwand sanitary sewerage in relation to this site.

Property Owner: Catonsville Historical Society, Inc.

Page 2 November 29, 197h

Storm Drains: (Cont'd)

Water and Sanitary Sewer:

END: FAM: FWR: 85

H-SE Key Sheet 11 SW 27 Pos. Sheet SW 3 G Topo

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

XXXXXXXXXXXXX ranklin T. Hogans

ZONING AUMINISTRATIO BEALTS DEPARTMENT

> BUREAU OF DEPARTMENT OF TRAFFIC ENGINEER

STATE HIGHWAY BUREAU OF ENGINEERING

PROJECT AND EVELOPHENT PLANS

December 12, 1974

Dorothy M. Beaman Attorney at Law 405 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Special Exception Petition Item 96 Catonsville Historical Society, Inc. - Petitioner

Dear M's. Beaman

The Zoning Plans 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 currently improved with a two-story brick and frame dwelling and two accessory structures (garage and storage). Adjacent properties on the sides and rear are also improved with dwellings similar in structure, age, and apparent value.

The petitioner is requesting a Special Exception to utilize this property as a maseum. Off street parking as proposed to accommodate this museum use is, as evidenced in comments of several members

Dorothy M. Beamar Attorney at Law Re: Item 96 December 12, 1974

Page 2

of this Committee, not in compliancé with Baltimore County standards, and should be revised accordingly.

Further, it is the opinion of this Committee that although this parking area is sufficient to satisfy requirements of the use as stated on the plan, the true scope of this request for "community building", if granted without restriction, permits various other utilizations of greater intensity, which may render this parking area inadequate.

Please note with particular interest comments of the Bureau of Engineering, State Highway Administration, and Health Department as to revisions necessary to the

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time or the the hearing date and time or the hearing date and time of the hearing date and time of the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, J. Chairman, Zoning Plans Advisory Committee

FTH:JD

Englosure

cc: Harrison Associates, Inc. 25 Dutton Avenue Baltimore, Maryland 21228

Maryland Department of Transpor

Bernard M. Evans

November 20, 1974

Mr. S. Erie DiNenna Zoning Commissioner County Office Bldg. Md. 21204

Attention: Mr. Franklin T. Hogans, Jr.

RE: Z.A.C. Meeting Hovember 26, 1974 Item 96. Property Owner: Catonsville Historical Society, Inc. Location: M/S of Frederick xd. (Ree 144) Existing Zoning:
DR. 5.5
Proposed Zoning: Special Exception
For museum 6 conservatory for
music or other artistoommunity
building, etc. Special Hearing
to approve a museum as part of
a conservatory for music or other
arts pursuant to Section (80.1
C.40). Mo. Of Acres: 1.160. ed. (Rte 144) Existing Zoning: District: 1st

14 16,000 vehicles

The thrum parking spaces parallel to the entrance are undesireable. In order to leave these spaces vehicles must back out of the entrance onto the highway. This manuver would be hazardous. The parking lot must be redesigned to provide a more suitable arrangement.

The geometrics of the proposed entrance is not in conformance with current standards. The entrance must have a minimum width of 25%. There must be a minimum of 5% targent curb from the property line to the radius into the entrance. The radius of the returns must be reduced to a maximum radius of 20%. The radius could be reduced to 10%.

The curb must be extended along Frederick Road for the full frontage of the property. The roadside face of curb is to be 24' from and parallel to the center-line of Frederick Road.

The shoulder area from the existing edge of paving to the proposed roadside The 1973 average daily traffic count for this section of Frederick Road

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

The plan should be revised prior to the hearing.

CL:JEM:rf

Very truly yours, Charles Lee Chief Bureau of Engineering Access Permits November 20, 1974

Mrs. Erie DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

by: J.E. Meyers

#### Baltimore County, Maruland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 2120

Bareau of Engineering

November 29, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Re: Item #96 (1974-1975) Item #90 (19/A=-17/2)
> Property Ouncer: Catonaville Historical Society, Inc.
> N/S of Frederick Ed., 3001 E. of Folling Rd.
> Existing Zoning: D.R. 5,5
> Proposed Zoning: Special Exception for museum & conservatory from rusio or other arts; community bullding, etc. Special Hearing to approve a museum as part of a conservatory for music or other arts pursuant to Section Hol.1.C.h).
> No. of Acres: 1,162 District: lst

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.

Frederick Boad (Md. Mhh) is a State Boad; therefore, all improvements, inter-sortions, entrances and drainage requirements as they affect the road cose under the jurisdiction of the Naryland Highaya Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltioner County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a ordinent pollution problem, demantap private and public holdings downstream of the property. A grading parmit is, therefore, moreosary for all grading, including

The submitted plan must be revised to indicate the existing stream along the sternmost portion of this site, and the existing culvert beneath Frederick Road at

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.

Baltimore County Fire Department

J. Austin Deit:



Towson, Maryland 21204

825-7310

Office of Planning and Joning Baltimore County Office Building Towson, Harvland 2120h

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Catonsville Historical Society, Inc.

Location: N/S of Frederick Rd/ 300 ft. E of Rolling Road

Item No. 96

Zoning Agenda November 26, 1974

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 read in accordance with Palitinore County Standards as published by the Department of Public Norke.

( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() is. The site shall be made to comply with all applicable parts of the Fire Frewention Code prior to company or beginning of operations.

(xx) 5. The buildings and structures existing or proposed on the letter shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occumence. Change of occumence remired. to occupancy. Change of occupancy required.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Moted and faul H Reinche Reviewer: At Thom Planning Group Special Inspection Division

Deputy Chief

Fire Prevention Bureau

JEFFERSON BUILDING WSON, MARYLAND 21204

November 25, 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

Dear Mr. DiNenna:

Comments on Item 96, Zoning Advisory Committee Necting, November 26, 1974, are as follows:

Property Owner: Catonsville Historical Society, Inc.
Location: N/S of Trederick Ed. 190 ft. E of Rolling Rd.
Rd. Scients: D.R. 5.5
Proposed Zoning: D.R. 5.5
for numse or other arts; community building,
etc. Special Hearing to approve on the community of the com

Revised plot plan showing utilities needed.

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.

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

Very truly yours,

thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

"HVB/nce

CC--W.L. Phillips L.A. Schuppert

WILLIAM D. FROMS



December 10, 1974

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

Dear Mr. DiNenna

Comments on Item #96, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Catonsville Historical Society, Inc.
Location: N/S of Frederick Road 300 ft . E. of Rolling Road
Esithing Zoning: D.R.5.5
Proposed Zoning: Special Fxception for museum and conservotory for music or other arts;
community building, etc. Special Hearing to approve a museum as part of a conservotory
for music or other arts pursuant to Section (801.1.C4).

No. of Acres: 1.162 District: 1st

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 mode cover

The parking as shown on the site plan does not meet County standards and will not function without

The site plan should indicate an area for parking cars when the Historical Society hosts an open house

Very truly yours, John Z Wimbles John L. Wimbley
Planning Specialist II

Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

PLANNING 494-3211

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: November 12, 1974

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

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

Property Owner: Catonsville Historical Society, Inc.
Location: N/S of Frederick Rd., 300 ft. E. of Rolling Rd.
Present Zoning: D.R. 5.5

Present Zoning: D.R. 9.5 Proposed Zoning: Special Exception for museum and conservatory for music or other arts; community building, etc. Special Hearing to approve a museum as part of a conservatory for music or arts pursuant to Section (BOI.I.C.4).

District: No. Acres:

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours. to Thek telegral W. Nick Petrovich

WNP/ml

H. EMBLIE PARKS, PARKENT CUGENE C. HESS, est PRESSEN MRS, ROBERT L. BERNEY

MARCUS M. BUTHANIS JOSEPH N. M.GOWAN

BULTIMORE COUNTY, MAINLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date January 6, 1975

William D. Fromm, Director of Planning

SUBJECT Petition #75-148-X.SPH. North side of Frederick Road 300 feet East of

Petition for Special Exception for Huseum and Conservatory for Music Petition for Special Exception for Huseum and Conservatory for Music or other arts.

Petition for Special Exception for Community Buildings Petition for Special Husering for a Huseum as part of a Conservatory for Music or other arts.

Petitioner - Catonsville Historical Society, Inc.

1st District

HEARING: Monday, January 13, 1975 (1:00 P.M.)

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

A museum as proposed could be compatible with the character of the surrounding development providing the County parking requirements.

Willia D. Fromm, Director Office of Planning and Zoning

WDF:NEG:rw



CATONSVILLE, MD. 21228 December 26 19 74

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTH SIDE OF FREDERICK HOAD was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for one 

the same was inserted in the issues of December 20,1974

a Course

STROMBERG PUBLICATIONS, Inc.



Commissioner and/or Deputy ng Commissioner should ap e a museum as part of a Con-atory for Music or other arts. if that parcel of land in the District of Baltimore County EGINNING for the same on lish th side of Frederick Road (Mary 2. South 56 degrees 15 minutes East 225.00 feet to an iron pipe

# CERTIFICATE OF PUBLICATION

TOWSON, MD. December 26 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., omoexinxeach of one time successive weeks before the 13th day of \_\_\_\_\_January\_\_\_\_\_\_, 19\_75 the first publication appearing on the \_\_\_\_ 26th\_day of \_\_\_\_ Ducamber\_\_\_ 19. 74

> THE JEFFERSONIAN, G. Leanh Structon

Cost of Advertisement, \$

2-SiGNS

75-148-XSPH

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY

District. 1 4t Date of Posting Dec Posted for Patting Dec Stevent Exception () Stevent Here of Posting Dec Stevent Here of Posted for Patting Posting Dec Stevent Here of	MRING
Petitioner: (# 1005 VILLE TILS TORI CAL COCIETY /NC	
Location of property: N/S OF FREDERICK Rd 300' E OF ROLL	ing Rd.
Location of Signa: FRENT 1824 FREDERICK Rd.	
Remarks: Posted by Chouras R. Roland Date of return: JAN. 3,	1975

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

Your Petition has been received and accepted for

Petitioner Society, Inc.

Petitioner's Attorney Dorothy M. Bessen Reviewed by Franklin

Chairman, Zoning Advisory

APR 17 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 6th day of

Zoning Commissioner

Petitioner Catalysille hunsil Society Submitted by Bearand Dorothy
Petitioner's Attorney Ecanaly Reviewed by Fife have

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

#### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapa ake Avenue Towson, Maryland 21204

Your Petition has been received \* this 6th day of

November 1974. Item #

S.Eric DiNenna, Zoning Commissioner

Petitioner Catousonle Huteria Societ Esubmitted by Dorothy M. Beaucar.
Petitioner's Attorney Reagual Reviewed by FTHogshir

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FRAME MEVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE DOCUMENT 18, 197/JACCOUNT 01-662

AMOUNT \$50.00

MISCELLANEOUS CASH RECEIPT
DATE DOCUMENT 18, 197/JACCOUNT 01-662

AMOUNT \$50.00

AMOUNT \$50.00

AMOUNT \$50.00

AMOUNT \$50.00

AMOUNT \$50.00

FOR ANALY

FORMON, Md. 2120/J.
FORMON, Md. 2

BALTIMORE COUNTY, MARYLAND orice or Finance . 17439

MISCULANEOUS CASH RECEIPT

Jan. 13, 1975 ACCOUNT 01-662

AMOUNT \$80.75

MILE CASHEE . FR. THAT ASKEY
Thomas G. Puller, Jr. 7

South Recchood Area
Catomarille, Md. 21228
Aiventifier and posting of property for

Catonsville Historical Society, Inc. --- #75-148-SPE



