

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, B.P.O.E. Towson Lodge 469, legal owner... 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 (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 ~~map~~ 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 Elks Lodge #469 (Community Building, Swimming Pool, Civic, Social, & Recreational Area).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser B.P.O.E. Towson Lodge 469 Legal Owner
Address Towson, Maryland Address Towson, Maryland
Petitioner's Attorney W. Lee Harrison Protestants Attorney John W. Hessian, III
Address 306 W. Joppa Road Address Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1975, 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 25th day of February, 1975, at 10:00 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
NW/S of Padonia Road, 700' SW of Happy Hollow Road - 8th Election District
B. P. O. E., Towson Lodge No. 469 - Petitioner
NO. 75-169-X (Item No. 55)

This matter comes before the Zoning Commissioner as a result of a Petition filed by B. P. O. E., Towson Lodge No. 469, herein known as the Towson Elks Lodge, for a Special Exception for a community building, swimming pool, civic, social, and recreational area. The subject property is located on the northwest side of Padonia Road, 700 feet southwest of Happy Hollow Road, in the Eighth Election District of Baltimore County, and contains 20.129 acres of land, more or less.

Testimony on behalf of the Petitioner indicated that the Towson Elks Lodge presently has a membership of 560, has been in existence for approximately 77 years, and is located at 4 West Pennsylvania Avenue, Towson, Maryland. The subject property was acquired by the Towson Elks Lodge in 1972. As indicated on the plat submitted herein with their request, a club house lodge building and other recreational uses and facilities are proposed.

Residents of the area, in protest to the subject Petition, indicated that the intersection of Padonia and Happy Hollow Roads is a hazardous intersection. Padonia Road is a narrow winding country type road and is only 26 feet wide at the entrance to the subject property. They were fearful that the granting of the Special Exception would over congest Padonia Road and also affect the level of the water table. Several residents of the area indicated that, in the past several years, their wells have gone dry, causing the drilling of additional wells. It should be noted that public water and sewer facilities are not available to the subject property.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Special Exception should not be granted. Section 502.1 of the Baltimore County Zoning Regulations states:

"Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air."

The burden of meeting these prerequisites is borne by the Petitioner, and, in the instant case, this burden has not been met. The Petitioner was unable to prove that the granting of the Special Exception would not tend to create congestion in roads, streets, or alleys therein, relating said use to the existing Padonia Road. Further, there was no appropriate evidence presented by the Petitioner that the proposed use would not further create additional problems with reference to the wells and the water table in the area; in other words, that the granting of the Special Exception would not be detrimental to the health, safety, and general welfare of the locality involved.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of June, 1975, that the Special Exception for a com-

-2-

community building, swimming pool, civic, social, and recreational area be and the same is hereby DENIED.

W. Lee Harrison
Zoning Commissioner of
Baltimore County

LAW OFFICES WEINBERG AND GREEN

NINETEENTH FLOOR
10 LIGHT STREET
BALTIMORE, MD. 21202

SUITE 801
401 WASHINGTON AVENUE
TOWSON, MD. 21204
FIRM TEL. (301) 332-8800

332-8812
WRITER'S DIRECT DIAL NUMBER

September 7, 1976

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: #75-169-X, B.P.O.E. Towson Lodge #469, Padonia Road southwest of Happy Hollow Road

Gentlemen:

Please dismiss the appeal filed in connection with the above captioned case on behalf of the Petitioner.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

CC: David D. Downes, Esq.
John W. Hessian, III, Esq.

BEGINNING at a point on the Northwest side of Padonia Road 700 feet Southwest of Happy Hollow Road, thence running the 12 following courses and distances. North 51 degrees 10 minutes 10 seconds West 300 feet, North 36 degrees 55 minutes West 319.23 feet, North 53 degrees 5 minutes East 244.31 feet, North 36 degrees 55 minutes West 838.28 feet, South 53 degrees 17 minutes 30 seconds West 1003.85 feet, South 49 degrees 59 minutes 30 seconds East 63.75 feet, South 28 degrees 56 minutes 30 seconds East 616.79 feet, North 43 degrees 04 minutes 30 seconds East 524.49 feet, South 36 degrees 55 minutes East 660.0 feet, North 38 degrees 49 minutes 50 seconds East 275.0 feet, South 51 degrees 10 minutes 10 seconds West 300.0 feet and North 38 degrees 49 minutes 50 seconds East 50.0 feet and thence to the place of beginning.



#55

January 9, 1975

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

RE: Special Exception Petition
Item 55
B.P.O.E. Towson Lodge 469
Petitioner

Dear Mr. Harrison:

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

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:TD

cc: Joseph D. Thompson, Land Surveyor

LAW OFFICES WEINBERG AND GREEN

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10 LIGHT STREET
BALTIMORE, MD. 21202

SUITE 801
401 WASHINGTON AVENUE
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FIRM TEL. (301) 332-8800

332-8812
WRITER'S DIRECT DIAL NUMBER

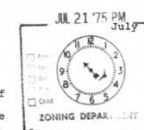
(301) 332-8812

BALTIMORE OFFICE
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204

TOWSON OFFICE
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204

S. Eric DiNenna, Esquire
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S of Padonia Road, 700' SW
of Happy Hollow Road -
8th Election District
B.P.O.E., Towson Lodge No. 469,
Petitioner
NO. 75-169-X (Item No. 55)



Dear Mr. DiNenna:

Please note an Appeal to the County Board of Appeals from your Decision and Order dated June 23, 1975 in connection with the above-captioned matter on behalf of the Petitioner.

I enclose herewith a check in the amount of Seventy-five dollars (\$75.00) to cover the costs in the same.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

8/enc

Herbert A. Davis
Herbert A. Davis

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ZONING DISTRICT: _____
 By: _____

Mr. Arthur D. McComas
Falls Road Community Association
Falls Road
Cockeysville, Maryland 21030

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EVALUATION	COMMENTS

Reviewed by: _____
cc: Joseph D. Thompson, Land Surveyor

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 17, 1974

W. Lee Harrison, Esq.
306 W. Joppa Road
Towson, Maryland 21204

RE: Special Exception Petition
Item 55
B.P.O.E. Towson Lodge 469 -
Petitioner

Dear Mr. Harrison:

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 northwest side of Padonia Road, approximately 700 feet southwest of Happy Hollow Road, in the 9th Election District of Baltimore County. The entire site is presently unimproved and is heavily wooded.

Various residential uses exist along the frontage of Padonia Road, as well as a residential subdivision to the southwest.

The petitioner is requesting a Special Exception for a community building and proposes a lodge with a first floor area of 10,000 square feet for social and recreational functions, and a second floor area of 10,000 square feet for offices. Additionally, a swimming pool, ball field, tennis courts and pavilion are indicated

W. Lee Harrison, Esq.
Re: Item 55
October 17, 1974

Page 2

as part of the proposed development. Off street parking is proposed for 279 vehicles.

This Committee is withholding approval of the subject application until such time as the site plans are revised to reflect the comments of the Project and Development Planning Office.

Very truly yours,

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

JBB:JD

Enclosure

cc: Joseph D. Thompson, Land Surveyor

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

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

September 27, 1974

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

Re: Item #55 (1974-1975)
Property Owner: B.P.O.E. Towson Lodge 469
N/S of Padonia Rd., 350' S/W of Happy Hollow Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for Elks Lodge #469
(community bldg., swimming pool, civic, social and recreational area)
No. of acres: 1,000' x 1,000' District: 9th

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.

Highways:

Padonia Road, an existing public road is proposed to be improved in the future as a 40-foot closed section roadway on a 60-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 and shall be constructed in accordance with Baltimore County Design Standards.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

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

Item #55 (1974-1975)

Property Owner: B.P.O.E. Towson Lodge 469
Page 2
September 27, 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.

Drainage and utility easements and/or reservations are required through this property.

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.

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which lies beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates Planned Service in the area in 11 to 30 years.

Very truly yours,

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

END:RAM:PW:iss

cc: J. Somers

3-W Key Sheet
59 & 60 NW 12 & 13 Pos. Sheets
NW 15 C & D Topo
57 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

425-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: B.P.O.E. Towson Lodge 469

Location: NW/4 of Padonia Rd., 350' S/W of Happy Hollow Rd.

Item No. 55 Zoning Agenda September 10, 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 _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

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

() 6. Site plans are approved as drawn.

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

Reviewed: *J. Austin Deitz* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 11, 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 55, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Property Owner: B.P.O.E. Towson Lodge 469
Location: NW/4 of Padonia Rd. 350 ft. SW of Happy Hollow Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for Elks Lodge #469 (Community Bldg., Swimming Pool, Civic, Social, & Recreational Area).
No. of Acres: 1,000 ft. x 1,000 ft.
District: 9th

Complete soil evaluation needed; an approved water well must be provided.

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

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

Very truly yours,

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

RBVB/mcG

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

WILLIAM O. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 7, 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 55, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Property Owner: BPOE Towson Lodge 469
Location: NW/4 of Padonia Road 350ft SW of Happy Hollow Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for Elks Lodge #469 (Community Building, Swimming Pool, Civic, Social and Recreational Area)
No. of Acres: 1,000 X 1,000
District: 9th

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 site plan as submitted does not have enough detailed information to make complete site planning comments. However the developer should be made aware of possible site problems, such as:

1. The 16' driveway does not meet Baltimore County Standard.
2. All parking areas must be paved.
3. The large parking area should be provided with interior landscape areas to help absorb water run-off of the paved areas.
4. Screening as required by Section 40P of the Zoning Regulations.
5. All lighting must be indicated on the site plan and limited to 8 feet in height.
6. The hours of operation should be indicated on the site plan.

Very truly yours,

John L. Wimbly
John L. Wimbly, Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-3211 ZONING 424-3211

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 11, 1974

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

Z.A.C. Meeting of: September 10, 1974

Re: Item 55

Property Owner: B.P.O.E. Towson Lodge 469

Location: NW/4 of Padonia Road, 350 ft. S.W. of Happy Hollow Road

Present Zoning: R.D.P.

Proposed Zoning: Special Exception for Elks Lodge #469 (Community Bldg., Swimming Pool, Civic, Social, and Recreational Area).

District: 9th

No. Acres: 1,000 ft. x 1,000 ft.

Dear Mr. DiNenna:

No adverse effect on student population.

WVP/ml

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

W. EMBLE PARKS, President
EUGENE C. HESS, Jr., President
WILLIAM H. BETHLEY

MARCUS W. BOWLING
JOSEPH A. WILSON
ALVIN LUBICK

T. DAVYD WILLIAMS, Jr.
WILLIAM H. BETHLEY
WILLIAM H. BETHLEY

October 14, 1974

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc.

MSF/1b

20. PROTESTANT'S
EXHIBIT # A

The purpose of this petition is to make known our opposition to the rezoning of property owned by Elks Lodge 469, located in the vicinity of Happy Hollow and Padonia Roads, specifically referred to as Case No. 75-169 X. We further certify that we are property owners in the immediate area.

<u>Date</u>	<u>Name</u>	<u>Address</u>
3/4/75	Ruby H. Campbell	2115 Lakeland Lane
2/1/75	Robert K. Campbell	9618 Lakeland Lane
2/1/75	Mrs. M. K. Cunningham	7616 Lakeland Lane
2/1/75	Harold D. Vining	6 FIRMWOOD CT.
2/1/75	M. Langston Truitt	6 FIRMWOOD CT.
2-10-75	DeWitt P. Weatherly	8 Firwood Ct.
2-10-75	Josephine Weatherly	8 Firwood Ct.
2-10-75	Raymond T. Williams	5 Firwood Ct.
2-10-75	Frank H. Welch Jr.	7 Firwood Ct.
2-10-75	May B. Welch	9 Firwood Ct.
9/10/75	Maurice D. Bentley	5 Firwood Court.
3/10/75	Mary B. Bentley	5 Firwood Ct.
12/1/75	Robert C. Mabrie	9617 Lakeland Lane, Catonsville
2/1/75	Blanca B. Mabrie	9607 Lakeland Lane
2/10/75	Debra A. Mabrie	9408 Lakeland Lane
2/10/75	Charlotte G. Schelkopf	9604 Lakeland Lane
2/10/75	Maynard B. Weather-	4- Firwood Ct.
3/10/75	James W. West	4 Firwood Ct.
2/12/75	H. Edith Cook Jr.	3 Firwood Ct.
2/12/75	Connie Risher	3 Firwood Ct.
2/14/75	Tammy Chung	1 FIRMWOOD CT.

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Date	Name	Address
11/17/5	Mrs. F. L. Low	Collegeville, Md.
"	Shoultzen Griffin	12006 North Hill Rd.
"		12723 Falls Rd.
"	Anna S. Juntla	1139 Shennway Rd
"	Mildred J. Summ	1312 Brookway Rd.
"	Estella S. Neuberger	River Road Restertown
"	Pearl M. McCarlin	12421 Falls Road.
"	Mrs. Melba Dent	12830 Brook Rd. Restertown, Md.
"	Anna S. Hartmann	1119 Shennway Rd.
"	J. A. Sartorano	1119 Shennway Rd. 21030
"	PR Lutz	10 Hickory wood Rd. 21030
"	Michael L. Rent	12830 Brook Rd. Restertown
"	Mr & Mrs George Byers	13204 Falls Rd. Cockeysville Md
"	Mr & Mrs Robert Baumgardner	306 Wake Ridge Restertown Md
"	Novella K. Lafferty	12923 Falls Rd
"	Ada S. Bent	12134 Falls Rd
"	Mrs. Charles Small	9617 Labrador Lane Collegeville Md
7/17/5	E. Charles A. Small	9617 Labrador Lane 21030
7/17/5	Martha S. Small	9617 Labrador Lane 21030
7/17/5	Nancy V. Small	9619 Labrador Lane 21030

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<u>Date</u>	<u>Name</u>	<u>Address</u>
2/4/75	Otha Taylor	#9618 Labradore Lane
2/11/75	Virginia Williams	#673 Labrador Lane
2/11/75	William Ford	7615 Labrador Lane
4/2/75	Margaret Ruth	7615 Labrador Lane
2/12/75	Marjorie E. Johnson	9621 Labrador Lane
2/12/75	W. Howard Johnson	9621 Labrador Lane
2/3/75	Hugh C. Wynd	7602 Labrador Lane
2/13/75	Cornelius W. Wynd	7602 Labrador Lane
2/6/75	George W. Johnson	7602 Labrador Lane
2/16/75	Arday T. Homan	9614 Labrador Lane
2/16/75	Edward W. Carr	9605 Labrador Lane
2/16/75	Margaret F. Carr	9605 Labrador Lane
2/16/75	Dell Winchester	9612 Labrador Lane
2/11/75	Don B. Winchester	9612 Labrador Lane
2/14/75	Elizabeth L. Sawyer	9600 Labrador Lane
2/12/75	Paul J. Sawyer	9600 Labrador Lane

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<u>Date</u>	<u>Name</u>	<u>Address</u>
2-12-75	Edmund Bracken	948 Greenwood Lane
2-12-75	W.C. Bracken	" Lane
2-18-75	Robert P. Rubin	12109 Bore Hill Rd
2-18-75	Jane Rubin	12109 Bore Hill Rd
2-18-75	James D. Glendings	1204 Donahill Pl.
2-18-75	F.H. Klumbach	" " "
2-18-75	Gertrude Symister	1102 Greenway Rd.
2-18-75	William Angles	1120 Greenway Rd.
2-18-75	William H. Angles	1120 Greenway Rd.
2-18-75	Maryann Smith	1130 Greenway Rd.
2-18-75	Norman C. Smith	1130 Greenway Rd.
2-18-75	Joseph H. Tracey	1149 " " "
2-18-75	John W. Tracey	Greenway Rd. Box 315
2-18-75	W. W. Schenkman	1123 Greenwood Rd.
2-18-75	Nancy Schenkman	1123 Greenway Rd.
2-18-75	Calvin Schenkman	1115 Greenway Rd.
2-18-75	David W. Schenkman	1115 Greenway Rd.

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<u>Date</u>	<u>Name</u>	<u>Address</u>
2/13/75	Sydney J. Bloomer	12105 Box Hill Rd
2/13/75	R. Anne Pomeroy	Coyneville, Md 21030
2/15/75	William K. Pomeroy	12115 Box Hill Rd, Coyneville, Md 21030
2/15/75	William K. Pomeroy	12113 Box Hill Rd. " 21030
2/15/75	Katherine Borne	14433 Box Hill Rd. 21030
4/15/75	Donald R. Reinhardt	13110 Box Hill Rd 21030
2/15/75	Joan E. Reinhardt	12110 Box Hill Rd. 21030
2/15/75	Jack R. Ross	12108 Box Hill Rd 21030
2/15/75	Gary R. Stone	12118 Box Hill Rd. 21030
2/15/75	Alan D. Stone	12102 Box Hill Rd. 21030
2/15/75	William D. Clemente	12102 Box Hill Rd. 21030
2/15/75	Edith E. Clemente	12102 Box Hill Rd. 21030
2/15/75	E. Chas E. English	12102 Box Hill Rd 21030
2/15/75	Howard R. English	12102 Box Hill Rd 21030
2/15/75	David James Underwood	12101 Box Hill Rd.
2/15/75	William Underwood	12101 Box Hill Rd.
2/15/75	Richard Underwood	12101 Box Hill Rd.
2/15/75	John W. Thompson	12116 Box Hill Rd.
2/15/75	M. Virginia Thompson	12116 Box Hill Rd.
2/15/75	Emily H. Thompson	12207 Box Hill Rd
2/15/75	Charles E. Thomas Jr	12207 Box Hill Rd.

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<u>Date</u>	<u>Name</u>	<u>Address</u>
2/14/75	R. Carl Long	Box 26, Seawater Rd.
2/15/75	Ernestine Long	Box 1, Hill Rd. - 21030
2-15/75	Theresa Jean	12005 Forest Hill Rd.
2-15-75	Judith L. Swindler	1108 Justice Lane
2-15-75	Ruth L. Long	Box 44, 11 Rd.
2-17-75	Wanda D. Swindler	Box 1, Hill Rd. - 21030
2-17-75	Henry C. Long Jr.	Box 1, Hill Rd. - 21030
2-17-75	Alma Long	Box 1, Hill Rd. - 21030
2-17-75	Henry C. Long Jr.	Box 1, Hill Rd. - 21030
2-17-75	Mary Ann Long	Box 1, Hill Rd. - 21030
2-17-75	Walter J. Swindler	Box 1, Hill Rd. - 21030
2-17-75	Walter J. Swindler	Box 1, Hill Rd. - 21030
2-17-75	Frank L. Swindler	" " "

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Date	Name	Address
2-6-75	James AC Bray	12009 Boxer Hill Rd Cockeysville, Md. 21030
2-6-75	Hanka H. Gray	12009 Boxer Hill Road Cockeysville, Md 21030
2-6-75	Bruce M. Gray	12009 Boxer Hill Rd Cockeysville, Md. 21030
2-7-75	James R. Pearce	7200 Happy Hollow Rd Cockeysville, Md. 21030
2-7-75	Theresa M. Pearce	12205 Happy Hollow Rd Cockeysville, Md 21030
2-9-75	Harry L. Lockberg	12503 Happy Hollow Rd Cockeysville
2/11/75	Belle Goldberg	12344 Happy Hollow Cockeysville Rd. 21030 Md.
2/16/75	William B. Simon	12337 Happy Hollow Rd. Cockeysville, Md. 21030
2-8-75	Elaine A. Shust	12402 Happy Hollow Rd Cockeysville Md 21030
2/1/75	W. Don Smith	Happy Hollow Rd. Cockeysville Md.
2/8/75	Elizabeth Whitehurst	12505 Jackson Rd Cockeysville Md. 21030
2/8/75	R. R. Jackson	12505 Jackson Rd Cockeysville Md 21030
2/8/75	Mary Wigson	12502 Happy Hollow Rd. Cockeysville Md 21030
4/1/75	Mary L. Hayford	12502 Happy Hollow Rd. Cockeysville Md 21030
3/19/75	Mrs & Mrs James Monke	12502 Happy Hollow Rd Cockeysville Md 21030

Item 55

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

W. Lee Harrison, Esq. 306 W. Joppa Road Towson, Maryland 21204	County Office Building 171 W. Chesapeake Avenue Towson, Maryland 21204
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Your Petition has been received and accepted for
filing this 2nd day of January 1975


S. Eric DiNenna,
Zoning Commissioner

Petitioner B.F.O.E. Towson Lodge 469

Petitioner's Attorney W. Lee Harrison Reviewed by Franklin S. Thompson, Jr.

cc: Joseph D. Thompson, Land Surveyor

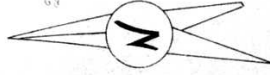
Chairman,
Zoning Advisory
Committee

PROPOSED TOWSON ELKS LODGE 469

ZONING R.D.F.

PARKING REQUIREMENTS.

PROPOSED ELKS LODGE
FIRST FLOOR - 10000 SQ. FT.
SECOND FLOOR - 10000 SQ. FT.
TOTAL - 20000 SQ. FT.
SPACES REQUIRED 200
SPACES PROVIDED 273



SCALE 1"=50'



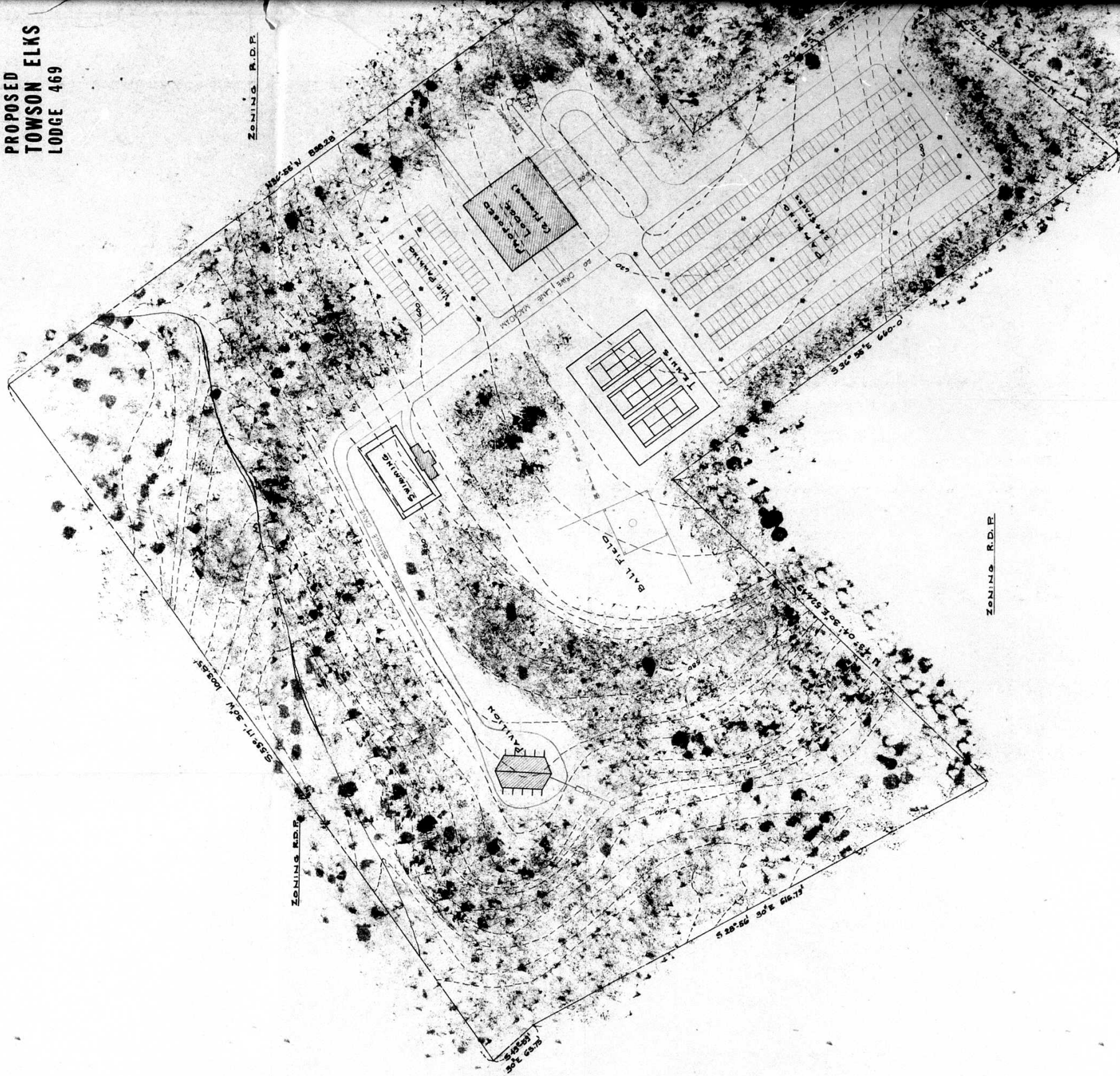
B.O.C. Town & City 469

ZONING R.D.F.



PROPOSED
TOWSON ELKS
LODGE 469

ZONING R.D.P.



ZONING R.D.P.

ZONING R.D.P.

SCALE 1"=50'

