PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

HS

I, or we, B.P.Q.E. Towson Lodge A69 legal owner of the property situate in Baltimor 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, pursuan.

to the Zoning Law of Baltimore County, from an. zone: for the following reasons

See attached description 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

or we, agree to pay expenses of above re-classification and/or Special Exception advertising. posing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning recommendations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

> B.P.O.E. Towson Lodge 469 Contract purchaser

Protestant's Attorney

WEINBERG AND GREEN

TOWSON, MD. 21204

FIRM TEL. (301) 332-8601

332-8812

September 7, 1976

ONBER RECEIVED

DATE

304 W Joppa Read

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd, 1975., that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in t ewspapers 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 3x 5th __day of Pebruary 1975 at 10:00 o'clock

.....M

-

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

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

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

Very truly yours.

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

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)

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

FOR

ONBER

DATE

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 Tow son Elks Lodge, for a Special Exception for a community building, swir pool, civic, social, and recreational area. The subject property is located o the northwest side of Padonia Road, 700 feet southwest of Happy Hollow Road,

Testimony on behalf of the Petitioner indicated that the Towson Elks Lodge presently has a membership of 560, has been in existence for approxi mately 77 years, and is located at 4 West Pennsylvania Avenue, Towson, Mary land. The subject property was acquired by the Towson Elks Lodge in 1972. building and other rec. ea ional 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 intersecti Padonia Road is a narrow winding country type road and is only 26 feet wide Special Exception would over congest Padonia Road and also affect the el of the water table. Several residents of the area indicated that, in the

BEGINNING at a point on the Northwest side of Padonia Road 700 feet

Southwest of Happy Hollow Road, thence running the 12 following courses

North 36 degrees 55 minutes West 319.23 feet, North 53 degrees 5 minutes

es 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

and distances. North 51 degrees 10 minutes 10 seconds West 300 feet,

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 de-

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.

grees 49 minutes 50 seconds East 275.0 feet, South 51 degrees 10 minutes

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

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

- a. Be detrimental to the health, safety, or general welfare of the locality involved:
- b. Tend to create congestion in roads, streets or
- c. Create a potential hazard from fire, panic or other
- d. Tend to overcrowd land and cause undue concen-
- e. Interfere with adequate provisions for schools parks, water, sewerage, transportation or other public requirements, conveniences, or improve-
- f. 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 Padonia Road. Further, there was no appropriate evidence presented by the Petitioner that the proposed use would not further create additional prothe granting of the Special Exception would not be detrimental to the health, and general welfare of the locality involved

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore unty, this ______day of June, 1975, that the Special Exception for a com

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

FOR FF

ONBE DATE

January 9, 1975

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

RE: Special Exception Petition Item 55 B.P.O.E. Towron 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 filing certificate, local not less than 30, nor more than 30 miles than 30, nor more than 30 miles than 30 miles

Very truly yours.

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

JRR: TD

CC: Joseph D. Thompson, Land Surveyor

WEINBERG AND GREEN

0

BALTIMORE, MD. 21202 TOWSON, MD. 21204

FIRM TEL (301) 332-8600

(301) 332-8812

_ JUL 21 75 PM July 14, 1975 Q 1 2 9 3 3 8 7 6 5 4

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 NM/S of Padonia Road, 700 SW of Happy Hollow Road -8th Election District B.P.O.S., 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

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

De La Harrison

s/enc

Cec il 4/8/76

RE: B.P.O.E., TOMSON LODGE 469

Petition for Special Exception
for a Community Building,
Swimming Pool, Civic, Social
and Recreational area, northwest side;
of Padonia Road 700' southwest of Happy Hollow Road, 8th District

BEFORE THE

FOR BALTIMORE COUNTY

B.P.Q.E., Towson Lodge No. 469 Case No. 75-169-X

for Community Building, etc. NW/S Padonia Road, 700' COUNTY BOARD OF APPEALS SW of Happy Hollow Road OF 8th District

RE: PETITION FOR SPECIAL EXCEPTION :

BALTIMORE COUNTY

No. 75-169-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary

ounsel for Faltimore County

I HEREBY CERTIFY, That a copy of the foregoing Order was mailed this 242 day of January, 1975, to W. Lee Harrison, Esq., Equitable Trust Bank Building, 401 Washington Avenue, Towson, Maryland 21204.





W. Lee Harrison, Esquire Page 2 June 19, 1975

J. D. Tinker 828 West Padonia Road Cockeysville, Maryland 21030

John W. Hessian, III, Esquire People's Counsel

ORDER OF DISMISSAL

Petition of B.P.O.E., Towson Lodge No. 469 for a special exception for a Community Building, Swimming Pool, Civic, Social and Recreational Area on property located on the northwest side of Padonia Road 700 feet southwest of Happy Hollow Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed September 8, 1976 (copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Appellant be dismisred and withdrawn as of September 8, 1976

IT IS HEREBY ORDERED, this 14th day of September, 1976, that said appeal be and the same is hereby DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Styler abans

LAW OFFICES WEINBERG AND GREEN BALTIMORE, MD. 21202

TOWSON, MD. 21204

332-8812 July 22, 1975

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

> Re: Petition for Special Excaption, NW/S of Padonia Road, 700' SW of Kappy Hollow Road - Sth Election District B.P.O.E., Towson Lodge No. 469, Petitioner No. 75-169-X (Item No. 55)

With reference to the appeal filed in the above captioned matter to the Board of Appeals, this is to advise that I represent the B.P.O.E., Towson Lodge No. 469, 4 W. Pennsylvania Avenue, Towson, Maryland 21204.

Very truly yours,



Bea

June 23, 1975

W. Lee Harrison, Esquire Suite 601, Equitable Building 401 Washington Avenue Towson, Maryland 21204

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

Dear Mr. Harrison:

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

> Very fruly yours. S. ERIC DI NENNA

SED/scw Attachments cc: David Downes, Esquire 12903 Boxer Hill Road Cockeysville, Maryland 21030

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

BALTIMORE COUNTY, MAR AND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 4, 1975 FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-169-X. Northwest side of Padonia Road 700 feet Southwest of Happy Hollow Road.

Petition for Special Exception for a Community Building, Swimming Poci, Civic, Social and Recreational Area. Petitioners - B.P.O.E., Towson Lodge 469

8th District

HEARING: Wednesday, February 5, 1975 (10:00 A.M.)

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

The concept of community recreational facilities in an area zoned R.D.P. is consistent with the policies of the 1980 Guideplan.

We are concerned about the traffic which may be generated by these facilities. Unfortunally, sufficient infromation about the nature and scope of the proposed use needed to judge the impact on Padonia Road has not been supplied.

William D. Fromm, Director

WDF - NEG - Pu



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item 55

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

Owner(s) Name: B.P.O.E. Towson Lodge 469

cc: Joseph D. Thompson, Land Surveyor

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

> RE: Special Exception Petition B.P.O.E. Towson Lodge 469 -

October 17 1974

Dear Mr. Harrison:

The Zoning Advisory Committee has reviewed the plans submitted with the above reforenced petition and has m.4e 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 parties are made aware of the zero of zero of

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 Roa'. as well as a residential subdivision to the southwest.

The petitioner is requesting a Special 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 swirming pool, ball field, tennis courts and pavilion are indicated

W. Lce 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.

Commeste Extractor JAMES B. BYRNES, III Chairman, Soning Plans Advisory

JBB:JD

Enclosure

cc: Joseph D. Thompson, Land Surveyor

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 2120h

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Conmittee

Re: Property Owner: B.P.O.E. Towson Todge ht9

Location:

NW 65 of Padomia M. 350 ft. WW/ of Marpy Hollow 3d. Zoning Agenda September 10, 1976 Itan Mo.

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.

- () l. Fire hydrants for the referenced property are required and ciall be located ct intervals of feet along an approved read in accordance with Daltimore County Standards as published by the Der transt of Public Norka.
- () 2. A second means of vehicle access is required for the site.
 () 3. The vehicle dead-end condition shown at
- (x) 5. The statum allowed by the Piro Department.

 (x) h. The site shall be made to comply with all applicable parts of the matter shall be made to comply with all applicable of operations.

 (x) 5. The buildings and structures cateing or proposed on the site shall comply with all applicable requirements of the Hational Piro Protection Association Standard No. 101 "No. Hatio Safety Code", 1970 Exition prior
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau

-BALTIMORE COUNTY, MARYLAND 11.2 DEPARTMENT OF HEALTH—

JEFFERSON BUILDING TOWSON MARYLAND 21204

September 11, 1974

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

Dear Mr. DiNeana:

Comments on Item 55, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Property Owner: B.P.O.E. Towson Lodge 469
Location: NM/S of Padomia Rd. 330 ft. SW of Happy
Rxisting Zoning: Conting: Co

Complete soil evaluation needed; an approved water well

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,

Thom 11: Duli Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BHVB/nc@

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

Baltimore County, Maryland Bepartment Of Bublie Morks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Expinerries ELLSWORTH H. DIVER. P. E. CHIEF

September 27, 197h

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Per Ttem #55 (1976-1976) Item #55 (1978-1975)
> Property Owner: B.P.O.E. Towson Lodge h69
> N/KS of Fadorita Rd., 350° S/N of Empty Hollow Bd.
> Existing Zoning: R.D.P.
> Procosed Zoning: Special Exception for Elas Lodge #169
> (comesnity bldg., exisating pool, civic, social and rescreation) area
> No. of acres 1,0000′ x 1,000′ histrict: 9th

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.

Padonia Road, an existing public road is proposed to be improved in the future as a blo-foot closed section roadsway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any measure revertible easements for closes 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 stabilisation could result in a sediment pollution problem, damaging private and public boidings downstream of the property. A grading permit is, therefore, occassary 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.

S. ERIC DINENNI

Mr. S. Eric Di Nenna, Zoning Commissioner

Property O ner: BPOE Towson Lodge 469

2. All parking areas must be paved.

Location: NW/S of Padonia Road 350ft SW of Happy Hollow Road

Zoning Advisory Committee Office of Planning and Zoning

Existing Zoning: R.D.P.

Towson, Maryland 21204

Dear Mr. DiNenna

Baltimore County Office Building

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

Comments on Item #55, Zoning Advisory Committee Meeting, September 10, 1974, are as follows:

Proposed Zoning: Special Exception for Elks Lodge #469 (Community Building, Swimming Pool, Civic, Social and Recreational Area)
No. of Acress: 1,000 X 1,000

This office has reviewed the subject petition and offers the following comments. These comments

are unlike that reviewed the subject person and areas the soutewing comments. These comments are unlike the despreciations of the zoning in question, but are to to starre hat all parties are made aware of plans or problems with regard to development alons that may have a

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:

A. Ary parking areas unars ce powed.
The range peaking areas should be provided with interior landscape areas to help absorb water run-off of the powed areas.

Screening on required by Scriotin 40° of the "nning Regulations.

All Highting must be indicated on the site p. and limited to 8 feet in height.

The hours of operation should be indicated an the site plan.

Vary inly youn,

John L. Winsley, Flanding Specialist II

Polin L. Winsley, Flanding Specialist II

Poliped and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 404-3211 ZONING 494-338

The 16' driveway does not meet Baltimore County Standard.

October 7, 1974

TOWSON, MARYLAND 21204

Property Owner: B.P.O.E. Towson Lodge 160 ember 27, 1974

Storm Drains: (Cont'd)

Item #55 (1976-1975)

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

Open stream drainage requires a drainage reservation or essenant of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 90 feet is required.

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 may result, the to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Rublic water mapply and santiar, sowerage are not available to serve this property with lies beyond the Irban Burst Demarcation line. The Baltinore County Comprehensive Mater and Sewerage Plah, searched July 1971, indicates Planned Service in the area in to 30 years.

Very truly yours,

Leeswork & Liver ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss

oc: J. Somere

S-NW Key Sheet 59 & 6 NW 12 & 13 Pos. Sheets NW 15 C & D Topo 57 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND . 21204

Date: September 11, 1974

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

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

Re: !tem 55

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

Location:

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

Present Zoning: R.D.P.

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

District.

No. Acres:

1,000 ft. x 1,000 ft.

Uear Mr. DiNenna:

No adverse effect on student population.

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

WNP/ml

JOSEPH N. MIGDRAN



DEPARTMENT OF TRAFFIC ENGINEERING

October 14, 1974

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

Re: Item 55 - ZAC - September 10, 1974 Property Owner: B.P.O.E. Towson Lodge 469 Location: NW/S of Padonia Rd. 350 ft. SW/ of Happy Hollow Rd.

Hollow Rd. Existing Zoning: R.C.F.
Proposed Zoning: Special acception for filks Lodge
#469 (Commentty Bidg., Swimming
Pool, Civic, Social, and Recreational area.)
District: 9th

Dear Mr. DiNenna

It is not possible to predict the trip generation from this site but the condition of Padonia Road makes any increase in traffic undesireable.

The driveway to this site should be twenty-four feet wide.

> Very truly yours, Michael Hangan Michael S. Flanigan Traffic Engineer Associ

> > 0

MSF/1b

0 To: The Zoning Commissioner Of Baltimore County

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

Integrated made		
Date	Name	2. Address
2-12-75	Blamo FBrack	
2-12-75	10 Bear King	(Sanc)
2-18-75	Robert Tenler	12109 Boxer Will Red
2-1-8-75	Jene Kahn	Land Box Heir Ad
2-18-75	Type D Blan	whigh was the state of the
2-18-75	JF. H. Klahmbe	
2-18-75	J. Gertude Sy	///
2-18-75	Deanna Anger	
2-18-75	Muthell & Cing	dar 1120 Greenway Rd.
2-18-75	Margaret Smit	The state of the s
	Mormon G Sme	the 1130 Greenway Rd.
2-18-75	Joseph D'tracey	1130 Greenmay Rd.
2-18-75	Jahn With Engle	Greenway Rol Fox 315
2-18-15	IN Showhoar	1123 Carrange Pa
2-18-75	nancy Schoenhaan	1123 GREENWAY RD.
7-18 75	Calon Statemen	V
2-18-15	Back O Judeman	1115 Freenway Rd.
	with a Mideman	11 15 Duenway 10.

ZC. PROTESTANT'S To: The Zoning Commissioner of Maltimore County # A

The purpose of this petition is to make known our opposition to the resoning of property owned by Elks Lodge 469, located in the vicinity of lappy Hollow and Padomia Rands, specifically referred to as Case No. 73-169 X. We further certify that we are property owners in the

inmediate area.			
Date	Name		Address
2/4/15	Dal Aldry	dell ,	96/8 Sabrador Sane
2/9/75	Jolene M.C	ampbell +	1. 1.0
2/1/75		of Benagamento	6 FIRWOOD CT
2/8/75	I tredent	and the	GFINWOOD CT.
2/ 1/75	2 6	. 1	
3-10-75	Kewatt. W.	eatherly	8 Eurood Cr
2-10-75	Dayson I'm	cracy of	Firmed at.
2-10-15	Frank / Dalos		Kramal CX
2-10-75	may Jo Al		Firward et.
2/10/75	Maurice W. See	mlan 5	Filosol Court.
2/10/25	Maurice W. Sher Mary B Themas	lay 5	
12/10/75	Patrick C. Mali	Le 940	Tremond C. Cochymills
2/10/75	Buda & Mi		07 Labrador Low
2/10/75	Barbara a. m.	arlowe 94	108 Labordane.
410/15 (04 Labrado La.
2/10/75 7	Charlotte M. Sch Maynard S. We	ator - 4-	Liwood Ct.
	Pausa W West		Trinoval Ct.
	lask tooling		Tuwood Ct.
2/12/75 Con	rain Light	,	Firwood at
31	wong Ching		VRWOOD CT.
	V		

To: The Zoning Commissionet Of Baltimore County

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The purpose of this petition is to make known our opposition to the recenting of property owned by Elka Lodge 469, located in the vicinity of Happy Bollow and Padonia Radas, specifically referred to as ase No. 73-169 M. We further certify that we are property owners in the immediate arms.

(6)

Date	Name !ddross
2/13/25	Sugarman J Plowman 12115 Beyor Hell Ed
2//3/75	Sugarne V Olourna 1213 September 1, md 21636 R Park Comme 12115 Tager Hold - Expell M121030 William K. Bouco 12113 CopenHill Rd. " 21030
2/15/15	William K. Bouco 12113 Bogarthill Rd. " 21030
2/15/25	Satherine Bonas 14/13 Bone Willed 21030
2/15/75	Donald Reinland 1210 Boon Hill BD 21030
4/15/75	Jack R Lois 1210 Box Hee Rt. 21030
2/15/75	Gry R. Marie 12118 Boyen Hill Rd 2/030
2/15/75	alan D. Climate 12102 Boar Hill Rd 21030
	William D. Climente 12102 Boxer Hill Rd 21030
2/15/75	Diela & Climente 12102 Dote Hill Rd. 2030
2/15/75	E club & English 12102 Bour Hell Rd 21030
2/14/75-	Howard P. English 12102 Boar Will P. (21030)
1-/15/75	Deorgan Undervent. 12101 Boysefell Rd.
2/15/75	Bellem Under od 12101 Bases Will ad
2/15/75	Refund. Ehrdensed 12 101 Beps Hill Ed.
2/15/75	Refund. Underged 12 101 Befor Hill Ed.
2/15/25	1 m V. , Million 12114 Bour Hee Re
7/15/75	Evely H. Therefor 12207 Boxen Hell Rd.
2/15/25 (Enely H. Therefor 12207 Boxer Hell Rd.

To: The Zoning Commissioner Of Baltimore County

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

Date	Name Address
1/1/15	Mrs. F. Is Low Cooleywill Md. Pd.
11	Lowllen Griffin 1292 3 Falls Rd.
"	anna & Lutter 1139 Greaming Rd
"	mildred J. Buren 1312 Brown dway Rd. Estella & Mewbuger Rover for I Decoteration
"	Estella & newbuger Rover Road Reisterstown
	Seal In Ar Cashi 12421 Falls Good.
"	Mrs. Mehren Dent 12830 Dranks. nel.
Q.	and I Hartmann 1119 Surenway Rd. 20030
	of a Sartemann 1119 Shannon Ed
	En Leett 10 Hickory Wearle 14 87030
	Million L. Trent 1253. Dawn Rd. Bashitan and Mrs & Mos Henry Byers 12204 Fall De Grekeyerle My Mr & Mer Rellerty Formy & 306 Ovake Widge Poul Time W.
li .	Mr. + Mistery Byers 18204 Falls of ackeywill my
	Mr. 8 Mis Richard Lange 306 Evake Ridge Road Timon hed
4	noville Kelinffor 12923 Falls Rd
- 11	94 41 11
2/9/75-	
19/15	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2/9/15	Martha D. Lenkard 9619 Fabradae Lane 21030
141.	Harry V. Ferburd 9619 Labredoc lane 21030

To: The Zoning Commissioner Of Baltimore County

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The purpose of this petition is to make known our opposition to the recently of property owned by Elks lodge 469, located in the vicinity of Happy Hollow and Fadoria Roads, specifically referred to as Gase No. 73-169 X. He further certify that we are property owners in the immediate area.

	Date	Name	Address
	2/11/15	V Ha. Keelin	49613 Laderdor Lave Lane
	3/11/75	Cerginam Squam	4613 Lahradar Laur
	2/12/75	Will- Flick	9615 Labrada Lan.
	2/12/15	mary Ellen Kerl	1615 Laterday Love.
	2/12/75	Mayere & Johnson,	9621 Laborer Low
	2/13/75	a hours Johnson,	962, Ladredon Force
	3/13/75	Heigh @ Wynd	9002 Labrada Lane
	2/13/75	Constance W Wynd	9600 Labrada Lane
	3/16/75	Jevry Il Homan	9614 Kuh Kada Kare
	2/10/75	Thery I Homan	9514 Jahrador Lane
	2/16/75	Edward le. Com	9605 forester fame
	2/16 75	mayout F. Carr	9605 dabredow have
STORY.	2/16/75	Dell Winchester	9612 Ladrador Laxe
	2/16/15	Don B Wontester	9012 Labordon Lon
	2/16/75	Elizabeth Sudanger	9600 Laborator Lane -
SAMPLE	2/15/75	Paul J. Sudneyer	9600 Labrage Lane

To: The Zoning Commissioner Of Baltimore County

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The purpose of this petition is to make known our opposition to the resoning of property owned by Elks Ligo 46%, located in the vicinity of Happy Bollow and Faconia Roads, specifically referred to as Gase No. 73-169 %. We further certify that we are property owners in the inmediate arms.

3/13/73	Bucker Long	Boyca Hill Rd - 21030
2-15/75	Thank for	12005 Bone Kill 18.
2-15-75 2-15-75	Anth Litzunger	BBoxenHill Rel-
2-17-75 2-17-75 2-17-75	Hann a reduction	Boyer Wed Pel-21000 Boyer Hilled - 21000
2-17-75	Hong E Frag D.	Box Lived 21030 Box Hived 21030
2-17-75	Walter & Courtery	Boxen Hell Rd - 21030
2-17-75	Sport Bushy	Sojo Stell the 21030

To: The Zoning Commissioner Of Beltimore County

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The purpose of this petition is to make known our opposition to the rezoning of property owned by Elka Lodge 469, located in the vicinity of Happy Hollow and Padomia Roads, specifically referred to as San 75-169 M. We further certify that we are property owners in the

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inmediate	V /	Address / O
2-6-75	games ac be	ay 12004 BOXEN HILL RO.
	yaman .	COCKEYSHUE, MO. 21030
2-6 75	Wanta H Bray	. 12009 But Hell Road
		cornegionely ma 21031
2-6-75	Bone, M. Sury	COCKEYS VICLE, HD. 21030
2-7-75	James R. Peare	. 7200 Hoppy Hollow RL
		Consequelle, med 21030
2-7-75	Flower M. Rome	12 20 Hoffy Hollow Rd.
2-8-75	at their	md 21030
7-1-12	Harry 2 foldberg	12500 Happy House Re
	. Belle Goldber	4 1234 Ve . W
2/8/75	, , , , , , , , , , , , , , , , , , , ,	
		lockeys ville ld.
2/8/75	Me B Smoot	Lockeys ville Rd.
		Correys x 16 1 0
2-3-15	Elme A Smort	12402 thyppy Xellew Rd
	W. De Smot	Cachengemille Mid 21130
2/8/75		
2/8/75	Elyabeth H. Whitehus	it taying tollow Rd.
010/16	al Jackson	
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119/75 7	no + mis fames m	on he soont- and was Rol Rt 1

To: The Zoning Commissioner Of Baltimore County

The purpose of this petition is to make known our opposition to the reseming of property exact by Blks Ledge 469, located in the vicinity of Happy Bollow and Padonia Radds, specifically referred to as Case No. 73-169 X. We further certify that we are property owners in the immediate area.

Lois M. Garker 359 Happy Hollow Fe Cockerpoille 21030 Jack O Haller & 12300 Thappy Hollow Hd Cockeyerille Md 21030 737 Padomia Rd - 21030 Donald & Knogg 737 Padonia R/ 21030 marie a. Knam John J. Vog el 2/9/75 725 Padonia Rd. 21030 COCKEYS VILLE, MD mildred V. Vogel 125 W. Padonis Pd Crolapville me 21030 2/9/75 Wilufer Ramadon 712 Radonia Ra! Cockey sail 2A17- Diemal Ramadan 112 padonia Ra 9/9/75 Hati'le Haddom Cockey swille 21030 2/8/75 Hong S. Greatel 1017 Padonin PD MD Cocheysulle, Myl. 2/630 A.D. McComps Bus 1820 Cockeysvice, MO 21030 2/14/75 AM Tomas Box 370 PADONIA P.D. 2/16/75 Calle 12 Keep COCKEYNULLE MD 21030

To: The Zoning Commissioner Of Baltimore County

The purpose of this perition is to make known our opposition to the resenting of property owned by Elka Ladge 469, located in the vicinity of Happy Hollow and Pademia Roads, specifically referred to as Cambo. 75-169 N. We further certify that we are property owners in the immediate area.

Date 2-14-75 2-17-75 2-17-15 2-17:75 2-17-75

Hony R. Kallely Athan buthack to Fedeli & Souchard Howard Sattles Dockie & Settle

Address 12006 BOXBEHILL ED COCKEYSVILLE 21030 COCKEYSINE, LIVE 1005 Painter Lane

Cochegouth 21130

To: The Zoning Commissioner Of Baltimore County

The purpose of this patition is to make known our opposition to the resoning of property owned by Elks Lodge 469, located in the vicinity of Happy Hollow and Padenia Reads, specifically referred to as Case No. 73-109 %. We further cettify that we are property owners in the immediate area.

William NWhileland Hoppy Hollow Rel 2/8/15 Happy Hollow Rd. Lunda P Whitehurst 2/8/75 Louis a. Houstman Bex 352 Happy Hollow Ref 2/8/75 2/8/75 Welliaux Amost 12339 Happy Hollow Road Cockey Lale med 21030 John amis 12309 Harper thellow Ill Cooking Arelle , mid. Nais amos 2/8/75 311/55 Droll F. Carriel 814 parenard supplement. md. Victin R. Caril 2/1/75 consume, my Down 7/ they 805 Pederin R1 2/8/25 Colegnally my Mary & Shitsky 825 Podome Rd Sol Ordered al :18/78 mauren Doutie Corlegaelle MA James M Donoline a. Sett Parriel 707 Padonia Road 2/8/25 Cochegaville, md. Cur w Blum 631 Padonia Rd Donna & Staffing 719 St. Padonie Rd. Cockeyprille, Md 21030 Oado See Cockepoille. and 21000 2/18/75 Evidale Bowers

To: The Zoning Commissioner Of Bultimore County

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

Bopen Hill Rd. Gebrysidle 2/8/75 Same ? Daugnault Pocenters Lane Cockeyin 2/10/75 many Dent Boxer Gull Rd Cackerpuil 2/15/75 Bould 7/ oction Partiers love Cockeying 34 15/75 aby Micken 290 Painter Lane. Rt 1 Willy Wille 2/16/75 Elizabeth Junis 12919 -allo Rd. - Cochappille July PA Caleguellon 1 18melmis \$/17/75 Carol G. Belaker 12337 Falls Rd Cockeyauth 2/19/75 Horace & Belchyle 12337 Falls Rd Cockeppille 2/19/75 12315 Decce Rl. Cochegenicani 2/19/75 Lynda Belder 12333 Falls Rd. 2/20/15 H.E. Belcher Mo no 2/20/25-1109 1000 4- 21030 Richard Make Dox 333 Padrie Rd 21030 220/15 Hellen B. Smyth Box 330 Padania RD. Robert H. Bussey 23257. David et

To: The Zoning Commissioner Of Baltimore County

The purpose of this petition is to make known our opposition to the rezoning of property owned by Elks Lodge 469, located is the vicinity of Mappy Nollow and Padomia Roads, specifically referred to as Case Ro. 73-169 X. We further certify that we are property owners in the immediate area.

Address

Name Robert & Bottop 1326 BRODOWAY Res. post fort prosper 122 12 Hoppy " Mor Acres marquest of fox Misto Milafrey 820 Padrie Rd 21030 lackeyorille Md. 347% Padoma Bd 2/16/75 Sesenge & Leokpins Cohepoelle me 2/1/75 Mr. Theny Old 2/10/75 Robert Dolel 11948 Fall Rol Cokeya elle Inl. 21030 11948 Falls Rd 3/14175 Barbara Salladin Cockeysville Mid 210 30 327 Falls Road Cockeyprille mid 21030 327 Falls RA Cochenille My 21030 2/17/75 me. Charl Hellners 384 Lord Byon Lone Cock myselle Md. 21030 Jone J. Downer

To: The Zoning Commissioner Of Baltimore County

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. 75-165 X. We further certify that we are property owners in the

InchW. Schoelkort 9604 Labrador Fa 2/11/75 Messyohn E Howard for 9010 Jabrador Sa Photo O'Werney 9006 Lahador Long 2/13/75

TOWSON IMES TOWSON, MD, 21204

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTHWEST SIDE OF PADONIA ROAD.

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE SUCCESSIVE. weeks before the 5 day of Feb. 1975 that is to say, the same was inserted in the issues of January 17, 1975

STROMBERG PUBLICATIONS, Inc.

By a Curran

CERTIFICATE OF PUBLICATION

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 seach

Cost of Advertisement, \$___

PETITION	M	APPI	NG	PRO	GRE	SS	SHEE	T		
PULLOWION	Wal	Мар	Orig	iginal Duplicate		Tracing		200 Sheet		
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		_			ed Pla		or des	cript		Yes No

	0	2-Siens		75-169-X
		CERTIFICATE OF P		
		Towson, Maryland	4	
District	L Petition For	SPECIAL EXCEPT	Date of Post	ing Feb. 1,1975
Petitioner B.	P. O. E. Towse	w Loose 469		
		PADENIA Rd. 7.		
Location of Sign	ns: ONW/S OF F - NOF PADOW	Abovia Rd. 675't A Rd.4 850'ton-	01-SW 01 SWOFHAI	F HAPPY HOLLOW Pd.
Remarks: Posted by	Signature	and De	te of return:F.E	6. 7, 1975

OFFICE OF FI	NANCE - KEY	Y, MARYLAND ENUE DIVISION SH RECEIPT	No.	21622
MISCELLA	NEOUS CA	SH RECEIPT		
DATE	June 12,	1975 ACCOUNT	01-662	
		AMOUNT.	\$58.25	7
WHITE - CAS	MIER	DISTRIBUTION PINK - AGENCY	YELLO	W - CUSTOMER
W. Penn Towson,	s. Ave. Md. 2120	.O.E. #1.69	perty	5-169-X
		5828 13		

BALTIMORE COUNT OFFICE OF FINAN RE MISCELLANEOUS C	VENUE DIVISION	No. 21691
DATE July 23, 15	75ACCOUNT_	01-662
	AMOUNT	\$75.00
white cashien	PINK - AGENCY Esquire	YELLOW - CUSTOMEN
the Property on	Case No. 75-109 Road, 700' SW of rict	sting of One (1) Sign of -X (Item No. 55)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	1/
County Office Building 111 W. Chesapeake Avenue Townon, Maryland 21204	W. Le 306 W
Your Petition has been received * * nis 29th day of August 1974. Item #	Toward
S. Eric Dillenna, Zoning Comissioner	filin
tioner 6000 80000 5 Submitted by Makeson	
cioner's Attorney Abrocom, Reviewed by OPR	Petiti
s is not to be interpreted as acceptance of the Petition for	Petiti
week.	oo: Jo

75-169-X

Date of Posting AuGust 9 1975

Date of return: A 06057 15,1975

CERTIFICATE OF POSTING

Location of Signs (D. Nu/S. EF PADENIA Rd. 675 to 1 - SW OF HAPPY HELKOW)
RCAD & 300 TO 1 NW OF PADENIA Rd + 675 to 1 - SW OF HAPPY

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property NW/S of PADONIA Rd. 700' SW OF HAPPY Heldow Road

Petitioner B. P. O. E. TOWSEN LODGE No. 469

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE EVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jan. 13, 1975 ACCOUNT 01-662

Towson Lodge B.P.O.E. #469

AMOUNT \$50.00

DISTRIBUTION PINK - AGENCY

Tomon, Md. 21204

Homarka Hollies Bono

Posted by Florias F. Roland

1-5,6N

75-169-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Oth	
District 8	Date of Posting FeB 7 1976
District 8th Posted for: APPEAL Petitioner: BPOE - Towson	Date of Posting J Cl3 1 116
Petitioner: BroE - Towson	N KODGE
Augla Da	

Location of property NW/S PROCNIA Rd. 700' SW OF HAPPY Hokhow Rd.

Location of Signe NW/S PADONIA Rd. 675 tas - Sw of HAPPRY Hokhow Rd.

Remarks: BERESTED SAME SIGN ON EXISTING STAKE
Posted by Exercices E. Bolance Date of return. FEB. 13, 1976.

Item 55

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Be Harrison, Esq. County Office Building
Joppa Road
111 W. Chesapeake Avenue
Towsen, Maryland 21204

Your Petition has been received and accepted for 2nd day of January 19745

oner B.P.O.E. Towson Lodge 469

ioner's AttorneyW. Loe Harrison Reviewed by Examilia T. Hogney

seph D. Thompson, Land Surveyor



