

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEONARD E. McGRADY, 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 _____

name, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Quasi-Public Camp with outdoor recreational and social activities including a campstore and swimming pool with related facilities.

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

Contract purchaser Leonard E. McGrady Legal Owner
Address 3070 E. Stoney Batter Rd. 11th District

Petitioner's Attorney John J. Brennan
Protestant's Attorney Robert L. Gilland

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of January, 1977. 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 24th day of February, 1977, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BRENNAN AND BRENNAN
ATTORNEYS AT LAW
LOVELLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

February 25, 1976

County Board of Appeals
Room 218, Court House
Towson, Md. 21204

Re: Case No. 75-180-X
Leonard E. McGrady
s/s Sunshine Avenue, 3070 E. Stoney Batter Rd.
11th District
Assigned: March 4, 1976

Dear Sir:

My client, Leonard E. McGrady, telephonically and informed me that he wishes to abandon his appeal in the above captioned matter.

Please dismiss this appeal case.

Thank you.

Very truly yours,

John J. Brennan

John J. Brennan

JJB/eyr

RE: PETITION FOR SPECIAL EXCEPTION
EXCEPTION
S/S of Sunshine Avenue, 3070 E
of Stoney Batter Road - 11th
Election District
Leonard E. McGrady - Petitioner
NO. 75-180-X (Item No. 108)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Leonard E. McGrady, for a Special Exception for a Quasi-Public Camp with outdoor recreational and social activities, including a campstore and swimming pool with related facilities. The subject property is located on the south side of Sunshine Avenue, 3070 feet east of Stoney Batter Road, in the Eleventh Election District of Baltimore County, and contains 67.32 acres of land, of which 57 acres are proposed for the subject use.

Testimony on behalf of the Petitioner indicated that he wished to convert the subject property to a campground with various recreational activities. Testimony by James Neil Goodson, a physical education teacher and an experienced camper, who anticipated being the manager of the proposed campground, indicated that there is need for additional campgrounds in Baltimore County and that camping is a popular form of recreation today.

Evidence on behalf of the Protestants indicated that Sunshine Avenue is a winding country road, approximately 18 to 20 feet wide, and that the subject property is in close proximity to the Kingsville Elementary School. The residents were fearful that the granting of this Special Exception would overcongest the roads with trailers and other types of camping vehicles and would, otherwise, be detrimental to their health, safety, and general welfare.

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 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. In the instant case, this burden has not been met.

The question of whether or not there is a need for campgrounds in Baltimore County is not for the Zoning Commissioner to determine. The sole question before him is whether the location involved for a proposed campground, or any type Special Exception, would have a detrimental affect upon the neighborhood.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of July, 1975, that the herein requested Special Exception for a Quasi-Public Camp with outdoor recreational and social activities, including a campstore and swimming pool with related activities, be and the same is hereby DENIED.

Robert L. Gilland
Zoning Commissioner of
Baltimore County

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RE: PETITION FOR SPECIAL EXCEPTION :
for a Quasi-Public Camp, etc. :
S/S Sunshine Avenue 3070' :
E. of Stoney Batter Road :
11th District :
Leonard E. McGrady :
Petitioner :

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 75-180-X

ORDER OF DISMISSAL

Petition of Leonard E. McGrady for a special exception for a Quasi-Public Camp with outdoor recreational and social activities, including a Camp Store and Swimming Pool with related facilities on property located on the south side of Sunshine Avenue, 3070 feet east of Stoney Batter Road, in the Eleventh Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed February 26, 1976 (a 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, said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of February 26, 1976

IT IS HEREBY ORDERED, this 2nd day of March, 1976, that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilland
Robert L. Gilland

John A. Miller
John A. Miller

Frederick Ward Associates, Inc.
CENTURY BUILDING - BELT AIR, MARYLAND 21104
(301) 838-7850, 878-2080

Consulting Engineers
STEWART BUILDING, EASTON, MARYLAND 21601
(301) 822-7470

November 5, 1974

PARTICULAR DESCRIPTION

67.32 acre Zoning Exception between the lands of Leonard E. McGrady, located on Sunshine Avenue, Eleventh Election District, Baltimore County, Maryland.

BEGINNING for the same at a point in the centerline of Sunshine Avenue, said point of beginning lying 3070 feet measured along the centerline of said Sunshine Avenue from the intersection with the centerline of Stoney Batter Road, said point of beginning being also the northwesterly most corner of that tract or parcel of land conveyed by and described in a deed from Rebecca Harmatz to Leonard E. McGrady, dated December 18, 1972 and recorded among the Land Records of Baltimore County in Liber 5326, folio 187 and running thence, binding reversely on the outline of the last mentioned conveyance and on the centerline of Sunshine Avenue, two courses viz: (1) South 57° 08' East 330 feet and South 71° 34' 30" East 231 feet to a point in the centerline of Proctor Lane, thence still binding on the outline of the last mentioned conveyance and on Proctor Lane, five courses viz: (3) South 14° 41' 00" West 245.89 feet, (4) South 86° 34' 20" East 9.90 feet, (5) South 11° 34' 20" East 176.55 feet, (6) South 23° 20' 00" West 178.76 feet and (7) South 26° 08' 00" West 180.27 feet, thence leaving Proctor Lane, still binding on the outline of the last mentioned conveyance, (8) North 87° 22' 00" West 457.09 feet to a point in the outline of that tract or parcel of land conveyed by and described in a deed from Harmatz Realty, Inc.

Page No. 2

November 5, 1974

67.32 acre Zoning Exception.....

to Leonard E. McGrady dated December 18, 1972 and recorded among the Land Records of Baltimore County in Liber 5326, folio 183, running thence, leaving the first mentioned conveyance and binding on the last mentioned conveyance to McGrady, five courses viz: (9) South 01° 00' 09" East 15.00 feet, (10) South 02° 09' 28" West 117.12 feet, (11) South 04° 18' 47" East 152.51 feet, (12) South 01° 37' 45" East 221.84 feet and (13) South 02° 03' 18" East 442.51 feet to a stone marked C.B. at the beginning of the last mentioned conveyance to McGrady, thence still binding on said conveyance, fifteen courses viz: (14) South 11° 28' 24" East 459.76 feet, (15) South 08° 28' 27" East 1209.39 feet, (16) South 84° 05' 16" West 420.67 feet, (17) South 81° 15' 02" West 589.95 feet, (18) South 09° 31' 04" East 66.00 feet, (19) South 30° 41' 04" East 3.38 feet, (20) North 69° 15' 41" West 339.96 feet, (21) North 01° 24' 26" East 1260.46 feet, (22) North 03° 24' 26" East 530.83 feet, (23) South 87° 37' 42" East 666.65 feet, (24) North 00° 28' 59" West 783.98 feet, (25) North 72° 49' 04" West 185.71 feet, (26) North 00° 32' 23" East 26.70 feet, (27) North 00° 32' 23" East 666.60 feet and (28) South 88° 46' 31" East 402.05 feet to a point in the outline of the first mentioned conveyance to McGrady, thence binding on said outline, two courses viz: (29) North 7° 13' 30" East 215.00 feet

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November 5, 1974

67.32 acre Zoning Exception.....

and (30) North 8° 58' 30" East 154.00 feet to the beginning hereof containing 67.32 acres more or less.

BEING all of that tract or parcel of land conveyed by and described in a deed from Harmatz Realty, Inc. to Leonard E. McGrady dated December 18, 1972 and recorded among the Land Records of Baltimore County in Liber 5326, folio 183.

ALSO being all of that tract or parcel of land conveyed by and described in a deed from Rebecca Harmatz, widow to Leonard E. McGrady dated December 18, 1972 and recorded among the Land Records of Baltimore County in Liber 5326, folio 187.

THIS description being taken from deeds and plats of record and is not a result of any survey by Frederick Ward Associates, Inc.

Frederick Ward Associates, Inc.

MAY 04 1976

RE: PETITION FOR SPECIAL EXCEPTION FOR A QUASI-PUBLIC CAMP WITH OUTDOOR RECREATIONAL AND SOCIAL ACTIVITIES INCLUDING A CAMPSTORE AND SWIMMING POOL WITH RELATED FACILITIES. SOUTH SIDE OF SUNSHINE AVENUE 3070 FEET EAST OF STONEY BATTER ROAD - 11TH DISTRICT.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Leonard E. McGrady

CASE NO. 75-180-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 or final Order in connection therewith.

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

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 9th day of April, 1975 to John J. Brennan, Esquire, Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioner.



I will not attend. JWH.

July 11, 1975

John J. Brennan, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
S/S of Sunshine Avenue, 3070' E
of Stoney Batter Road - 11th
Election District
Leonard E. McGrady - Petitioner
NO. 75-180-X (Item No. 108)

Dear Mr. Brennan:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: James A. Pine, Esquire
604 Eastern Avenue
Towson, Maryland 21204

Mrs. Anna G. Sheppard
P.O. Box 95
Kingsville, Maryland 21087

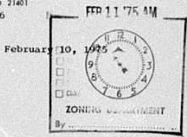
Edward P. Swiss, Esquire
604 Eastern Avenue
Baltimore, Maryland 21221

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

JAMES B. COULTER
SECRETARY
LOUIS N. PHIPPS, JR.
DEPUTY SECRETARY

STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
CAPITAL PROGRAMS ADMINISTRATION
TAKES STATE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401
(301) 267-5656

FRED L. EVERT
ASSISTANT SECRETARY
FOR CAPITAL PROGRAMS



Mr. Franklin T. Hogans, Jr.
Chairman
Zoning Plans Advisory Committee
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Special Exception
Item 108
Leonard E. McGrady - Petitioner
S/S of Sunshine Avenue,
3070 ft., S/E of Stoney Batter Road
11th Election District - Baltimore
County

Dear Mr. Hogans:

This is in reference to your letter of January 23, 1975, requesting comments from this office on the proposed quasi-public camp ground located off of Sunshine Avenue in northeastern Baltimore County.

In general, the Department of Natural Resources supports the development of well designed private camp grounds as providing important facilities for outdoor recreation. The location of this camp ground does not conflict with plans for Gunpowder State Park.

My review of the site plan has raised a few comments that I have marked on the enclosed plan and list as follows:

1. Some of the trailer sites (24 sites) are aligned in reverse position and will not permit backing a trailer onto the site from the one-way road.
2. Most of the trailer sites are aligned at 90° to the road which provides a difficult radius for backing trailers from a narrow road. A sixty degree angle to the road provides a more desirable alignment for backing a trailer.

JAMES A. PINE
ATTORNEY AT LAW
607 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE VALLEY 3-8444

April 8, 1975

RE: Leonard McGrady
Case: 75-180X

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

Dear Mr. DiNenna:

Please accept this letter as entering my appearance on behalf of the protestants in the above entitled case.

It is my understanding the continuance of a hearing of this case will be heard on April 28, 1975 at 10 a.m.

Very truly yours,

James A. Pine
James A. Pine

JAP:EE
cc: John J. Brennan, Esq.



Mr. Franklin T. Hogans, Jr.
February 10, 1975
Page Two

3. The length of the parking spur illustrated on the "Typical Trailer Camping Lay Out" is to short to accommodate many of the larger trailer units. Sixty or sixty five feet is more desirable.
4. It is not clear if utility hookups will be provided at each site or sanitary and shower facilities will be provided at central locations. The shower facilities indicated on the plan are not located to provide walking convenience for all campers. Parking facilities may be needed at shower buildings and at the campers store.

The general lay out of the project appears to be workable, however, we did not give the plan a technical review.

I hope this information will be helpful and if I can be of further assistance, please contact me.

Sincerely,

Gene F. Cheers
Gene F. Cheers
Planner

GFC:cmw

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 20, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-180-X. South side of Sunshine Avenue 3070 feet, more or less, East of Stoney Batter Road
Petition for Special Exception for a Quasi-Public Camp with outdoor recreational and social activities, including a Camp Store and Swimming Pool with related facilities.

11th District

HEARING: Monday, February 24, 1975 (10:15 A.M.)

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

In the document Master Plan Development, Gunpowder River Valley State Park, two facilities are proposed by the State (in the general area of the subject site) that will offer similar types of services. One proposed site is to be located between Belair and Harford, along the Big Gunpowder; the other is to be located just to the west of Harford Road along the Little Gunpowder. It is the opinion of this office that either of these two locations would be far more appropriate than that of the subject petition.

In view of the existing paving width of Sunshine Avenue (18 feet), the acute angle of its intersection with Belair Road, and the proposed use of the subject property by recreational vehicles (including trailers), this office is puzzled by the Zoning Advisory Committee comment of the Department of Traffic Engineering.

Since the proposed facility does not abut any parkland or other recreational-type properties, some safeguards should be provided to ensure the privacy of the adjacent residential properties if the subject petition is granted.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:cmw

McGRADY CONSTRUCTION CO.
420 S. PHILA. BLVD.
ABERDEEN, MARYLAND

August 8, 1975

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

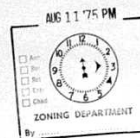
Re: Kingsville Campground

Dear Mr. DiNenna,

Please enter an appeal for Leonard E. McGrady - Petitioner #75-180-X. Being Item #108. Thank you.

Sincerely yours,

Leonard E. McGrady
Leonard E. McGrady



January 23, 1975

Mr. Gene Cheers
Land Planning Services Division
Takes State Office Building
Annapolis, Maryland 21401

RE: Special Exception

Item 108
Leonard E. McGrady - Petitioner
S/S of Sunshine Avenue,
3070 ft., S/E of Stoney Batter Road
11th Election District - Baltimore County

Dear Mr. Cheers:

Transmitted herewith is a copy of a site plan submitted in conjunction with the above referenced petition for Zoning Exception for a quasi-public camp ground and related activities on a 67 acre tract in northeastern Baltimore County.

As Chairman of the Zoning Plans Advisory Committee, which reviews and processes proposals such as this, I am requesting that your office critically review this plan and forward any comments you may have in order that petitions of this nature may be afforded comprehensive examination prior to public hearing.

Thanking you for your cooperation, and anticipating further coordination of effort in the future, I remain

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure



Maryland Department of Transportation

State Highway Administration

January 6, 1975

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attn: Mr. Franklin Hognas

Dear Mr. DiMenna:

Transmitted herewith is a copy of the subject plan on which has been indicated the tentative proposed effects by the Outer Beltway. By copy of this letter, an additional copy is being sent to the petitioners engineer.

The plan should be revised to indicate the proposed right of way.

Very truly yours,

Charles Lee, Chief Bureau
of Engineering Access Permits

by: John E. Meyers

encl

cc: Mr. Michael Libratori
Frederick Ward Assoc. Inc.
P.O. Box 310 Century Bldg.
Bel Air, Md. 71014

CL-JEM:sk

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

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

Re: Item 108, Z.A.C. meeting
12-3-74 Property Owners
Leonard E. McGrady
Location 5/5 Sunshine Ave.
S.E. of Stony Batter Rd.
Outer Beltway

EPR File

HOUSING

10.03.24

MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE 401 West Preston Street Baltimore, Maryland 21201

10.03.24 REGULATIONS GOVERNING CAMPS

Pursuant to authority conferred upon the Secretary of Health and Mental Hygiene by Article 43, Annotated Code of Maryland (1967 Edition and 1961 Supplement), the following regulations governing the layout, construction, operation and maintenance of Camps, are hereby established as minimum requirements of the Secretary of Health and Mental Hygiene.

PREFACE

It is the purpose and intent of these regulations to establish minimum standards of layout, operation, construction and maintenance of Camps to protect and promote the health, safety, and general welfare of the public.

DEFINITIONS. The following definitions shall apply in the interpretation and enforcement of these regulations:

- 01 "Approving Authority" shall be the Secretary of Health and Mental Hygiene or his designee.
- 02 "Camp" means a property consisting of a tract of land and all tents, vehicles, buildings or other structures pertaining thereto used as living quarters or shelter, which is operated gratuitously or for compensation, during any portion of any five or more days per annum, and which accommodates five or more persons at any time; provided, however, that this definition shall not be applied to a camp to be used by one family on its own premises, motels, motor courts, migrant labor camps and mobile home parks.
- 03 "Camping vehicle" means a vehicular accommodation (other than a mobile home) suitable for temporary habitation, used for travel, vacation, or recreational purposes, whose overall length does not exceed 28 feet or whose weight does not exceed 4500 pounds, and is occupied in any one place for a period not exceeding thirty (30) days.

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HOUSING

10.03.24

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

GARBAGE AND REFUSE DISPOSAL

- 25 Storage, Collection and Disposal. The storage, collection, and disposal of garbage and refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution.
- 26 Containers. All refuse shall be stored in conveniently located, leak-proof, rodent-proof containers with tight-fitting lids. Containers shall be provided in sufficient number and capacity for proper storage of all refuse.
- 27 Storage Racks or Platforms. Racks or concrete platforms shall be provided on which to store containers for refuse. Such container racks or platforms shall be so designed as to prevent tipping, to minimize spillage and container deterioration, and to facilitate cleaning.
- 28 Collection. All refuse shall be collected at least twice weekly, or more often if the need is indicated. Where suitable collection service is not available from municipal or private agencies, the camp operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers to an approved disposal site.
- INSECT AND RODENT CONTROL MEASURES
- 29 Insect and rodent control measures to safeguard the public health and comfort shall be used in the camp as required by the Approving Authority.
- ELECTRICAL SERVICE
- 30 Where electrical service is used, the installation and use of such facilities shall conform with all applicable codes.
- FOOD SERVICE
- 31 Equipment and operation of kitchen, dining hall, and storage room facilities shall comply with the standards administered by the Approving Authority. Refrigeration and storage of food, food handling methods, dishwashing and storage of dishes shall be by procedures meeting the requirements of the standards of the Secretary of Health and Mental Hygiene.

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10.03.24

MARYLAND AGENCY RULES

- 04 "Garbage" means all animal and vegetable wastes resulting from the handling, preparing, cooking, and serving of food, exclusive of recognized industrial by-products and human and animal excreta.
- 05 "Permit" means a written permit issued by the Approving Authority in accordance with these regulations.
- 06 "Person" means a person, persons, individual, partnership, firm, corporation, company, or association having charge, care, custody, ownership, or control of a Camp or part thereof.
- 07 "Refuse" means all putrescible, nonputrescible, combustible, noncombustible, and solid waste materials, including garbage, rubbish, and ashes, but not including sewage.
- 08 "Service building" means a building housing toilet, bathing, laundry, and other sanitary facilities.
- PERMITS
- 09 General Requirements. It shall be unlawful for any person to operate a camp without an annual permit issued by the Approving Authority. Application for such permit shall be made in writing on a form and in a manner prescribed by the Approving Authority at least thirty (30) days prior to the opening of the camp, and in the case of a new camp, or camp to be materially altered, enlarged or added to, shall include plans and specifications for the proposed camp, alterations, enlargements, or additions. Permits shall be non-transferable and shall be posted in a conspicuous place. A separate permit shall be required for each camp.
- 10 Issuance or Denial of a Permit. When upon review of the application and following complete inspection of the premises, the Approving Authority is satisfied that the camp meets the Sanitation Requirements (Part 13-28) of these regulations, a written permit to operate shall be issued. If the camp does not meet the Sanitation Requirements, the permit shall be denied in writing, setting forth the reason for such action.
- 11 Suspension or Revocation of Permits. A permit may be temporarily suspending by the Approving Authority after due notification regarding the violation by any person of any of the

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HOUSING

DEPARTMENT OF HEALTH AND MENTAL HYGIENE 10.03.24

Items outlined under the General Sanitation Requirements in these regulations, or revoked after a hearing by the Approving Authority upon repeated violation. Any person shall have the right of appeal to the Secretary of Health and Mental Hygiene, and thereafter may appeal to the Circuit Court of the Counties or Baltimore City.

INSPECTIONS

12 Right of Entry. The Approving Authority shall have the right of entry at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relative to the enforcement of these regulations.

LOCATION, SPACE AND GENERAL LAYOUT

13 Site Location. A camp shall not be located in swamps or marshes or adjacent thereto or in areas not properly drained. Measures shall be taken for the eradication or control of poison ivy, poison oak, noxious weeds, mosquitoes, flies, rodents and poisonous reptiles in the immediate camp area. Adequate guards, signs, or area restrictions shall be provided to reduce accident potential.

14 Location. The principal camp area in which food is prepared and served and where sleeping quarters are located shall be at least 500 feet from any area in which livestock is kept.

SWIMMING POOLS AND BATHING AREAS

15 Requirements. No swimming pool or bathing area shall be installed, altered, improved, or used without compliance with applicable regulations. No bathing area shall be used without the written permission of the Approving Authority.

SERVICE BUILDINGS

16 Requirements. In camps using service buildings the following facilities shall be regarded as minimum:

	Number	Male	Female
Toilets	1	per 20	15
Urinals	1	per 30	
Lavatories	1	per 20	30
Showers	1	per 20	20

*This shall apply to overnight camping facilities and/or where swimming or bathing is provided.

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



Maryland Department of Transportation

State Highway Administration

November 29, 1974

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

Attn: Mr. Franklin Hognas, Jr.

Dear Sir:

The subject property is affected by the Outer Beltway as proposed by the State Highway Administration.

In order to supply specific information, three additional copies of the plan must be made available to the Administration.

It is our opinion that the petition should be held in abeyance until such time as the matter has been fully investigated.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CL-JEM:sk

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

Re: Item 108
Z.A.C. meeting 12/3/74
Property Owner: Leonard E. McGrady
Locations 5/5 of Sunshine Ave.,
3070 Ft. E. of the intersection
of Stony Batter Rd.
Exist. Zoning: R.D.P.
Proposed Zoning: Special Except.
For a Quasi-Public Camp with outdoor
recreational & social activities
including a campsite and swimming
pool with related facilities
No. of Acres: 67.32
District: 11th
OUTER BELTWAY

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 26, 1974

John J. Brennan, Esq.
Re: Item 108
December 26, 1974

Page 2

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204*****
XXXXXXXXXXXXXXXXX
Chairman
Franklin T. Hoggans, Jr.MEMORANDUM
ZONING ADMINISTRATION
HEALTH DEPT. TRUST
BUREAU OF FIRE PROTECTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENVIRONMENTAL PLANNING
PARKS AND
RECREATION
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDING ENGINEERJohn J. Brennan, Esq.
Loyola Federal Building
Towson, Maryland 21204RE: Special Exception Petition
Item 108
Leonard E. McGrady - Petitioner

Dear Mr. Brennan:

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 petitioner is requesting a Special Exception to utilize a 67.32 acre parcel as a Quasi-Public campground with 83 proposed trailer camp sites and 145 tent camp site areas. Also proposed are incidental recreational facilities, such as swimming pool, tennis courts, ball fields and playgrounds.

The subject property is for the most part wooded and improved nearest its point of access to Sunshine Avenue with a dwelling and accessory farm buildings. An existing small residential development at the end of Proctor Lane (a dirt road) in the form of single family dwellings is the only improved area in the immediate environs.

This Committee, through past experience, feels some provision for off street parking may be necessary for the area of the tennis courts.

The comments of the Bureau of Engineering concerning drainage and road improvements should be noted. Further, the comments of State Highway Administration concerning possible locations of the proposed outer Beltway should be noted with particular interest.

As per said comments, this Committee is withholding this petition from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTM:JD

cc: Frederick Ward Associates, Inc.
Century Building
Belair, Maryland 21014BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 3, 1974

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

Dear Mr. DiNenna:

Comments on Item 108, Zoning Advisory Committee Meeting, December 3, 1974, are as follows:

Property Owner: Leonard E. McGrady
Location: S/S of Sunshine Ave. 3070 ft. SE of the intersection of Stoney Batter Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for a Quasi-Public camp with outdoor recreational & social activities including a campstore and swimming pool with related facilities.

No. of Acres: 67.32

District: 11th

Complete soil evaluation required and approved water supply must be provided.

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

Food Protection Comments: 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.

Comments On Item December 3, 1974 Page
#108
Zoning Advisory
Committee Meeting

The owner must comply with all local and State laws, regulations and requirements pertaining to camps.

Parking Management Comments: The parking facilities to be constructed on this site are subject to review and approval under the Federal Environmental Protection Agency's Management of Parking Supply Regulations. Specified information regarding the proposed facilities must be submitted to the appropriate regional reviewing authority. Contact the Baltimore County Division of Air Pollution for additional information concerning the submittal of an application for approval.

Very truly yours,

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

HVB/acc

CC--J.A. Hoggans
L.A. Schuppert
W.L. PhillipsBaltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLYNORTH N. DYER, P. E., CHIEF

December 12, 1974

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

Re: Item #108 (1974-1975)
Property Owner: Leonard E. McGrady
S/S of Sunshine Ave., 3070' S/S of the intersection of Stoney Batter Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for a Quasi-Public camp with outdoor recreational and social activities including a campstore and swimming pool with related facilities.
No. of Acres: 67.32 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Sunshine Avenue, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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 and Storm Water Management

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, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

Item #108 (1974-1975)
Property Owner: Leonard E. McGrady
Page 2
December 12, 1974Sediment Control and Storm Water Management: (Cont'd)

A permanent method of retaining storm water runoff in excess of the original runoff based on a 2-year recurrence storm must be provided on the site.

Storm Drainage

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

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff 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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent eroding any mounds 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 Sewers

Public water supply and sanitary sewerage are not available to serve this property, which is located beyond the limits of the Baltimore County Metropolitan District and the Urban Rural Designation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicated Planned Service in the area in 11 to 30 years.

Very truly yours,

Ellynorth N. Dyer
ELLYNORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:WHS

cc: J. Tronner
J. SomersC-W & T-U-26 Key Sheets
57 - 61 NE 35 & 36 Pos. Sheets
NE 15 & 16 1 Topo
So Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

878-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Leonard E. McGrady

Location: S/S of Sunshine Ave. 3070 ft. SE of the intersection
of Stoney Batter Rd.

Item No. 108 Zoning Agenda December 3, 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 _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 201 "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: *H. J. Hill* Noted and Approved: *Paul H. Reinhardt*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

December 23, 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 #108, Zoning Advisory Committee Meeting, December 3, 1974, are as follows:

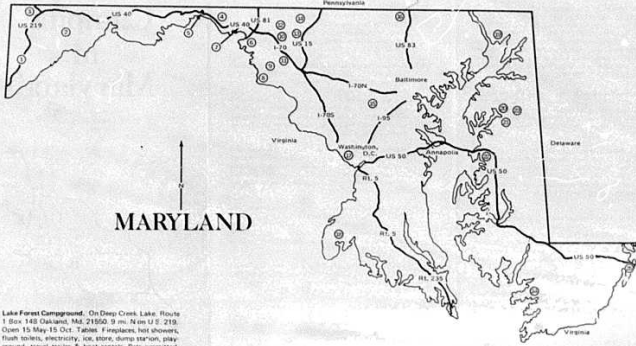
Property Owner: Leonard E. McGrady
Location: S/S of Sunshine Avenue 3070 ft. SE of the intersection of Stoney Batter Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for a Quasi-Public camp with outdoor recreational and social activities including a campstore and swimming pool with related facilities.
No. of Acres: 67.32
District: 11th

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

This office could foresee no site planning problems if the property is well screened and properly maintained.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning



MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 114 Date of Posting: 9/11/74
Posted for: Leonard E. McGrady
Petitioner: John J. Brennan, Esq.
Location of property: 4th St. Southern Ave. to E. of
Stoney Batter Road
Location of Signs: On E. of Southern Ave. 1 sign on
Stoney Batter Road 1 sign
Remarks: See above for signs
Posted by: Mark H. Hines Date of return: 9/16/74

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 114 Date of Posting: 2-19-76
Posted for: Leonard E. McGrady
Petitioner: John J. Brennan, Esq.
Location of property: 4th St. Southern Ave. to E. of
Stoney Batter Road
Location of Signs: On E. of Southern Ave. 1 sign on
Stoney Batter Road 1 sign
Remarks: See above for signs
Posted by: Mark H. Hines Date of return: 2-26-76

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

No. 17472
DATE: Feb. 26, 1975 ACCOUNT: 01-662
AMOUNT: \$102.53
DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Special Exception for Leonard McGrady
#75-180-X Advertising & Posting
John J. Brennan
Loyola Federal Building
Towson, Md. 21204

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

No. 03328
DATE: August 13, 1974 ACCOUNT: 01-662
AMOUNT: \$80.00
RECEIVED FROM: Mr. Leonard E. McGrady
FOR: Cost of Filing of an Appeal and Posting of Property
on Case No. 75-180-X (Item No. 108)
5/5 of Sunshine Avenue, 3070' E of Stoney Batter Road -
11th Election District
Leonard E. McGrady - Petitioner
VALIDATION OR SIGNATURE OF CASHIER

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

No. 17472
DATE: January 30, 1975 ACCOUNT: 01-662
AMOUNT: \$80.00
DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
John J. Brennan, Esq.
Loyola Federal Building
Towson, Md. 21204
Petition for Special Exception for Leonard McGrady
#75-180-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of
Nov 1974. Item # 108.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Leonard E. McGrady Submitted by: John J. Brennan
Petitioner's Attorney: John J. Brennan Reviewed by: John J. Brennan
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

John J. Brennan, Esq.
Loyola Federal Building
Towson, Md. 21204

Item 108

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

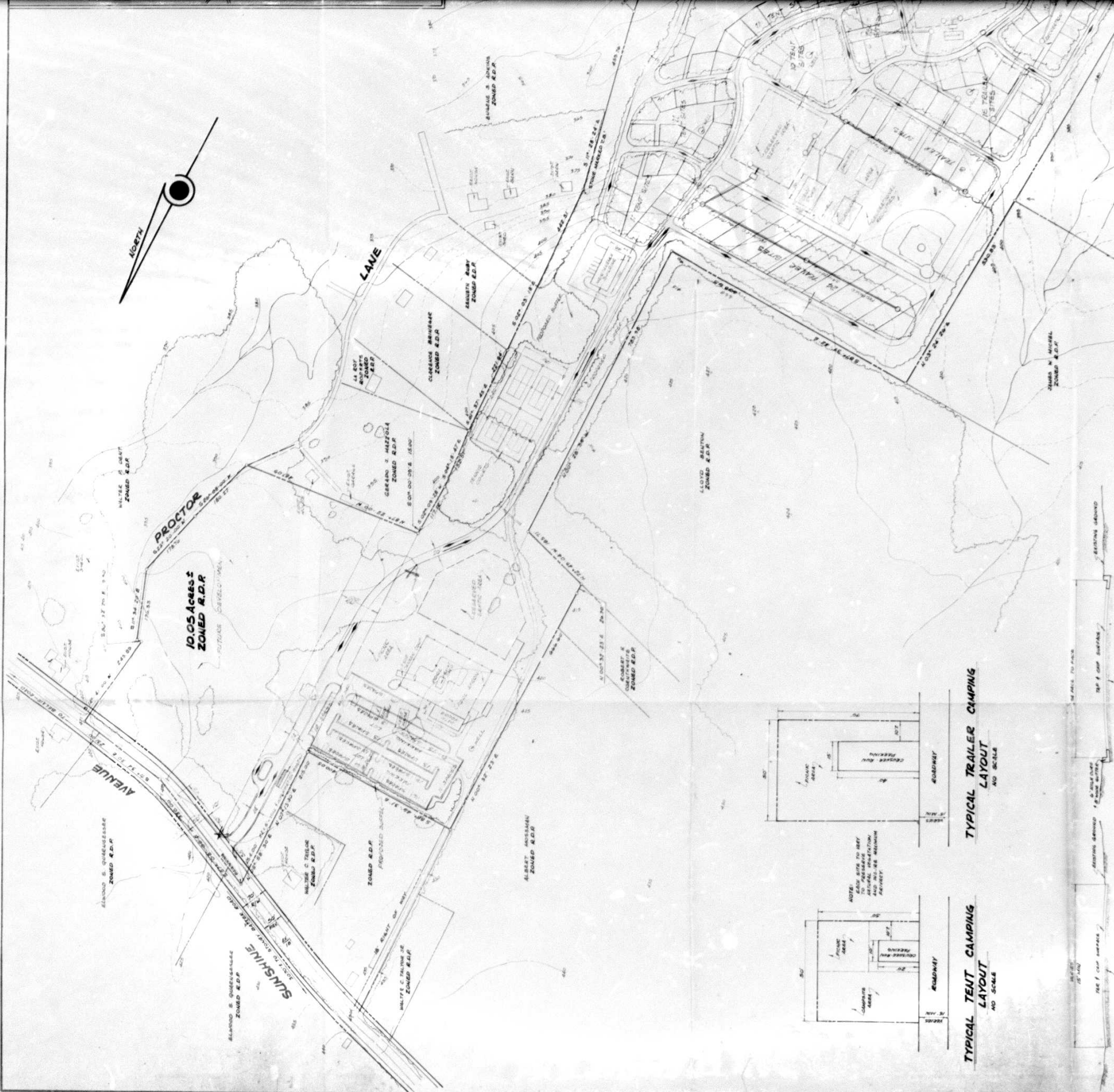
Your Petition has been received and accepted for
filing this 17th day of January 1975.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

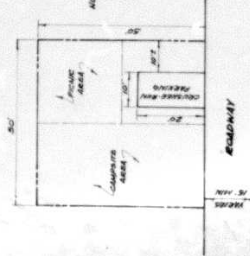
Petitioner: Leonard E. McGrady
Petitioner's Attorney: John J. Brennan Reviewed by: Franklin J. Hines, Jr.
Frederick Ward Associates, Inc.
Century Building
Belair, Maryland 21014
Chairman,
Zoning Advisory
Committee





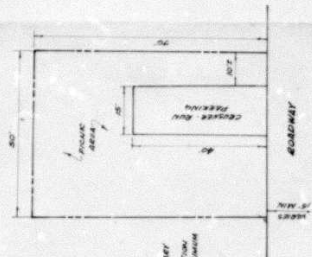


TYPICAL TENT CAMPING LAYOUT
NO SCALE



NOTE:
LAND SITE TO BE
DEVELOPED FOR
TENT CAMPING
AND NO RES. REMAINING
FUTURE

TYPICAL TRAILER CAMPING LAYOUT
NO SCALE



TYPICAL OPEN ROAD SECTION
NO SCALE



TYPICAL CLOSED ROAD SECTION
NO SCALE



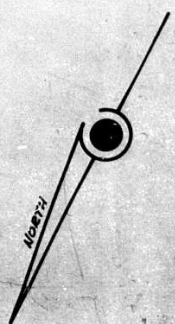
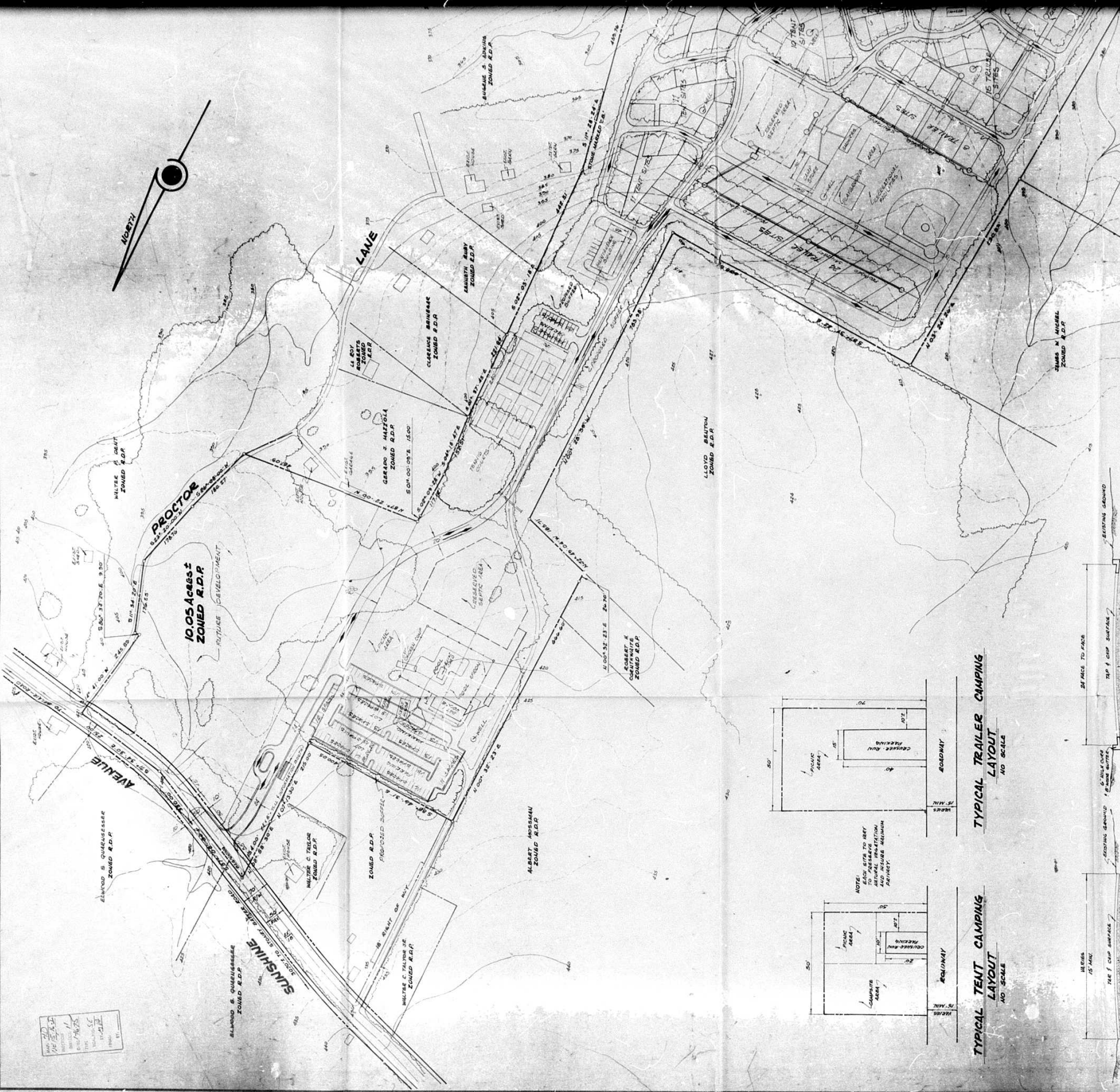
GENERAL NOTES:

- EXISTING ZONING: RDP
- PROPOSED ZONING: RDP
- GROSS AREA: 6732 AC.
- DESIGNED DENSITY: 735 AC.
- TRAILER AREA: 902 AC.
- FUTURE DEV. AREA: 744 AC.
- ROAD AREA: 504 AC.
- R/W AREA: 241 AC.
- PARKING & POOL AREA: 239 AC.
- OPEN & REC. AREA: 33.47 AC.
- OFF-STREET PARKING - SWIMMING POOL: 150
- No. Of Spaces Req'd: 150
- No. Of Spaces Provided: 152
- PARKING SPACES SIZE: 10' x 20'
- NUMBER OF SITES: 83
- TRAILER: 145
- TENT: 220
- TOTAL** 220

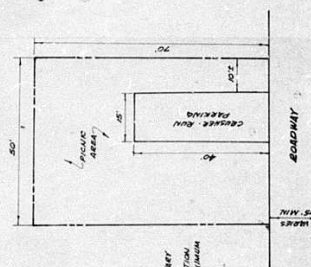
- CLOSEST WATER LINE:
BELAIR ROAD & FORGE ROAD
- CLOSEST SEWER LINE:
BELAIR ROAD & FORGE ROAD
- AVERAGE DAILY TRAFFIC: 900

Frederick Ward Associates, Inc.
Consulting Engineers
1111 E. JEFFERSON ST. BALTIMORE, MD. 21201
PHONE (410) 524-1111

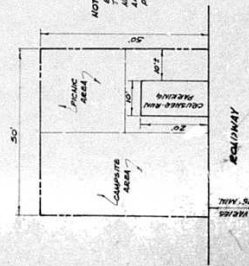
PLAT TO ACCOMPANY PETITION OF
SPECIAL EXCEPTION FOR
QUASI PUBLIC CAMPGROUND
PURSUANT TO SECTION 1A-00.2B (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS
JIM ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1"=100' DATE: 10-29-74



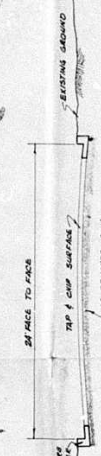
TYPICAL TRAILER CAMPING LAYOUT
NO SCALE



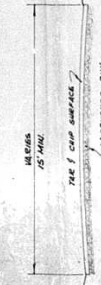
TYPICAL TENT CAMPING LAYOUT
NO SCALE



TYPICAL CLOSED ROAD SECTION
NO SCALE



TYPICAL OPEN ROAD SECTION
NO SCALE



GENERAL NOTES:

- EXISTING ZONING: RDP
- PROPOSED ZONING: RDP
- GROSS AREA: 67.32 AC.±
- DESIGNED DENSITY: 7.35 AC.±
- TRAILER AREA: 9.02 AC.±
- TENT AREA: 7.44 AC.±
- FUTURE DEV. AREA: 50.4 AC.±
- ROAD AREA: 2.61 AC.±
- R/W AREA: 2.39 AC.±
- PARKING & POOL AREA: 33.47 AC.±
- OPEN & REC. AREA: 150
- OFF. STREET PARKING: 172
- No. Of Spaces Req'd: 10x20
- No. Of Spaces Provided: 83
- PARKING SPACE SIZE: 145
- NUMBER OF SITES: TOTAL 225
- TRAILER: 145
- TENT: 83

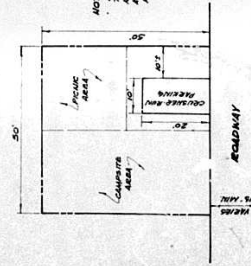
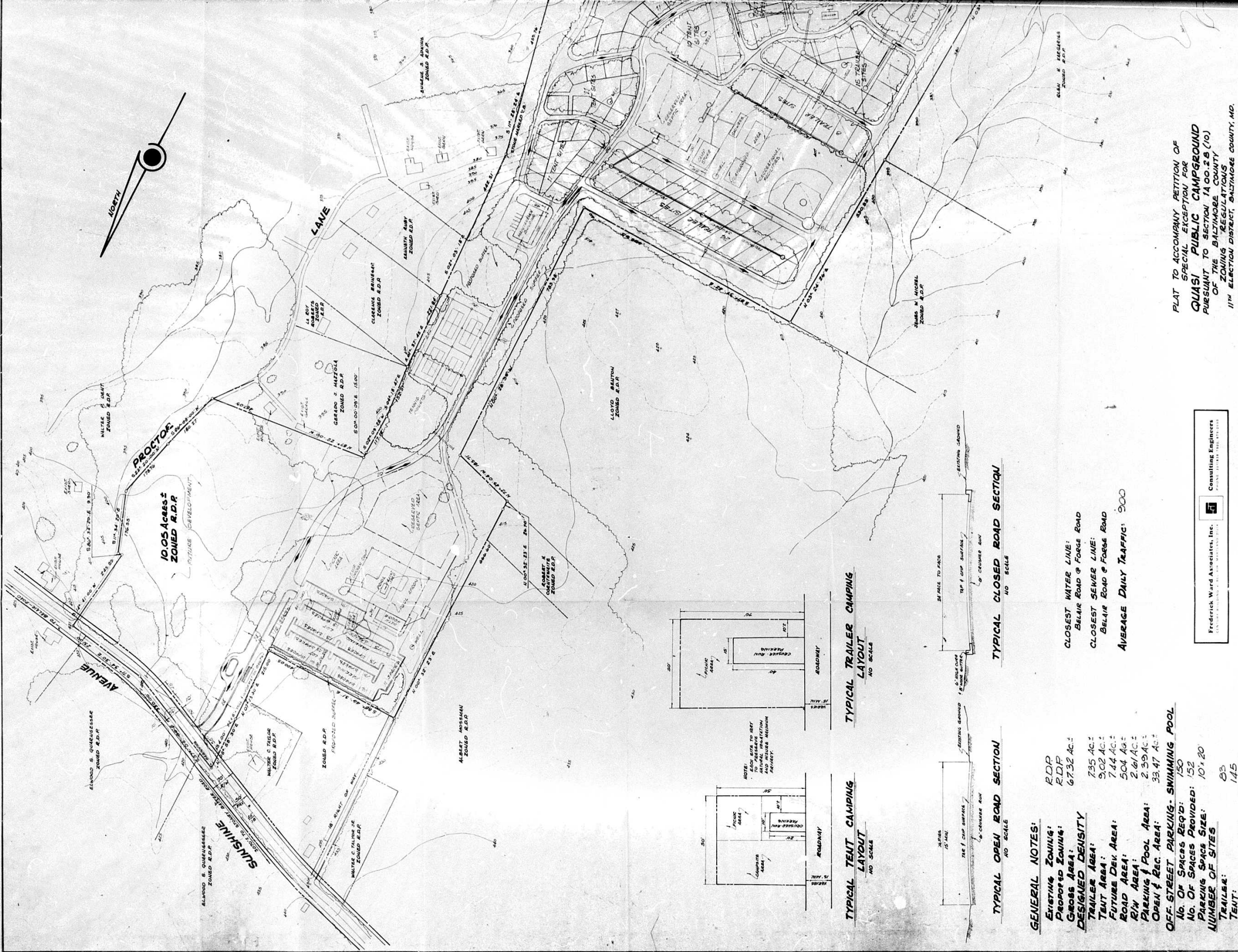
- CLOSEST WATER LINE: BELAIR ROAD @ FOREST ROAD
- CLOSEST SEWER LINE: BELAIR ROAD @ FOREST ROAD
- AVERAGE DAILY TRAFFIC: 900

NOTE: ALL OUTSIDE STORM DRAIN FACILITIES AND STORM WATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD.

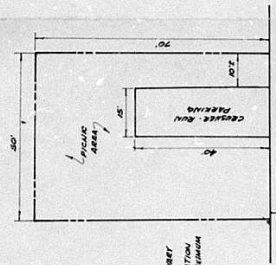


Consulting Engineers
Frederick Ward Associates, Inc.
1000 E. JEFFERSON ST.
BALTIMORE, MD 21201

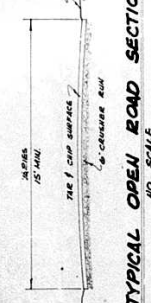
PLAT TO ACCOMPANY PETITION OF
SPECIAL EXCEPTION FOR
QUASI PUBLIC CAMPGROUND
PURSUANT TO SECTION 1A-02.28 (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS
JIM ELECTION DISTRICT, BALTIMORE COUNTY, MD.
DATE: 10-23-76
SCALE: 1"=100'



TYPICAL TENT CAMPING LAYOUT
NO SCALE



TYPICAL TRAILER CAMPING LAYOUT
NO SCALE



TYPICAL OPEN ROAD SECTION
NO SCALE



TYPICAL CLOSED ROAD SECTION
NO SCALE

GENERAL NOTES:

- EXISTING ZONING: R.D.P.
- PROPOSED ZONING: R.D.P.
- GROSS AREA: 6732 AC.±
- DESIGNED DENSITY: 735 AC.±
- TRAILER AREA: 502 AC.±
- FUTURE AREA: 744 AC.±
- FUTURE DEV. AREA: 504 AC.±
- ROAD AREA: 2.61 AC.±
- PARKING & POOL AREA: 2.59 AC.±
- OPEN & REC. AREA: 33.47 AC.±
- OFF-STREET PARKING-SWIMMING POOL: 150
- No. Of Spaces Req'd: 152
- No. Of Spaces Provided: 10' 20
- PARKING SPACE SIZE: 10' 20
- NUMBER OF SITES: 83
- TRAILER: 145
- TENT: TOTAL 228

- CLOSEST WATER LINE: BELAIR ROAD & FORGE ROAD
- CLOSEST SEWER LINE: BELAIR ROAD & FORGE ROAD
- AVERAGE DAILY TRAFFIC: 900

PLAT TO ACCOMPANY PETITION OF
SPECIAL EXCEPTION FOR
QUASI PUBLIC CAMPGROUND
PURSUANT TO SECTION 1A-00.28 (10)
OF THE BALTIMORE COUNTY
ZONING REGULATIONS
11th ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1"=100'
DATE: 10-29-74

Frederick Ward Associates, Inc.
CONSULTING ENGINEERS
PLANNING ENGINEERS
1100 E. MONROE STREET, BALTIMORE, MD. 21201

