

ORDER RECEIVED FOR FILING

DATE *June 8/78*
BY *John H. Gray*

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *16th* day of *June*, 1978, that the aforementioned Special Exception should be granted if the same is GRANTED, from and after the date of this Order, subject to the same after 11:00 p.m., daily, except for five evening events per year, which may have music until midnight, and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Eric S. DiNenna
Zoning Commissioner of Baltimore County

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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *16th* day of *June*, 1978, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a *residential* zone, and/or the Special Exception for *community buildings* be and the same is hereby DENIED

Eric S. DiNenna
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
Leslie H. Groel, Director of Planning
Date: March 20, 1978
FROM: Leslie H. Groel, Director of Planning
SUBJECT: Petition #78-210-X, Petition for Special Exception for Community Buildings
Item # 144: "Northwest side of Chatsworth Avenue 336 feet Southwest of Central Avenue
Petitioner - The Glyndon Club Incorporated
4th District

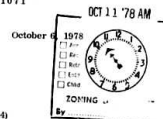
HEARING: Wednesday, March 29, 1978 (1:00 P.M.)

This office is not opposed to this proposal. It is suggested, however, that a detailed landscaping plan be prepared for review by the Division of Current Planning and Development. It should include screening against the two adjoining residential properties as well as control of lighting for night use of the facility.

Leslie H. Groel
Director of Planning

LHG:JGH:uw

THE GLYNDON CLUB, INC.
Glyndon, Maryland 21071



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

Re: Special Exception No. 78-210-X (Item No. 144)

Dear Mr. DiNenna:

In regard to the above referenced Special Exception and the building permit applicable to construction of our new bath house facility, I would like to confirm our position relative to the screening of the parking area shown on our site plan. This matter has been discussed with Mr. Nicholas B. Connors of your office.

As you know the pool has been in operation at this location since the early 1930's. The parking area has also been in existence, as it is shown on our plan, the same length of time. However, several new spaces will be added due to the reduction of the area of the buildings being replaced.

The residence at the corner of Chatsworth and Central Avenues (No. 29 Chatsworth) possibly predates the original pool construction. At this time it is owned by Mr. and Mrs. S. Rogers Mann. Just prior to Mr. & Mrs. Mann acquiring the property, the former owner constructed a "stockade" type fence along most of the property line closest to the parking area shown on our site plan. An opening was left in the fence to allow the Manns to park their vehicles behind their house, something they prefer to do instead of parking on the street.

Taking a practical approach to this matter, it seems unreasonable that we would have to construct a screening device immediately adjacent to the existing "stockade" fence, that would also deny access to the Mann's off-street parking area. We have discussed this matter with the Manns in detail, and they agree.

An acknowledged below, Mr. and Mrs. Mann, therefore, have no objection to the screening provision (as it affects their property) being waived as a requirement of our site plan approval.

If additional information is needed, please do not hesitate to contact me.

ACKNOWLEDGED:

S. Rogers Mann
S. Rogers Mann
Carol S. Mann
Carol S. Mann
10/9/78
(10/9/78)

Very truly yours,

Nicholas B. Connors
Nicholas B. Connors
Vice President

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

March 16, 1978

cc: Nicholas B. Connors
Chairman

cc: Mr. Steele
Chairman

cc: Mr. Steele
Chairman

Robert Steele, Jr., Esquire
13M Building, 7th Floor
100 East Pratt Street
Baltimore, Maryland 21202

RE: Special Exception Petition
Item Number 144
Petitioner - The Glyndon Club, Incorporated

Dear Mr. Steele:

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 have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Chatsworth Avenue west of Central Avenue, in the 4th Election District, the subject property is currently improved with the facilities of the Glyndon Club. These facilities include a pool, recreational area, bath house/office/concession building and crusher run parking area. Surrounding properties are zoned D.R. 3.5. As is the subject property, and are improved with individual dwellings to the west, east and northeast, while a laundry building exists immediately to the north.

From my understanding, this use has existed at this location for sometime. Because of your client's proposal to construct a new bath house/office/concession building and parking area, this Special Exception is now being requested in order to make the existing operation

Robert Steele, Jr., Esquire
Page 2
Item Number 144
March 16, 1978

conform to the present D.R. 3.5 zoning classification.

At the time of the scheduled hearing, the future status of the existing building on this property should be indicated, i.e., whether or not it will be razed. Particular attention should be afforded the comments from the Health Department as well as the Bureau of Engineering concerning the provisions for accommodating storm water or drainage.

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,

Nicholas B. Connors
NICHOLAS B. CONNORS
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Mr. Joel McKenzie Simonds
Beavin Company
2305 N. Charles St.
Baltimore, Maryland 21218

Robert Steele, Jr., Esquire
13M Building, 7th Floor
100 East Pratt Street
Baltimore, Maryland 21202

Item #144

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

Your Petition has been received and accepted for filing this *16th* day of *February*, 1978.

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: The Glyndon Club, Incorporated
Petitioner's Attorney: Robert Steele, Jr., Reviewed by: *Nicholas B. Connors*
Chairman, Zoning Plans Advisory Committee

Mr. Joel McKenzie Simonds
Beavin Company
2305 North Charles Street
Baltimore, Maryland 21218

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 486-2211

March 13, 1978

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

Dear Mr. DiNenna:

Comments on Item #144, Zoning Advisory Committee Meeting, January 10, 1978, are as follows:

Property Owner: The Glyndon Club, Inc.
Location: NW/3 Chatsworth Avenue 336' SW Central Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a community building (IDCA 77-73-X)
Acre: 1.275
District: 4th

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 plan has been reviewed and there are no site-planing factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

THOMAS M. MOURING, P.E.
DIRECTOR

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

Re: Item #144 (1977-1978)
Property Owner: The Glyndon Club, Inc.
N/W 35' Chatsworth Ave. 356' S/W Central Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a community building (IDCA 77-73-X)
Acres: 1.205 District: 4th

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.

General:
Comments were supplied for this property for Project IDCA No. 77-73-X.

Highways:
Chatsworth and Central Avenues, existing public roads, are proposed to be improved in the future as 30 and 40-foot closed section roadways on 50 and 60-foot rights-of-way, respectively. Highway rights-of-way, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the indicated 12-foot right-of-way, which is assumed to be private.

The construction of concrete sidewalk, curb and gutter, entrances, aprons, etc., will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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

Item #144 (1977-1978)
Property Owner: The Glyndon Club, Inc.
Page 2
February 8, 1978

Storm Drains:

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

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 serving this property.

Very truly yours,

Charles E. Devlin
CHARLES E. DEVLIN, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: SS

N-SW Key Sheet
65 NW 38 Pm. Sheet
NW 17 J Topo
48 Tax Map

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 26, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 144, Zoning Advisory Committee Meeting of January 10, 1978:

Property Owner: The Glyndon Club, Inc.
Location: NW/3 Chatsworth Ave., 356' SW Central Ave.
Access: 1.205
District: 4th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

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

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 prior to construction.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/mc
SEC 35 118

STEPHENE COLLINS
DIRECTOR

February 10, 1978

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

Item No. 144 - ZAC - January 10, 1978
Property Owner: The Glyndon Club, Inc.
Location: NW/3 Chatsworth Avenue 356' SW Central Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a community building (IDCA 77-73-X)
Acres: 1.205
District: 4th

Dear Mr. DiNenna:

No Variance in trip generation is anticipated by the requested Special Exception for a community building.

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineer Associate

MSF/hms

Paul H. Heinicke
CHIEF

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

Attention: N. Connors, Chairman
Zoning Advisory Committee

Re: Property Owner: The Glyndon Club, Inc.

Location: NW/3 Chatsworth Ave. 356' SW Central Ave.

Item No. 144 Zoning Agency Meeting of 1/10/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below noted 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 _____ foot 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 access condition shown at _____

RECEIVED 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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as shown.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Heinicke* Noted and Approved: *Charles E. Devlin*
Paul H. Heinicke, Chief Special Inspection Division Charles E. Devlin, Chief Fire Prevention Bureau

JOHN D. SEVIER
DIRECTOR

January 18, 1978

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

Dear Mr. DiNenna:

Comments on Item # 144 Zoning Advisory Committee Meeting, January 10, 1978 are as follows:

Property Owner: The Glyndon Club, Inc.
Location: NW/3 Chatsworth Ave. 356' SW Central Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a community building (IDCA 77-73-X)

Acres: 1.205
District: 4th

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes, including Maryland State Code for the Handicapped and code.
- (X) B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Devlin

Charles E. Devlin
Plans Review Chief
(3287)

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 17, 1978

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

I.A.C. Meeting of: January 10, 1978

RE: Item No. 144
Property Owner: The Glyndon Club, Inc.
Location: NW/3 Chatsworth Ave. 356' SW Central Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a community building (IDCA 77-73-X)

District: 4th
No. Acres: 1.205

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGRAW, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROYBART

THOMAS H. ROYER
WILLIAM E. CONNOR
ROBERT E. DUBEL, SUPERINTENDENT

ALVIN LOROCK
WILLIAM E. SMITH, JR.
RICHARD H. TRACEY, D.V.M.

[illegible]

TOWSON, MD,.....March 9....., 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on ~~one~~ one ~~time~~ time ~~before~~ before the 25th day of March, 1928, the first publication appearing on the 27th day of March.

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

[illegible]

OFFICE OF

THE TIMES
NEWSPAPER

TOWSON, MD. 21204

March 9

19 78

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - The Glyndon
Club, Inc.
was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10th day of March 1978, that is to say, the same was inserted in the issues of March 9, 1978

STROMBERG PUBLICATIONS, INC.

BY Eschra J. Sargis

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map					13	113			
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									

Reviewed by: *Jane*

Previous case: *NONE*

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # *NEW 127 4th DIST.*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of

Dec 1977. Filing Fee \$ 50.00. Received X Check


S. Eric DiNenna,
Zoning Commissioner

Petitioner Glynn Chua Inc. (steel, va) Submitted by SAME

Petitioner's Attorney SAME Reviewed by JP

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

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>John</u>					Revised Plans: Change in outline or description <u>Yes</u> — No				
Previous case: <u>NONE</u>					Map # <u>NW 17 (200)</u>				

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 46 Date of Posting MARCH 13 1950

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: THE GLYNDON CLUB INC

Location of property: N 41/2 S. of CHATSWORTH AVE. 356' SW of CENTRAL AVE

Location of Signs: OPPOSITE # 26 CHATSWORTH AVE

Remarks

Posted by Thomas L. Roland
Signature

Date of return: MARCH 17, 1978

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

No. **65489**

DATE: **March 7, 1978** COUNTY: **01-662**

AMOUNT: **\$50.00**

Preston

RECEIVED FROM: **Messrs. Whitford, Taylor, Brown, & Trinkle**
THE Bldg., 100 E. Pratt St., Balto., Md. 71202
Petition for Special Exception for the Glyndon Club, Inc
#78-210-X

80972226 7 5 00 C

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65535

DATE March 30, 1978 ACCOUNT 01-662

AMOUNT \$65.57

RECEIVED BY Messrs. W. Hiteford, Taylor, Preston, Trimble and
Johnston 1200 Building
FOR 100 E. Pratt St., Baltimore, Md. 21202
Advertising and posting of property for The
Clyden Club, Inc. #78-210-X

1835 CASH 30 65.57 MD

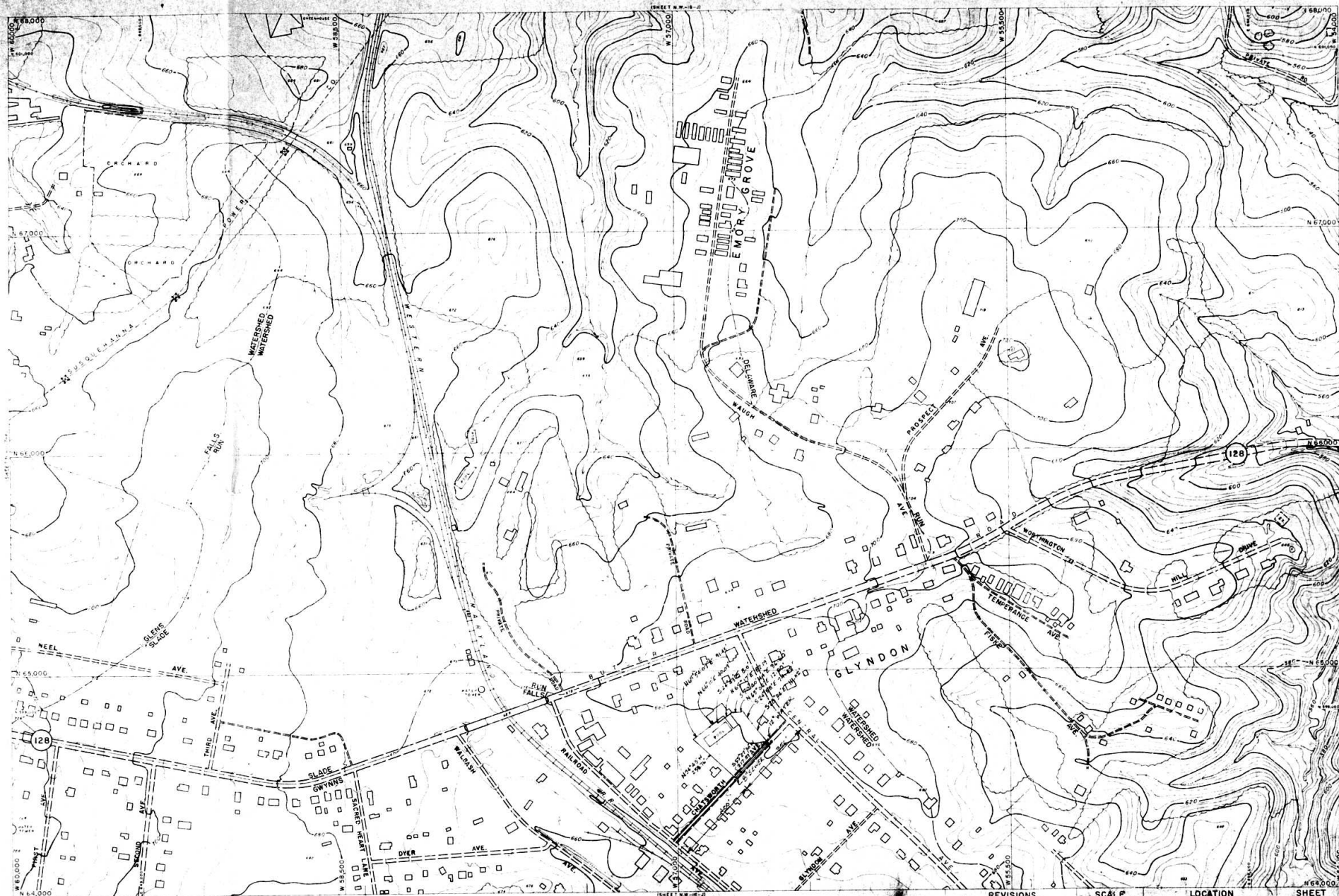
VALIDATION OR SIGNATURE OF CLERK



4

5-20 NW





X-SE W-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

BY DATE

SCALE

1" = 200'

DATE OF PHOTOGRAPHY

APRIL 1955

LOCATION

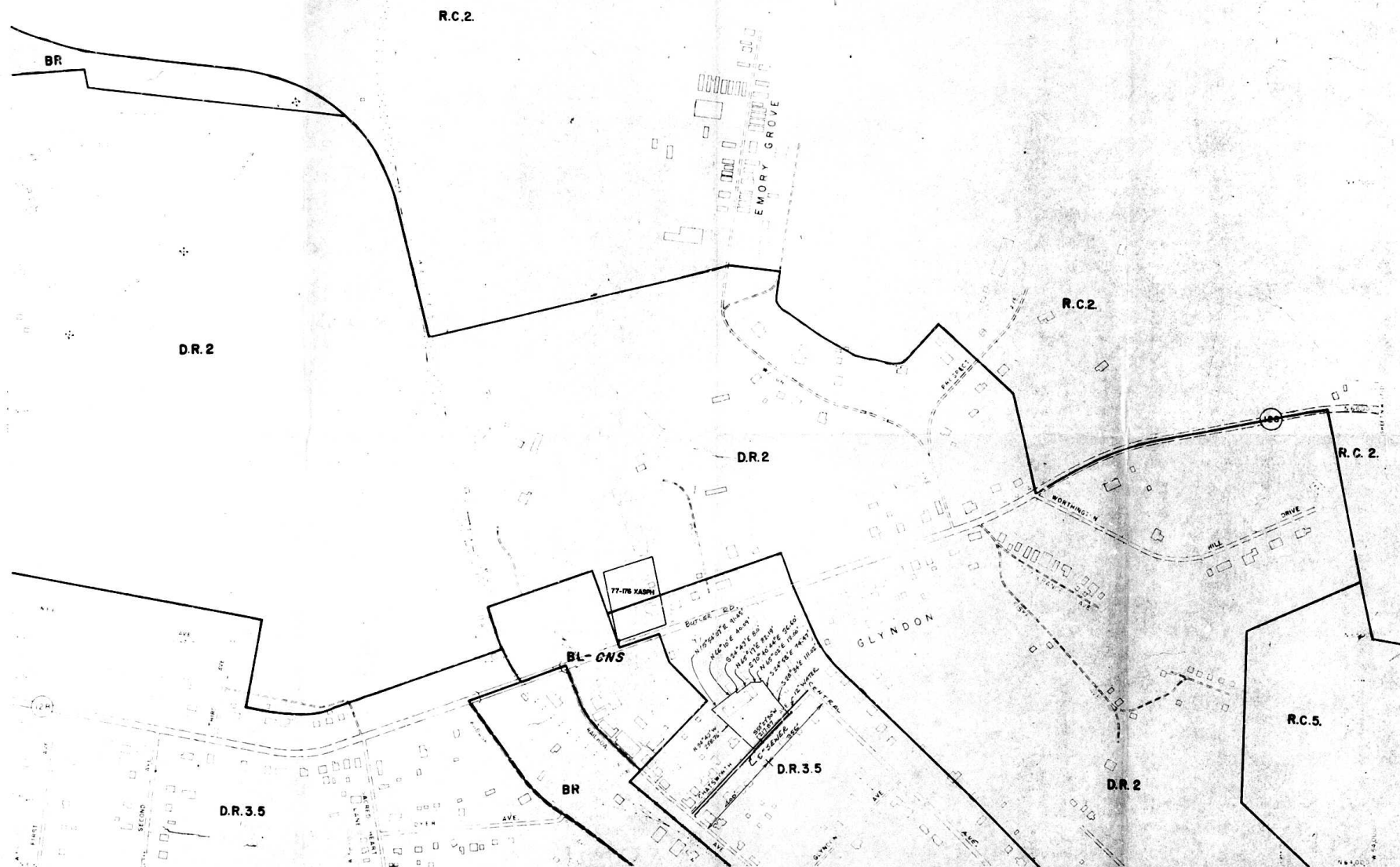
GLYNDON
REISTERSTOWN
AREA

SHEET

NW
(7-1)

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.





X SE W SW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
JULY 7, 1976 & OCT 9, 1976
B-1 NOS. 104-76, 109-76, 110-76, 111-
76, 112-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE

SCALE
1" = 200'

LOCATION

GLYNDON
REISTERSTOWN
AREA

SHEET

NW

17-J

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

