

7326-X #162 2- NW 22E RT 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... R-SHOOTING RANGE... and... 1. or use... R-FISHING ASSN., INC.,... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone, for the following reasons:

100A APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 NORTH BALTIMORE COUNTY HUNTING AND FISHING ASSN., INC.,...
 COUNTY THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DIMENSIONS ON 200 FT ROAD WAYS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL PERMIT FOR...
 TO USE THE HEREIN DESCRIBED PROPERTY FOR...
 A SHOOTING RANGE

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
 GROSS SITE AREA 34.75 AC. DEED REF. J. B. S. 1682-41
 GRADING...
 BUILDING SIZE...
 NUMBER OF FLOORS...
 FLOOR AREA...
 BUILDING USE...
 REQUIRED NUMBER OF PARKING SPACES...
 PROVISION...
 UTILITIES...
 UTILITIES SECURITY APPROVAL...
 I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECEIVED
 OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 Beginning 520' N of Spook Hill Rd. and 1700' W of Rayville Rd., 6th District : OF BALTIMORE COUNTY

NORTH BALTIMORE COUNTY HUNTING AND FISHING ASSN., INC., Petitioners

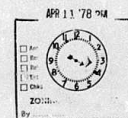
ORDER TO ENTER APPEARANCE

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. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 6th day of April, 1978, a copy of the foregoing Order was mailed to Claude L. Callegary, Esquire, 413 St. Paul Place, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: April 11, 1978
 FROM: Leslie H. Groat, Director of Planning
 SUBJECT: ITEM #112 Beginning 520 ft. North of Spook Hill Rd. and west of Rayville Road
 Petition #78-226-X. Petition for Special Exception for a Shooting Range and Community Building
 Petitioner - North Baltimore County Hunting and Fishing Assn., Inc.

6th District
 HEARING: Monday, April 24, 1978 (1:00 P.M.)
 There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Groat
 Director of Planning

LHG:JGH:rw



FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Application For Special Exception
 North Baltimore County Hunting and Fishing Association, Inc.
 34.75 Acres, more or less

Beginning for the "as is" at the end of the two following courses, viz: first commencing at the intersection formed by the center lines of Rayville Road and Spook Hill Road and running thence westerly along the center line of said Spook Hill Road 1700 feet, more or less, and second northerly along the center of a private drive a distance of 520 feet, more or less, to the corner above mentioned point of beginning, thence the nine following courses, viz: first North 55° 00' 00" East 601.77 feet, second North 70° 15' 00" East 440.74 feet, third North 43° 02' 00" West 987.61 feet, fourth South 68° 31' 00" West 874.22 feet, fifth South 43° 31' 00" West 899.25 feet, sixth South 27° 02' 00" East 527.11 feet, seventh South 75° 45' 00" East 471.90 feet, eighth North 10° 11' 00" West 485.93 feet and ninth South 80° 36' 00" East 534.09 feet to the place of beginning
 Containing 34.75 acres of land, more or less.

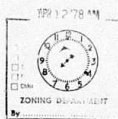


JOHN H. CALHOUN
 LAWYER
 PARKTON, MARYLAND

Mr. Eric S. Dinenna
 Zoning Commissioner
 Jefferson Building
 Towson, Maryland 21204

RE: Zoning Hearing for Shooting Range etc.
 Spook Hill Road near Rayville Rd.
 Scheduled April 24, 1978

Dear Eric:
 Please enter my name in proper person as a temporary counsel in the above captioned case. This location was posted by sign on Saturday, April 8, 1978.
 I am slowly recovering from a cancer operation and at the present time, I am really not in the proper physical condition to conduct the defense of the case. As you probably will recall, this is a case that started with one of your predecessor, John Rowe, and has been as far at the Court of Appeals.
 To give me time to retain experienced zoning counsel and to acquaint counsel with the background of the case, I would sincerely request a postponement of the case beyond the scheduled date of April 24, 1978.
 With best wishes, I remain
 Very truly yours,
 John H. Calhoun
 John H. Calhoun



JOHN L. CALHOUN
 ATTORNEY AT LAW
 514 St. Paul Street
 BALTIMORE, MARYLAND 21202
 (410) 772-0441

Admitted to the Practice of Law
 District of Columbia
 Florida
 Maryland
 Pennsylvania
 April 19, 1978

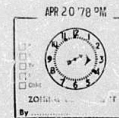
Commissioner Eric Dinenna
 Zoning Commission
 Room 106
 County Office Building
 Towson, Maryland 21204

RE: 78-226-X
 No. Balto. Co. Hunting & Fishing Assn. - Special Exception

Dear Sir:
 Please enter my appearance as counsel for John H. Calhoun and Evelyn G. Calhoun, two of the protestants in the above captioned.

Very truly yours,
 John L. Calhoun

JLC:mes
 cc: Claude L. Callegary, Esquire
 413 St. Paul Place
 Baltimore, Maryland 21202



LAW OFFICES

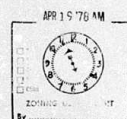
WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
 304 W. PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 301-825-5562
 April 15, 1978

Mr. S. Eric Dinenna
 Zoning Commissioner of Baltimore County
 County Office Building
 Towson, Maryland 21204
 RE: North Baltimore County Hunting and Fishing Assn., Inc.-Petition for Special Exception - 6th District

Dear Mr. Dinenna:
 Please enter the appearance of J. Morris Byrnes as attorney for Mr. Robert Yates who will appear as a protestant to the Petition for Special Exception filed by the North Baltimore County Hunting and Fishing Association, Inc. It is my understanding that the hearing will be held on Monday, April 24, 1978 at 1:00 P.M.

Yours very truly,
 J. Morris Byrnes

JMB:sm
 cc: Claude L. Callegary
 Robert Yates



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
Beginning 520' N of Spook Hill Road, : DEPUTY
1700' W of Rayville Road - 6th Election :
District : ZONING COMMISSIONER
North Baltimore County Hunting and :
Fishing Association, Inc. - Petitioner :
NO. 78-226-X (Item No. 162) : OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a shooting range and for a community building, swimming pools, or other uses of a civic, social, recreational, or educational nature on a 3+ acre parcel of land, located 520 feet north of Spook Hill Road and 1700 feet west of Rayville Road, in the Sixth Election District of Baltimore County.

The subject property, owned by the North Baltimore County Hunting and Fishing Association, Inc., has a history of involvement in zoning and court proceedings. The most recent of these encounters resulted in a Board of Appeals affirmation of the Zoning Commissioner's Order (Case No. 73-21-X), dated March 7, 1973, denying a Special Exception for a shooting range and outdoor recreational club on the subject property.

During the course of testimony, it was determined that part of this property was acquired by the Petitioner in 1948. Shooting was said to have commenced shortly thereafter, but ceased in 1971. Additional testimony indicated the use of the property by civic groups, such as scouts, students, and trail riders, with the permission of the Petitioner.

It was further testified that no shooting of an organized nature has occurred on the premises since 1971. Confuse, apparently emanating from the site after that year, was attributed by the Petitioner to trespassers or nearby hunters.

An Association spokesman also stated that, prior to 1971, they had sponsored intramural (club) shots, that these events resulted in a substantial number of shots being fired on a given day, and that there are no plans for future events of that kind if the Special Exception is granted. As a result, shooting would be limited to turkey shoots (stationary targets) and trap shooting (flying clay targets).

A real estate broker and appraiser, testifying for the Association, said that it was his opinion that the proximity of residences to the subject property would not be inimical to their resale value, a conclusion which was sharply contested by counsel for the Protestants.

Nearby residents, in opposition, testified that they were greatly concerned over the noise created by the firing of 12 gauge shotguns, long-range danger from rifle fire, a general hazard to children who frequent the area, and a disturbance to the enjoyment of their properties.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have not been met for a shooting range. The Petitioner has failed to prove that the granting of a Special Exception for a shooting range would not be detrimental to the health, safety, and general welfare of the community and, in the opinion of the Deputy Zoning Commissioner, should not be granted. However, the prerequisites of the aforesaid Section having been met for a community building and its uses for activities of a social, recreational, and educational nature, the same should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14 day of May, 1978, that the Special Exception for a community building, its uses for activities of a social, recreational, and educational nature, and its existing parking facilities, should be and the same

is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the Special Exception for a shooting range be and the same is hereby DENIED.

Samuel B. Brown
Deputy Zoning Commissioner of
Baltimore County

ADMITTED TO THE PRACTICE OF LAW
DISTRICT OF COLUMBIA
FLORIDA
MARYLAND
PENNSYLVANIA

George Martynak
Deputy Zoning Commissioner
Room 109
111 W. Chesapeake Ave.
Towson, Maryland 21204

RE: No. Balto. Co. Hunting &
Fishing Assn.
(Special Exception)
Held: April 24, 1978

Dear Mr. Martynak:

We trust you will have an opportunity to listen to the tape of the gunfire entered in evidence in the above-captioned as a Protestants exhibit. It will give you some idea of what life is like 400 feet from a gun club.

We were chagrined when you refused to allow us to play the tape at the hearing since this exact tape was played before Commissioner DiNenna and the Board of Appeals in 1973 and 1974 when the last special exception was denied. (And on five prior occasions).

Except for the novel proposition, advanced by Mr. Astin that property values in Perry Hall are unaffected by proximity to gun clubs we can see no change in any of the material facts presented in this case and the case before Commissioner DiNenna.

It is unfortunate that res adjudicata is inapplicable to these proceedings since the gun club membership can bring this up every three years. This is a noise case.

Very truly yours,
John L. Calhoun
John L. Calhoun

cc: Claude L. Callegary, Esquire

ORDER RECEIVED FOR FILING

DATE May 9, 1978
BY John L. Calhoun

ORDER RECEIVED FOR FILING

DATE May 9, 1978
BY John L. Calhoun

ORDER RECEIVED FOR FILING

DATE May 9, 1978
BY John L. Calhoun

- 3 -



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

RE: Shooting Range on
Spook Hill Road

Dear Mr. DiNenna:

Due to the short notice involved and also due to the fact that I want to consult legal counsel, I would appreciate a delay in the hearing on the Petition for Special Exception in the above captioned case.

Very truly yours,

T. P. Lamm
Tom P. Lamm
Lamm Valley Farms
Lamm Valley Farms
Lamm, Maryland
5/10/78

78942

*File May 11
in the file
cannot delay filing
Hill*

BAIRD, CO. HEATING AND
AIR-CONDITIONING, INC.
77-24-X
N.H. Yates & Co., Inc.
906 PHILADELPHIA AVE. / BIL., P.O. SPRING, MD. 20910 / (301) 589-8733
117 C CHURCH LANE / COCKEYSVILLE, MD. 21030 / (301) 867-6300

April 13, 1978

1841 Laurel Ridge Drive
Parkton, Maryland 21209

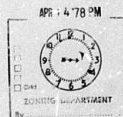
Mr. Eric S. DiNenna
Zoning Commissioner
Jefferson Building
Towson, Maryland 21204

Dear Mr. DiNenna:

I have been advised that the County Zoning people posted a sign on Spook Hill Road April 8th, 1978 in reference to a hearing on the Petition for Special Exception for a shooting range. The hearing being scheduled for April 24th, 1978 does not allow adequate time to consult legal counsel. I would appreciate a delay in the hearing on the Petition for Special Exception in the above captioned case.

Very truly yours,
Robert S. Yates
Robert S. Yates

RSY /jr



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3331
S. ERIC DINENNA
ZONING COMMISSIONER

North Baltimore County Hunting & Fishing
Assoc., Inc.
3730 Kemble Road
Baltimore, Md. 21211
Attn: Elaine Peters

October 28, 1977

RE: Interim Development Control
Act (IDCA) Application 77-37-X

Dear Sir:

Please be advised that your IDCA application for a Shooting Range hearing was approved by the Planning Board on October 21, 1977 and you may now file your petitions, plans, and specifications for a Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

SED/JED/scw
Enclosures

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3351
S. ERIC DINENNA
ZONING COMMISSIONER

May 9, 1978

Claude L. Callegary, Esquire
413 St. Paul Place
Baltimore, Maryland 21202

RE: Petition for Special Exception
Beginning 520' N of Spook Hill
Road and 1700' W of Rayville
Road - 6th Election District
The North Baltimore County
Hunting and Fishing Association,
Inc. - Petitioner
NO. 78-226-X (Item No. 162)

Dear Mr. Callegary:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
George S. Martynak
GEORGE S. MARTYNAK
Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: John L. Calhoun, Esquire
914 St. Paul Street
Baltimore, Maryland 21202

J. Norris Byrnes, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Robert S. Yates
1841 Laurel Ridge Drive
Parkton, Maryland 21120

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

TO: ZONING COMMISSION, HUNTINGTON COUNTY

RE: Special Exception Petition of North Westmore Hunting and Fishing association, Inc. for a Shooting Range and Outdoor Recreation Club on property located in 6th District, 520 feet north of Spook Hill Road, 1700 feet west of Rayville Road

Zoning Commissioner of Baltimore County:

We, the undersigned, are residents of the 6th District, Baltimore County, Maryland, living in the vicinity of the subject property. It is our intention to appear in person at the hearing before the County Board of Appeals to protest the requested special exception for a shooting range on the subject property. However, some of us will be unable to attend the hearing for various reasons and we do hereby respectfully request that you accept into the record our written protest of the requested zoning. The basis for our protest are: (1) the shooting range activities are inherently dangerous to the neighborhood population, especially the children and livestock who are frequently in the woods surrounding and comprising the subject property; (2) the noise created by a shooting range is extremely loud and annoying in a peaceful, quiet neighborhood such as ours; (3) the use of this wooded area as a shooting range is a potential fire hazard; (4) the roads in the neighborhood are not adequate to carry a large volume of traffic at any given time, and if the subject property were used for shooting meets and conventions on a regular basis, then the roads would be congested and unsafe for local traffic at those times; and (5) other reasons which will be made known at the hearing by ourselves and/or our neighbors.

Our protest is based on our personal knowledge of the subject property and of the previous use of the property as a shooting range by its present owner.

-Continued-

[illegible]

Allan M. Little	1111 Parnsey Rd.	21130
Pam. J. Little	1825 Laurel Ridge Dr.	21120
Zippie Little	1726 Laurel Ridge Dr.	21120
Fat Porter	1825 Laurel Ridge Dr.	21120
Gunn W. Turner	1824 Laurel Ridge Dr.	21120
Lewis Hill	1760 Parnsey Rd.	21120
Thomas Hill	1760 Parnsey Rd.	21120
Rita Woody	1720 Parnsey Rd.	21120
Dick V. Dwyer	2001 Parnsey Rd.	21055
Charles Dwyer	1726 Parnsey Rd.	21120
Suzanne Dwyer	1726 Parnsey Rd.	21055
Col. K. Kelly	1614 Parnsey Rd.	21120
Robert Powell	1800 Parnsey Rd.	21120
Louise O'Neil	1510 Parnsey Rd.	21120
Nancy E. Water	1510 Parnsey Rd.	21120
Patrick L. Keen	1745 Laurel Ridge Dr.	21120
Thomas L. Keen	" " "	21120
Karl J. Keen	1745 Laurel Ridge Dr.	21120
Eunice A. Keen	1800 Laurel Ridge Dr.	21120
William R. Russell	1801 Laurel Ridge Dr.	21120
Betty J. Russell	1801 Laurel Ridge Dr.	21120
Ed S. Yates	1841 Laurel Ridge Dr.	21120

1	THOMAS J. LEMONICA and	1	IN THE CIRCUIT COURT
2	DORIS M. LEMONICA, his wife,	2	
3	and	3	FOR BALTIMORE COUNTY
4	JOHN H. CALSOU,	4	
5		5	IN EQUITY
6	vs.	6	
7		7	
8	NORTH BALTIMORE HUNTING AND	8	Case No. 66913
9	FISHING ASSOCIATION, INC.	9	Docket 90
10		10	Page 126

OPINION

Let me take about fifteen minutes to make certain findings as to certain facts as I see them now. My reason for doing this, for those who are here today, is this: My philosophy of a Judge's responsibility is that a case ought to be decided immediately. In 95% of the cases which I try I do decide them immediately, because I want all those who are interested to hear what I have to say and why I decide the case the way I do. That is their privilege. I can't decide this case immediately because it is necessary that I go up to Spook Hill Road on Sunday, when a turkey shoot is scheduled, to see what I can with my own eyes and hear with my own ears. However, there are certain facts which are reasonably clear, in my judgment, and I want to make those

MAK 3 NEG

findings now.

First, from the testimony of all the witnesses - and I include Mr. Calhoun, Mr. and Mrs. Lachnina, as well as the other parties who have testified - I conclude that the noise factor involved in sporadic shooting is not so great as to constitute a nuisance. On the other side of the coin - and this is gathered in part from the recording, which I'm taking at this moment at face value as to the volume of the noise (subject to what I hear with my own ears when I make my Sunday visit) - there are days when as many as 2,000 rounds are fired, which (as I computed it in chambers yesterday) means in a shoot which lasts approximately seven hours, the rate of fire is six per minute. My impression is that that rate of fire is such that it could very well mount up to a nuisance.

15 Looking at it from my point of view - and I live in
16 the country where hunters work adjoining land - and, although
17 I have never hunted myself, I know something about guns. I
18 know what effect such a rate of fire within hearing distance
19 would have on me. So that, on the one hand, the volume of
20 sound per shot for merely sporadic shooting, in my judgment,
21 would not constitute a nuisance. It would not affect the

sensibilities of a reasonable person. On the other hand, subject to what I'll hear when I go up there, the volume of sound combined with the rate of fire during these summer turkey shoots is such that, in my judgment, assuming that the sound is as loud as would appear from the Calhoun recording, it might very well mount up to a nuisance.

There are certain other facts that I want to state. The records of the club show that during the fiscal year November 6, 1969, to November 7, 1970, there were 484 cases of clay pigeons purchased. Mr. Sunderland has testified that one case contains 135 targets, but that the average breakage is ten per case. I have seen clay pigeons on a couple of occasions I have fired at them. They are somewhat fragile. I can understand how there is breakage, but whether it's that much or not I don't know. But allowing for 125 clay pigeons per case for 484 cases purchased during this one year, there were 60,500 targets used during that year.

If you allow 12,000 for the six summer turkey shoots which are fired at clay pigeons, that would reduce the total of targets used during the rest of the year to 40,500. If you add in the average of 140 fixed targets per shoot for

the winter months (and there are seven of those), there would be about a thousand more. That would make approximately 49,500 shots that we're dealing with. If you divide 49,500 by 108 days (that's 52 Saturdays, 52 Sundays and 10 holidays), less the six days when they have the summer shoots the result is about 435 rounds fired - on the average day. I find as a fact that during each of the summer shoots 2,000 rounds are fired, and that on the other days in the year there would be an average of 435 rounds fired per day.

As to the rifle range, I find that it is used primarily for the instruction of the hunter safety classes. Last year there were 150 people in the course. They were limited to 10 rounds each, plus 2 to 3 rounds with the shotgun. So there would be a total of 1,950 rounds accounted for by the rifle range, say 2,000 rounds - approximately 3% of the total rounds fired. So that I find that the rifle range, or sighting point, whichever you want to call it, is a very minor factor in and of itself, and by itself would not be a nuisance. It is used on only six Saturday mornings - at least it was over the past year - and the average number of rounds fired on each of six Saturday mornings would be 325.

In my judgment, in and by itself, that would not constitute a nuisance.

I find that, based upon the testimony of Mr. Leonard ~~feier~~ and the sound level meter tests made at the Calhoun residence and at the LaMonica residence, that the ambient or base sound level at such residence was 39 decibels; that the firing of shotguns or rifles at the 14th property increased that sound level at the Calhoun residence to 58 decibels; that it increased the sound level at the LaMonica residence to 64 decibels. I find that 60 decibels is equivalent to the conversation of several people in the same room; that 70 decibels is the equivalent of light truck traffic in a city at a distance of 20 feet.

Referring to the plat ("L.R.No.1") and the testimony of Mr. Hedrick yesterday (he apparently is a farmer), the distance from his home to the gun club is slightly greater than the distance from the Lakinian home to the gun club. On the other hand, there is a high point directly in line between his home and the gun club. The elevation of his home is 720, the elevation of the gun club is 740, and the high point is 780, so that there would be a buffer between his home and the

gun club property.

On the other hand, Mrs. Stiffler's home, which is at the level of 795, is at a considerably higher elevation than the gun club property and higher than anything in between.

I find that there has been a complete failure of proof as to what caused the death of the cow. Dr. Tracy, the veterinarian who testified yesterday, was perfectly frank to admit that the cow might have been able to travel a considerable distance after being shot. We don't know where the animal was shot, only where it was found. So, as far as that is concerned, I'm finding in favor of Defendant.

I find that the use of this property as a gun club by Defendant started on August 27, 1948, when the 12.92 acres were purchased, and that it has been used continuously since that time. The club was apparently organized in 1933 but operated elsewhere until 1948. The club was incorporated in 1936. What use was made of the property by the Govans Beagle Club is something I do not know. There was no testimony on that point. They were the predecessor owners of the property.

I find that there has been an increase in the membership of the club, the use of the club, and the number of

rounds fired over the past several years.

Dictated in open Court
February 10, 1971; re-
vised February 13, 1971.

As requested by counsel, the Court visited the area involved in this case on Sunday, February 14. The Court arrived in the area at about 1:15 P.M. and remained until about 2:30 P.M. As nearly as the Court could observe, the wind was blowing from a north-northwest direction at about twenty miles an hour.

The Court first stopped at the LaMonica property. Not being able to hear anything, the Court then drove to the property of the Defendant and found that the shoot had not yet started. There were approximately 20 automobiles parked on the lot. The shoot started at about 1:45 P.M., and the Court observed the firing of about 30 rounds. The volume of sound seemed to be the noise made by a 12 gauge shot gun. Five men were at five different positions behind the shed where the clay pigeon machinery is located. A round was fired by each in succession, as was a second round, at the conclusion of which the shooters changed position. This

change was made after each ten rounds until each man had shot from each position. The firing was at the rate of about five a minute, with a short break while the men were changing positions. There were about 45 men in the lodge, so that if all participated in the "turkey shoot" a total of 450 rounds would have been fired.

The Court then proceeded to the driveway into the Calhoun property and parked just off Spook Hill Road. The volume of sound appeared to be roughly the same as that recorded by Mrs. Calhoun. With the windows of the car closed the Court could hear nothing. The private road into the Club property is clearly observable from this point, and the Court saw three more cars drive into the property.

The Court then proceeded to drive back to the LaMonica property, and drove in the southwesterly driveway and stopped at the end. Even though the wind was blowing roughly toward the Defendants' property, the firing could be clearly heard from that point, although, once again, with the windows closed the Court could hear nothing. The new cow shed on the LaMonica property could be clearly seen from that point. The cattle did not seem to be disturbed while

the firing was going on. The Court would describe the firing as sporadic, and, although noticeable, was not found to be objectionable.

The rule applicable to this question is set forth in *Meadowbrook Swimming Club, Inc. v. Albert*, 173 Md. 641, 645:

"The rule which must control is whether the nuisance complained of will or does produce such a condition of things as in the judgment of reasonable men is naturally productive of actual physical discomfort to persons of ordinary sensibilities, tastes, and habits, such as in view of the circumstances of the case is unreasonable and in derogation of the rights of the party (Hamilton Corp. v. Jolian, 130 Md. 597, 121 A. 598; Woodyear v. Schaefer, 57 Md. 1, 12) subject to the qualification that it is not every inconvenience that will set forth the restraining power of a court. The injury must be of such a character as to diminish materially the value of the property as a dwelling and seriously interfere with the ordinary comfort and enjoyment of it. Adams v. Michael, 36 Md. 121; Gallagher v. Flury, 99 Md. 181, 182, 57 A. 672; Guler v. Sullivan, 75 Md. 616, 618, 23 A. 845."

See also *Five Oaks Corporation v. Bathmann*, 190 Md. 348, 354.

From the evidence adduced in open Court and from the Court's own observations, the Court finds that the volume of sound resulting from the operation of the Gun Club does not constitute a nuisance either to the Calhouns or to the

10

LaMonicas. The Court finds that with windows and doors closed, the firing almost certainly cannot even be heard from either home. On the other hand, the Court finds that the cumulative effect of almost continuous firing at the rate of roughly five per minute over a period of six or seven hours (the six summer turkey shoots) does constitute a nuisance to both the Calhouns and the LaMonicas, even though the volume of sound per shot would not be loud enough to prevent one from hearing a conversation in a normal tone of voice at such homes. This would be clearly noticeable during the late spring, summer, and early fall months when windows and doors of these homes would be open.

The Court finds that the nuisance caused by continuous firing over a lengthy period of time will be abated by the following restrictions:

1. The maximum rounds which can be shot on any one day will be limited to 1,000, except for one day a year on which the shooting can be unlimited. One month's written notice shall be given to the Calhouns and the LaMonicas as to the day on which the unlimited shoot will be held. If this unlimited shoot is held on a Sunday the curfew set forth

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in 3. will not be applicable.

2. The maximum rounds which can be shot during any one year will be limited to \$5,000.

3. There will be no limitation on the time within which the shooting may take place, except that on Sundays shooting will not start before 2 P.M. and must cease by one hour before sunset or 6 P.M., whichever occurs first.

Counsel to prepare and submit a Decree in accordance with this opinion.

JUDGE

February 10, 1971.

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR
March 17, 1978

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

Re: Item #162 (1977-1978)
Property Owner: North Baltimore Co. Hunting and Fishing Assn., Inc.
520' N. Spook Hill Rd. 1700' W. Bayville Rd.
Existing Zoning: R.C. 2 & R.C. 4
Proposed Zoning: Special Exception for a shooting range (IDCA 77-27X)
Acres: 34.75 District: 6th

Dear Mr. Dimerma:

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. 77-37X, and in connection with the Zoning Advisory Committee review of this property for Item #215 (1971-1972). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #162 (1977-1978).

Very truly yours,

Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

ENP:EAM:PWR:as

Attachments

EX-SM Key Sheet
125 & 127 NW 19 & 20 Pct. Sheets
NW 31 E Topo
16 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 6, 1978

Claude L. Callegary, Esquire
Callegary & Callegary
413 Saint Paul place
Baltimore, Maryland 21202

RE: Special Exception Petition
Item Number 162
Petitioner - The North
Baltimore County Hunting
& Fishing Association, Inc.

Dear Mr. Callegary:

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 Commission with recommendations as to the suitability of the requested zoning.

The subject property, partially zoned R.C. 2 and R.C. 4, consists of approximately 34 acres improved with the facilities of the North Baltimore County Hunting and Fishing Association, Incorporated. Surrounding properties are similarly zoned and consist of farmland, while the property immediately to the southeast and adjacent to the property immediately to the southwest is improved with a one story access road to this facility is improved with a one story frame dwelling.

The existing operation was the subject of two previous zoning hearings. The first (C-69-170-V) was a violation hearing in which the Court of Appeals of Maryland reversed the lower courts and ruled that the shoot and trap shooting was being conducted on the property was in

Claude L. Callegary, Esquire
Page 2
Item Number 162
April 6, 1978

violation of the zoning regulations and not permitted. Subsequent to this, your client submitted a Special Exception request (Case #73-21-X) to make this use legal. This request was eventually denied by the Zoning Commission and his decision was affirmed by the Board of Appeals. As indicated in previous conversations with your law clerks, Messrs. Derr and Robb, the Special Exception forms have been changed to reflect both a request for a shooting range and to make the existing club conform with the current zoning regulations. The decision to include the latter request was made, because the club had been considered a nonconforming use.

In addition to the above I forwarded a copy of this site plan to Sgt. Melvin Gattus of the Police Department for his review. Included with the comments from the Zoning Plans Advisory Committee is a copy of the result of this correspondence. After a review of this comment, it appears that the location for the shooting range is safe and should present no problems.

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. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC:1

cc: Geo. Wm. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

SUBMITTAL REVIEW COMMENTS

DATE: September 21, 1977

FROM: Eilesworth H. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: North Baltimore County Hunting
and Fishing Association
PROJECT NUMBER: PCA No. 77-373
LOCATION: Spook Hill Road
DISTRICT: 6th

DOCA PLAN
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (No. 77-373) was received by the Developers Design and Approval Section on August 24, 1977 and we comment as follows:

WATER AND SANITARY SERVICE, Non-Urban Area

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Urban-Rural Designation line and in an area designated "No Planned Services" on the Baltimore County Water and Sewerage Plan, as amended. This property is utilizing private onsite facilities. Per sub-section (a)-(3)-(b)-(1) of Bill No. 12-77 (DOCA), this property is not subject to the provisions of sub-section (a)-(3)-(b)-(1) and B. This project may be approved.

STORM DRAINAGE (Frog Hollow - Prettyboy Reservoir)

This property drains to Prettyboy Reservoir via Frog Hollow. Storm drainage problems have not been reported along Frog Hollow. The submitted plan does not indicate any existing impervious areas, and does not propose any. Based upon the information supplied, there should be no increase of storm water runoff, and this project may be approved.

Eilesworth H. Diver, P.E.
Chief, Bureau of Engineering

ENC:1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/122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March 13, 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 # 162, Zoning Advisory Committee Meeting of February 21, 1978:

Property Owner: North Baltimore Co. Hunting & Fishing Assn., Inc.
Location: 520' N Spook Hill Rd. 1700' W Bayville Rd.
Acres: 34.75
District: 6th

Percolation tests must be conducted prior to the installation of a sewage disposal system and a potable water supply must be provided.

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

TBD/KS/tth

SKC 35 118

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: North Baltimore Co. Hunting & Fishing Assn., Inc.
Location: 520' N Spook Hill Rd. 1700' W Bayville Rd.

Item No. 162 Zoning Agenda Meeting of 2/21/78

Comments:

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

~~NOTING~~ the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "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: *George M. Haganett* Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau

February 22, 1978

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

Dear Mr. DiNenna:

Comments on Item # 162 Zoning Advisory Committee Meeting, February 21, 1978 are as follows:

Property Owner: North Baltimore Co. Hunting & Fishing Assn., Inc.
Location: 520' N Spook Hill Rd. 1700' W Bayville Rd.
Existing Zoning: R.C. 2 and R.C. 4
Proposed Zoning: Special Exception for a shooting range (IDCA 77-37-X)

Acres: 34.75
District: 6th

The items checked below are applicable:

- ☒ A. (B.C.C.A.)
1970 edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required for any proposed construction before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ 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. Burman
Charles E. Burman
Plans Review Chief
(3217)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 17, 1978

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

Z.A.C. Meeting of: February 21, 1978

RE: Item No. 162
Property Owner: North Baltimore Co. Hunting & Fishing Assn., Inc.
Location: 520' N. Spook Hill Rd. - 1700' W. Bayville Rd.
Present Zoning: R.C. 2 & R.C. 4
Proposed Zoning: Special Exception for a shooting range (IDCA 77-37-X)

District: 6th
No. Acres: 34.75

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. PATRICK WILLIAMS, JR., VICE PRESIDENT
HAROLD M. BOWMAN

THOMAS H. BUTER
WILLIAM L. CLARK
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORRECK
WILLIAM H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 April 6 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION, North Baltimore Co. Hunting & Fishing Assn., 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 _____ successive weeks before the _____ day of April 1978, that is to say the same was inserted in the issues of April 6, 1978

STROMBERG PUBLICATIONS, INC.

Edith Binger

PETITION FOR A SPECIAL EXCEPTION, North Baltimore Co. Hunting & Fishing Assn., Inc., was inserted in the following:

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6 1978

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 a week for _____ successive weeks before the _____ day of April 1978, that is to say the same was inserted in the issues of April 6, 1978, the _____ day of April 1978.

THE JEFFERSONIAN,
George M. Haganett
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *6th* Date of Posting: *APRIL 8, 1978*

Posted for: *PETITION FOR SPECIAL EXCEPTION*

Petitioner: *NORTH BALTO. CO. HUNTING AND FISHING ASSN.*

Location of property: *520' N. OF SPOOK HILL RD. AND 1700' W. OF BAYVILLE RD.*

Location of Sign: *520' N. OF SPOOK HILL RD. AND 1700' W. OF BAYVILLE RD.*

Remarks: _____

Posted by: *Thomas H. B. Poland* Date of return: *APRIL 13, 1978*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of *Feb* 1978. Filing Fee \$ *5.00*. Received _____
Cash _____
Other _____

Petitioner's Attorney: *Charles E. Burman* Submitted by: *Charles E. Burman*
Petitioner's Attorney: *Charles E. Burman* Reviewed by: *Eric DiNenna*

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

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

No. *85576*

DATE: *April 21, 1978* ACCOUNT: *01-662*

AMOUNT: *\$57.00*

RECEIVED FROM: *Mr. Robert H. Huff*

FOR: *Petition and Advertising for Petition for Special Exception, North Baltimore Co. Hunting and Fishing Assn., Inc. #78-226-X (L. No. 162)*

500.00

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

No. *85535*

DATE: *March 31, 1978* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

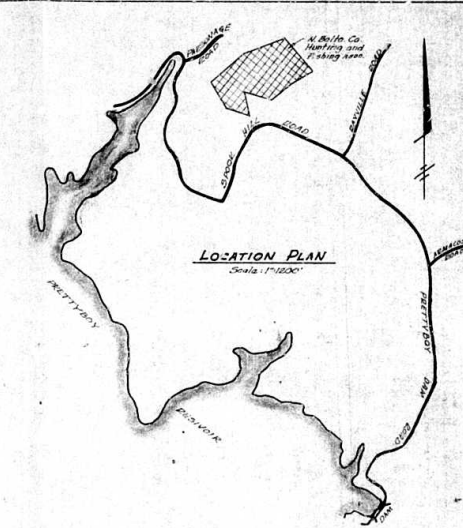
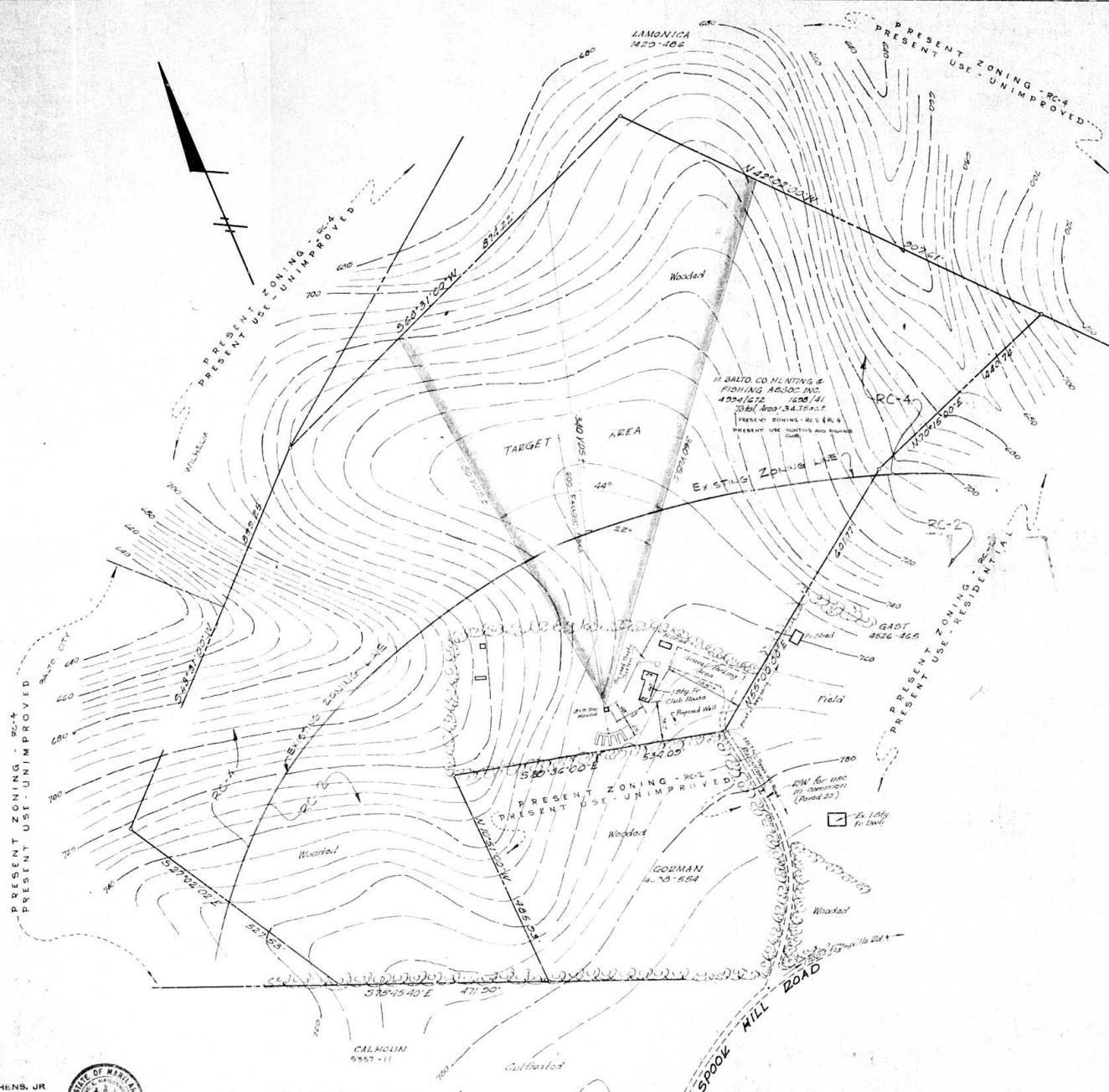
RECEIVED FROM: *Messrs. Callagary and Callagary 113 St. Paul Place*

FOR: *Petition for Special Exception for North Baltimore County Fishing Assn. Inc. #78-226-X*

500.00







GENERAL NOTES

1. Present & Proposed Zoning - RC-2 and RC-4
2. Topography taken from Balto. Co. Photogrammetric Map NW 32E and field tape.
3. Contour interval - 5 feet
4. Lighting - None required, no offer dark activities.
5. According to previous testimony (Case M 69-170-V), said North Baltimore County Hunting & Fishing Assoc. Inc. has been using this site since about 1966. (See also Case US 78-21-V)
6. Reference is directed to I.D.C.A. Case NR 77-87-X where approval was granted to submit final zoning petition.

PLAT TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SHOOTING RANGE IN 14 EXISTING RC-2 AND RC-4 ZONE

North Baltimore County
Hunting & Fishing Assoc. Inc.
 BALTO. COUNTY, MD. 6TH ELEC. DIST.
 JAN 2, 1972 SCALE 1"=100'

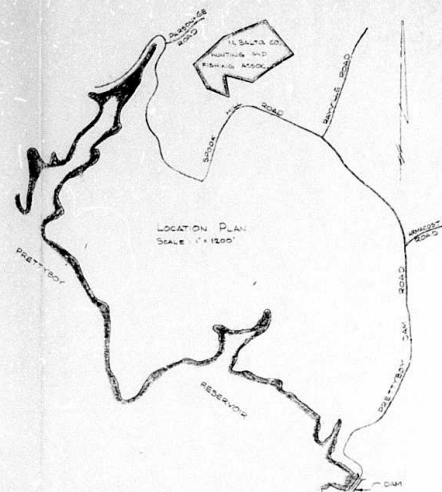
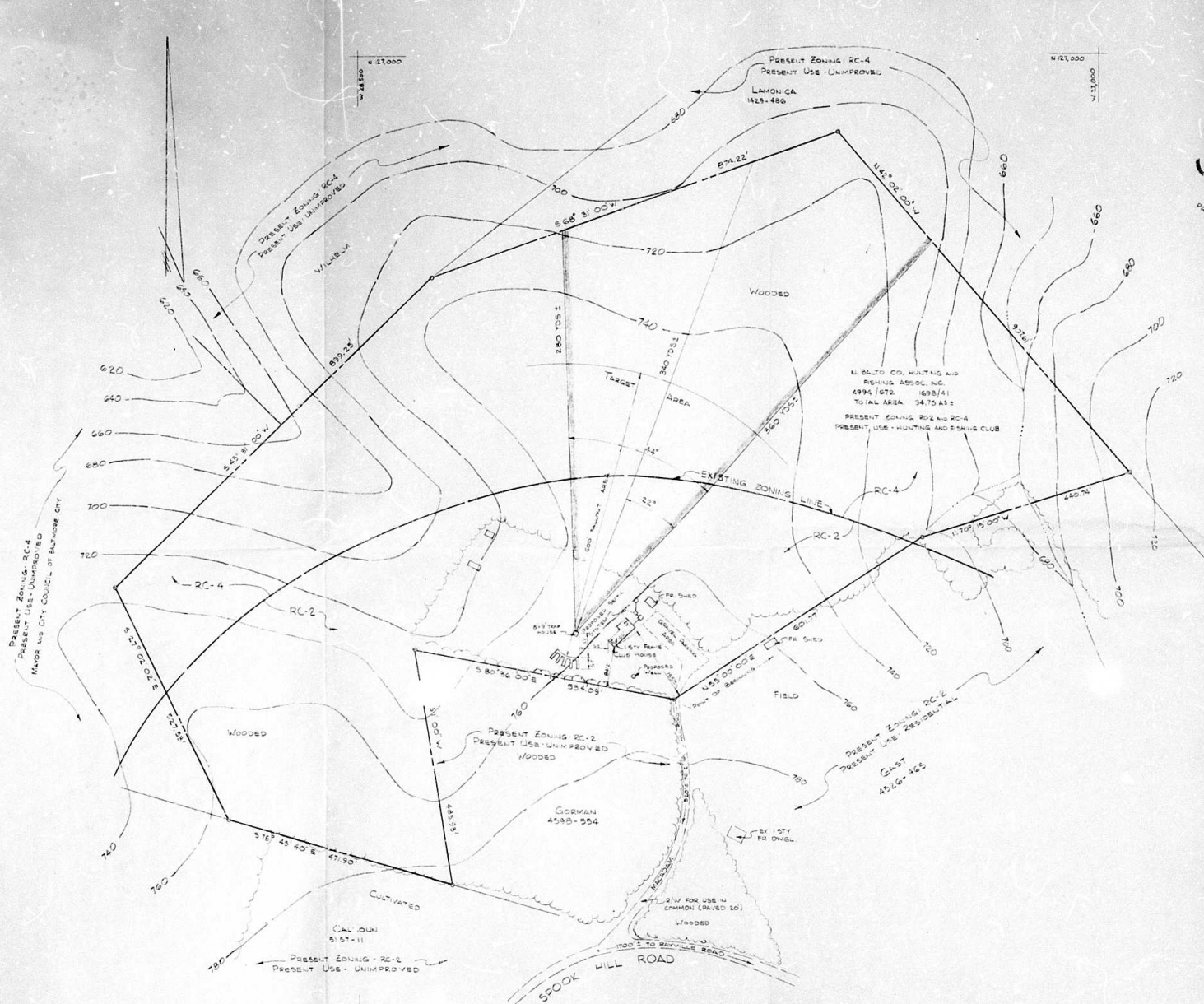
REVISED MAY 22, 1972
 REVISED JANUARY 27, 1978

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHTON AVE.
 TOWSON 4, MARYLAND



PRESENT ZONING - RC-2
 PRESENT USE - UNIMPROVED





- GENERAL NOTES**
1. PRESENT ZONING - RC-2 AND RC-4
 2. TOPOGRAPHY TAKEN FROM BALTO. CO. PHOTOGRAMMETRIC MAP N.W. 31 E.
 3. CONTOUR INTERVAL - 20'
 4. LIGHTING - NONE REQUIRED, NO AFTER DARK ACTIVITIES
 5. ACCORDING TO PREVIOUS TESTIMONY (CASE NO. 29-70-V), SAID NORTH BALTIMORE COUNTY HUNTING AND FISHING ASSOC. INC. HAS BEEN USING THIS SITE SINCE ABOUT 1945 (SEE ALSO CASE 11-121-X)
 6. REFERENCE IS DIRECTED TO 10CA CASE NO. 11-37-X WHERE APPROVAL WAS GRANTED TO SUBMIT FORMAL ZONING PETITION.
 7. THIS PLAN REDRAWN BASED ON A PLAN PREVIOUSLY SUBMITTED BEARING REVESED DATE OF JANUARY 27, 1978. (PROPERTY LINES HAVE BEEN ADJUSTED TO CONFORM TO METES AND BOUNDS.

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION FOR
SHOOTING RANGE IN AN EXISTING RC-2 AND RC-4 ZONE
NORTH BALTIMORE COUNTY
HUNTING AND FISHING ASSOC. INC.

BALTO. CO., MD. MAR 30 78 PM
SCALE 1" = 100'

ELECT. DIST. NO. 6
DATE: MARCH 18, 1978



REVISED PLAN
PLAN #112



GEORGE WILLIAMSON & ASSOCIATES, INC.
4400 W. 12TH STREET, SUITE 100
BALTIMORE, MD 21204
TELEPHONE (410) 524-1111
FAX (410) 524-1112





672
669
666
663
660
657



PRETTYBOY RESERVOIR
(MAYOR & CITY COUNCIL OF BALTIMORE CITY)

PRETTYBOY RESERVOIR
(MAYOR & CITY COUNCIL OF BALTIMORE)

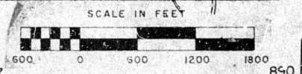
SPOOK HILL

PRETTYBOY DAM

RAYVILLE

PROTESTA
EXHIBIT A

OFFICE OF ASSESSMENTS & TAXATION
TAX MAP DIVISION
SUB-DIVISION BOUNDARY
CONTINUING OWNERSHIP
PARCEL NUMBER: P 349
SCALE: 1" = 600'
REVISED TO: MAR '76 5857
COT 147 100-1



3/28/72

72-47

10



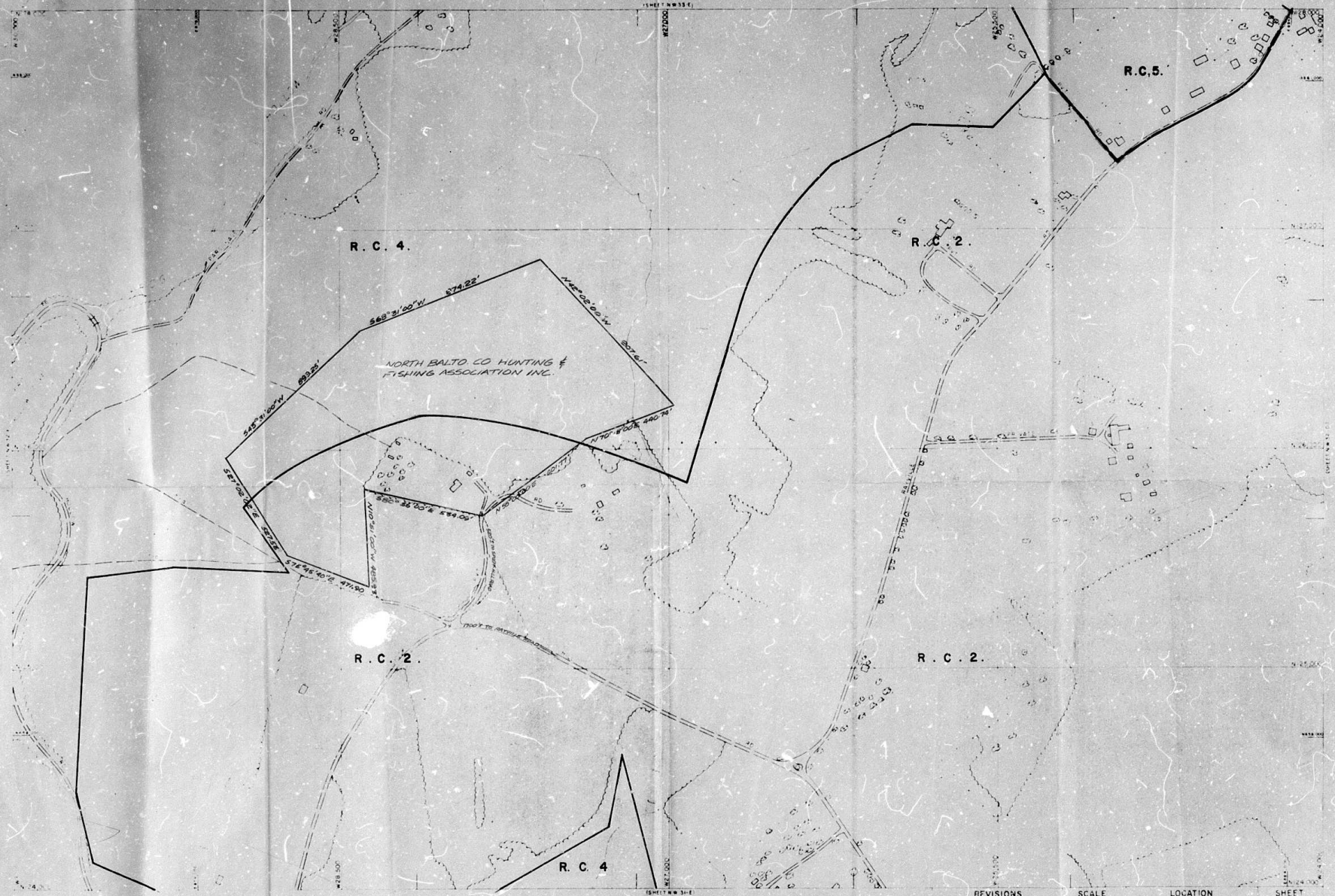
NORTHEAST CO. HUNTING & FISHING ASSOCIATION INC.

HILL

1021st RAYVILLE ROAD

RAYVILLE ROAD





KK-SW

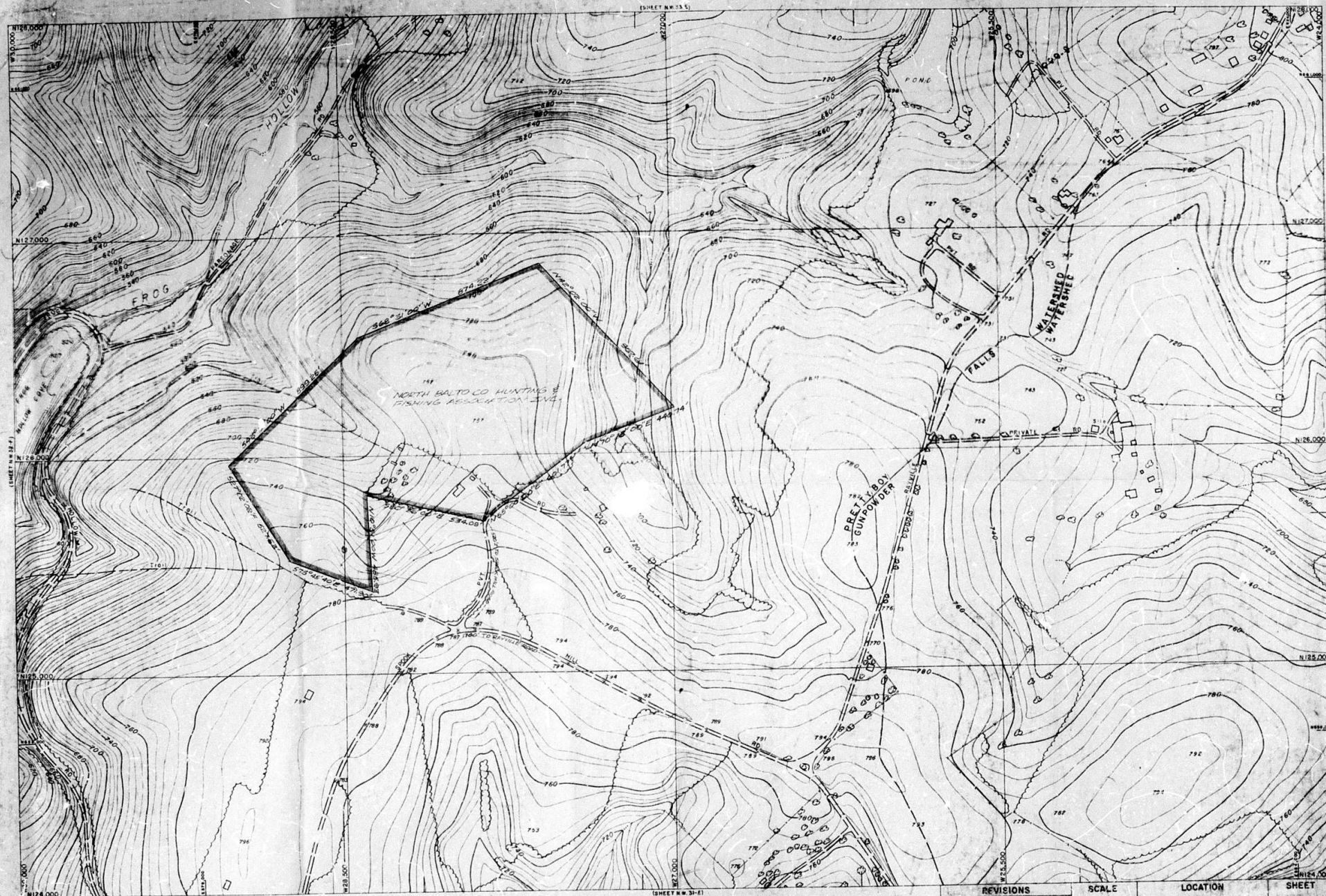
1976 COMPREHENSIVE ZONING MAP
 DEPICTED BY THE
 BALTIMORE COUNTY COUNCIL
 CT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108/6, 109/6, 110/6, 111/6,
 112/6, 113/6, and 114/6

CHARLES COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND OFFICIAL ZONING MAP

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1:2000	SOUTHWEST OF RAYVILLE	NW 32-E
DATE OF PHOTOGRAPHY 12/81/76			
COMPILED BY PHOTOGRAMMETRIC MAPS, INCORPORATED - BALTIMORE 22, MARYLAND			





KK-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	SOUTHWEST OF RAYVILLE	NW 32-E
	2473	DATE OF PHOTOGRAPHY APRIL 1951		
Topography Compiled By Photogrammetric Methods MAPS INCORPORATED - BALTIMORE 22, MARYLAND				

