

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Greenpoint Rd., 45'
SE of Chatterton Rd., 8th District : OF BALTIMORE COUNTY
GALWAY, INC., Petitioner : Case No. 79-167-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.

Peter Max Zimmerman
Deputy, People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 19th day of January, 1979, a copy of the foregoing Order was mailed to Eugene P. Smith, Esquire, 1900 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S of Greenpoint Rd., 45' SE of Chatterton Rd. - 8th District : ZONING COMMISSIONER
Galway, Inc. - Petitioner : OF
BALTIMORE COUNTY
Pet. No. 79-167-X (Item No. 85)

ORDER FOR APPEAL

MR. COMMISSIONER:

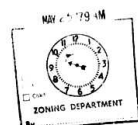
Please note our appeal from your decision in the above-entitled matter, under date of April 26, 1979, to the County Board of Appeals and forward all papers in connection therewith to the said Board for hearing.

William L. Giffin
22 Collins Court
Lutherville, Maryland 21093
561-0129

Frank Probst
32 Madison Court
Lutherville, Maryland 21093
252-6889

I HEREBY CERTIFY that on this 24th day of May, 1979, a copy of the foregoing Order was mailed to Eugene P. Smith, Esquire, Attorney for the Petitioner, 1900 Maryland National Bank Building, Baltimore, Maryland 21202 and to John W. Hession III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

William L. Giffin
22 Collins Court
Lutherville, Maryland 21093
561-0129



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of Greenpoint Rd., 45' SE of Chatterton Rd., 8th District : OF BALTIMORE COUNTY
GALWAY, INC., Petitioner : Case No. 79-167-X (Item 85)

ORDER FOR APPEAL

Mr. Commissioner:

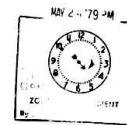
Please note an appeal from your decision in the above-entitled matter, under date of April 26, 1979, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 24th day of May, 1979, a copy of the foregoing Order was mailed to Eugene P. Smith, Esquire, 1900 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Petitioner; Michael G. Rine, Esquire, 90 Blondell Court, Timonium, Maryland 21093, Attorney for Protestants; Mr. Michael J. Daugherty, Jr., 79 Blondell Court, Lutherville, Maryland 21093; Ms. Sheila Whiteman, 4 Valley Ridge Court, Timonium, Maryland 21093; and Ms. Sherry Strovel, 11702 Rutledge Road, Lutherville, Maryland 21093.

John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S of Greenpoint Road, 45' SE of Chatterton Road - 8th Election District : ZONING COMMISSIONER
Galway, Inc. - Petitioner : OF
BALTIMORE COUNTY
Case No. 79-167-X (Item No. 85)

This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for the construction, operation, and maintenance of: (1) an indoor and outdoor swimming pool, (2) social, recreational, and educational facilities and uses, including sauna and whirlpool, exercise, locker, club, and office rooms, with accommodations for a snack bar and the like, (3) outside tennis and volleyball courts, and (4) parking, for property at the above location.

Testimony indicated that the Petitioner proposes to develop the subject property as aforesaid for use by members and families of the Mays Chapel development as well as residents in the general vicinity. Sufficient parking will be provided in accordance with the Baltimore County Zoning Regulations.

Without reviewing the evidence further in detail but based on all of the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of April, 1979, that the Petition for the aforementioned Special Exception should be and the same is hereby 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. Said Special Exception must be utilized within five years or become null and void.

John W. Hession, III
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE April 26, 1979
BY John W. Hession, III

9-26-78

MAYS CHAPEL VILLAGE
DESCRIPTION OF LAND TO BE RECLASSIFIED
BY MEANS OF SPECIAL EXCEPTION

Beginning for the same at a point on the northeast side of Greenpoint Road, 60 feet wide, said point of beginning being distant 8 uth 74 degrees 40 minutes 00 seconds East 183.82 feet from a point designated as 2 on a plat entitled "Jonifer Road - Chatterton Road - Greenpoint Road, Mays Chapel Village", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 4, Folio 77, said point of beginning being also distant South 74 degrees 40 minutes 00 seconds East 44.99 feet, as measured along the northeast side of the abovementioned Greenpoint Road, from the intersection of the prolongation of the centerline of Chatterton Road and the north side of Greenpoint Road as said roads are shown on the abovementioned plat of Mays Chapel Village, thence leaving the northeast side of said Greenpoint Road and running for lines of division the two following courses and distances viz: first, North 15 degrees 29 minutes 00 seconds East 424.58 feet and second, North 18 degrees 41 minutes 42 seconds West 75.80 feet to intersect the southeast side of Rutledge Road, as proposed to be laid out 60 feet wide, running thence binding on the southeast side of Rutledge Road the two following courses and distances viz: first, by a line curving to the right with a radius of 570.00 feet for a distance of 40.00 feet said curve being subtended by a chord bearing North 74 degrees 49 minutes 23 seconds East 40.00 feet and second, North 76 degrees 50 minutes 00 seconds East 197.00 feet, thence leaving the southeast side of said Rutledge Road and running for lines of division the two following courses and distances viz: first, South 13 degrees 19 minutes 00 seconds East 272.11 feet and second, South 15 degrees 20 minutes 00 seconds West 362.67 feet, to intersect the northeast side of the abovementioned Greenpoint Road, as said road is shown on the hereinmentioned road plat of Mays Chapel Village, running thence binding on the southeast side of said Greenpoint Road, as shown on said plat, North 74 degrees 40 minutes 00 seconds West 295.00 feet, to the place of beginning, containing 3.9922 acres of land, more or less.

J. Frederick C. O'Leary, Jr.
Reg. #9157



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: Lettie H. Grose, Director, Office of Planning and Zoning
SUBJECT: Petition #79-167X, Item #85.

Petition for Special Exception for community building Northeast side of Greenpoint Road, 45 feet Southeast of Chatterton Road Petitioner - Galway, Inc.

8th District

HEARING: Monday, February 5, 1979 (1:00 P.M.)

The proposed use would be appropriate here. However, this office believes that County Council Bill No. 62-78 is applicable to the subject proposal.

Lettie H. Grose
Office of Planning and Zoning

LHG:JGH:rv



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Eugene P. Smith, Esquire
1900 Maryland National Bank Bldg.
Baltimore, Maryland 21202

cc: James Keely & Co., Inc.
61 East Padonia Road
Timonium, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 21st day of December 1978.

S. Eric DiNenna
Zoning Commissioner

Petitioner, Galway, Inc.

Petitioner's Attorney Eugene P. Smith

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

JUN 26 1980

19-57

79-167-X

BALTIMORE OFFICE

WILSON S. SCHILLER
ROBERT L. WEINBERG
NINTON T. BRUNDE
JOHN J. BRUNDE JR.
JAMES M. BRUNDE
RONALD E. CHAPMAN
JOHN M. HASTEN
WILLIAM C. JENSEN
CARL F. LITERS
CARL D. BERNAN
RICHARD J. HANSEN
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FRANK A. HANSEN
JACK A. HANSEN
NORMAN M. HANSEN
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T. CONRAD MATTHEWS
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DENNIS J. HANSEN
JAMES R. HANSEN
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STEVEN A. HANSEN
E. NICHOLSON HANSEN JR.
CARL E. HANSEN
DAVID A. HANSEN
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ELLEN MITCHELL
D. ELLEN SCHWARTZ
ADM. D. A. HANSEN

TOWSON OFFICE

W. LEE HARRISON
J. EDWARD GARR
ROBERT M. CANNON
DANIEL T. DOSENY JR.
T. ROBERT HARRISON
J. DAVID JENSEN JR.
WILLIAM C. BURCH
STEVEN A. PEDDER
J. PATRICK GILL
LEONARD WEINBERG
ADM. D. HANSEN
HARRY J. GREEN
ROBERT M. HANSEN

**LAW OFFICES
WEINBERG AND GREEN**

NINETEENTH FLOOR
40 LIGHT STREET
BALTIMORE, MD 21202

SUITE 503
401 WASHINGTON AVENUE
TOWSON, MD. 21204

FIRM TEL (301) 332-8600
TELECOPIER (301) 332-8636

WHITE IS DIRECT DIAL NUMBER

(301) 332-6713

January 8, 1979

Mr. Nicholas S. Commodari
Baltimore County Office of Planning
and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Galway, Inc. for Special Exception
for Social, recreational and educational
facilities on 3.5922 acres of land located on
the north side of Greenpoint Road, east of
Chattertor Road
Our File: 16222(14)

Dear Mr. Commodari:

The Planning Board approved our Application for Special Exception to the extent required under the Interim Development Control Act, and I understand same will now be scheduled for hearing before the Zoning Commissioner. In the meantime, I point out to you that Section 406A.1 of the Zoning Regulations relates only to establishment of a tennis facility in an R.C. or D.R. Zone as a "principal use". In our case, the swimming pools, with the related facilities, are the principal uses, and the tennis courts only accessory thereto. Accordingly, Section 406A.1 of the Regulations does not apply so that the homes or residents' association need not be the owner.

Yours very truly,

[Signature]
Eugene F. Smith

119:hs



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Item No. 85 - Galway, Inc.
Page 2
January 25, 1979

on your letter of January 8, 1979, which is part of this file, you feel that this is not the case. Because of this, I proceeded to schedule the petition for a hearing with the understanding that this matter be clearly addressed at the hearing and a decision clearly indicated in the final Order.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: James Kneely & Co., Inc.
61 East Padonia Road
Timonium, Maryland 21093

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

December 15, 1978

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

Re: Item #85 (1978-1979)
Property Owner: Galway, Inc.
N/ES Greenpoint Rd. 45' SE Chatterton Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational and educational facilities (IDCA 78-61-X)
Acre: 3.5922 District: 8H

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:

The comments which were supplied for this site for IDCA Project 78-61-X, and in connection with the Zoning Advisory Committee review of the Petitioner's adjacent site for Item #11, Cycle IV (October 1978-April 1979) 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 #85 (1978-1979).

Very truly yours,

Edmond H. Dwyer, P.E.
EDMOND H. DWYER, P.E.
Chief, Bureau of Engineering

END/SM/PH/ass

cc: R. Norton
J. Winkley
R. J. May

6-1/2 Key Sheet
56 & 57 1/2 7 Pos. Sheets
NW 14 & 15 N Topo
51 Tax Map

Attachment

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. DWYER, P.E.
DIRECTOR

November 2, 1978

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

Dear Mr. DiNenna:

Comments on Item #85 Zoning Advisory Committee Meeting, October 17, 1978

are as follows:

Property Owner: Galway, Inc.
Location: N/ES Greenpoint Road - 15' SE Chatterton Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational and educational facilities (IDCA 78-61-X)

Acre: 3.5922
District: 8H

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1977 Supplement, State of Maryland Code for the Handicapped and meet all other applicable codes.
- A building permit shall be required before construction can begin.
- Additional _____ permits shall be required.
- Building shall be upgraded to new use - require alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland Architect or Engineer's original and will be required to file an application for a building permit.
- Wood frame walls are not permitted within 3'0" of a property line. Contact _____ Fire Department if distance is between 3'0" and 6'0" of property line.
- Repetitive setback variance conflicts with the Baltimore County Building Code. See section _____.
- No comment.
- Comment: Please be aware of State Handicapped and Aged Code requirements for proposed structures - parking, etc.

Very truly yours,
Charles E. Dwyer
Charles E. Dwyer
Plans Review Chief

END/af

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-466-3071

LESLIE H. GARET
DIRECTOR

December 11, 1978

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 #85, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:

Property Owner: Galway, Inc.
Location: N/ES Greenpoint Road 45' SE Chatterton Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational and educational facilities (IDCA 78-61-X)
Acre: 3.5922
District: 8H

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 plans are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping must be provided.

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

RONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 16, 1978

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

Dear Mr. DiNenna:

Comments on Item #85, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Galway, Inc.
Location: N/ES Greenpoint Rd. 45' SE Chatterton Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational and educational facilities (IDCA 78-61-X)
Acre: 3.5922
District: 8H

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

If a food service facility is proposed, complete plans and specifications must be submitted to Mark Mahan, Division of Community Hygiene, for review and approval.

Prior to approving a building permit on the community center, complete plans and specifications must be submitted to Mark Mahan, Division of Community Hygiene, for review and approval.

Prior to new installation(s) of fuel burning equipment the owner should contact the Division of Air Pollution Control, 491-3775, to obtain requirements for such installation(s) before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

Very truly yours,

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

END/af/af

cc: J. J. Mier
W. L. Phillips

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

January 25, 1979

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Parks Commission

Bureau of Fire Prevention

Health Department

Public Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Eugene P. Smith, Esquire
1900 Maryland National Bank Bldg.
Baltimore, Maryland 21202

RE: Item No. 85
Petitioner - Galway, Inc.
Special Exception Petition

Dear Mr. Smith:

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 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 suitability of the requested zoning.

Located between Rutledge and Greenpoint Roads, opposite Chatterton Road in the 8th Election District, the subject of this petition is a vacant parcel of ground that is part of the overall developing community of Mays Chapel Village. Contiguous properties are also vacant and are zoned D.R. 16, as is the subject property. The vacant land immediately to the west of this site, also owned by your client, is proposed to be rezoned to R. L. through a hearing before the Board of Appeals sometime this spring. As indicated in comments forwarded with that petition, if this Special Exception is granted, the area of this site, as well as that to the west, must be subtracted from the allowable density for the overall development.

Because of your client's proposal to utilize this property as a recreational center, including indoor and outdoor swimming pools, tennis courts, and an outdoor recreation area, for the general public, this Special Exception is required. As indicated in previous conversation, it is the feeling of this office that the proposed tennis courts would be governed by the applicable requirements of Section 406A of the Baltimore County Zoning Regulations. However, based

Item #11 Cycle IV (Oct. 1978-April 1979)
Property Owner: Galway, Inc.
Page 2
November 1, 1978

Sediment Control:

Development of this property through striping, grading and stabilization would result in a sediment pollution problem, dumping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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

Storm drains, which will be required in connection with any further development of this property, are to be designed and constructed in accordance with Baltimore County standards and specifications.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Creation of any problem which may result in the improper grading or transport distribution of drainage facilities, would be the full responsibility of the petitioner.

Water:

Public water supply is not available as yet to serve this property which is within the Baltimore County Metropolitan District and the Urban-Rural District on file. This property is above elevation 400; therefore, it is within the proposed Falls Fifth Zone of service. The water tank for the Falls Fifth is under contract (Contract # 29-7601). The Baltimore County Water Policy, as amended, indicates planned service in this area as "immediate priority".

Sanitary Sewers:

Public sanitary sewerage is not available by extension of existing sanitary sewer, shown on Drawing 677-1006, File 1 to serve this property, which is within the Baltimore County Metropolitan District and the Urban-Rural District on file. The Baltimore County Sewerage Plan (S-17), as amended, indicates planned sewer in this area as "immediate priority".

Very truly yours,

Edmond H. Dwyer, P.E.
EDMOND H. DWYER, P.E.
Chief, Bureau of Engineering

END/SM/PH/ass
cc: R. Norton
J. Winkley
R. J. May

6-1/2 Key Sheet
56 & 57 1/2 7 Pos. Sheets
NW 14 & 15 N Topo
51 Tax Map

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

November 1, 1978

Re: Item #11 Cycle IV (Oct. 1978-April 1979)
Property Owner: Galway, Inc.
N/ES Greenpoint Rd. & Rutledge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: D.R. 16
Acre: 2.5319 District: 8H

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:

The proposed development of the overall Mays Chapel Village property, of which this site is a part, was the subject of review and comment by the Joint Suburban Planning Committee March 1, 1978.

The Baltimore County Bureau of Public Services provided comments June 20, 1978, in connection with the Preliminary Plan for Mays Chapel Village (dated April 9, 1978), and also supplemental comments on July 20, 1978 and October 2, 1978.

Subsequently, Public Works Agreement #8753 was executed in connection with Mays Chapel Village - Phase One.

Baltimore County highway and utility improvements exist or are secured by Public Works Agreement #8753; such additional improvements as are required will also be secured by Public Works Agreements in connection with further development of Mays Chapel Village.

Highways:

Greenpoint and Rutledge Roads are proposed to be constructed in the future as 40-foot closed section roadways on 50-foot right-of-way.

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

STEPHEN E. COLLINS
DIRECTOR

November 22, 1978

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

Item No. 85 - SAC - Meeting of October 17, 1978
Property Owner: Galway, Inc.
Location: NE/S Greenpoint Rd. 45' SE Chatterton Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational & educational facilities. (IDCA 78-61-X)
Acres: 3.5922
District: 8th

Dear Mr. DiNenna:

The requested special exception for a community building with social, recreational, and educational facilities can be expected to generate approximately 200 trips per day.

Very truly yours,
Michael J. Flanagan
Engineer Associate II

MEJ/cjn

Paul H. Reincke
CDE

November 16, 1978

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

Attention: H. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Galway, Inc.

Location: NE/S Greenpoint Rd. 45' SE Chatterton Rd.

Item No. 85 Zoning Agenda Meeting of 10/17/78

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.

- (a) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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 drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. Magallon
Planning Director
Special Exception Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

Z.A.C. Meeting of: October 17, 1978

RE: Item No. 85 Galway, Inc.
Property Owner: Galway, Inc.
Location: NE/S Greenpoint Rd. 45' SE Chatterton Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for a community building with social, recreational & educational facilities.

District: 8th
No. Acres: 3.5922

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrowski
Field Representative

WNP/djp

JOSEPH H. WILSON, Chairman
THOMAS H. COHEN
WILLIAM H. LORRICK
MARION H. F. HARRIS
RICHARD B. HARRIS
RICHARD B. HARRIS
RICHARD B. HARRIS

We, the undersigned record owners of real property and improvements located within the subdivision of Baltimore County known as Rays Chapel Village, do, after being duly informed of the nature, extent and contents, respectfully oppose Baltimore County Zoning Petition 78-1678 seeking a special exception to existing D.R. 16 zoning upon one or more of the following bases:

- A. The stated scope and use of the proposed project is beyond the permissible and reasonable use required to be shown to justify a special exception based upon civic, social, recreational or educational use.
- B. The application constitutes a violation of the planning principles and land use recommendations contained in the Baltimore County area master plan and will be disruptive to the future orderly development of the neighborhood as contemplated in that planning guide.
- C. Based upon our observations of peak hour traffic flow, our familiarity with the characteristics of the adjoining road, the number of trips anticipated to be generated from the applicant's project would produce an unacceptable level of service, contribute to congestion and a noticeable increase in the number of conflicting turning movements.
- D. The bulk and activity level of the proposed project is incompatible with the character of development and nature of land use both existing and planned for the immediate neighborhood.
- E. Based upon information received from representatives of the Petitioner, the proposed project is not a facility of the type and nature entitled to a special exception based upon the safety and general welfare of the residents of Rays Chapel Village.

Further we do hereby authorize and direct Joseph E. McCordell to appear on our behalf at any and all public hearings concerning said petition and to state our opposition.

NAME	ADDRESS
1. <u>Joseph E. McCordell</u>	634 Avenue C, Lutherville, Md.
2. <u>Joseph E. McCordell</u>	67 Avenue C, Lutherville, Md.
3. <u>Joseph E. McCordell</u>	" " " " " "
4. <u>Joseph E. McCordell</u>	69 Avenue C, Lutherville, Md.
5. <u>Joseph E. McCordell</u>	77 Avenue C, Lutherville, Md.
6. <u>Joseph E. McCordell</u>	" " " " " "
7. <u>Joseph E. McCordell</u>	51 Avenue C, Lutherville, Md.
8. <u>Joseph E. McCordell</u>	71 Avenue C, Lutherville, Md.
9. <u>Joseph E. McCordell</u>	83 Avenue C, Lutherville, Md.
10. <u>Joseph E. McCordell</u>	85 Avenue C, Lutherville, Md.
11. <u>Joseph E. McCordell</u>	79 Avenue C, Lutherville, Md.
12. <u>Joseph E. McCordell</u>	73 Avenue C, Lutherville, Md.
13. <u>Joseph E. McCordell</u>	77 Avenue C, Lutherville, Md.
14. <u>Joseph E. McCordell</u>	79 Avenue Court

We, the undersigned record owners of real property and improvements located within the subdivision of Baltimore County known as Rays Chapel Village, do, after being duly informed of the nature, extent and contents, respectfully oppose Baltimore County Zoning Petition 78-1678 seeking a special exception to existing D.R. 16 zoning upon one or more of the following bases:

- A. The stated scope and use of the proposed project is beyond the permissible and reasonable use required to be shown to justify a special exception based upon civic, social, recreational or educational use.
- B. The application constitutes a violation of the planning principles and land use recommendations contained in the Baltimore County area master plan and will be disruptive to the future orderly development of the neighborhood as contemplated in that planning guide.
- C. Based upon our observations of peak hour traffic flow, our familiarity with the characteristics of the adjoining road, the number of trips anticipated to be generated from the applicant's project would produce an unacceptable level of service, contribute to congestion and a noticeable increase in the number of conflicting turning movements.
- D. The bulk and activity level of the proposed project is incompatible with the character of development and nature of land use both existing and planned for the immediate neighborhood.
- E. Based upon information received from representatives of the Petitioner, the proposed project is not a facility of the type and nature entitled to a special exception based upon the safety and general welfare of the residents of Rays Chapel Village.

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13. <u>Joseph E. McCordell</u>	77 Avenue C, Lutherville, Md.
14. <u>Joseph E. McCordell</u>	79 Avenue Court

	NAME	ADDRESS
1.	William T. Walker	91 Bond St. Lowell
2.	Wm. Walker	50 So. Main St. Lowell
3.	Wm. Walker	22 Bond St. Lowell
4.	Robert M. Walker	59 Bond St. & Middlebury
5.	John E. Walker	89 1/2 W. Main St. Lowell
6.	Wm. Walker	97 Bond St. Lowell
7.	Wm. Walker	99 Bond St. Lowell
8.	Wm. Walker	95 Bond St. Lowell
9.	Wm. Walker	43 Lowell St. Lowell
10.	Wm. Walker	95 Coll. St.
11.	Wm. Walker	24 Coll. St.
12.	Wm. Walker	24 Coll. St.
13.	Wm. Walker	24 Coll. St.
14.	Wm. Walker	24 Coll. St.
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97.	Wm. Walker	24 Coll. St.
98.	Wm. Walker	24 Coll. St.
99.	Wm. Walker	24 Coll. St.
100.	Wm. Walker	24 Coll. St.

Further we do hereby authorize and direct Guiseppi J. Zaccaro to appear on our behalf at any and all public hearings concerning said petition and to state our position.

NAME		ADDRESS
1.	Mary Anne Davis	16 Central Court
2.	P. J. P. J.	" " "
3.	Andrew J. Jones	36 Central Court
4.	Mr. McGowan	24 Central Court
5.	Bob Jones	26 Central Court
6.	Bob Jones	" " "
7.	Bob Jones	" " "
8.		
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12.		
13.		
14.		

Further we do hereby authorize and direct _____
to appear on our behalf at any and all public hearings concerning _____

[illegible]

Further we do hereby authorize and direct Alfred Douglas to appear on our behalf at any and all court proceedings.

NAME	ADDRESS
1. John W. Russell <i>Chas. Russell</i>	60 Highland Ct.
2. William Russell <i>Wm. Russell</i>	602 W. 2nd St.
3. John Russell <i>John Russell</i>	52 Highland Ct.
4. John Russell <i>John Russell</i>	52 Highland Ct.
5. William B. Russell <i>William B. Russell</i>	60 Highland Ct.
6. William B. Russell <i>William B. Russell</i>	60 Highland Ct.
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12. William B. Russell <i>William B. Russell</i>	60 Highland Ct.
13. William B. Russell <i>William B. Russell</i>	60 Highland Ct.

NAME Charles R. M. L. ADDRESS 314 1/2 W. 14th St.

1. Charles McIlwain 13 Burdell
2. James L. Smith 14 Burdell St.
3. Quincy J. Thurston 22 Burdell Ct
4. Henry M. Hedges 22 Burdell St
5. Leah E. Hedges 22 Burdell Ct
6. James L. Burdell 4 Burdell St
7. Roll M. Hedges 2 Burdell St
8. Katherine Burdell 2 Burdell St
9. James C. Burdell 2 Burdell St
- 10.
- 11.
- 12.
- 13.
- 14.

NAME: _____ ADDRESS: _____

1. *Handwritten text*

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12. *Handwritten text*

13. *Handwritten text*

TYPE and nature entitled to a special exception based upon the safety and general welfare of the residents of Mays Chapel Village.

Further we do hereby authorize and direct _____
 to appear on our behalf at any and all _____

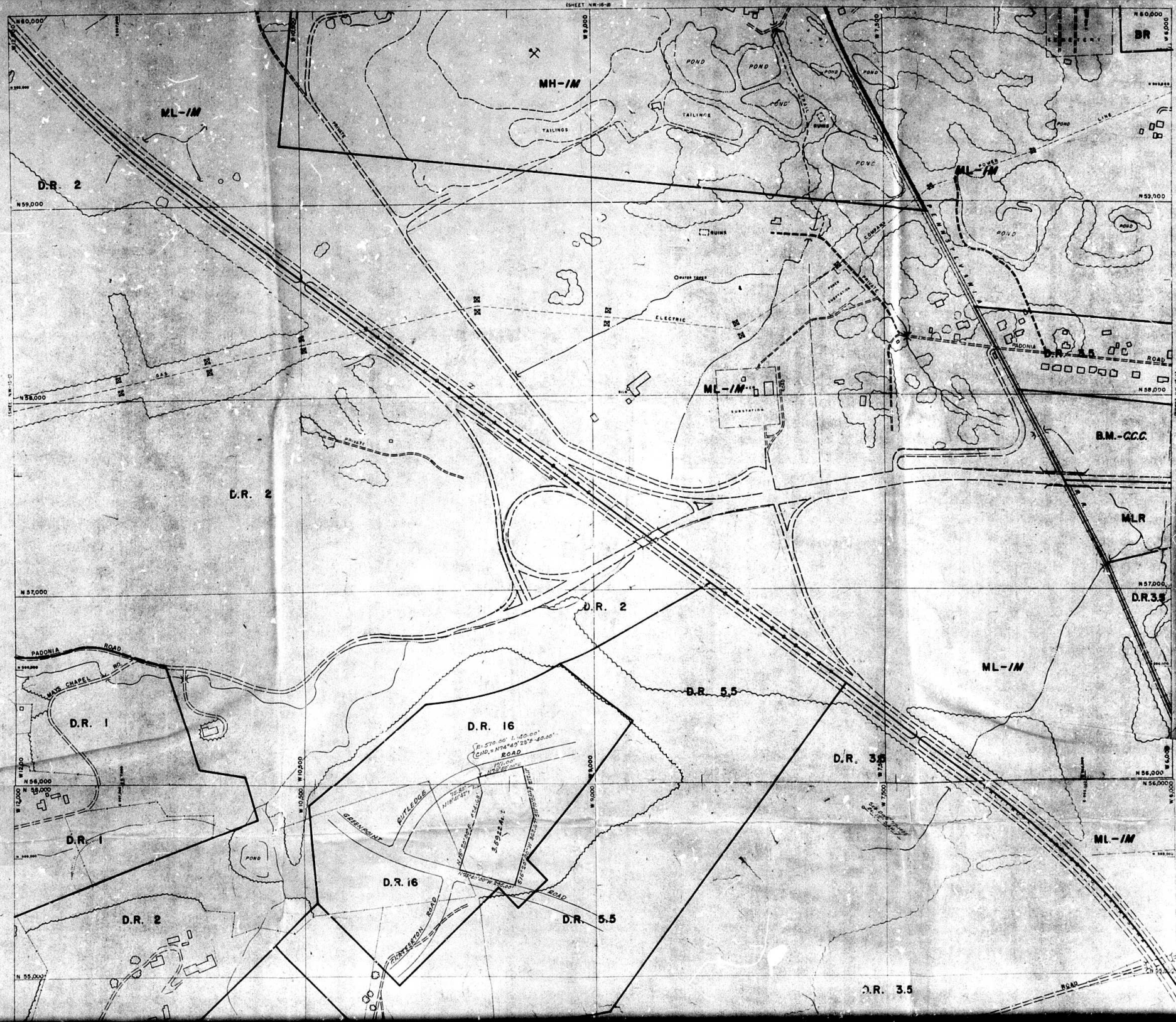
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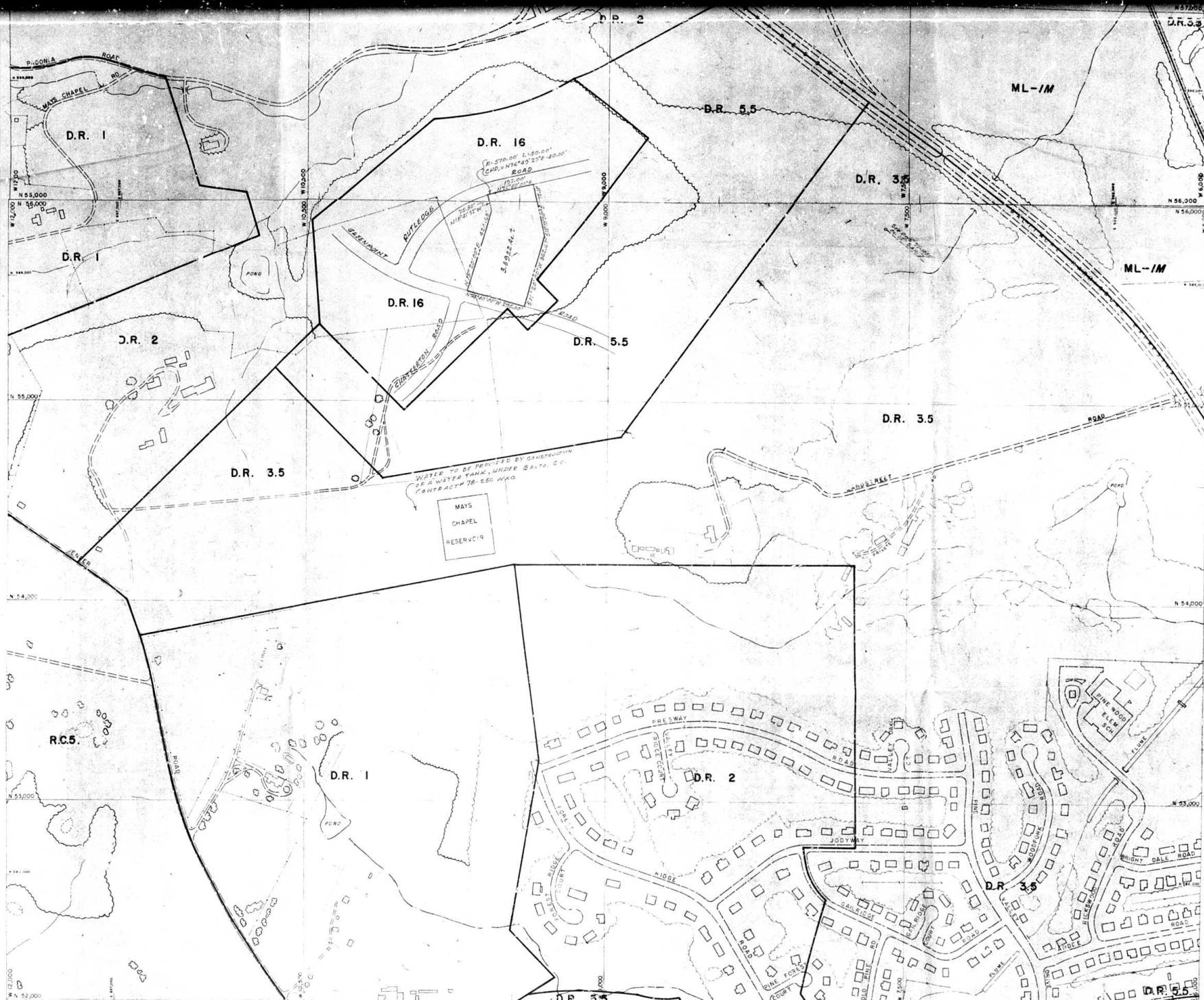
The Petitioner, the proposed project is not a facility of the type and nature entitled to a special exception based upon the safety and general welfare of the residents of Rays Chapel Village.

Further we do hereby authorize and direct _____

NAME		ADDRESS
1.	John J. Smith	123 Main St.
2.	James J. Smith	456 Main St.
3.	John J. Smith	789 Main St.
4.	James J. Smith	101 Main St.
5.	John J. Smith	234 Main St.
6.	James J. Smith	567 Main St.
7.	John J. Smith	890 Main St.
8.	James J. Smith	123 Main St.
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BALTIMORE COUNTY, MARYLAND DEPARTMENT OF THE TREASURY MISCELLANEOUS CASH RECEIPT	No. 78704
DATE, <u>May 3, 1979</u>	AMOUNT, <u>\$ 75.00</u>
PAY TO THE ORDER OF <u>Mrs. William L. Grimm and Mr. Fran Fowler</u>	FOR <u>Cost of Filing of an Appeal and Postage of Property</u>
ADDRESS OF PAYEE <u>N2/S of Greenpoint Road, 45th SE of Chatterton</u>	CITY <u>Calgary, Alberta</u>
DISTRICT <u>Election District</u>	PROVINCE <u>Alberta</u>
CASE NO. <u>78-667-2 (Henn.No. 85)</u>	RECEIVED BY <u>75.00 C.M.E.</u>





S-NE

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
 BY DATE
 PHOTOMIC MAPS, 4-11-70
 INC.

SCALE

1" = 200'

DATE OF
 PHOTOGRAPHY
 APRIL 1955

LOCATION

TIMONIUM

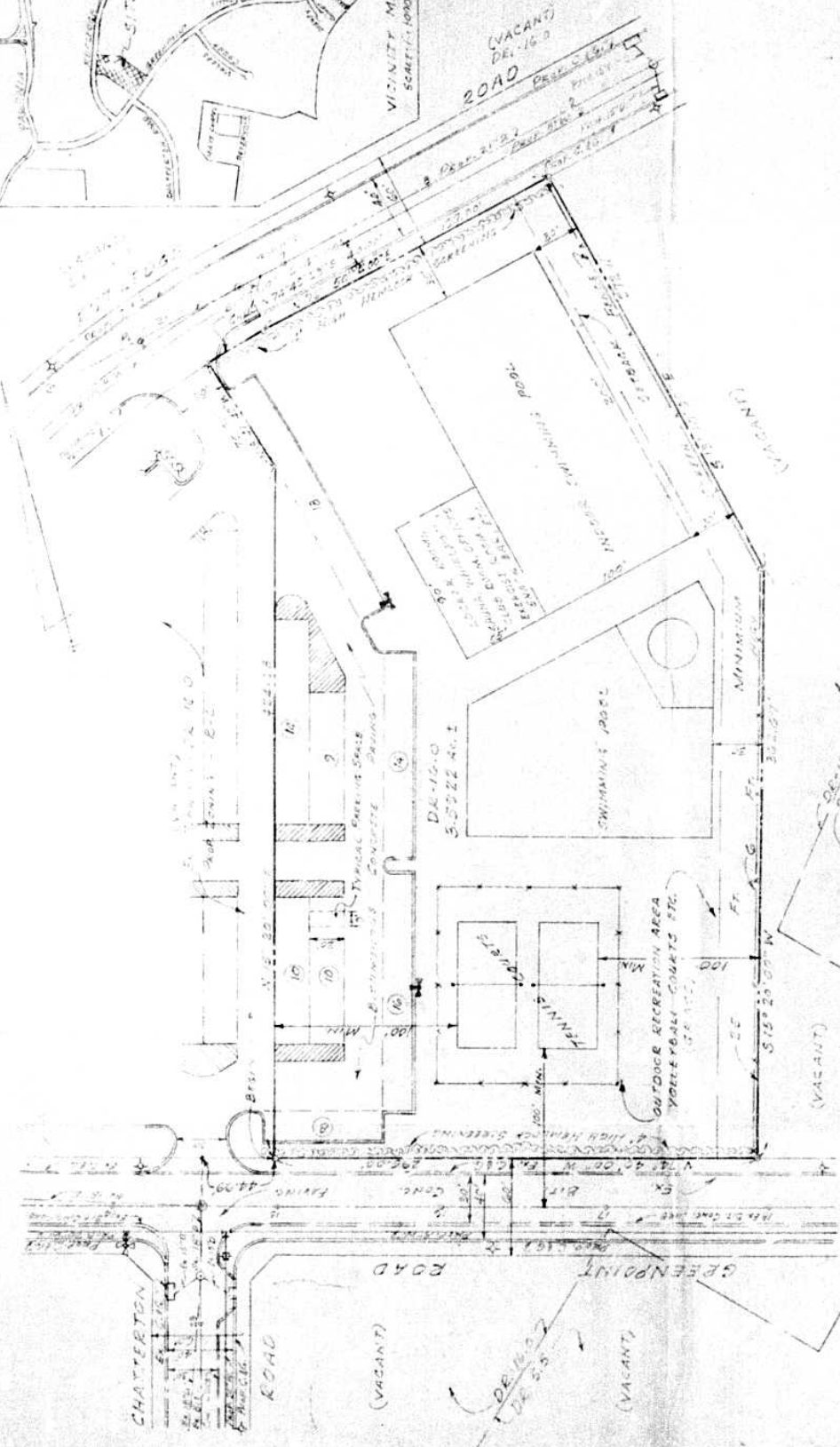
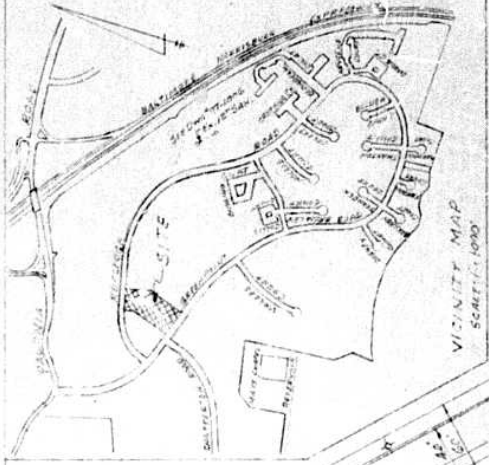
SHEET

NW

14-B

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





REVISED PLANS

DEC 21 79 PM



PART OF
MAY'S CHAPEL VILLAGE
SPECIAL EXCEPTION FOR RECREATION CENTER
BALTIMORE, MD.
SCHEMATIC 1000
SEP 19, 1978

- NOTES:
1. SANITARY CENTER IS TO BE ADJACENT TO THIS SITE BY EXTENSION OF THE EXISTING SANITARY CENTER EXHIBITION BALTIMORE, MD. 1977, AND ON VICINITY MAP.
 2. WATER IS TO BE PROVIDED TO THIS SITE BY EXTENSION OF WATER MAINS TO THE WATER TANKING CONSTRUCTION AT MAY'S CHAPEL RECREATION, UNDER BALTIMORE, MD. CONTRACT # 78-250WAD.
 3. ALL PAVING IS TO BE BITUMINOUS CONCRETE.

ONE STREET PARKING REQUIREMENTS

BUILDING USE	RECREATIONAL
TOTAL FLOOR AREA	24,950 SQ. FT.
NUMBER OF SPACES REQUIRED (MINIMUM)	15
NUMBER OF SPACES REQUIRED (TENNIS COURTS)	15
TOTAL NUMBER OF SPACES SHOWN	4
30' MIN. THERMIST VARIATION SHOWN	4
PROPOSED STREET LIGHTS SHOWN	4

NOTE:
LIGHTING WILL BE IN ACCORDANCE WITH SECTION 409-2C (2)



1. The City of Baltimore, Maryland
2. The City of Baltimore, Maryland
3. The City of Baltimore, Maryland



[illegible]

Boundary of open space

Average reference

A	-9.00	X	-4.00	X
D	-10.41	.	-11.34	.
U	-22.35	.	-6.32	.
D	-11.70	.	-14.15	.

TOTAL OPEN SPACE SHOWN	108.16 AC ±
------------------------	-------------

NOTES:
ALL LOCAL OPEN SPACE to be retained and maintained by the Home Owners Association.
All buildings will comply with BILL 100 as far as height to height and window to window relationship.

+ Indicates location of light standards on public roads.
12' light standards will be used on

ALL GARDEN APARTMENTS ARE
TO BE RENTED. ALL OTHER
UNITS ARE TO BE SOLD.

**MAYS
CHAPEL
VILLAGE**

8TH ELEC. DIST. BALTO, CO., MD.



DAFT • McCUNE • WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS

JAMES KEELTY & CO., INC.
BUILDERS AND DEVELOPERS
61 EAST PADONIA RD.
TIMONIUM, MD. 21093



SCALE: 1" = 100'

JOB ORDER NO.
B-7245

ISSUE DATE:

W. L. Davis

DATE	REVISIONS
7/25/73	REVISION 1
8/1/73	REVISION 2

