

IN RE: PETITION FOR SPECIAL EXCEPTION
NE/CORNER SPOOK HILL ROAD AT
RAYVILLE ROAD
(1700 RAYVILLE ROAD)
6TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
Thomas A. LaMonica, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-261-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners hereby request a special exception to use the subject property for a camp and associated/related facilities, pursuant to Sections 1A01.2.C.4 and 1A03.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Thomas A. LaMonica, appeared, testified and were represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition were Robert Belcher, John Hutchinson, Bob Thompson, David Wangerin, David Marshall, and Ken Smith. There were no Protestants.

Testimony indicated that the subject property, known as 1700 Rayville Road, consists of a gross area of 158.39 acres, more or less, split zoned R.C. 2 and R.C. 1 and is the site of the Genesee Valley Outdoor Learning Center. Said property is improved with a farm, two dwellings, two garages and various sheds and barns accessory to the farming operation, and an office and accessory buildings associated with the camping operation. Rayville Road runs through approximately the center of the property. Petitioners filed the instant Petition in an effort to legalize the use of the property on the north side of Rayville Road as a camp and obtain approval for the future expansion of said camp on the south side of Rayville Road. Testimony indicated that Petitioners have operated a camp from this location since 1963. Petitioner testified that the camp offers a wide

range of outdoor activities, including canoeing, camping, and hike and bike trails, as well as educational programs on the environment and farming. Testimony indicated that the Petitioners have no intention of using the property for any use other than as a farm and camp and as a measure of good faith, have entered the property into the Baltimore County Agricultural Land Preservation Program. There was some discussion as to whether this property can remain in that program and continue to operate as a camp. That is a matter which will have to be resolved between the State of Maryland and the Petitioner. By virtue of this Order, the Petitioner will be permitted to continue as a camp operation; however, I have no jurisdiction over the Agricultural Land Preservation Program. I hope that the Petitioner can continue to operate this facility and remain in that program. The overwhelming testimony was that this facility benefits the citizens of Baltimore County tremendously and provides a much needed service to everyone. It is also clear that the Agricultural Land Preservation Program is a very beneficial program that restricts the use of such land. It would benefit everyone if the Petitioner could remain in that program while at the same time operate this camp.

The Petitioner noted that the Baltimore County Department of Recreation and Parks supports the continued use of the property as a camp in conjunction with the farming operation, indicating that the camp and its related activities are a worthwhile program which should be continued. The Petitioners testified that the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and that the use of the property as a camp will not result in any detriment to the health, safety or general welfare of the surrounding community.

- 2 -

It is clear that the B.C.Z.R. permits a camp use in the R.C. zones by special exception. It is equally clear that the continued use of the subject property as a camp would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the use proposed met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has shown that the property has been used as a camp since 1963 without any detriment to the neighborhood and that its continued use as such would not adversely affect the public interest. The facts and circumstances do not show that a camp at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use proposed will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

- 3 -

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of February, 1992 that the Petition for Special Exception to use the subject property for a camp and associated/related facilities, pursuant to Sections 1A01.2.C.4 and 1A03.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within sixty (60) days of the date of this Order, the Petitioner shall record a new deed in the Land Records of Baltimore County which reflects the non-density transfer of the 4.918 acre parcel in Case No. 92-172-SPH to the subject property. A copy of the recorded deed shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.
- 3) When applying for any building permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 4 -

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 20, 1992

Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NE/CORNER SPOOK HILL ROAD AT RAYVILLE ROAD
(1700 RAYVILLE ROAD)
6TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
Thomas A. LaMonica, et ux - Petitioners
Case No. 92-261-X

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Robert A. Belcher
P.O. Box 1287, Cockeysville, Md. 21030

People's Counsel

File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) 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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a camp and associated/related facilities, pursuant to BCZR Sections 1A01.2.C.4 and 1A03.3.B.2

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Legal Owner(s):

Robert A. Belcher

(Type or Print Name)

Signature

Christine A. Belcher

(Type or Print Name)

Signature

P. O. Box 1287

Address

Cockeysville, MD 21030

City and State

Attorney for Petitioner:

Howard L. Alderman, Jr.

(Type or Print Name)

Signature

Levin & Gann, P.A. Suite 113

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 321-0600

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Thomas A. LaMonica

(Type or Print Name)

Signature

Doris M. LaMonica

(Type or Print Name)

Signature

1700 Rayville Road 329-6271

Address

Parkton, Maryland 21120

City and State

Name, address and phone number of legal owner, co-trust purchaser or representative to be contacted

H. L. Alderman, Jr., Esq.

Name

305 W. Chesapeake Avenue 321-0600

Address

Phone No.

ORDER RECEIVED FOR FILING

Date 2/20/92

By [Signature]



ESTIMATED LENGTH OF HEARING 1-1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER

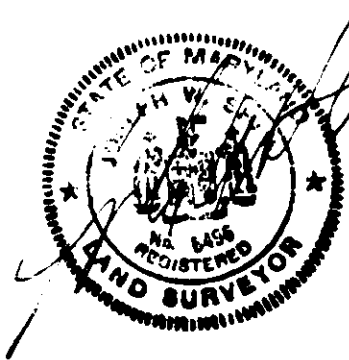
Joseph W. Shaw
PROFESSIONAL LAND SURVEYOR
P.S.L.S. - FELLOW A.C.S.M. - N.S.P.S.
47 West Pennsylvania Avenue
STEWARTSTOWN, PA 17363
Phone: (717) 953-0189

December 11, 1991

THOMAS A. & DORIS M. LAMONICA
1700 RAYVILLE ROAD, SIXTH ELECTION DISTRICT

ZONING DESCRIPTION

BEGINNING at the intersection of Rayville and Spook Hill Roads, both of which are 30 foot wide, as recorded in two deeds, Liber 1429, folio 486 and Liber 5949, folio 918
N 57°19'00"W, 724.35'; N 41°45'30"E, 1030.77'; N 32°46'00"W, 1550.75'; N 41°19'24"E, 444.73'; N 6°52'32"E, 162.75'; N 40°36'26"E, 114.18'; S 70°00'00"E, 652.00'; N 80°00'00"E, 340.00'; N 51°18'57"E, 546.47'; N 25°25'02"E, 385.81'; S 64°54'52"E, 332.93'; S 19°55'30"E, 428.12'; S 50°47'00"W, 447.66'; S 38°00'00"E, 531.30'; N 42°43'00"E, 225.43'; N 51°48'00"E, 269.94'; S 66°01'00"E, 745.55'; S 5°39'00"W, 1122.00'; S 28°11'32"W, 178.22'; S 32°50'00"W, 175.25'; S 67°52'00"W, 794.66'; S 60°29'35"W, 270.60'; S 27°55'00"W, 295.26'; S 5°05'00"W, 134.47'; S 56°19'00"W, 346.56'; N 36°24'56"W, 380.84'; N 34°47'00"W, 251.60'; S 25°56'00"W, 385.61'; S 64°41'00"W, 251.62' to the place of BEGINNING.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 264
Posted for 14 days
Petitioner: Thomas A. & Doris M. LaMonica
Location of property: 1700 Rayville Rd. - 6th Election District
Location of Sign: 1700 Rayville Rd. - 6th Election District
Remarks: None
Posted by: [Signature]
Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16/92
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/16/92.

TOWSON TIMES.

S. Zehe Orban

Publisher

788.78
1.25
789.03

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1116, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1116, 1992

THE JEFFERSONIAN.

S. Zebe Orlean

Publisher

\$88.78

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Board of Zoning Administration, will hold a public hearing on the proposed rezoning of the property located within the 11th and 12th Election Districts, 400 Washington Avenue, Towson, Maryland 21204, as follows:
Case Number: 92-261-X
NEC Spook Hill Road
1700 Rayville Road
6th Election District
3rd Councilmanic
Legal Owner(s): Thomas A. and Doris M. LaMonica
Contract Purchaser(s): Robert A. and Christine A. Belcher
Hearing Date: Wednesday, Feb. 3, 1992 at 2:00 p.m.
Special Exception: for a camp and associated related facilities.
LAWRENCE E. SCHMIDT,
Zoning Commissioner of Baltimore County
TJ12/1180 January 15, 1992

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1/24/92

Robert A. and Christine A. Belcher
P. O. Box 1287
Cockeysville, Maryland 21030

RE:
CASE NUMBER: 92-261-X
NEC Spook Hill Road
1700 Rayville Road
6th Election District - 3rd Councilmanic
Legal Owner(s): Thomas A. and Doris M. LaMonica
Contract Purchaser(s): Robert A. and Christine A. Belcher

Dear Petitioner(s):

Please be advised that \$ 118.78 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

cc: Howard L. Alderman, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JAN 0 8 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 115, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-261-X
NEC Spook Hill Road
1700 Rayville Road
6th Election District - 3rd Councilmanic
Legal Owner(s): Thomas A. and Doris M. LaMonica
Contract Purchaser(s): Robert A. and Christine A. Belcher
HEARING: WEDNESDAY, FEBRUARY 3, 1992 at 2:00 p.m.

Special Exception for a camp and associated related facilities.

Zoning Commissioner of
Baltimore County

cc: Thomas A. LaMonica, et ux
Robert A. Belcher, et ux
Howard L. Alderman, Jr., Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 27, 1992

Howard L. Alderman, Esquire
Levin & Gann, P.A., Suite 113
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 277, Case No. 92-261-SPX
Petitioner: Thomas A. LaMonica, et ux
Petition for Special Exception

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

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

No. 123173

DATE: 1/24/92 ACCOUNT: 1116-1992
AMOUNT: \$ 118.78
RECEIVED FROM: 1116-1992
FOR: 1116-1992

VALIDATION OR SIGNATURE OF CASHIER
DATE: 1/24/92 PER: AGENCY YELLOW OUTLINE

Zoning Plans Advisory Committee Comments
Date: January 28, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Thomas A. LaMonica
Mr. & Mrs. Robert A. Belcher

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 31rd day of December, 1992.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Thomas A. LaMonica, et ux

Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

January 24, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #277, Zoning Advisory Committee Meeting of January 14, 1992, Thomas A. LaMonica & Doris M. LaMonica, NEC Spook Hill Road (#1700 Rayville Road), D-6, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

A camp and related facilities may not be located in an Agricultural Preservation District, therefore the Department of Environmental Protection and Resource Management and the State of Maryland cannot support this special exception. Any questions may be directed to Robert Ryan at 887-2904.

SSF:rmp

277_ZNG/GWRMP

RECEIVED

JAN 28 1992

ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 13, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THOMAS A. LAMONICA AND DORIS M. LAMONICA

Location: #1700 RAYVILLE ROAD

Item No.: 277 Zoning Agenda: JANUARY 14, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 14, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 276, 277, 278, 279, and 280.

For Item 281, a County Review Group Meeting will be required, unless a waiver of same is approved.

Robert W. Bowling, P.E.
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 29, 1992
Zoning Administration and Development Management

FROM: Gary L Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: LaMonica/Belcher Property, Item No. 277

In reference to the applicant's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GLK/JL:rdn
ITEM277/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: February 3, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 14, 1992

ITEM NUMBER: 277

This office has no comments for the subject site.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-339-3700
TELECOPIER 410-625-9050

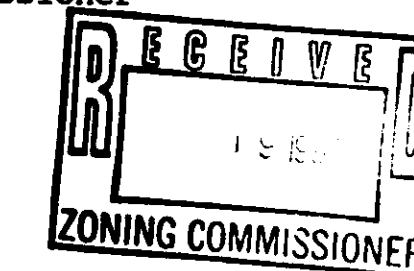
LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1980)

HOWARD L. ALDERMAN, JR.

November 18, 1992

Timothy Kotroco, Esquire
Deputy Zoning Commissioner
Office of the Baltimore County Zoning Commissioner
Old Courthouse
Room 115
Towson, Maryland 21204



RE: Recorded Deeds
Case No.: 92-172-SPH
Case No.: 92-261-X

Dear Mr. Kotroco:

Pursuant to your orders issued in the above-referenced cases, I enclose herewith a copy of a Deed of Non-density transfer for approximately 4.918 acres, recorded among the Land Records of Baltimore County in Liber 9377, folio 251. I have also enclosed a copy of a Deed of Merger wherein the previously mentioned 4.9 acres was merged with other lands held by the LA and Development Corporation, said deed being recorded among the Land Records of Baltimore County in Liber 9377, folio 256. I believe that the submission of these deeds for inclusion in the above-referenced case files completes the requirements of the respective petitioners, other than to reference the respective cases on any applications for building permits.

Should you need or desire any additional information in this regard, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HLAJr/lr
Enclosures (2)

cc: Mr. Thomas LaMonica
Mr. and Mrs. Robert A. Belcher
Mr. Robert Thompson

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
301-539-3700
TELECOPIER 301-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
TELECOPIER 301-296-2801

ELLIS LEVIN (1893-1980)
CARROLL COUNTY OFFICE
1137 LINCOLN ROAD
STEVENAGE, MD 21784

HOWARD L. ALDERMAN, JR.

December 31, 1991

HAND-DELIVERED

Arnold Jablon, Director
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Consolidation of Hearings
Case No.: 91-172-SPH
Petition for Special Exception

Dear Mr. Jablon:

I have, this morning, filed a Petition for Special Exception on properties currently owned by Mr. and Mrs. Robert Belcher and Mr. and Mrs. Thomas LaMonica. I have previously filed a Petition for Special Hearing on the Belcher property (Case No. 91-172-SPH), which hearing was postponed from November 20, 1991 so that it could be consolidated for hearing with the Petition filed today.

I am, therefore, requesting that a hearing be scheduled as soon as possible on the Petition filed today, and that Case No. 91-172-SPH be heard at the same time. Please advise me of the hearing date and do not hesitate to contact me if you need any additional information to process this request.

Very truly yours,

Howard L. Alderman, Jr.

HLAJr/lr

cc: Mr. Robert Thompson
Mr. and Mrs. Robert Belcher
Mr. and Mrs. Thomas La Monica

FRIENDS
SCHOOL OF BALTIMORE

5114 North Charles Street
Baltimore, MD 21210-3296
(301) 432-2800

January 27, 1991

Dear Dave, Jon and Jana:

Thank you all for your time, energy, advice, flexibility, and enthusiasm during our 7th grade winter camping trip. We all left Genesee Valley feeling very good about our trip and your organization.

I do believe that the winter camping experience is the most valuable and rewarding for our students. The "adverse" weather conditions seem to bring out the best in the kids. All of them (even the ones who complained during the entire trip!) have expressed how much they enjoyed the trip. The parents have been equally supportive, if not a little surprised that the kids had a good time!

Thanks again for all the extra things you did for us. Allowing us to move into the 3 separate facilities, transporting equipment to the different tent areas, giving suggestions for warming up cold bodies--each of these extras went a long way towards making the trip a success and making my job easier.

I look forward to future trips at Genesee Valley!!

Sincerely,

Carla van B...



Restaurant & Tavern

3493 Sweet Air Road, Jacksonville, Maryland 21130

301-667-1222

To whom it may concern:

As a long time resident of Baltimore County and a sports enthusiast it has been my pleasure to use Genesee Farm for sports and recreational activities since 1970. My family, friends, and I have participated in lacrosse clinics, lacrosse games, swimming, softball and many other activities. It is my feeling that the LaMonica's and Genesee Farm have provided a valuable recreational and educational asset to northern Baltimore County residents for over 20 years and should be allowed to continue such service to the benefit of our area.

Sincerely,

Robert W. Bowling
Robert W. Bowling
700 E. Belport Road
Sparks, Maryland
21152

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

January 29, 1992

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

Dear Mr. Schmidt:

The Genesee Valley Outdoor Learning Center is an integral part of the wellness instructional program of the Baltimore County Public Schools. The activities conducted at the site, by the staff and our teachers, provide a facet of education that cannot be replicated in a school setting.

I have been on the Genesee site many times. The confidence course and the farm are both of tremendous interest and value to our students.

I support the efforts and honesty of the staff of the Learning Center to rezone the property on the east side of Rayville Road to camp and associated/related facilities.

May the Zoning Commission recognize the long term worth of this fine educational facility and support the request for zoning change.

Sincerely,

John S. Heck
John S. Heck
Coordinator
Office of Health

Feb. 3, 1992

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
400 Washington Ave. Rm. 118
Towson, Md. 21204

Dear Mr. Schmidt,

This letter is in reference to Case #92-261-X. We would like you to know that we support the change in zoning from agriculture to camp and associated related facilities. Genesee Valley Outdoor Learning Center has brought numerous students to their facility on the LaMonica's land for purposes of team building, trust and self-confidence building. We totally support their program and have had no complaints with their operation nor with the students who camp and participate in the program.

Sincerely,

*Mrs. Susan Jones
1620 Bayview Rd. Baltimore, Md*

Feb. 3, 1992

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
400 Washington Ave. Rm. 118
Towson, Md. 21204

Dear Mr. Schmidt,

This letter is in reference to Case #92-261-X. We would like you to know that we support the change in zoning from agriculture to camp and associated related facilities. Genesee Valley Outdoor Learning Center has brought numerous students to their facility on the LaMonica's land for purposes of team building, trust and self-confidence building. We totally support their program and have had no complaints with their operation nor with the students who camp and participate in the program.

Sincerely,

*James L. Lill
Rayville, Stn*

LEG 377 02256

NO CONSIDERATION
NO TRANSFER TAX
NO TITLE REPORT

Property Tax Acc't No. 22-00-008647

DEED

Deed of Maroon

THIS DEED, made this 7th day of September, 1992, by and between LA AND DEVELOPMENT CORPORATION, a Maryland Corporation, party of the first part, and LA AND DEVELOPMENT CORPORATION, a Maryland Corporation, party of the second part.

WHEREAS, in Case No. 92-172-SPP, the Deputy Zoning Commissioner for Baltimore County approved the non-density transfer of 4.918 ± acres to the party of the first part; and

WHEREAS, the Deputy Zoning Commissioner ordered further that the 4.918 ± acres transferred to the party of the first part (by a deed from Robert A. Belcher and Christine A. Belcher, his wife, which deed is intended to be recorded immediately prior hereto) was to be merged with certain of the adjoining property owned by the party of the first part herein; and

WHEREAS, in accordance with the order of the Deputy Zoning Commissioner for Baltimore County, the party of the first part hereby intends to merge certain of the lands owned by said party.

WITNESSETH, That in consideration of NO consideration, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said party of the first part does hereby grant and convey to the said party of the second part, its successors and assigns, in fee simple, all that parcel of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, entitled "DESCRIPTION OF A TRACT OF LAND PREPARED FOR THOMAS LAMONICA CONTAINING 69.388 ACRES OF LAND ON SAVILLE ROAD IN THE SIXTH DISTRICT OF BALTIMORE COUNTY, MARYLAND."

BEING and intending to include the first parcel of ground which by deed dated January 17, 1991 and recorded among the Land Records for Baltimore County in Liber No. 8898, folio 235, was granted and conveyed by Harry C. Hedrick, Personal Representative of the Estate of Russell P. Hedrick, deceased, unto LA and Development Corporation, the herein named Grantor.

BEING ALSO a portion of the property which by Corrective Deed dated July 22, 1978 and recorded among the Land Records of Baltimore County in Liber S.R.F. Jr., No. 5949, folio 918, was granted and conveyed by Myrtle G. Matthews unto Russell P. Hedrick.

BEING ALSO the same parcel of ground which by deed of even date herewith and recorded or intended to be recorded immediately prior hereto, was granted and conveyed by Robert A. Belcher and Christine A. Belcher, his wife, to LA and Development Corporation, the herein named Grantor.

BEING ALSO a part of property which by deed dated July 16, 1991, and recorded among the Land Records for Baltimore County in Liber 8898, folio 74, was granted and conveyed by Robert A. Belcher and Christine A. Belcher and Christine A. Belcher, his wife, to Robert A. Belcher and Christine A. Belcher, his wife.

- Page 1 -

Quinn 9/6/92
ACK. 9/6/92
SIGNED: *JW 9/6/92*
7-23-12-00-23108

LEG 377 02251

NO CONSIDERATION
NO TRANSFER TAX
NO TITLE REPORT

Property Tax Acc't No. 22-00-008647

DEED

Non-Density Transfer

THIS DEED, is made this 7th day of September, 1992, by and between ROBERT A. BELCHER and CHRISTINE A. BELCHER, his wife, Grantors, parties of the first part, and LA AND DEVELOPMENT CORPORATION, a body corporate of the State of Maryland, Grantee, party of the second part.

WHEREAS, primarily for agricultural purposes, the parties hereto intend the Grantors to transfer via a NON-DENSITY TRANSFER, 4.918 ± acres of ground, zoned RC-2, presently owned by Grantors to Grantee, said acreage to be combined with Grantee's adjoining, recorded parcel which contains 64.470 ± acres, which larger parcel is also zoned R.C.-2, and is located to the north and east of the subject parcel; and

WHEREAS, the said 4.918 ± acres was granted and conveyed, as the secondly described parcel, by deed dated January 17, 1991, and recorded among the Land Records of Baltimore County in Liber No. 8696, folio 235, by Harry C. Hedrick, Personal Representative of the Estate of Russell P. Hedrick, deceased, unto the Grantee herein; and

WHEREAS, the 1991 transfer unto the Grantee herein was recorded without first obtaining the approval of the Baltimore County Commissioner for Baltimore County; and

WHEREAS, the Grantee herein granted and conveyed the 4.918 ± acres to the Grantors herein by deed recorded among the Land Records of Baltimore County in Liber No. 8898, folio 72; and

WHEREAS, by deed dated July 16, 1991, and recorded among the Land Records of Baltimore County in Liber No. 8898, folio 74, the Grantors herein combined the said 4.918 ± acres with other, adjoining lands owned by Grantors; and

WHEREAS, the Grantors and Grantee herein petitioned the Zoning Commissioner for Baltimore County to conduct a Special Use

- Page 1 -

Quinn 9/6/92
ACK. 9/6/92
SIGNED: *JW 9/6/92*
7-23-12-00-23108



Plat to Accompany Petition for Special Exception

PROPERTY ADDRESS: 1700 Rayville Road

DEED REFERENCE: Liber 1429 folio 486 & Liber 5949 folio 918

OWNER: Thomas A. & Doris M. LaMonica

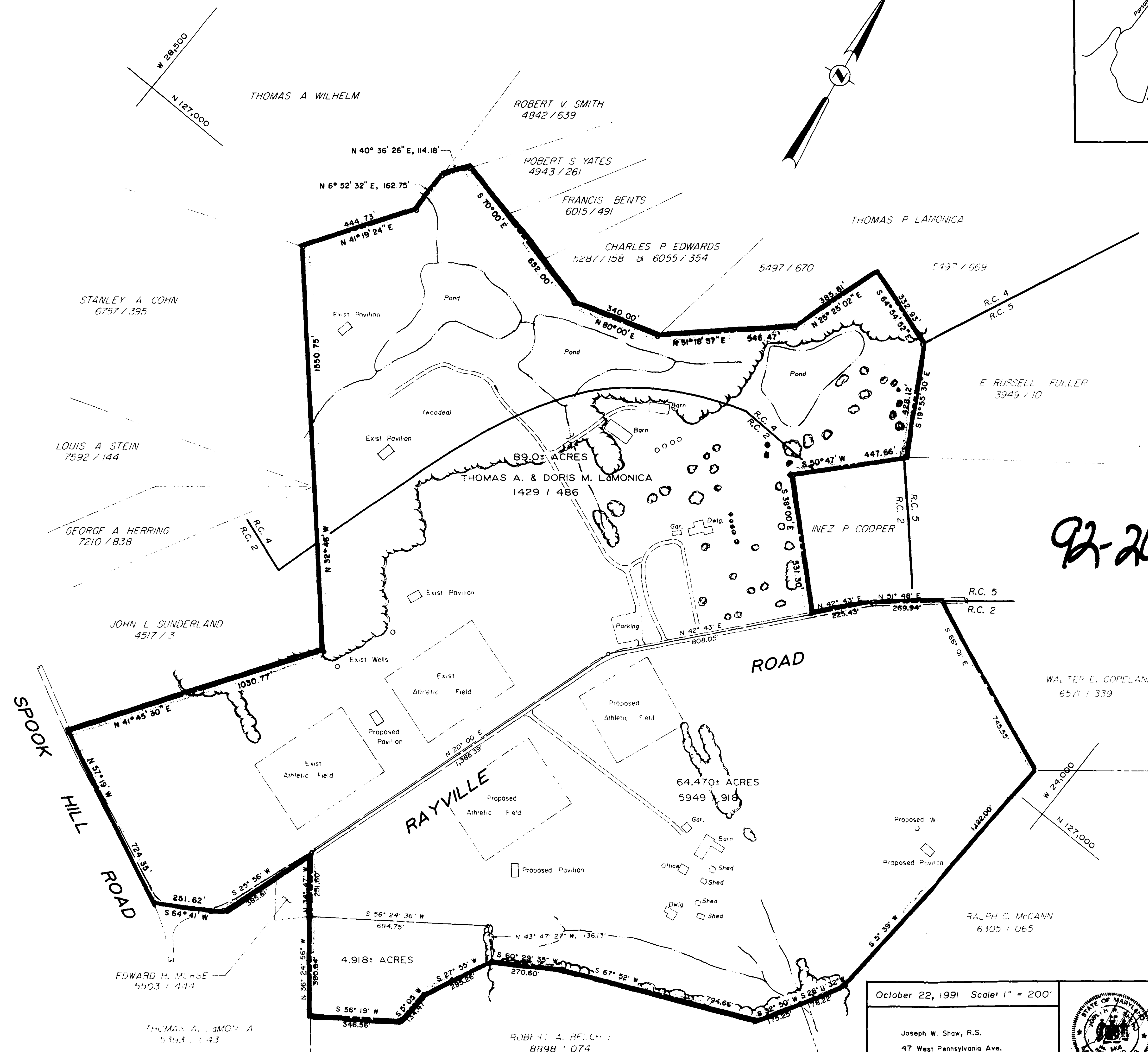
TOTAL ENCLOSED AREA = 158.39± ACRES

NOTES: Zoning Line and dwelling location shown hereon per the 1988, 1" = 200' scale Comprehensive Zoning Map.

The coordinate ticks shown hereon refer to Baltimore County Coordinate System as shown on the 1988 Comprehensive Zoning Map. The deed plotting shown hereon is NOT physically tied to Baltimore County Coordinate System.

The bearings and distances shown hereon taken from deed and exception to that deed only. No survey has been performed.

Petitioners seek approval of a Special Exception for a Camp, pursuant to BCZR Sections 1A01.2.C.4 and 1A03.3.B.2.



92-261-X

PETITIONER'S
EXHIBIT 1

LOCATION INFORMATION

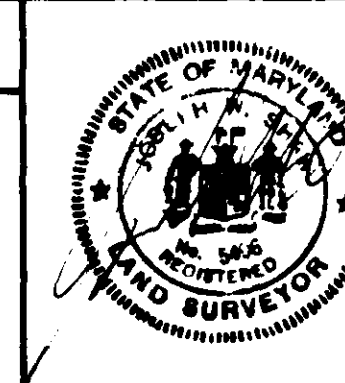
Councilmanic District - 3rd.
Election District - 6th

1" = 200' scale map # N.W. 32-E
Zoning - RC-2 & RC-4
Lot Size - 158.39± ACRES

	Public	Private
SEWER	☐	☒
WATER	☐	☒
Chesapeake Bay Critical Area	☐	☒
Prior Zoning Hearings	NONE	

October 22, 1991 Scale: 1" = 200'

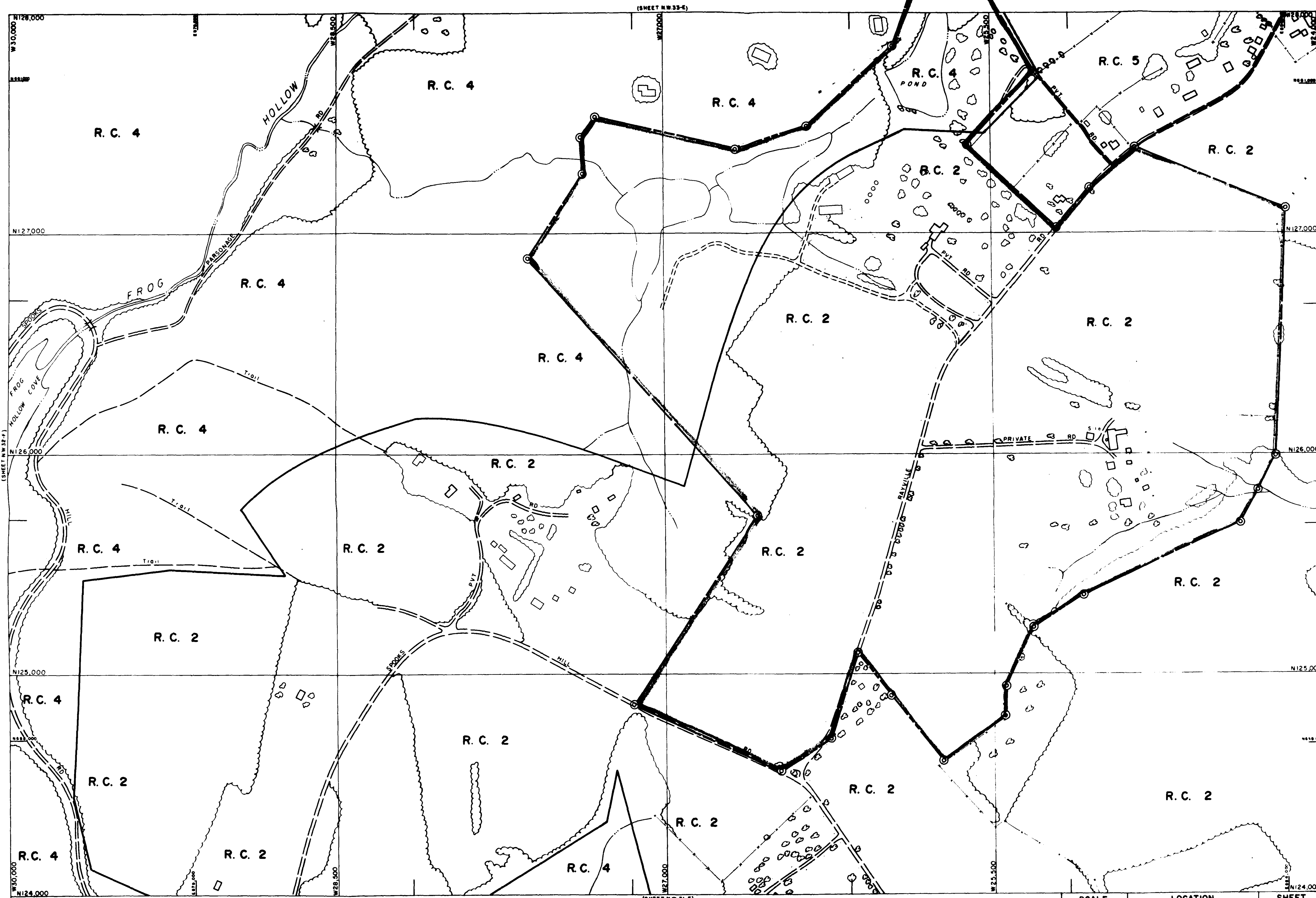
Joseph W. Shaw, R.S.
47 West Pennsylvania Ave.
Stewartstown, PA. 17363
1-717-993-3102



Zoning Office USE ONLY !!

reviewed by: LG ITEM # 277 CASE #

64-28-4



KK-SW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Deb J. V...
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION SOUTHWEST OF RAYVILLE	SHEET NW 32-E
DATE OF PHOTOGRAPHY JANUARY 1986		

92-261-X

#277

OFFICER'S
EXHIBIT

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTHWEST OF	N.W.
DATE OF PHOTOGRAPHY	RAYVILLE	32-E
JANUARY 1986		