

RE: PETITION FOR A SPECIAL PERMIT FOR A GOLF COURSE AND COUNTRY CLUB - N. E. Side Manor Road, 3975 ft. N. W. Jerrittville Pike, Towson District, Dr. John A. Hoy, Petitioner - Hillendale Country Club, Contract Purchaser

The property which is the subject of this petition for a special permit for a Golf Course is located on the northeast side of Manor Road, 3975 feet north of Jerrittville Pike, Towson District. The property is now owned by a firm and is improved by a substantial frame dwelling, a tenant house and miscellaneous farm buildings. It is the intention of the Hillendale Country Club, if this special permit is granted, to construct an eighteen hole golf course on the property. It is also the intention of the Club to make additions to the existing building for a club house, to construct a swimming pool to the west of the club house approximately 150 feet from Manor Road and to construct a parking area of approximately 270 feet fronting on Manor Road, with a depth of 240 feet.

It was testified that the average number of golfers using the course per day would be between sixty and seventy on Sundays and holidays the number would be approximately 750. It was further testified that between twenty five and thirty children would use the swimming pool daily during the summer. Mr. Gilbert W. Nolle, president of the Club, testified that the Club now has 399 golfing members, 74 social members and 30 other members comprising approximately 700 members in all.

It was testified by Mr. Nolle that it was customary for the Club to conduct dances every other Saturday night. These dances in the summer time would be held on an outdoor pavilion. The Club facilities would include a dining room and bar, which are available to members of the Club. In addition to the activities of the Club, it has twenty-four facilities to outside organizations. Mr. Nolle testified that an average of twelve outside organizations have used the Club facilities each year and that the maximum number of persons accommodated has been approximately eight hundred. It was further testified that there would be twenty five employees to operate the Club and that there would be between thirty and forty cadettes.

It was testified by Mr. Nolle and by Mr. William Callahan, another officer of the Club, that in their opinion no traffic problems would be generated by the location of this Club on Manor Road and that there would be no serious problems as to sewage disposal or trash and garbage disposal, as these facilities are provided under like conditions at the existing Club. In addition, it was felt that there would be no problems as to adequate water supply as these facilities would be supplied by wells on the property and by use of the pond now existing on the property.

It was testified by Mr. Milton J. Boney, a realtor, who operates in the northern part of the County, that in his opinion the location of the Golf Course as proposed would have an appreciating effect on surrounding property.

For A Special Permit

To The Zoning Commissioner of Baltimore

Dr. John A. Hoy

Legal Coun.

William H. Callahan Jr. Esq.

Contract Purchaser

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now

thereon) for a Golf Course and Country Club

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Mr. William Callahan and Mr. E. F. Ortmann, who live in the vicinity within 1 1/2 miles of the location, testified that in their opinion the location of the Golf Course as proposed would not be detrimental to the proper enjoyment of the surrounding area for residential and farming use and would not have a depreciating effect upon the area.

Other residents of the area testified that the location of the Golf Course on Manor Road would create a serious traffic hazard on this narrow winding road. It was testified that many of the residents of the area use Manor Road leading to Jerrittville Pike in going to and from their places of business in the city and that the addition of the traffic generated by the Golf Course would make this road hazardous for travel. The residents also testified that the location of a Golf Course with its attendant activities would be detrimental to the proper enjoyment of their properties for residential use and would have a depreciating effect upon the values of property.

In considering this petition it is difficult to foresee what effect the placing of a Golf Course at this location would have on the surrounding neighborhood. This is a neighborhood devoted entirely to residential and farming use, far removed from the City. With the exception of the tavern located at the intersection of Manor and Old York Roads, there are no commercial uses and no non-conforming uses of any kind to break into the existing residential and agricultural uses. With the exception of a few scattered lots improved with dwellings, all of the area consists of farms ranging in size from fifty to five hundred acres. In view of this it is reasonable to expect that the residents of the area would resist any action which might change the atmosphere of the farming community.

In opposing this petition much stress has been laid upon the traffic problem which would be generated on Manor Road. It is not felt that this is a serious problem in considering this petition, as most of the roads in Baltimore County from day to day are required to handle more traffic than in the past. It is not felt that the location of the Golf Course itself as proposed would be detrimental to the public welfare of the community or have a depreciating effect upon property values. It is felt, however, that the attendant activities of the Club, that is the operation of the dining room and bar, the operation of the swimming pool, the outdoor dance pavilion and the operation of a well lighted parking area would adversely affect surrounding properties. The location of activities of this type in a community used wholly and entirely for residential and farming use would result in changing the character and atmosphere of the entire neighborhood.

It can be expected by the people of this area that certain changes will take place which will alter the conditions which now exist, as such changes are taking place very rapidly in other sections of the County. It can be expected, however, that these changes will take place as a result of ordinary growth of the County and not in case extraordinary use as is proposed in this case.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 24 Date of Posting: 1-8-53  
Petitioner: Special Permit for Golf Course and Country Club  
Petitioners: Dr. John A. Hoy, William H. Callahan Jr. Esq.  
Location of property: N. E. Side Manor Road, 3975 ft. N. W. Jerrittville Pike, Towson District, Baltimore County, Md.  
Date of return: 1-8-53

FILED JAN 12 1953

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, That the advertised advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 12 day of Jan, 1953, the first publication appearing on the 2 day of Jan.

THE UNION NEWS

Manager

CERTIFICATE OF PUBLICATION  
OF

Special Permit for Golf Course and Country Club

Dr. John A. Hoy, William H. Callahan Jr. Esq.

N. E. Side Manor Road, 3975 ft. N. W. Jerrittville Pike, Towson District, Baltimore County, Md.

1-8-53

12

Jan

1953

2

Jan

January 5, 1953

\$40.00

RECEIVED of Hillendale Country Club, Inc., the sum of  
Forty (\$40.00) Dollars, being cost of petition for a special  
permit, advertising and posting property, on Manor Road, 10th  
District.

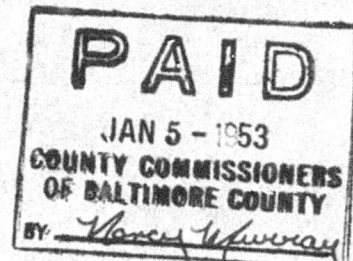
Zoning Commissioner

Hearing:

Monday Jan. 19, 1953

at 10:00 a.m.

basement of  
Reckord Building  
Towson, Md.





TO MANOR  
ROAD

N 57° 50' E 1404.12

STONE

PROPERTY OF  
MRS RALPH CRIMMIN'S  
10<sup>TH</sup> DIST BALTIMORE CO. MD  
MY LADY'S MANOR

S 60° 10' E 552.00 S

1000

N 68° 15' E

POLE LINE

POLE

A.T. and T.

3168

S 57° 30' E 4950

STONE

S 32° 20' E 310 STONE

STONE

S 55° 30' E 1452.71

STONE

AREA - 127.38 ACRES ±



N 17° 00' E

[illegible]

OCT. 10 1941

