

**Department of Permits and
Development Management**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

January 7, 2005

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Jeffrey H. Scherr
Kramon & Graham, P.A.
One South Street, Ste. 2600
Baltimore, Maryland 21202

Re: Spirit and Intent Letter
Rolling Road Country Club and Golf Course
Hearing Case No. 73-115-X
1st Election District

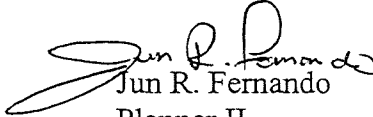
Dear Mr. Scherr,

Please be advised that after careful review of your site plan, the Department of Permits and Development Management, Zoning Review Section and as per my discussion with Mr. Carl Richards, Zoning Supervisor, the following has been determined.

The proposed 24'x72' expansion of the Pro Shop to accommodate a new golf cart garage as shown on the red line plan is within the spirit and intent of the original approvals granted in November 2, 1972 by the Zoning Commissioner.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner II
Zoning Review

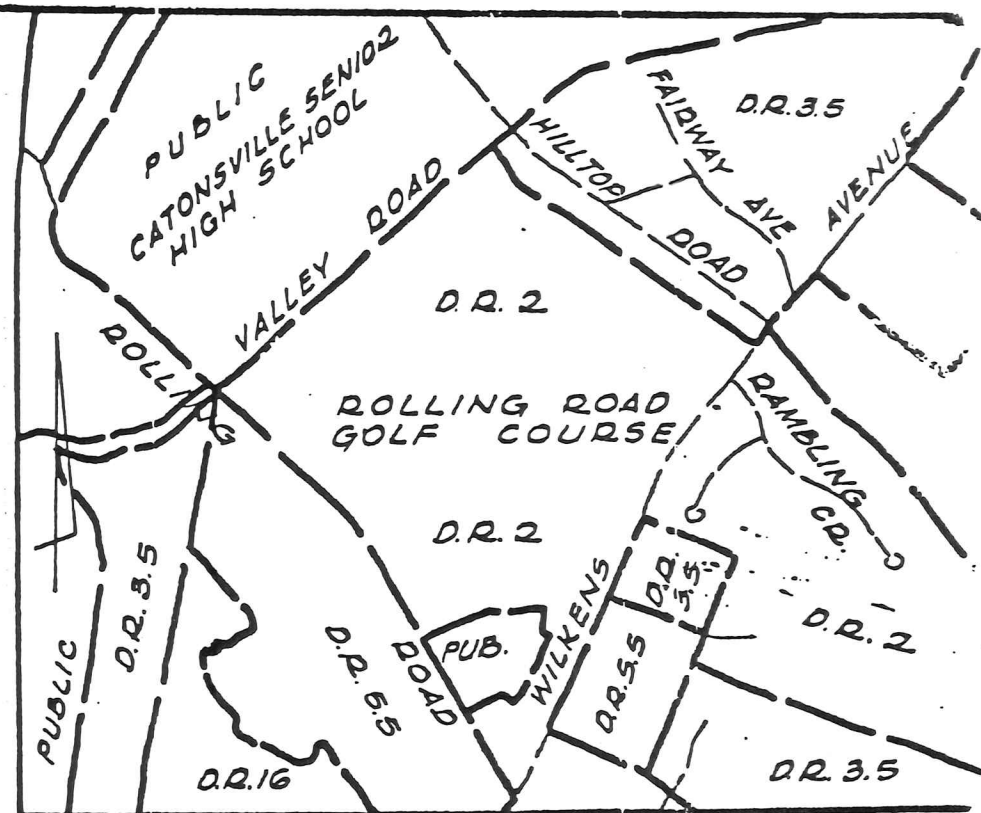
JRF/ clb

Visit the County's Website at www.baltimorecountyonline.info

NOTES

AREA OF PROPERTY 55.06 ACRES:
 EXISTING USE GOLF COURSE
 EXISTING ZONE D.R. 2 & 3.5
 PROPOSED USE GOLF COURSE
 PROPOSED ZONE EXISTING SPECIAL EXCEPTION FOR COMMUNITY BUILDING, SWIMMING POOL, GOLF COURSE & COUNTRY CLUB.

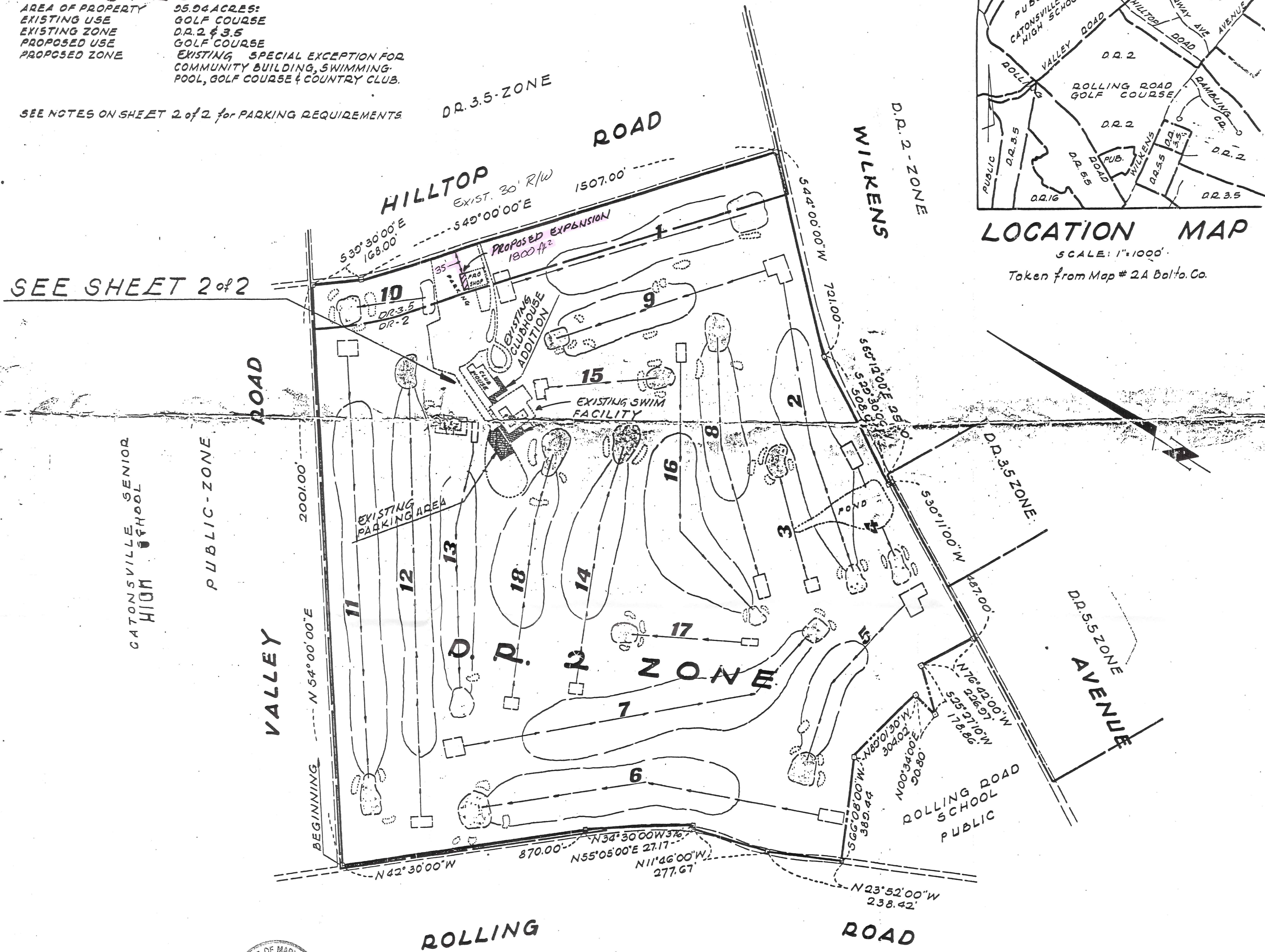
SEE NOTES ON SHEET 2 of 2 for PARKING REQUIREMENTS



LOCATION MAP

SCALE: 1"=1000'
 Taken from Map # 2A Balto. Co.

SEE SHEET 2 of 2



By P. [Signature] 12/1/77

PLAT TO ACCOMPANY DRC REQUEST
 IMPROVEMENTS TO

ROLLING ROAD-GOLF CLUB

1ST ELECTION DISTRICT

FOR ROLLING ROAD-GOLF CLUB

BALTIMORE COUNTY MARYLAND

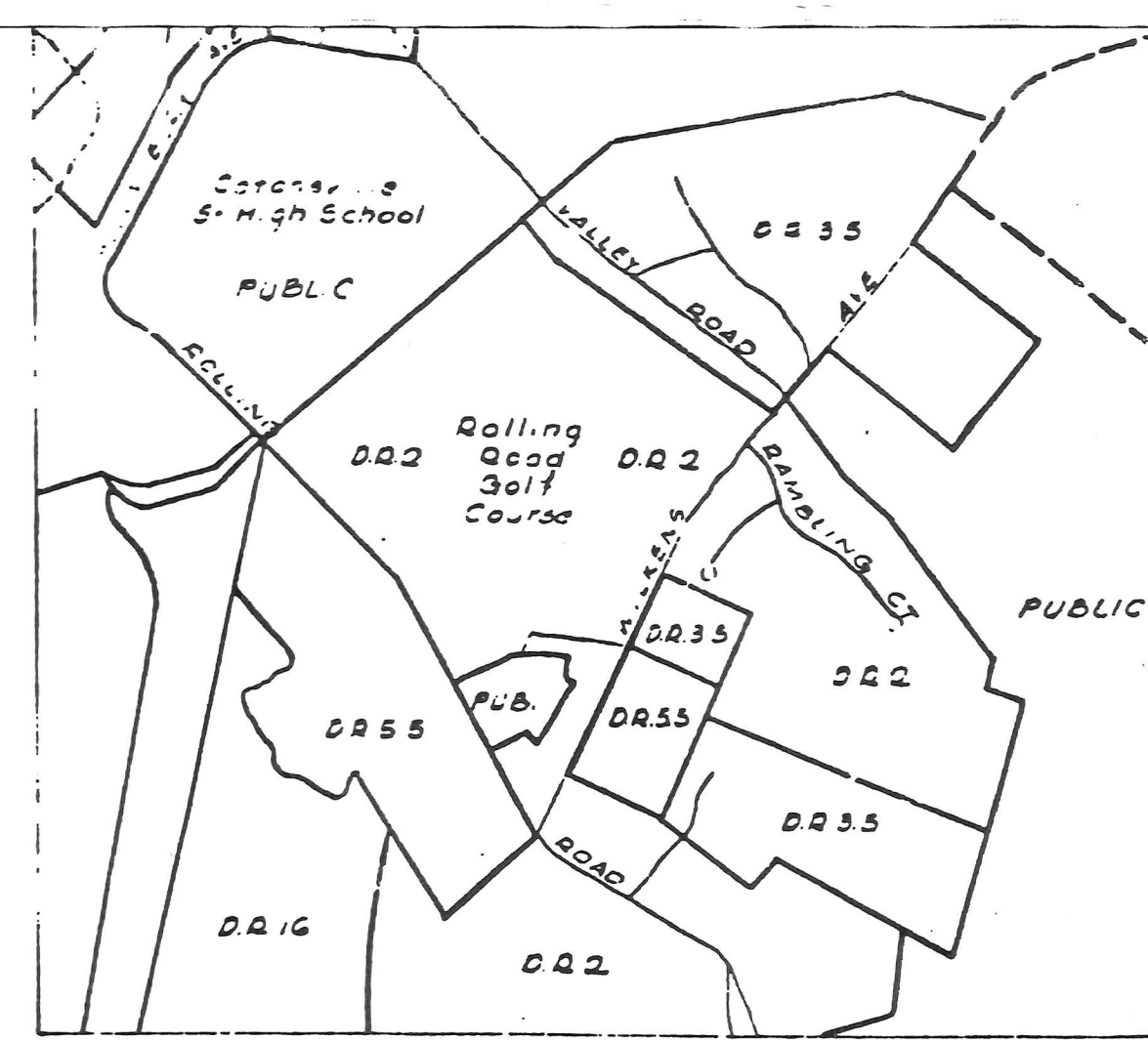
Zoning History

1. Special Exception and Site Plan - Case No. 73-115X
2. Amendment to Case No. 73-115X per Case No. 90-232-SPH

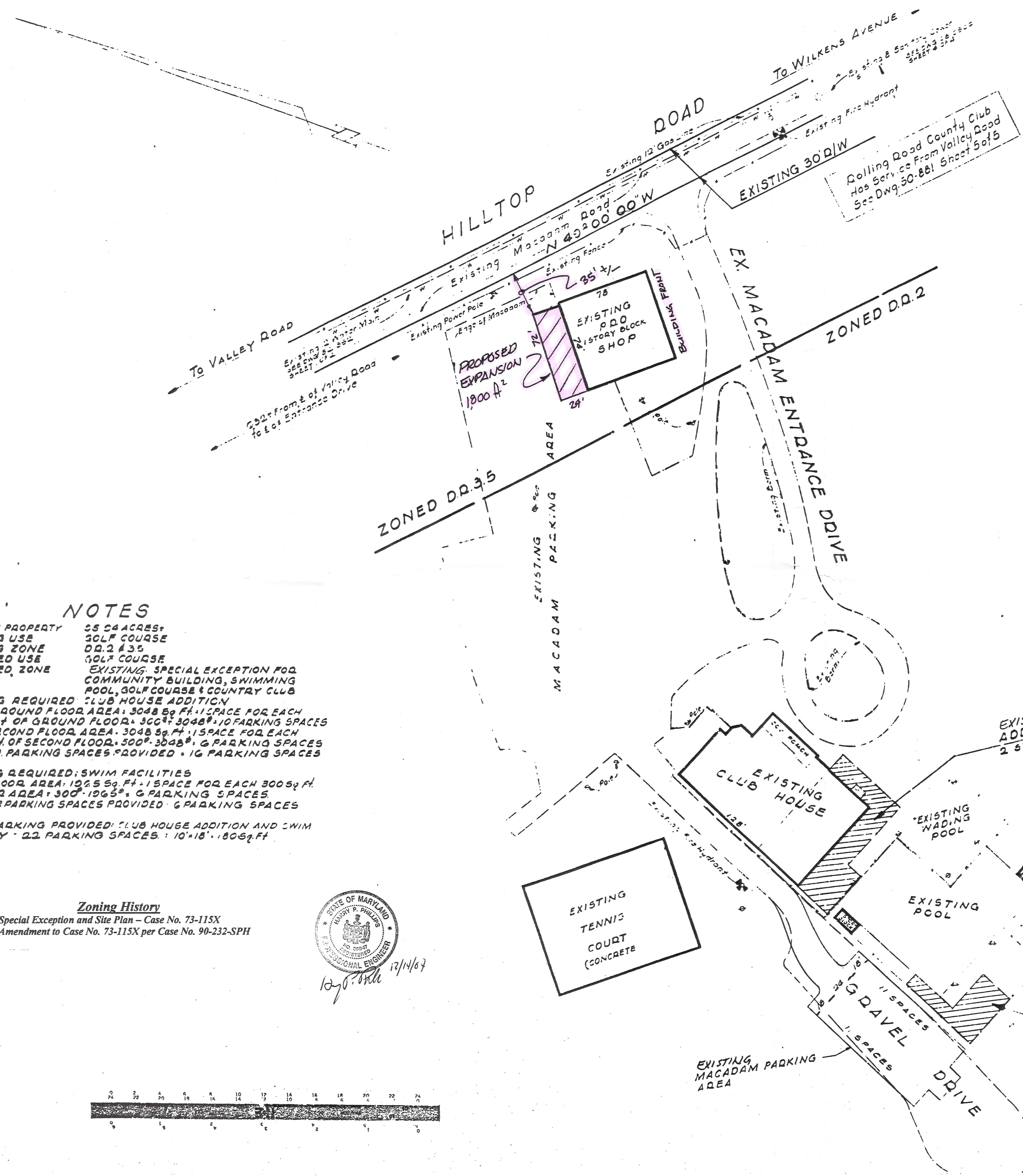
SHEET 1 of 2

Filed 9/15/77 REVISED: 9-1-77

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 2013 BELAIR ROAD / BALTIMORE, MD. 21284
 8111 4881501
 DATE 8-10-77 SCALE 1"=200'



VICINITY MAP
SCALE 1"=1000'
Taken from Map No. 2A Balto Co.



NOTES

AREA OF PROPERTY: 55.54 ACRES
 EXISTING USE: GOLF COURSE
 EXISTING ZONE: DR.2 & 35
 PROPOSED USE: GOLF COURSE
 PROPOSED ZONE: EXISTING SPECIAL EXCEPTION FOR COMMUNITY BUILDING, SWIMMING POOL, GOLF COURSE & COUNTRY CLUB

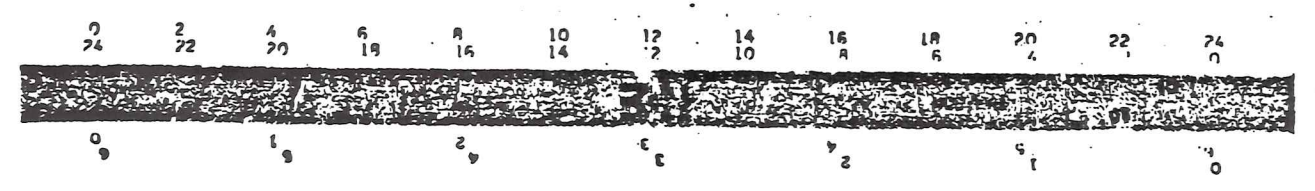
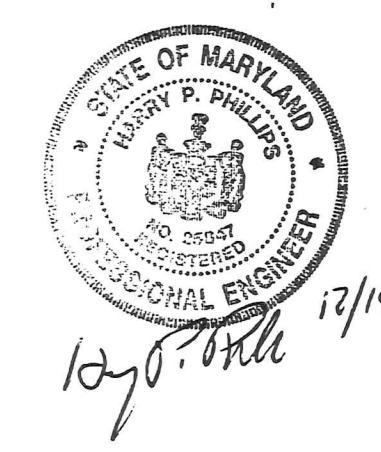
PARKING REQUIRED: CLUB HOUSE ADDITION
 TOTAL GROUND FLOOR AREA: 3048 SQ. FT. 1 SPACE FOR EACH 300 SQ. FT. OF GROUND FLOOR. 300' x 3048' = 10 PARKING SPACES
 TOTAL SECOND FLOOR AREA: 3048 SQ. FT. 1 SPACE FOR EACH 300 SQ. FT. OF SECOND FLOOR. 300' x 3048' = 6 PARKING SPACES
 TOTAL NO. PARKING SPACES PROVIDED: 16 PARKING SPACES

PARKING REQUIRED: SWIM FACILITIES
 TOTAL FLOOR AREA: 1965 SQ. FT. 1 SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA. 300' x 1965' = 6 PARKING SPACES
 TOTAL NO. PARKING SPACES PROVIDED: 6 PARKING SPACES

TOTAL PARKING PROVIDED: CLUB HOUSE ADDITION AND SWIM FACILITY: 22 PARKING SPACES: 10' x 18' = 1806 SQ. FT.

Zoning History

1. Special Exception and Site Plan - Case No. 73-115X
2. Amendment to Case No. 73-115X per Case No. 90-232-SPH



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BELTWAY REALTY CORP., legal owner, 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:

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 Country Club & Golf Course & Community Building & Swimming Pool

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

BELTWAY REALTY CORP.
 Contract purchaser
Walter E. Casner, Esq.
 Legal Owner
 Address: Hilltop & Valley Roads
 Catonsville, Maryland 21228

Richard W. Payne, Esq.
 Petitioner's Attorney
 Address: 22 W. Pennsylvania Ave.
 Towson, Maryland 21284

ORDERED) By The Zoning Commissioner of Baltimore County, this _____ day of _____ 1972 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1972, at 10:00 o'clock

Eric DiNenna
 Zoning Commissioner of Baltimore County

(over)

HOAG & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
 1315 WASHINGTON STREET, EASTON, MARYLAND 21423
 1315 W. WASHINGTON STREET, EASTON, MARYLAND 21423

September 1, 1972

DESCRIPTION OF ROLLING ROAD GOLF CLUB PROPERTY, FOR PROPOSED SPECIAL EXCEPTION FOR COMMUNITY BUILDING, SWIMMING POOL, GOLF COURSE AND COUNTRY CLUB.

BEGINNING for the same at the corner formed by the intersection of the southeast side of Valley Road with the northeast side of Rolling Road, thence leaving said place of beginning and running and binding on said southeast side of Valley Road, (1) North 54 degrees 00 minutes 00 seconds East 2,001.00 feet to the southwest side of Hilltop Road, thence running and binding thereon the 2 following courses and distances, viz: (2) South 39 degrees 30 minutes 00 seconds East 168.00 feet and (3) South 69 degrees 00 minutes 00 seconds East 1,507.00 feet to the northwest side of Wilkens Avenue, and thence running and binding on said northwest side of Wilkens Avenue the 2 following courses and distances, viz: (4) South 84 degrees 00 minutes 00 seconds West 721.00 feet and (5) South 29 degrees 30 minutes 00 seconds West 508.00 feet, thence running in the bed of said Wilkens Avenue, (6) South 59 degrees 12 minutes 00 seconds East 25.00 feet to the centerline of Wilkens Avenue, thence running and binding thereon (7) South 30 degrees 11 minutes 00 seconds West 487.00 feet, thence leaving the center of Wilkens Avenue and running the 5 following courses and distances, viz: (8) North 76 degrees 42 minutes 00 seconds West 226.97 feet (9) South 25 degrees 27 minutes 10 seconds West 178.56 feet (10) North 00 degrees 34 minutes 00 seconds East 90.80 feet (11) North 89 degrees 01 minutes 30 seconds West 304.02 feet and (12) South 66 degrees 05 minutes 00 seconds West 389.44 feet to the center of Rolling Road, thence running and binding in the center of said Rolling Road, the 2 following courses and distances, viz: (13) North 23 degrees 52 minutes 00 seconds West 238.42 feet and (14) North 11 degrees 46 minutes 00 seconds West 277.67 feet, thence leaving the center of Rolling Road, (15) North 55 degrees 05 minutes 00 seconds East

L. ALAN EVANS, P.E., E.S.
 J. CARROLL HAZEN, L.S.
 GEORGE W. HOLDEFER, P.E.

27.17 feet to the northeast side of said Rolling Road, and thence running and binding thereon the 2 following courses and distances, viz: (16) North 34 degrees 30 minutes 00 seconds West 376.00 feet and (17) North 42 degrees 30 minutes 00 seconds West 870.00 feet to the place of beginning.
 Containing 95.94 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

J. Carroll Hazen



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 31, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-115-X, Southeast corner of Rolling and Valley Roads. Petition for special exception for Country Club and Golf Course, Community Building and Swimming Pool. Beltway Realty Corp. - Petitioner.

1st District

HEARING: Thursday, November 2, 1972 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

This facility is a valuable asset to Baltimore County and should be encouraged to remain in Baltimore County.

NEG:cm

ORDER RECEIVED FOR FILING

DATE: September 2, 1972
 BY: John J. Dillon, Jr.
 Zoning Commissioner



#73-115-X
 #52
 #73-115-X

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Richard D. Payne, Esq.,
 22 W. Pennsylvania Avenue
 Towson, Maryland 21284

RE: Special Exception Petition
 Item 52
 Beltway Realty Corporation - Petitioner

Dear Mr. Payne:

The Zoning Advisor, 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.

The subject property is located in the 13th District of Baltimore County and is improved with the Rolling Road Golf Club. This DR 2 and DR 3.5 zoned property containing 95.94 acres is bordered by Wilkens Avenue on the northeast, Rolling Road on the southeast, Hilltop Road and the Catonsville Senior High School on the west, and Hilltop Road on the north. The petitioners request a Special Exception for a country club and golf course, community building and swimming pool.

This is currently being requested to correct the non-conforming use status that now exists in relation to the existing use. Since no extensive changes are proposed and no water problems are anticipated and the plats and descriptions are in order, this petition is accepted for filing. I would, however, like to point out that the State Highway Administration has mentioned that a portion of this property is proposed to be taken for future widening of Hilltop Road.

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,

John J. Dillon, Jr.
 John J. Dillon, Jr.
 Zoning Advisory Committee

JJD:JD
 Enclosure

**Baltimore County, Maryland
 Department of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21284**

Bureau of Engineering
 ELLENWORTH H. DYER, P. E. CHIEF

October 3, 1972

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item #52 (1972-1973)
 Property Owner: Beltway Realty Corporation
 5/23 of Valley Rd., N/W/S of Rolling Rd.
 Present Zoning: DR 2 & DR 3.5
 Proposed Zoning: Special Exception for Country Club and Golf Course, Community Bldg., and Swimming Pool
 District: 1st No. Acres: 95.94 acres

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.

Highways:

Wilkens Avenue (Md. 372) and Rolling Road (Md. 166) are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements.

Hilltop Road, an existing County road is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Valley Road also is an existing County road. However, it is our understanding that the State Highway Administration is proposing to improve this road in connection with their Wilkens Avenue-Metropolitan Boulevard project.

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

Sediment Control:

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

Item #52 (1972-1973)
 Property Owner: Beltway Realty Corporation
 Page 2
 October 3, 1972

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Wilkens Avenue (Md. 372) and Rolling Road (Md. 166) are State Roads. Therefore, drainage requirements as they affect the roads come under the jurisdiction of the State Highway Administration.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

Very truly yours,

Ellenworth H. Dyer
 ELLENWORTH H. DYER, P.E.
 Chief, Bureau of Engineering

END:EAH:PM:ISS

cc: John Trenner

G-SW & H-SE Key Sheets
 14 thru 17 SW 21 & 22 Position Sheets
 SW 4, E & F & SW 5F Topo
 101 Tax Map



September 21, 1972

Mr. S. Eric DiNenna
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21284

ITEM 52
 Re: Zoning Adv. Comm. Meeting
 Tuesday, Sept. 19, 1972
 Property Owner: Beltway Realty
 Location: S/E/S of Valley Road,
 N/E/S of Rolling Road
 Present Zoning: D.R. 2 and D.R.
 3.5
 Proposed Zoning: Spec. Exception
 for Country Club & Golf Course
 Community Bldg. & Swimming Pool.
 District: 1 - No. acres: 95.94
 Wilkens Ave. Ext. (Route 372)

Dear Mr. DiNenna:

The State Highway Administration's highway improvement plans would require the acquisition of a strip of land from the subject property, binding along the Southeast side of Valley Road. The strip is approximately 130' in width.

The highway project is not included in the current 1973-1977 Highway Improvement Program. However, it is listed in the non-critical section of the Twenty-Year Highway Needs Study.

Very truly yours,

Charles Lee, Chief
 Development Engineering
 Section
John E. Meyer
 John E. Meyer
 Asst. Development Engineer

CLJ:EM:sk



ORIGINAL RECEIVED FOR FILING
DATE 11/19/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

Special Exception for a Country Club and Golf Course, Community Building and Swimming Pool should be granted by the Zoning Commissioner of Baltimore County this 2nd day of NOVEMBER, 1972, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a..... zone; and or the Special Exception for..... be and the same is hereby DENIED

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 1972, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a..... zone; and or the Special Exception for..... be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
877-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Beltway Realty Corporation
Location: S/E/S of Valley Road, N/E/S of Rolling Road

Item No. 52 Zoning Agenda Tuesday September 19, 1972
(It. Weeks 9-13-72)

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.

- () 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 dead-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department. 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 "The 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.

Reviewer: Paul H. Reincke Noted and Approved
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 20, 1972

DOUGLAS J. ROOP, M.D., M.P.H.
HEALTH ADVISOR AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 52, Zoning Advisory Committee Meeting
September 19, 1972, are as follows:

Property Owner: Beltway Realty Corporation
Location: S/E/S of Valley Road, N/E/S of Rolling Road
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: Special Exception for Country Club and Golf Course, Community Building and Swimming Pool.
District: 1
No. Acres: 95.94

Existing facilities on site conform to Health Department Regulations.

Very truly yours,

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

HVB:ac

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MD. 21204
#6-3331

October 2, 1972

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 #52, Zoning Advisory Committee meeting, September 19, 1972, are as follows:

Property Owner: Beltway Realty Corporation
Location: S/E/S of Valley Road, N/E/S of Rolling Road
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: Special Exception for Country Club and Golf Course, Community Building and Swimming Pool
District: 1
No. Acres: 95.94 acres

This plan has been reviewed and there are no site-planning factors requiring comments.

Very truly yours,

John I. Wimbley
John I. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 27, 1972

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

Re: Item #52 ZAC meeting of September 19, 1972
Property Owner: Beltway Realty Corp.
Location: S/E/S of Valley Rd, N/E/S of Rolling Rd.
Present Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: Special Exception for Country Club and Golf Course, Community Bldg. and Swimming Pool

District: 1
No. Acres: 95.94 acres

Dear Mr. DiNenna:

No hearing on student population since the Golf Course is currently in operation.

Very truly yours,

W. Nick Patrovich
W. Nick Patrovich
Field Representative

WEP:ld

Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES

EDWARD J. BIRTE
PRESIDENT

October 5, 1972

C. Elmer Hoppert, Jr.
DEPUTY DIRECTOR

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 #52, Zoning Advisory Committee Meeting, September 19, 1972 are as follows:

Property Owner: Beltway Realty Corporation
Location: S.E.S. of Valley Road, N.E.S. of Rolling Road
Present Zoning: DR 2 and DR 3.5
Proposed Zoning: Special Exception for Country Club and Golf Course, Community Building and Swimming Pool.
District: 1
No. Acres: 95.94 acres

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations."

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations."

Sincerely,

C. Elmer Hoppert, Jr.
C. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING



EDUARD J. CLYFFORD, P.E.
DIRECTOR

October 17, 1972

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

Re: Item 52 - ZAC - September 19, 1972
Property Owner: Beltway Realty Corporation
S/E/S Valley Road N/E/S of Rolling Road
Special exception for Country Club & Golf Course, Community Building and Swimming Pool
District 1

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MSF</u>	Revised Plans: Change in outline or description									Yes No
Previous case:	Map #									

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 12, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 2nd day of November, 1972, the first publication appearing on the 12th day of October 1972.

THE JEFFERSONIAN

Eric Dinnema, Manager

Cost of Advertisement, \$

Vertical text on the left side of the certificate, likely a list of names or addresses.

Vertical text on the left side of the second certificate, likely a list of names or addresses.

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 October 16- 19 72

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinnema Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 16 day of Oct. 1972 that is to say, the same was inserted in the issue of October 12, 1972.

STROMBERG PUBLICATIONS, Inc.

Jeanette Schwartz

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 137 Date of Posting Oct. 14-1972
Posted for SPECIAL EXCEPTION
Petitioner BELTWAY REALTY CORP.
Location of property SE CORN. OF ROLLING RD. AND LITTLE ROAD
Location of Sign 2 1/2 S. OF ROLLING RD. 100 FT. S. OF VALLEY RD. @ W. HULLTOP RD.
Posted by Charles P. Payne, Senior Date of return Oct. 23-1972

Form with fields for 'Richard D. Payne, Esq.', 'Baltimore County Office of Planning and Zoning', and 'Petitioner Beltway Realty Corporation'.

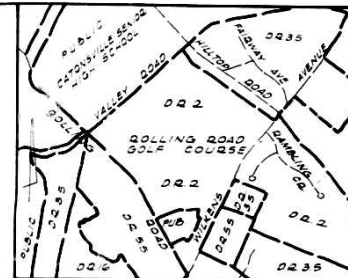
BALTIMORE COUNTY, MARYLAND No. 6074 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 11, 1972 ACCOUNT 01-662 AMOUNT \$50.00

BALTIMORE COUNTY, MARYLAND No. 5740 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Nov. 2, 1972 ACCOUNT 01-662 AMOUNT \$87.50

NOTES

AREA OF PROPERTY 35 04 ACRES;
 EXISTING USE GOLF COURSE
 EXISTING ZONE DR 2.5
 PROPOSED USE GOLF COURSE
 PROPOSED ZONE **Proposed Special Exception for
 Community Building, Swimming
 Pool, Golf Course & Country Club**

SEE NOTES ON SHEET 2 of 2 for PARKING REQUIREMENTS



LOCATION MAP

SCALE 1"=1000'

Taken from Map # 2A Baltimore Co

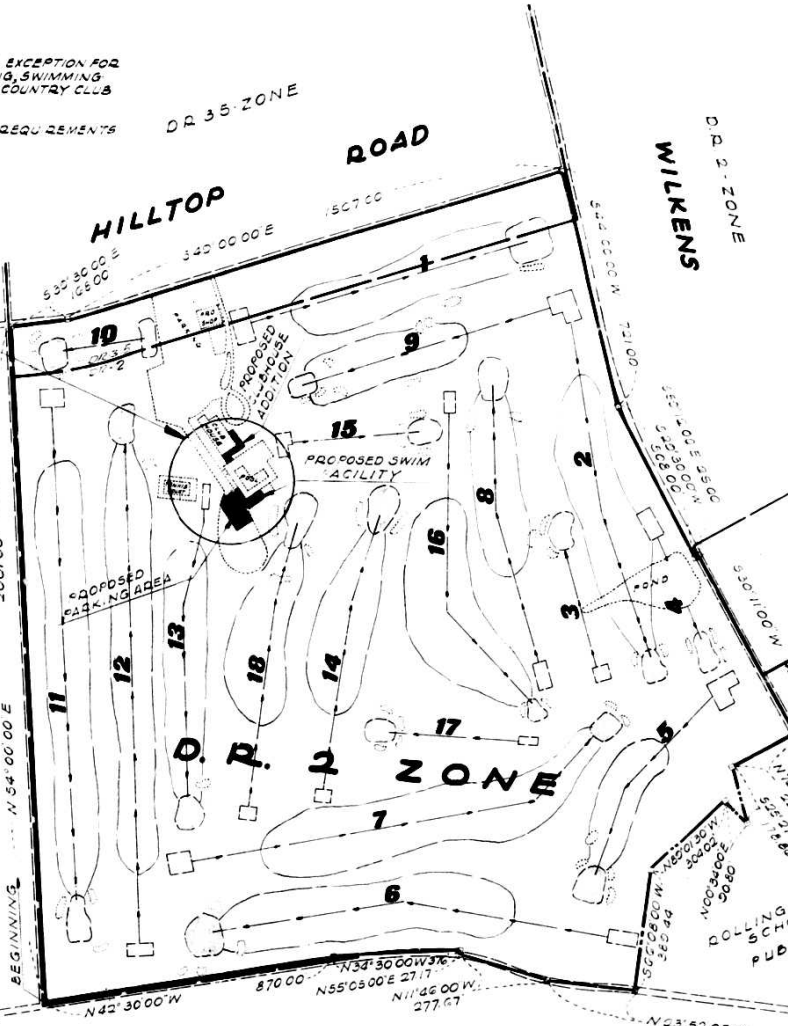
SEE SHEET 2 of 2

CATCHESVILLE SENIOR
 HIGH SCHOOL

PUBLIC ZONE

VALLEY ROAD

BEGINNING N 54° 00' 00" E 2001.00'



ROLLING ROAD

DR 5.5 ZONE

DR 3.5 ZONE

DR 5.5 ZONE AVENUE

PLAT TO ACCOMPANY ZONING PETITION
IMPROVEMENTS TO
ROLLING ROAD-GOLF CLUB

18 ELECTION DISTRICT

BALTIMORE COUNTY MARYLAND

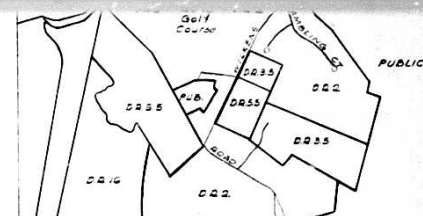
FOR ROLLING ROAD-GOLF CLUB

SHEET 1 of 2

REVISED 9.1.77

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD / BALTIMORE, MD 21286
 (301) 468-1501

A. Powell Hagan
 DATE 8-10-77 SCALE 1"=200'



VICINITY MAP
SCALE 1"=100'
Taken from Map No. 1 Baltimore Co.

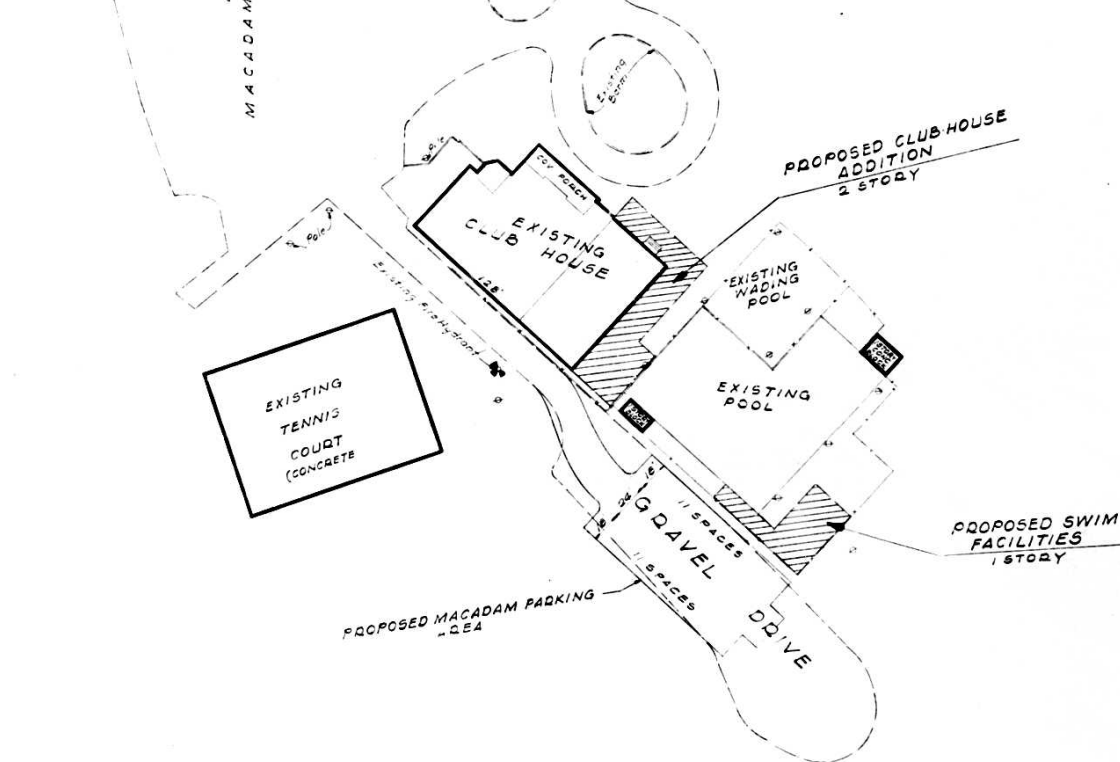
NOTES

AREA OF PROPERTY: 05.04 ACRES
 EXISTING USE: GOLF COURSE
 EXISTING ZONE: DD-2 #35
 PROPOSED USE: GOLF COURSE
 PROPOSED ZONE: PROPOSED SPECIAL EXCEPTION FOR COMMUNITY BUILDING, SWIMMING POOL, GOLF COURSE & COUNTRY CLUB

PARKING REQUIRED: CLUB HOUSE ADDITION
 TOTAL GROUND FLOOR AREA: 3048 SQ. FT. = 1 SPACE FOR EACH 300 SQ. FT. OF GROUND FLOOR = 300⁺ = 3048⁺ = 10 PARKING SPACES
 TOTAL SECOND FLOOR AREA: 3048 SQ. FT. = 1 SPACE FOR EACH 300 SQ. FT. OF SECOND FLOOR = 300⁺ = 3048⁺ = 6 PARKING SPACES
 TOTAL NET PARKING SPACES PROVIDED: 16 PARKING SPACES

PARKING REQUIRED: SWIM FACILITIES
 TOTAL FLOOR AREA: 1065 SQ. FT. = 1 SPACE FOR EACH 300 SQ. FT. OF FLOOR AREA = 300⁺ = 1065⁺ = 6 PARKING SPACES
 TOTAL NET PARKING SPACES PROVIDED: 6 PARKING SPACES

TOTAL PARKING PROVIDED: CLUB HOUSE ADDITION AND SWIM FACILITY: 22 PARKING SPACES: 10'x16' = 800 SQ. FT.



PLAT TO ACCOMPANY ZONING PETITION
 IMPROVEMENTS TO
ROLLING ROAD GOLF CLUB
 1ST ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
 ROLLING ROAD GOLF CLUB

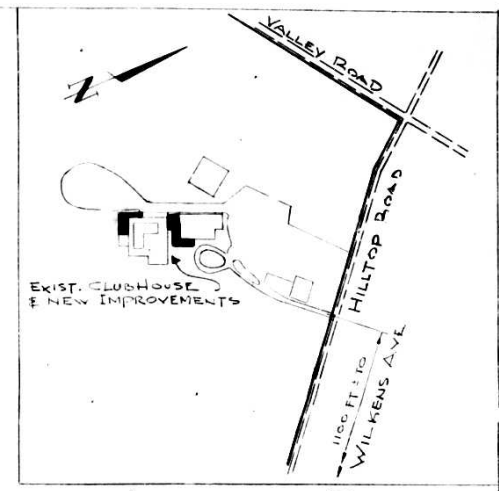
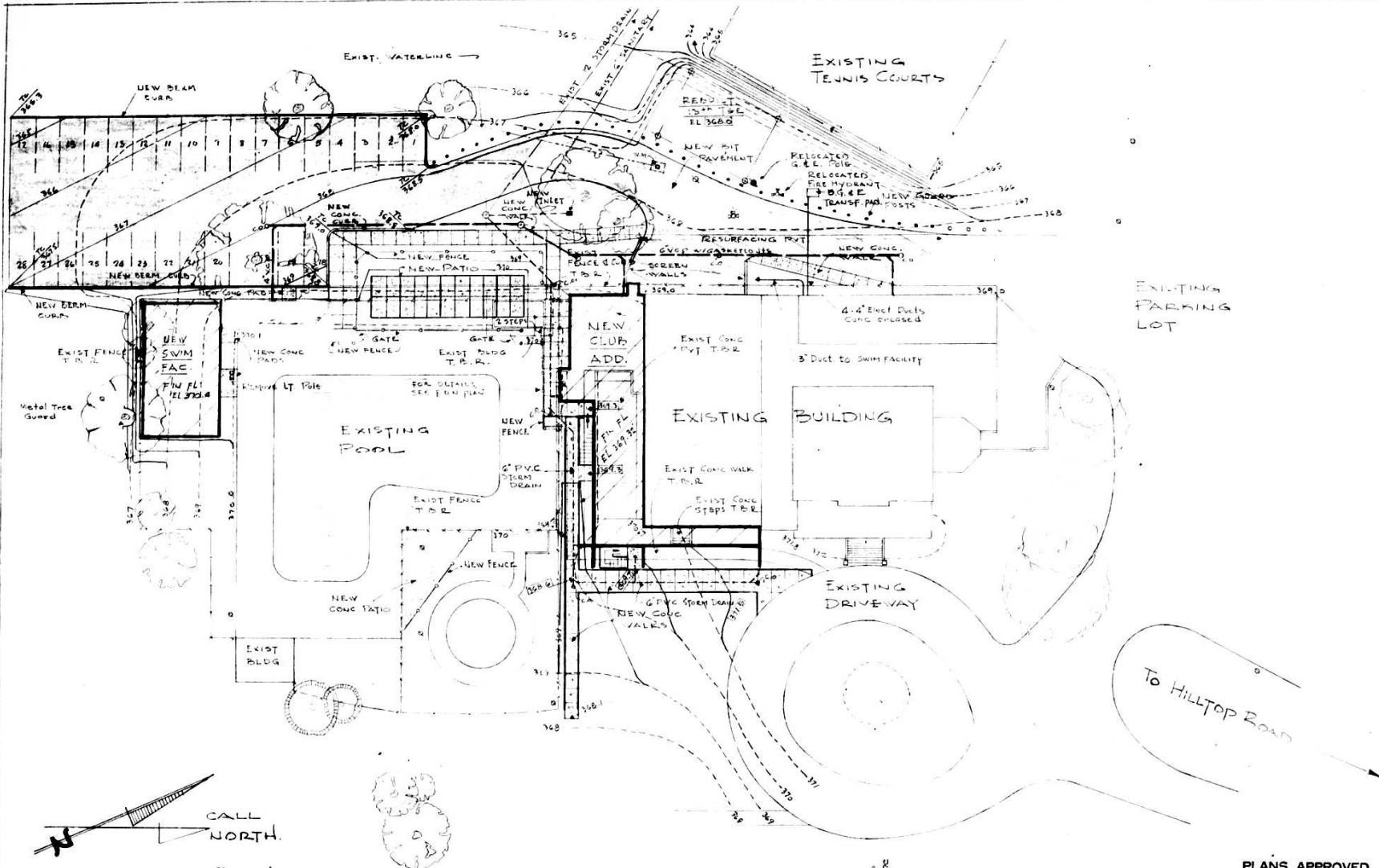
Rolling Road Country Club Has Water Service From Rolling Road See Baltimore Co. Water Plans

SHEET 2 of 2



EVANS, HAGAN & MOLDERFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 2013 BELAIR ROAD / BALTIMORE, MD 21206
 (410) 528-1921
 J. Carroll Molderfer
 LEAD SURVEYOR
 APR. 9-10-72 EXPI. 12-31-74

3140 B



LOCATION PLAN
SCALE: 1"=200'

SITE NOTES

- ZONING DATA:**
 - Area of property - 95.94 Acres
 - Use - Golf Course
 - Zoning - DR 2 + DR 3.5 with special exception for community building, swimming pool, golf course, and country club
 - Building addition area:
 - Ground floor area = 3048 SF. 41C
 - Second floor area = 3048 SF. 41C
 - Swim Building = 1900 SF.
- PARKING DATA:**
 - Ground floor = 3048 - 300 = 11 spaces
 - Second floor = 3048 - 300 = 7 spaces
 - Swim facility = 1900 - 300 = 7 spaces
 - Total Req'd = 25 spaces
 - Parking spaces provided = 25 spaces @ 9' x 20' = 180 SF ea.
- LAYOUT:**

All work or site improvements shall be scaled from drawing for location, and adjusted on ground to fit all existing conditions.
- SURFACES:**

All work shall be performed on surfaces as indicated by legend. All areas within new construction area, and all areas disturbed by work shall be seeded at completion of job.
- LEGEND:**

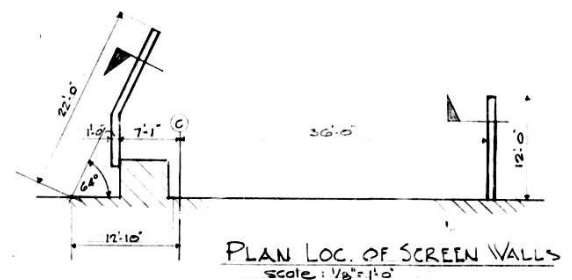
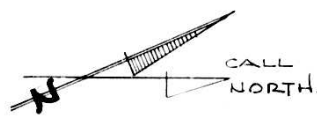
waterline	---
sanitary	----
storm drain	-----
concrete work	=====
BIT pavement	-----
resurfaced pavement	-----
Existing contours	-----
New contours	-----
Existing fence	-----
New fence	-----
Existing elevations	266.0
New elevations	266.0

SITE PLAN
SCALE: 1"=20'

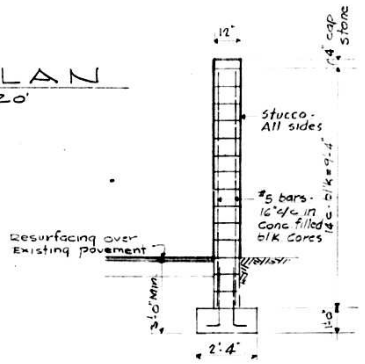
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/9/73
73-115-X

~~PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: [Blank]
73-115-X~~

NOTE: THIS PERMIT APPLICATION COVERS NEW SWIM FACILITY ONLY. NO OTHER ADDITIONS TO EXISTING BUILDING ARE CONTEMPLATED AT THIS TIME.



PLAN LOC. OF SCREEN WALLS
scale: 1/8"=1'-0"



SCREEN WALL
scale: 3/8"=1'-0"



		Clubhouse Additions	SITE PLAN.
		ROLLING ROAD GOLF-CLUB	
Baltimore County, Md.		Frederick E. Mohr, Jr. Consulting Engineer	L. Frank Harris, AIA Architect.

Frederick E. Mohr, Jr.

REVISED JULY 16, 1975