

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Herbert S. Zinz and Sylvia G. Zinz, legal owners 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:

73-141-X

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 _____ Private Country Club _____

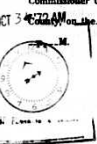
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchase by Herbert S. Zinz and Sylvia G. Zinz, Legal Owners, Address: 3507 Anton Road, Baltimore, Maryland 21208

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, Maryland, at _____ o'clock on the _____ day of _____, 1972.

ORDER RECEIVED FOR FILING

DATE _____ BY _____ ADMINISTRATIVE ASSISTANT



(over)

1000
12/11/72

X-141-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY ZONING COMMISSIONER : COMMISSIONER OF BALTIMORE COUNTY

This petition represents a Special Exception request for a Country Club. The original request as advertised (Private Country Club) was amended at the outset of the hearing as a result of a request by attorneys for the Protestants, and with the approval of attorneys for the Petitioner. Hereafter, this Petition shall be considered to be a request for a Country Club with the word private being stricken out.

The track contains sixteen (16) acres and is located on the southside of Green Spring Valley Road, two hundred and fifty (250) feet east of Candlewick Road in the Third District of Baltimore County.

Mr. Richard Smith, associate with the firm of Mats, Childs & Associates, and Mr. Herbert S. Zinz, owner of the subject property, testified in behalf of the request.

The following Exhibits were presented and accepted into evidence in behalf of the Petitioner:

Exhibit No. 1 Colored plat indicating how site is to be developed, including operational notes setting forth months, days, and hours that the operation will be open.

Exhibit No. 2 Aerial photograph of the area in question.

Mr. Smith and Mr. Zinz gave testimony as to the location of other similar uses in the area and existing physical features of the subject site, which included the topography and the location of the stream (North Branch) that bisects the property parallel to and adjacent to the easternmost boundary line. The property is approximately thirteen hundred (1300) feet deep with a

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ORDER RECEIVED FOR FILING

DATE _____ BY _____ ADMINISTRATIVE ASSISTANT

X-141-X

frontage of four hundred (400) feet of which 123.98 feet fronts on the Green Spring Valley Road before making an abrupt turn to the left or north.

Of the overall depth 1332.54 feet 754.54 feet is to be utilized as four (4) lots of approximately one (1) acre in size and a large flood plain area for North Branch. The remaining five hundred and eighty-seven (587) feet consists of 6.82 acres, and is proposed to be utilized for recreational facilities including tennis courts, pool, bath house, snack bar, and parking facilities. The facilities are to be utilized as a private country club with membership and is to be a profit making venture.

A great deal of testimony was given on direct and cross-examination as to the sanitary sewer facilities and wells. To date, no test has been conducted as to wells or the acceptability by the County Health Department of the seepage pits for the sanitary sewer facilities, with regard to this proposal. Tests were made with regard to a twelve (12) lot subdivision submitted to the County for approval on the overall tract in 1962, of the twelve (12) lots five (5) lots were acceptable. Mr. Zinz's contract of purchase for the lots was conditioned upon a satisfactory percolation test for five (5) lots. Since the seepage pits are to be located approximately one hundred and fifty (150) feet from the stream, Mr. Smith could see no problem with the fact that the bottom or lower elevation of the pits was to be lower than the streambed. However, he did admit that under some conditions there could be problems with seepage wells on adjoining lots that were constructed previous to present up to date standards requiring that the wells be lined.

Mr. Zinz felt that there would be no serious problems with regard to obtaining approval for the wells and septic tanks. He based his opinion on the fact that he had not had any serious problems in the development of Anton Farms, a subdivision located on Candlewick Road approximately seven hundred and fifty (750) feet west of North Branch.

ORDER RECEIVED FOR FILING

DATE _____ BY _____ ADMINISTRATIVE ASSISTANT

- 2 -

Mr. James H. Cook and Mr. William C. Trimble, Jr. represented a area protestants.

Exhibit A consisting of names and addresses and locations of their respective residences with respect to the subject site was submitted and accepted into evidence.

Other than the comments by the Zoning Advisory Committee, no further testimony or evidence was given in behalf of the Protestants. Zoning Advisory Committee comments by the Department of Traffic Engineering and the State Highway Administration are as follows:

Department of Traffic Engineering:

"The petitioner has not submitted enough information on the use of this site to project the traffic generated at this site. The entrance to this site was in the best possible location, but it is still a hazardous location and any change that increases the trip generation at this intersection will increase the possibility of an accident.

Revised Plans should be submitted with the following information.

1. Approximate number of members.
2. Days and hours of operation.
3. Plans should show the proposed club house that is mentioned in Note 8 of the general notes."

State Highway Administration:

"The proposed entrance as indicated on the subject plan is not in conformance with State Highway Administrative standards, as the entrance relates to the property line. However, at any other location adequate stopping sight distance cannot be obtained.

Green Spring Valley Road is very narrow with a sharp curve at the subject location. To construct an entrance at this location could establish a hazardous situation.

The entrance must have a minimum width of 25' and must be channelized with curb and gutter. The roadside face of curb is to be 24' from and parallel to the center line of Green Spring Valley Road.

The entrance will be subject to approval and permit from the State Highway Administration."

- 3 -

ORDER RECEIVED FOR FILING

DATE _____ BY _____ ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. S. Eric DiNanno, Zoning Commissioner Date: December 1, 1972
 FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition 73-141-X, Southside of Green Spring Valley Rd., 250 ft. more or less East of Candlewick Road
 Petition for Special Exception for a private Country Club
 Petitioner - Herbert S. and Sylvia G. Zinz

3rd District

HEARING: Monday, December 11, 1972 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This property was the subject of a similar petition in 1966. Again as in 1966, there is no indication as to the scale of operation being proposed by the petitioner. Therefore it is difficult to judge the severity of the traffic access-safety problem.

The staff also questions the impact of the swimming pool filter backwash water on the ecology of the Jones Falls. Additionally, the staff recommends that the petitioners indicate the effect of storm water run-off from the paved surfaces such as the parking lot, tennis courts and other buildings on life in the Jones Falls before a decision is reached by the Zoning Commissioner.

NEG:rw

MCA **CONSULTING ENGINEERS**
 MATE, CHILDS & ASSOCIATES, INC.
 1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-623-0900

Lester Mats
 John C. Childs
 Associates
 Ronald W. Boyles
 George W. Buckley
 Robert W. Claback
 Edmund F. Hall
 Norman E. Gerber
 Paul L. ...
 Fred F. ...
 Wilson F. ...
 Paul S. Smeton

DESCRIPTION

6.8158 ACRE PARCEL, SOUTH OF GREEN SPRING VALLEY ROAD, EAST OF CANDLEWICK ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning for the same at a point in the fourth or N 01° 24' 59" W 1332.54 foot line of the land conveyed to Herbert S. Zinz and wife by deed recorded among the Land Records of Baltimore County in Liber W. J. R. 4032, page 149, at the distance of 754.54 feet, as measured S 01° 24' 59" E from the end of said fourth line and from a point in the center line of Green Spring Valley Road, said point in said center line being distant 250 feet, more or less, as measured easterly along said center line of Green Spring Valley Road from its intersection with the center line of Candlewick Road, running from said point of beginning and binding reversely on the outlines of the land herein referred to, three courses: (1) S 01° 24' 59" E 578.00 feet, (2) N 88° 35' 01" E 513.66 feet, and (3) N 01° 24' 59" W 578.00 feet, thence (4) S 88° 35' 01" W 513.66 feet to the place of beginning.

Containing 6.8158 acres of land.

HGW:mpj I. O. #70149
 Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments



ORDER RECEIVED FOR FILING

DATE _____ BY _____ ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 13, 1972

Charles E. Brooks, Esq.,
305 W. Allegheny Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 55
Herbert S. Zinz and Sylvia G. Zinz -
Petitioners

Dear Mr. Brooks:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the south side of Green Spring Road, 250 feet east of Candlewick Road, in the 3rd District of Baltimore County. This RDP zoned property, which contains 15.045 acres was the subject of an earlier petition (Case No. 67-534), and at that time was requesting a Special Exception for a community building, swimming pool, and other land devoted to civic, social and recreational activities. The current petition as filed is requesting a Special Exception for a private country club, this being a pool and tennis courts. The front portion of the property is proposed to be developed in four residential lots. The property would be served by a private road approximately 770 feet long that would intersect on the radius of a sharp turn that exists along Green Spring Valley Road. The properties immediately on the west of the subject site are currently improved with existing residential structures. The property immediately to the north on the opposite side of Green Spring Valley Road is a large residential estate which also has a driveway that enters on this turn.

This petition is accepted for filing, however, revised site plans should be submitted prior to the hearing and indicate the existing driveway on the north side of Green Spring Road, and indicate the approximate acreage of lots 1 through 4 at the front portion of this property. Also, the location of the proposed clubhouse as noted under Item 2 of General Notes must be indicated on the subject plan. Petitioner is advised to pay particular attention to the State Highway Administration

Charles E. Brooks, Esq.,
Item 55
Page 2
November 13, 1972

Comments, the Bureau of Engineering, the Health Department and the Department of Traffic Engineering.

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 P. Dillon, Jr.
JOHN P. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JDD:LD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLYWORTH H. DIVER, P. E. CHIEF

October 12, 1972

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

Re: Item #55 (1972-1973)
Property Owner: Herbert S. & Sylvia G. Zinz
E/S Green Spring Valley Rd., 250' E. of Candlewick Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for a Private Country Club
District: 3rd No. Acres: 6.8158 acres

Dear Sir:

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:

Green Spring Valley Road (Md. 130) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

We are opposed to the construction of any road, public or private, with access to Green Spring Valley Road at the location proposed on the subject plan. The proposed use of the subject property could generate considerable traffic at a location which is hazardous for any type of entrance.

The intersection of the proposed road with Green Spring Valley Road is subject to the approval of the State Highway Administration and Department of Traffic Engineering. Any further requirements would be determined at the time the subject property is reviewed by the Joint Subdivision Planning Committee.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Item #55 (1972-1973)
Property Owner: Herbert S. & Sylvia G. Zinz
Page 2
October 12, 1972

Storm Drainage:

Provision for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 30 feet is required.

Should the Petitioner elect to leave the stream in its natural and original condition, he and/or his engineer is to submit adequate drainage data indicating the flood plain for a 100-year storm. Additional requirements shall be in accordance with the present County Policy.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

Green Spring Valley Road (Md. 130) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property.

Very truly yours,

Ellyworth H. Diver, P.E.
Ellyworth H. DIVER, P.E.,
Chief, Bureau of Engineering

END:ELHM:PAR:ms

5-5W Key Sheet
13 1 1/4, 100 15 & 19 Position Sheets
VS 11 1/2 Topo
55 & 58 Tax Maps

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EDWARD J. CLIFFORD, P.E. CHIEF
WILLIAM T. MELZER SUPERVISOR

October 17, 1972

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

Re: Item 55 - ZAC - September 26, 1972
Property Owner: Herbert S. & Sylvia G. Zinz
Greenspring Valley Road E. of Candlewick Road
Special exception for a private country club
District 3

Dear Mr. DiNenna:

The petitioner has not submitted enough information on the use of this site to project the traffic generated at this entrance to this site in the best possible location, but it is still a hazardous location and any change that increases the trip generation at this intersection will increase the possibility of an accident.

Revised plans should be submitted with the following information.

1. Approximate number of members
2. Days and hours of operation
3. Plans should show the proposed club house that is mentioned in Note 8 of the general notes.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

September 21, 1972

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

ITEM 55
Met Z.A.C. meeting
Sept. 26, 1972
Property Owner: Herbert S. & Sylvia G. Zinz
Locations: E/S Green Spring Valley Road (Route 130) 250' E. of Candlewick Road
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for a Private Country Club
District 3
No. Acres: 6.8158

Dear Mr. DiNenna:

The proposed entrance as indicated on the subject plan is not in conformance with State Highway Administration standards, as the entrance relates to the property line. However, at any other location adequate stopping sight distance cannot be obtained.

Green Spring Valley Road is very narrow with a sharp curve at the subject location. To construct an entrance at this location could establish a hazardous situation.

The entrance must have a minimum width of 25' and must be channelized with curb and gutter. The roadside face of curb is to be 24' from and parallel to the centerline of Green Spring Valley Road.

The entrance will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CLJEM:mk



Baltimore County Fire Department

J. Austin Ditz
Chief

Towson, Maryland 21204
872-7210

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

Attention: Jack Dillon
Mr. Chairman, Chairman
Zoning Advisory Committee

Re: Property Owner: Herbert S. and Sylvia G. Zinz

Location: E/S Green Spring Valley Road, 250' E of Candlewick Road

Item No. 55 Zoning Agenda Tuesday, September 26, 1972

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 100 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 s.r.e.
- () 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 "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.
- (X) 8. Comply to local code when construction plans are submitted for approval.

Reviewer: H. Ditz
Planning Section Noted and Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
HEALTH AND SAFETY HEALTH OFFICER

September 22, 1972

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

Dear Mr. DiNenna:

Comments on Item 55, Zoning Advisory Committee Meeting
September 19, 1972, are as follows:

Property Owner: Herbert S. and Sylvia G. Zinz
Location: E/S Green Spring Valley Road, 250' E of
Present Zoning: R.D.P. Candlewick Road
Proposed Zoning: Special Except for Private Country Club
District: 3
No. Acres: 6.8158

Approved water well must be completed and complete soil
evaluation must be conducted prior to issuance of building permit.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health.

Swimming Pool Comments: Prior to approval of a public
swimming pool, the complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County
Department of Health, Division of Community Hygiene, for review
and approval.

If public water and sewerage are not available, a plot
plan must be submitted showing locations of pool, bathhouse,
parking area, water well, sewerage system and method of disposing
filter backwash water.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ms

cc: L.A. Schuppert
K. A. Scheidt

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Wimbley
Acting Director
111 W. Chesapeake Ave.
Towson, Md. 21284
#64331

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 #55, Zoning Advisory Committee Meeting, September 26, 1972, are as follows:

Property Owner: Herbert S. and Sylvia G. Zinz
Location: E/S Green Spring Valley Road, 250' E of Candlewick Road
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for a Private Country Club
District: 3
No. Acres: 6.8158 acres

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

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

G. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
SENIOR DESIGNER

October 5, 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 #55, Zoning Advisory Committee Meeting, September 26, 1972 are as follows:

Property Owner: Herbert S. and Sylvia G. Zinz
Location: E.S. Green Spring Valley Road
250' E. of Candlewick Road
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for a Private Country Club
District: 3
No. acres: 6.8158 acres

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

Sincerely,

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

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: Sept. 27, 1972

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

Re: Item #55 ZAC meeting of Sept. 26, 1972
Property Owner: Herbert S. and Sylvia G. Zinz
Location: E/S Green Spring Valley Rd, 250' E of Candlewick Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for a Private Country Club

District: 3
No. Acres: 6.8158 acres

Dear Mr. DiNenna:

The Special Exception would only result in a loss of potential students.

Very truly yours,

W. Nick Patrylo
W. Nick Patrylo
Field Representative

WHP:ld

E. EDWARD WILLIAMS, JR. PRESIDENT
MRS. J. W. H. BENDER, VICE-PRESIDENT
MRS. JOSEPH L. BERRY
EUGENE C. HERS
H. GURFEL, CHIEF
ALVIN B. ROSE
W. EMILE PARCE
KATHLEEN A. PATTON, M.D.
MRS. W. HENRIETTA WENTZ

BALTIMORE COUNTY, MARYLAND No. 5854
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12/21/72 ACCOUNT: 01.442

AMOUNT: 31.25

WHITE - CARRIER
Herbert S. Zinz
Anton Farms Rd.
Petition and Advertising for Special Exception
73-141-X

DISTRIBUTED TO: YELLOW - CUSTOMER
FINK - AGENCY
5125.00

BALTIMORE COUNTY, MARYLAND No. 5806
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov 20, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CARRIER
Shawna, Rowan & Rowan
305 W. 114th Ave.
Towson, Md. 21284
Petition for Special Exception for Herbert S. Zinz
73-141-X-20

DISTRIBUTED TO: YELLOW - CUSTOMER
FINK - AGENCY
500.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 21, 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 the 21st, 28th, and 5th successive weeks before the 11th day of December, 1972, the first publication appearing on the 23rd day of November, 1972.

THE JEFFERSONIAN
H. Leonard
Manager

Cost of Advertisement, \$.....

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 November 27 - 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 27th day of November 1972 that is to say, the same was inserted in the issue of November 22, 1972.

STROMBERG PUBLICATIONS, INC.

By: *Bill Morgan*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 2nd day of October 1972.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Herbert S. Zinz and Sylvia G. Zinz
Petitioner's Attorney: Charles E. Brucke
Reviewed by: *John J. Patton*
Zoning Advisory Committee

251605 73-141-X

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: <i>JPB</i>										
Previous case:										

Revised Plans: Change in outline or description Yes ___ No ___
Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 2nd day of October 1972.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Herbert S. Zinz and Sylvia G. Zinz
Petitioner's Attorney: Charles E. Brucke
Reviewed by: *John J. Patton*
Zoning Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 rd. Date of Posting: NOV 25, 1972

Posted for: SPECIAL EXCEPTION

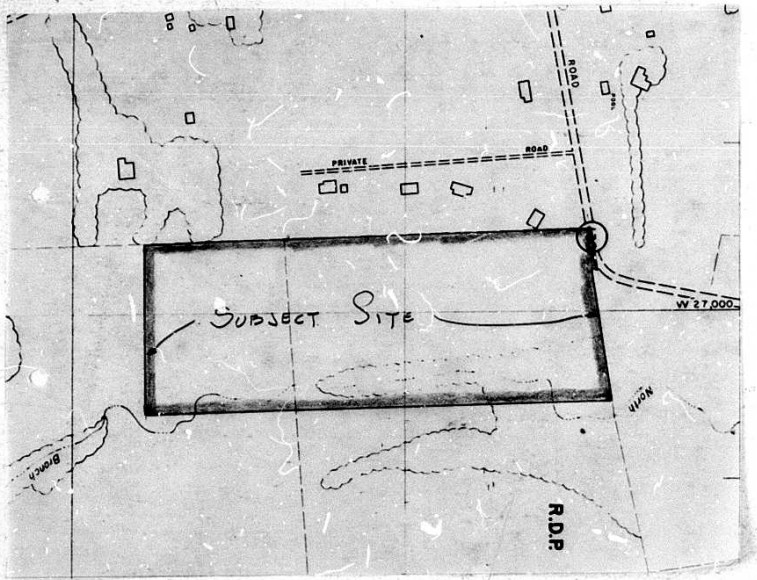
Petitioner: HERBERT S. ZINZ

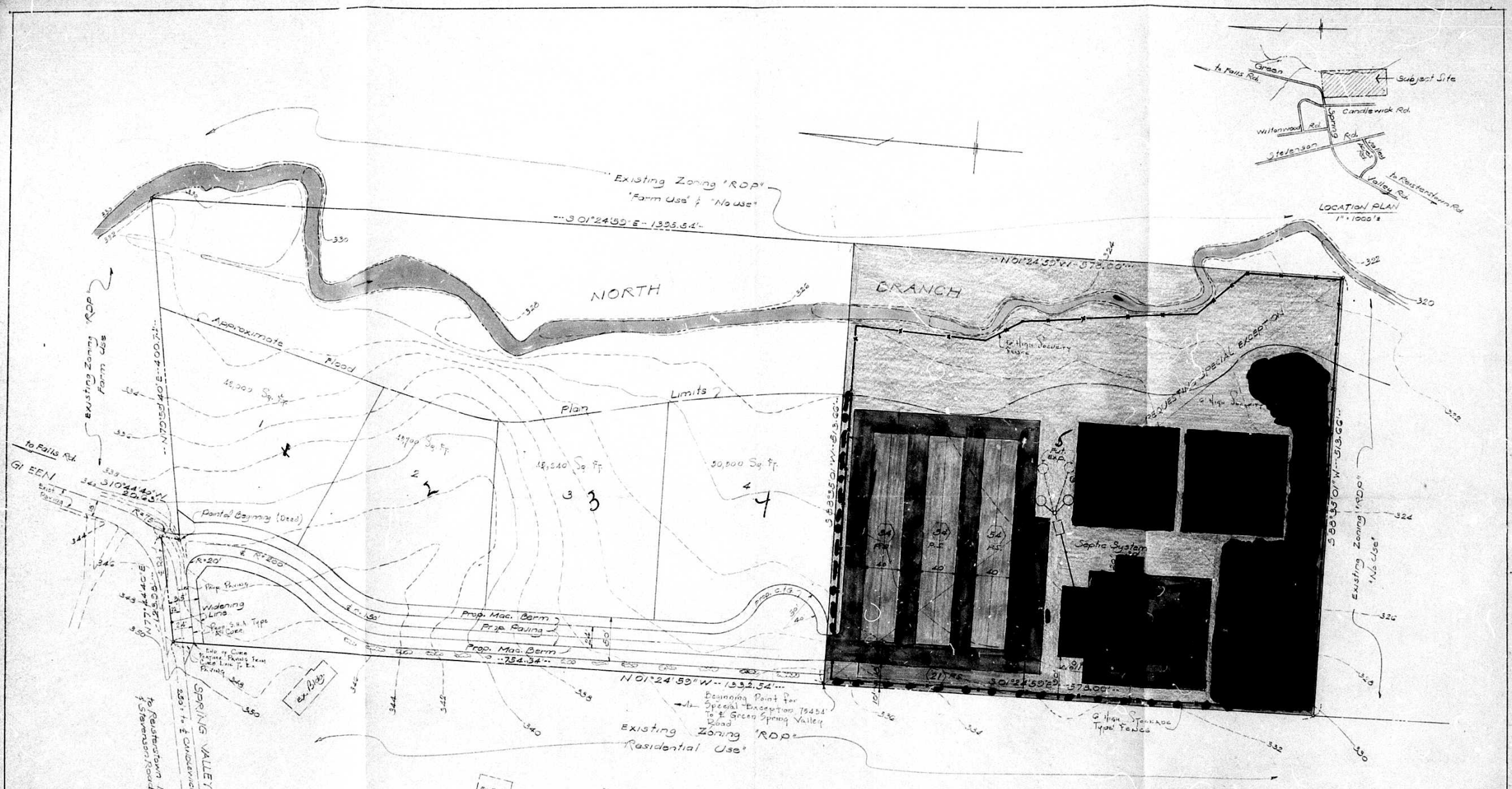
Location of property: E/S OF GREEN SPRING VALLEY RD. 250 FT. E. OF CANDLEWICK RD.

Location of Signs: 2 1/2' x 6' GREEN SPRING VALLEY RD. 250 FT. E. OF CANDLEWICK RD. (S) E/S OF GREEN SPRING VALLEY RD. 335 FT. E. OF CANDLEWICK RD.

Remarks: *Charles E. Brucke*

Posted by: *Charles E. Brucke* Date of return: Dec. 4, 1972





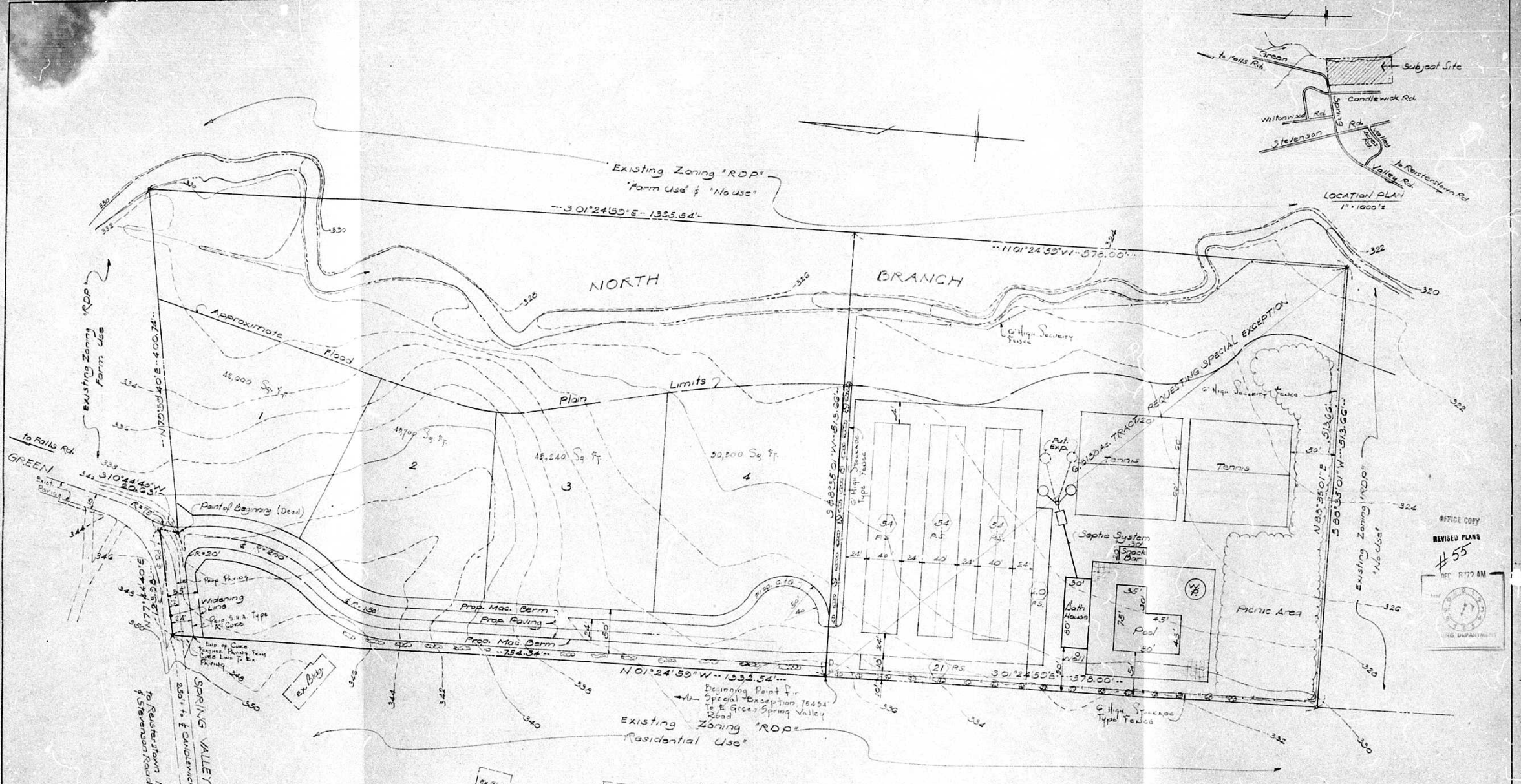
GENERAL NOTES

1. Total Area of Tract equals 16,045 Ac.
2. Existing Zoning of Tract - "RDP"
3. Existing Use of Tract - "Farm Land"
4. Area of Tract requesting Special Exception - 2,8158 Ac.
5. Proposed Zoning of Tract "RDP" & "RDP with Special Exception"
6. Proposed Use of Tract - "Residential" & "Private Country Club"
7. Off-Street Parking
 - A. Required for each residential lot - 2 Spa.
 - B. Required for Country Club - 122 Spa. (1300 sq. ft. Pool, Tennis Courts, Bath House, Snack Bar)
 - C. Proposed for Country Club - 203 Spa.
8. Bath House to have private Water & Sewage Systems
9. Approximate Number of Members to 400
10. Operation of Club shall be from Memorial Day to Labor Day, Tuesday thru Sunday, from 10:30 AM to 8:00 PM.
11. Lighting Will Be Limited to Security Lights Mounted on Bath House & Snack Bar

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
 OF PROPERTY VICINITY
GREEN SPRING VALLEY RD. & CANDLEWICK RD.
 ELECTION DIST. No 3 BALTIMORE CO., MD.
 Scale 1"=50' Aug. 12, 1972
 Revised Dec. 7, 1974

PETITIONERS
 EXHIBIT "1"

Matz, Childs & Associates
 320 Cromwell Bridge Road
 Towson, Md. 21284



GENERAL NOTES

1. Total Area of Tract equals - 16.045 Ac.
2. Existing Zoning of Tract - "RDP"
3. Existing Use of Tract - "Farm Land"
4. Area of Tract requesting special Exception - 6.8158 Ac.
5. Proposed Zoning of Tract "RDP" & "RDP with Special Exception"
6. Proposed Use of Tract - "Residential" & "Private Country Club"
7. Off-Street Parking
 - A. Required for each residential lot - 2 Spa.
 - B. Required for Country Club - 122 Spa (1300 sq ft Pool, Tennis Courts, Bath House & Snack Bar)
 - C. Proposed for Country Club - 203 Spa.
8. Bath House to have private Water & Sewage Systems
9. Approximate Number of Members to Equal 200.
10. Operation of Club shall be from Memorial Day to "Labor Day", Tuesday Thru Sunday, From 10:30 AM To 5:00 PM.
11. Lighting Will Be Limited To Security Lights Mounted on Bath House & Snack Bar

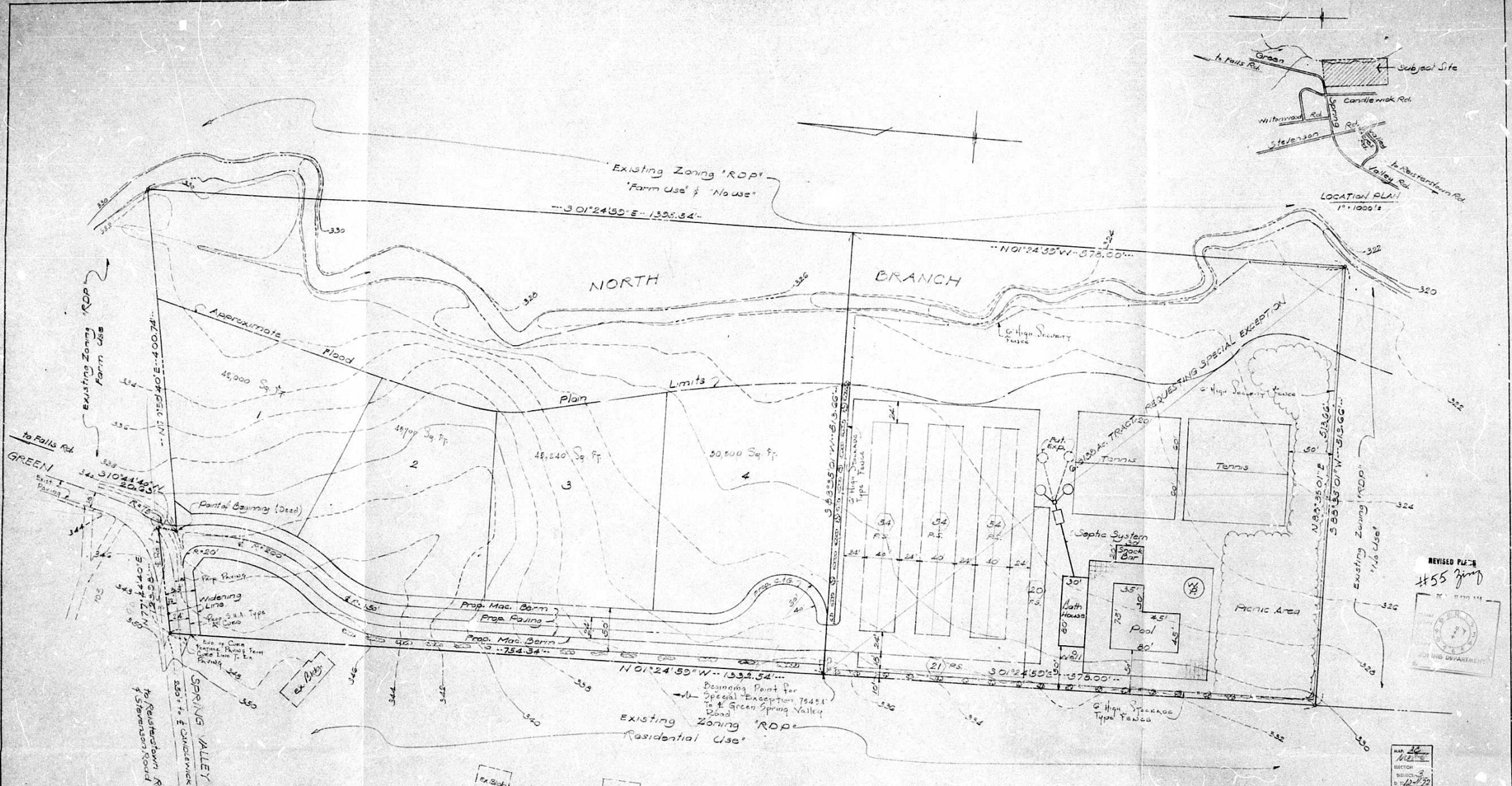
**PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION**

OF PROPERTY VICINITY
GREEN SPRING VALLEY RD. & CANDLEWICK RD.

ELECTION DIST. No 3
BALTIMORE CO., MD.
11/9, 12, 13/72
Revised Dec 7, 1972

Matz, Childs & Associates
1020 Cromwell Edge Road
Towson, Md. 21204





GENERAL NOTES

1. Total Area of Tract equals 16.045 Ac.
2. Existing Zoning of Tract - "RDP"
3. Existing Use of Tract - "Farm Land"
4. Area of Tract requesting Special Exception = 6.8158 Ac.
5. Proposed Zoning of Tract - "RDP" & "RDP with Special Exception"
6. Proposed Use of Tract - "Residential" & "Private Country Club"
7. Off-Street Parking
 - A. Required for each residential lot - 2 Spa.
 - B. Required for Country Club - 122 Spa (1200 sq. ft. Pool, Tennis Courts, Bath House, Snack Bar)
 - C. Proposed for Country Club - 203 Spa.
8. Bath House to have private water & sewage systems
9. Approximate Number of Members to Equal 750.
10. Operation of Club shall be from Memorial Day to Labor Day, Tuesday thru Sunday, from 10:30 AM to 8:00 PM.
11. Lighting Will Be Limited To Security Lights Mounted on Bath House & Snack Bar.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

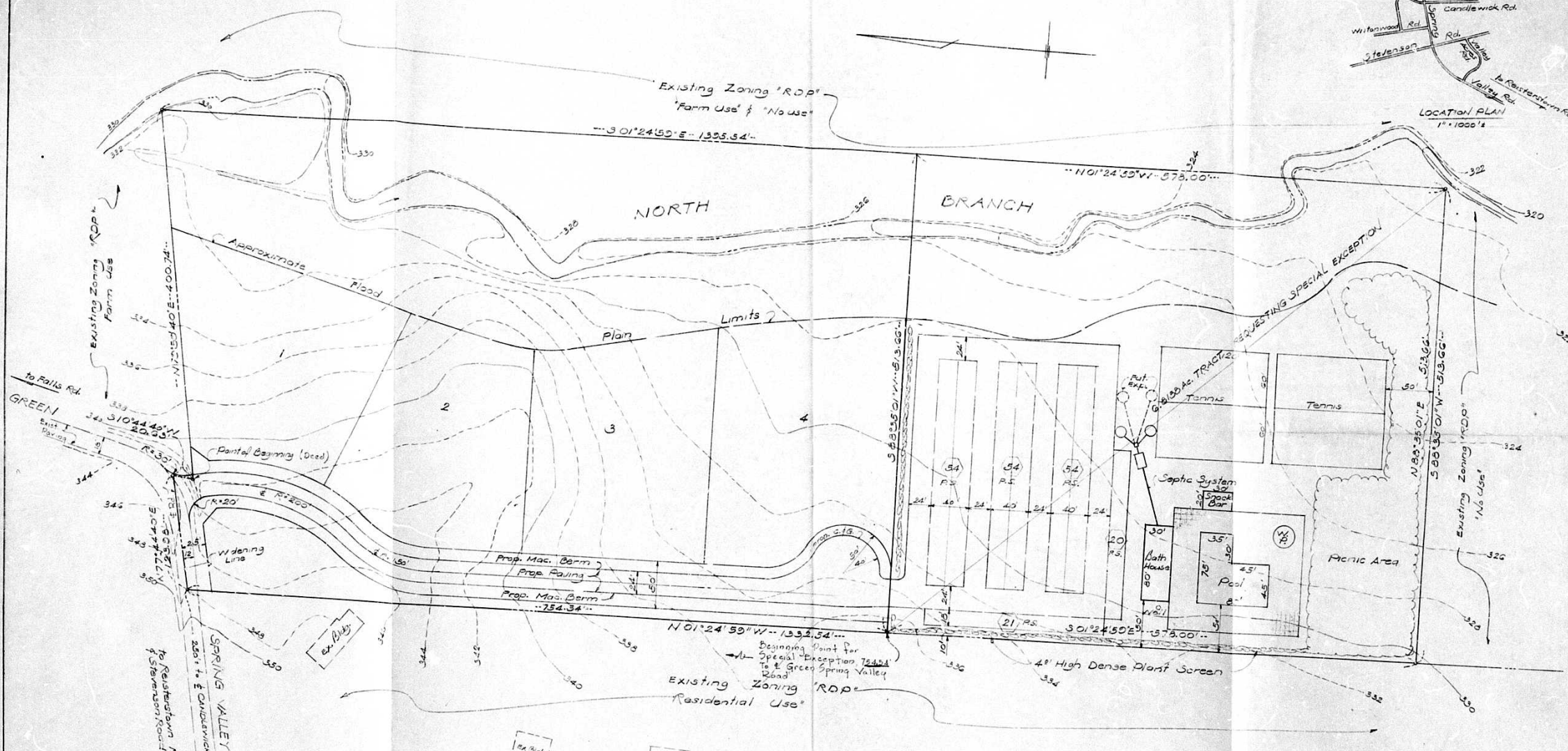
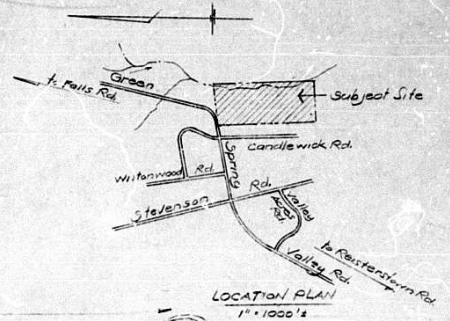
OF PROPERTY VICINITY
 GREEN SPRING VALLEY RD. & CANDLEWICK RD.
 ELECTION DIST. # 3 BALTIMORE CO., MD.
 Scales: 1" = 50'
 Revised Dec. 1, 1979

Matz Childs & Associates
 1020 Cromwell Bridge Road
 Towson, Md. 21204



DATE	11/2/79
SECTION	3
REVISION	11/2/79
TYPE	SE
PLANNING	47
LINE	
BY	





GENERAL NOTES

1. Total Area of Tract equals 12.045 Ac.
2. Existing Zoning of Tract - "RDP"
3. Existing Use of Tract - "Farm Land"
4. Area of Tract requesting Special Exception = 6.6135 Ac.
5. Proposed Zoning of Tract "RDP" & "RDP with Special Exception"
6. Proposed Use of Tract - "Residential" & "Private Country Club"
7. Off-Street Parking
 - A. Required for each residential lot - 2 Spa.
 - B. Required for Country Club - 122 Spa. (1000 sq. ft. Pool, Tennis Courts, Bath House & Snack Bar)
 - C. Proposed for Country Club - 203 Spa.
8. Club House to have private Water & Sewage Systems

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
 OF PROPERTY VICINITY
 GREEN SPRING VALLEY RD. & CANDLEWICK RD.
 ELECTION DIST. No 3
 Scale: 1"=50'
 BALTIMORE CO. MD.
 Aug. 12, 1972

old Plat



Matz, Childs & Associates
 1020 Cromwell Bridge Road
 Towson, Md. 21204