



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

October 14, 2022

Patrick C. Richardson, Jr. PE
Richardson Engineering, LLC
7 Deneison Street
Timonium, Maryland 21093

RE: Zoning Spirit and Intent Request
Roland Run Club, Proposed Club Improvements
2211 West Joppa Road
9th Election District, 2nd Councilmanic District

Dear Mr. Richardson,

Your letter to Jeffrey Perlow, Zoning Supervisor, requesting that the proposed club improvements (as shown on your submitted red-lined plan) are within the "spirit and intent" of Zoning Case 1990-0484-SPHXA and the previously approved zoning letters, has been forwarded to me for reply.

The proposed improvements, as stated within your letter, include changing from 12 tennis courts and 3 paddle courts to 10 tennis courts, 4 paddle courts, and 4 pickleball courts; returning an existing paddle court area to parking and natural vegetation; switching locations of the Prop Shop (shown as proposed clubhouse on plan) and tennis court; installing an open air pavilion on the west side of the property; relocating a maintenance shed to the east side of the property; and adding restrooms between the baby pool and tennis courts.

Please be advised that after careful review of the prior zoning case history and approved zoning letters, Baltimore County Zoning Regulations, your red-lined site plan and submitted request letter; the Zoning Review Office will consider the proposed improvements as within the spirit and intent of the referenced zoning case and letters subject to the following:

1. The restrictions in Zoning Case No. 74-12-SPH shall remain in effect.
2. The proposed pavilion must meet the minimum side setback for nonresidential buildings in the DR1 Zone (40 feet).

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MK', with a long horizontal flourish extending to the right.

Mitchell Kellman
Zoning Review
410-887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363

J. Robert Haines
Zoning Commissioner

March 6, 1989

Richard W. Carrell, Esquire
305 W. Chesapeake Avenue, Suite 102
Towson, Maryland 21204

RE: Roland Run Country Club
SW/S Joppa Road, E of Falls Road
(2211 Joppa Road)
9th Election District
Case No. 74-12-SPH

Dear Mr. Carrell:

The purpose of this letter is to confirm our telephone conversation of March 2, 1989 regarding the above-referenced matter. As previously explained to Mr. DiNenna by telephone on February 13, 1989, it is the decision of the Zoning Office not to sign off on any building permits for the construction of the proposed 14' x 24' tennis building due to the fact that there have been a number of changes to the originally approved site plan in Case No. 74-12-SPH and in our opinion, any additional changes will require a new special hearing.

If you would like to have back the site plan you submitted to me in our meeting on February 7, 1989, please feel free to stop by this office at your convenience. Thank you for your attention in this matter.

Very truly yours,

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

James E. Dyer
W. Carl Richards
File



Dennis F. Rasmussen
County Executive

DINENNA, MANN & BRESCHI

ATTORNEYS AT LAW

S. ERIC DINENNA, PA.
JAMES L. MANN, JR., PA.
GEORGE A. BRESCHI, PA.

GERALDINE A. KLAUMER
FRANCIS X. BONGERDING

SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 296-6820
TELEFAX (301) 296-6884

February 6, 1989

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Roland Run Club

Dear Mr. Commissioner or Madam Deputy Zoning Commissioner:

Please be advised that I and Richard Carrell, attorneys at law, represent the Roland Run Country Club with reference to the installation and construction of a tennis building on the subject property located on Joppa Road, Baltimore County, Maryland.

Prior to any deliberation by you, I would request that you refer to case number 74-12-SPH, wherein the Zoning Commissioner for Baltimore County found a non-conforming use for the subject property as community building, etc. as well as the right to construct tennis courts on that portion of the property that had been used as a lacrosse field subject to certain restrictions as contained therein and said Order being dated August 28, 1973.

You will note from the plans submitted in that matter in 1973, it is exactly the same plan that is being shown you this date and copies of each are attached hereto, and it is the desire of the tennis club to construct a tennis building with a size not to exceed 14 X 24 feet at the present time.

It is the club's position that as of the decision of the Zoning Commissioner in 1973, that was the extent of the non-conforming use at that time as related to the 1963 law that required a special exception for the community building etc.

This use and its inception preceded that date and accordingly pursuant to the Order of 1973 enjoy a non-conforming use.

Please refer to Section 104.1 concerning non-conforming uses.

If you were to take into consideration the square footage of all the uses including but not limited to buildings, swimming pools, tennis courts, the proposed 14 X 24 foot proposed tennis building is far less than 25% of the square footage of those uses.

DINENNA, MANN & BRESCHI

ATTORNEYS AT LAW

Zoning Commissioner for Baltimore County
Page 2
February 6, 1989

Accordingly, it is the club's position that a special hearing is not necessary for the construction of the building and that they respectfully request that, upon submissions of a permit for the construction of that building, your office approve same as being within the confines of the regulations.

The construction of this building is such of a minute nature, is not an expansion of the use, but in fact falls within the confines of the permitted use by a non-conforming use.

We appreciate your consideration.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:bk
Enclosures
cc: Richard Carrell, Esquire

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Roland Run Club, Inc., 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field for lacrosse and other sports activities, to be held within the context of said non-conforming use.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

The Roland Run Club, Inc.
Contract Purchaser
J. W. Hession, The Alex Brown Bldg.
Petitioner's Attorney
Address: Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of August, 1973, 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 16th day of July, 1973, at 1:00 o'clock P.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 2, 1973

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

Re: Item 244A - June 19, 1973 - ZAC
Property Owner: The Roland Run Club, Inc.
Intersection of Joppa Road and Exit Ramp from I-695, Baltimore Beltway
Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use, District 9

Dear Mr. DiNenna:

The construction of a tennis court is not expected to cause any major traffic problems. Some problems were noted at the intersection of the driveway to the site and Joppa Road. This driveway should be widened to 24 feet and large curve returns should be installed.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SW/Corner of Joppa Road and the : ZONING COMMISSIONER
Baltimore County Beltway - :
9th District :
The Roland Run Club, Incorporated - : OF
Petitioner :
NO. 74-12-SPH (Item No. 244-A) : BALTIMORE COUNTY

The Petitioner requests a Special Hearing for an interpretation by the Zoning Commissioner, pursuant to Section 500.7 of the Baltimore County Zoning Regulations, as to whether or not a non-conforming use as a community building, swimming pool, commercial beach, golf course, country club, or other similar civic, social, recreational, or educational uses exist and, further, to determine if the existing use is non-conforming and if the request for the proposed tennis courts, would fall within the same definition of a community building, et cetera, for property located on the southwest corner of Joppa Road and the Baltimore County Beltway, in the Ninth Election District of Baltimore County.

Evidence indicated that the property was conveyed to and chartered by Roland Run Club, Incorporated, in 1955. They acquired an additional 1.42 acres in 1958. It was stated that the swimming pool was built in 1966. Seven (7) tennis courts were built in 1960 and have been used uninterruptedly since that time. It was further testified that lacrosse has been played on the field of the subject property since 1960. There was additional testimony, on behalf of the Petitioner, indicating that this property has been used uninterruptedly, for all of the above uses except tennis, since 1955.

Several residents of the area, in protest of the subject property, were concerned as to the control of the facilities, namely, non-members using the facilities after hours. There was some concern as to the traffic and public address system, which could be heard for many blocks surrounding the subject property. It was stipulated that the proposed tennis courts not be lighted for evening playing.

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

July 17, 1973

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

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

Re: Item #244A (1972 - 1973)
Property Owner: The Roland Run Club, Inc.
Intersection of Joppa Rd. and Exit Ramp from I-695, Baltimore Beltway
Present Zoning:
Proposed Zoning: Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use
District: 9th

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:

The Baltimore Beltway (I-695) and Jones Falls Expressway (I-83) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Joppa 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 are not required at this time. Highway right-of-way, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The plan should be revised accordingly.

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 sedimentation problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Without reviewing the evidence further in detail but, based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, a non-conforming use does exist on the subject property for use as a community building, swimming pool, commercial beach, golf course, country club, or other similar civic, social, recreational, or educational uses. The main use of the subject property has been that of recreation, which included a swimming pool. Further, it is the opinion of the Zoning Commissioner that tennis is analogous with lacrosse and that it is both recreational or athletic in nature, and, therefore, the Petitioner is permitted to construct tennis courts on that part of the subject property which has been uninterruptedly used as a lacrosse field.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of August, 1973, that a non-conforming use for a community building, et cetera, does exist and that tennis courts can be constructed on that portion of the property that has been used as a lacrosse field, subject to:

1. A minimum setback from Joppa Road of sixty-five (65) feet from the tennis courts.
2. No lights to be constructed on the new or old tennis courts for night play.
3. Proper screening being provided along Joppa Road.
4. Gates being constructed to insure security and insure that unauthorized individuals cannot use the property.
5. Approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

Eric DiNenna
Zoning Commissioner of Baltimore County

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Item #244A (1972 - 1973)
Property Owner: The Roland Run Club, Inc.
Page 2
July 17, 1973

Storm Drains:

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

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.

Water:

Public water supply is available and serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property which apparently is utilizing private onsite sewage disposal. The plan should be revised to indicate the existing sewage disposal system.

Very truly yours,

Ellenworth H. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURES

3-28 Key Sheet
43 & 44 W 10 Pcs. Sheets
WV 11 J Topo
60 Tax Map

cc: G. Reiter
J. Tremer
J. Jones

John W. Hession, III, Esq.
The Alex Brown Building
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/Corner of Joppa Road and
the Baltimore County Beltway -
9th District
The Roland Run Club, Inc. -
Petitioner
NO. 74-12-SPH (Item No. 244-A)

Dear Mr. Hession:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SE: Dgc

Attachments

cc: Dr. Milton L. Engroth, President
Healthfield Association
8200 Tally Ho Road
Lutherville, Maryland 21093

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 26, 1973

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 #244A, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: The Roland Run Club, Inc.
Location: Intersection of Joppa Road and Exit Ramp from I-695, Baltimore Beltway
Present Zoning:
Proposed Zoning: Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use.

District: 9

No. Acres:

The site plan must be revised to show the parking calculations, layout and location at the dumpsters in the parking areas.

It is also suggested that the driveway be widened to provide a safer means of access to Joppa Road.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2287

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 18th day of July, 1973, personally appeared before me, Notary Public of the State of Maryland, in and for the County aforesaid, G. LEWIS SÄDLEK, Secretary of the Roland Run Club, Inc., who made oath in due form of Law as follows:

That the attached photostatic copies of the report of Building Committee dated May 23, 1956, Minutes of the Board of Directors Meeting of March 17, 1959, Minutes of Directors Meeting of April 21, 1959, Minutes of Annual Membership Meeting of November 17, 1959, Minutes of Directors Meeting, February 15, 1961, Minutes of Directors Meeting, March 15, 1961, and Minutes of the Annual Meeting, November 15, 1972, are true and correct copies of the official corporate records of said corporation retained in his possession in his capacity of Secretary of said body corporate.

AS WITNESS my hand and Notarial Seal.

G. Lewis Sadler
G. Lewis Sadler,
attendant



Virginia Hickell
Notary Public

LAW OFFICE
HOBAN & HOBAN
TOWSON, MD. 21204

ROLAND RUN CLUB, INC.
BOARD OF DIRECTORS' MEETING
MARCH 17, 1959

A regular meeting of the Board of Directors of the Roland Run Club, Inc., was held on March 17, 1959, at the home of the secretary. Those present and comprising a quorum were:

G. Wilson Spilker	John Winter, Jr.
Emerson Reed	Russell Hopping
Stephen Elin	William Scheiner, Jr.
Jesse Sachse	Harry Brian
	Garland Harrison, Treas.
	Alvin W. Swenley, Sec.

The minutes of the February 16, 1959 meeting were approved and read.

Stephen Elin, Membership chairman, reported two resignations and two new members as follows:

Resigned: Mr. and Mrs. Lee Weitzsorn
Mr. and Mrs. Herbert Buschere
New members replacing the resigned members:
Mr. and Mrs. Jay Donald Connor
Mr. and Mrs. Donald M. Halsted, Jr.

Upon motion duly made, seconded and carried, it was RESOLVED: that the new members be approved as presented.

Jesse Sachse, Activities Chairman, reported that the response to the La Crosse among Club Members' children had been good and was progressing well. He also reported that plans had been completed for the Spring Dance which the Club is sponsoring on May 23 at the Country Club of Maryland.

Upon motion duly made, seconded and carried, it was RESOLVED: that the Board accept the plans for the dance and to underwrite any loss.

John Winter, Planning Committee Chairman, presented plans for the installation of two drains to take care of the low spots in the patio,

MEMBERSHIP
COMM. REPORT

NOTICE

ACTIVITIES
COMM. REPORT
RE. LACROSSE
AND SPRING DANCE

NOTICE

PLANNING COMM.

ROLAND RUN CLUB, INC.

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

A special meeting of the Board of Directors of the Club, duly called by the President in accordance with the By-Laws of the corporation, was held at 1304 Aywood Avenue, Ruston, Baltimore County, Maryland 21204 on the 15th day of August, 1973, at which time the individual members of the Board who had been in attendance at the hearing before the Zoning Commissioner of Baltimore County on Monday, July 16, 1973 reported the results of discomfiture by homeowners in the Heatherfield Community resulting from parking of itinerant spectators, attracted by sports activities conducted on the athletic field of the Club, along the streets and on the property of the residents of the Community. In response to these expressions, the Board thereupon adopted the following policy:

"That upon completion of the tennis courts proposed to be constructed on a portion of said athletic field, no sports or other activities will thereafter be permitted on the remaining portion of said field which, first, involve participants in numbers such that their automobiles can not be accommodated within the on-site parking areas provided by the Club and, second, are of the type reasonably calculated to attract itinerant spectators who would park upon the property of homeowners in the Heatherfield Community or upon the public streets adjacent thereto."

The meeting was thereupon adjourned.

G. Lewis Sadler
G. Lewis Sadler

The Building Committee is to get an estimate for this work from Bealey. The Planning Committee is also considering the possibility of adding to our present hot water facilities, a 300 gallon tank with an auxiliary heater.

In the absence of the Pool Committee Chairman, Emerson Reed reported that his committee had conferred with Jim Farrier, and that as of this meeting had presented the Pool Committee with nothing in the way of a program or schedule for the coming season's work.

The Pool Committee presented a guest fee list which, after some discussion was revised by the Board as follows:

Monday thru Friday - - - - \$1.05 - All guests.
Saturday, Sun., and Holidays- 2.00 - All guests.
After 5:00 P. M. Any day - - 1.00 - All guests.

Upon motion duly made, seconded and carried, it was RESOLVED: that the guest fee list for guest fees be accepted.
Upon motion duly made, seconded and carried, it was RESOLVED: that guest fee cash will not be accepted at the door; that members must sign for guests and be billed once a month for guest fees.

There being no further business, the meeting was adjourned.
Respectfully submitted,

Alvin W. Swenley
Secretary

POOL COMM.
REPORT

PRESIDENT'S GUEST
FEE LIST

NOTICE

Report of Building Committee
May 23, 1956

The Building Committee is pleased to report that the pool will be ready for "Open House" this weekend.

The fence will be completely erected tomorrow, the pool area has been sodded, parking lot, road and walkway installed. A concrete walk was put in in lieu of crushed stone because of overall cost and better walking surface.

The area between Joppa Road and the bath house will be graded and seeded next week. All necessary plumbing and drainage lines have been installed. Paddock has finished the all important job of electricing. All that remains for Paddock is to install deck equipment, chlorinator and test system. Paddock made every effort to stop the leaking of approximately 24" per day in the pool before electricing. A balance of \$9,000.00 is still due Paddock and we have a valid 5 yr. warranty. I have been keeping in very close touch with Mr. Oliver Hill, General Manager of Paddock. Any damage done by Paddock personnel to our property will be deducted from the balance due.

I have discussed several items with Bob Musselman, committee member in charge of building, and Mr. Bealey, builder, in reference to inside slotting for privacy, interior painting, floor finishing, shelves, electrical outlets and outside gutters.

The recommendation of this committee is that we paint or shellac the inside toilets and install outside gutter over railing side and drain to East side. A weather vane has been approved by the Board at the March meeting. Shelves and door have been installed for concessions at no cost. Electrical outlets will be installed in a few days. A bulletin board was installed for the Manager as requested.

I would like the Board to know of the extreme interest that our grading contractor, Jack Trapp, has taken in our entire project. He not only did an above average job on grading, but took a sincere attitude about any contractor working on the pool project. He was of invaluable assistance. He even built us a 10 x 10 ft. sand box at no cost, and installed shrubbery at a very small cost.

As chairman of the Building Committee I would like to make the following changes in the committee and ask the Board's approval. The Building Committee as listed August 2, 1955 should remain the same except to terminate the services of three members, who have either moved out of town or completed their tasks - Alvin W. Hill, Jack Bader and Van Schwab. The Building Committee will be able to operate efficiently and successfully with the above change.

Respectfully submitted,

William B. Sachse, Chairman
Building Committee

cc-WBachse

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 11, 1973

FROM: William D. From, Director

Office of Planning and Zoning

SUBJECT: Petition #74-12-SPH... Southwest corner of Joppa Road and the Baltimore County Beltway.

Petition for Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use.
Petitioner - The Roland Run Club, Inc.

9th District

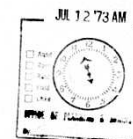
HEARING: Monday, July 16, 1973 (1:00 P.M.)

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

This request raises no planning objections to this proposal.

William D. From
William D. From, Director
Office of Planning and Zoning

WDF: NER:rw



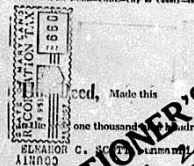
BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

By Ruth Morgan



Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged,

the said Eleanor C. Scott, unmarried,

doth grant and convey unto the said The Roland Run Club, Inc., a body corporate, its successors

and assigns, in fee simple, all those two parcels of ground, situate, lying and being in Baltimore County, Maryland, and described as follows, that is to say:—

Beginning for the first thereof in the center of Joppa Road and at the end of the second line of the parcel of land which by Deed dated December 20, 1950, and recorded among the Land Records of Baltimore County, in Liber G.L.B. 1925, Folio 43 was conveyed by Mabel P. Lee, widow, to Eleanor C. Scott, and running thence with and binding reversely on said second line and on a part of the first line of said parcel of land and in the bed of Joppa Road the two following courses and distances, viz: South 47 degrees 32 minutes East 45.39 feet and South 40 degrees 07 minutes East 225 feet more or less to intersect the right-of-way line as shown on the State Roads Commission of Maryland Plat No. 16616, thence leaving the center of Joppa Road and running thence with and binding on said right-of-way line in a southeasterly direction 485 feet more or less to intersect the fourth line of the parcel of land which by Deed dated July 12, 1955, and recorded among the Land Records of Baltimore County, in Liber G.L.B. No. 2736, Folio 522, was conveyed by Mabel Scott Georgi, and husband, to The Roland Run Club, Inc., and running thence with and binding on a part of said fourth line North 43 degrees 16 minutes East 415 feet more or less to the end thereof and to the place of beginning, containing 1.25 acres of land more or less.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged,

the said Eleanor C. Scott, unmarried,

doth grant and convey unto the said The Roland Run Club, Inc., a body corporate, its successors

and assigns, in fee simple, all those two parcels of ground, situate, lying and being in Baltimore County, Maryland, and described as follows, that is to say:—

Beginning for the first thereof in the center of Joppa Road and at the end of the second line of the parcel of land which by Deed dated December 20, 1950, and recorded among the Land Records of Baltimore County, in Liber G.L.B. 1925, Folio 43 was conveyed by Mabel P. Lee, widow, to Eleanor C. Scott, and running thence with and binding reversely on said second line and on a part of the first line of said parcel of land and in the bed of Joppa Road the two following courses and distances, viz: South 47 degrees 32 minutes East 45.39 feet and South 40 degrees 07 minutes East 225 feet more or less to intersect the right-of-way line as shown on the State Roads Commission of Maryland Plat No. 16616, thence leaving the center of Joppa Road and running thence with and binding on said right-of-way line in a southeasterly direction 485 feet more or less to intersect the fourth line of the parcel of land which by Deed dated July 12, 1955, and recorded among the Land Records of Baltimore County, in Liber G.L.B. No. 2736, Folio 522, was conveyed by Mabel Scott Georgi, and husband, to The Roland Run Club, Inc., and running thence with and binding on a part of said fourth line North 43 degrees 16 minutes East 415 feet more or less to the end thereof and to the place of beginning, containing 1.25 acres of land more or less.

BEGINNING for the second thereof at the end of the fourth line of the parcel of land which was conveyed as aforesaid by Mabel P. Lee, widow, to Eleanor C. Scott, said point being also at the beginning of the third line of the parcel of land conveyed as aforesaid from Mabel Scott Georgi to The Roland Run Club, Inc., and running thence with and binding on a part of said third line South 44 degrees 57 minutes East 400 feet more or less to intersect the right-of-way line as shown on the State Roads Commission of Maryland Plat No. 16616, and running thence

with and binding on said right-of-way line southeasterly 425 feet more or less to intersect the fifth line of the parcel of land conveyed by Mabel P. Lee, widow, to Eleanor C. Scott as aforesaid, and running thence with and binding reversely on a part of said fifth line North 43 degrees 14 minutes 30 seconds East 210 feet more or less to the place of beginning, containing 1.17 acres of land more or less.

EACH of the aforesaid parcels of land being a part of the tract of land conveyed by Mabel P. Lee to Eleanor C. Scott as aforesaid.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said The Roland Run Club, Inc., a body corporate, its successors and

Notary Public assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

TEST:

Eleanor C. Scott
Eleanor C. Scott (SEAL)
Anna M. Silbel
Anna M. Silbel (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 13th day of February in the year one thousand nine hundred and fifty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared ELEANOR C. SCOTT, unmarried,

the above named grantor, and she acknowledged the foregoing Deed to be her act. As Witness my hand and Notarial Seal.

Virginia L. Crowell
Notary Public

Filed for Record APR 9 1958 at 8:15
Per George L. Saylor, Clerk
Vailed to The Roland Run Club, Inc.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND: SCT.
COUNTY OF BALTIMORE:

L. EMERT H. MANLINE, JR., Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photo copy of the original DEED

taken from the Records of the said Circuit Court for Baltimore County as recorded in Liber OLB No. 3331 Folio 282, one of the LAND Records of Baltimore County

IN WITNESS WHEREOF, I have set my hand and affixed the seal of said Court this 12th day of July A.D., 1973

Elmer A. Ballin, Jr.
Clerk of the Circuit Court for Baltimore County

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web 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>qf</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

District: 7th Date of Posting: JUNE 29-73
Posted for: SPECIAL HEARING
Petitioner: THE Roland Run Club, Inc.
Location of property: Sky/Car... at Joppa Rd. and the...
Location of Sign: S. of N. 774 Rd. E. of Joppa Rd.
Remarks: Charles M. Neal
Posted by: Charles M. Neal Date of return: July 6, 1973

John W. Hession, III, Esq.,
The Alex Brown Building
Townson, Maryland 21204

Item 244-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 2nd day of June 1973

H. D. Hession, III
Zoning Commissioner

Petitioner: The Roland Run Club, Inc.

Petitioner's Attorney: John W. Hession, III
c/o: Mr. Joseph J. Hickey

Reviewed by: [Signature]
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 11161
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Aug. 15, 1973 ACCOUNT: 01-662

AMOUNT: \$57.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Shacklin and Hession
102 W. Penna. Ave.
Townson, Md. 21204
Advertising and printing of property for
Roland Run Club, Inc.
#74-12-SPH

BALTIMORE COUNTY, MARYLAND No. 10865
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 26, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Shacklin and Hession
102 W. Penna. Ave.
Townson, Md. 21204
Petition for Special Mapping for The Roland Run Club
#74-12-SPH

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY	CERTIFIED COPY OF DEED	ELMER H. KARLINE, JR. CLERK OF THE CIRCUIT COURT FOR BALTIMORE COUNTY
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1952 736 522

This Deed, Made this 12th day of July in the year one thousand nine hundred and fifty-five, by and between MABEL SCOTT GEORGI and JOHN C. GEORGI, her husband, of New York City in the State of New York, and THE ROLAND RUN CLUB, INC., a body corporate of the State of Maryland,

Witnesseth, that in consideration of the sum of five dollars and of other good and valuable consideration, the receipt of which is hereby acknowledged, the said Mabel Scott Georgi and John C. Georgi, her husband,

do grant and convey unto the said Roland Run Club, Inc., its successors and

assigns, in fee simple, all that parcel of ground, situate, lying and being in Baltimore County, and described as follows, that is to say:—

Beginning for the same at a point in the center of the Joppa Road and in the third line of a parcel of land which by deed dated June 30th, 1922 and recorded among the land records of Baltimore County in Liber 7, P.C. No. 558, folio 278 was conveyed by Bianca C. Clement and husband to Mabel F. Lee, said point being distant north 47 degrees 32 minutes west 45.39 feet removed along said third line from the beginning thereof and running thence with and binding on a part of said third line and binding in or near the center of the Joppa Road, as surveyed in 1950, north 47 degrees 32 minutes west 504.07 feet thence leaving said road and outline and running for lines of division the three following courses and distances, viz: south 43 degrees 14 minutes 30 seconds west 470 feet, south 44 degrees 57 minutes east 564.61 feet and north 43 degrees 18 minutes east 495.45 feet to the place of beginning, containing .25 acres of land more or less.

BEING the parcel of land firstly described in a deed dated December 30th, 1950 and recorded among the Land Records of Baltimore County in Liber 8, P.C. No. 1925, folio 47 from Mabel F. Lee, widow, to Mabel Scott Georgi.



Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Roland Run Club, Inc., its successors

assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

Mabel Scott Georgi (SEAL)
John C. Georgi (SEAL)

STATE OF NEW YORK, COUNTY OF New York, to wit: I HEREBY CERTIFY, That on this 12th day of July in the year one thousand nine hundred and fifty-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of New York aforesaid, personally appeared Mabel Scott Georgi and John C. Georgi, her husband,

the above named grantors, and they acknowledged the foregoing Deed to be their act. As Witness my hand and Notarial Seal.

Rec'd for record July 15, 1955, at 10:11 AM.
For George L. Hyatt, Clerk.
Mailed to S. Howard Williams, Jr.
DANIEL L. MAGNIE
Notary Public, State of New York
No. 31211970
Created in New York County
Commission Expires March 20, 1957



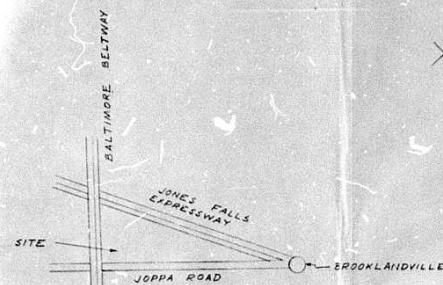
IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
STATE OF MARYLAND
COUNTY OF BALTIMORE
I, CLAYTON H. WATSON, JR., Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photo copy of the original DEED taken from the Records of the said Circuit Court for Baltimore County as recorded in Liber 8, P.C. No. 2736 Folio 522, one of the LAND Records of Baltimore County.



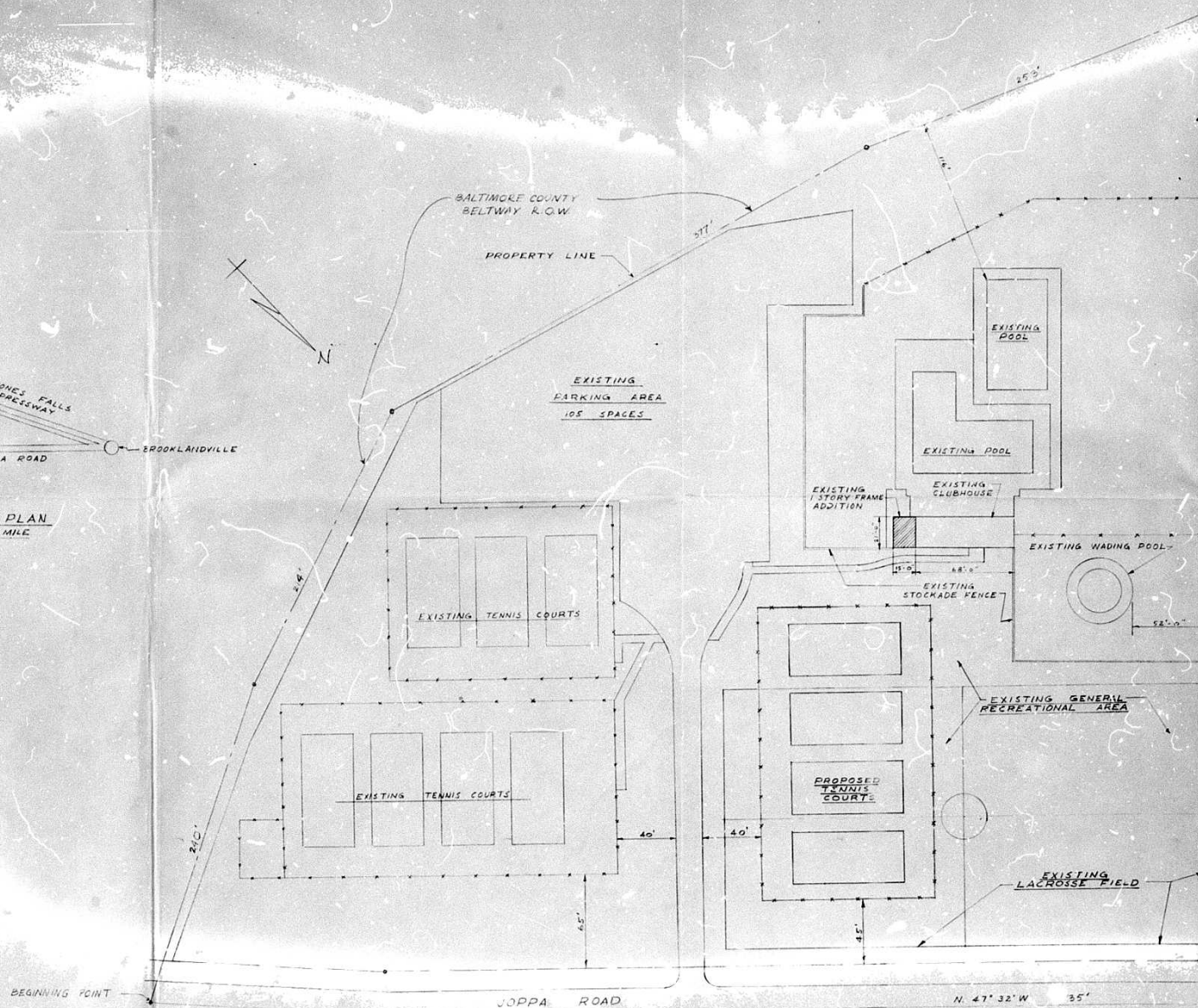
IN TESTIMONY WHEREOF, I have set my hand and affix the seal of said Court this 12th day of July A.D., 1955

Edmund H. Karline, Jr.
Clerk of the Circuit Court for Baltimore County





LOCATION PLAN
SCALE: 1" = 1 MILE



SITE PLAN
SCALE: 1" = 40'-0"

MAN.	46
DATE	1/10/73
REVISION	2
BY	J. J. J.
TYPE	PLAN
SCALE	1" = 40'-0"
DATE	1/10/73



ALTERATIONS & ADDITIONS TO
THE ROLAND RUN CLUB

JOPPA ROAD
BALTIMORE COUNTY, MD.

SCALE AS NOTED JANUARY 1973 S-1



AUG 02 1976