

JOHN A. OLSZEWSKI, JR. County Executive

October 14, 2022

C. PETE GUTWALD, AICP, Director

Department of Permits,

Approvals & Inspections

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 spirt 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.
- 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,

Mitchell Kellman Zoning Review 410-887-3391

Baltimore County Zoning Commissi Office of Planning & Zoning Towson, Marviand 21204 (301) 887-3353

March 6. 1989



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

RE: Roland Run Country Club SW/S Joppa Road, E of Falls Road (2211 Jospa 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.

A MAVa Jerus

ANN M. NASTAROMICS Deputy Zoning Commissioner for Baltimore County

AMN:bjs

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

> James E. Dyer W. Carl Richards File

DINENNA, MANN & BRESCHI

S. ERIC DINENNA. P.A. IAMES L. MANN IR. PA GEORGE A. BRESCHI, P.A.

GERALDINE A. KLAUBER FRANCIS X. BORGERDING ATTORNEYS AT LAW

SUITE 600 MERCANTILETOWSON BUILDING 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

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

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

RE: Roland Run Club

February 6, 1989

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 celated 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 Pebruary 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.

SED: bk Enclosures cc: Richard Carrell, Esquire TO THE ZOHING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Boland has One, Tac. 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 Diputy Zoning

Commissioner should approve construction of tennis courts on and within an

area presently used under a non-conforming use as an athlette Ciald Com-'acrosse and other sport activities or leine permissible within the con-

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. , agree to pay expenses of above Special Hearing advertising, upon filing of this petition, and further agree to and are y the soning regulations and restrictions of Baltimore County and to the Soning Law for Baltimore County.

The Roland Bun Club. Inc. Contract Purchaser J. W. Hessian, The Alex Brown Bldg.
Peritioner's Attorney
Towson, Marriand 21201

(Commercial Legal Comer Address c/o J.W. Hossian The Alex Brown Bldg. -----

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this__19tb__

at_lu00_o'clock_P._M.

JUN 15 73 AM 41

(over)

1:0010

16-14Z

HAS-BINLS

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, N

DEPARTMENT OF TRAFFIC ENGINEERING

EUGANE J. CLIFFORD. P.E.

August 2, 1973

Mr. S. Eric DiNensia Zoning Commissioner County Office Building Towson, Haryland 21204

Item 244A - June 19, 1973 - ZAC
Property Owner: The Roland Run Club, Inc.
Intersection of Jopps Road and Exit Ramp from 1-595, Ealtimore Beltway
Special Hearing for construction of tennis courts on and within an
area pr

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.

Quihael S. Floringian Michael S. Flanigan Traffic Engineer Associate

HSF/pk

SW/Corner of Joppa Road and the Baltimore County Beltway -The Roland Run Club, Incorporated - : NO. 74-12-SPH (Item No. 244-A)

PETITION FOR SPECIAL HEARING :

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

0

The Petitioner requests a Special Hearing for an interpretation by the missioner, pursuant to Section 500, 7 of the Baltimore County Zoning Regulations, as to whether or not a non-conforming use as a c civic, social, recreational, or educational uses exist and, furthe determine if the existing use is non-conforming and if the request for the courts, world fall within the same definition of a community building et cetera, for property located on the southwest corner of Joppa Road

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) ere built in 1960 and have been used uninterruptedly since that me. It was further testified that lacrosse has been played on the field of the ibject property since 1960. There was additional testimony, on behalf of the titioner, indicating that this property has been used uninterruntedly. for all

Several residents of the area, in protest of the subject property, were erned as to the control of the facilities, namely, non-members using the cilities 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 vening playing

Baitimore County, Maruland

Benartment Of Anblie Marke

COUNTY OFFICE BUILDING

July 17, 1973

Baltimore Beltway

The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

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

Joys Read, an existing County read, in proposed to be improved in the Autre as a lo-front classe-type reading y non-section on a Go-foot classe-type reading y non-section on a Go-foot classe-type improvements are not required at this time. Highway right-of-way, including any necessary revert ble assessment for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltim re County Bureau of Engineering. The plan should be revised sceneringly.

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

Development of this promety through stripping, grading and stabilisation could result in a sediment collution pubbles, damaging private and public holdings down tream of the property. A grading permit is, therefore, necessary for all grading, and ding the stripping of top coll.

Re: Item #234A (1972 - 1973)
Property Owner: The Roland Run Club, Inc.
Intersection of Joppa Rd. and Exit Ramp from I-695,

Sattinger Settway
Temeant Jointy: Special Hearing for construction of
tends courts on and within an area presently used under
a non-conforcing use as an athlatic field as being
permissable within the context of said non-conforming use
District; 98

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Sediment Control:

Without reviewing the evidence further in detail by, based on all the ince presented at the hearing, in the judgment of the Zoning Commissioner non-conforming use does exist on the subject property for use as a communther similar civic, social, recreational, or educational uses. The main use Further, it is the opinion of the Zoning Commissioner that tennis is nalogous 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 25 day of August, 1973, that a non-conforming use for a building, et ceters, does exist and that tennis courts can be cons: ucted on that portion of the property that has been used as a lacrosse field

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

Stall Jan Zoning Commissioner of Baltimore County

Mitem #25/hA (1972 - 1973) Property Owner: The Roland Bun Club, Inc.

Page 2 July 17, 1973 Storm Brains:

FOR

DATE

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

The Fettitioner must provide recessory drainage facilities (temporary or parament) to provent creating any missions or dranges to adjacent properties, especially by the occentration of surface waters. Correction of any problem which are result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the hydritoner.

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

Public sentrary sewerage is not available to serve this property which apparently to utiliting private consts savage disposal. The plan should be revised to indicate the existing savage disposal system.

L Cheorth W. Jewe parl ELLSACHH N. DIVER P.E. Chief, Bureau of E.gineering

EMD: RAM: FWR: SS

S-SE Key Sheet h3 & bh NY 10 Pcs. Sheets NW 11 J Topo 60 Tax Map

cc: G. Reier J. Trenner J. Loos

The Alex Brown Building Tower: Maryland 21204

RE: Petition for Special Hearing SW/Corner of Jospa Read and the Baltimore County Beltway The Reland Run Cleb. Inc. -NO. 74-12-SPH (Item No. 244-A)

Dear Mr. Hessian

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

Very truly yours,

S. ERIC DI NENNA

SED:ge

cc: Dr. Milton L. Engroth, Presiden 8200 Tally He Read Lutherville, Maryland

WILLIAM D. FROM



June 26, 1973

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

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

Property Owner: The Roland Run Club, Inc. Proposed Zoning: Special Hearing for construction of tennis courts on and within an area

presently used under a non-conforming use as an a hletic field as being permissable within the context of said non-conforming use.

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

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

Very truly yours.

John I Wimbley

John L. Wimbley Planning Specialist II Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING 105 WEST CHESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING

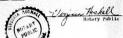
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREN' CERTIFY, That on this 18th day of July, 1973, personal appeared before ue, Notary Public of the State of Maryland, in and for the County aforesaid, G. LEWIS SADTLER, 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 Mombership Meeting of November 17, 1959, Minutes of Directors Meeting February 15, 1961, Minutes of Directors Meeting, March 15, '961, 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 :his capacity of Secretary of said body corporate.

AS WITNESS my hand and Notarial Seal.

9 Seem South



HESSIAN & IGLERA

ROLAND R'M CLUB, INC. BOARD OF DIRECTORS' MERTING MARCH 17, 1959

A regular meeting of the Board of Directors of the Boland Rum Club, Inc., was held on March 17, 1959, at the home of the secretary. ment and comprising a quorum were

C. Wilson Spilker Emerson Roed Stephen Ellen

Rassell Hopping William Scheiner, Jr. Harry Brian Garland Harrison, Treas. Alvina N. Swomley, Sec.

MEMBERSTIP COMM. REPORT

ACTIVITIES

MOTTON

The rimutes of the February 16, 1959 meeting were approved as

Stephen Ellon, Membership chairman, reported two resignations mbare se follows:

Resigned: Mr. and Mrs. Lee Weitzenkorn

ur. and urs. Herbert Buschers

New members replacing the resigned members:

Mr. and Mrs. Jay Bonald 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 among Club Members' children had been good and was progressing well. He also reported that plane 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

John Wister, Planning Committee Chairman, presented plans for the install tion of two drains to take care of the low spots in the patio,

ROLAND RIM THE THE

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

A special meeting of the Roard of Directors of the Club, duly called by the President in accordance with the By-Laws of the corporation, was held at 1304 Anywood Avenue, Ruxton, Baltimore County, Maryland 21204 on the 15th day of August, 1973, at which time the individual members of the Board . ho mad been in attendance at the hearing before the Zoning Commissioner of Baltimore County on Monday. July 16, 1973 reported the recitals of disconfiture by homeowners in the Heatherfield Community resulting from parking of itinerant spectators, attracted by sports activities conducted on the athle-iofield 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 Building Committee is to get an estimate for this work from Boslay. The Planning Coumittee is also considering the possibility of adding to our present hot water facilities, a 300 gallon tank with an auxiliary

In the absence of the Pool Committee Chairman, Enberson Beed 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 dispERSANTS QUEST PRE LIST russion was revised by the Board as follows:

Konday thru Friday - - - - \$1.25 - 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 price 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

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

Celvine M. Su

POOL COMM.

Report of Building Countities

The Building Committee is pleased to report that the pool will be read

The fence will be completely erected tomorrow, the pool are has been parking lot, road and walkery installed. A concrete walk was put in in supplied store because of current cost and better walking surface.

I have discussed everal items with Bob Musselman, committee seaber in charge of building, and Mr. Bosley, builder, in reference to inside sloting for privacy, interior painting, floor finishing, shelves, electrical outlets and outleds gutter.

The recommendation of this committee is that we paint or shelland the inside tollets and install outside gatter over smaling side exideral to East side. A weather vane has been approved by the Brand of the March meeting. Shelves and door have been installed for concessions at no cast. Electrical outlets will be installed in a few days. A bulletin board was installed for the Eunsper as re-

I would like the Board to know of the extreme interest that our grading I would like the Board to know of the extreme interest that our graning contractor, Jack Trapp, has taken in our entire project. He not only did as 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 20 ft, and box at no cost, and instilled shrubbery at a vory small cost.

As chairman of the Building Committee I would like to make the following changes in the committee and sak the Board's approval. The Building Committee as listed of the provided of the Building Committee as listed of the services of three reachers, who have either sowed out of town or completed their task parties of alway Hise, Jack Bader and Van Schwab. The Building Committee will be able to operate officiently and spoceabilly with the above change.

Respectfull; ambuitted,

BARIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

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

FROM William D. Fromm, Director
Office of Planning and Josing

SUBJECT. Petition IT/H2122PM... Southmest corner of Joppa Road and the Baltimore County
Beltuay.
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.

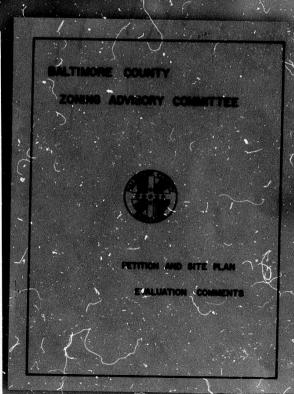
This request raises no planning objections to this proposal

William D. From, Director
Office of Planning and Zoning



Being all that tract of land situate in the Ninth Election District of Baltimore County and described as follows,

BEGINNING FOR THE SAME at the intersection formed by the northermost line of the right-of-way of the State Roads Consission of Maryland for the evit ramp leading from interstate Highway 1-89 (The Baltimore Baltway) to Interstate Highway 1-89 (The Junes Falls Expressway) and the center line of the Joppa Road, a public road, 30 feet, more or less, wide; thence running along the center line of feet Joppa Road and the context line of the Joppa Road, a public road, 30 feet, more or less, wide; thence running along the center line of said Joppa Road Morth 479 27 West 735 feet, more or less, to intersect the division line between the property being herein described and that of the Les Estace; thence running along said division line South 43 degrees 14 minutes 30 seconds West 688 feet, more or less to South ay degrees it minutes 30 seconds when too feet, more or less to intersect the said northermore boundary of the right-or-say line of the State Boards Commission of Manyland aforesaid, thence binding along exidently manylands aforesaid, thence binding along exidently manylands. The said of or less, to the place of beginning.



JOHN J. DILLON, JR

MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS CO

SUREAU OF HEALTH "EPARTMENT

DING DEPARTMENT BOARD OF EDUCATION TWING ADMINISTRATION CONSTRUCT.

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

> RE: Special Hearing Petition Item 244-A The Roland Run Club, Inc. -Petitioners

July 10, 1973

The Zonirg 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.

These comments are not intended to indicate These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Boning Commissions with ecommendations as to the appropriateness of the requested zoning.

The subject proper w is located at the inter-section of Joppa Road and the exit from the Baltimore Beltway I-695. This property is currently improved with the Roland Run Country (lub, which contains a cluthouse, swimming pool, tennis courts, and a lacrosse field which fronts on Joppa Road. The petitioners are asking for a Special Hearing to construct tennis courts on what is now the lacrosse field.

This petition is accepted for filing, however, revised site plans must be submitted prior to the hearing that indicate the following items:

1. The zoning of the property.

John W. Hessian, III, Esq.

Page 2

2. Parking breakdowns -

For the number of members of the Club.

For restaurant and/or food service facilities at a rate of one space for each 50 square feet of floor area thereof.

- 3. The width of the entrance from Joppa Road.
- 4. The actual parking spaces on the site.
- Trash containers. All existing utilities, such as water and sewer systems.

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 Huch hills JOHN J. DILLON, JR.,

Chairman, Zoning Advisory Committee

JJDJr.:JD Enclosure

cc: Mr. Joseph J. Hickey (We are forwarding Mr. Hickey's copy of the comments to you since no address could be found in the telephone listings.)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1973

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

Z.A.C. Meeting of: Tuesday June 19, 1973

Re: Item 2hh-A (Addendum)

Item can-A (Addenium)
Property Owner: The Roland Run Club, Inc.
Location: Intersection of Joppa Road and Exit Ramp from I-695 Balto.Beltway Present Zoning:

Present Zoning: Pruposed Zoning:Special Hearing for construction of tennis courts on and within a mea presently used under a non-conforming use as an athletic field as being permissable within the context of said non-conform-

Districts

Dear Mr. Dilenna:

No effect on student population.

Very truly yyars, 10 Wich tetroul W. Mick Batrovich

S. ERIC DINENNA



lune 25, 1973

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

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 1-695, Baltimore Beltway Present Zoning:
Proposed Zoning: Special Hearing for construction of tennis courts on and within an area

persently used under a non-conforming use as an athletic field as being permissable within the context of said non-conforming use.

The site plan must be revised to show the parking calculations, layout, and location of the

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

Very truly yours,

John X Wimbley

105 WEST CHESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING AREA CODE 301 PLANNING 484-3111 , ZONING 484-3381

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: The Roland Run Club. Inc.

Location: S/S Joppa Road (I-83 & # 595 Beltway)

Zoning Agenda June 19, 1973

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. Pire 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 nears of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at

The vehicle dead-end condition shown at the site shall be nade to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of the Pire Prevention Code prior to occupancy or beginning of the Pire Prevention Code prior to occupancy or beginning of the Pire Prevention Code prior to occupancy of the Battonal Pire Protection Association Standart No. 101

"The Life Safety Code", 1970 Edition prior to occupancy, Site plans are approved as drawn.

The Pire Prevention Sureau has no comments at this time.

Reviewer: LA Magn & Moll of Hoproved:
Plann lightfroup
Special Inspection Division Pire Prevention Bureau

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



June 20, 1973

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenga, Zoning Commissioner Office of Planning and Zoning County Office Building Towsen, Maryland 21204

Comments on Itez 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 Baltimore Beltuny, I-699
Present Zoning:
Proposed Zoning: Special Hearing for construction of
teanis courts on and within an area presently used
under a non-conforming user so an athletic field as
being permissible within the context of said nonconforming use.
Discourts of the property of the context of said nonconforming use.
No. Acres:

Metropolitan water is available. Private disposil system.

Revised plans must be submitted showing locations of water supply and sewage disposal system, prior to Health Depart-

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn 6-

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., sace in such afc one little ... successive washes before the 15th

day of _____July_____, 19_73_, the first publication appearing on the 28th day of June

L. f THE JEFFERSONIAN,

Cost of Advertisement. \$___

TOWSON IM IES TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Loging Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks/before the 2nd day of July 1973 that is to say, the same

STROMBERG PUBLICATIONS, Inc.

B, Buth Morgan

John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

I THE CIPCUIT COURT FOR BALTIMORE COURTY

STATE OF HARYLAND: COU TY OF BALTIMOTE:

L, BEER H. MAHLEE, JR., Clerk of the Circuit Court for Baltimore County, do hereby certify that the aforegoing is a true photo copy of the original DRED

taken from the Records of the said Circuit Court for Daltimore County as recorded in LiberOLB '0.3331 Folio 282 , one of the LAND Decords of Daltimore County



II TESTINON 'MEMBE, I hereto set my hand and affix the scal of said Court thid2thay of July

Close & Kalling, J.

LIBER 3331 PAGE 282

day of Fobruary , by and between

and fifty-eight

in the State of Maryland, of the first part, and body corporate, only incorporated under and Laws of the State of Keryland.

don 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, 1ta successors

heirs and assigns, in fee simple, all those two parcels of ground, situate, lying and being in Baltimore County , afarosaid, 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, of the second line of the parcel of land which by Deed dated December 20, of the second line of the parcel of land which by Deed dated December 20, of the 10 country in Liber 67, and 10 cou

BEGINNING for the second thereof at the end of the fourth line of the parcel of lend which was conveyed as aforesaid by Nabel P. Lee, widca, to Eleanor C. Scott, sait point being also at the beginning of the third line of the parcel of lend conveyed as at the beginning of the third line of the parcel of lend conveyed as at the beginning of Scott Georgi to The Schand Run Club, Inc., and running themes the birding on a part of said third line South 44 degrees of minutes East 4CC feet zore or less to intersect the right-of-way line as shown on the State Roads Cosmission of Maryland Plat No. 16618, and running theme

LIDER 3331 PAGE 283

with and binding on said right-of-way line southwesterly 425 featron orless to intersect the fifth line of the percel of land conveyor by Webl F. Lee, binding reversely on a part of said fifth line North 43 degrees 14 minutes 30 seconds East 210 feat were or less to the place of beginning, containing 1.17 scree of land more or less.

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

LINER 3331 FASE 284

Logether 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

hoisexaput 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 here conveyed; that she will warrant specially the property granted and that she such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor .

ana m. Silled Anna M. Silbel

Eleanor C. Scott

STATE OF MARYLAND, BALTIMORE COUNTY

. to wit: day of February

I HEREBY CERTIFY, That on this 13 1 in the year one thousand nine hundred and fift;-eight a Notary Public of the State of Maryland, in and for | Beltimore County personally appeared ELEANOR C. SCOTT, unmarried,

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

> · 1/17/2 Ungenia L. Commice Virgidia L. Cronwell - Notary Public

Rec'd for Record APR 9 1958 at 7 u Per Goorge L. Byorly, Clerk. Valled to Roland Run Club, Inc

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Granted by ZC, BA, CC, CA Reviewed by: Revised Plans; Change in outline or description____Yes

74-12-SPH

CERTIFICATE OF POSTING ING DEPAILMENT OF BALTIMORE COUNTY

1 5150

District 924	Date of Porting JUNE 29-7
Posted for SPECIAL - HEAR	ING
Petitioner THE ROLAND RG	a Plusine.
Location of property: SW/POR.	OF JOYPARA AND THE BATTERING CO
Beliwat	
Location of Signs 0 3/5 OF Vo	FRA Rd & OF PAIRFORE BETWEEN
Remarks:	
Posted by Karles	seel Date of return Valy 6-1973

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Cheseneake Avenu Towsca, Maryland 21204

BALTIMORE COUN OFFICE OF FINANCE I MISCELLANEOUS	REVENUE DIVISION	No. 11161
ATE Aug. 1	5, 1973 ACCOUNT 01-6	62
	AMOUNT \$5	7.50
	DISTRIBUTION	
WHITE CASHIER		

No. 10865 BALTIMORE COUNTY, MARYLAND June 26, 1973 01-662 AMOUNT \$25.00 PINK - AGENCY Neuron Smalkin and Hessian 102 V. Perma. Ave. Towners, Md. 2120h. Petition for Special Bearing for The Boland Non-Club-RC

OTHE CHEUT COUNT FOR MALTHERS COLUTY OF THE CHEUT COUNT OF THE CHEUT OF THE CHEUT COUNT FOR MALTHERS COUNTY FOR MALTHORS COUNTY COUNTY FOR MALTHORS COUNTY FOR MALTHOR

LEIRZ /36 PMG 522

This Deed, Made this

19€.

day of July

by and between MAREL SCOTT her husband, of New York City in the State of

South County and a body corporate of the State of Maryland,

valuable consideration, the receipt of which is hereby acknowledged, the said Kabel Scott Georgi and John C. Georgi, her husband,

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

takanatassigns, in fee simple, all that parcel

of ground, situate, lying and being in , #20064558, and described as follows, that is to say:—

Paltimore County

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 Soth, 1922 and recorded among the land resords of Daltimore County in Liber W.P.C. No. 558, folic 276 was conveyed by Hanca C. Clorent and husband to Mabel F. Lee, said point being distant north 47 degrees 32 minutes west 45,39 feet measured along said third line from the beginning thoweof and running theme 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 564,67 foot themes leaving said road ann outline and running for lines west 564,67 foot themes leaving said road ann outline and running for lines 14 minutes 30 seconds west 470 feet, south 44 degrees 57 minutes east 564,61 foot and north 43 degrees 16 minutes east 405,45 feet to the place of beginning. Containing 1,25 acres of land more or leas.

BEHRO the percel of land firstly described in a deed dated December 20th, 1989 and recorded among the Land Records of Baltimore County in Liber 5.1.6. No. 1925, follow 17 from Nabel F. Low, widow, to Kabel Scott Georgia



1302736 -- 523

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 aspectaining.

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 usbo and to the proper use and benefit of the said Roland Run Club, Inc., its successors

izzand 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 grantor S

TEST:

terry During

Mabel Scott Georgi (SEA

STATE OF MARKEAND, COUNTY OF ROW Jock. . . to wit:

I HEREBY CERTIFY, That on this

12 day of July

in the year one thousand nine hundred and fifty-five before me, the subscriber, a Notary Public of the State of Allangazard, in and for the County of Man aforesald, personally appeared Mahol Scott Goorgi and John C. Goorgi, her husband,

the above named granters , and thoy acknowledged the foregoing Deed to be their

As Witness my hand and Notarial Seal.

Roo'd for record full 15,1955, at 10 M = 20000001. MACHINE POR GOODS L. Wylfry Klock. Charles of the second of the

I'THE CIPCUIT CAUNT BUT BANKER THE COURTY

STATE OF DANYLAND:

COUNTY OF BALABONS:

b. BLETH. WHILE, M., Clerk of the Circuit Court for Daltimore County, do here's certify the the aforegoing is a true photocopy of the entrinal DEED

taken from the Tenerals of the seld

Circust Court for Baltimore County as recorded in Siberons 0.2736

Folio 522 , one of the LAND

Decords of Daltimore County



to mesture with LTV, I have to set my hand and affix the seal of said Court this 12thmy of July A.S.,

Clare of the Circuit Court for Jalians









ting of the members of the C red of such year at such hour retors for the election of oir general business. Such an at is to say, open for the it of the Club without special in which special social

h. Members are a symmetrial for their general feet.

3. Members are a syspensible for their general conduct.

4. Members are thinks for any property demaps caused by their geneta
5. Govern to whom they all rules and regulations that apply to members and their delibres.

6. The above males it mandelary that hady uttry be talls members or bounded.

7. The above males it mandelary that hady uttry be talls members or bounders.

is through Friday (except he layer through Friday (except he locol a.m. to 5:00 p.m....

ES FOR USE OF TENNIS CARE OF THE COURTS

day, Sunday and Holidaye 10:00 a.m. to 5:00 p.m... 5:01 p.m. to 10:00 p.m..

IBI The Roland Run

Club

MEMBERS GUIDE - 1972

Children are set when the playing surface of the court compared to the court of the court of the court of the No.15. This manual consistent at the work only of the court of the long about you're consistent that the other shall be to player, since their choice out the set of the court of the form of the court of the

Section 2. Application for normhership must be made in writing to Bullward of Streethers on forms provided by the Clab. Applications are the artifector of the companion of the Clab. Applications are the artifector of the Clab of th

On the South by the Baltimure City Line: on the East and North a

From the Baltimore City Line North alone Charles Street Avenue From the Balthmore City Line North along Charles Street Avenue as new located to Juppa Read to Charles as new located to Juppa Read to Charles as new located to Juppa Read to Charles as relocated to the Balthmore County House to Part Charles as relocated to the Balthmore County Balthmore County House to Balthmore County House to the Harrisberg Expressively then North on the Harrisberg Expressively the North on the Harrisberg Expressively to Seminary Avenue the North On the West to Seminary Avenue to Palls Road and on the West by Palls

That except upon the resignation of an out-of-area number, the Board of Directive shall first act upon the applications of per one residing from within the area as above defined.

Section 3. The total number of memberahips of the Club shall not exceed 300, of which not more than 60 shall be individual memberships. The total number of memberships can be decreased by the Board of Directors.

Paintly memberably - issued to husband and/or wife and all unnavired children, if any, real-den with the parent or parents bolding the memberably certificate. The Buard of Directive man, in its discretion, extend a family member-ably to include parents or parents-in-law re-iding with and dependent upon the person or persons holding a memberably certificate.

p or the surviving holder of a membersh shership, title to its membership certific ab without endorsement or other act by its di member's estate. The Baard of Direce such certificate in the name of a trustee urviving mnor children. having an individual membership or certificate having a family member shall forthwith revert to the Clab with representatives of with deceased may, in its discreting, continue and or gove than for the benefit of eurivi-

The control of the co

BOARD OF DIRECTORS

Edwarf O. McNicholas 12 Inicide Road Baltimore, Marriand 21210 889-2912 Vice President

Robert E. Vogel Stevenson Road Stevenson, Maryland 21153 484-3404 Chairman-Memberahip

Edward R. Seth 1513 Walnut Hill Lane Baltimore, Maryland 21204 828-4538 Tannis Committee

William L. Howser 1804 Indian Head Road Baltimore, Maryland 21204 823-1062 Chairman-The Reporter

George F. Pappas 10520 Lakespring Way Cockeysville, Maryland 21030 666-1110 Director of Tennis Activities

Mrs. Hugh B. Shepard 7 Scottsdale Court Lutherville, Maryland 21093 325-1134 Chairman-Swimming Program

Club Phone 825-9932

Robe t B. Lucas 1302 V. Lake Avenue Baltimure, Maryland 21210 377-6888 Chairman-Concession

James O. Centry 205 St. Martin: Road Baltinore, Maryl.nd 21218 889-8186 Chairman-Long Term Finance

Richard P. Franke 1622 Jeffers Road Baltimore, Maryland 21204 825-4933 Pool Maintenance (Consultant)

George E. Brown, Jr.
7817 Ballston Road.
Saltimore, Maryland.
21204
223-4740
Teenis Committee
James Barnhart
Box 74, Accord itili Lane
Box 74, Accord itili Lane
2137
253-7653
Chairman-Bidg. & Grounds

G. Lowis Sadiler
1304 Maywood Avenue
Baltimore, Maryland 21204
823-2843
Secretary-Treasurer

Eric P. Steingass 6914 Bellona Avenue Baltimore, Maryland 21212 377-9034 Club Manager

Mrs. Joan C. Suter 3103 Berkshire Road Baltimore, Maryland 21214 254-2756 Secretarial Assistant to Loard

a set and then no or a set and then no waiting. Daubles but only two sets Mombers using I

The external of external points while policy is not received in the state of the control of the state of the control of the co

court it belongs.

Section 6. The Board of D Assistant Secretzies and one or such Assistant shall hold office f authority and perform such dutte scribe.

ARTICLE VI - OPPICERS
in 1. The executive officers of the Club shall
with the control of the Club shall
receive to the Club . The suscessive officer
activities of the Club . The suscessive of the club . The club activities of the Club . The club of the Club . The Cl shall be a dir d of Directors all have the g Club, shall at deeds, morig annually pury be submitted 20 days thore

Fig. 753-1916

General Regulations

General Regulations

1. Pool will open for Januarish Day, May 27, 25, 28, The pool will be closed May 30th through a bed.

2. A pool hours: 1900 a.m. to 900 ym. Exciter closing at discretion of the Chab Manage in case of tachmont weather.

3. Pool hours: 1900 a.m. to 900 ym. Exciter closing at discretion of the Chab Manage in case of tachmont weather.

4. Members must able by all rules and use respons his for the compilization of the complete of the compilization of

REGISTRATION REQUIREMENTS

b. Each number must register upon entering the pool area by signing the register with his or her same and memberably number. One number of the family may righter for the enter family, but we distinct, on a superior or a superior set of the same of the sam

CHILDREN'S REGULATIONS

Dispered bables are not allowed in the main or wedling pool.
 Widding ood restricted to children? Pursu's dispersable.
 Widding ood restricted to children? Pursu's care in a complete read-tion.
 Widding ood widden or pursu'd care in a complete read-nable.
 Children 9 years of age and under must be registered by and accom-panied inthe pool area at all times by a responsible member and less than.
 Is years of age.
 Is complete with, such children will not be promitted to remain in the pool area. NOTE: In child Manager, upon request, and at his discretion, my such that the child will be produced as a such as a complete of the child will be produced by the produced of the pool area of all times.

NOTE: All purchases, other than food will be signed for by chits at either the tennis or pool office and will be billed.

Section :. All members must immediately notify the Secretary of any thange of address and by failure to do so shall be deemed to have waived any notice provides for under these by-laws.

Section t. Each familybership shall at all times be represented and evidenced by a membership portificate in words and figures substantially THE ROLAND RUN CLUB, INC. MEMBERSHIP CERTIFICATE

THE ROLAND RUN CLUB, INC., (here after called the "Club"), a corporation without capital stock, organized under the laws of the State of Maryland and located in Baltimore County, hereay certifies that and are the record holders of

have paid to the club the sum of and a numiransferable, undivided interest in said Club. Upon the resignation, expulsion, or death of the holders of this Certificate, such holders or the extendit representative of the surviving holder shall be entitled to receive the aforeasial sum, without interest, upon the reside of the said Certificate by the Club in accordance with the by-laws at the same may from their to their eath;

Upon final distribution of the Gulo, the halders of this Certificate, together with the halders of time Certificates of Membership and Bonds the certificate, half be entitled to receive a nearly silve in the areas of the Gulo available for distribution ofter payment of all claims and charges against the Gulo.

WITNESS the mant amuseal of the Club subscribed and affixed reto by its President and Secretary this day of 19 THE ROLAND RUN CLUB, INC. (SEAL)

FOR VALUE RECEIVED, the undersigned do hereby surrender the within Certificat of Membership and Bond to the Club for resale.

WITNESS our hands and reals this day of , 19 . (Seal)

Section 7. Each individual membership shall at all times he re-presented and evidenced by a membership certificate in words and figures substantially the same .s the certificate of family membership.

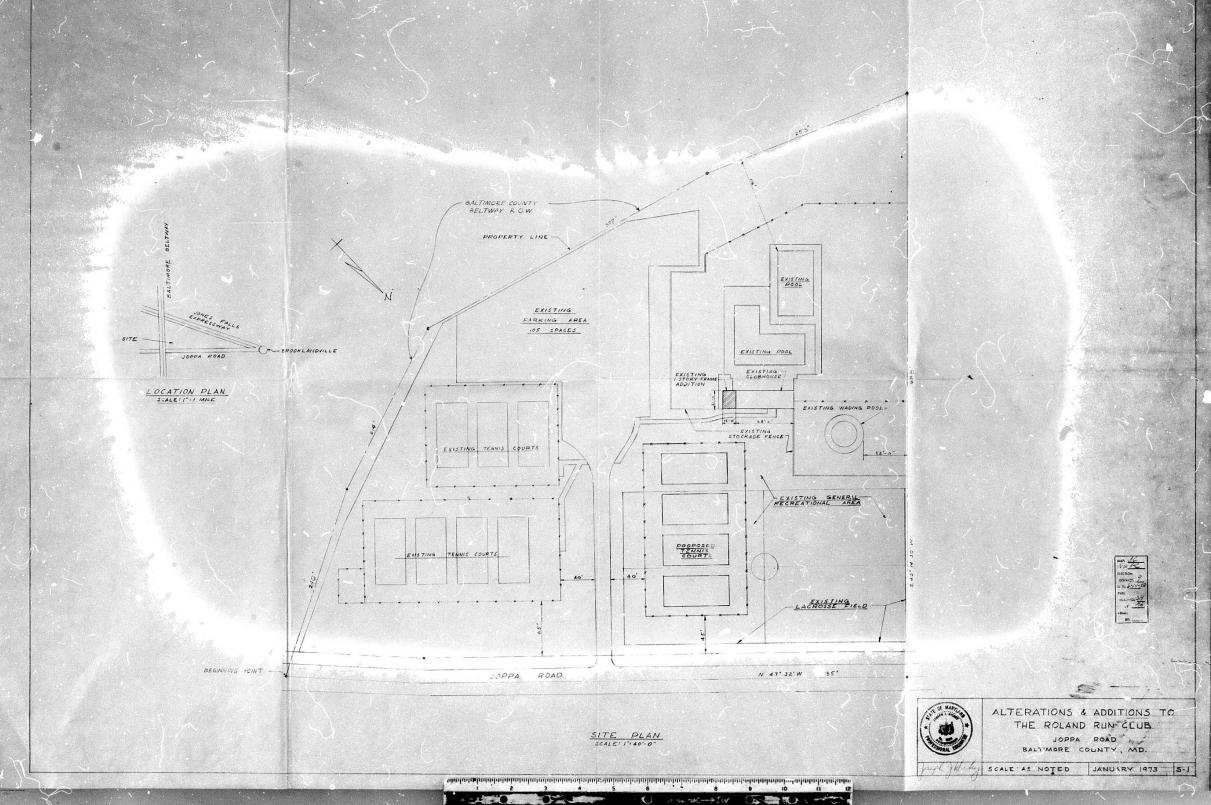
Section 8. Upon the death of the holder of a membership certificate

tion 10. The minutes of all available at any reasonable is other. director may be falled by a seconditive for to such by the lines of the fall and we succeeding amount meeting or succeeding amount meeting or successors shall be elected and committees as at deem studing committee shall no committee yades shall be a settlen for The minad shall be wellistic at any rea good standing.

Section 1. At a regular meeting of the libert of Directors print to the downstream of the control of the contro Board of Directors.

Continue, 2. Delatements of the Continue of A committer shall be considered on our for evaluate and ny committer a continue of the contin Section 1, Instituted for each to describe the best of the present on II. Upon the resignation or expusion of the holder or a membership coefficier, the initiation of a hall be returned deer or holders, except that its based by the clarams may, but require such holder or holders to down a new member in to the based of Distorter, Section 1. Now the delivers or reposition of a hashed and wife sciential properties of the delivers of the delivers of the delivers of the former of the delivers of the delivers of the control of the delivers former in of the Article and eliment regard to Section 2. Of this Article former in of the Article and eliment regard to Section 2. Of this Article of the delivers of the delivers of the delivers of the delivers of the article of the delivers of the delivers of the delivers of the correlation while the sections of the article of the delivers of the correlation while the sections of the article of the delivers of the correlation while the sections. in the discretion of the Board of Director the Sec Secrebiny and the Treasurer or one Assistant Treasurer or edit not to exceed the amount of annual dues for Section 7. At any meeting of the members culted attacks of the view of a support of the three standing and emitted to vete, be removed from office, as any and any populous the place of the person error for the reminder of this term. Vacanton among error for the reminder of this term. Vacanton among designated by the loss of Directors until the next name designated by the loss of directors until the next name Of the Club and be tracelled at year of incorp. Auth.

Section 1. The hard of Section 2. The Section 3. The Section 3. The Section and "onter shall be tree. shad be one for a members shall be a armuslim of the entitle Chart affected to of Direct affected to of Direct of Directs



AUG 0 2 1976