



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

August 24, 1999

Mr. Thomas J. Hoff, RLA
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD 21204

Dear Mr. Hoff:

RE: Spirit and Intent, Woodholme Country Club, Zoning Case No. 74-15-XA, 3rd
Election District

Thank you for your spirit and intent letter of August 18, 1999 regarding the
proposed new pro shop, at the Woodholme Country Club. Your correspondence was in
accordance with my request at the DRC meeting on August 9, 1999.

Please be advised that the Baltimore County Zoning Office will consider the new
proposed pro shop, which will replace the existing shop, as within the spirit and intent
of Special Exception 74-15-XA as the total amount of building square footage has not
exceeded an additional 25% of the original building area approved by said special
exception. I have informed Mr. Donald Rascoe that the Zoning Office is in favor of a
development plan exemption.

Please submit one additional red lined plan so that this office can update the
special exception file.

I trust that the information set forth in this letter is sufficiently detailed and
responsive to the request. If you need further information or have any questions,
please do not hesitate to contact me at 410-687-3391.

Sincerely,

Mitchell J. Kellman
Mitchell J. Kellman
Planner II
Zoning Review

MJK:rsj

c; Zoning Case 74-15-XA

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

069290

DATE 8/20/99 ACCOUNT 001-6150

AMOUNT \$40.00 (MJK)

RECEIVED FROM THOMAS J. HOFF, INC.

FOR #99-2193

WOODHOLME COUNTRY CLUB

DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PAID TO ORDER OF
CASHIER
DATE
AMOUNT
RECEIVED FROM
FOR
CASHIER'S VALIDATION

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-3326

August 18, 1999

Mitch Kellman
Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Woodholme Country Club
New Pro Shop - DRC #08099B

Dear Mitch:

As per your request at the DRC meeting, I have reviewed the existing special exception file (74-15XA). The total building square footage that was approved equaled 61,464 square feet. In 1992, an additional 5,183 square feet was added to the clubhouse (Permit #B-139471). The proposed Pro Shop equals 12,400 square feet more or less. The existing Pro Shop that is being removed equals 7,000 square feet more or less. Therefore, the net increase in total building area for the new Pro Shop equals 5,400 square feet. The combined total of the 1992 addition and the new Pro Shop equals 10,583 square feet. This represents a 17% increase in total building area.

Attached please find a copy of the redlined plan we used for the DRC and a check for \$40.

If you have any questions or require any additional information, please give me a call.

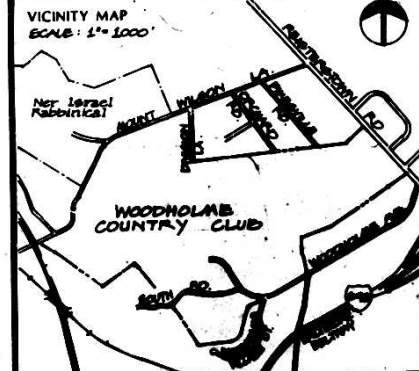
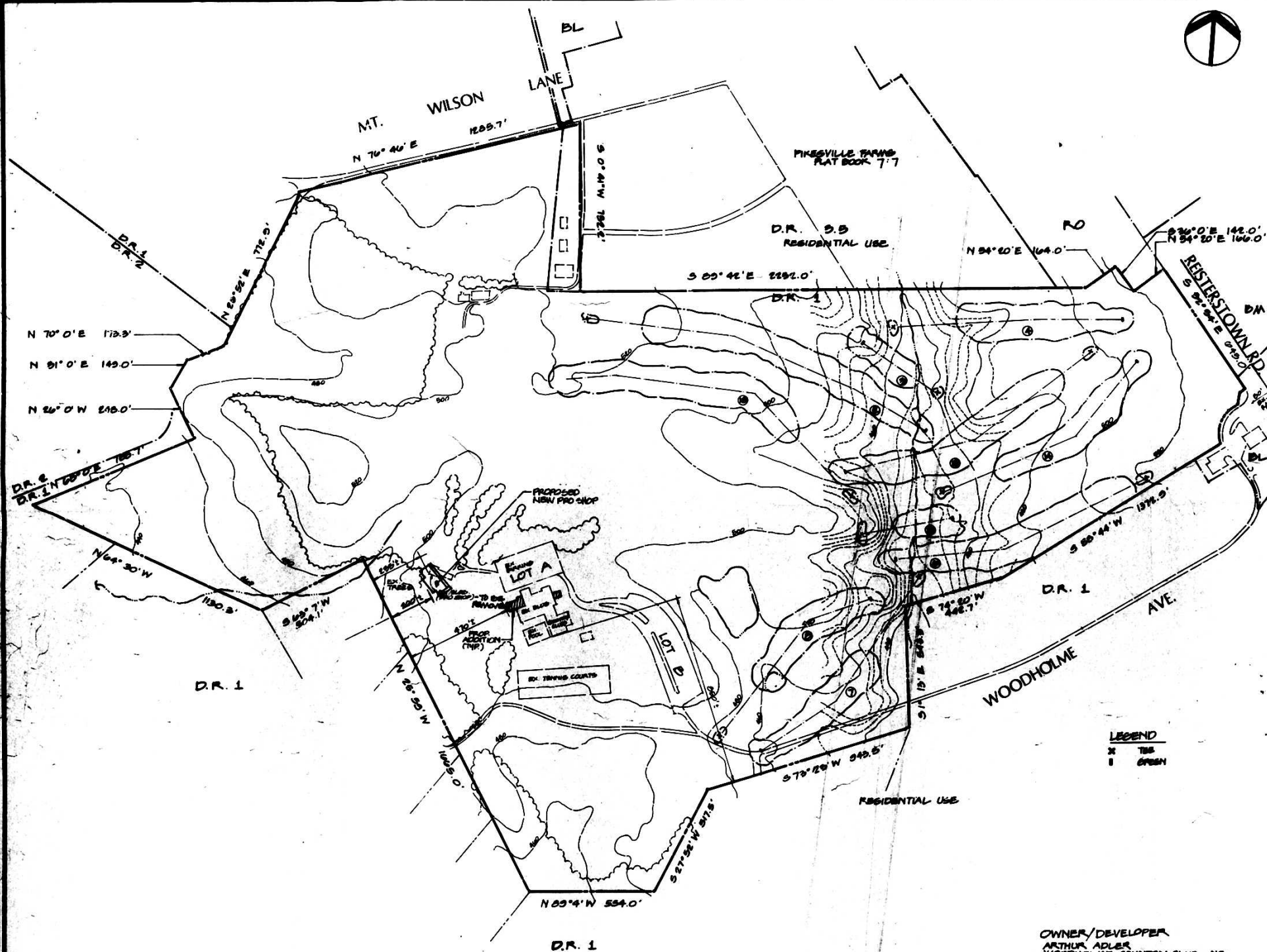
Very truly yours,

Thomas J. Hoff
Thomas J. Hoff, RLA

Cc: Arthur Adler



99-2193



SITE DATA

SECTION NUMBER.....D.R.T. D.R.3

SITE ADDRESS.....280.0 AC +/- (800,317 SF)

ESTIMATED USE.....

PROPOSED USE.....CONCRETE CHS

GROUND FLOOR AREA: (ALL AREAS +/-)

EXISTING: LOWER LEVEL.....20,000 SF

UPPER LEVEL.....20,000 SF

GROUND FLOOR TOTAL.....40,000 SF

TOTAL BL. S.F.....64,000 SF

PROPOSED: LOWER LEVEL.....7,707 SF

UPPER LEVEL.....6,000 SF

TOTAL PROP. S.F.....13,707 SF

TOTAL GROUND FLOOR AREA.....(33,697 SF)

REMARKS:

REQUIREMENTS:

GROUP CATEGORY: 10 BUILD. OR 3.5/1000 SF.....344 SF

STORIES CTR. 7 CTR. 0.3 SF/4'.....21 SF

LOWER LEVEL CONCRETE CHS:

GROUNDWATER: 1770 SF @ 0.3/1000 SF.....12.70 SF

LOT: 200 SF @ 0.3/1000 SF.....6.00 SF

STORIES/LOT AREA: 200 SF @ 0.3/1000 SF.....0.00 SF

UPPER LEVEL CONCRETE CHS:

GROUNDWATER: 200 SF @ 0.3/1000 SF.....12.00 SF

LOT AREA/STORY AREA: 200 SF @ 0.3/1000 SF.....0.00 SF

ADDITION/UPPER: 200 SF @ 0.3/1000 SF.....3.00 SF

LOT: 200 SF @ 0.3/1000 SF.....0.00 SF

STORIES: 200 SF @ 0.3/1000 SF.....0.00 SF

LOT AREA: 200 SF @ 0.3/1000 SF.....0.00 SF

REMARKS: 600 SF @ 0.3/1000 SF.....0.00 SF

GROUNDWATER: 14,000 SF.....0.00 SF

SECOND FLOOR:

LOT: 1 STORY @ 1.50/4'.....1.50 SF

ADDITION/UPPER: 200 SF @ 0.3/1000 SF.....0.00 SF

GROUNDWATER: 200 SF.....0.00 SF

TOTAL REQUIRED STORIES.....0.00 SF

FUNCTIONS PROVIDED:

LOT A.....300 SF

LOT B.....300 SF

VARIOUS (0.75-1.00).....300 SF

TOTAL FUNCTIONS PROVIDED.....300 SF

WWW...ALL numbers in white on black

~~PLAN TO ACCOMPANY
BUILDING PERMIT~~

WOODHOLME COUNTRY CLUB
300 WOODHOLME AVENUE

ELECTION DISTRICT NO 3
COUNTY COUNCIL DISTRICT NO 32
BALTIMORE COUNTY, MD.

	REVISIONS: REV. 7/16/82 JAJ 11/4/95 TPOD JAJ 7/29/11	SCALE: 1"=500' DATE: 6/25/82 JOB NO.: 7801 DESIGNED: JAJ DRAWN: JAJ CHECKED: THT
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HOTEL & ANTIQUE ASSOCIATES
410-276-9169

4312 York Road • Suite 202 • Littleton, CO 80120
 303-440-9200 • Fax 303-440-9209

OWNER/DEVELOPER
ARTHUR ADLER
WOODHOLME COUNTRY CLUB NC.
300 WOODHOLME AVE.
BALTIMORE, MD 21205
646/225 , 2411/335

74-15-XA (2nd 24) **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Woodholme Country Club, Inc., of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from none to an (not applicable) none to an (not applicable) none; for the following reasons:

see attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for full and complete country club, including but not limited to all social, recreational or educational uses with swimming pools, golf courses, tennis courts, and restaurants with alcoholic beverage licenses, (Section 100.11(c) of the Baltimore County Zoning Regulations).
I or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

WOODHOLME COUNTRY CLUB, INC.

By: James D. Nolan, President Legal Owner
Address: Woodholme Avenue, Baltimore 21208

Protestant's Attorney

Address: 204 W. Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 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 18th day of July, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WOODHOLME COUNTRY 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 Variance from Section 409.2(b)(5) of the Zoning Code to permit a total of 340 parking spaces instead of the required 484 (variance of 144 spaces).

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Variance 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.

WOODHOLME COUNTRY CLUB, INC.

By: James D. Nolan, President Legal Owner
Address: Woodholme Avenue, Baltimore 21208

Protestant's Attorney

Address: 204 West Pennsylvania Ave.
Towson, Maryland 21204
Telephone: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 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 18th day of July, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Country Club, and :
VARIANCE from Sec. 409.2(b)(5) and (3): : COUNTY BOARD OF APPEALS
SW/5 of Reisterstown Road 260' NW of :
Woodholme Avenue : OF
3rd District :
Woodholme Country Club, Inc. : BALTIMORE COUNTY
Petitioner : No. 74-15-XA

ORDER OF DISMISSAL

Petition of Woodholme Country Club, Inc. for Special Exception for Country Club, and Variance from Section 409.2(b)(5) and (3), on property located on the southwest side of Reisterstown Road 260' northwest of Woodholme Avenue, in the Third District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order for Dismissal of appeal filed November 21, 1973 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Protestants/Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants/Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of November 21, 1973.

IT IS HEREBY ORDERED, this 27th day of November, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Acting Chairman
W. Giles Parker
Robert L. Gilland

WOODHOLME COUNTRY CLUB, INC., : BEFORE THE
Petition for Special Exception : COUNTY
for Country Club and Variance : BOARD OF APPEALS
for Offstreet Parking. : Case No. 74-15-XA

ORDER FOR DISMISSAL

Mr. Chairman:

Please Dismiss the above entitled Appeal.

WOODHOLME ASSOCIATES,
a Maryland Joint Venture

By: Walter A. Reiter, Jr.
Jay I. Morstein, Esq.
Attorney for Woodholme Associates,
a Maryland Joint Venture

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 9, 1973

COUNTY OFFICE BUILDING
111 E. Chestnut Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATS ROOMS COMMISSION

DEPARTMENT OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 241
Woodholme Country Club, Inc., -
Petitioners

Dear Mr. Nolan:

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

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 Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Reisterstown Road, 260 feet northwest of Woodholme Avenue, in the 3rd District of Baltimore County. The subject property is zoned DR 1, DR 3.5, and B1, and is requesting a Special Exception for a private club and a Variance for 340 parking spaces instead of the required 484 spaces, a difference of 144 parking spaces.

This property is currently improved with the Woodholme Country Club, which has been located in this area for many years and is apparently a non-conforming use under the Zoning Laws of Baltimore County. The request now comes before this office because the club has a desire to conform to the Zoning Regulations and to construct an addition more than the allowable 25% (Section 104.1).

James D. Nolan, Esq.,
Item 241
July 9, 1973

Page 2

With regard to the off street parking, it should be noted that under Section 409.2 of the off street parking regulations it states in part that "...." It is the intent of these regulations that adequate off street parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolutely minimums to be exceeded wherever feasible."

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JJD
Enclosure

cc: Metz, Childs & Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204



June 22, 1973

Mr. S. Eric DeNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

RE: 2.8.C. Meeting, June 19, 1973
Property Owner: Woodholme Country Club, Inc.
Location: SW/5 Reisterstown Rd. (Rte 140) 260' Rd of Woodholme Ave.
Present Zoning: DR 3.5, B1, L
Proposed Zoning: Special Exception for Private Club, Variance 340 parking spaces instead of required 484.
District: 3
No. Acres: 205
Item: 241

Dear Mr. DeNenna:

The only public access into the subject site is by way of Woodholme Avenue. There are problems at the intersection of Woodholme Avenue and Reisterstown Road, due to the high volume of traffic on Reisterstown Road (30,000 vehicles, 1,72 A.D.T.) and the close proximity to the Beltway. However, during the inspection at the site, we were assured by representatives of the club, that the proposed building addition does not indicate an increase in membership of the club. If no appreciable amount of traffic is generated, the problems at Reisterstown Road should not be worsened.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 19, 1973

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

Re: Item 241
Property Owner: Woodholme Country Club, Inc.
Location: 3615 Reisterstown Road, 260' NW of Woodholme Avenue
Present Zoning: D.R. 1, D.R. 3-5, & R.L.
Proposed Zoning: Special Exception for Private Club, Variance 340 parking spaces instead of required 136

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

District: 3
No. Acres: 205 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1080 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 201-623-0900

DESCRIPTION

205 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, 260 FEET, MORE OR LESS, NORTHWEST OF WOODHOLME AVENUE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

Beginning for the same at a point on the southwest side of Reisterstown Road at a point distant 260 feet more or less, as measured northwesterly along said southwest side of Reisterstown Road, from the center of Woodholme Avenue, said point being at the beginning of the second or S 53° 24' W 337 foot 4 inch line of the land described in the deed from Theodore Cooke, Jr. and wife to The Woodholme Country Club Incorporated, dated June 23, 1927 and recorded among the Land Records of Baltimore County in Liber W. P. C. 646, page 225, running thence binding on the outlines of the land now owned by The Woodholme Country Club Inc. fourteen courses: (1) S 53° 24' W 337 feet 4 inches, (2) S 60° 28' W 1037 feet 6 inches, (3) S 74° 20' W 442 feet 8 inches, (4) S 03° W 280 feet, (5) S 00° 45' E 100 feet, (6) S 10° 15' E 120 feet, (7) S 04° 34' E 45.6 feet, (8) S 73° 23' W 943 feet 6 inches, (9) S 23° 15' W 195 feet, (10) S 30° 40' W 323.5 feet, (11) N 89° 04' W 554.5 feet, (12) N 26° 12' W 1662 feet, (13) S 62° 05' W 536.02 feet, (14) N 13° 50' W

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

-2-



MATZ, CHILDS & ASSOCIATES, INC.

1130 feet more or less to a point in Mt. Wilson Road, thence along the center of said Mt. Wilson Road, (15) N 68° 01' 10" E 550.70 feet, thence (16) S 22° 03' 50" E 19.10 feet to the southeast side of said Mt. Wilson Road, thence binding thereon (17) northeasterly by a curve to the left with a radius of 238.31 feet, the distance of 95.71 feet, thence still binding on the outlines of said land, (18) N 68° 01' 10" E 144.85 feet and (19) N 25° 18' 20" W 154.73 feet to the easterly side of said Mt. Wilson Road, thence binding thereon two courses: (20) northerly, by a curve to the left with a radius of 238.31 feet, the distance of 18.84 feet and (21) northeasterly, by a curve to the right with a radius of 177.57 feet the distance of 243.85 feet, thence still binding on said land along or near said Mt. Wilson Road four courses: (22) N 22° 03' 50" W 27.32 feet, (23) N 72° 35' 00" E 97.24 feet, (24) N 26° 18' 30" E 794 feet more or less and (25) N 76° 40' 10" E 1286 feet more or less, thence still binding on the outlines of said land six courses, (26) S 00° 34' 10" W 752 feet, (27) S 88° 46' E 1096 feet 9 inches, (28) N 89° 23' E 1150 feet 6 inches, (29) N 54° 20' E 164 feet 4 inches, (30) S 36° E 142 feet, and (31) N 54° 20' E 166 feet to the southwest side of said Reisterstown Road, thence binding thereon (32) S 36° E 772 feet 8 inches to the place of beginning.

Containing 205 acres of land, more or less.

RWB:ejq



J.O.# 59042

May 31, 1973

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 #2A-15-8A, Southwest side of Reisterstown Road 260 feet, more or less, Northwest of Woodholme Ave.
Petition for Special Exception for Country Club
Petition for Variance for Off-Street Parking

3rd District

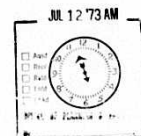
Hearing: Wednesday, July 18, 1973 (1:00 P.M.)

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

The retention of the existing Woodholme Country Club as a country club is consistent with the recommendations of the 1980 Guideplan adopted June 15, 1973 by the Baltimore County Planning Board.

William D. From, Director
Office of Planning and Zoning

WDF:NEG:rw



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER



S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

September 14, 1973

James D. Nolan, Esquire
Nolan, Plunhoff, and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Woodholme Country Club
SE/S of Reisterstown Road,
approximately 1400' SW of
Mount Wilson Lane -
3rd District

Dear Mr. Nolan:

I am in receipt of your letter of September 11, 1973, in which you request our review of plans outlining the proposed expansion of the above referenced use. Your letter is accompanied by an overall site plan of the existing site and computations of the gross floor areas of all existing structures, both prepared by the firm of Matz, Childs, and Associates. Additionally, you have included architectural drawings done by the firm of Architecture Planning Research/Associates, which indicate computations for an expansion of the gross floor area of existing structures by twenty-five (25) percent.

After review of both sets of plans and the accompanying computations, it is our interpretation that the proposed expansion would fall within the limits of what is permitted for the expansion of a non-conforming use under Section 104.1 of the Baltimore County Zoning Regulations.

Final approval would be based upon the submission of these same plans and computations as well as a detailed overall site plan reflecting all of the required information on the enclosed checklist.

James D. Nolan, Esquire
September 14, 1973
Page Two

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

SED-JEB:JBB:gc
Enclosure

cc: Mr. James B. Byrnes, III
Zoning Technician III

LAW OFFICES OF
NOLAN, PLUNHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUNHOFF
NORTON A. WILLIAMS
WILLIAM H. HESSON, JR.

September 11, 1973

AREA CODE 301
TELEPHONE
RES. 7600

The Honorable S. Eric DiNenna, Zoning Commissioner
and
The Honorable James E. Dyer, Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Gentlemen:

Re: Building Permit Application for
Woodholme Country Club

As outlined during the informal meeting of September 5, 1973, Woodholme Country Club is desirous of improving their present club house facilities and rebuilding their swimming pool in order to upgrade both of these facilities. The present club house facilities and pool, as well as various outbuildings, date back to the founding of the club during the 1920's and 1930's, and if Woodholme is to remain as a first rate club and a stabilizing influence in this neighborhood with its 205 acres of green, open areas beautifully maintained, the present facilities must be modernized.

The Club is anxious to reinforce its already strong area commitment by the construction of these new facilities; and the Club as a non-conforming use has the right to proceed to enlarge and replace its present facilities to the extent of twenty-five percent "of the ground floor area of buildings so used", pursuant to Section 104.1 of the Baltimore County Zoning Regulations. The Club's engineers, Matz, Childs and Associates, working with the Club's architects, Architecture Planning Research Associates, have prepared various materials in support of this request for a building permit, and these materials are included herewith. This addition is planned in such a manner that the Club's fall plans for new construction can be readily accomplished upon the successful conclusion of Zoning Case No. 74-15-XA when the requested special exception for the club becomes a reality. However, should such zoning not be eventually obtained, an unlikely event, but a possibility, it is clear that under Section 104.1 the Woodholme Club would still be entitled to expand its present facilities to the extent of twenty five percent as outlined herein.

The Honorable S. Eric DiNenna
and
The Honorable James E. Dyer

-2-

September 11, 1973

The various materials prepared by the architects and engineers speak for themselves, but should any questions arise, we will be happy to answer them. Thanking you for your attention to this important matter, I am,

Sincerely yours,

James D. Nolan

JDN:ak
Enclosures

cc: Woodholme Country Club
cc: APR Associates, Architects.

Jay

LAW OFFICES OF
NOLAN, PLIMMER & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 11, 1973

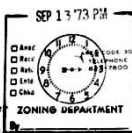
The Honorable S. Eric DiNenna, Zoning Commissioner
and
The Honorable James E. Dyer, Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Building Permit Application for
Woodholme Country Club

Gentlemen:

As outlined during the informal meeting of September 5, 1973, Woodholme Country Club is desirous of improving their present club house facilities and rebuilding their swimming pool in order to upgrade both of these facilities. The present club house facilities and pool, as well as various outbuildings, date back to the founding of the club during the 1920's and 1930's, and if Woodholme is to remain as a first rate club and a stabilizing influence in this neighborhood with its 205 acres of green, open areas beautifully maintained, the present facilities must be modernized.

The Club is anxious to reinforce its already strong area commitment by the construction of these new facilities; and the Club as a non-conforming use has the right to proceed to enlarge and replace its present facilities to the extent of twenty-five percent of the ground floor area of buildings so used, pursuant to Section 104.1 of the Baltimore County Zoning Regulations. During the hearing before Commissioner DiNenna in Zoning Case No. 74-15-XA, the non-conforming use status of the Woodholme Club with its founding dating back to 1927, was acknowledged by Commissioner DiNenna based upon the petitioner's testimony; and this testimony and non-conforming status was not contradicted in any way, nor did counsel for the single protestant question this point upon cross examination. The Club's engineers, Matz, Childs and Associates, working with the Club's architects, Architecture Planning Research Associates, have prepared various materials in support of this request for a building permit, and these materials are included herewith. With regard to all of the buildings used by the Club in computing its ground floor area eligible



The Honorable S. Eric DiNenna and -2- September 11, 1973

under Section 104.1, the Woodholme Club certifies that all of these buildings were in existence well prior to 1963 with the same ground floor areas as indicated on the tables of area computations. This addition is planned in such a manner that the Club's full plans for new construction can be readily accomplished upon the successful conclusion of Zoning Case No. 74-15-XA when the requested special exception for the club becomes a reality. However, should such zoning not be eventually obtained, an unlikely event, but a possibility, it is clear that under Section 104.1 the Woodholme Club would still be entitled to expand its present facilities to the extent of twenty five percent as outlined herein.

The various materials prepared by the architects and engineers speak for themselves, but should any questions arise, we will be happy to answer them. Thanking you for your attention to this important matter, I am,

Sincerely yours,

James D. Nolan

JDN:ak
Enclosures
cc: Woodholme Country Club
cc: APR Associates, Architects

WOODHOLME COUNTRY CLUB
BUILDING MEASUREMENTS 9-7-73 EWS JMT 306 59042

BLOG NO.	DESCRIPTION	AREA (SQ. FT.)
1	1 STORY BRICK (SHACK BAR)	1615.40
2	1 STORY WOOD FRAME	112.24
3	1 STORY WOOD FRAME (HACKING ATTENHAY)	38.41
4	1 STORY BLOCK (GOLF SHOP)	1143.59
5	2 STORY SHINGLE (GARAGE)	622.00
6	1 STORY SHINGLE (SHED)	1232.80
7	1 STORY SHINGLE (FERTILIZER BLDG)	441.00
8	1 STORY SHINGLE (OLD STORAGE BLDG)	151.29
9	1 STORY SHINGLE (SHED)	2000.00
10	1 STORY BLOCK (MAINTENANCE)	1920.00
11	1 STORY WOOD FRAME (SHED)	272.25
12	1 STORY WOOD FRAME (SHED)	306.25
13	1 1/2 STORY STUCCO HOUSE	804.00
14	1 STORY WOOD FRAME (GARAGE)	245.72
15	1 STORY WOOD FRAME (SHED)	265.69
16	1 STORY BRICK (POOL ROOM)	718.00
17	1 STORY WOOD FRAME (TENNIS HOUSE)	26.00
18	1 STORY WOOD FRAME (TENNIS HOUSE)	619.66
19	1 STORY BLOCK (SHED)	81.76
TOTAL =		18,945.79 SQ FT

MATZ, CHILDS & ASSOC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MD. 21204

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • T.J. (301) 523-0900

September 10, 1973

Mr. Gordon E. Sugar
3418 Woodvalley Drive
Pikesville, Maryland 21208

Re: WOODHOLME COUNTRY CLUB
Our Job Order No. 59042

Dear Gordon,

As requested, we are attaching herewith twelve prints of the revised site plan for Woodholme Country Club together with twelve prints of the computation sheets regarding areas of 18 Buildings as measured in the field that are under roof and exist on the site.

If we can be of any further service please do not hesitate to contact this office.

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.

Norman F. Herzmann, Chief
Survey & Computation Division

NFH:ej
Enclosures

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

August 21, 1973

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

RE: Petition for Special Exception and Variances:
SW/4 of Reisterstown Road, 260' NW of Woodholme
Avenue, 3rd District - Woodholme Country Club,
Petitioner
No. 74-15-XA (Item No. 241)

Dear Mr. DiNenna:

On behalf of Woodholme Associates, a Maryland joint venture which owns a twenty-three acre tract of land adjacent to the property subject to the petition of Woodholme Country Club, please note an appeal to the County Board of Appeals from the Decision and Order dated July 26, 1973, granting the above-captioned petition for special exception and variances.

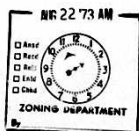
I enclose herewith a check in the amount of \$70.00 to cover the costs of said appeal.

Sincerely yours,

Jay I. Morstein
Jay I. Morstein

JIM:b
Enclosure

cc: James D. Nolan, Esquire



LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
1300 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

July 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Protest against Woodholme Country
Club zoning petition

Dear Mr. DiNenna:

Please enter the appearance of Jay I. Morstein, Esquire, as attorney of record for Woodholme Associates, a joint venture which owns approximately twenty-three acres of land adjacent to the property owned by the petitioner, Woodholme Country Club. Woodholme Associates protests the petitioner's requests for a special exception and variance with respect to petitioner's property.

Very truly yours,

Jay I. Morstein
Jay I. Morstein

JIM:b

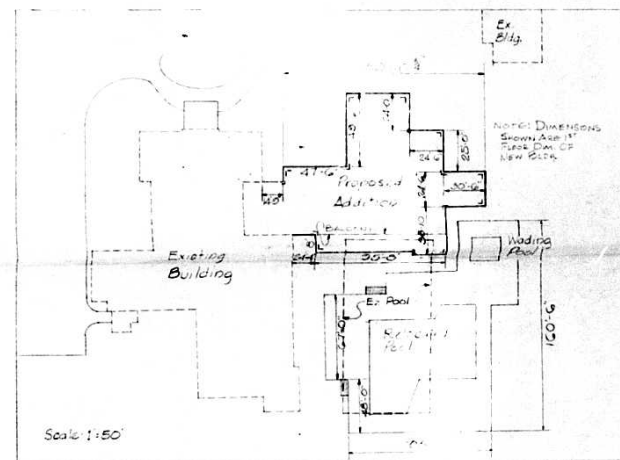
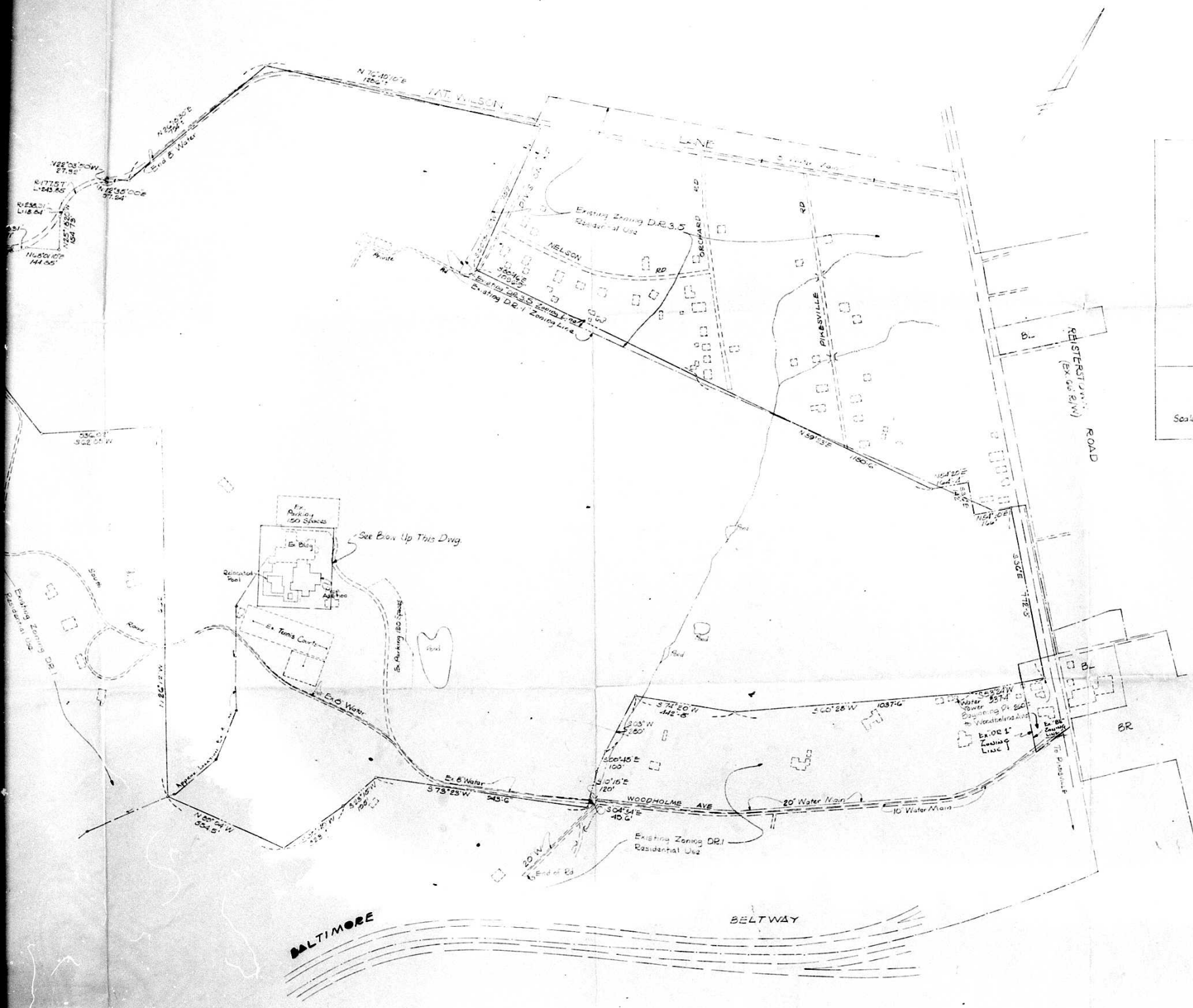
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: SEPT. 7, 1973
Posted for: APPROX.
Petitioner: WOODHOLME COUNTRY CLUB, INC.
Location of property: SW/4 of REISTERSTOWN RD. 260' NW of WOODHOLME AVENUE
Location of Sign: SW/4 of REISTERSTOWN RD. 435' NW of WOODHOLME AVENUE
Remarks: Original E. DiNenna
Posted by: Signature Date of return: SEPT. 14, 1973

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: JUNE 29, 1973
Posted for: SPECIAL EXCEPTION & VARIANCE
Petitioner: WOODHOLME COUNTRY CLUB, INC.
Location of property: SW/4 of REISTERSTOWN RD. 260' NW of WOODHOLME AVENUE
Location of Sign: SW/4 of REISTERSTOWN RD. 435' NW of WOODHOLME AVENUE
Remarks: Original E. DiNenna
Posted by: Signature Date of return: JULY 6, 1973

A black and white photograph of a large, multi-story house with a prominent chimney. The house is partially obscured by trees and foliage in the foreground. The image is grainy and has a vintage feel.



GENERAL NOTES

1. Total Area of Property Equals 205 Acres.
2. Existing Zoning of Property, DR-3.5 Residential Use.
3. Existing Use of Property, Private Country Club.
4. Proposed Zoning of Property, DR-1 With Special Exception.
5. Proposed Use of Property, Private Country Club.
6. Off-Street Parking Data:
 - A. Existing Ground Floor Area Equals 10457 Sq. Ft. Requiring 66 Spaces (1/500 Sq. Ft.)
 - B. Existing Upper Floor Area Equals 7121 Sq. Ft. Requiring 44 Spaces (1/500 Sq. Ft.)
 - C. Area of Kitchen, Bar, Bathroom, & Dining Areas 15181 Sq. Ft. Requiring 304 Spaces (1/500 Sq. Ft.)
 - D. Proposed Ground Floor Area Equals 60164 Sq. Ft. Requiring 29 Spaces (1/300 Sq. Ft.)
 - E. Proposed Upper Floor Area Equals 6150 Sq. Ft. Requiring 16 Spaces (1/500 Sq. Ft.)
 - F. Area of Proposed Restaurant, Bar & Kitchen 2752 Sq. Ft. Requiring 55 Spaces
7. Total Parking Required Equals 484 Spaces
8. Total Parking Existing Equals 340 Spaces
9. Estimator is Requesting A Variance Section 409.2 (b)(3) of the Zoning Code to Permit A Total of 340 Parking Spaces Instead of the Required 484 (A Variance of 144 Spaces)
10. Public Water & Sewer Have Been Extended to the Present Site

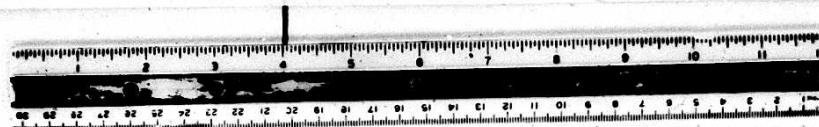
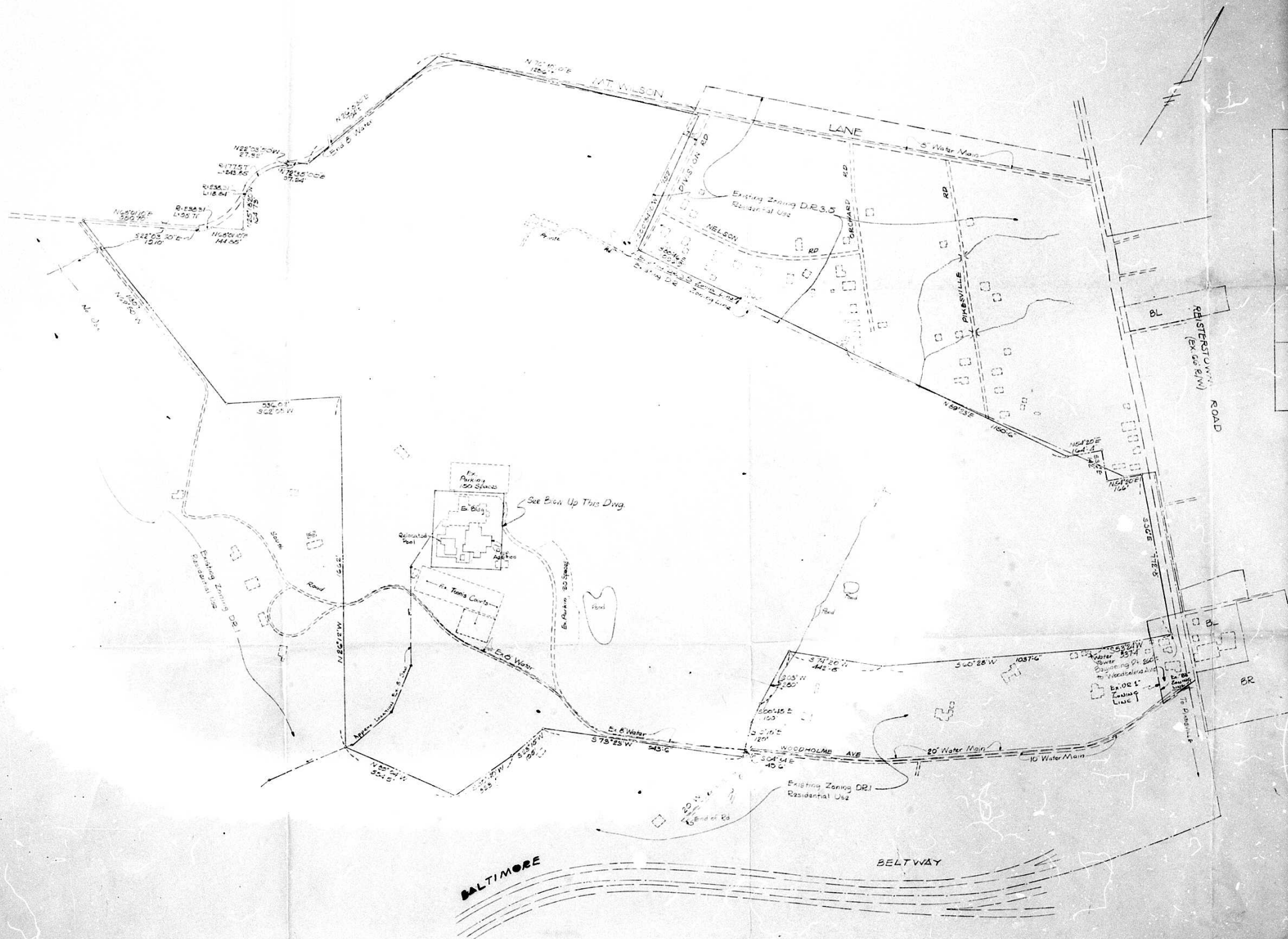
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION & PARKING VARIANCE
AT

**WOODHOLME
COUNTRY CLUB, INC.**
WOODHOLME AVE & REISTERSTOWN RD.

Election District 14.3 Baltimore Co., Md.
Scale: 1" = 200' May 31, 1973

MCA 
MARTIN, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Crescent Springs Rd. Baltimore, Md.



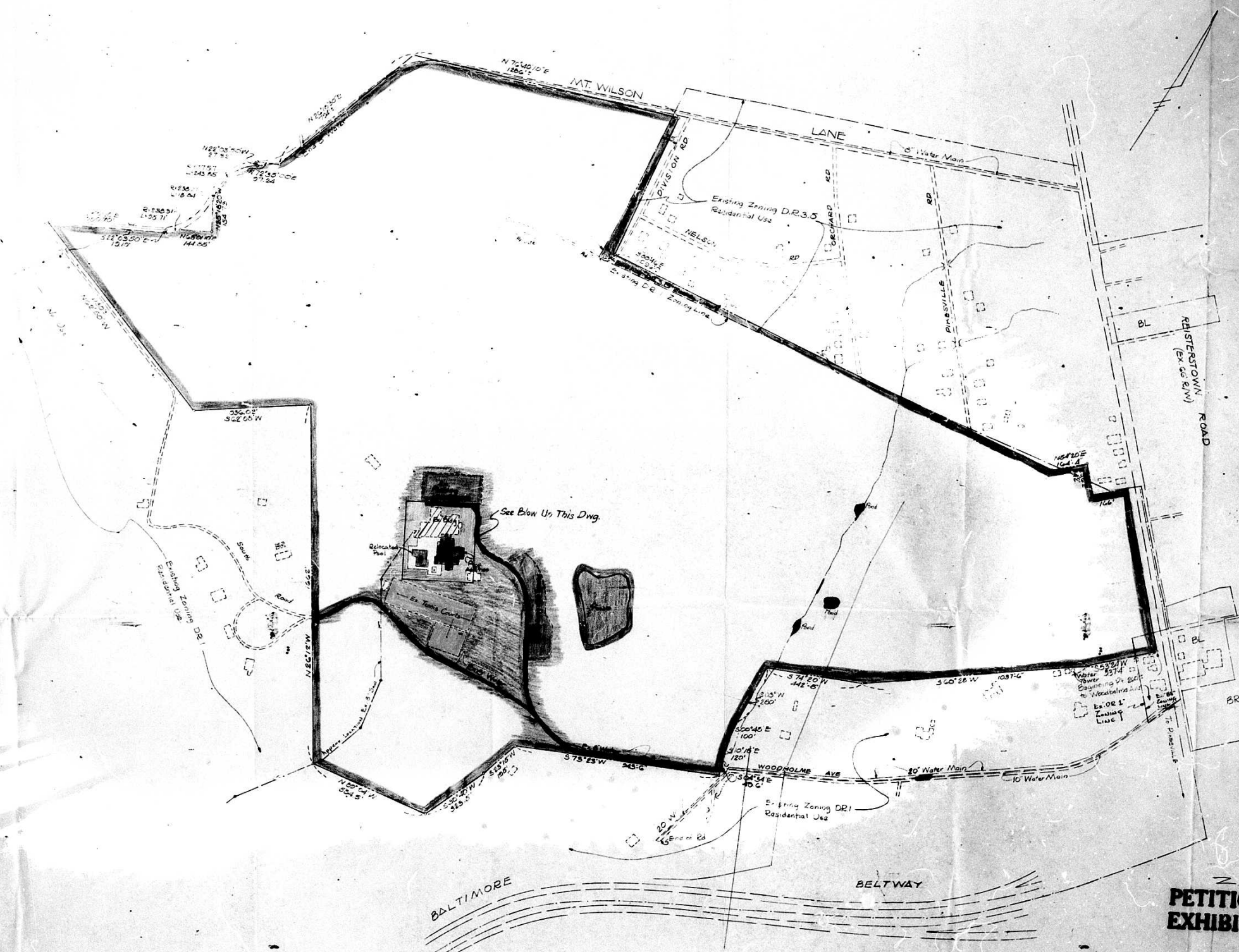


8-17 NE
Scale: 1"=200' Approx.

2-C.
PETITIONER'S
EXHIBIT 2

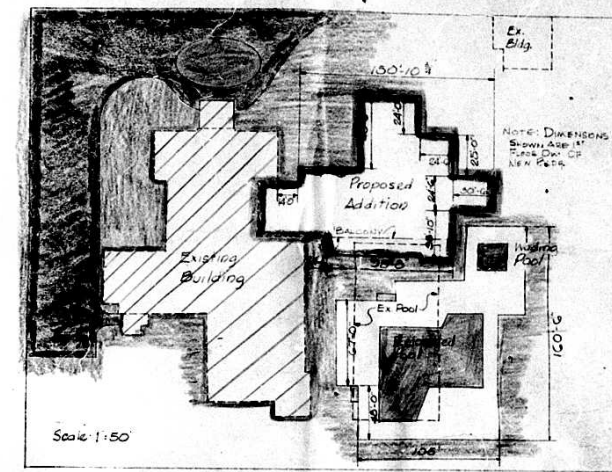
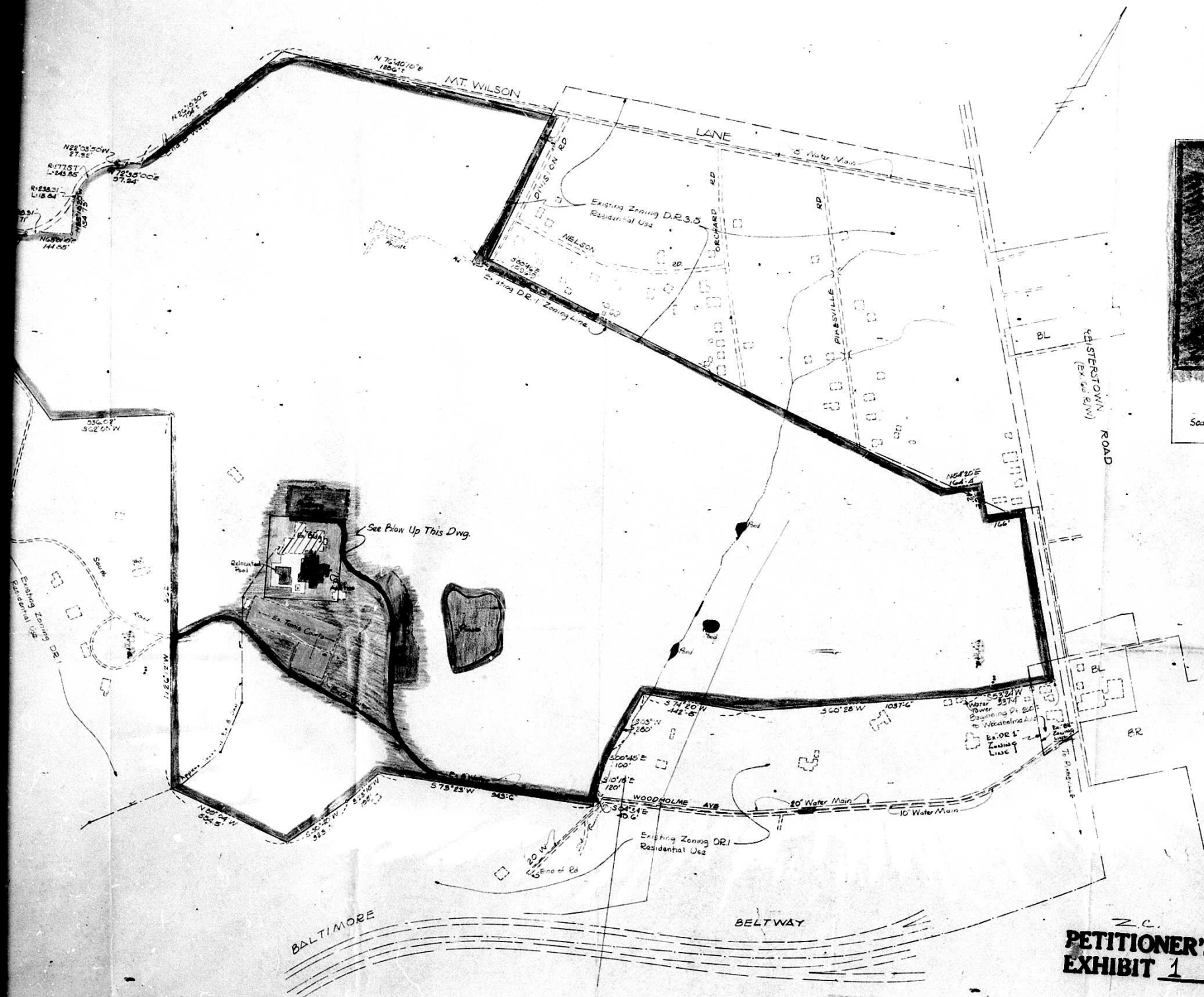


4



PETITION
EXHIBIT

FEB -4 1974



GENERAL NOTES

1. Total Area of Property Equals 205 Acres.
2. Existing Zoning of Property DR-1 & DR-3.5 & "BL".
3. Existing Use of Property Private Country Club.
4. Proposed Zoning of Property DR-1 With Special Exception.
5. Proposed Use of Property Private Country Club.
6. 241-Street Parking Data:
 - A. Existing Ground Floor Area Equals 19,557 Sq. Ft. Requiring 66 Spaces (1/1,500 Sq. Ft.).
 - B. Existing Upper Floor Area Equals 7,121 Sq. Ft. Requiring 14 Spaces (1/1,500 Sq. Ft.).
 - C. Area of Kitchen, Bar, Ballroom & Dining Areas 15,181 Sq. Ft. Requiring 304 Spaces (1/160 Sq. Ft.).
 - D. Proposed Ground Floor Area Equals 20,664 Sq. Ft. Requiring 29 Spaces (1/1,500 Sq. Ft.).
 - E. Proposed Upper Floor Area Equals 8,159 Sq. Ft. Requiring 16 Spaces (1/1,500 Sq. Ft.).
 - F. Area of Proposed Resturant, Bar & Kitchen = 2752 Sq. Ft. Requiring 66 Spaces.
 - G. Total Parking Required Equals 484 Spaces.
 - H. Total Parking Existing Equals 340 Spaces.
 - I. Petitioner is Requesting A Variance to Section 409.2 (b)(2) of the Zoning Code to Permit A Total of 340 Parking Spaces Instead of the Required 484 (A Variance of 144 Spaces).
 - J. Public Water & Sewer Have Been Extended to this Present Bldg.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & PARKING VARIANCE AT

WOODHOLME COUNTRY CLUB, INC.

WOODHOLME AVE & REISTERSTOWN RD.

Election District No. 3 Baltimore Co., Md.
Scale 1" = 200' May 31, 1973

PETITIONER'S EXHIBIT 1

MCA **CONSULTING ENGINEERS**
1000 Capital Circle, N.W., Tallahassee, FL 32310





Pineville, Maryland 21201

"EXIT" SIGN ABOVE
DOORWAY (SEE SPEC.)

"TO EXIT" SIGN ABOVE
DOORWAY (SEE SPEC.)

Certification Of Permitted Floor Areas

GROSS AIN FLOOR FLOOR AREA OF EXISTING SLUD HOUSE	19,592.50 SQ. FT.
GROSS FLOOR AREA OF OTHER EXISTING BUILDINGS	15,592.74 SQ. FT.
TOTAL NEED OF EXISTING IMPROVEMENTS	37,748.24 SQ. FT.
25% OF EXISTING IMPROVEMENTS	9,437.32 SQ. FT.
GROSS FLOOR AREA OF NEW ADDITION MAIN LEVEL - 8710.00 SQ. FT. PLAZA LEVEL - 411.00 SQ. FT.	
TOTAL AREA OF NEW IMPROVEMENTS	9712.00 SQ. FT.

APR



Consultants:

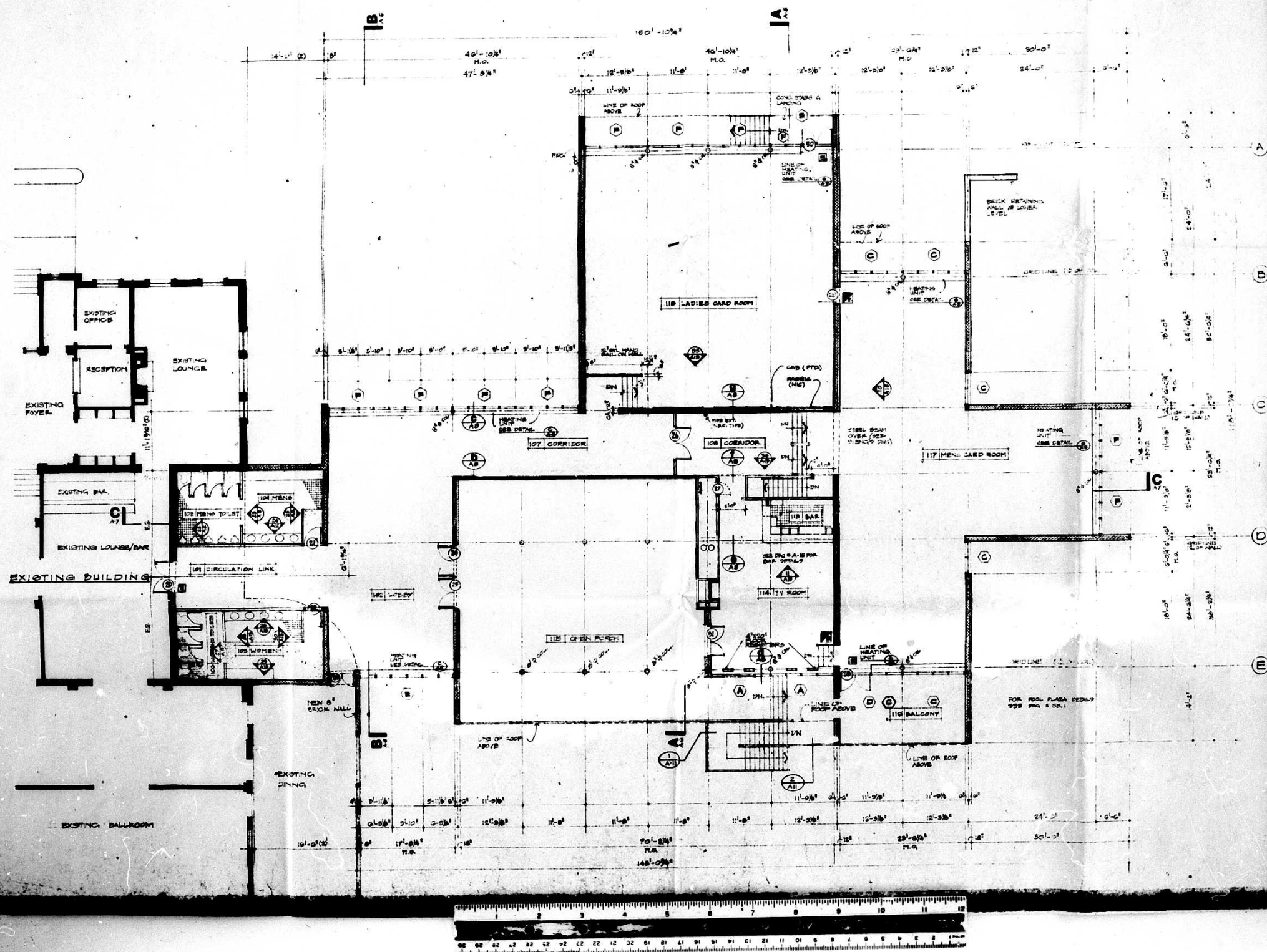
Skarda & Fickert
Structural Consultants Inc.
2204 Maryland Ave. Baltimore, Md. 21211

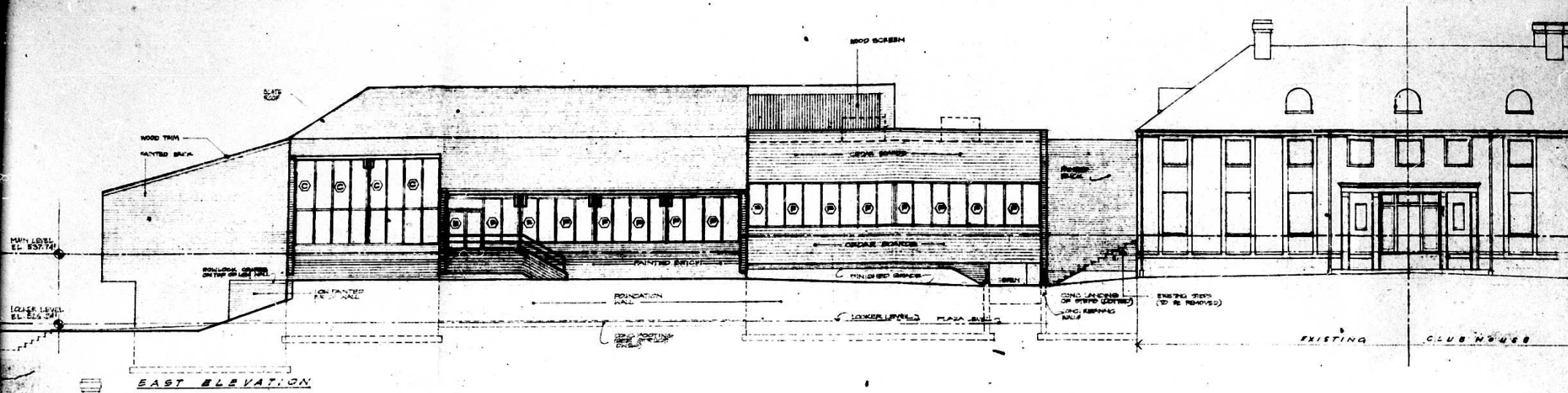
Palmer & Clark, Inc.
Engineers
4 W. Aylesbury Rd. Timonium, Md. 21068

MAIN LEVEL

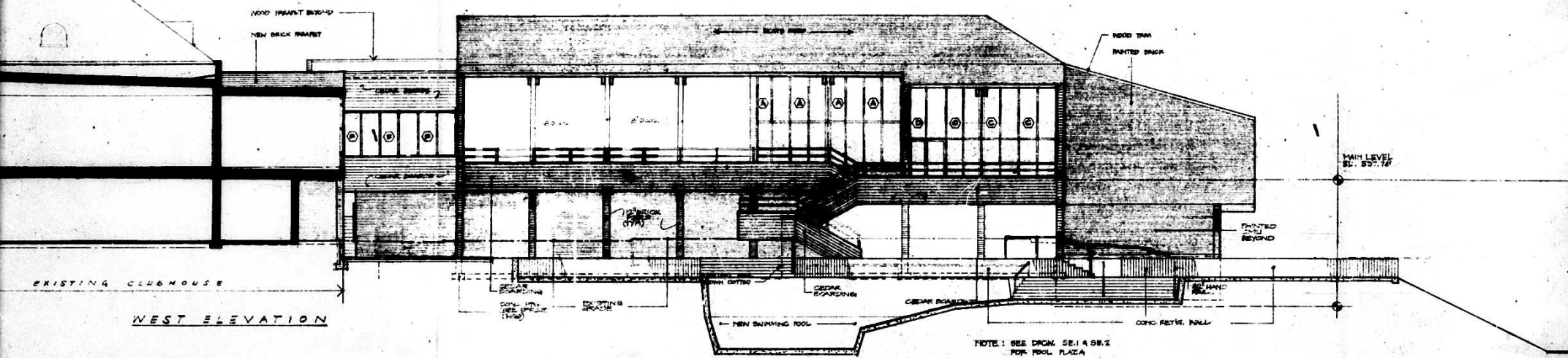


FEB -4 1974

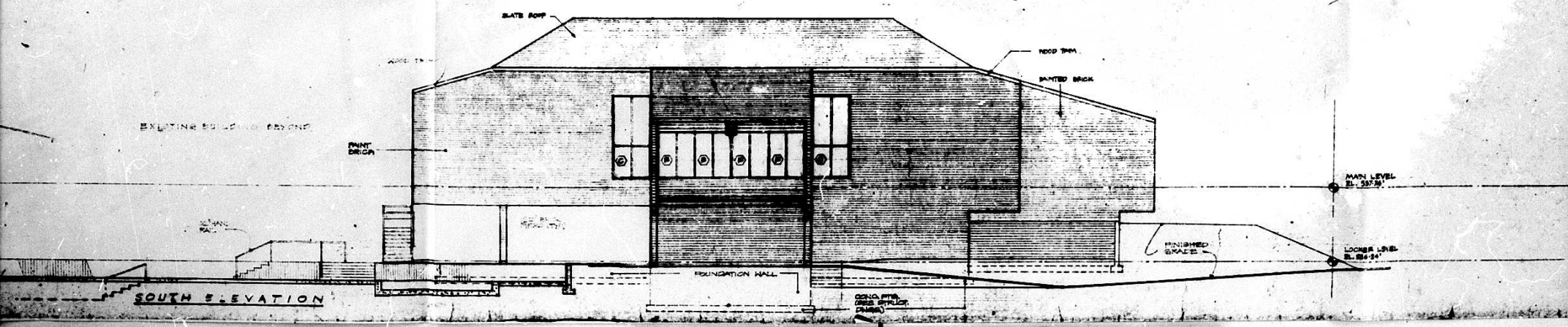




EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Washington County
Pleasant, Maryland

APR



Consultants:
Warwick & Robert
Architects & Engineers, Inc.
200 Maryland Ave. Baltimore, Md. 21201
Palmer & Clark, Inc.
Engineers
4 W. Ayresbury Rd. Timonium, Md. 21093

ELEVATIONS



FEB - 4 1974