

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or ~~SEE~~ Michael G. Holofcener, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

MAP: 36
SECTION: 1
DISTRICT: 1
TYPE: 1
HEADING: 1
BY: 1
FINAL: 1
BY: 1

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 a ~~community building~~ ^{and in some} consisting of ~~tennis courts, handball and squash courts and locker and office facilities.~~ ^{tennis courts, handball and squash courts and locker and office facilities.} Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Michael G. Holofcener, Legal Owner
Address: 51 Padonia Road, Timonium, Maryland, 21093
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1974, at 11:00 o'clock.

(over)

February 11, 1976

Mr. Michael G. Holofcener
51 Padonia Road
Timonium, Md. 21093

Re: File No. 75-107-X
Michael G. Holofcener

Dear Mr. Holofcener:

Enclosed herewith is a copy of the Opinion and Order of the County Board of Appeals filed today in the above captioned case.

Very truly yours,

Muriel E. Buddenbaker

Encl.

cc: Mr. W. Lee Harrison, Esq.
Mr. C. McCullough, Esq.
Mr. Donald C. Miller
Mr. Harvey L. Miller
Mr. W. H. Hanson, III, Esq.
Mr. S. E. Dineen
Mr. J. E. Dyer
Mr. W. D. Fromm
Board of Education
Mr. J. H. H. H.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Community Building :
E/S of Ensor Mill Road 0.5 miles : COUNTY BOARD OF APPEALS
North of Belfast Road :
8th District : OF
Michael G. Holofcener : BALTIMORE COUNTY
Petitioner : No. 75 - 107 - X

OPINION

This case represents a petition for special exception for a community building and/or community use as an outdoor recreation facility, as provided under the Zoning Regulations of Baltimore County under Section 1A00.28. The property involved is owned by Michael G. Holofcener, the Petitioner, who operates a sport shop in Padonia Village and is particularly interested in the promotion of tennis. He lives on the property, which is located on the east side of Ensor Mill Road north of Belfast Road, in the 8th District, and is zoned R.D.P. The property is already improved with at least two tennis courts, which have been there for more than three years which he uses for teaching purposes for friends and family, and plays tennis himself over weekends. He proposes to make an investment of up to seventy-five thousand dollars to increase the number of tennis courts and provide proper fencing and a locker room, with sanitary facilities. There will be no "19th hole" as in golf clubs and no other recreational facilities on the property at this time. The property is already "improved" by a very old sawmill, which at the present time is somewhat of an eyesore, and which he proposes to remove, which in the opinion of the Board will very definitely enhance the total appearance of the property and improve the entire neighborhood.

There was testimony from qualified experts that the granting of this petition would meet all the requirements of Section 502.1 of the Code (relating to special exceptions), and specifically that there would be no traffic problem in connection with the proposed use. There is water available on the site, and there are adequate wells presently existing. Sewage facilities can be provided and will be, of course, subject to the approval of the Health Department prior to any construction thereof.

December 13, 1974

Mr. Michael G. Holofcener
51 Padonia Road
Timonium, Maryland 21093

Dear Mr. Holofcener:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mec

Attachments

cc: Mr. Donald C. Miller
Route 1, Box 14
Sparks, Maryland 21152
Mr. Harvey L. Miller
Box 126
Ensor Mill Road
Sparks, Maryland 21152

Michael G. Holofcener - No. 75-107-X

2.

It was also in evidence that seven and one-half acres of the property are in a flood plain in which no buildings can be constructed, but it would be very satisfactory for tennis courts.

Two neighbors appeared to protest, both of whom indicated their fears of increased traffic patterns and the possible deterioration of the neighborhood if the tennis operation was not a financial success. However, both agreed that the removal of the sawmill and its traffic of heavy trucks would be a benefit to the neighborhood.

There was further testimony from Mr. Norman Gerber, Chief of the Community Planning Division of the Baltimore County Planning Staff, who stated that he could see no problem with the petition, and that money had been budgeted to replace an existing bridge on the access road, and that he could see no objection from the standpoint of planning to the tennis court installation, assuming that the bridge was repaired or replaced.

For the above reasons, and after reviewing the exhibits in the case, as well as viewing the property, the Board finds as a fact that the Petitioners have met all the requirements for the granting of the special exception requested, which will therefore be granted, subject to approval of the Health Department and the office of Planning and Zoning as to the site plan and sanitary facilities.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of February, 1976, by the County Board of Appeals ORDERED, that the Special Exception petitioned for be and the same is hereby GRANTED, subject to the approval of the Health Department and the office of Planning and Zoning as to the site plan and

Michael G. Holofcener - No. 75 - 107 - X

3.

sanitary facilities.

Any appeal from this decision must be in accordance with Rules B-1 to B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Giles Parker

William T. Hackett

Site Description

Beginning at the corner in the center of Ensor Mill Road a distance of approximately five tenths (0.5) of a mile north of the intersection of Ensor Mill Road and Belfast Road. The property is located in the eighth election district described on plat 1137 in the land records of Baltimore County dated October 4, 1968 shown as the property of C. Frank Ensor. The description of the property is as follows:

Starting from the point of beginning described hereinbefore; thence running on a line north 6° 19' 40" west 507.57 feet; thence north 3° 51' 20" east 108.90 feet; thence north 77° 48' 30" east 62.20 feet; thence north 61° 16' 30" east 77.40 feet; thence north 35° 49' 30" east 166.40 feet; thence north 33° 53' 10" east 26.85 feet; thence south 40° 29' 50" east 331.85; thence south 11° 00' 50" east 851.25 feet; thence south 83° 49' 20" west 334.60 feet; thence north 15° 08' 40" west 101.36 feet; thence north 21° 21' 10" west 238.00 feet; thence on a line south 82° 34' 50" west 125.82 feet to the point of beginning.

A general description of the property is as follows:

The first through forth lines of the description are along Ensor Mill Road. A stream named Piney Run goes through

the west side of the property. Presently on the site is a two story dwelling and a saw mill.

Prepared By: Kennedy Engineering Inc.
2204 Maryland Avenue
Baltimore, Maryland 21218



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
E/S of Ensor Mill Road, 0.5 miles N of
Belfast Road - 8th District : DEPUTY ZONING
Michael G. Holofcener - Petitioner : COMMISSIONER
NO. 75-107-X (Item No. 29)
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a community building consisting of outdoor tennis courts, indoor handball-squash courts, and locker and office facilities. The property in question contains ten acres, more or less, and is located on the east side of Ensor Mill Road, one-half mile north of Belfast Road. The testimony, which was presented on behalf of the Petitioner, did not overcome the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations with regard to traffic conditions, health, safety, and general welfare of the community. For these reasons, the request must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of December, 1974, that the Special Exception for a community building, consisting of outdoor tennis courts, indoor handball-squash courts, and locker and office facilities, be and the same is hereby DENIED.

Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

Mr. Michael G. Holofcener
51 Padonia Road
Timonium, Maryland 21093

RE: Special Exception Petition
Item 29
Michael G. Holofcener - Petitioner

Dear Mr. Holofcener:

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 east side of Ensor Mill Road, approximately 0.5 of a mile north of Belfast Road, in the 8th Election District of Baltimore County. It is presently improved with an existing two-story frame dwelling, an old saw mill, and two existing outdoor tennis courts.

All the surrounding properties are improved with large acreage farms, and the Baltimore-Harrisburg Expressway abuts the property to the west opposite Ensor Mill Road.

The petitioner is requesting a Special Exception for a racquet club, which is to consist of outdoor tennis courts, indoor handball and squash courts, and locker and office facilities. Five additional outdoor tennis courts are proposed, as well as a recreational building. Off street parking is proposed for 23 vehicles.

Mr. Michael G. Holofcener
Re: Item 29
October 13, 1974

Page 2

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Kennedy Engineering, Inc.
2204 Maryland Avenue
Baltimore, Maryland 21219

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

August 25, 1974

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

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

Re: Item #29 (1974-1975)
Property Owner: Michael G. Holofcener
E/S of Ensor Mill Rd., 0.5 of a mile N. of Belfast Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for racquet club consisting of outdoor tennis courts and indoor handball and squash courts and locker and office facilities
No. of Acres: 10.063 District: 8th

Dear Mr. DiNanna:

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

Highways

Ensor Mill Road, an existing County road, is proposed to be improved in the future as a 10-foot closed roadway section on a 60-foot right-of-way. Horizontal and vertical road realignment will be required in connection with the proposed road and bridge improvements for the Piney Creek crossing.

Highway improvements are not required at this time. However, highway improvements, including highway right-of-way widening and necessary reversible easements for slopes, based upon the proposed road realignment and construction will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

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

Sediment Control

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

Item #29 (1974-1975)
Property Owner: Michael G. Holofcener
Page 2
August 25, 1974

Storm Drains

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

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

Drainage and utility easements and/or reservations are required through this property.

A considerable portion of this site is subject to inundation during a 50-year storm. Baltimore County requires that a drainage reservation or easement be established to contain all areas subject to inundation by a 100-year storm.

The indicated outline for a 100-year flood plain on the submitted plan does not reflect the engineering data available in the Bureau of Engineering for a 100-year storm which established the High Water Elevation at 311.2 for a Q100=2100 c.f.s. as used for the Ensor Mill Road - Piney Creek Bridge Design. The submitted plan must be revised accordingly.

The Petitioner should also refer the revised plan to the State of Maryland Department of Natural Resources, Water Resources Administration which issues permits for projects involving filling and construction in non-tidal waterways or flood plains at locations where the contributing drainage area exceeds 100 acres.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property which lies beyond the limits of the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "No Planned Service" in the area.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

cc: G. Peter, J. Trenner, E. Radosi, D. Grice

TD-MB Key Sheet
23 & 24 US 8 & 9 Pos. Sheets
101 2nd Topo
28 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

September 27, 1974

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

Re: Item 29 -ZAC- August 6, 1974
Property Owner: Michael G. Holofcener
Location: E/S of Ensor Mill Rd., 0.5 of a mile N of Belfast Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for racquet club consisting of outdoor tennis courts and indoor handball and squash courts and locker and office facilities

No. of Acres: 10.048
District: 8th

Dear Mr. DiNanna:

The requested special exception for a racquet club is not expected to be a major traffic generator.

The sight distance along the frontage of the site is bad due to horizontal and vertical curves, for this reason the development of this site may be premature.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Asso.

NSF/lb

Baltimore County Fire Department



Towson, Maryland 21204

875-7310

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Michael G. Holofcener

Location: E/S of Ensor Mill Road, 0.5 of a mile N of Belfast Road

Item No. 29 Zoning Agenda August 6, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *James B. Byrnes, III* Noted and Approved: *Paul H. Rinehart*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

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

Dear Mr. DiNenna:
Comments on Item 29, Zoning Advisory Committee Meeting,
August 6, 1974, are as follows:

Property Owner: Michael G. Holofcener
Location: E/S of Ensor Mill Rd., 0.5 of a mile N of Belfast Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for racquet club consisting of outdoor tennis courts and indoor handball and squash courts and locker and office facilities.
No. of Acres: 10.048
District: 8th

Comments: Baltimore County Health Department will not approve this proposed sewage treatment plant which requires a point of discharge into a water course. Approved water supply must be provided.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

PHB/bnc

CC-- L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 8, 1974

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

Dear Mr. DiNenna,

Comments on Item #29, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

Property Owner: Michael G. Holofcener
Location: E/S of Ensor Mill Road, 0.5 of a mile N of Belfast Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for racquet club consisting of outdoor tennis courts and indoor handball and squash courts and locker and office facilities.
No. of Acres: 10.048
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office concurs with the comments of the Department of Traffic Engineering.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 404-3211 ZONING 404-3211

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 6, 1974

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

Z.A.C. Meeting of: August 6, 1974

Re: Item 29

Property Owner: Michael G. Holofcener

Location: E/S of Ensor Mill Road, 0.5 of a mile N. of Belfast Road

Present Zoning: R.D.P.

Proposed Zoning: Special Exception for racquet club consisting of outdoor tennis courts and indoor handball and squash courts and locker and office facilities.

District: 8th
No. Acres: 10.048

Dear Mr. DiNenna:

No adverse effect on student population.

WHP/ml

M. EMBLE PARKER, President
EUGENE C. NESS, Vice President
WILLIAM D. FROMM, Director

MARCUS M. ROTARS
JOSEPH M. MCDONALD
ALVIN L. BUCKEY

JOSEPH M. WHEELER, Superintendent
J. L. KAY, Chairman, J.E.
JOHN W. HARRIS, Vice Chairman
MRS. RICHARD S. WHEELER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: OCT. 19, 1974
Posted for: MICHAEL G. HOLOFCENER
Petitioner: MICHAEL G. HOLOFCENER
Location of property: E/S of ENSOR MILL RD. 0.5 miles N. of
Belfast Rd.
Location of Signs: E/S of ENSOR MILL RD. 0.5 miles N. of
Belfast Rd.
Remarks: FRONT EXISTING BUILDING TO REMAIN
Filed by: J. L. KAY, Chairman
Signature Date of return: OCT. 25, 1974

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: JAN. 18, 1975
Posted for: APPEAL
Petitioner: MICHAEL G. HOLOFCENER
Location of property: E/S of ENSOR MILL RD. 0.5 miles N. of
Belfast Rd.
Location of Signs: E/S of ENSOR MILL RD. 0.5 miles N. of
Belfast Rd.
Remarks: J. L. KAY, Chairman
Filed by: J. L. KAY, Chairman
Signature Date of return: JAN. 24, 1975

THE TOWSON TIMES
TOWSON, MD. 21204
Oct. 21 - 29 74

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one consecutive
weeks before the 21 day of Oct. 19 74 that is to say, the same
was inserted in the issue of October 18 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 16995

DATE: Nov. 12, 1974 ACCOUNT: 01-662

AMOUNT: \$63.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mike Holofcener's
Racquet Club
51 Padonia Road
Timonium, Md. 21093
Advertising and posting of property - \$75-107-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 15348

DATE: March 11, 1974 ACCOUNT: 01-712

AMOUNT: \$12.50

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

File No. 75-107-X Michael G. Holofcener
Copies of documents from file
1250

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 16947

DATE: Oct. 15, 1974 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mike Holofcener's Racquet Club
51 Padonia Road
Timonium, Md. 21093
Petition for Special Exception - \$75-107-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 11, 1974
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one consecutive weeks before the 11th day of November,
1974, that is to say, the first publication
appearing on the 17th day of October,
1974.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17432

DATE: January 13, 1975 ACCOUNT: 01-662

AMOUNT: \$75.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mr. Michael G. Holofcener
Count of Filing of an Appeal and Posting of Property on
Case No. 75-107-X (Item No. 29)
E/S of Ensor Mill Road, 0.5 Miles N of Belfast Road -
8th Election District
Michael G. Holofcener, Petitioner 75-107-X



PETITION MAPPING PROGRESS SHEET						
FUNCTION	Well Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by						
Reviewed by: FTH			Revised Plans:			
Previous case:			Change in outline or description	Yes	No	
			Map #			

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

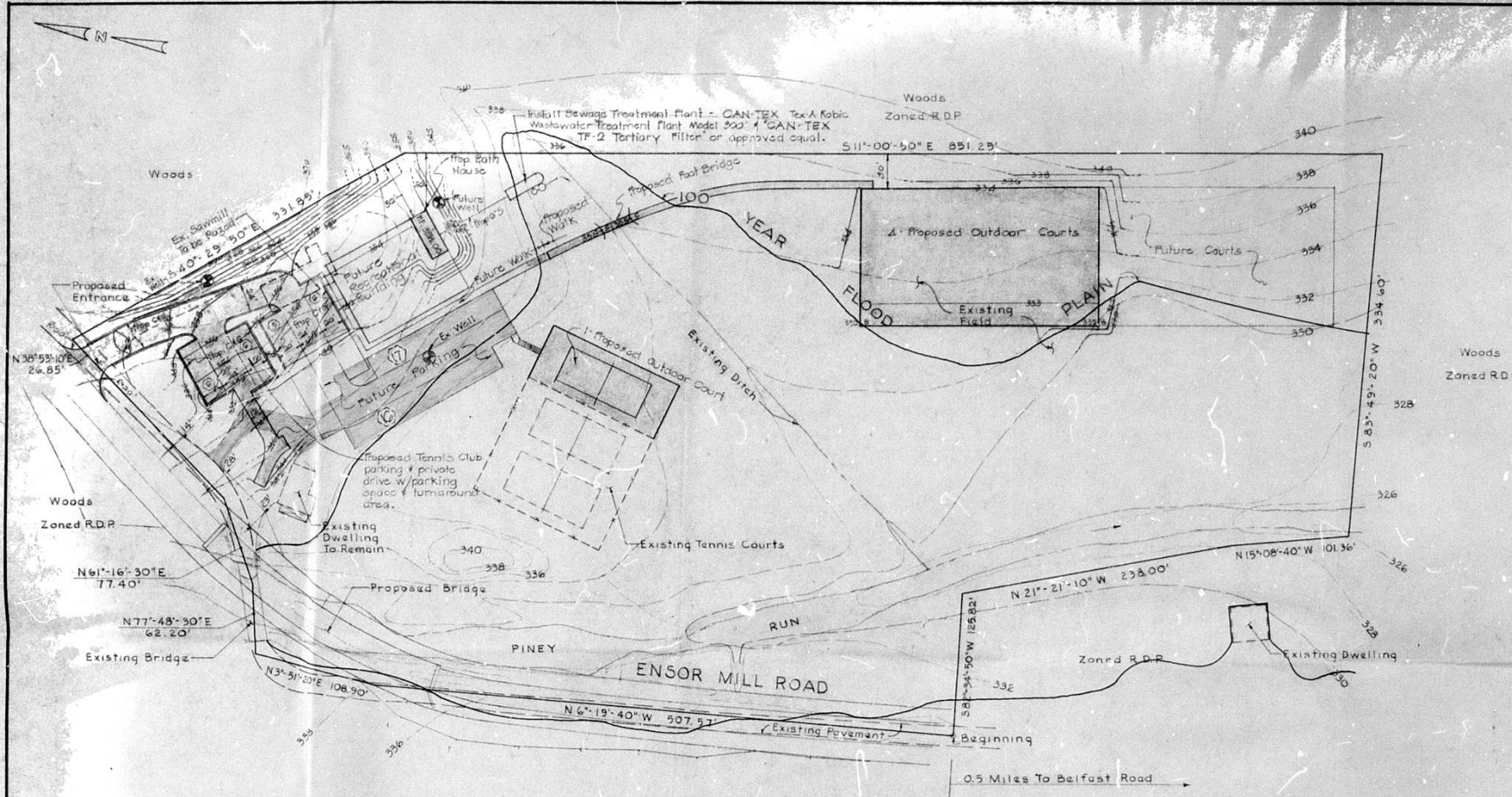
Mr. Michael G. Holofcener
51 Padonia Road
Timonium, Maryland 21093

Your Petition has been received and accepted
for filing this 11th day of October 1974.

S. ERIC DINENNA
Zoning Commissioner

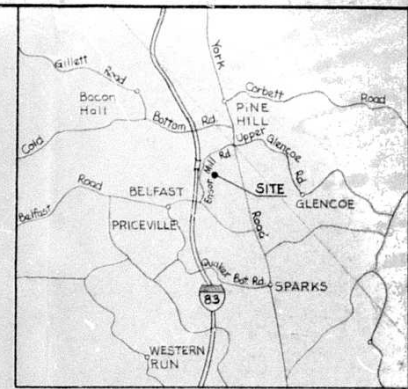
Petitioner Michael G. Holofcener
Reviewed by James B. Byrne, III
Zoning Advisory Committee

OCT 05 1976



PLOT PLAN
Scale: 1"=50'

TEMPORARY PARKING
SCHEME UNTIL ENSOR
MILL ROAD IS IMPROVED
33 SPACES



LOCATION MAP
Scale 1"=5280'

GENERAL NOTES

1. Area of Tract 10.048 Acres
2. Zoning of Tract "R.D.P."
3. Previous usage Sawmill
4. Existing & Proposed usage Recreational Facility-Tennis Cts.
5. Parking Req'd. 2 Existing Tennis Courts 3ea 6
3 Proposed Tennis Courts 3ea 15
Total 21
6. Parking Shown 25
7. Public Water & Sewer are not available to this site. Site shall be served by Wells, & Sewerage disposal shall be by Sewerage Treatment Plant constructed & maintained on site.



KENNEDY-BODE ENGINEERING INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND



MIKE HOLOFCENER RACKET CLUB
ENSOR MILL ROAD
Election District 8
BALTIMORE COUNTY, MARYLAND

Date: MAY '74
Drawing No: 1

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 2

BALTIMORE COUNTY, MARYLAND

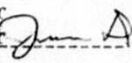
INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman

TO Board of Appeals

Date April 2, 1982

Mr. James E. Dyer

FROM Zoning Supervisor 

SUBJECT Case No. 75-107-X

Michael G. Holofcener

Ensor Mill Road -

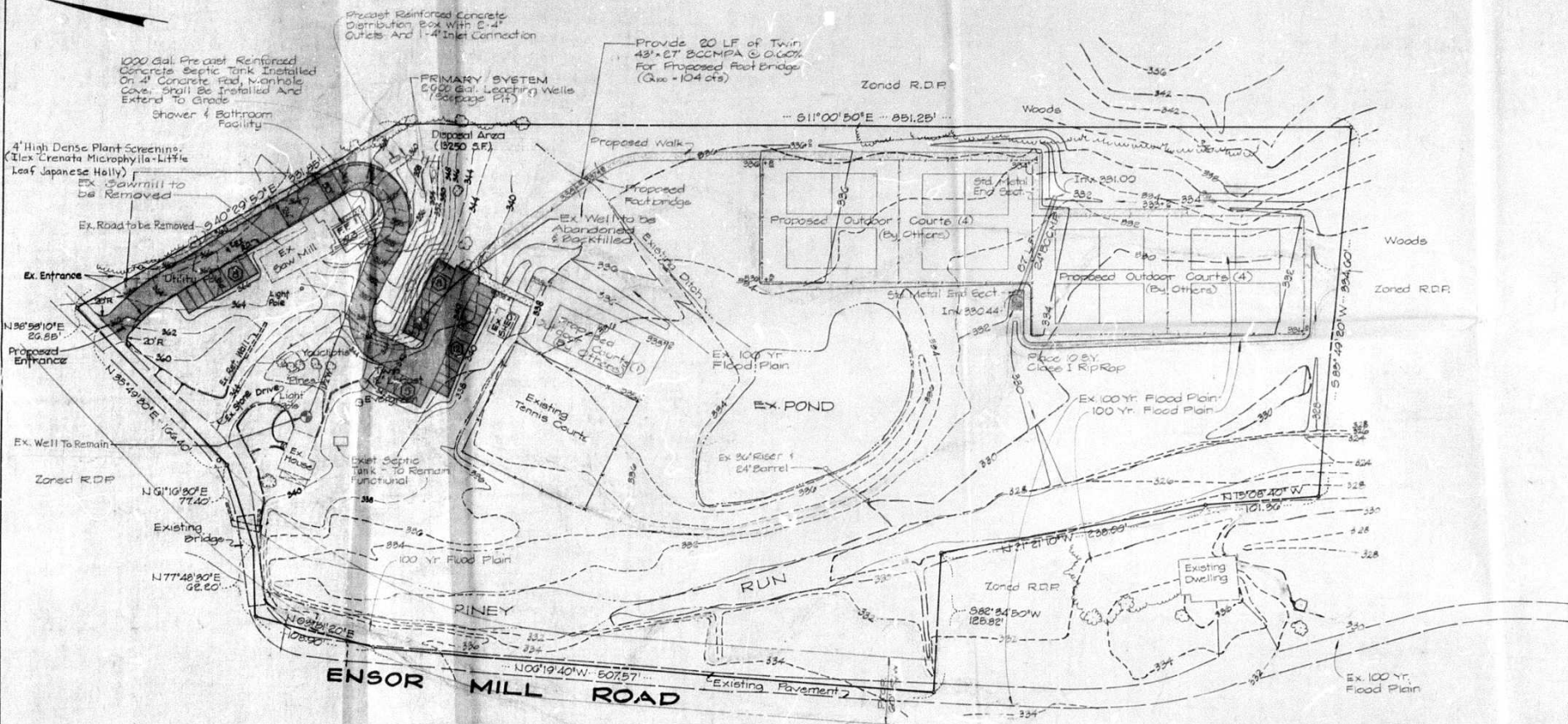
8th Election District

As per our discussion, the site plan for the above-referenced case is being revised. The purpose of the revision is to include a swimming pool as an additional recreational accessory to the tennis club.

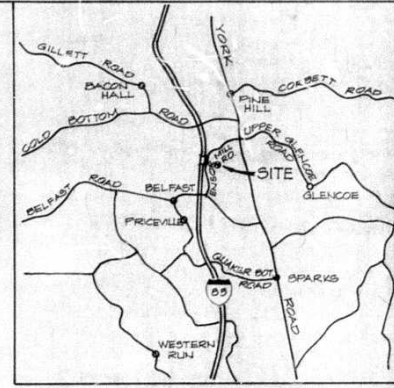
JED:nr

cc: Mr. Nicholas B. Commodari
Chief, Development Control Section

Case File



SITE PLAN
SCALE 1" = 50'



LOCATION MAP
SCALE 1" = 1 MILE

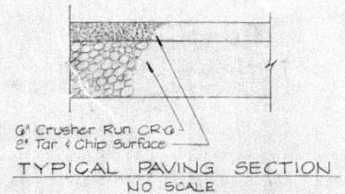
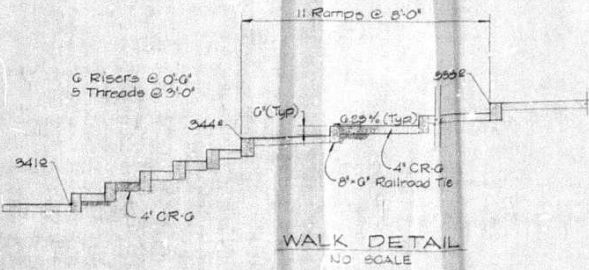
GENERAL NOTES

1. Area of Tract 10.048 Acres
2. Zoning of Tract R.D.P.
3. Previous Usage Sawmill
4. Existing (Proposed Usage) Recreation Facility (Tennis Courts)
5. Parking Road. 2 Existing Tennis Courts 2 ea. 6
9 Proposed Tennis Courts 2 ea. 27
Total 55
6. Parking Shown 25
7. Public Water & Sewer are not available to this site. Site shall be served by Well & Underground disposal system.

DISPOSAL SYSTEM (PRIMARY)

1. Flow 570 Gallons
 2. Type Seepage Pit
 3. Percolation Rate One (1) inch - two (2) Min.
 4. Side wall Area Req. 103 Sq. ft.
 5. Effective Area Shown 3.14 x 5' x 10' = 157 Sq. ft.
 6. Pits Req. 1
 7. Pits Shown 2
 8. Disposal Area 13,250 sq. ft.
 9. Time of Operation Seasonal
- * Effective area below inlet

NOTE
ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE STATE HIGHWAY ADMINISTRATION ENTITLED, "SPECIFICATIONS FOR MATERIALS, HIGHWAYS, BRIDGES AND INCIDENTAL STRUCTURES", DATED MARCH 1968, 2ND EDITION, AND ALL THE LATEST AMENDMENTS AND ADDITIONS THERETO WHICH ARE HEREBY MADE PART OF THESE CONTRACT DOCUMENTS.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 7-15-77
15-107

KENNEDY-BODE ENGINEERING
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

SITE PLAN
MIKE HOLOFCENER
RACKET CLUB
ENSOR MILL ROAD
Election District 8 Baltimore County, Md.
Scale: As Shown

Date: 7-29-76
Dwg. No. S-1