

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LeRoy Peddy, Dennis Peddy &
I, or we, Thomas L. Peddy, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

To allow expansion of the existing tennis facility due to the added interest and desires of the public. More court time is being demanded by the members which the present facilities cannot meet. Potential members are being denied membership because most of the court time is allocated. Public is demanding more such facilities in this area and this expanded facility will help to meet this need.

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 (tennis barn) in an RDP zone.

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.

GREEN SPRING RACQUET CLUB
MAYN SMITH Contract purchaser
GREEN SMITH LAND LESSEE
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of January, 1976, 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 February, 1976, at _____ o'clock

P.M.
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
Beginning 332' from the E/S of Falls : DEPUTY ZONING
Road, 475' N of Greenspring Valley Road :
8th Election District : COMMISSIONER
Leroy Peddy, et al - Petitioners :
NO. 76-167-X (Item No. 120) : OF
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a community building in a R.D.P. Zone, said structure to comprise an addition to an existing building complex situated in a B.R. Zone. The subject property is located 332 feet from the east side of Falls Road and 475 feet north of Greenspring Valley Road, in the Eighth Election District of Baltimore County.

Testimony on behalf of the Petitioners indicated that the proposed addition would be attached to existing tennis barns and would result in six additional courts at the subject location. The contemplated structure would not add "service" buildings, but would utilize the presently provided ancillary services of saunas, steam baths, and lounge and vending areas.

Further testimony by Mr. Warren Smith, a partner in the Greenspring Racquet Club, the lessee of the subject property, indicated that the proposed additional lease for the .69 acre tract, would result in a total area comprising 5.5 acres, under a 60-year lease, for the club, if said Special Exception is granted.

Expert testimony presented by Mr. Paul Lee, Senior Vice-President of MCA Engineering Corporation, indicated that the subject property is adequately serviced by existing sewer and water lines.

It was testified by the Petitioners that the club is utilized by approximately 50 members at any one time, although it now numbers about 1,060 members; the playing facilities are indoors; it has been in operation since January 1975; and, to the best of the management's knowledge, there have

been no complaints lodged by nearby residents relative to its operation.

The Protestants indicated their concern with regard to increased traffic congestion on Greenspring Valley, Joppa, and Falls Roads; possible overburdening of sewage lines resulting from the addition; inroads upon the rural character of the Greenspring Valley; and possible precedent for future commercial intrusions into the Valley.

Comments submitted by the Baltimore County Department of Traffic Engineering to the Zoning Plans Advisory Committee stated that the proposed Special Exception "is not expected to cause any major traffic problems." Favorable comments were also proffered by the Director of Planning.

The Deputy Zoning Commissioner calls attention to what, in his opinion, is an untenable premise. It cannot be reasonably inferred that the granting of this Special Exception would, in fact, establish a precedent and thereby encourage future commercial inroads upon the Valley area. The subject Petition is unique, in that the basic complex enjoys its use as a matter of right in a B.R. Zone while only 2.07 acres falls within a R.D.P. Zone.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, evidence and testimony, conclusively, indicated that the prerequisites of Section 502.1 have been met by the Petitioners, and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of March, 1976, that the Special Exception for a community building in a R.D.P. Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

- 2 -

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Beginning 332 feet from the east side :
of Falls Road 475 feet North of : OF BALTIMORE COUNTY
Greenspring Valley Road, 8th District :
LEROY PEDDY, et al, Petitioners : Case No. 76-167-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Mr. LeRoy Peddy, Green Spring Inn, Falls Road at Greenspring Valley Road, Baltimore, Maryland 21093, Petitioner.



MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1020 Cromwell F Ridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

2.07 ACRE PARCEL, EAST OF FALLS ROAD, NORTH OF JOPPA ROAD, SOUTH OF SEMINARY AVENUE, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description Is For Special Exception.

Beginning for the same at a point on the dividing line between the area zoned "RDP" and the area zoned "BR-CR", as shown on the Zoning Map of Baltimore County, at the distance of 332 feet, more or less, as measured easterly along said dividing line from its intersection with the east side of Falls Road, said point of intersection being distant 475 feet, more or less, as measured northerly along said east side of Falls Road from its intersection with the center line of Greenspring Valley Road, as extended easterly, running from said beginning point, binding on the south line of said area zoned "RDP", (1) easterly, 423 feet, more or less, thence three courses: (2) northerly 225 feet, more or less, (3) westerly, at right angles with the second line of this description, 422 feet, more or less, and (4) southerly, parallel with said second line, 203 feet, more or less, to the place of beginning.

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

MCA
MCA ENGINEERING CORPORATION

2.

Containing 2.07 acres of land, more or less.

HGW:mpl

J.O. 01-75037
W.O. 11919-X

December 4, 1975



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiWenne, Zoning Commissioner Date: February 9, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-167-X, Petition for Special Exception for a Community Building, or other uses of a civic, social, recreational or educational character (tennis barn). Beginning 332 feet from the East side of Falls Road 475 feet North of Greenspring Valley Road. Petitioner - LeRoy Peddy, Dennis Peddy and Thomas L. Peddy.

Eighth District

Hearing: Monday, February 23, 1976 at 1:30 P.M.

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

The proposed expansion of this existing use would be appropriate here.

FEB 10 1976 PM

William D. Fromm
Director of Planning

WDF:NEG:mjs



MAY 13 1976

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Petitioners Leroy Peddy, Thomas H. Peddy, and Dennis Peddy, legal owners, and the Green Spring Racquet Club, by its partners Warren Smith, William Hirschfeld and Lee Paul Der, long term lessee, by their attorneys James D. Nolan, Newton A. Williams and Nolan, Plunhoff and Williams, respectfully offer this Memorandum for the consideration of the Deputy Zoning Commissioner in the above entitled matter.

This case involves a Petition by three members of the Peddy family, as legal owners, and the Green Spring Racquet Club, as a long term lessee, for a special exception to permit the extension of an existing indoor tennis facility constructed on B.R.-zoned land into adjoining undeveloped property classified in an R.D.P. zone. This request is made pursuant to Section 1A00.2B.6. of the Baltimore County Zoning Regulations (1975 Ed.) which permits "community buildings, swimming pools, or other structural or land uses devoted to civic, social, recreational, or educational activities" in an R.D.P. zone. The parcel of land for which this special exception is sought is a 2.07-acre parcel located 332 feet east of Falls Road, immediately adjacent to the existing B.R. zoned land developed as the Green Spring Racquet Club. There are no side yard variances, parking variances, or other zoning relief of any kind sought by these Petitioners. This Petition has been fully reviewed by the Zoning Advisory

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NOLAN, PLUMHOFF
& WILLIAMS
TOWSON, MD.

Mr. Warren Smith, one of the Petitioners, testified that he is a one-third partner in the Green Spring Racquet Club, with the other two partners being Mr. William Hirshfeld and Mr. Lee Paul Der. While all three partners are quite active in this Club

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& WILLIAMS
TOWSON, MD.

As shown on Petitioners' Exhibit 7, and as covered by Mr. Smith in his testimony, the present building is essentially in the shape of an "H", with two buildings containing four courts each on either side to the east and west respectively, while the center section of the "H" is formed by the lounge and the locker room, office and pro shop areas. These areas are shown extensively

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Mr. Smith outlined that the club hours are presently 7:00 a.m. to midnight on a daily basis, and that all hours are virtually spoken for. With regard to the details concerning membership, etc., see Petitioners Exhibit 6, a Brochure concerning

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& WILLIAMS
TOWSON, MD.

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS

With regard to the utilization of public sewer, it should

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be noted first of all that no new locker room or sewer connections are proposed as a part of this special exception. Furthermore, Mr. Lee testified that there is absolutely no doubt in his mind that the additional flows to be expected by the increased use of the tennis facility would in any way overload this line. Among other things, he stated that the line had been designed for the existing R.D.P. zoning, or one-acre lots, while the proposed R.C.5 zoning would only permit two-acre lots, a considerable decrease in density. Furthermore, as previously noted, there were no adverse comments from the Department of Public Works concerning either water or sewer capacity.

As for screening and landscaping, Mr. Lee testified that the existing tree cover would be augmented by additional landscaping along the access road in such a manner as to meet all Baltimore County requirements.

In response to a question regarding the various requirements of Section 502.1, Mr. Lee testified as follows:

a. As to the health, safety and general welfare of the area involved, he testified that it would not harm the health, safety and general welfare of the area involved, that it would involve only the expansion of an existing tennis facility to be conducted entirely indoors with no noise emanating therefrom and no outside lights or disturbance of any kind, other than appropriate lights for the parking area.

b. As to traffic, Mr. Lee agreed with the Baltimore County Traffic Engineering Comments and noted that a tennis facility is a moderate generator of traffic on a constant basis rather than causing traffic peaks like many other uses which might be placed on the property, including residences.

c. As far as fire, panic and other dangers are concerned, Mr. Lee testified that the property has full fire protection via

two hydrants on the site, and that it is a steel building which will be built according to the BOCA Building Code now in force in Baltimore County.

d. The proposed building will not tend to overcrowd land or cause undue concentration of population he testified, since no one will reside on the property, be it on a one-acre lot under the present R.D.P. Regulations, or on a two-acre under the proposed R.C.5 Regulations, but rather it will be used for a recreational purpose by a number of persons, many of whom reside in the general area.

e. Mr. Lee testified that the proposed facility will not interfere in any way with adequate provisions for schools, parks, water, sewerage, or other public requirements, conveniences or improvements since it will be an additional recreational asset to the community which will not in any way overtax existing public facilities, be they roads, utilities or otherwise.

f. Finally, Mr. Lee testified that it will not interfere with anyone's adequate light and air, since it will be surrounded, as shown on Petitioners' Exhibit 7, the Site Plan, by extensive side and rear yards, and there are no other buildings or uses close by.

Mr. Lawrence B. Fenneman, Jr.

The final witness to testify on behalf of the Petitioners was Mr. Lawrence B. Fenneman, Jr., an acknowledged expert in the field of real estate, appraising, and zoning. Mr. Fenneman's written qualifications were included in the file and made available to all parties concerned.

Mr. Fenneman first testified that he had been familiar with this area of Falls Road in excess of 30 years. He defined the neighborhood involved in this request as Joppa Road at Falls Road to the south, the Baltimore Gas & Electric Transmission Lines to the east, the various uses along Falls Road to the

northwest, including several nonconforming uses, among those being a truck repair yard and a florist shop, and vacant land owned by the Peddy family including extensive wooded areas to the north. The tennis facility itself as presently existing as well as proposed to be expanded was felt to be well described by previous testimony and was not augmented by Mr. Fenneman.

Mr. Fenneman did describe the B.R.-zoned land which includes the existing tennis facility as a commercial pocket which had existed for many years, and the numerous uses therein have already been previously noted, and are shown on Petitioners' Exhibit 7, site plan.

The witness testified that in his opinion the existing club had had no adverse effects upon the area and this conclusion was reinforced by the fact that Mr. Smith testified he had had no complaints since the opening in September, 1975. Furthermore, Mr. Fenneman felt that the proposed special exception represents only a minor addition to existing club facilities, which again will have no adverse effect upon the area involved. The witness's conclusions as to no adverse effect upon the area involved, including area property values, is based upon the fact that the property is very difficult to see from Falls Road since it lies at a lower elevation, and that the existing club facility is entirely compatible with the primarily commercial nature of the area to the east of Falls Road and the west of the transmission line previously described. He also pointed out that in the present case there are no homes close to the existing tennis facility or the proposed addition, but that in other areas tennis barns had been compatibly developed close to existing homes and he included in this examples such as Columbia, The Perring Racquet Club off of Perring Parkway, at Oakleigh Road, and counsel would point out as well that the Yorktowne Tennis Club in Cockeysville is also built immediately adjoining residences.

The witness went on to state that he considers a tennis facility a very light type of use from a realtor's point of view and that with the good access, the significant setbacks, and the screening due to natural and manmade features of the area, the facility would have no adverse effect whatsoever on the area. Mr. Fenneman also noted that his daughter attends nearby St. Paul's School for Girls, and thus he has a very good knowledge, based upon several years of driving into the area upon an almost daily basis during the school year.

With regard to Section 502.1 of the Zoning Regulations, Mr. Fenneman testified as follows:

a. As to the health, safety and general welfare of the area involved, he noted all of the reasons which he had previously given, including setback, screening, nearby commercial uses, lack of nearby homes, the transmission line, and the basic light nature of the usage and stated that it would not have an adverse effect.

b. As for causing congestion in roads, streets and highways, his opinion was bolstered by the favorable Comments from the Department of Traffic Engineering and the basic nature of the tennis facility itself.

c. As for fire, panic and other dangers, he, like the engineer, noted the presence of fire protection via two hydrants on the property, the steel construction of the building, and counsel would point as well to the nearby Baltimore County Fire Station located at Falls Road just south of Ruxton Road.

d. Mr. Fenneman testified that it would not overcrowd land or tend to cause undue concentration of population for the same reasons given by the engineer, namely no one would live on the property and the tennis courts occupy a large amount of space for a relatively unintensive use.

e. As far as public facilities are concerned, he relied

upon the testimony of the other witnesses, as well as the fact that this facility would augment the recreational opportunities available in the area.

f. As for adequate light and air, Mr. Fenneman noted that there are no homes at all close to the proposed or the existing facility as well as the adequate side and rear yards provided. As previously stated, Mr. Fenneman was the final witness for the Petitioners and with his testimony, the Petitioners' case was closed.

Two persons testified in protest of this application, namely Montgomery Lewis, the Executive Director of the Valley Planning Council, with offices located at 212 Washington Avenue, Towson, Maryland 21204, and Mrs. Lane Burke of Burlane Farms, Lutherville, Maryland, who testified that her property, Burlane Farms, is located off Green Spring Avenue at least one mile to the west off Valley Road and that she cannot see the subject property from her home.

Both Mr. Lewis and Mrs. Burke seemed to be more concerned about future plans for the commercial area to the south than about the tennis facility itself. Mr. Lewis testified that this area forms the entrance to the Green Spring Valley, and that the Valley Planning Council is concerned by the increasing tempo of development both in the Valley itself and at the entrance in the area of the subject property. With regard to his concern for sewer capacity, Mr. Lewis offered a letter from the then County Executive, Dale Anderson, dated November 3, 1971, which was admitted as Protestants' Exhibit A. Mr. Lewis is of the belief and testified that the sewer line serving the subject property is 10 inches in diameter, although this is contradicted by Mr. Lee's testimony and the official Baltimore County key sheets, Petitioners' Exhibits 9 and 10.

Although Mr. Lewis termed this proposal a "foot in the door", it was pointed out both by counsel and by the Deputy Zoning Commissioner that a special exception is not a change of zoning under Maryland law, but rather is a permitted use which has been legislatively deemed compatible, subject to meeting the requirements of the applicable section of the law, including Section 502.1 of the Zoning Regulations. It was also noted in the course of cross examination that the requested special exception for a tennis facility is permitted under the proposed R.C. 5 zone as well as under the R.D.P. zone presently existing on the subject property.

Mrs. Lane Burke of Burlane Farms was the second protestant and the last protestant to testify. She testified that she and her family have a tennis court on their property and that she adores tennis. Like Mr. Lewis, Mrs. Burke was most concerned with the entire area surrounding Falls Road, Valley Road and the terminus of the Jones Falls Expressway, more than with the tennis facility itself. Mrs. Burke likened the situation to stopping for one hitchhiker and picking up thirteen, or the tip of an iceberg, but again it must be pointed out that a special exception is not a zoning change and cannot lead to further changes in the area. Mrs. Burke went on to express concern about the widening and straightening of Valley Road, but her fears in this regard were not connected by her testimony to this proposed special exception. In fact, such fears are not substantiated by either the comments of Baltimore County Department of Traffic Engineering in this case nor those of the State Highway Administration. Finally, the fears of both Mr. Lewis and Mrs. Burke are apparently not shared by those members and residents of the Valley area who have chosen to join the club in such numbers that this request is possible.

LEGAL AUTHORITIES AND ARGUMENT

The Petitioners feel with conviction that their case more than met the requirements of Section 502.1 of the Zoning Regulations and that the requested special exception will in fact be of benefit to the area involved and will in no way be detrimental to it. These conclusions are based upon a number of factors including the basic nature of the special exception device itself, the particular nature of the special exception requested in this case and finally, the nature of the area involved.

First of all, the highest Courts of our State have on a number of occasions stated that a special exception which is enacted as a part of the Zoning Ordinance is entitled to the same presumption of validity as other parts of the Comprehensive Zoning Plan and that it is in the interest of the general welfare and therefore valid. On this point, see for instance Rockville Fuel vs. Board of Appeals, 257 Md. 183 at page 187; as well as Anderson vs. Sawyer, Court of Special Appeals, No. 98, September Term, 1974, with the decision having been filed December 16, 1974 and having appeared in The Daily Record on January 27, 1975. To the same effect is another recent Court of Special Appeals decision, namely Gowl vs. Atlantic Richfield Company, No. 676, September Term, 1974, filed July 3, 1975, which appeared in The Daily Record on August 22, 1975. In Gowl, the Court, in addition to commenting on the nature of the special exception device, noted that in judging traffic to be generated from a property, it must be judged as proposed to be developed against all of the various uses which are permitted as a matter of right under the existing zoning and not judged as vacant land if it is undeveloped.

A review of the protestants' testimony in this case will indicate that it is in the nature of fears primarily, and that they are not really concerned so much about this particular spe-

cial exception, but rather are concerned about this entire area. As to the weight to be given such testimony, see Judge Davison's statements in the so-called "Dundalk Funeral Home Case", that is, Anderson vs. Sawyer, previously cited.

In summary, the Petitioners believe that the requested special exception is in the best interests of the area involved, since it will provide an additional recreational asset at no cost to the County, and of course, this recreational asset will be taxed as a private enterprise rather than being a liability, as would be a public facility. Furthermore, the Petitioners believe that all of the requirements of Section 502.1 have been met for the following reasons:

1. As to health, safety and general welfare of the area involved, this request represents merely a minor expansion of an existing indoor tennis facility, and it will be conducted entirely indoors, with no disturbance to the outdoors whatsoever and it will be surrounded by significant setbacks and it is screened from both Falls Road and from areas to the north by man-made and natural features.

2. As for the creation of any congestion in roads, streets and highways, it should be noted that three points of access are provided, and that traffic can disperse itself in a number of directions from the site, including the use of the Jones Falls Expressway to the south, Falls Road to the north, Valley Road to the west, the Beltway to the west, Seminary Avenue to the east, Joppa Road to the south and southeast, the Beltway to the east, as well as other parts of the road network in the area. Furthermore, Baltimore County Traffic Engineer has stated that there will be no problems, and there are no adverse Comments from the State Highway Administration. In like manner, all of the testimony is to the effect that a tennis facility, while it

will create some traffic, is an even generator of traffic throughout the day, and that it will not impact the roads at peak hours as would residential homes for instance.

3. The proposed facility will not create a potential hazard from fire, panic or other dangers since it enjoys public water on the site, including two hydrants, it is located a short distance to the north of a public fire station located at Falls Road south of Valley Road, it will be constructed with the BOCA Code, and will be of steel construction as opposed to frame construction.

4. The proposed tennis facility will not tend to overcrowd land and cause undue concentration of population, since no one will live on the property and adequate side and rear yards have been provided with no variances being requested and surrounding property is either vacant or located at an elevation above the subject property in such a manner that it has little effect on them.

5. The proposed facility will in no way interfere with adequate provisions for public facilities, and it will in effect augment the recreational facilities available in the area and will not according to the testimony of the engineer, Mr. Lee, and the Comments from Baltimore County, in any way overtax the existing public water or public sewer facilities nor the public roads, according to Mr. Planigan.

6. Finally, the proposed facility will not interfere with adequate light and air to any nearby properties since adequate provision has been made for open land surrounding the proposed building, and as previously pointed out, the open land nearby is primarily vacant and if reclassified on the new zoning maps to R.C. 5, the utilization of two-acre lots will insure that the residential development in the area will not crowd nor

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croach upon the proposed tennis facility.

CONCLUSION

For all of the reasons outlined herein, as well as the reasons outlined in the course of the hearing, Petitioners respectfully submit that the requested special exception has been fully demonstrated to be fully compatible with the area and to be an asset to the area. Accordingly, Petitioners would respectfully ask that their Petition for a Special Exception be granted.

James D. Nolan
James D. Nolan

Newton A. Williams
Newton A. Williams

Nolan, Plumhoff and Williams
Nolan, Plumhoff and Williams

I HEREBY CERTIFY that on this 1st day of March, 1976, a copy of the foregoing PETITIONERS' MEMORANDUM was mailed, postage prepaid to the following:

Montgomery Lewis, Executive Director
Valley Planning Council
212 Washington Avenue
Towson, Maryland 21204

and

Mrs. Lane Burke
c/o Burlane Farms
Green Spring Avenue
Lutherville, Maryland 21093

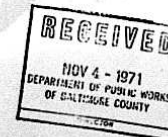
LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS
TOWSON, MD.

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DALE ANDERSON
COUNTY EXECUTIVE

BALTIMORE COUNTY, MARYLAND
EXECUTIVE OFFICE
TOWSON, MARYLAND 21204
November 3, 1971



Dear Concerned Citizens:

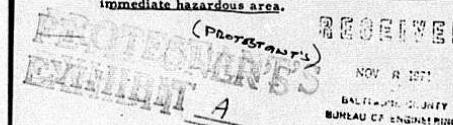
I appreciate your interest and advice in the matter of the proposed sewer extension from Rockland to a point located approximately at Falls and Valley Roads. This extension is considered necessary to serve Heatherfield, a portion of Seminary Ridge, the State Roads Commission Building and the Valley and Green Spring Inns.

It is my opinion that my past record concerning open spaces and proper planning and controlled development should indicate that I am just as interested in the Green Spring Valley as any of the property owners who live there.

My interest in the proper planning and controlled development of this area does not stem from the personal or private interest of any individual or groups of individuals but because I believe it to be in the best interest of everyone in this county and, indeed, the best interest of everyone in our state.

I think unquestionably that under the provisions of the Baltimore County Code, 1968 Edition, Section 34-28, Section 34-62 and Section 34-69, that the people mentioned above whose property will be served by this extension are entitled under the law to the convenience of this proposed sewer system primarily because the entire area is a health hazard not only to the people who reside or work there but also those people who visit the area and those customers who patronize the Valley and Green Spring Inns.

The Baltimore County Health Department has made a declaration of this fact. However, there are no existing health hazards of any major proportion obvious at this time in other sections of the Valley within sewerable distance, and I feel no obligation on the part of the county government to provide any sewer capacity other than that which is necessary to sewer the immediate hazardous area.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans,
Chairman

Mr. LeRoy Peddy
Green Spring Inn
Falls Road at Green Spring Valley Rd.,
Baltimore, Maryland 21093

RE: Special Exception Petition
Item 120
LeRoy Peddy, Dennis Peddy &
Thomas L. Peddy - Petitioners

Dear Mr. Peddy:

The Zoning Plans 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 Commission with recommendations as to the appropriateness of the requested zoning.

The subject property is located 332 feet east of a point in the center line of Falls Road, said point lying 475 feet north of the center line of Green Spring Valley Road, and is currently a vacant parcel of land zoned RDP. The petitioner is requesting a Special Exception to permit a community building (tennis barn) in order that additional indoor court areas may be constructed in conjunction with an existing tennis barn operation. The existing tennis barn operation is zoned Business, Roadside, and lies approximately to the rear of the existing Green Spring Inn restaurant.

At the time of field inspection, the existing tennis barn complex was in the final stages

I have, therefore, this day, after consultation with a staff of competent advisors, directed Mr. Albert B. Kaltenback, Director of Public Works for Baltimore County, to arrange for the design and the installation, with the approval of the County Council, of a sewer line with a necessary capacity to dispose of the sewage waste for approximately 43 houses in Heatherfield, approximately 40 houses in Seminary Ridge, the State Roads Building, the Valley and Green Spring Inns, and those few miscellaneous properties which will be able to tie in to this system. We believe that this line can be held to a maximum size of 8 inches.

I think all of you who have an interest in this matter should realize that we are dealing here with the sacrosanct property rights of other people very clearly set out in the Constitution of the United States and the State of Maryland and various other laws and that the policies of this Administration will not necessarily hold up when the great legal battles for the development of the Valley begin raging in the courts.

Sincerely,

Dale Anderson
County Executive

DA/k

cc: County Councilmen
William E. Fornoff, Baltimore County Administrative Officer
Mr. A. B. Kaltenback, Director of the Dept. of Public Works
The Valley Planning Council
Worthington Improvement Association, Inc.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. LeRoy Peddy
Green Spring Inn
Falls Rd. at
Green Spring Valley Rd.,
Baltimore, Md. 21093

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

Your Petition has been received and accepted for filing this 19th day of January, 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner LeRoy Peddy, Dennis Peddy & Thomas L. Peddy

Petitioner's Attorney
cc: MCA
1020 Cromwell Bridge Rd.,
Towson, Md. 21204

Reviewed by *Franklin T. Hogans*
Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

Mr. LeRoy Peddy
Re: Item 120
February 10, 1976
Page 2

of construction, and it was noted that a variety of access points exist to serve the property. The petitioner's plan herein submitted indicates a 20 foot private access road for the racket club, which originates at the intersection of Old Joppa Road and Falls Road.

The petitioner should note with particular interest the comments of the State Highway Administration.

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,

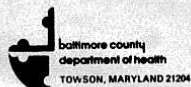
Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Towson, Md. 21204

MAY 13 1976



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 12, 1976

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

Dear Mr. DiNenna:

Comments on Item #120, Zoning Advisory Committee Meeting,
December 30, 1975, are as follows:

Property Owner: LeRoy, Dennis, Thomas L. Peddy
Location: E/S of Falls Rd. 475' N of Greenspring Valley Rd.
Existing Zoning: BR-CR, DR 2 & RDP
Proposed Zoning: Special Exception for a community bldg.
(tennis barn)
No. of Acres: 2.07
District: 8th

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dla



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 8, 1976

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

Attention: Mr. Franklin Hogans

Re: J.A.C. Meeting, December 30, 1975
ITEM: 120.
Property Owner: LeRoy, Dennis, Thomas L.
Peddy
Location: E/S of Falls Rd. (Route 25)
475' N of Greenspring Valley Rd.
Existing Zoning: BR-CR, DR 2 & RDP
Proposed Zoning: Special Exception for
a community Bldg. (tennis barn)
No. of Acres: 2.07
District: 8th

Dear Mr. DiNenna:

The plan indicates access by way of a section of Old Joppa Road and from
thence to Falls Road. This section of Old Joppa Road is no longer a public
facility and was barricaded from Falls Road. As far as the State Highway
Administration is concerned, the proposed and existing access connection is a
commercial entrance, connecting directly into Falls Road, therefore, the
connection must be improved with standard paving and concrete curb and gutter.
The opening must be reduced to a maximum width of 35'. The curb must extend
along Falls Road to the existing guardrail. The construction must be done
under permit from the State Highway Administration. The plan must be revised
prior to the hearing.

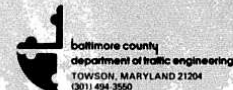
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CLJEM:vr

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 120 - ZAC - December 30, 1975
Property Owner: LeRoy, Dennis, Thomas L. Peddy
Location: E/S of Falls Rd. 475' N of Greenspring Valley Rd.
Existing Zoning: BR-CR, DR 2 & RDP
Proposed Zoning: Special exception for a community bldg. (tennis barn)
No. of Acres: 2.07
District: 8th

Dear Mr. DiNenna:

The requested Special Exception for a tennis barn is not expected
to cause any major traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



WILLIAM D. FROMM
DIRECTOR

January 12, 1976

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 #120, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: LeRoy, Dennis, Thomas L. Peddy
Location: E/S of Falls Road 475' N. of Greenspring Valley Road
Existing Zoning: B.R.-C.R., D.R.2 and R.D.P.
Proposed Zoning: Special Exception for a community building (tennis barn)
No. of Acres: 2.07
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 plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 7, 1976

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

Z.A.C. Meeting of: December 30, 1975

Re: Item 120
Property Owner: LeRoy, Dennis, Thomas L. Peddy
Location: E/S of Falls Rd. 475' N. of Greenspring Valley Rd.
Present Zoning: B.R.-C.R., D.R. 2, & R.D.P.
Proposed Zoning: Special Exception for a community bldg. (tennis barn)

District: 8th
No. Acres: 2.07

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCDONNAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WILKINSON

MAY 13 1976

THE TIMES NEWSPAPERS
RANDALLSTOWN, MD. 21133 Feb. 5, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception- Paddy
was inserted in the following

☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 23rd day of February, 1976, that it to say, the same was inserted in the issues of Feb. 5, 1976.

STROMBERG PUBLICATIONS, INC.
BY Patti Smink

CERTIFICATE OF PUBLICATION
TOWSON, MD. February 5, 1976
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 5th day of February, 1976, the first publication appearing on the 5th day of February, 1976.

THE JEFFERSONIAN
S. Frank Smink Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION
TOWSON, MD. February 5, 1976
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 5th day of February, 1976, the first publication appearing on the 5th day of February, 1976.

2-Signs 76-167-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting Feb. 7, 1976
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: LeRoy Paddy, et al
Location of property: Dec. 332 FROM THE E/S OF FALLS RD. 475' N OF GREENSPRING VALLEY RD.
Location of signs: #1 E/S FALLS RD 200' +/- N OF GREENSPRING VALLEY RD. #2 500' +/- E OF FALLS RD 200' +/- N OF GREENSPRING VALLEY RD
Remarks: Sharon B. Poland
Posted by: Sharon B. Poland Date of return: Feb. 13, 1976

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>D.A.</u>	Revised Plans: Change in outline or description Yes ☐ No ☒								
Previous case:	Map #								

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

Your Petition has been received * this 16 day of December 1975. Filing Fee \$ 50. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner LeRoy Paddy, et al Submitted by Warren C. Smith
Petitioner's Attorney _____ Reviewed by Paddy

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 28282

DATE Feb. 2, 1976 ACCOUNT 01-662
AMOUNT \$50.00

RECEIVED Warren Smith, 6035 Hollins Ave., Baltimore, Md. 21210
FOR Petition for Special Exception for LeRoy Paddy, et al #76-167-X

5587 FEB 2 50.00 AM

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

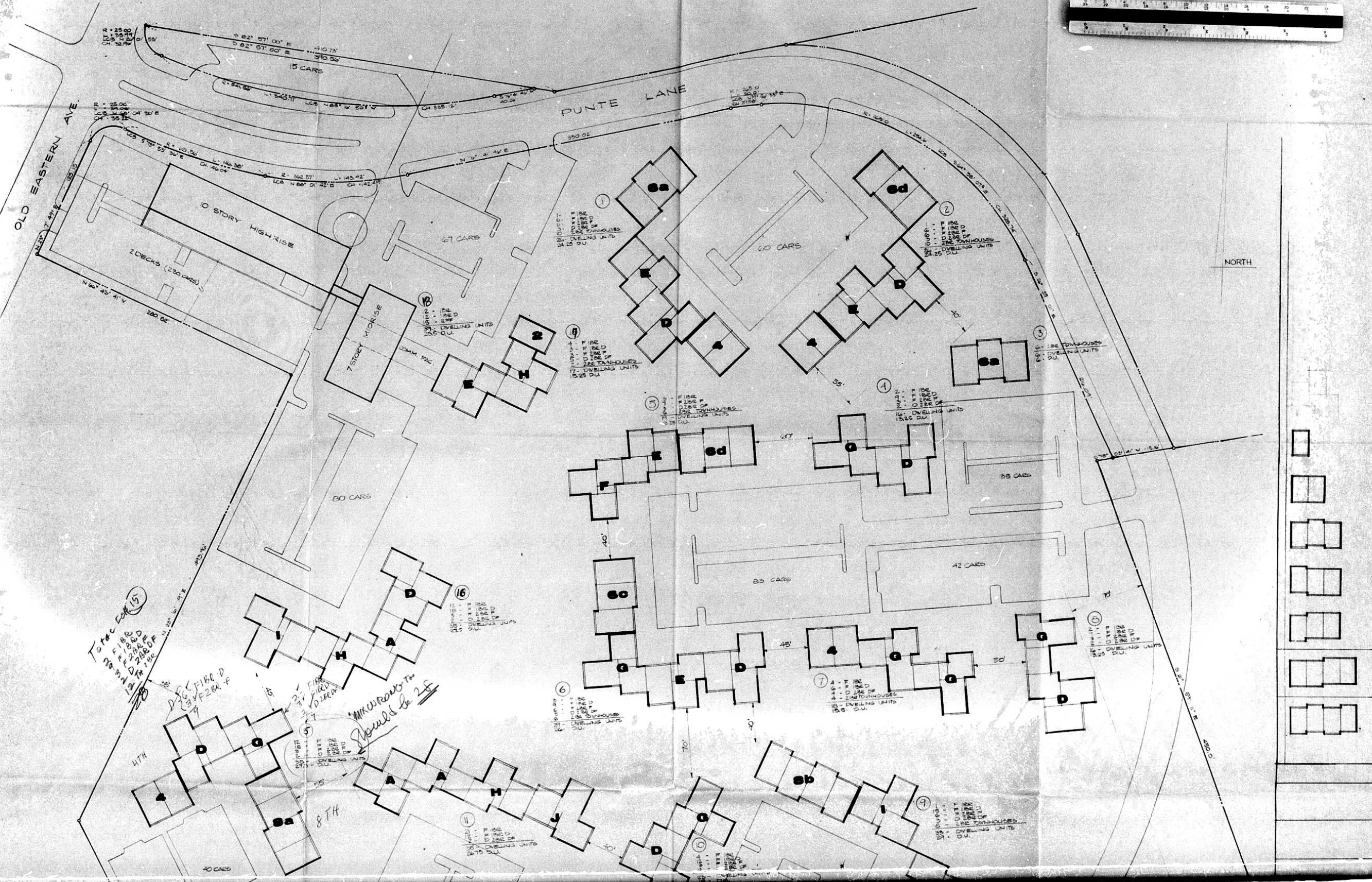
No. 31632

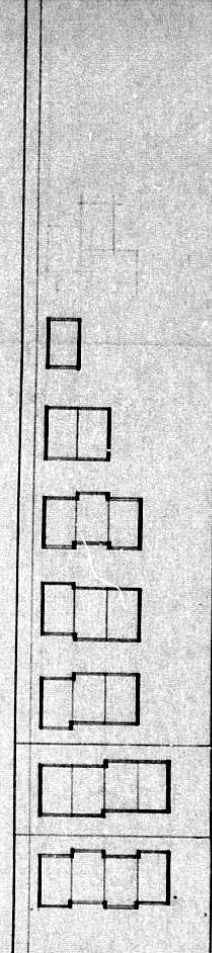
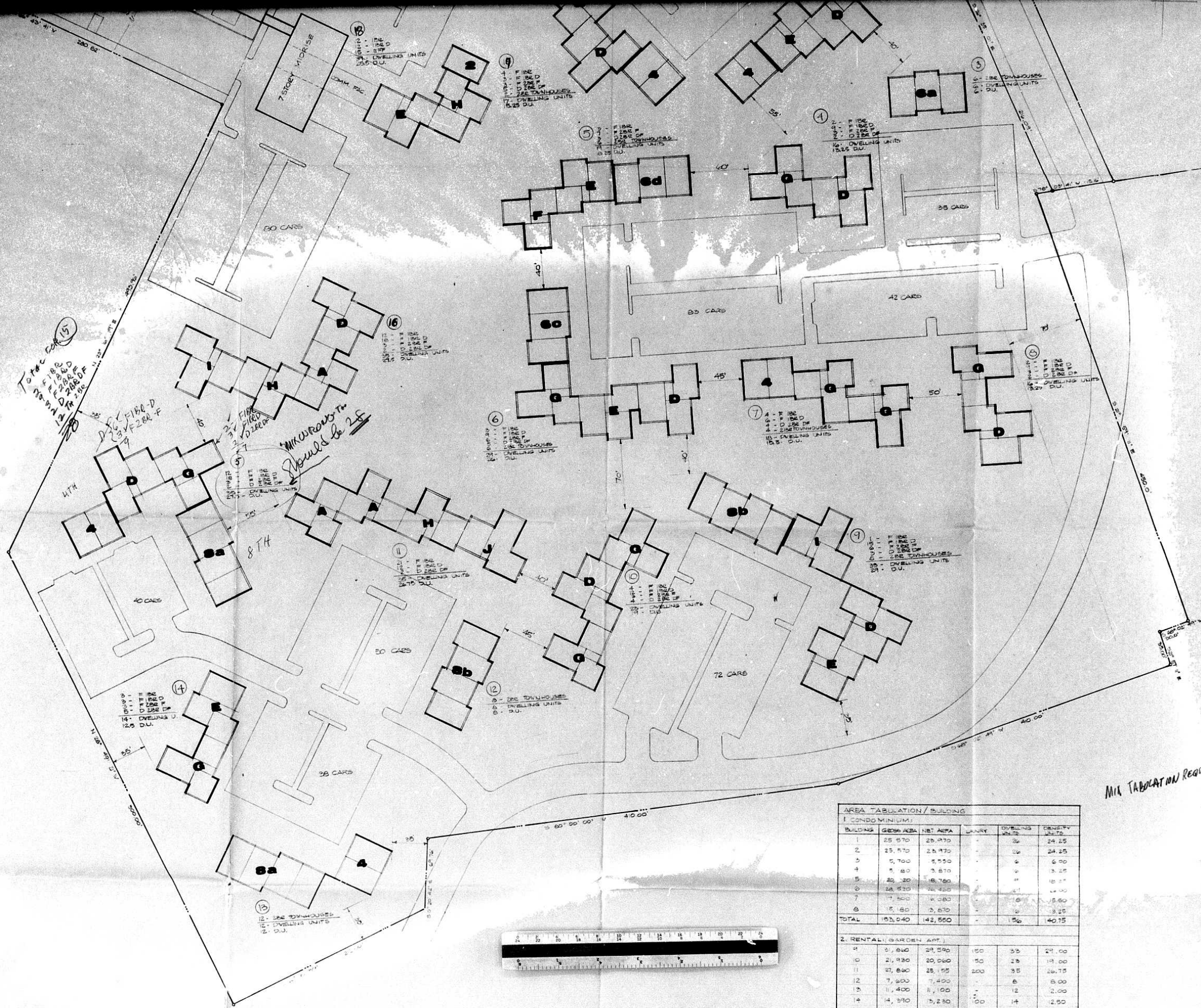
DATE Feb. 23, 1976 ACCOUNT 01-662
AMOUNT \$57.25

RECEIVED FROM Warren Smith, 6035 Hollins Ave., Balto., Md. 21210
FOR Advertising and posting of property for LeRoy Paddy, et al #76-167-X

5587 FEB 24 57.25 AM

VALIDATION OR SIGNATURE OF CASHIER





CONSULTANTS

MIX TABULATION READ BY BLOP.

AREA TABULATION / BUILDING					
1. CONDOMINIUM					
BUILDING	GROSS AREA	NET AREA	LAUNDRY	DWELLING UNITS	DENSITY
1	25,570	25,970	-	26	24.25
2	25,570	25,970	-	26	24.25
3	5,700	5,550	-	6	6.00
4	5,800	5,870	-	6	13.25
5	20,120	18,780	-	11	18.00
6	28,510	26,420	-	11	14.00
7	7,500	6,080	-	16	15.00
8	5,180	3,870	-	10	13.25
TOTAL	153,040	142,580	-	136	40.15
2. RENTAL (GARDEN APT.)					
9	21,840	20,590	150	33	29.00
10	21,920	20,060	150	28	19.00
11	27,840	25,155	200	35	26.75
12	7,600	7,400	-	8	8.00
13	11,400	11,100	-	12	12.00
14	14,390	13,280	100	14	12.50
15	26,780	24,970	100	28	25.25
16	-	-	-	-	-
17	30,170	27,790	200	35	27.50
18	16,970	15,685	100	17	18.25
SUB TOTAL	188,720	174,585	1000	205	175.25
3. RENTAL (MIDRISE)					
19	32,600	28,970	-	39	25.50
TOTAL	221,320	198,555	-	244	200.75
TOTAL 1,2,3	374,400	341,100	-	400	341.50
COMMUNITY FACILITIES	2,000	-	-	-	-

SITE PLAN
REVISION OF "MIX"
AND BUILDING UNITS

PROJ. NO. 108
SCALE 1" = 40'
DATE
LAST REV.

SEWER	LAND AREA	AREAS		POPULATION		SEWAGE FLOW, MGD				MINIMUM GRADE	PIPE SIZE	VELOCITY (F.P.S.)
		EXISTING	TOTAL	EXISTING	TOTAL	AVERAGE	PEAK	INFILTRATION	DESIGN			
A	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5
B	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5
C	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5
B-C	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5
D	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5
B-D	1000	1000	1000	1000	1000	0.075	2.300	0.00	3.000(b)	0.72%	18"	4.5

NOTES:
(a) INFILTRATION BASED ON 800 GAL PER ACRE PER DAY.
(b) AREA 'A' ULTIMATELY DISCHARGES INTO FUTURE DEEP RUN TRUNK SEWER.
(c) DESIGN POPULATION OF S.R.C. SEWAGE TREATMENT PLANT.
(d) VELOCITY BASED ON PIPE FLOWING FULL.

BENCH MARKS (County Hubs)

Hub No. X-7155 - 7/8" Iron Bar @ E. edge of conc. gutter island U.S. intersection of Jopps Road and Jones Falls Expressway. Elev. 296.658
Hub No. X-3125 - 1/2" Cut on S. Roadcut on Jopps Road 200' W. of Tally-Ho Road 5.5' W. of E. End of Wall. Elev. 286.044
Hub No. X-3110 - R.R. Spike in Mac. on S.S. Jopps Road opposite E. of White Manor Drive. Elev. 285.747
Hub No. X-3105 - R.R. Spike in Mac. on S.S. Jopps Road opposite Tally-Ho Road. Elev. 287.516

GENERAL NOTES

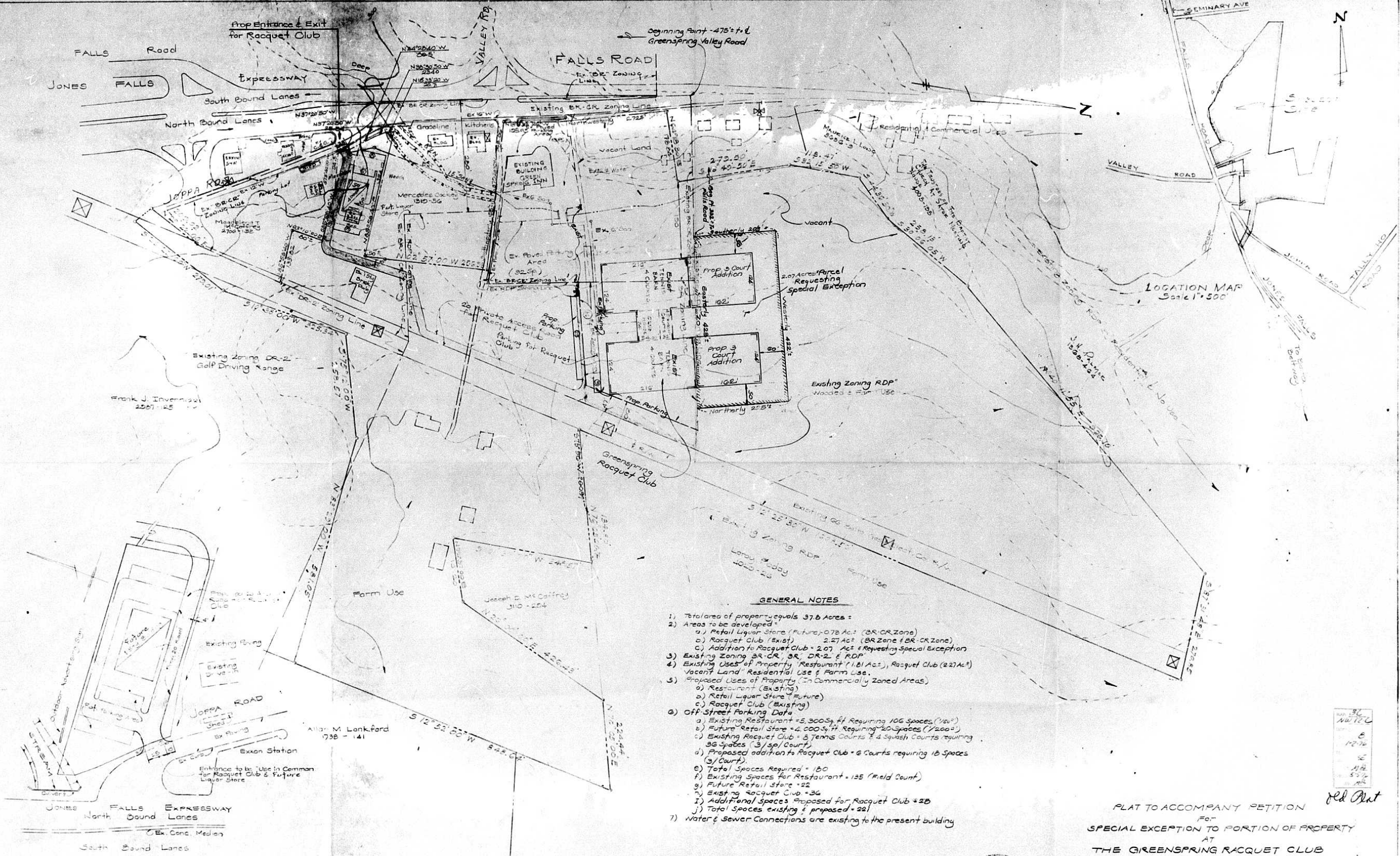
1. - All work to be done in accordance with Baltimore County's 1971 "Standard Specifications for Construction" and the "Standard Details" of other Baltimore County or the Maryland State Highway Administration, as specified.
2. - All elevations shown are based on Baltimore County Datum.
3. - The exact location of sewer house connections shall be as directed by the Engineer in the field.
4. - The location shown on profile of the proposed sewer drop house connections are the top of gutter at the spot to be used or the top of the floor of the standard to be used as shown on Standard Detail S-21.



LOCATION PLAN
SCALE: 1"=1000'

73180 SXO

CITY OF BALTIMORE		DATE		DATE	
DESIGNED BY		CHECKED BY		DATE	
DRAWN BY		DATE		DATE	
PROJECT NO.		P. W. A. NO.		CONTRACT NO.	
REVISIONS		REVISED AS PER RECORD POINT		DATE	
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517. JFL		518. JFL		519. JFL	
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523. JFL		524. JFL		525. JFL	
526. JFL		527. JFL		528. JFL	
529. JFL		530. JFL		531. JFL	
532. JFL		533. JFL		534. JFL	
535. JFL		536. JFL		537. JFL	
538. JFL		539. JFL		540. JFL	
541. JFL		542. JFL		543. JFL	
544. JFL		545. JFL		546. JFL	
547. JFL		548. JFL		549. JFL	
550. JFL		551. JFL		552. JFL	
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556. JFL		557. JFL		558. JFL	
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562. JFL		563. JFL		564. JFL	
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568. JFL		569. JFL		570. JFL	
571. JFL		572. JFL		573. JFL	
574. JFL		575. JFL		576. JFL	
577. JFL		578. JFL		579. JFL	
580. JFL		581. JFL		582. JFL	
583. JFL		584. JFL		585. JFL	
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589. JFL		590. JFL		591. JFL	
592. JFL		593. JFL		594. JFL	
595. JFL		596. JFL		597. JFL	
598. JFL		599. JFL			



- GENERAL NOTES**
- 1) Total area of property equals 37.6 Acres =
 - 2) Areas to be developed:
 - a) Retail Liquor Store (Future) 0.78 Ac. (BR-CR Zone)
 - b) Racquet Club (Exist) 2.27 Ac. (BR Zone & BR-CR Zone)
 - c) Addition to Racquet Club 2.07 Ac. Requesting Special Exception
 - 3) Existing Zoning BR-CR, BR-DR-2 & RDP
 - 4) Existing Uses: Property Restaurant (1.61 Ac.), Racquet Club (2.27 Ac.) Vacant Land Residential Use & Farm Use.
 - 5) Proposed Uses of Property (In Commercially Zoned Areas)
 - a) Restaurant (Existing)
 - b) Retail Liquor Store (Future)
 - c) Racquet Club (Existing)
 - 6) Off-Street Parking Data:
 - a) Existing Restaurant 15,300 Sq. Ft. Requiring 106 Spaces (1/100')
 - b) Future Retail Store 4,000 Sq. Ft. Requiring 20 Spaces (1/100')
 - c) Existing Racquet Club 5 Tennis Courts & 4 Squash Courts requiring 96 Spaces (3/50' Courts)
 - d) Proposed addition to Racquet Club 6 Courts requiring 16 Spaces (3/Court)
 - 7) Total Spaces Required = 142
 - 8) Existing Spaces for Restaurant = 135 (Field Count)
 - 9) Future Retail Store = 22
 - 10) Existing Racquet Club = 36
 - 11) Additional Spaces Proposed for Racquet Club = 28
 - 12) Total Spaces existing & proposed = 221
 - 7) Water & Sewer Connections are existing to the present building

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION TO PORTION OF PROPERTY
AT
THE GREENSPRING RACQUET CLUB
Election District N-2-B Baltimore County, Md.
Scale: 1"=100' Dec. 3, 1975.

ENTRANCE DETAIL FOR RACQUET CLUB
Scale: 1"=50'

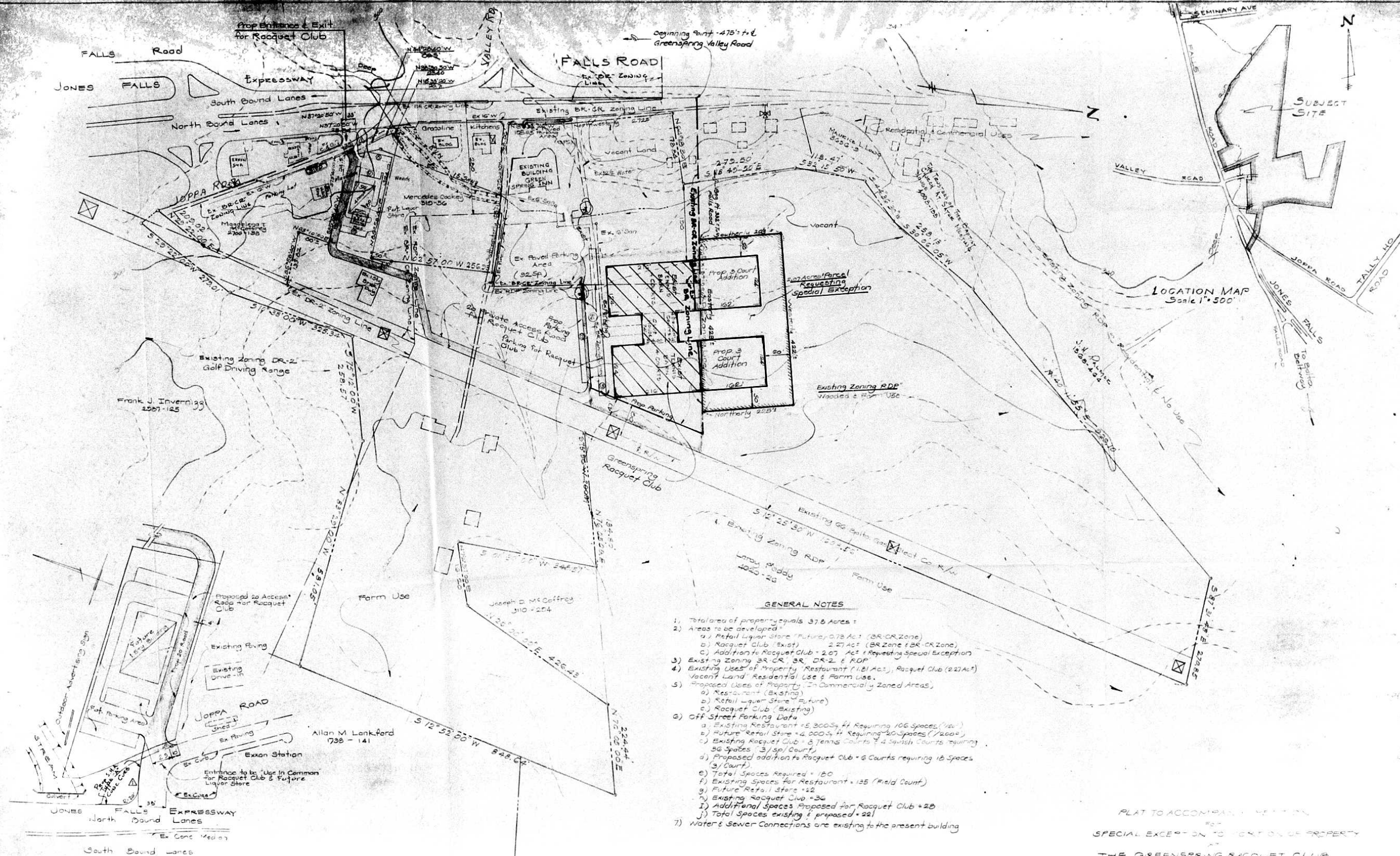
MCA
MCA ENGINEERING CORP.
1415 CHESAPEAKE BRIDGE ROAD
BALTIMORE, MD. 21204



32
1412C
E
1-2-76
SE
1/2
55/2
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Red Ant

MAY 13 1976



LOCATION MAP
Scale 1"=500'

GENERAL NOTES

1. Total area of property equals 37.6 Acres.
2. Areas to be developed:
 - a) Retail Liquor Store (Future) 0.78 Act (BR-CR Zone)
 - b) Racquet Club (Exist) 2.27 Act (BR Zone & BR-CR Zone)
 - c) Addition to Racquet Club 2.07 Act (Requesting Special Exception)
3. Existing Zoning BR-CR, BR, DR-2 & RDP
4. Existing Uses of Property Restaurant (1.81 Act), Racquet Club (2.27 Act), Vacant Land, Residential Use & Farm Use.
5. Proposed Uses of Property in Commercially Zoned Areas:
 - a) Restaurant (Existing)
 - b) Retail Liquor Store (Future)
 - c) Racquet Club (Existing)
6. Off-Street Parking Data:
 - a) Existing Restaurant 15,300 Sq. Ft. Requiring 106 Spaces (1500)
 - b) Future Retail Store 4,000 Sq. Ft. Requiring 20 Spaces (1200)
 - c) Existing Racquet Club 6 Tennis Courts & 4 Squish Courts requiring 36 Spaces (31 sp./Court)
 - d) Proposed Addition to Racquet Club 6 Courts requiring 18 Spaces (3/Court)
 - e) Total Spaces Required = 180
 - f) Existing Spaces for Restaurant = 135 (Field Count)
 - g) Future Retail Store = 22
 - h) Existing Racquet Club = 36
 - i) Additional Spaces Proposed for Racquet Club = 28
 - j) Total Spaces existing & proposed = 221
7. Water & Sewer Connections are existing to the present building

PLAT TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION TO ZONING OF PROPERTY
AT
THE GREENSPRING RACQUET CLUB
Election District 14-2
Baltimore County, Md.
Scale 1"=100'



MCA ENGINEERING CORP.
1095 CHASEWELL BRIDGE ROAD
BALTIMORE, MD. 21204

ENTRANCE DETAIL FOR RACQUET CLUB
Scale: 1"=50'
Per Exhibit #7

NO.	REVISION	DATE
1	Rev'd Entry Per S.H.A. COMMENTS	2-20-76
2	REVISION	DATE



MAY 13 1976