

76-253-94
#218

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we HUNT VALLEY GOLF CLUB, INC. of the property situate in Baltimore County and which is described in the plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to a Special Exception granted in case No. 15-177-X (Item No. 1261) by the Deputy Zoning Commissioner of Baltimore County to provide for an additional pool to service the facilities of the Hunt Valley Golf Club, Inc.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

HUNT VALLEY GOLF CLUB, INC.
By Richard B. Edgar, President
Contract Purchaser
Address Power Mill Road
Phoenix, Maryland 21133
Legal Owner
Address Power Mill Road
Phoenix, Maryland 21133
Protestant's Attorney
Petitioner's Attorney
Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

ORDERED BY the Zoning Commissioner of Baltimore County, this 14th day of May, 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 14th day of May, 1976, at 10:00 o'clock A.M.

Eric D. DiNenna
Zoning Commissioner of Baltimore County
(over)

10:15A
6/10/76
MS-58-764

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
South side of Highland Ridge Road
1400 feet North of Phoenix Road,
10th District : OF BALTIMORE COUNTY
HUNT VALLEY GOLF CLUB, INC.,
Petitioners : Case No. 76-253-SPH

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. Brooks, Esquire
Charles E. Brooks, Esquire
Deputy People's Counsel
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 10th day of May, 1976 to Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslin, III
John W. Heslin, III
JUN 11 7 56 PM
ZONING DEPARTMENT

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

June 28, 1976

RE: Petition for Special Hearing
S/E of Highland Ridge Road, 1400' N of
Phoenix Road - 10th Election District
Hunt Valley Golf Club, Inc. -
Petitioners
NO. 76-253-SPH (Item No. 214)

Dear Mr. Brooks:

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

Very truly yours,
George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc
Attachments
cc: John W. Heslin, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 1, 1976
FROM: William D. Brown, Director of Planning
SUBJECT: Petition 76-253-A Petition for Special Deputy Hearing to Amend a Special Exception granted by the Zoning Commissioner in Case 75-177-X.
South side of Highland Ridge Road 1400 feet North of Phoenix Road.
Petitioner - Property of Hunt Valley Golf Club, Inc.

10th District
HEARING: Monday, June 14, 1976 (1015 A.M.)

This office is not opposed to the requested amendment to the existing special exception. Please note that the petitioner's attorney informed this office that the water for the pool operation would be pumped from the irrigation system.

William D. Brown
William D. Brown
Director of Planning

WDF:JAM:rw

Frederick Ward Associates, Inc.
CENTURY BUILDING - BEL AIR, MARYLAND 21014

Consulting Engineers
PHONE (301) 534-7600, 879-2650

April 19, 1976
PARTICULAR DESCRIPTION

15.749 Acre parcel of land surveyed for Richard B. Edgar, located on Highland Ridge Drive, tenth Election District, Baltimore County Maryland.

BEGINNING for the same at a point on the Southerly right-of-way line of Highland Ridge Drive, as shown on Plat One, The Highlands of Hunt Valley, as recorded among the land records of Baltimore County in Plat Book E.H.K. Jr. 38 folio 110, said point of beginning being at the Northwesterly most corner of lot 78, Plat Two-Amended the Highlands of Hunt Valley, thence leaving Highland Ridge Drive and binding on lots 78 and 77, three courses viz: South 28° 14' 39" East 220.87 feet, North 73° 24' 00" East 249.14 feet, and North 08° 50' 31" East 260.00 feet to a point on the Southerly right-of-way line of Glen Lyon Court, as shown on Plat Two Amended, aforesaid, thence, binding on said right-of-way, by a curve to the right in a Southeasterly direction of radius 447.62 feet an arc distance of 24.11 feet to the Northwesterly corner of Lot 76 as shown on said Plat Two Amended, thence binding on Lots 76 and 79 four courses viz: South 08° 50' 31" West 281.07 feet, South 65° 06' 53" East 149.33 feet, South 30° 17' 59" West 167.85 feet and South 17° 55' 29" West 130.00 feet, thence leaving the Highlands of Hunt Valley, running through and across the lands of Edgar, five courses viz: South 14° 25' 27" West 287.05 feet, North 89° 13' 52" West 596.05 feet, North 63° 26' 06" West 315.25 feet,

Page Two
April 19, 1976
PARTICULAR DESCRIPTION

15.749 Acre parcel of land ...

North 41° 25' 25" West 251.30 feet, North 12° 09' 27" West 247.90 feet to a point on the Southerly right-of-way line of Highland Ridge Drive, aforesaid, thence binding thereon two courses viz: North 77° 50' 33" East 746.69 feet to a point of curvature, thence, by a curve to the left in a Northeasterly direction of radius 243.71 feet an arc distance of 68.42 feet to the beginning hereof containing 15.749 Acres, more or less.

Frederick Ward Associates, Inc.
Frederick Ward Associates, Inc.
Century Building
Bel Air, Maryland 21014

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Charles E. Brooks, Esquire County Office Building
610 Bosley Avenue
Towson, Md. 21204
111 W. Chesapeake Avenue
Towson, Maryland 21204

this Monday of May 1976.

Eric D. DiNenna
Eric D. DiNenna
Zoning Commissioner

Petitioner Hunt Valley Golf Club, Inc.
Petitioner's Attorney Charles E. Brooks Reviewed by Franklin J. Rogers, Jr.
cc: Frederick Ward Associates, Inc. Chairman, Zoning Plans
Century Building Advisory Committee
Bel Air, Maryland 21014

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts, that is accordance with the power granted unto the Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to a Special Exception granted in Case No. 75-177-X by the Deputy Zoning Commissioner to provide for an additional pool, should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of June, 1976, that the herein Petition for Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to a Special Exception granted in Case No. 75-177-X by the Deputy Zoning Commissioner to provide for an additional pool, 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 Deputations and Planning and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of June, 1976, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Calverton Ave.
Towson, Maryland 21204

June 7, 1976

Franklin T. Nogans, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD OF COMMISSIONERS
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Charles E. Brooks, Esquire
610 Rosley Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 218
Hunt Valley Golf Club, Inc. -
Petitioner

Dear Mr. Brooks:

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

The subject property is located on the south side of Highland Ridge Road, 1400 feet east of Phoenix Road, and is currently the site of the Hunt Valley Golf Corporation. The petitioner is requesting a Special Exception of Case No. 75-177-X to permit the construction of an additional swimming pool. The proposed pool is to be located adjacent to the originally approved swimming pool of the previous case.

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

Charles E. Brooks, Esquire
Re: Item 218
June 7, 1976
Page 2

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. Nogans, Jr.
FRANKLIN T. NOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Frederick Ward Associates, Inc.
Century Building
Bel Air, Maryland 21014

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 28, 1976

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

Re: Item #218 (1975-1976)
Property Owner: Hunt Valley Golf Club, Inc.
S/S Highland Ridge Rd., 1400' E. Phoenix Rd.
Existing Zoning: RDP
Proposed Zoning: Special Hearing to amend case
#75-177X to provide for an additional swimming pool.
Acres: 15.749 District: 10th

Dear Mr. DiMenna:

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

General:

Baltimore County highway and utility improvements are not directly involved. However, the Petitioner should consider the apparent need and advisability of providing guard rail protection along the southernmost side of Highland Ridge Road, above the area for the existing and proposed swimming pools.

Comments were supplied in connection with the Zoning Advisory Committee review of the plans for this property submitted in connection with Item #126 (1974-1975).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review of this Item #218 (1975-1976).

Very truly yours,

Edmund H. Dwyer, P.E.
Chief, Bureau of Engineering

END: EAM, PWR:RS

cc: Robert Martin (R.D. #472-75)
Robert Dwyer

U-M Key Sheet
79 NE 2 Pos. Sheet
NE 20 A Topo
43 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 11, 1976

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

Z.A.C. Meeting of: May 3, 1976

Re: Item 218

Property Owner: Hunt Valley Golf Club, Inc.

Location: S/S Highland Ridge Rd. 1400' E. Phoenix Rd.

Present Zoning: R.D.P.

Proposed Zoning: Special Hearing to amend case #75-177 X to provide for an additional swimming pool.

District: 10th

No. Acres: 15.749

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich
Field Representative.

NNP/al

JOSEPH M. WILSON, PRESIDENT
T. PATRICK WILLIAMS, JR., VICE-PRESIDENT
MR. ROBERT L. BRYANT

MARCUS M. KOTARSKI
THOMAS N. ROYER
MR. LORRAINE V. CHURCH

ROGER B. HAYDEN
ALVIN LYNCH
EDWARD W. TRACY, D.M.

JOSEPH B. WHEELER, SUPERINTENDENT

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3900

STEPHEN E. COLLINS
DIRECTOR

May 17, 1976

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

Re: Item 218 - SAC - May 3, 1976
Property Owner: Hunt Valley Golf Club, Inc.
Location: S/S Highland Ridge Rd. 1400' E. Phoenix Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to amend case #75-177 X to provide for an additional swimming pool.
Acres: 15.749
District: 10th

Dear Mr. DiMenna:

No major increase in trip generation is expected to be caused by the requested special exception for a swimming pool.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NNP:nc

SEP 08 1976



CPSC 16-233.5M
ND 1/4/76

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

October 6, 1976

MICROFILMED

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

Dear Mr. DiNenna:

Comments on Item #218, Zoning Advisory Committee Meeting, May 3, 1976,
are as follows:

Property Owner: Hunt Valley Golf Club, Inc.
Location: S/S Highland Ridge Rd. 1100' E. Phoenix Road
Existing Zoning: R.D.P.
Proposed Zoning: Special Hearing to amend case #15-177 X to
provide for an additional swimming pool.
Acres: 15.749
District: 10th

Swimming Pool Comments: Prior to approval of the future public pool on
this site, complete plans and specifications of the pool and bathhouse must be
submitted to the Baltimore County Department of Health for review and approval.

The private water well and septic system appear to be functioning
satisfactorily.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:HER/B:EG

CC: Mr. J. A. Messina

OCT 15 1976

May 27, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing-- Hunt Valley
was inserted in the following: Golf Club

- ☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☒ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
14th day of June 19 76, that is to say, the same
was inserted in the issues of May 27, 1976.

STROMBERG PUBLICATIONS, INC.

BY E Patricia Sprunk

BY ORDER
S. ERIC DYER
ZONING COMMISSIONER
BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
S/S of Highland Ridge Road, 1400' : DEPUTY ZONING
N of Phoenix Road - 10th Election : COMMISSIONER
District :
Hunt Valley Golf Club - Petitioner :
NO. 76-253-SPH (Item No. 218) : OF
: BALTIMORE COUNTY

EXTENSION ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1978, that the Special Hearing, dated June 28, 1976, granting an amendment to the previously granted Special Exception, Case No. 75-177-X, be and the same is hereby extended for a period of three years, beginning June 28, 1978, and ending June 28, 1981.

George J. Martinak
Deputy Zoning Commissioner of
Baltimore County



S. ERIC DINENNA
ZONING COMMISSIONER

March 8, 1978

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Highland Ridge Road, 1400'
N of Phoenix Road - 10th Election
District
Hunt Valley Golf Club - Petitioner
NO. 76-253-SPH (Item No. 218)

Dear Mr. Brooks:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
S/S of Highland Ridge Road, 1400' : DEPUTY ZONING
N of Phoenix Road - 10th Election : COMMISSIONER
District :
Hunt Valley Golf Club - Petitioner :
NO. 76-253-SPH (Item No. 218) : OF
: BALTIMORE COUNTY

EXTENSION ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1978, that the Special Hearing, dated June 28, 1976, granting an amendment to the previously granted Special Exception, Case No. 75-177-X, be and the same is hereby extended for a period of three years, beginning June 28, 1978, and ending June 28, 1981.

George J. Martinak
Deputy Zoning Commissioner of
Baltimore County

Mr. S. Eric Dinenna
Zoning Commissioner
of Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Special Hearing,
Hunt Valley Golf Club, Inc.,
Petitioner, No. 76-253-SPH
(Item No. 218)

Dear Mr. Dinenna:

By Order of the Deputy Zoning Commissioner of Baltimore County dated June 28, 1976 in the above-captioned case, an Amendment was granted to the Special Exception obtained in Case No. 75-177-X (Item No. 218). This Amendment allowed for the construction of an additional pool to service the facilities of the Hunt Valley Golf Club, Inc.

On behalf of Hunt Valley Golf Club, Inc. it is respectfully requested that the time period for the utilization of this Amendment be extended to five (5) years from June 28, 1976. This extension is requested in order that the construction of the additional pool at the Hunt Valley Golf Club can be appropriately timed to coincide with the full development of the surrounding Highlands of Hunt Valley subdivision.

Your kind attention and cooperation in reference to the above would be greatly appreciated.

Sincerely yours,
Charles E. Brooks
CHARLES E. BROOKS

CEB:MFB:rwg

CC: Hunt Valley Golf Club



OCT 03 1978

[illegible]

LIGHTING LEADS ARE NOTED:

- [illegible]

PLAT TO ACCOMPANY PATENT FOR SPECIAL METHODS TO ACHIEVE THE SPECIAL EXEMPTION DEARDED IN CASE NO. 75-177-1 TO ALLOW AN ADDITIONAL SUMMERS FOR. PRESIDENT SECTION 1A CO. 28 (10) OF THE BALTIMORE COUNTY ZONING REGULATIONS

10th ELEANOR STREET BALTIMORE COUNTY, MARYLAND

Frederick Ward Associates, Inc.
CENTURY BUILDING 311 AVE. MARYLAND TIGER
SOLES 1-101

Consulting Engineers
PHONE (301) 616-7000
FAX: APRIL 19, 1976

BLACKTOP
TENNIS COURT SECTION
No. 50

