

SITE DATA

Area of Tract 4.05 Acres
 Proposed Use Racquetball Facility
 Number of Courts 10
 Parking Required 16 x 3 = 48 Spaces
 Parking Provided 110 Spaces
 Utilities: Water - Existing
 Sewer - Existing

Proposed Division
 Aug 7

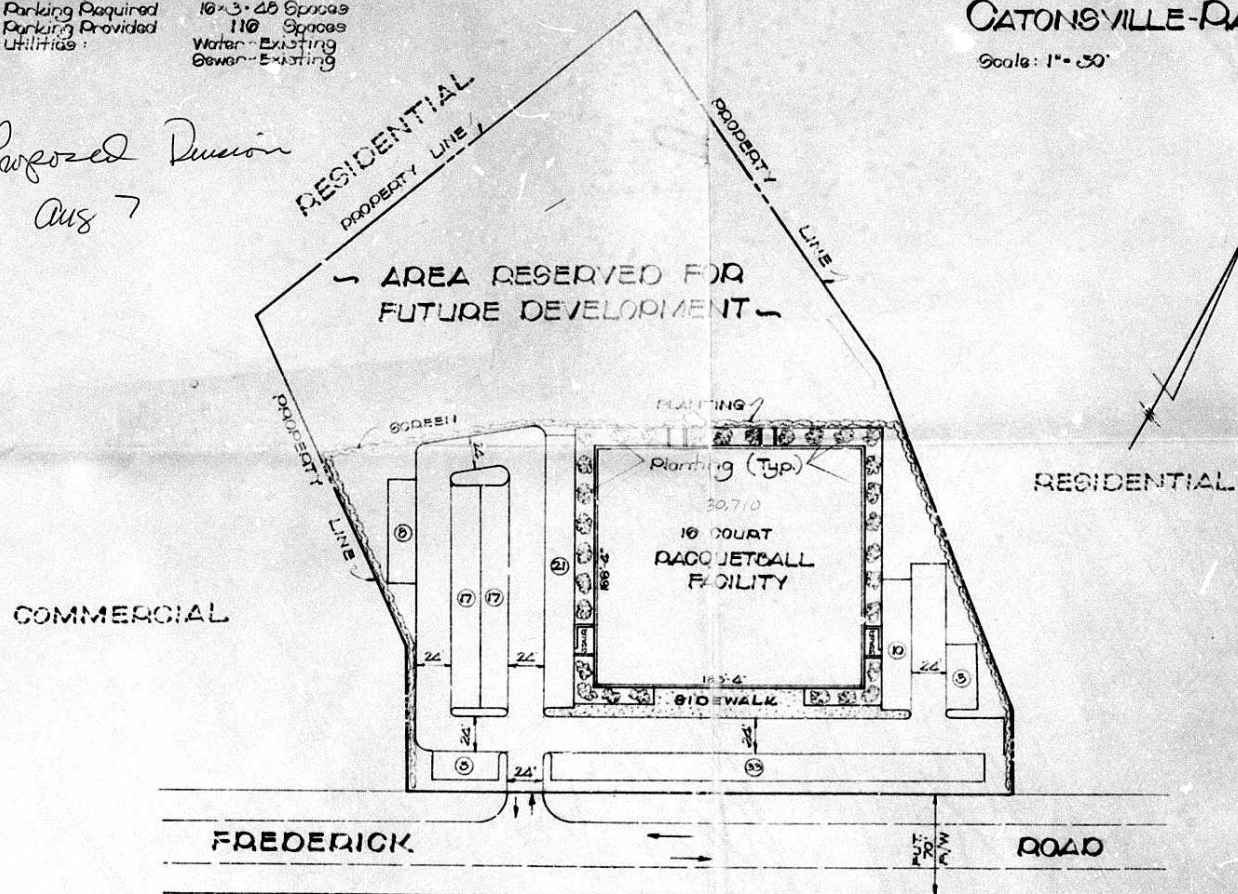
PRELIMINARY SKETCH PLAN

of the

CATONSVILLE-RACQUET CLUB

Scale: 1" = 50'

August 7, 1979



SPELLMAN, LARSON & ASSOC. INC.

Civil Engineers & Land Surveyors
 Suite 110 - Jefferson Building
 Towson, Maryland - 21204

RE: EXTENSION OF SPECIAL EX-
CEPTION
N/S of Frederick Road, 1250'
E of Hillside Road - 1st Elec-
tion District
Rescom Land Leasing Corpora-
tion - Petitioner
NO. 76-260-X (Item No. 195)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of February, 1978, that the Special Exception for a structure devoted to recreational activities, i.e., indoor tennis barn or barns, granted November 23, 1976, be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of three years, beginning November 23, 1978, and ending Novem-
ber 23, 1981.

[Signature]
Zoning Commissioner of
Baltimore County

Mr. P. T. Lemmon, President
Rescom Land Leasing Corporation
1029 St. Paul Street
Baltimore, Maryland 21202

RE: Extension of Special Exception
N/S of Frederick Road, 1250'
E of Hillside Road - 1st Elec-
tion District
Rescom Land Leasing Corpora-
tion - Petitioner
NO. 76-260-X (Item No. 195)

Dear Mr. Lemmon:

I have this date passed my Order in the above referenced matter.
A copy of said Order is attached.

Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SED:arl

Attachment

cc: Mr. Wilbur E. Harrison, P.E.
President
Harrison Associates, Inc.
40 Dutton Avenue
Baltimore, Maryland 21228
(Sent 9/24/78)

MICROFILMED

P T LEMMON
1029 ST. PAUL STREET
BALTIMORE, MARYLAND 21202

VIA REGISTERED U. S. MAIL
RETURN RECEIPT REQUESTED

PHONE 530-4742
1029 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
23 January 1978

MR. S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Baltimore County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 76-260-X

Dear Mr. Dinenna:

You are respectfully requested to grant us a formal extension for the maximum allowable period of time - - - five years, we believe, until November 23, 1981 - - - of the Order issued on the 23rd day of November 1976, by the County Board of Appeals for Baltimore County, in the subject Case for a structure devoted to recreational activities, i.e., indoor tennis barn or barns.

You issued an Affirmative Order, dated August 4, 1976, in this Case. The sole appeal was taken by the People's Council for Baltimore County; no individual intervenor appearing at the hearing before the Board of Appeals.

You are informed that the purchase contract existing at the time of the County's Order was absolutely the prospective buyers, for the reason of inability to obtain a sewer permit or satisfactory water boring in lieu thereof. The same condition still exists with the completion of the Potomac Treatment Plant. Accordingly, we do not request for an extension.

You will, we trust, immediately grant this extension so that our sewer may proceed with negotiations with interested parties without approaching termination date not attached to the sewer date with a sewer permit is certain.



New activities group,

RESCOM LAND LEASING CORPORATION

By *[Signature]*
W. E. HARRISON - President

RECEIVED

Harrison
Associates
Inc.
architects
engineers
planners
40 Dutton Avenue
Baltimore
Maryland 21228
Phone (301) 744-8300

25 September 1978

Mr. George T. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Reference: Case #76-260-X
11-23-76

Dear Mr. Martinak:

Confirming our conversation today on this matter, this is to request a one year extension of the Referenced Zoning Ruling/Order.

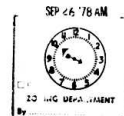
Thank you for your cooperation.

Yours truly,

[Signature]
Wilbur E. Harrison, P.E.
President

WEH:bbs

[Handwritten note]
Sent copy of Extension Order, dated February 9, 1978, to Mr. Harrison. Truly yours, *[Signature]* 9/24/78



Baltimore, Maryland Richmond, Virginia Washington, D.C. York, Pennsylvania

S. ERIC DINENNA
Attorney at Law

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
RE: Your File No. 79-260-X
My File No. 79-29
Page 2
July 10, 1979

much as property owners were relying on the interpretation of the law as of the time of the request for extension. The interpretation, as a result of a written request for extension and subsequent order of extension executed by the Zoning Commissioner has been long existing with the Zoning Commissioner's Office even prior to the days of former Zoning Commissioner John Rose. I think it would be most unfair of the Court's decision in one particular case to penalize those property owners who relied upon the interpretation prior to the Court's decision in the aforementioned case.

I would ask that you please consider this matter as soon as possible and advise me of your thinking. If you wish to meet and discuss the matter, please do not hesitate to contact me.

Thank you in advance for your attention.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:cm

cc: David L. Rouen, M.D.

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21202

RE: Your File No. 76-260-X
My File No. 79-29
Extension of Special Exception -
North Side of Frederick Road,
1250' East of Hillside Road
1st Election District

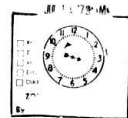
Dear Commissioner Hammond:

With reference to the captioned matter, the developer, Dr. Rouen, has asked me to propose to you your thinking with respect to the referenced property and its development.

Factually, a Special Exception was granted on August 4, 1976 and, after a timely appeal, the County Board of Appeals granted this Special Exception, affirming the Zoning Commissioner's decision, on November 23, 1976. On February 9, 1978, pursuant to Section 502.3, an extension was granted until November 23, 1981. My client purchased the property on April 17, 1979 after being assured by the seller and real estate agents involved (it is my understanding they checked with the Zoning Office) that he had until November 23, 1981, as a result of the extension order, to develop the property in accordance with the Special Exception granted.

We are aware of the opinion of Judge Raine in the case of Hession v. Dinenna, Equity Case No. 98842 in the Circuit Court for Baltimore County, wherein the Court ruled, in that case, that the Zoning Commissioner could not extend a Special Exception without public hearing and/or notice. That opinion was rendered in the fall of 1978, subsequent to the extension granted on February 9, 1978. For your information, a decree was signed by the Court on April 2, 1979, but it was not filed with the Clerk of the Court until May 3, 1979. I am obtaining a copy of the decree and will forward same to you very shortly.

When the opinion was rendered by the Court in the fall of 1978, the Zoning Commissioner's Office adopted a policy that any extension granted, other than this specific case involved in litigation, prior to the Decree of the Court, would be given full force and effect inas-



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
REB-2325

ROBERT E. SPELLMAN, P.E.
JOSEPH L. LARSON
LOUIS J. PARSECK, P.E.

June 8, 1979

Mr. William Hammond
Baltimore County Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Extension of Special Exception
North side of Frederick Road
1250 feet east of Hillside Road
1st Election District
Rescom Land Leasing Corporation
Petition No. 76-260-X (Item No. 195)

Dear Mr. Hammond:

With regard to the above captioned project the developer has requested that I arrange a meeting with you in order that the confusion surrounding the above captioned extension order can be resolved and the project proceed toward a building permit.

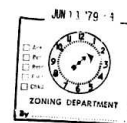
As I had explained to you over the phone on Friday last the subject project was granted a Special Exception on the 4th day of August 1976 which Special Exception was appealed by the People's Council whereby the Board of Appeals sustained the Special Exception on the 23rd day of November 1976. On January 23, 1978 the owner of the subject property requested that the Zoning Commissioner grant an extension of the Special Exception as is indicated in his letter to the Zoning Commissioner dated January 23, 1978, a copy of which is attached. On February 9, 1978 the Zoning Commissioner thereby extended the Special Exception to November 23, 1981 by way of an extension order, a copy of which is herewith attached.

It would seem that in light of the documentation as attached the owner should be allowed to process the subject project at this time, unfortunately, there seems to be some indecision with regard to the further processing of the project.

It is for this reason that my client and I wish to meet with you to review this matter in hopes that we can resolve this situation and continue with the development of the subject project.

[Handwritten note]
Explained to Joe Dinenna & David L. Rouen on June 8, 1979. Dinenna - understood. Rouen - understood. [Signature]

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



Your earliest consideration of this request would be greatly appreciated whereby my client and I will make ourselves available to meet with you at any time.

Respectfully Yours,

SPELLMAN, LARSON & ASSOCIATES, INC.

[Signature]

Joseph L. Larson

cc: H. Brown

RE: EXTENSION OF SPECIAL EX- : BEFORE THE
CEPTION : ZONING COMMISSIONER
N/S of Frederick Road, 1250' :
E of Hillside Road - 1st Elec- :
tion District : OF
Rescom Land Leasing Corpora- :
tion - Petitioner : BALTIMORE COUNTY
NO. 76-260-X (Item No. 195) :

!!! !!! !!! !!! !!! !!!

EXTENSION ORDER

It is hereby ORDINED by the Zoning Commissioner of Baltimore County, this 9th day of February, 1978, that the Special Exception for a structure devoted to recreational activities, i.e., indoor tennis barn or barns, granted November 23, 1976, be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of three years, beginning November 23, 1978, and ending November 23, 1981.

[Signature]
Zoning Commissioner of
Baltimore County

Mr. P. T. Lemmon, President
Rescom Land Leasing Corporation
1029 St. Paul Street
Baltimore, Maryland 21202

RE: Extension of Special Exception
N/S of Frederick Road, 1250'
E of Hillside Road - 1st Elec-
tion District
Rescom Land Leasing Corpora-
tion - Petitioner
NO. 76-260-X (Item No. 195)

Dear Mr. Lemmon:

I have this date passed my Order in the above referenced matter.
A copy of said Order is attached.

Very truly yours,

[Signature]
/s/ S. ERIC DINENNA
Zoning Commissioner

SED/eri

Attachment

February 9, 1978



P. T. LEMMON
REAL ESTATE
INVESTOR

VIA REGISTERED U. S. MAIL
RETURN RECEIPT REQUESTED

PHONE 539-4762

1029 SAINT PAUL STREET
BALTIMORE, MARYLAND 21202

23 January 1978

MR. S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland 21204

RE: Case No. 76-260-X

Dear Mr. DiNenna:

You are respectfully requested to grant us a formal extension for the maximum allowable period of time - - - five years, we believe, until November 23, 1981 - - - of the Order issued on the 23 rd day of November 1976, by the County Board of Appeals for Baltimore County, in the subject Case for a structure devoted to recreational activities, i. e., indoor tennis barn or barns.

You issued an affirmative Order, dated August 4, 1976, in this Case. The sole appeal was taken by the People's Counsel for Baltimore County; no individual Protestants appearing at the hearing before the Board of Appeals.

You are informed that the purchase contract existing at the time of the board's Order was abandoned by the Prospective buyers, for the reason of inability to obtain a sewer permit or satisfactory test boring in lieu thereof. The same condition still exists until the completion of the Patapsco Treatment Plant. Accordingly, we submit this request for an extension.

You will, we trust, immediately grant this extension so that our broker may proceed with negotiations with interested parties without an approaching termination date not attuned to the unknown date when a sewer permit is certain.

Respectfully yours,

RESCOM LAND LEASING CORPORATION

By: *[Signature]*
P. T. LEMMON - PRESIDENT



ORDER RECEIVED FOR FILING

DATE February 9, 1978
BY Steph R. Jones, clk

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

the above Reclassification should be had, and if further appearing that by reason of.....

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this.....

day of..... 197... that the herein described property or area should be and

the same is hereby reclassified, from a..... zone to a.....

zone, and/or a Special Exception for a..... should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day

of..... 197... that the above reclassification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and

to remain a..... zone, and/or the Special Exception for.....

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 8, 1976

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

Z.A.C. Meeting of: April 6, 1976

Re: Item 195
Property Owner: Rescom Land Leasing Corp.
Location: N/S Frederick Rd. 150' W. Monmouth Rd.
Present Zoning: BL-CNS
Proposed Zoning: Special Exception for community building, swimming pool, or other land use devoted to civic, social, recreational, and educational activities (tennis barn and outdoor courts.)

District: 1st
No. Acres: 4.053

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

NNP/ml

JOSEPH W. BLOOMBERG, PRESIDENT
1. RAYMOND WILLIAMS, JR., VICE PRESIDENT
2. ROBERT L. BENTLEY

MARSHALL M. BOSTRICK
THOMAS H. BOSTRICK
WILLIAM L. BOSTRICK
JOSEPH W. BLOOMBERG, VICE PRESIDENT

ROGER B. HAYDEN
ALVIN LORICK
RICHARD W. TRACY, D.V.P.



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

June 3, 1976

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

Dear Mr. DiNenna:

Comments on Item #195, Zoning Advisory Committee meeting, April 6, 1976, are as follows:

Property Owner: Rescom Land Leasing Corp.
Location: N/S Frederick Rd. 150' W. Monmouth Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for community building, swimming pool, or other land use devoted to civic, social, recreational, and educational activities (tennis barn and outdoor courts.)

Acres: 4.053
District: 1st

Since this property does not have metropolitan sewer available at present, it must have approved percolation tests before final Department of Health approval.

Metropolitan water is available.

Very truly yours,

THOMAS H. BOSTRICK
BUREAU OF ENVIRONMENTAL SERVICES

EJW:pb



State Highway Administration

April 14, 1976

MARY H. HUGHES
DEPUTY
DEPARTMENT OF TRANSPORTATION

Re: Z.A.C. Meeting, April 6, 1976
ITEM: 195, Property Owner:
Rescom Land Leasing Corp.
Location: N/S Frederick Rd.
(Route 144) 150' W. Monmouth Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Special
Exception for community bldg.,
swimming pool, or other land
devoted to civic, social,
recreational and educational
activities (tennis barn and
outdoor courts).
Acres: 4.053
District: 1st

Dear Mr. DiNenna:

The proposed entrance must have a minimum width of 25'. A 30' width is recommended. The entrance should be located directly opposite Balford Avenue.

The frontage of the site must be improved with additional paving and curb and gutter. The roadside curb is to be 24" from and parallel to the centerline of the highway. The curb is to be returned into the entrance on 20' radius returns.

There is a 70' right of way proposed for Frederick Road (35' from the centerline of highway) that must be indicated. A second concrete curb must be constructed across the parking lot frontage, at some point between the proposed right of way line and the parking lot. The plan must be revised in accordance with the items mentioned above.

There is a stream fronting the site that must be provided for. The plan should indicate the stream and how it is to be handled.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John R. Meyers

CLJ:EM:rvd

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



April 20, 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 #195, Zoning Advisory Committee Meeting, April 6, 1976, are as follows:

Property Owner: Rescom Land Leasing Corp.
Location: N/S Frederick Rd. 150' W. Monmouth Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for community building, swimming pool, or other land use devoted to civic, social, recreational and educational activities (tennis barn and outdoor courts).
Acres: 4.053
District: 1st

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.

A turn-around must be provided at the end of Rollingbrook Way.

Screening should be provided along the rear property line and along Frederick Road.

All exterior lighting must be so arranged as to reflect the light away from residential premises.

This site appears to be part of a larger tract of land; therefore, an overall plan must be submitted for the entire property and compliance with the Subdivision Regulations will be required.

Very truly yours,

John L. Wimbly
Planning Specialist II
Project and Development Planning



April 26, 1976

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

Re: Item 195 - ZAC - April 6, 1976

Property Owner: Rescom Land Leasing Corp.
Location: N/S Frederick Rd. 150' W. Monmouth Rd.
Existing Zoning: BL-CNS
Proposed Zoning: Special exception for community building, swimming pool, or other land use devoted to civic, social, recreational, & educational activities (tennis barn & outdoor courts).

Acres: 4.053
District: 1st

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested special exception for tennis barn and outdoor tennis courts.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MEF:rc

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD
N/S of Frederick Rd., 1250' E of : OF APPEALS FOR BALTIMORE COUNTY
Hillside Rd., 1st District

RESCOM LAND LEASING CORPORATION,
Petitioner : Case No. 76-260-X

STIPULATION

Rescom Land Leasing Corporation, Petitioner-Appellee, and the People's Counsel for Baltimore County, Appellant herein, have entered into the following stipulation:

1. That the Petitioner-Appellee will cause to be revised its site plan entitled, "Plan to Accompany a Petition for Zoning Special Exception, Catonsville Racquet Club," dated March 12, 1976, prepared by Harrison Associates Inc., to reflect the elimination of the notations thereon indicating the location and maintenance of outdoor tennis courts, and the substitution in the area formerly occupied by said outdoor courts of open space to be appropriately graded, seeded, planted, and maintained as such, and as so amended, said plan shall be submitted for inclusion in the record in this case as, "Petitioner's Exhibit No. 1."

2. That the Petitioner-Appellee submits the comments of the Zoning Advisory Committee pertaining to this case as a matter of statute part of the record herein, for and as its evidentiary proffer to the Board that its proposal satisfies the requirements of Section 502.1 of the Baltimore County Zoning Regulations, pertaining to Special Exceptions, and the People's Counsel for Baltimore County agrees that the criteria in said section set forth is thus satisfied.

3. That the parties mutually agree, and jointly request, that there be incorporated within any order that might issue herein the requirement that any utilization of the property here involved be made and thereafter maintained in strict compliance with the outlines and notations made and contained on Petitioner's Exhibit No. 1.

John W. Heslian, III
People's Counsel

Richard C. Whiteford
Rescom Land Leasing Corporation
By Richard C. Whiteford, Attorney

RE: PETITION FOR SPECIAL EXCEPTION
N/2 of Frederick Rd., 1250' E of
Hillside Rd., 1st District
FOR BALTIMORE COUNTY
RESCOM LAND LEASING CORPORATION,
Petitioner
Case No. 76-260-X

MEMORANDUM OPINION AND ORDER

The Appeal in this case was taken by the People's Counsel for Baltimore County from an Order of the Zoning Commissioner of Baltimore County dated August 4, 1976, in which he granted, subject to certain restrictions, the Special Exception sought by the Petitioner for the erection, maintenance, and operation of a tennis barn and related facilities on the site. The case was, after notice, called for hearing. Counsel for the Petitioner, with witnesses, appeared, as did People's Counsel; no individual Protestants appeared.

A "Stipulation" signed by Petitioner's Counsel and People's Counsel was introduced and accepted by the Board. Petitioner's Counsel introduced a Plat entitled, "Catonsville Racquet Club," prepared by Harrison Associates, Inc., with revision date of September 29, 1976, which was accepted without objection as, "Petitioner's Exhibit No. 1." Parties then submitted the matter on the record and file for decision.

Upon the record and file, the Board makes the following findings of fact:

1. That the site is situated in a BL-CNS Zoning District.
2. That the Special Exception requested thereon is authorized under Section 230.13 of the Baltimore County Zoning Regulations.
3. That the comments and reports duly submitted by the various County agencies are by statute without testimony thereto evidence in the case for consideration by the Board (Title 22, Section 23.2, Baltimore County Code, 1974 Cumulative Supplement).
4. That upon review of "Petitioner's Exhibit No. 1" and the agency comments and reports, the granting of the Special Exception, as hereinafter restricted, would not

offend any of the conditions precedent set forth in Section 502.1 of the aforesaid Regulations.

5. That certain restrictions for the protection of neighboring property, the necessity being agreed to by Counsel for Petitioner, are appropriate and should be imposed.

It is, this 23rd day of November, 1976, ORDERED by the County Board of Appeals for Baltimore County that the Special Exception for a structure devoted to recreational activities, i.e., indoor tennis barn or barns, should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions, viz:

1. Utilization of the site under the Special Exception must be initially made within two (2) years from the date of this Order and must be thereafter maintained in strict compliance with the outlines and notations made and contained on the site plan entitled, "Petitioner's Exhibit No. 1," including, but not limited to, maintenance of that area indicated thereon as unimproved, bounded and enclosed generally by the N 22° 14' 13" W 253.25 foot line on the southwest, the N 22° 45' 30" E 333.63 foot line on the northeast, the S 62° 37' 30" E 104.94 foot line on the northeast, and the westernmost side of "Tennis Building No. 2" as "open space" upon which no activity, including vehicular parking, is to be conducted.

2. That the property shall be screened along the said N 22° 45' 30" E 333.63 foot line on the northwest and along the S 62° 37' 30" E 104.94 foot line and the S 49° 39' 50" E 254.13 foot line and the S 27° 53' 10" E 60 foot line on the northeast with live evergreen plantings, to be hereafter maintained in healthy condition, consisting of one of the following:

- a. White pine trees of at least six (6) feet in height planted in two rows, staggered alternately six feet on center; or
- b. Spreading yew bushes of at least four (4) feet in height planted in two (2) rows, staggered alternately six (6) feet on center; or

2. The hours of operation shall be between 7 a.m. and 12 midnight.
3. Approval of a site plan by the State Highway Administration, Department of Public Works, and Office of Planning and Zoning.

H. L. Harrison
Zoning Commissioner of
Baltimore County

Harrison
Associates
Inc.

architects
engineers
planners
40 Dutton Avenue
Baltimore
Maryland 21208
Phone (301) 744-8300

DESCRIPTION OF PART
OF PROPERTY OF RESCOM LEASING
CORPORATION - WEST CATON
SHOPPING PLAZA
March 11, 1976

BEGINNING for the same on the north side of Frederick Road at the end of the seventh or South 27 degrees 53 minutes 10 seconds East 60.00 foot line of the first parcel of land described in a deed dated May 20, 1957 from Paisley T. Lemmon to Rescom Land Leasing Corporation and recorded among the Land Records of Baltimore County in Liber G.L.B. 3160 folio 11; and running thence binding on the north side of said Frederick Road and binding also on the eighth line in said first parcel South 62 degrees 06 minutes 50 seconds West 413.35 feet; thence leaving said Frederick Road and binding on the ninth line in said first parcel and binding also reversely on the third line of that parcel of land described in a deed dated April 17, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. 238 folio 234 from George Storr to the County Commissioners of Baltimore County North 27 degrees 53 minutes 10 seconds West 100.00 feet; thence for a line of division now made North 53 degrees 14 minutes 15 seconds West 23.25 feet to a point on the southwest side of lot #122 as shown on a plat of "Stonewall Park" dated November 1970 and filed among the Land Records of Baltimore County in Liber W.P.C. 7 folio 18 and running thence North 22 degrees 45 minutes 30 seconds East parallel to and distant 175 feet southeasterly from Hillside Road, and binding also reversely on the second lines of the fifth through third parcels and reversely on part of the second line of the second parcel of land described in a deed dated May 2, 1962 and recorded among the Land Records of Baltimore County in Liber W.P.C. 3985 folio 303 from William C. Perkinson et ux to Rescom Land Leasing Corporation as now surveyed in all 335.63 feet; running thence for a line of division South 62 degrees 37 minutes 50 seconds East 192.53 feet to the beginning of the fifth line of the first parcel of the above first mentioned deed; thence binding on all of said fifth line and on all of the sixth and seventh lines of the first parcel of said first mentioned deed, the three following courses, viz: first South 62 degrees 37 minutes 50 seconds East 104.94 feet, second South 49 degrees 39 minutes 50 seconds East 254.13 feet, and third South 27 degrees 53 minutes 10 seconds East 60.00 feet to the place of beginning.

CONTAINING 4.053 acres of land more or less.

For title see the following deeds:

1. Deed dated May 20, 1957 from Paisley T. Lemmon to
Baltimore, Maryland Richmond, Virginia Washington, D.C. York, Pennsylvania

- 3 -

- c. Upright yew bushes of at least four (4) feet in height planted in two (2) rows, staggered alternately three (3) feet on center;

3. That all activities on and about the premises shall be conducted

indoorly

4. That no activities shall be permitted on or about the premises between the hours of midnight and seven o'clock a.m., local time;

5. That approval of a site plan by the State Highway Administration, Department of Public Works, and Office of Planning and Zoning shall be obtained before construction is undertaken and the operation and maintenance of the premises shall be continued in strict compliance therewith.

Any appeal from this decision must be in accordance with Rule 8-1 to 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilford
Robert L. Gilford

William T. Hockett
William T. Hockett

Herbert A. Davis
Herbert A. Davis

RE: PETITION FOR SPECIAL
EXCEPTION
N/2 of Frederick Road, 1250' E
of Hillside Road - 1st Election
District
Rescom Land Leasing Corporation
- Petitioner
NO. 76-260-X (Item No. 195)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Rescom Land Leasing Corporation, for a Special Exception for a community building, swimming pool, or other structural or land use devoted to civic, social, recreational, and educational activities (tennis barn and outdoor courts). The subject property is located on the north side of Frederick Road, 1250 feet east of Hillside Road, in the First Election District of Baltimore County, and contains 4.053 acres of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met. The subject property is currently zoned Business, Local (B.L.) and, in the opinion of the Zoning Commissioner, there are uses permitted as a matter of right in this Zone that would have a more detrimental effect than the proposed use.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1976, that the Special Exception for a community building, swimming pool, or other structural or land use devoted to civic, social, recreational, and educational activities (tennis barn and outdoor courts) should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Compliance with the plat, as submitted, and utilization of the Special Exception within the period of two years from the date of this Order.

September 7, 1976

Richard C. Whitford, Esquire
105 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/2 of Frederick Road, 1250' E
of Hillside Road - 1st Election
District
Rescom Land Leasing Corporation
- Petitioner
NO. 76-260-X (Item No. 195)

Dear Mr. Whitford:

Please be advised that an appeal has been filed by John W. Hesman, III, Esquire, People's Counsel, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

Very truly yours,

S. ERIC DI NUNNO
Zoning Commissioner

SED/srl

cc: Mr. P. T. Lemmon, President
Rescom Land Leasing Corporation
1225 St. Paul Street
Baltimore, Maryland 21202

Mrs. Thelma Murphy
4 Monmouth Road
Baltimore, Maryland 21228

MAR 28 1977

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: June 17, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: REVISED COMMENT - Petition #76-260-X. Petition for Special Exception for Community Building, swimming pool, or other structural or land use devoted to civic, social, recreational, and education activities (tennis barn & Outdoor Courts)

Petitioner: Rescom Land Leasing Corporation

1st District

Hearing: Monday, June 21, 1976 (10:30 A.M.)

This office is concerned with the potential effect on the adjacent residential occupancies. The subject petition would appear to be a similar case to that decided by the Court of Special Appeals on Zoning Petition No. 74-28-X.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:m

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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 1st day of June, 1976, the 1st publication appearing on the 3rd day of June, 1976.

S. Leah Smith
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N side of Frederick Rd. 1250 feet E of
Hillside Rd., 1st District : OF BALTIMORE COUNTY

RESCOM LAND LEASING CORP.,
Petitioner : Case No. 76-260-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

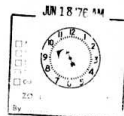
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

John W. Heslin, III
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 this 17th day of June, 1976 to Richard C. Whiteford, Esquire, 305 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslin, III
John W. Heslin, III



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

No. 33412

DATE May 25, 1976 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED *Heard, Whiteford, Taylor, Preston, Triebble & Johnston*, 305 W. Penna. Ave., Towson, Md. 21204.

FOR: Petition for Special Exception for Rescom Land Leasing Corp. - 76-260-X

736210 26 500000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 38983

DATE September 3, 1976 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED *Heard, Whiteford, Taylor, Preston, Triebble & Johnston*, 305 W. Penna. Ave., Towson, Md. 21204.

FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 76-260-X (Item No. 195)

1475 of Frederick Road, 1250' E of Hillside Road - 1st Election District - Petitioner

750000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33479

DATE June 29, 1976 ACCOUNT 01-662

AMOUNT \$80.25

RECEIVED *Heard, Whiteford, Taylor, Preston, Triebble & Johnston*, 305 W. Penna. Ave., Towson, Md. 21204.

FOR: Advertising and posting of property for Rescom Land Leasing Corp. - 76-260-X

697210 30 882500

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Frederick Road, 1250' E of
Hillside Road, 1st District : OF BALTIMORE COUNTY

RESCOM LAND LEASING CORPORATION,
Petitioner : Case No. 76-260-X

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above-entitled matter under date of August 4, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Heslin, III
John W. Heslin, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of August, 1976, a copy of the foregoing Order was mailed to Richard C. Whiteford, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslin, III
John W. Heslin, III

Paul 200-74
P.A.



TOWSON, MD. 21204 June 3, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Rescom Land Leasing was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21st day of June, 1976, that is to say, the same was inserted in the issues of June 3, 1976.

STROMBERG PUBLICATIONS, INC.
BY *E. Patricia Stunk*

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Michael C. Whiteford, Esq.
Michael C. Whiteford, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of May 1976.

S. Eric DiNanno
S. Eric DiNanno
Zoning Commissioner

Petitioner: Rescom Land Leasing

Petitioner's Attorney: Michael C. Whiteford

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 29 day of *March* 1976. Filing Fee \$ *50.00*. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNanno
S. Eric DiNanno
Zoning Commissioner

Petitioner: *Rescom Land Leasing* Submitted by *Michael C. Whiteford*
Petitioner's Attorney: *Michael C. Whiteford* Reviewed by *1976*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *1st* Date of Posting: *Sept. 11, 1976*

Posted for: *Appeal*

Petitioner: *Rescom Land Leasing Corp.*

Location of property: *N/S of Frederick Rd. 1250' E of Hillside Rd.*

Location of Sign: *N/S of Frederick Rd. adjacent to Hillside Rd.*

Remarks: *Thomson & Deland*

Posted by: *Thomson & Deland* Date of return: *Sept. 13, 1976*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *1st* Date of Posting: *JUNE 5, 1976*

Posted for: *PETITION FOR SPECIAL EXCEPTION*

Petitioner: *RESCOM LAND LEASING CORP.*

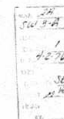
Location of property: *N/S of Frederick Rd. 1250' E of Hillside Rd.*

Location of Sign: *N/S of Frederick Rd. adjacent to Hillside Rd.*

Remarks: *Thomson & Deland*

Posted by: *Thomson & Deland* Date of return: *JUNE 10, 1976*





NIK	DESCRIPTION
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REVISION

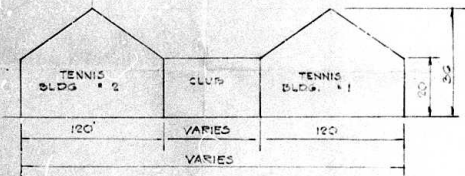
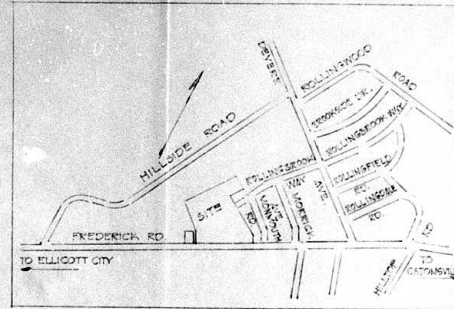
PLAT
TO
ACCOMPANY
A
PETITION FOR
ZONING
SPECIAL
EXCEPTION

HAIR

Harrison
Associates
Inc.

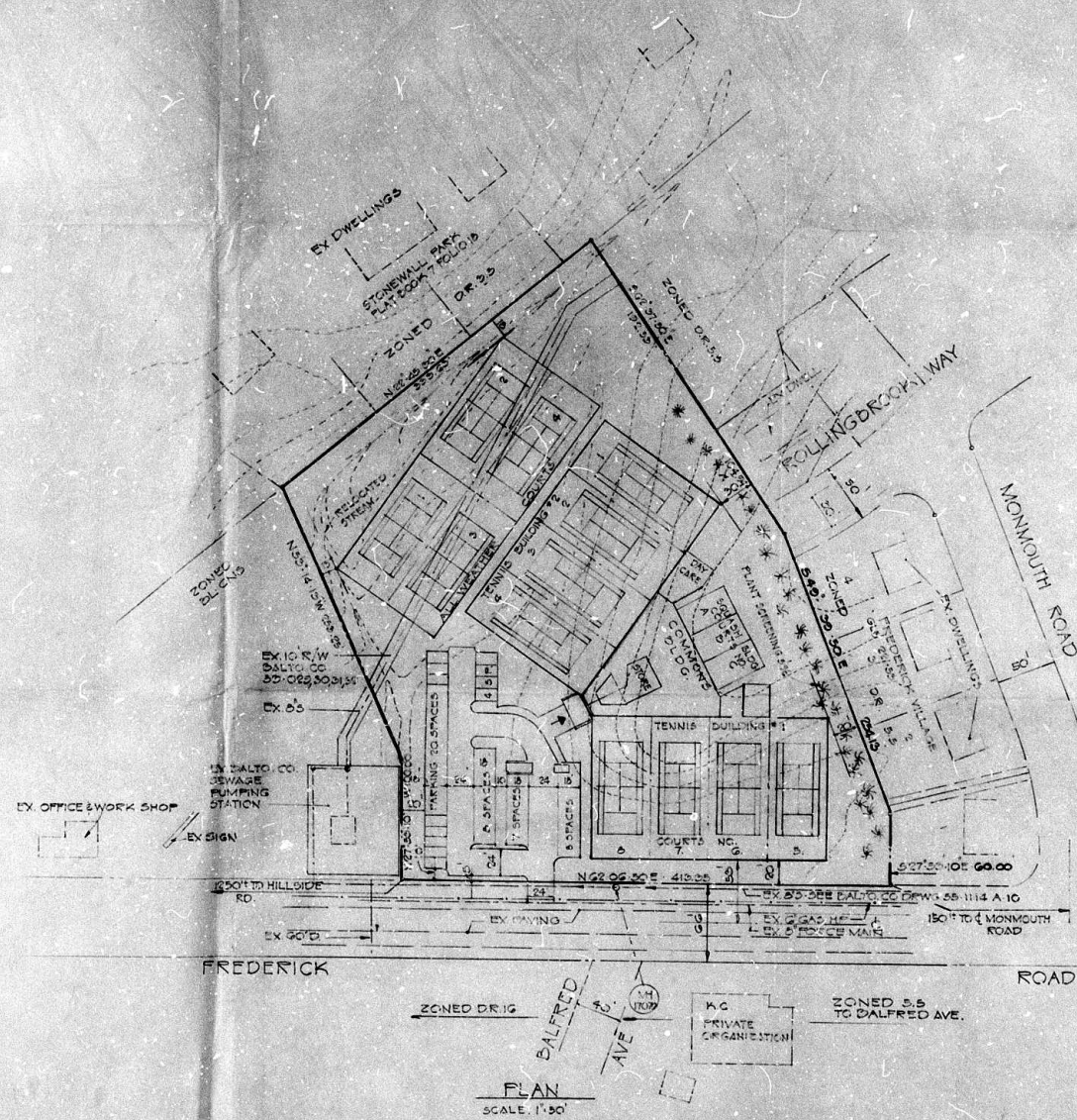
CATONSVILLE
RACQUET
CLUB

by TB	add.	exp. Z:
code 1750		
date MAR 12 76		
no 7606		



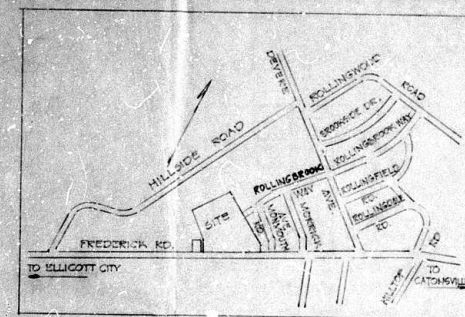
GENERAL NOTES

1. AREA 4000 AC
2. OWNER: RESCOMM LAND LEASING CORPORATION
3. DEED REF. W.J.R. 2046-202
4. TAX MAP 100
5. PARCEL 260
6. DISTRICT 1ST. DISTRICT
7. USE: TENNIS FACILITY
8. PARKING 5 SPACES PER COURT SHOWN 4 SPACES PER COURT REQUIRED 48 SPACES SHOWN SEE OXIS
9. TOTAL GC/F BUILDING 28774 \$
10. PUBLIC WATER & SEWER
11. CONC. 51.1 CNG
12. CONC. VAY. 4.1
13. PARKING LOT PAVING
14. SITUATION SURFACE COURSE
15. SITUATION CONC. DATE
16. SITUATION SALE

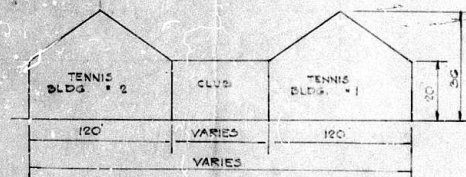


William E. Harrison
March 18, 1976

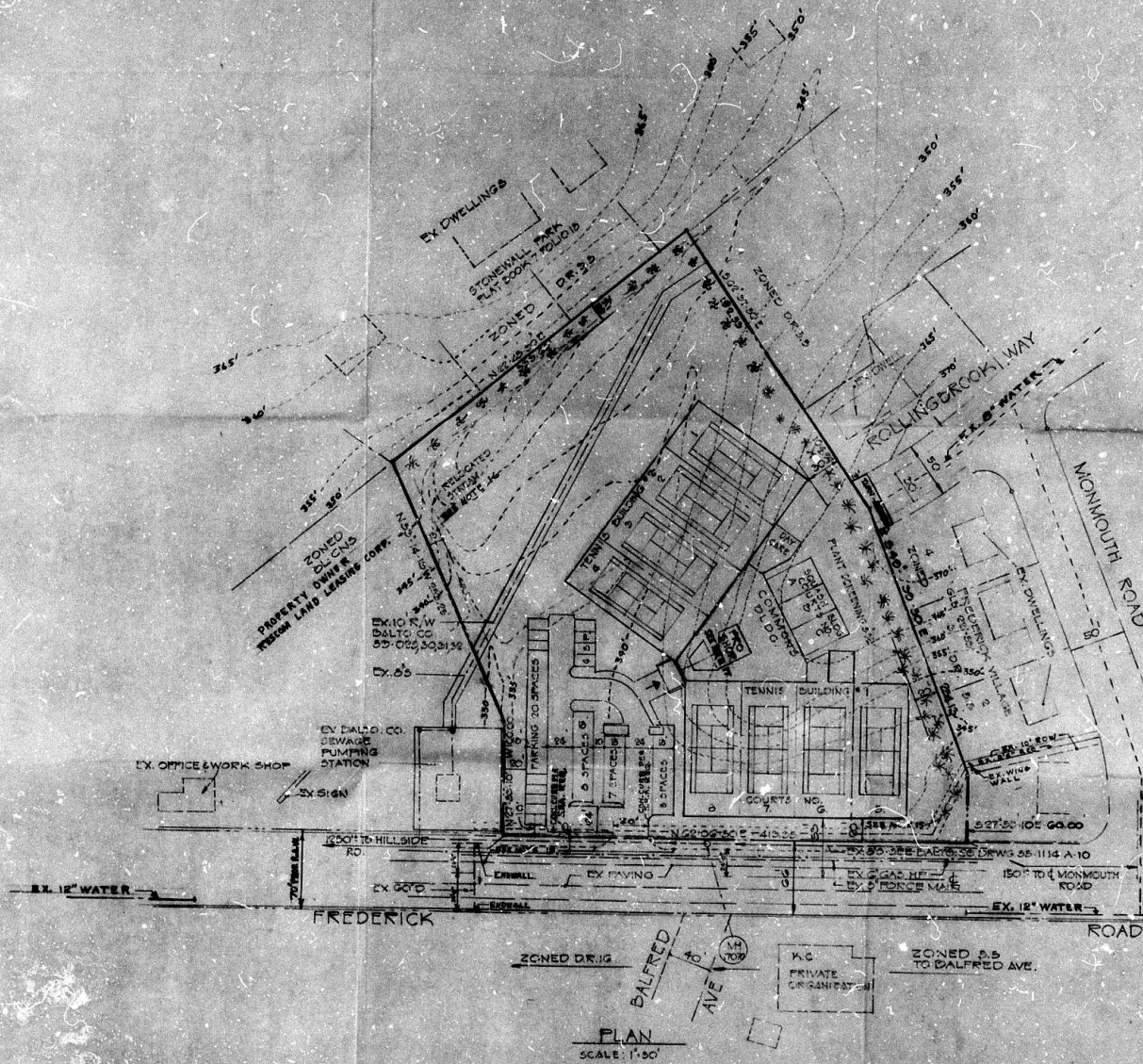




VICINITY MAP
SCALE 1"=500'



FRONT ELEVATION
SCALE: NONE



GENERAL NOTES

1. AREA 4.055 AC
2. OWNER: RESCOM LAND LEASING CORPORATION
3. DEED REF. WJ. 00000000
4. TAX MAP 100
5. PARCEL 000
6. DISTRICT 1ST. DISTRICT
7. USE: TENNIS FACILITY
8. PARKING 3 SPACES PER COURT SHOWN 47 SPACES 2X12 REQUIRED 48 SPACES 2X12 SIZE 2X12
9. TOTAL 52 FT BUILDING 58774
10. PUBLIC WATER & SEWER 11.50' 12.50' 13.50'
11. ZONING MAP 2A
12. PARKING LOT PAVING 13. BITUMINOUS SURFACE COURSE 14. BITUMINOUS CONC. DRAIN 15. 1" 12" GRUOKER RUN BASE
16. UPCOMING REZONING EXPECTED: DR-16
17. 6" RCC PIPE TO CARRY STORM WATER FROM ADJ. FEL AREA INSTEAD OF PRESENT OPEN DITCH. PIPE DIAM. 24" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"
18. ENCLOSED IN 60" RCC PIPE PER PRELIM. DESIGN. FINAL DES. TO ESTABLISH SIZE.
19. PRO. SHOP INTENT VERY SMALL & INCIDENTAL TO TENNIS FACILITY.
20. PAVING, CURB & GUTTER PER S.A. REQUIREMENTS.

ROAD OF APPEALS
PETITIONER'S EXHIBIT

Willard P. Harrison
March 13, 1976



CATONSVILLE
RACQUET CLUB

76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100