

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 I, or we, **LEROY PEDDY, THOMAS L. 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 _____ N.A. _____ zone to an _____ zone, for the following reason:**

To permit the completion of the existing racquet club by the addition of outdoor tennis courts, an outdoor swimming pool, outdoor paddle courts, parking areas and related recreational facilities and amenities.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for uses of a social, recreational and educational nature, including but not only, outdoor tennis courts, outdoor paddle tennis courts, outdoor swimming pools and other recreational facilities with allied parking in an S.P. and/or S.C.5 zone pursuant to the provisions of the said Zoning Law and Zoning Regulations of Baltimore County.

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 of Baltimore County.

By: **Leroy Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: **Dennis Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: **Thomas L. Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: _____
 County: _____
 Address: _____
 Protestant's Attorney

Address: 204 W. PENNSYLVANIA AVENUE, TOWSON, MD. 21204 (823-7800)
 ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____, 1977, at _____ o'clock _____ P.M.

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977
 1:00P 3/14/77
 HHS-2-21466-#

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 I, or we, **LEROY PEDDY, DENNIS PEDDY, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 _____ to the special exception granted in Case No. 76-167-X, by the Opinion and Order of the Deputy Zoning Commissioner dated March 15, 1976, to permit the enclosure of the area between the twin wings of the indoor tennis building on the north side to permit the construction, maintenance and use of handball building on the north side to permit the construction, maintenance and use of other recreational facilities therein; or, in the alternative, a declaration that the Petitioners as a matter of right under the aforesaid special exception may make the said enclosure and use of enclosed areas as aforesaid, all as more fully shown on the plats and descriptions filed herewith.**

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 of Baltimore County.

By: **Leroy Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: **Dennis Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: **Thomas L. Peddy**
 County: _____
 Address: _____
 Legal Owner's
 By: _____
 County: _____
 Address: _____
 Protestant's Attorney

Address: 204 W. PENNSYLVANIA AVENUE, TOWSON, MD. 21204 (823-7800)
 ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____, 1977, at _____ o'clock _____ P.M.

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
 AND SPECIAL HEARING : DEPUTY ZONING
 Beginning 332' E of Falls Road, 474' N : COMMISSIONER
 of GreenSpring Valley Road :
 8th Election District :
 Leroy Peddy, et al - Petitioners :
 NO. 77-173-XSPH (Item No. 115) : OF
 : BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for community buildings, swimming pool, and other uses of a social, recreational, and educational nature, including, but not limited to, outdoor tennis courts, paddle courts, swimming pool, and other recreational facilities. Additionally, a Petition for a Special Hearing to approve an amendment to the Special Exception, granted in Case No. 76-167-X, dated March 15, 1976, to permit the enclosure of the area between the twin wings of the indoor tennis building on the north side and the construction, maintenance, and use of handball, racquet ball, and squash courts, as well as other recreational facilities thereon; or, in the alternative, a declaration that the Petitioners, as a matter of right under the aforesaid Special Exception, may construct said enclosure and use the enclosed areas as aforesaid.

Testimony by the Petitioners indicated that they seek approval for the construction of two platform tennis courts on a 1.4 acre parcel designated as Parcel "A", and additional outdoor recreational courts and an outdoor swimming pool on a 3.42 acre parcel designated as Parcel "B". Further testimony indicated that the Petitioners be given the option of substitution of tennis, racquet ball, handball, and platform tennis courts interchangeably on Parcel "B" on a "one for one" basis.

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

ORDER RECEIVED FOR FILING
 DATE: March 24, 1977
 BY: John W. Hesston, III

In the Special Hearing request, the Petitioners seek clarification as to whether Case No. 76-167-X would permit the enclosure of the area between the twin wings, which would be utilized to house six indoor racquet ball courts. Further, should the six racquet ball courts be permitted within the enclosed wing, would they be permitted to expand to six additional racquet ball courts to be enclosed in a new building to be constructed on Parcel "B", provided that all zoning regulations are complied with.

It was further testified that the total number of off-street parking spaces, now provided at the subject location, is more than adequate for the present and proposed construction.

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, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted, and, further, the Special Hearing to enclose the area between the twin wings should also be granted. However, in the opinion of the Deputy Zoning Commissioner, the proposal to expand to the extent of six additional racquet ball courts and the future construction of a building to accommodate them, such building not having been further described other than by its location at an indeterminate place on Parcel "B", is vague and untestable and should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of March, 1977, that the Special Exception to permit construction of two platform tennis courts on a 1.4 acre parcel designated as Parcel "A", additional outdoor recreational courts and an outdoor swimming pool on a 3.42 acre parcel designated as Parcel "B", and the substitution of recreational facilities, as herein described, should be and the same is hereby GRANTED, from and after the

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

ORDER RECEIVED FOR FILING
 DATE: March 24, 1977
 BY: John W. Hesston, III

date of this Order.
 It is further ORDERED that the Special Hearing to permit the enclosure of the area between the twin wings should also be GRANTED, from and after the date of this Order; however, the proposed expansion to the extent of six additional racquet ball courts and the building to house same is hereby DENIED. All of the above is subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

John W. Hesston, III
 Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 and
 PETITION FOR SPECIAL HEARING :
 Beginning 332' E of Falls Rd, 474' N of :
 GreenSpring Valley Rd., 8th District : OF BALTIMORE COUNTY
 LEROY PEDDY, et al, Petitioners : Case No. 77-173-XSPH

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.

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

I HEREBY CERTIFY that on this 9th day of March, 1977, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumbhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hesston, III
 John W. Hesston, III

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (301) 634-3351
 S. ERIC DIVINIA
 ZONING COMMISSIONER
 March 24, 1977

James D. Nolan, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204
 RE: Petition for Special Exception and Special Hearing Beginning 332' E of Falls Road, 474' N of GreenSpring Valley Road 8th Election District Leroy Peddy, et al - Petitioners NO. 77-173-XSPH (Item No. 115)

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

Very truly yours,
George J. Hession, III
 Deputy Zoning Commissioner

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

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

ORDER RECEIVED FOR FILING
 DATE: March 24, 1977
 BY: John W. Hesston, III

MCA
 MCA ENGINEERING CORPORATION
 CONSULTING ENGINEERS
 1030 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900

DESCRIPTION
 PARCEL "A"
 1.41 ACRES
 400 FEET NORTHEAST OF FA IS ROAD
 700 FEET NORTH OF JOPPA ROAD
 BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception
 Beginning for the same at the common corner of the area zoned BR-CR, DR 16, BR, and RC 5, as shown on the Zoning Map of Baltimore County, said corner being distant 405 feet, more or less, as measured northeasterly along the division line between said areas BR-CR and DR 16, from the northeast side of Falls Road, said point on Falls Road being distant 180 feet, as measured northwesterly along the north-east side of said Falls Road, from the center line of Green Spring Valley Road, if extended easterly, running thence

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

ORDER RECEIVED FOR FILING
 DATE: March 24, 1977
 BY: John W. Hesston, III

ORDER RECEIVED FOR FILING
 DATE: March 24, 1977
 BY: John W. Hesston, III

John W. Hesston, III
 Zoning Commissioner of Baltimore County.
 (over)
 MICROFILMED
 JUN 6 7 1977

binding on the division line between said area zoned RC 5 and BR,
 (1) N 67° 39' 30" E 302.21 feet, thence binding on the west
 side of the Baltimore Gas & Electric Company Transmission
 Right of Way, (2) S 05° 37' 20" W 317.64 feet, thence
 binding on the north side of a 40 foot road,
 (3) S 84° 03' 00" W 167.53 feet, thence binding on the
 division line of said areas zoned RC 5 and BR-CR,
 (4) N 20° 30' 30" W 233.40 feet to the place of beginning.
 Containing 1.41 acres of land.

RWBmpl J.O. 1-75037 2/17/77
 W.O. 16392-X



DESCRIPTION

PARCEL "B"

5.42 ACRES

300 FEET NORTHEAST OF FALLS ROAD

700 FEET SOUTH OF SEMINARY AVENUE

BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception

Beginning for the same at a point on the division
 line between the areas zoned "BR" and "R.C.5" as shown
 on the Zoning Map of Baltimore County, said point being
 distant 755 feet, as measured northeasterly along the south-
 east outline of said area zoned R.C.5, from a point on the
 northeast side of Falls Road, said point on Falls Road being
 distant 585 feet, as measured northwesterly along the
 northeast side of said Falls Road, from the center line of
 Green Spring Valley Road if extended easterly, running thence

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

binding on said line, (1) N 72° 14' 30" E 148.64 feet, thence
 binding on the west side of the Baltimore Gas & Electric
 Company Transmission Right of Way, (2) N 05° 37' 20" E
 509.12 feet, thence five courses: (3) S 68° 29' 25" W
 678.25 feet, (4) S 16° 29' 20" W 203.04 feet,
 (5) S 21° 30' 35" E 140.00 feet, (6) N 68° 29' 25" E
 422.75 feet, and (7) S 21° 30' 35" E 143.37 feet to the
 place of beginning.

Containing 5.42 acres of land.

RWBmpl J.O. 1-75037 2/17/77
 W.O. 16392-X



INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiMenna, Zoning Commissioner Date: March 8, 1977
 FROM: Norman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #66-175-0001 Petition for Special Exception for Community
 Buildings, swimming pool and other recreational
 facilities
 Petition for Special Hearing to an Amendment to the Special Exception in
 Case No 76-167-X.
 Beginning 332 feet East of Falls Road 475 feet, more or less, North of
 Greenspring Valley Road
 Petitioner - Leroy Paddy

8th District

HEARING: Monday, March 14, 1977 (1:00 P.M.)

This office is not opposed to the expansion of this recreational
 facility.

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

NEB:JGH:rw

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. Calverton Ave.
 Towson, Maryland 21284

February 25, 1977

Nicholas B. Commodari
 Acting Chairman

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

RE: Special Exception and
 Item 115
 Leroy Paddy, et al - Petitioners

MEMBERS
 BUREAU OF
 ENGINEERING
 DEPARTMENT OF
 TRAFFIC ENGINEERING

STATE ROADS COMMISSION
 BUREAU OF
 FIRE PREVENTION
 HEALTH DEPARTMENT

PROJECT PLANNING
 BUILDING DEPARTMENT
 BOARD OF EDUCATION
 ZONING ADMINISTRATION
 INDUSTRIAL
 DEVELOPMENT

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.

Located east of Falls Road approximately 475 feet
 north of Greenspring Valley Road, the subject property
 for the Special Exception consists of two vacant parcels
 of land. Adjacent properties, also owned by the petitioner,
 are improved with the facilities of the Green Spring
 Racquet Club, the Green Spring Inn, and a combination
 office and retail building currently under construction
 along Falls Road, while vacant wooded land exists to
 the west.

This Special Exception is necessitated by
 petitioner's proposal to construct outdoor paddle ball
 courts, tennis courts and swimming pool on these
 parcels. A Special Hearing to amend the original
 Special Exception (Case No. 76-167-X) for the existing

James D. Nolan, Esq.
 Re: Item 115
 February 25, 1977
 Page 2

courts located in the residential zone is being requested
 in order to expand this building.

It should be noted that the revisions requested by
 Mr. Wembley of the Project and Development Planning office
 were written prior to the submission of the revised
 plans which satisfied these comments.

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,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI,
 Acting Chairman, Zoning
 Plans Advisory Committee

NBC:JD

Enclosure

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

 Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21284
 THORNTON M. MOURING, P.E.
 DIRECTOR

January 13, 1977

Mr. S. Eric DiMenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item #115 (1976-1977)
 Property Owner: Leroy Paddy, et al
 405' E. Int. Falls Rd. & Greenspring Valley Rd.
 Existing Zoning: CR 10, R.R., B.R.-C-1.1 & R.C. 5
 Proposed Zoning: Special Exception for a community
 building and Special Hearing to permit off-street
 parking in a residential zone.
 Acres: 7.36 District: 8U

Dear Mr. DiMenna:

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

General:

The comments which were supplied in connection with the Zoning Advisory
 Committee review of this property for Item #120 (1975-1976) are referred to
 for your consideration.

This office has no further comment in regard to the plan submitted for Zoning
 Advisory Committee review in connection with this Item #115 (1976-1977).

Very truly yours,
Blawie H. Diver, P.E.
 BLAWIE H. DIVER, P.E.
 Chief, Bureau of Engineering

END:EAM:FW:ss

cc: R. Morton
 H. Shalowitz

S-SE & SW Key Sheets
 45 - 47 MM 10 & 11 Pos. Sheets
 N/W 12 C Topo
 60 Tax Map

STEPHEN E. COLLINS
 DIRECTOR

January 13, 1977

Mr. Eric S. DiNenna
 Zoning Commissioner
 2nd Floor, Courthouse
 Towson, Maryland 21204

Re: Item 115 - ZAC - December 13, 1976
 Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Rd. & Greenspring Valley Rd.
 Existing Zoning: D.R. 16, B.R., B.R. - C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and Special Hearing to permit off-street parking in a residential zone.

Acres: 7.36
 District: 8th

Dear Mr. DiNenna:

Access to this site should be improved prior to any further expansion of this site.

Very truly yours,
Michael A. Flanagan
 Michael A. Flanagan
 Traffic Engineer Associate

MNF/hv

December 17, 1976

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

Re: Z.A.C. Meeting, Dec. 14, 1976
 Item: 115
 Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Rd. Valley Rd.
 Existing Zoning: D.R. 16, B.R., B.R.-C.S. 1, & R.C. 5
 Proposed Zoning: Special exception for a community building and special hearing to permit off-street parking in a residential zone.

Acres: 7.36
 District: 8th

Dear Mr. DiNenna:

The existing entrances from Falls Rd. are generally acceptable to the State Highway Administration. The proposed additions should have no adverse effects on the State Highway.

Very truly yours,
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits
John E. Meyers
 By: John E. Meyers

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

January 4, 1977

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

Comments on Item 115, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Rd. & Greenspring Valley Rd.
 Existing Zoning: D.R. 16, B.R., B.R.-C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and Special Hearing to permit off-street parking in a residential zone.

Acres: 7.36
 District: 8th

Comments: Since metropolitan water and sewer exist, no health hazard is anticipated.

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

TED/MLJ/rhw

BOARD OF EDUCATION
 OF BALTIMORE COUNTY
 TOWSON, MARYLAND - 21204

Date: December 10, 1976

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

Z.A.C. Meeting of: December 13, 1976

Re: Item 115
 Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Road & Greenspring Valley Road
 Present Zoning: D.R. 16, B.R., B.R.-C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and special hearing to permit off-street parking in a residential zone.

Acres: 7.36
 District: 8th

District: 8th
 No. Acres: 7.36

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative.

JUDITH M. HULLIGAN, ASSISTANT DIRECTOR
 F. SARAH WILLIAMS, JR., VICE-PRESIDENT
 HAZEL ROBERT L. BERRY

MARCELA M. BRIDGES
 THOMAS M. BOYER
 MRS. LORRAINE F. CHICKER
 JONIA M. WHEELER, MANAGER

ROBERT W. HANCOCK
 ALVIN LUDICK
 RICHARD W. TRULLY, JR.

baltimore county
 department of permits and licenses
 TOWSON, MARYLAND 21204
 (301) 484-2610

JOHN D. SEYFFERT
 DIRECTOR

December 11, 1976

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

Dear Mr. DiNenna:

Comments on Item # 115 Zoning Advisory Committee Meeting, December 13, 1976 are as follows:

Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Road & Greenspring Valley Road
 Existing Zoning: D.R. 16, B.R., B.R. - C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and Special hearing to permit off street parking in a residential zone.

Acres: 7.36
 District: 8th

- The items checked below are applicable:
- A. Structure shall conform to Baltimore County Building Code (B.O.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 - B. A building permit shall be required before construction can begin.
 - C. Three sets of construction drawings will be required to file an application for a building permit.
 - D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - F. No comment.
 - G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burbanck
 Charles E. Burbanck
 Plans Review Chief
 (301) 484-2610

baltimore county
 department of permits and licenses
 TOWSON, MARYLAND 21204
 (301) 484-2610

JOHN D. SEYFFERT
 DIRECTOR

March 16, 1977

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

Dear Mr. DiNenna:

Comments on Item # 115 Zoning Advisory Committee Meeting, February 23, 1977 are as follows:

Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Rd & Greenspring Valley Road
 Existing Zoning: D.R. 16, B.R., B.R. - C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and Special Hearing to permit off street parking in a residential zone.

Acres: 7.36
 District: 8th

- The items checked below are applicable:
- A. Structure shall conform to Baltimore County Building Code (B.O.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 - B. Building permit's shall be required before construction can begin.
 - C. Three sets of construction drawings will be required to file an application for a building permit.
 - D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - F. No comment.
 - G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burbanck
 Charles E. Burbanck
 Plans Review Chief
 (301) 484-2610

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

January 4, 1977

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

Dear Mr. DiNenna:

Comments on Item 115, Zoning Advisory Committee Meeting, December 13, 1976, are as follows:

Property Owner: Leroy Paddy, et al.
 Location: 405' E Int. Falls Rd. & Greenspring Valley Rd.
 Existing Zoning: D.R. 16, B.R., B.R.-C.S. 1, & R.C. 5
 Proposed Zoning: Special Exception for a community building and Special Hearing to permit off-street parking in a residential zone.

Acres: 7.36
 District: 8th

Comments: Since metropolitan water and sewer exist, no health hazard is anticipated.

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

TED/MLJ/rhw

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: FEB. 26, 1977

Posted for: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

Petitioner: Leroy Paddy

Location of property: 405' E Int. Falls Rd. 474' N. of Greenspring Valley Road

Location of sign: E/S Falls Rd. 100' W. N. of Greenspring Valley Rd.

Remarks: Submitted by E. Burbanck

Posted by: Submitted by E. Burbanck Date of return: MARCH 4, 1977

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

Your Petition has been received * this 30th day of November 1977. Filing Fee \$50.00 Received Cash Other

Eric S. DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner: Leroy Paddy Submitted by: Jane Tyrie
 Petitioner's Attorney: Jane Tyrie Revised by: Charles E. Burbanck

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

S. ERIC DINENNA
Deputy Zoning Commissioner
George J. Martinak
Deputy Zoning Commissioner

February 9, 1979

Newton A. Williams, Esquire
264 West Pennsylvania Avenue
Towson, Maryland 21284

RE: Proposed Additional (3) Racquet Ball
Courts (Green Spring Racquet Club)
Beginning 332' E of Falls Road, 474'
N of Greenspring Valley Road - 8th
Election District
Case No. 77-173-XSPH (Item No. 115)

Dear Mr. Williams:

Thank you for your letter of February 2, 1979, relative to our meeting
regarding the above.

I concur with your interpretation of the Order, in that the area between
the wings of the two tennis buildings was permitted to be enclosed for additional
courts. Further, your client's intention is within the spirit and intent of the
Order. Any additional courts, beyond the confines of the present building,
would, of course, require a Special Hearing.

Please call me if you have any questions.

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:mr

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. S. Eric Dinenna
Zoning Commissioner

Mr. James E. Dyer
Zoning Supervisor

MICROFILMED

7002
2577

LAW OFFICES OF
NOLAN, PLATTSBERRY & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

JAMES D. NOLAN
J. EARLE PLATTSBERRY
WILLIAM S. WILLIAMS, JR.
THOMAS J. HESSIAN, III
STEPHEN A. NOLAN

February 2, 1979

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Green Spring Racquet Club Interpretation
of Special Exception Order in
Case No. 77-173-XSPH.

Dear Commissioner Martinak:

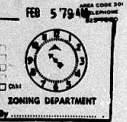
At the outset, both Mr. Dettor and I appreciate the
opportunity of meeting with you and Mr. Hessian on Jan-
uary 24.

Confirming our telephone conversation of February 2,
Mr. Hirschfeld would like to add three additional racquet ball
courts at this time, between the wings of the two tennis
buildings, with any additional courts to be the subject of a
special hearing should Mr. Hirschfeld decide to build beyond
the northern end of the present buildings.

Our client's contractor, Mr. Dettor, believes that
three courts can be contained completely within the remaining
space between the two wings and that a three court addition
would not protrude beyond the ends of these buildings.

As you will recall, in your Opinion and Order of
March 24, 1977, this enclosure request, among other requests,
was granted. Your Order itself does not mention any limita-
tion on the number of courts to be placed between the wings
and only states "it is further ORDERED that the Special
Hearing to permit the enclosure of the area between the twin
wings should also be GRANTED."

As we explained during our meeting, six new racquet
ball courts have already been built between the wings but
Mr. Hirschfeld now finds that there is a need for more, and



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Page two - Commissioner Martinak - February 2, 1979

three more can be completely contained in the area mentioned
in your Order.

A copy of your Opinion and Order of March 24, 1977
is enclosed for your convenience and also for the conven-
ience of Mr. Hessian.

Mr. Hirschfeld needs these courts as soon as possible,
and an early answer as we discussed will be greatly appre-
ciated by all concerned.

Thanking you and your Staff for your consideration of
this interpretation request, I am

Respectfully,

Newton A. Williams
Newton A. Williams

NAM/hl

Enclosure
cc: John W. Hessian III, Esq.
People's Counsel
County Office Building
Towson, Md. 21204

James E. Dyer, Zoning Supervisor
Office of Planning and Zoning
County Office Building
Towson, Md. 21204

Mr. William Hirschfeld
Green Spring Racquet Club
Falls and Valley Roads
Lutherville, Md. 21093

Ralph C. Dettor, Jr., Pres.
Harbor Construction, Inc.
9223 Harford Road
Baltimore, Md. 21234

Mr. Richard L. Smith
Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Md. 21204

All above with enclosure.

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S. ERIC DINENNA
ZONING COMMISSIONER

March 24, 1977

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

RE: Petition for Special Exception
and Special Hearing
Beginning 332' E of Falls Road
474' N of Greenspring Valley Road
8th Election District
Leroy Paddy, et al - Petitioners
NO. 77-173-XSPH (Item No. 115).

Dear Mr. Nolan:

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. Hessian, III, Esquire
People's Counsel

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RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND SPECIAL HEARING : DEPUTY ZONING
Beginning 332' E of Falls Road, 474' N : COMMISSIONER
8th Election District : OF
Leroy Paddy, et al - Petitioners :
NO. 77-173-XSPH (Item No. 115) :
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result
of a Petition for a Special Exception for community buildings, swimming
pool, and other uses of a social, recreational, and educational nature, in-
cluding, but not limited to, outdoor tennis courts, paddle courts, swim-
ming pool, and other recreational facilities. Additionally, a Petition for a
Special Hearing to approve an amendment to the Special Exception, granted
in Case No. 76-167-X, dated March 15, 1976, to permit the enclosure of
the area between the twin wings of the indoor tennis building on the north
side and the construction, maintenance, and use of handball, racquet ball,
and squash courts, as well as other recreational facilities thereon; or, in
the alternative, a declaration that the Petitioners, as a matter of right
under the aforesaid Special Exception, may construct said enclosure and
use the enclosed areas as aforesaid.

Testimony by the Petitioners indicated that they seek approval for the
construction of two platform tennis courts on a 1.4 acre parcel designated
as Parcel "A", and additional outdoor recreational courts and an outdoor
swimming pool on a 3.42 acre parcel designated as Parcel "B". Further
testimony indicated that the Petitioners be given the option of substitution
of tennis, racquet ball, handball, and platform tennis courts interchangeably
on Parcel "B" on a "one for one" basis.

In the Special Hearing request, the Petitioners seek clarification as to
whether Case No. 76-167-X would permit the enclosure of the area between
the twin wings, which would be utilized to house six indoor racquet ball
courts. Further, should the six racquet ball courts be permitted within
the enclosed wing, would they be permitted to expand to six additional
racquet ball courts to be enclosed in a new building to be constructed on
Parcel "B", provided that all zoning regulations are complied with.

It was further testified that the total number of off-street parking
spaces, now provided at the subject location, is more than adequate for
the present and proposed construction.

Without reviewing the evidence further in detail, but based on all the
evidence presented at the hearing, in the opinion of the Deputy Zoning Com-
missioner, the prerequisites of Section 502.1 of the Baltimore County Zon-
ing Regulations have been met and the Special Exception should be granted,
and, further, the Special Hearing to enclose the area between the twin
wings should also be granted. However, in the opinion of the Deputy
Zoning Commissioner, the proposal to expand to the extent of six additional
racquet ball courts and the future construction of a building to accommodate
them, such building not having been further described other than by its
location at an indeterminate place on Parcel "B", is vague and untenable
and should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 24th day of March, 1977, that the Special
Exception to permit construction of two platform tennis courts on a 1.4
acre parcel designated as Parcel "A", additional outdoor recreational
courts and an outdoor swimming pool on a 3.42 acre parcel designated as
Parcel "B", and the substitution of recreational facilities, as herein de-
scribed, should be and the same is hereby GRANTED, from and after the

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date of this Order.
It is further ORDERED that the Special Hearing to permit the enclosure
of the area between the twin wings should also be GRANTED, from and
after the date of this Order; however, the proposed expansion to the extent
of six additional racquet ball courts and the building to house same is
hereby DENIED. All of the above is subject to the approval of a site plan
by the State Highway Administration, the Department of Public Works, the
Department of Traffic Engineering, and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of
Baltimore County

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THIS IS TO CERTIFY, that the annexed advertisement of petition for a Special Exception-- Puddy was inserted in the following:

- | | |
|--|--|
| <input type="checkbox"/> Catonsville Times | <input checked="" type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 14th day of March 19 77, that is to say, the same was inserted in the issues of Feb. 24, 1977.

STROMBERG PUBLICATIONS, INC.

BY P. Sunk

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 24, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week at one time before the 14th day of March 1977, the first publication appearing on the 24th day of February 1977.

THE JEFFERSONIAN,
L. Frank Shuster
 Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND No. 46474
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Mar. 14, 1977 ACCOUNT: 01-662

AMOUNT: \$101.00

RECEIVED FROM: Martha Helen Fluhoff & Williams P.O. V. Penna.
Arva, Towson, Md. 21204
Advertising and posting of property for Leroy Puddy, et al
#77-173-2198

10100 MC
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 46419
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Feb. 18, 1977 ACCOUNT: 01-662

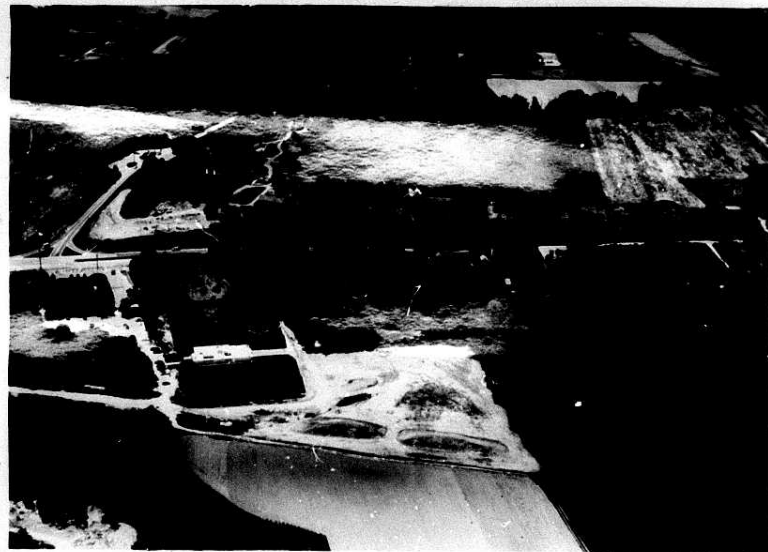
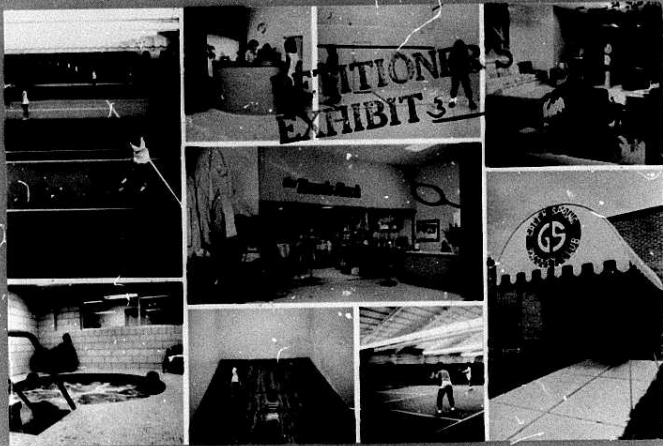
AMOUNT: \$50.00

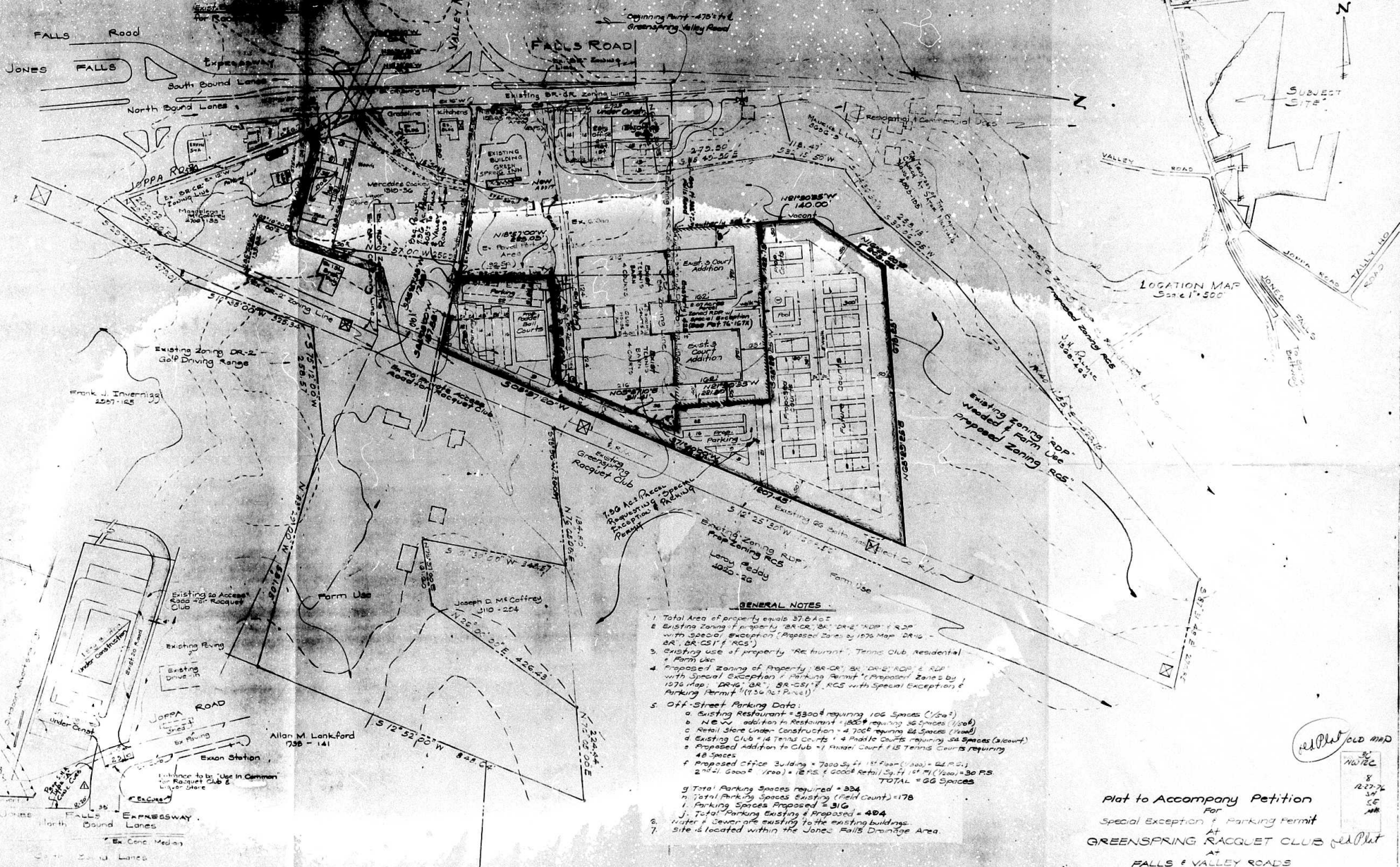
RECEIVED FROM: Martha Helen Fluhoff & Williams P.O. V. Penna.
Arva, Towson, Md. 21204
FOR
Petition for Special Exception and Special Hearing
for Leroy Puddy, et al #77-173-2198

5000 MC
 VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans:		Change in outline or description: <u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/>							
Previous case: <u>76-167X</u>	Map # _____									







LOCATION MAP
Scale: 1"=500'

GENERAL NOTES

1. Total Area of property equals 37.8 Acs
2. Existing Zoning of property BR-CR, BR, DR-2, RDP & RDP with Special Exception (Proposed Zone by 1976 Map DR-16, BR, BR-CR, RDP)
3. Existing use of property "Restaurant", Tennis Club, Residential & Farm Use
4. Proposed zoning of Property BR-CR, BR, DR-2, RDP & RDP with Special Exception & Parking Permit (Proposed Zone by 1976 Map, DR-16, BR, BR-CR, RDP, RDS with Special Exception & Parking Permit (1976/77 Plan))
5. Off-Street Parking Data:
 - a. Existing Restaurant = 5300 ft² requiring 100 Spaces (1/200)
 - b. 14,000 addition to Restaurant = 1800 ft² requiring 36 Spaces (1/200)
 - c. Retail Store Under Construction = 4,700 ft² requiring 94 Spaces (1/200)
 - d. Existing Club = 14 Tennis Courts + 4 Paddle Courts requiring 24 Spaces (1/200)
 - e. Proposed Addition to Club = 1 Tennis Court + 15 Tennis Courts requiring 48 Spaces
 - f. Proposed Office Building = 7000 sq ft 1st Floor (1/200) = 35 PS, 2nd-3rd 6000 sq ft (1/200) = 12 PS & 6000 Retail Sq. Ft. (1/200) = 30 PS. TOTAL = 66 Spaces
- g. Total Parking Spaces required = 224
- h. Total Parking Spaces Existing (field count) = 178
- i. Parking Spaces Proposed = 316
- j. Total Parking Existing & Proposed = 494
6. Water Severance existing to the existing buildings.
7. Site is located within the Jones Falls Drainage Area.

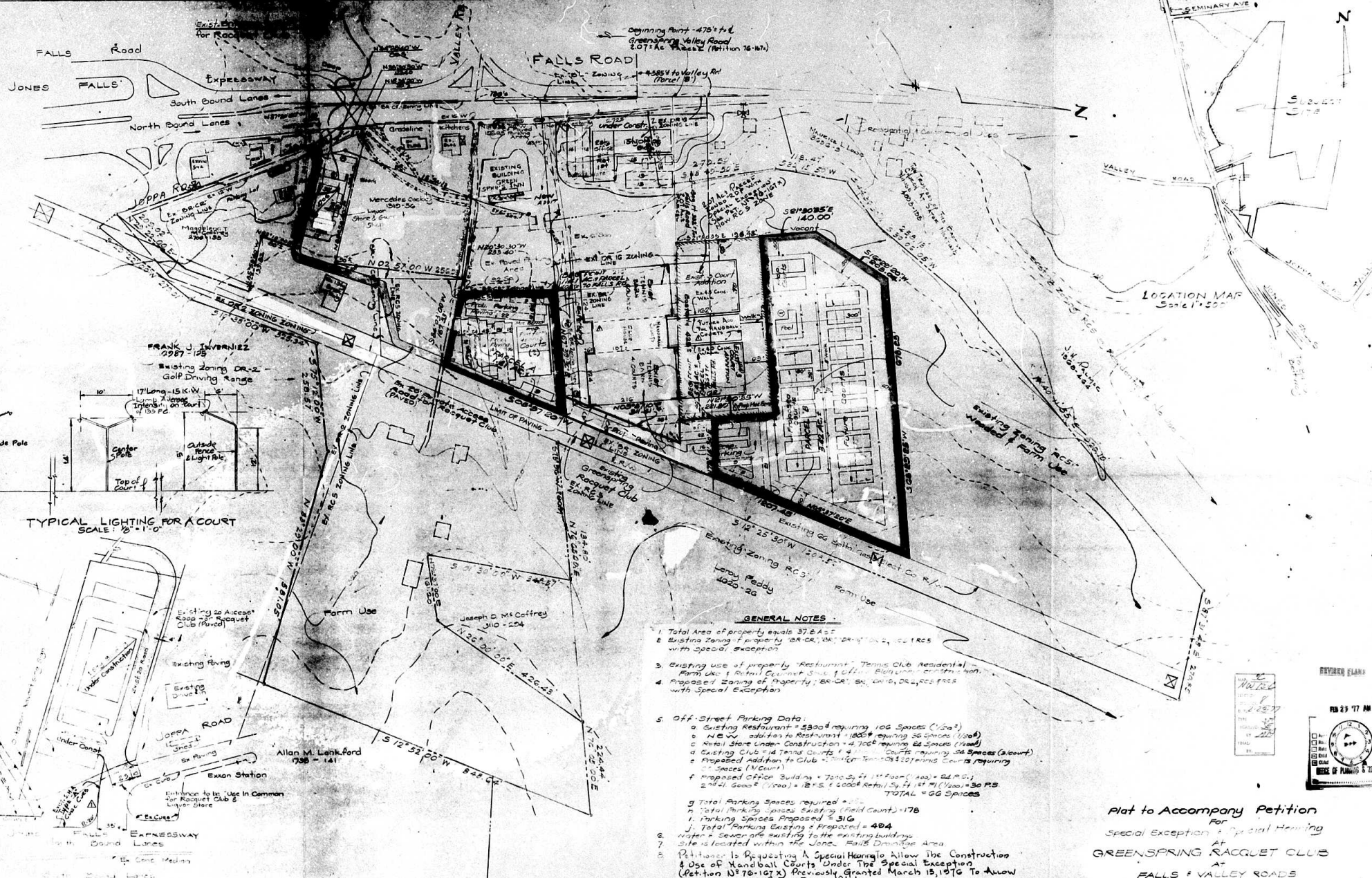
Plat to Accompany Petition
For
Special Exception & Parking Permit
At
GREENSPRING RACQUET CLUB
At
FALLS & VALLEY ROADS

Section District N#6 Baltimore County, Md
Scale: 1"=100' NOV 27 1977

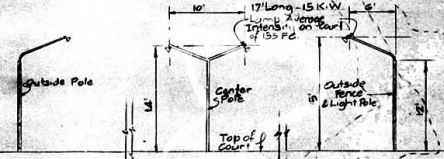


ENTRANCE DETAIL FOR RACQUET CLUB
Scale: 1"=50'

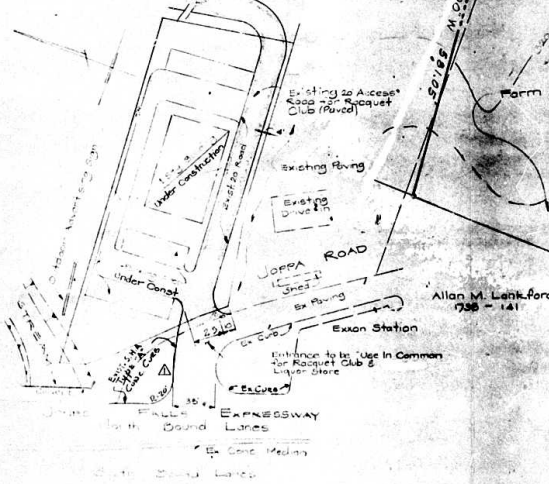
MCA ENGINEERING CORP.
1100 W. CALVERT STREET, BALTIMORE, MD. 21202



LOCATION MAP Scale: 1" = 500'

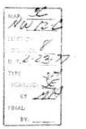


TYPICAL LIGHTING FOR A COURT Scale: 1/2" = 1'-0"



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

- GENERAL NOTES**
- Total Area of property equals 37.2 A.C.
 - Existing Zoning of property "BR-CR, DR, DR-1, DR-2, DR-3, DR-4, DR-5" with special exception.
 - Existing use of property "Restaurant, Tennis Club Residential Farm Use & Retail, Current Sign & Office Building construction."
 - Proposed Zoning of property "BR-CR, DR, DR-1, DR-2, DR-3, DR-4, DR-5" with special exception.
 - Off-Street Parking Data:
 - a. Existing Restaurant = 3300[±] requiring 100 Spaces (1/50[±])
 - b. N.E.W. Addition to Restaurant = 1850[±] requiring 55 Spaces (1/34[±])
 - c. Retail Store Under Construction = 1000[±] requiring 33 Spaces (1/30[±])
 - d. Existing Club = 14 Tennis Courts & 14 Handball Courts requiring 56 Spaces (1/30[±])
 - e. Proposed Addition to Club = 14 Tennis Courts & 14 Handball Courts requiring 56 Spaces (1/30[±])
 - f. Proposed Office Building = 7000[±] sq. ft. (1000[±] sq. ft. per floor) = 24 P.S. 2700[±] sq. ft. (1000[±]) = 12 P.S. = 2000[±] Retail Sq. Ft. (1500[±]) = 30 P.S.
 - TOTAL = 66 Spaces
 - g. Total Parking Spaces required = 244
 - h. Total Parking Spaces Available (Field Count) = 178
 - i. Parking Spaces Proposed = 316
 - j. Total Parking Existing & Proposed = 494
 - Water & Sewerage existing to the existing buildings.
 - Site is located within the Jones Falls Drainage Area.
 - Petitioner is Requesting a Special Hearing to Allow the Construction & Use of Handball Courts Under the Special Exception (Petition N° 70-107 X) Previously Granted March 15, 1976 To Allow the Expansion of the Tennis Club.
 - Petitioner is Requesting a Special Exception to permit the new construction of Tennis Courts and Swimming Pool.
 - All outdoor courts will use fluorescent lighting along sides of the courts (See Part of this Sheet).



Plat to Accompany Petition
for
Special Exception & Special Hearing
AT
GREENSPRING RACQUET CLUB
AT
FALLS & VALLEY ROADS

Section District N° 8
Scale: 1" = 100'

Baltimore County, Md.
Nov. 1, 1975
Revised Dec. 14, 1976
Revised Feb. 22, 1977

MCA ENGINEERING CORP.
1000 N. WASHINGTON ROAD
BALTIMORE, MD. 21204

REVISION	DATE
1. Revise Map to Show Ex. & Prop. Handball Courts As per Note 9	12-14-76
NE	

