

78-8 x 4 #144 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Philip Michaelson
I, or we, Alan D. Hecht, 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 N/A zone; for the following reason:

See attached descriptions

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Bldg., Tennis Courts, Private Recreational Facility.

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

Contract purchaser
3607 Barbary Court
Baltimore, Co., Md. 21208
D. Duffy Herman
222 St. Paul Place
Baltimore, Md. 21201
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 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 20th day of July, at 10:00 o'clock.

Alan D. Hecht
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Philip Michaelson
I, or we, Alan D. Hecht, 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 for a Variance from Section 1802.28 (V.B. 1802.28) to permit a front setback of 24 feet in lieu of the required 60 feet along the north property line, a side setback of 15 feet in lieu of the required 30 feet along the west property line, and a maximum height of 10 feet in lieu of the required maximum 100 feet, within the above described development.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Practical difficulty - Proposed Tennis Courts should not be considered structures.
2. Conformance to normal setbacks for Tennis Courts will require environmentally unsuitable treatment of the property. (cutting down trees, etc.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Contract purchaser
3607 Barbary Court
Baltimore, Co., Md. 21208
D. Duffy Herman
222 St. Paul Place
Baltimore, Md. 21201
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 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 20th day of July, at 10:00 o'clock.

Alan D. Hecht
Zoning Commissioner of Baltimore County.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Isaac Hecht, et al., legal owner of the property situate in Baltimore County, the property outline of which is shown in the sketch, hereby submit herewith a Special Exception and or Special Permit application to the Zoning Commissioner of Baltimore County for a Special Exception and or Special Permit for Community Bldg., Tennis Courts, Private Recreational Facility

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GRASS SITE AREA 7.8 DEED REF. ---
CRACKING --- 50. % OF ORIGINAL SITE WILL REMAIN CRACKING.

BUILDING SIZE
GROUND FLOOR 17 x 30 AREA 510 SQ. FT.
NUMBER OF FLOORS 1 TOTAL HEIGHT 25'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = ---

BUILDING USE
GROUND FLOOR Expanded Clubhouse/Flooring

REQUIRED NUMBER OF PARKING SPACES 3 per street
GROUND FLOOR --- OTHER FLOORS --- TOTAL 51

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 13,000 SQ. FT.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 260)

UTILITIES
WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM Public System to be abandoned
SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM Private System to be abandoned

UTILITIES SECURITY APPROVAL --- BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT --- LEGAL OWNER ---

LESSOR OR CONTRACT PURCHASER ---

THE PLANNING BOARD HAS DETERMINED ON 6/16/77 THAT THE PROPOSED DEVELOPMENT DOES/DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-3(b) OF THE BALTIMORE COUNTY CODE, 1966.
Isaac Hecht, et al.
DATE 6/16/77 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 4-65

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 18, 1977

RE: Special Exception Petition
Isaac Hecht, et al

Dear Mr. Herman:

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 on the south side of Old Court Road, at its intersection with Naylor Lane, this 7.8 acre site is currently improved with a two story dwelling.

Adjacent properties are zoned residential and improved with dwellings on large tracts of land.

This Special Exception is necessitated by your client's proposal to use the existing property for recreational facilities, i.e., a club house, tennis courts, and swimming pool. In addition, Variances for setbacks of the proposed courts and pool are also required. In light of the fact that the required Variances were not included within the original request, I personally contacted the surveyor, Herbert Malm, in order to correct this situation as well as the submission of revised site plans encompassing the enclosed comments.

D. Duffy Herman, Esquire
Page 2
March 18, 1977

In lieu of the fact that I have had no response on the above, I am forwarding formally written comments at this time.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above and any comments from other departments as requested.

Very truly yours,
Nicholas B. Commadore
NICHOLAS B. COMMADORE
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

Enclosure

cc: Gaudreau, Inc.
9 West Mulberry Street
Baltimore, Maryland 21201

Robert W. Baker, Esquire
916 Munsey Building
Baltimore, Maryland 21202

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON IN MEETING, P.E.
DIRECTOR
March 14, 1977

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

Re: Item #164 (1976-1977)
Property Owner: Isaac Hecht, et al
8/5 Old Court Rd., 1900' W. Westertown Rd.
Existing Zoning: D-2, 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreational facility.
District: 3rd Acres, 7.8

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.

Highways:
Old Court Road is a recently constructed County road; no further highway improvements are required at this time.

Moloney Avenue, an existing road maintained by Baltimore County for 0.32 mile west of Westertown Road, is proposed to be improved in the future as a County road with a 30-foot closed section roadway on a 50-foot right-of-way to St. Albans Road. Highway right-of-way widening and any necessary reversible easements for ditches will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

It is the responsibility of the Petitioner to ascertain and clarify rights-of-way in and to this property, and to initiate such action as may be required to abandon, close, release, modify such rights-of-way as may exist in regard to the access for this property in the area indicated "St. Marks Church Lane" on the south side of Old Court Road.

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

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

Item #164 (1976-1977)
Property Owner: Isaac Hecht, et al
Page 2
March 14, 1977
Storm Drainage:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:
This property is utilizing private onsite facilities. A public 8-inch water main exists in St. Albans Road (Drawing #53-0522, File 3). There is also a 16-inch water main in Old Court Road opposite the westerly portion of this property (Drawing #53-0522, File 3).

A public 8-inch sanitary sewer exists in St. Albans Road (Drawing #53-0526, File 3). The indicated proposed 8-inch sanitary sewer in Old Court Road (Drawing #67-0267, File 3) is scheduled to be advertised for bids March 1977.

Very truly yours,
Elizabeth N. Diver, P.E.
ELIZABETH N. DIVER, P.E.
Chief, Bureau of Engineering

XND:EMH:WBR:SS
cc: J. Somers
P-E Key Sheet
29 x 30 W 22 x 23 Pos. Sheets
NW 8 P Topo
78 Tax Map



March 8, 1977

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 #164, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Road 1900' W. Reisterstown Road
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreation facility
Acres: 7.8
District: 3rd

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.

Screening must be provided in the parking areas and driveways that are adjacent to residential premises. Landscaping should be provided.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

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

RE: Item 164 - ZAC - February 2, 1977
Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Rd. 1900' W Reisterstown Rd.
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreational facility.
Acres: 7.8
District: 3rd

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested special exception for a community building, tennis courts and swimming pool.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/11E



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

February 7, 1977

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

Dear Mr. DiNenna:

Comments on Item 164, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Rd. 1900' W Reisterstown Rd.
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreational facility.
Acres: 7.8
District: 3rd

A revised plot plan must be submitted indicating location of existing water well and septic system.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Prior to approval of a private 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.

Very truly yours,

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

TED/AN/rth

cc: L. A. Shuppert
J. A. Hessina



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

April 29, 1977

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

Dear Mr. DiNenna:

Revised comments on Item 164, Zoning Advisory Committee Meeting, February 2, 1977, are as follows:

Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Rd. 1900' W Reisterstown Rd.
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreational facility.
Acres: 7.8
District: 3rd

Public water and sewer must be extended to this property and existing private water and sewer abandoned as noted on revised plan.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Prior to approval of a private 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.

Very truly yours,

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

TED/AN/rth

cc: L. A. Shuppert
J. A. Hessina



JOHN D. SEEVERT
DIRECTOR

January 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #164, Zoning Advisory Committee Meeting, February 2, 1977 are as follows:

Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Road - 1900' W Reisterstown Road
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for community building, tennis courts, private recreational facility.
Acres: 7.8
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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. Clubhouse (assembly use) will conflict with Table 6 and be prohibited if 1 story wood frame.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham CEB

Charles E. Burnham
Plans Review Chief
C2B1173



JOHN D. SEEVERT
DIRECTOR

April 19, 1977

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

Dear Mr. DiNenna:

REVISED
Comments on Item # 164, Zoning Advisory Committee Meeting, are as follows:

Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Road - 1900' W. Reisterstown Road
Existing Zoning: D.R. 2
Proposed Zoning: Special Exception for community building, tennis courts, private recreational facility.
Acres: 7.8
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy for Clubhouse would be required. See (F) below.
- ☐ 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. Clubhouse (assembly use) will conflict with Table 6 and be prohibited if 1 story wood frame. Hence shall be as Section 319.3 Baltimore Co. supplement.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham CEB

Charles E. Burnham
Plans Review Chief
C2B1173

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 1, 1977

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

Z.A.C. Meeting of: February 2, 1977

RE: Item No: 164
Property Owner: Isaac Hecht, et al.
Location: S/S Old Court Rd. 1900' W. Reisterstown Rd.
Present Zoning: D.R. 2
Proposed Zoning: Special Exception for a community building, tennis courts, private recreational facility.

District: 3rd
No. Acres: 7.8

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BALDWIN HOLLANDER, JR., VICE-PRESIDENT
MARCOUS H. BOUTANGE

THOMAS H. BRYER
WES LOREKANE, F. CHURCH
ROBERT S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

STEVEN LOREK
WES. WILTON R. SMITH, JR.
RICHARD W. FRACEY, D.V.M.

RE: PETITION FOR SPECIAL EXCEPTION
AND
PETITION FOR VARIANCE
S/S of Old Court Rd. 1900' SW of
Reisterstown Rd., 3rd District
ISAAC HECHT, et al., Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

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

I HEREBY CERTIFY that on this 8th day of July, 1977, a copy of the foregoing Order was mailed to D. Duffy Herman, Esquire, 222 St. Paul Place, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Heslian, III
John W. Heslian, III



RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
S/S of Old Court Road, 1900' SW of Reisterstown Road - 3rd Election District
Isaac Hecht, et al - Petitioners
NO. 78-8-XA (Item No. 164)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a community building, tennis courts, and private recreational facility to be constructed at the subject location in a density, residential (D.R.2) zone, and Variances to Sections 1B02.2.B(V.B.2) and Section 102.2 of the Baltimore County Zoning Regulations.

Testimony on behalf of the Petitioners indicated that the 7.4 acre site is currently improved with an occupied two-story dwelling, which they propose to convert to a clubhouse. They plan to construct clay-surfaced tennis courts, a swimming pool, and provide 120 parking spaces. The Petitioners stated that Variances for a front yard setback of 24 feet in lieu of the required 60 feet, a side yard setback of 15 feet in lieu of 30 feet, and a distance between structures of 10 feet instead of the required 100 feet were required to preserve existing trees and greenery on the partly wooded site.

Comments submitted by the Acting Director of Planning opined that the "proposed recreational facilities would not be inappropriate in this location" but were negative regarding the Variances.

Further testimony on behalf of the Petitioners revealed that the enterprise would have a "limited membership" of about 400 families, and the dates and hours of operation would be April through October from 9:00 a.m. to 11:00 p.m. The facilities would include lighting for night play, which was not described in the Petition, nor on the accompanying site plan.

Protestants at the hearing indicated their concern for the alleged effect of the proposal upon the neighborhood, maintaining that property values would be adversely affected, noise from the tennis courts (both "people noise" and the sound of rackets striking balls), noise from those using the pool, increased traffic, security problems on the site due to unattended periods, and the "intrusion" of lighting facilities would seriously disrupt their uses of their homes.

In response to the Petitioners' avowal that the facility would be somewhat unique and an asset to the area, Protestants cited the existence of tennis and swim facilities, including those within a five to fifteen minute drive from the site. Cumulative testimony by the Protestants may be summarized by their view that the Special Exception would be detrimental to the health, safety, and general welfare of the locality for the aforementioned reasons. Substantial concern regarding noise was evidenced throughout the testimony.

The Deputy Zoning Commissioner cites a pertinent noise factor described in Henry M. Decker v. Colla A Hoffman, et al (filed Feb. 19, 1976), wherein the Court of Special Appeals reversed the Order of the Circuit Court and thereby denied a Special Exception for a tennis barn housing eight indoor courts and providing twelve outdoor courts. In this case, it was held that the noise from rackets striking balls was believed to constitute a sufficient degree of annoyance and irritation to have a substantial adverse effect upon neighbors up to 236 feet from the courts.

In the instant case, uncontradicted testimony by Protestants indicated that one home would be 70 feet from the nearest tennis court. From the plat accompanying the Petition, it would appear that other residences would lie within 300 feet of the courts.

In the opinion of the Deputy Zoning Commissioner, the burden of presenting facts to justify both the Special Exception and the Variances rests

upon the applicants. The substance of the Petition for a Special Exception must be the need to show that it would be in harmony with the zoning plan and would not be detrimental to the neighborhood. The facts presented were insufficient to warrant the granting of the Special Exception. The burden of meeting the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations, in the instant case, has not been met by the Petitioners.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner the requested Special Exception would be detrimental to the health, safety, and general welfare of the area residents and should be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of August, 1977, that the Special Exception for a community building, tennis courts, and a private recreational facility should be and the same is hereby DENIED, and, by necessity, the Variances are also DENIED.

Lawrence K. Ginsberg
Deputy Zoning Commissioner of
Baltimore County

RE: SPECIAL EXCEPTION AND VARIANCES
S/S of Old Court Road, 1900' SW of Reisterstown Road - 3rd Election District
Isaac Hecht, et al - Petitioners
NO: 78-8-XA (Item No. 164)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

Please enter an appeal to the County Board of Appeals from the Deputy Zoning Commissioner's decision in the above captioned matter.

Lawrence K. Ginsberg
CARMAN AND WEINSTEIN, P.A.
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215
(301) 358-7411

CARMAN AND WEINSTEIN, P.A.
ATTORNEYS AT LAW
6615 REISTERSTOWN ROAD
BALTIMORE, MD 21215
TELEPHONE (301) 358-7411



RE: SPECIAL EXCEPTION AND VARIANCES
S/S of Old Court Road, 1900' SW of Reisterstown Road - 3rd Election District
Isaac Hecht, et al - Petitioners
NO: 78-8-XA (Item No. 164)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

DISMISSAL

Please dismiss the Appeal in the above captioned case on behalf of the Petitioners.

CARMAN AND WEINSTEIN, P.A.
Lawrence K. Ginsberg
Attorney for Petitioners
Suite 301
6615 Reisterstown Road
Baltimore, Maryland 21215
(301) 358-7411

RE: PETITION FOR SPECIAL EXCEPTION
for Community Building, Tennis Courts, Private Recreational Facility and VARIANCE from Section 1B02.2B (V.B.2) and Section 102.2 of the Baltimore County Zoning Regulations
S/S Old Court Road 1900' SW of Reisterstown Road 3rd District
Isaac Hecht, et al, Petitioners
Benton J. Punglin, Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 78-8-XA

ORDER OF DISMISSAL

This case comes before the Board on an appeal by the Petitioner from an Order of the Deputy Zoning Commissioner which denied a special exception and variances on the above mentioned property.

The case was scheduled for hearing at 9:30 a.m. on Tuesday, February 13, 1979. At ten minutes after ten o'clock, neither Lawrence K. Ginsberg, Esquire, Counsel for the Petitioner, nor the Petitioner had appeared.

The day before this hearing, Mr. Ginsberg told the Board's office by telephone that he was mailing an Order of Dismissal. The office questioned whether or not there was time for this dismissal to be received by the Board the next day prior to the hearing of the case.

As far as the Board is concerned, this petition will be dismissed for non-appearance by the Petitioner. Therefore, for the reasons stated above, an Order of Dismissal follows hereafter.

ORDER

For the reasons set forth above, it is this 13th day of February, 1979, by the County Board of Appeals, ORDERED that the within appeal be and the same is hereby DISMISSED.

Isaac Hecht, et al - #78-8-XA

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Kiefer, Jr.
Walter A. Kiefer, Jr., Chairman

William F. Hadden
William F. Hadden
Robert L. Gilland
Robert L. Gilland

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 491-3171

June 20, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

Under the provisions of Subsection on 22-15.1(f), Baltimore County Code 1968 as amended, the Planning Board has determined that the following applications for special exceptions conform to the provisions of Subsection 22-15.1(e), Baltimore County Code 1968, as amended: 77-4-X; 77-7-X; 77-9-X; 77-13-X and 77-18-X.

The Planning Board has determined that application 77-1-X for a special exception would conform to the provisions of Subsection 22-15.1(e) Baltimore County Code 1968, as amended, if the condition indicated by the Department of Public Works is adhered to.

These decisions by the Baltimore County Planning Board authorize your office to proceed to process these applications pursuant to the procedures authorized by the County Code.

Very truly yours,

Norman E. Gerber
Norman E. Gerber, Secretary
Baltimore County Planning Board

NEG:RDC

JUN 21 77 AM



ORDER RECEIVED FOR FILING
DATE August 2, 1977
BY John P. Roney

ORDER RECEIVED FOR FILING
DATE August 2, 1977
BY John P. Roney

WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	33026 Mellon Dr.	21208
2. <i>Helene Hittler</i>	818 Maplewood Rd.	21208
3. <i>Nancy Krause</i>	One Sage Ct. Apt. 2	21208
4. <i>David Simon</i>	3727 Chalkley	21137
5. <i>FRANK PETER</i>	4405 B. Oakwood Rd.	21208
6. <i>Edna Hwang</i>	7909 Day Lane	21208
7. <i>John J. Jorgensen</i>	1805 Darnsfield Drive	21213 (Garden)
8. <i>Charles R. Brown</i>	2213 Silverside	21209
9. <i>Edward P. Pinsky</i>	2101 Darnsfield Rd.	21209
10. <i>Thomas Brundage</i>		
11. <i>John S. Miller</i>	21140 S. Ct.	21208
12. <i>John Hwang</i>	3404 Jamieson Rd.	21208
13. <i>John Hwang</i>	3529 Bailey	21208
14. <i>John J. Jorgensen</i>	84 Belmont Rd. Apt. 2	21117
15. <i>John Hwang</i>	7144 Woodwood Ct.	21208
16. <i>John Hwang</i>	8106 Oakwood Rd.	21208
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PETITIONER'S EXHIBIT #1

WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	7904 Tullaghan Ct.	21208
2. <i>Barbara H. Davis</i>	7904 Tullaghan Ct.	21208
3. <i>Barbara H. Davis</i>	13044 Chalkley	21209
4. <i>Barbara H. Davis</i>	7441 Castle Market	21207
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WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	4542 Hawk's Head Rd.	21208
2. <i>Barbara H. Davis</i>	4004 M. Darnsfield Rd.	21133
3. <i>Barbara H. Davis</i>	8919 Payton Rd.	21133
4. <i>Barbara H. Davis</i>	4004 M. Darnsfield Rd.	21133
5. <i>Barbara H. Davis</i>	3500 Adamson Rd.	21208
6. <i>Barbara H. Davis</i>	3800 M. Darnsfield Rd.	21208
7. <i>Barbara H. Davis</i>	3417 Darnsfield Rd.	21207
8. <i>Barbara H. Davis</i>	1610 Bucknell Rd.	21215
9. <i>Barbara H. Davis</i>	1607 Jumbelands Rd.	21209
10. <i>Barbara H. Davis</i>	8104 Woodland Rd.	21208
11. <i>Barbara H. Davis</i>	4404 E. 3rd Ave. N.	21215
12. <i>Barbara H. Davis</i>	7104 Darnsfield Rd.	21208
13. <i>Barbara H. Davis</i>	3704 Darnsfield Rd.	21208
14. <i>Barbara H. Davis</i>	4012 Woodland Rd.	21208
15. <i>Barbara H. Davis</i>	4519 Hawk's Head Rd.	21208
16. <i>Barbara H. Davis</i>	4235 Darnsfield Rd.	21208
17. <i>Barbara H. Davis</i>	4231 Darnsfield Rd.	21208
18. <i>Barbara H. Davis</i>	2321 Michael Rd.	21209
19. <i>Barbara H. Davis</i>	2321 Michael Rd.	21209
20. <i>Barbara H. Davis</i>	6332 Darnsfield Rd.	21209
21. <i>Barbara H. Davis</i>	3205 Darnsfield Rd.	21209
22. <i>Barbara H. Davis</i>	9 Darnsfield Rd.	21209
23. <i>Barbara H. Davis</i>	Charles Drive	21215
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WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	5 Darnsfield Rd.	21208
2. <i>Barbara H. Davis</i>	7029 Darnsfield Rd.	21133
3. <i>Barbara H. Davis</i>	3204 Darnsfield Rd.	21208
4. <i>Barbara H. Davis</i>	3111 Darnsfield Rd.	21209
5. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
6. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
7. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
8. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
9. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
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16. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
17. <i>Barbara H. Davis</i>	4712 Darnsfield Rd.	21208
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WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	3011 Darnsfield Rd.	21208
2. <i>Barbara H. Davis</i>	11 Darnsfield Rd.	21208
3. <i>Barbara H. Davis</i>	4404 M. Darnsfield Rd.	21133
4. <i>Barbara H. Davis</i>	11 Darnsfield Rd.	21208
5. <i>Barbara H. Davis</i>	351 Darnsfield Rd.	21208
6. <i>Barbara H. Davis</i>	2530 Darnsfield Rd.	21208
7. <i>Barbara H. Davis</i>	6617 Darnsfield Rd.	21208
8. <i>Barbara H. Davis</i>	246 Woodland Rd.	21208
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WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	6506 Darnsfield Rd.	21209
2. <i>Barbara H. Davis</i>	12 Darnsfield Rd.	21133
3. <i>Barbara H. Davis</i>	3612 Darnsfield Rd.	21208
4. <i>Barbara H. Davis</i>	8301 Darnsfield Rd.	21208
5. <i>Barbara H. Davis</i>	5716 Darnsfield Rd.	21208
6. <i>Barbara H. Davis</i>	" " " "	" "
7. <i>Barbara H. Davis</i>	3108 Darnsfield Rd.	21208
8. <i>Barbara H. Davis</i>	3920 Darnsfield Rd.	21208
9. <i>Barbara H. Davis</i>	123 Darnsfield Rd.	21208
10. <i>Barbara H. Davis</i>	51 Darnsfield Rd.	21208
11. <i>Barbara H. Davis</i>	7705 Darnsfield Rd.	21208
12. <i>Barbara H. Davis</i>	8421 Darnsfield Rd.	21133
13. <i>Barbara H. Davis</i>	3621 Darnsfield Rd.	21208
14. <i>Barbara H. Davis</i>	3 Darnsfield Rd.	21208
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WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	3322 Darnsfield Rd.	21208
2. <i>Barbara H. Davis</i>	10 Darnsfield Rd.	21208
3. <i>Barbara H. Davis</i>	2515 Darnsfield Rd.	21209
4. <i>Barbara H. Davis</i>	3108 Darnsfield Rd.	21208
5. <i>Barbara H. Davis</i>	3123 Darnsfield Rd.	21208
6. <i>Barbara H. Davis</i>	7011 Darnsfield Rd.	21208
7. <i>Barbara H. Davis</i>	6024 Darnsfield Rd.	21209
8. <i>Barbara H. Davis</i>	104 Darnsfield Rd.	21117
9. <i>Barbara H. Davis</i>	7977 Darnsfield Rd.	21208
10. <i>Barbara H. Davis</i>	7921 Darnsfield Rd.	21208
11. <i>Barbara H. Davis</i>	708 Darnsfield Rd.	21208
12. <i>Barbara H. Davis</i>	105 Darnsfield Rd.	21208
13. <i>Barbara H. Davis</i>	1194 Darnsfield Rd.	21208
14. <i>Barbara H. Davis</i>	7219 Darnsfield Rd.	21208
15. <i>Barbara H. Davis</i>	7906 Darnsfield Rd.	21208
16. <i>Barbara H. Davis</i>	1102 Darnsfield Rd.	21208
17. <i>Barbara H. Davis</i>	3300 Darnsfield Rd.	21208
18. <i>Barbara H. Davis</i>	3400 Darnsfield Rd.	21208
19. <i>Barbara H. Davis</i>	3403 Darnsfield Rd.	21208
20. <i>Barbara H. Davis</i>	403 Darnsfield Rd.	21208
21. <i>Barbara H. Davis</i>	603 Darnsfield Rd.	21208
22. <i>Barbara H. Davis</i>	2011 Darnsfield Rd.	21208
23. <i>Barbara H. Davis</i>	5121 Darnsfield Rd.	21208
24. <i>Barbara H. Davis</i>	1 Darnsfield Rd.	21208
25. <i>Barbara H. Davis</i>	6419 Darnsfield Rd.	21209

WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HECHT AND HECHT PROPERTY, SOUTHSIDE OLD COURT ROAD, 1900 FEET SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE NO OBJECTIONS TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH A FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WILL SERVE AS AN ACCOMMODATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED WHOLEHEARTEDLY.

FULL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Barbara H. Davis</i>	3301 Darnsfield Rd.	21208
2. <i>Barbara H. Davis</i>	11 Darnsfield Rd.	21208
3. <i>Barbara H. Davis</i>	3108 Darnsfield Rd.	21208
4. <i>Barbara H. Davis</i>	3123 Darnsfield Rd.	21208
5. <i>Barbara H. Davis</i>	7011 Darnsfield Rd.	21208
6. <i>Barbara H. Davis</i>	6024 Darnsfield Rd.	21209
7. <i>Barbara H. Davis</i>	104 Darnsfield Rd.	21117
8. <i>Barbara H. Davis</i>	7977 Darnsfield Rd.	21208
9. <i>Barbara H. Davis</i>	7921 Darnsfield Rd.	21208
10. <i>Barbara H. Davis</i>	708 Darnsfield Rd.	21208
11. <i>Barbara H. Davis</i>	105 Darnsfield Rd.	21208
12. <i>Barbara H. Davis</i>	1194 Darnsfield Rd.	21208
13. <i>Barbara H. Davis</i>	7219 Darnsfield Rd.	21208
14. <i>Barbara H. Davis</i>	7906 Darnsfield Rd.	21208
15. <i>Barbara H. Davis</i>	1102 Darnsfield Rd.	21208
16. <i>Barbara H. Davis</i>	3300 Darnsfield Rd.	21208
17. <i>Barbara H. Davis</i>	3400 Darnsfield Rd.	21208
18. <i>Barbara H. Davis</i>	3403 Darnsfield Rd.	21208
19. <i>Barbara H. Davis</i>	403 Darnsfield Rd.	21208
20. <i>Barbara H. Davis</i>	603 Darnsfield Rd.	21208
21. <i>Barbara H. Davis</i>	2011 Darnsfield Rd.	21208
22. <i>Barbara H. Davis</i>	5121 Darnsfield Rd.	21208
23. <i>Barbara H. Davis</i>	1 Darnsfield Rd.	21208
24. <i>Barbara H. Davis</i>	6419 Darnsfield Rd.	21209
25. <i>Barbara H. Davis</i>	7025 Darnsfield Rd.	21208

ROLL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <u>Louis Pickman</u>	7910 Stevenson Rd	2108 7-10
2. <u>Allen Allen</u>	3511 Patton Lane	21208 7-19
3. <u>James Pickman</u>	4108 Egan Drive	21201 7-14
4. <u>James Pickman</u>	4513 Egan Drive	21208 7-14
5. <u>John Pickman</u>	1 Allen Ave	21208 7-19
6. <u>Myrtle Pickman</u>	3321 Egan Rd	21209
7. <u>Allen Pickman</u>	2 Egan Ave	21208
8. <u>Belle Pickman</u>	1400 Egan Rd	21209
9. <u>James Pickman</u>	1400 Egan Rd	21208
10. <u>James Pickman</u>	550 Egan Rd	21209
11. <u>John Pickman</u>	1 Egan Ave	21208
12. <u>John Pickman</u>	8223 Egan Ave	21208
13. <u>James Pickman</u>	4401 Egan Ave	21208
14. <u>John Pickman</u>	9 Egan Ave	21208
15. <u>John Pickman</u>	8223 Egan Ave	21208
16. <u>John Pickman</u>	3201 Egan Ave	21208
17. <u>John Pickman</u>	701 Egan Ave	21208
18. <u>John Pickman</u>	701 Egan Ave	21208
19. <u>John Pickman</u>	701 Egan Ave	21208
20. <u>John Pickman</u>	701 Egan Ave	21208
21. <u>John Pickman</u>	701 Egan Ave	21208
22. <u>John Pickman</u>	701 Egan Ave	21208
23. <u>John Pickman</u>	701 Egan Ave	21208
24. <u>John Pickman</u>	701 Egan Ave	21208
25. <u>John Pickman</u>	701 Egan Ave	21208

ROLL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <u>J. Lamb</u>		71117
2. <u>John W. Travers</u>	804 Olmstead	21208
3. <u>John Wiley</u>	9101 Church Lane	21133
4. <u>Robert W. McMillen</u>	3301 Westbrook Rd.	21208
5. <u>C.B. Benschop</u>	705 W. Church St.	21208
6. <u>K. Kelle</u>	3522 S. Seward Rd.	21227
7. <u>William</u>	2 Legation Ct.	21208
8. <u>Stephen</u>	114 Legation Ct.	21117
9. <u>Stephen</u>	3631 Todd Road	21209
10. <u>Steve Miller</u>	7105 7th St. E.	21207
11. <u>Henry Bliley</u>	607 Todd Rd.	21208
12. <u>Wm. J. Jones</u>	5 Whitehall Dr.	21117
13. <u>W. Jones</u>	5415 Old Hwy. 70	21208
14. <u>Thomas</u>	(Owner) Mill Hill	21117
15. <u>W. H. Ward</u>	4520 Hudson Rd.	21208
16. <u>J. Ward</u>	4036 Smith Ave.	21207
17. <u>W. Ward</u>	415 Home Dr.	21208
18. <u>W. Ward</u>	680 Seward Hwy. E.	21208
19. <u>Thomas</u>	4415 Seward Dr.	21208
20. <u>S. Hughes</u>	202 Parson Pl.	21207
21. <u>Richard</u>	3804 Legation Rd.	21215
22. <u>Wm. J. White</u>	537 Olive Ave	21208
23. <u>T. B. Kewer</u>	8015 Maryland	21208
24. <u>W. Kewer</u>	10201 York Street Ave	21117
25. <u>W. Kewer</u>	6301 Maryland	21208

ROLL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. John H. Brown	7991 CAIS FASH H	8 7-3
2. John L. Brown	4619 Hagen Road	8 7-3
3. John L. Brown	401 S. 1st St. S.W.	21208
4. John L. Brown	3 Tentmull Lane	8 7
5. John L. Brown	5 Unsworth St	8 7
6. John L. Brown	16271 Niagara W. St.	8 7
7. John L. Brown	4415 Hastings Cr.	8 7
8. John L. Brown	3919 Cantigny Dr	21133 7
9. John L. Brown	3114 Cambridge St	21135 7
10. John L. Brown	6794 Mitchell Cr. Dr.	21215 7
11. John L. Brown	2105 S. 1st St. S.W.	21208
12. John L. Brown	7901 Goodwill	21208 7
13. John L. Brown	821 S. 1st St. S.W.	21208 7
14. John L. Brown	1400 S. 1st St. S.W.	21208 7
15. John L. Brown	1198 S. 1st St. S.W.	21208 7
16. John L. Brown	5829 S. 1st St. S.W.	21208 7
17. John L. Brown	7116 S. 1st St. S.W.	21208 7
18. John L. Brown	3007 S. 1st St. S.W.	21208 7
19. John L. Brown	3401 W. 1st St. S.W.	21208 7
20. John L. Brown	6728 W. 1st St. S.W.	21208 7
21. John L. Brown	3100 W. 1st St. S.W.	21208 7
22. John L. Brown	411 S. 1st St. S.W.	21208 7
23. John L. Brown	1510 S. 1st St. S.W.	21208 7

FILE NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>David S. Gordon</i>	101 W. 22nd Street New	71210
2. <i>Carol Harmon</i>	6204 Conquest Ct.	21209
3. <i>Thomas J. Joyce</i>	7372 Oak Ridge Ave	21209
4. <i>Donald R. Kean</i>	78 West <i>West</i> of <i>of the <i>the</i> city <i>city</i></i>	21209
5. <i>John Miller</i>	7414 Stevens Rd	21208
6. <i>John Olson</i>	2225 Long <i>Long</i> Street <i>Street</i>	21208
7. <i>Joe J. Parnell</i>	2 Stamps <i>Stamps</i> Ave. <i>Ave.</i>	21207
8. <i>Paul R. Parnell</i>	7 Tadi <i>Tadi</i> Rd. <i>Rd.</i>	21207
9. <i>Robert C. Parnell</i>	1514 Jefferson <i>Jefferson</i> St. <i>St.</i>	21209
10. <i>Paul R. Parnell</i>	1487 West <i>West St. <i>St.</i></i>	21207
11. <i>Paul R. Parnell</i>	3903 Woodward <i>Woodward</i> St. <i>St.</i>	21207
12. <i>Paul R. Parnell</i>	4112 Jefferson <i>Jefferson</i> St. <i>St.</i>	21207
13. <i>Paul R. Parnell</i>	88 Jefferson <i>Jefferson</i> St. <i>St.</i>	21208
14. <i>J. Chapman</i>	213 Oak St	21208
15. <i>David R. Parnell</i>	54 Jefferson <i>Jefferson</i> St. <i>St.</i>	21208
16. <i>R. Parnell</i>	8021 Smith <i>Smith</i> St. <i>St.</i>	21208
17. <i>J. Parnell</i>	27 Longwood <i>Longwood</i> Ct. <i>Ct.</i>	21208
18. <i>John R. Parnell</i>	2104 Longwood <i>Longwood</i> St. <i>St.</i>	21208
19. <i>John R. Parnell</i>	7904 Longwood <i>Longwood</i> St. <i>St.</i>	21208
20. <i>John R. Parnell</i>	75 Longwood <i>Longwood</i> St. <i>St.</i>	21208
21. <i>John R. Parnell</i>	11 Longwood <i>Longwood</i> St. <i>St.</i>	21208
22. <i>John R. Parnell</i>	3225 Longwood <i>Longwood</i> St. <i>St.</i>	21208
23. <i>John R. Parnell</i>	1103 Longwood <i>Longwood</i> St. <i>St.</i>	21208
24. <i>John R. Parnell</i>	110 Longwood <i>Longwood</i> St. <i>St.</i>	21208
25. <i>John R. Parnell</i>	6201 Longwood <i>Longwood</i> St. <i>St.</i>	21208

ROLL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <u>Paula Munchy</u>	7 <u>Glade</u>	21208 7-2
2. <u>Myra Williams</u>	3022 Keyser Rd.	21208 7-3
3. <u>Shirley A. Pitt</u>	3427 Essex Dr. SE	21140 7-3
4. <u>Joseph S. Simpson</u>	25 Thompson Lane	21117 7-3
5. <u>Jack A. Orr</u>	3117 Peach St.	21208 7-3
6. <u>Martha M. McKillop</u>	McConnel School	21208 7-3-7
7. <u>Sam Blumberg</u>	McDonough School	21208 7-3
8. <u>John A. Off</u>	2057 Ray Blvd. Rd	21208
9. <u>William Campbell</u>	1814 Bonville Ridge Ln	21209 7-11
10. <u>Ellen Jacobson</u>	5529 Hawthorn Lane	21209
11. <u>John Thomas</u>	6613 Angelo Rd	21209
12. <u>Henry Allen</u>	3319 Clark St.	21215
13. <u>James Berkland</u>	113 Dunsmuir Dr	21215-6
14. <u>Harley Jacobs</u>	223 Oakdale Meadows Rd	21136
15. <u>William S. Williams</u>	28 Wickham Ln	21208
16. <u>B. K. Buckner</u>	7 Faggherhouse Ct	21208
17. <u>Ann Orr</u>	1 Oak - av	21208
18. <u>Mr. H. Fred</u>	2414 Vester Circle	21117
19. <u>Miss A. B. Livingston</u>	"Blindson" Rd	21117
20. <u>Anna Ferguson</u>	7123 Park Ridge Rd	21215
21. <u>Miss Shirley Pearson</u>	7111 Park Ridge	21215
22. <u>Mr. Ben Wilson</u>	5461 Sunset Rd	444-6642 21209
23. <u>David Mullen</u>	7004 Peachtree Pkwy SE	21208
24. <u>Carlton Smith</u>	4000 S. Woodside Circle	21208
25. <u>Bruce Soper</u>	7000 Deerfield Road	21208

NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>William H. Hall</i>	2035 E. 9000 ST	21231
2. <i>Ed. Smith</i>	6000 1/2 North Dr.	21215
3. <i>Carlynn Bennett</i>	7 Church Lane	21208
4. <i>Elizabeth Lee</i>	7 Church Lane	21208
5. <i>Thomas Jackson</i>	5351 Stevenson Rd.	21228
6. <i>John Welch</i>	3517 Pittman Rd	21207
7. <i>J. A. Moore</i>	637 Paul High Rd	21215
8. <i>Jackie Austin</i>	5441 Ridge Dr	21209
9. <i>Dr. W. L. RAIN</i>	2 FOWNE HENCE CIRCLE - FINESDALE	21209
10. <i>Marjorie Allen</i>	1003 St. George Ave	Bethesda, Md.
11. <i>William Morgan</i>	6100 Baymont Rd	21209
12. <i>Robert Barnett</i>	4028 S. Frederick Rd.	21215
13. <i>Robert W. Stier</i>	3705 Widgeon Ave	21207
14. <i>Virginia Campbell</i>	288 Church Lane	21208
15. <i>Ray Hulse</i>	18 Spring St	21208
16. <i>Ed. Smale</i>	11 Church Lane	21208
17. <i>Mr. Gene Boyce</i>	111 Church St.	21208
18. <i>Barbara J. Gandy</i>	13 Church St.	21205
19. <i>Josephine Thorne</i>	201 Church Lane	21208
20. <i>John Noyes</i>	607 Church Lane	21205
21. <i>John C. Cook</i>	713 Church Lane	21208
22. <i>Robert Symmes</i>	217 Church Lane	21207
23. <i>Harold Lee</i>	227 Church Lane	21208
24. <i>George Watts</i>	361 Church Lane	21208
25. <i>John Wirt</i>	361 Church Lane	21208

[illegible][illegible]

WE, THE UNDERSIGNED RESIDENTS AND/OR CONSUMERS, AND/OR PROPERTY OWNERS, AND/OR MERCHANTS IN AND AROUND THE NEIGHBORHOOD OF THE MICHAELSON, HEISTON AND HEIGHT PROPERTIES, OUTSIDE OLD COURT ROAD, 1900 FEET SOUTH OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, HAVE REQUESTED AND TO THE GRANTING OF A SPECIAL EXCEPTION AND APPROPRIATE VARIANCES TO ALLOW FOR A RECREATIONAL FACILITY, INCLUDING TENNIS COURTS, SWIMMING POOL, AND CLUBHOUSE STRUCTURE ON SAID PROPERTY. WE ARE SATISFIED THAT THE ESTABLISHMENT OF SUCH FACILITY ON THAT PROPERTY WILL ENHANCE THE AREA SPECIFICALLY, AND THE COUNTY IN GENERAL, AND WE REQUEST INFORMATION TO THE PEOPLE IN THE NEIGHBORHOOD OF THE PROPERTY. WE CONSIDER A FACILITY OF THIS KIND TO BE NEEDED IN OUR COMMUNITY AND SUPPORTED MULTIPLE FACILITY.

PELL NAME AND/OR CORPORATE NAME	HOME AND/OR BUSINESS ADDRESS	ZIP CODE
1. <i>Sgt. Delgado</i>	<i>3205 Keyser Rd.</i>	<i>21108</i>
2. <i>R. Bradley</i>	<i>1812 Lowmyer Rd.</i>	<i>21209</i>
3. <i>Miss Reed</i>	<i>7205 Dierdt Drury Ct.</i>	<i>21208</i>
4. <i>Miss Black</i>	<i>2012 Park Heights</i>	<i>21215</i>
5. <i>John Givens</i>	<i>10628 Park Heights Ave.</i>	<i>21117</i>
6. <i>John Givens</i>	<i>3211 Lantz Road Pl.</i>	<i>21208</i>
7. <i>John Givens</i>	<i>Pugetts Mills Road Pl.</i>	<i>21117</i>
8. <i>John Givens</i>	<i>Quincy Hill Rd.</i>	<i>21117</i>
9. <i>John Givens</i>	<i>21 Penny Lane</i>	<i>21219</i>
10. <i>John Givens</i>	<i>7913 B. Howard</i>	<i>21204</i>
11. <i>John Givens</i>	<i>6319 Garmanville Rd.</i>	<i>21209</i>
12. <i>John Givens</i>	<i>2222 S. Givens</i>	<i>21209</i>
13. <i>John Givens</i>	<i>1000 S. Givens</i>	<i>21209</i>
14. <i>John Givens</i>	<i>3444 Hillman Rd.</i>	<i>21207</i>
15. <i>John Givens</i>	<i>909 Adams Rd.</i>	<i>21208</i>
16. <i>John Givens</i>	<i>3411 Hillman</i>	<i>21208</i>
17. <i>John Givens</i>	<i>8803 A. Hillman Rd.</i>	<i>21208</i>
18. <i>John Givens</i>	<i>2525 S. Givens</i>	<i>21208</i>
19. <i>John Givens</i>	<i>3501 S. Givens</i>	<i>21208</i>
20. <i>John Givens</i>	<i>670 S. Givens</i>	<i>21208</i>
21. <i>John Givens</i>	<i>6 Kendall Pl.</i>	<i>21208</i>
22. <i>Michelle Ward</i>	<i>12007 S. Givens</i>	<i>21119</i>
23. <i>John Givens</i>	<i>3011 S. Givens</i>	<i>21208</i>
24. <i>John Givens</i>	<i>204 S. Givens</i>	<i>21208</i>
25. <i>John Givens</i>	<i>204 S. Givens</i>	<i>21208</i>

[illegible]

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

RE: Petition for Special Exception
and Variances
S/S of Old Court Road, 1900' SW
of Reisterstown Road -
3rd Election District
Isaac Hecht, et al - Petitioners
NO. 78-8-XA (Item No. 164)

Dear Mr. Ginsberg:

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

Very truly yours,

GEORGE MARTINAK
Deputy Zoning Commissioner

GJM/mc

cc: Robert Baker, Esquire
1302 Pine Ridge Lane
Baltimore, Maryland 2120

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

Nancy E. Paige, Attorney
1200 Garrett Building
Baltimore, Maryland 21201

Th. Honorable Howard J. Needle
505 Alex Brown Building
Towson, Maryland 21204

and should be denied.
 Mrs. Charles Marks
 5 Peachtree Court
 Baltimore, Maryland 21208

July 16, 1977
 Dear Sirs -
 Regarding the zoning that is
 being requested for a tennis & swim
 club at Old Court Rd & Maylor Lane,
 it is our opinion that Old Court Rd.
 could not possibly bear the increase
 in traffic this would bring.
 In the dozens of zoning hearings we
 have attended in the past 15 years,
 the commission has warned that
 Old Court Rd is too heavily burdened
 with traffic.
 This zoning request would also bring
 a spread of unnecessary commercial
 (over)

July 6, 1977
 Baltimore County Zoning Office
 711 W. Chesapeake Ave.
 Towson, Md. 21204

Gentlemen:

I am the owner of the property at 1319 St. Albans Rd., located in
 Pikesville. I am writing to complain about a possible zoning
 exception on property adjoining my land, but fronting on Old Court
 Rd, and owned by Isaac Meht and a Michaelson. The case number
 is 76-0-2A.

I have owned and lived at 1319 St. Albans Rd. for over 20 years,
 being one of the original home owners in this area. At the time,
 my wife and I bought the property because this location did back
 up to the woods. This giving us a beautiful view from our kitchen
 and dining room windows. In spring and summer, we have trees and
 other greenery and in winter, the woods are a haven for many birds
 that we take great pleasure in feeding. When our three children
 were small, they took delight in observing the birds and other
 small animals that still live in the woods.

As I understand the proposed tennis and swimming club to be put
 on the property in question, the swimming pool will be very close
 to the side and back of my property. I wonder why I received a
 recent assessment increase from the County if my property is going
 to be that close to a swimming club. Certainly the noise of the
 tennis players, swimmers and cars will do nothing to increase the
 value of my property.

When I bought my property I was required by the county to give a
 right of way to a small dirt road that runs through my property.
 This road is now almost never used, but I assume it would be
 needed to give access to the parking area. I had to give right of
 way, but not to a commercial enterprise.

I am also very concerned as to what changes in the topography will
 do to the water runoff. During heavy rains I now have water in my
 cellar and I feel a change in the landscape will only do more to
 upset this situation.

I unfortunately will be out of town on July 20th, the date of the
 hearing. But I want to go on record as opposed to the zoning
 exception and since I cannot be at the hearing, I give permission
 to have this letter read into the record in opposition.

Very truly yours,
 Louis Frank, Jr.

July 16, 1977
 To whom it may concern;
 As residents of the
 Pine Ridge Area we are very
 much opposed to the proposed
 Tennis Club on Old Court Road.
 Not only will it create much
 unnecessary traffic and noise
 pollution, but it will destroy
 the residential quality of the
 area. The commercial character
 in this area is already enormous.
 These plans would only add to
 the congestion.

Words alone aren't strong enough
 to convey the negative aspects of
 these plans.

Respectfully
 Du and Mrs. E. Walters

July 16, 1977
 Zoning Commission
 Baltimore County
 County Office Bldg
 111 W. Chesapeake Ave.
 Towson 21204 Md

Dear Sirs:

We wish to file an objection
 to "Special Exception for
 Tennis Courts" on Old Court
 Rd at Maylor Lane.

We have been residents 14
 years within 2 blocks of this site and
 feel the commercialization of
 this area would adversely affect
 property values.

Mrs. & Mrs. Sam Curran

July 17, 1977
 Zoning Commission
 Baltimore County
 County Office Bldg.
 Towson, Md 21204

My family and I would attend
 hearing on July 20, but would
 like to protest against
 allowing building of swimming
 pool and tennis courts on
 our neighbor's block, along
 with access traffic on

one state line side
 Old Court Rd. -
 of this side

July 16, 1977
 Mrs. & Mrs. Sam Curran

July 16, 1977
 Dear Sirs -
 Regarding the zoning that is
 being requested for a tennis & swim
 club at Old Court Rd & Maylor Lane,
 it is our opinion that Old Court Rd.
 could not possibly bear the increase
 in traffic this would bring.
 In the dozens of zoning hearings we
 have attended in the past 15 years,
 the commission has warned that
 Old Court Rd is too heavily burdened
 with traffic.
 This zoning request would also bring
 a spread of unnecessary commercial
 (over)

and should be denied.
 Sincerely,
 Linda Harker
 Maachens

5 Peachtree Court
 rmb

July 17, 1977 AM

THE DOGWOODS
 OLD COURT ROAD, PIKEVILLE, MARYLAND 21208

Zoning Commission of Baltimore County

I am a resident of Baltimore County
 living on Old Court Road east of the
 proposed tennis courts and swimming pool.
 The property is adjoining the Douglas Rd.
 from "Club" and it will have a total
 nuisance both from noise and traffic
 situation. Also, lower light will be
 most undesirable to the surrounding
 properties. For our the Baltimore County
 Commission prevent this type of destruction

and ruination of expensive and beautiful
 houses, I will certainly anticipate with the
 character of a lovely neighborhood.

Most sincerely,
 Mrs. Jack D. D. Hughes
 formerly owner 21413 and 3949
 Old Court Road

July 17, 1977

EXHIBIT

LUCAS

and should be denied.

Sincerely
Steve Macke
Macke & Sons

J. Pleasance Court
Ymk

JUL 1977 AM
ST
CITY
BOROUGH OF MANCHESTER
BY

*Don't Forget About
The National Archives
FBI Records Section*

July 16, 1978

*Zoning Commission
Baltimore County
County Office Bldg.
111 N. Chesapeake Ave.
Towson 21204 MD*

*RECEIVED
JUL 17 1978
ZONING DEPARTMENT*

Dear Sir:

*We wish to file an objection
to "Special Exception for
Pennis Court" on old Const
Rd at Maylor Lane.*

*We have been residents 14
years within 2 Blocks of this site and
feel the commercialization of
the area would adversely affect
property values.*

Mrs. & Mrs. Sam Ceresa

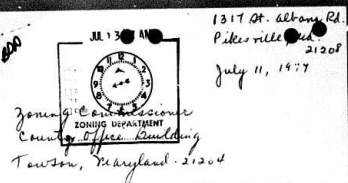
our sister. Our big Laver,
Ora Cant. Pl., never a Laver,
St. Alban's Pl.

Sincerely,
Jane Katz
Danie Katz

Omaha, Neb., 25 yrs old.
Laver, Aug 21 yrs old

[The page contains several lines of handwritten cursive script, which is mostly illegible due to fading and bleed-through from the reverse side.]

and another of mine and a little
more I will likely have the
quantity in bag finished.
The quantity
for July 4th 1894
has been ordered 1100 gal 1994
Call this date



Dear Sir:

I am a ten year resident of 1317 St. Albans Rd., Pikesville, and a Baltimore County taxpayer. I wish to go on record as being vehemently opposed to development of the Hecht Property as a recreational facility.

in collecting swimming pool, 17 Nov. 1962
Custer, and gassing for 1.50 case
My opinion is that on the
following:
Activities
plans call for making the
excavating still hand digging
all trees & other vegetation
which by changing the
topography of the land
will ultimately lead to
flooding & other water
problems for obvious reasons
The unspoiled beauty of
this area, in the heart
of Pikeville, is unique
& could never be
duped elsewhere.

78-8-XA
July 18, 1977

Soning Commissioner of Baltimore County
County Office Building
Room 106
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

This is to advise you that my wife and I are vehemently opposed to the request for a special exception that would allow seventeen tennis courts, a swimming pool, a club house, etc. in the area off of Old Court Road in Pikesville. We are new homeowners in this residential community and contemplate living here for quite a long time. However, the facilitating proposal cited above would seriously alter our property value, not to mention the detraacting and ugly physical environs which always are a consequence thereof.

zoning laws do not permit a "country club" to be erected in this corridor. There are tennis courts and recreational facilities aplenty in this area without the need for more. What is intended is the ruination of one of the most beautiful neighborhoods in Baltimore County and we will therefore challenge all attempts to have a special exception granted.

Sincerely yours,
Arthur S. Marcus
Karen B. Marcus
Merto S. Marcus
Karen B. Marcus
1304 St. Albans Rd
Baltimore, Maryland 21208



3.
ecology - the balance of nature will be disturbed by destroying the homes + nests of the many + varied birds + other wild-life which abound in the woods + which we value + enjoy. There are foxes, raccoons, chipmunks, + rabbits to mention a few.

Water -
Problems

plans call for the swimming pool to be located in the rear of each property in order to connect with the existing County water lines serving our neighborhood. This can only lead to problems with water pressure which is presently not 100%.

property has been
reassessed appreciably
on a yearly basis.

In conclusion let me say that
my husband & I have had a
"love affair" ^{for the past 10 yrs.} with our house &
our neighborhood & I would be
truly heart broken to see this
despoiled by such a commercial
nature.

I intend to be present for
the hearing scheduled on July 20th
& hereby give my permission to
have this letter read aloud.

Yours truly,
Lois C. Rahan

The unrelenting quest
 for peace & prosperity of our
 neighborhood will be
 destroyed & pass as a
 result of the movement
 of the people using the
 facility & their ability
 for the advocate
 targeted parking lot.

These issues such as
 my own, which would
 all in the immediate
 proximity of the pro-
 posed facility can
 only suffer drastically
 in protection although
 up to present, my

Private Relationship
 Suffering

Property Values -

78-P-4

1310 Church Hill Drive
Pilesville, Maryland 21208
July 16, 1977

Zoning Commissioner
Beltsville County Office Bldg.
111 West Chesapeake Avenue
Towson, Maryland 21204

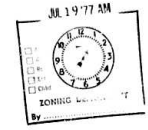
Dear Sirs:

This is to inform you that my wife and I are opposed to the construction of a recreational complex at Old Court Road and Maylors Lane, the hearing for which is set for 20 July in the County Office Building, Annapolis. Other than this, we feel that the proposed number of tennis courts — seventeen — is far too many for the area. We therefore ask you to deny the special exception being requested by the developer of the complex.

Thank you.

Sincerely yours,
Louis A. Baer
Louis A. Baer, Ph.D.

JUL 19 1977 AM



JUL 26 1974
 JUN 19 1977
 Old Court Estates
 Improvement Association
 4502 Dredden Road
 Baltimore, Maryland 21208
 Mr. Eric DiNenna
 Zoning Commissioner
 County Office Building
 111 W. Chesapeake Street
 Towson, Maryland 21204
 Dear Mr. DiNenna:
 I am representing the Old Court Estates Improvement Association which consists of approximately 300 property owners on Old Court Road between Reisterstown Road and Liberty Road.
 For 20 years the association has been constantly endeavoring to restrain commercial establishments that have been attempting to move onto Old Court Road. You will be having a hearing on July 20, 1977, regarding another change of zoning on Old Court Road. This time it is to erect a so called, "Recreational Center". The location of this Center is approximately 1/4 mile from the intersection of Reisterstown Road and Old Court Road which has extremely heavy traffic 24 hours a day. It is now apparent that construction is underway for the proposed "Recreation Center" and the building already in construction on Naylor's Lane. In the morning and late afternoon traffic will be unbearable.
 Numerous times in the past 5 to 7 years I have maintained this position of opposition to commercial encroachment in this area; such as a funeral parlor etc. We would appreciate your assistance in maintaining this area as a residential area and consideration of the opinion of the Old Court Estates Improvement Association in this matter.
 Sincerely,
 Melvin B. Aiken, CLU
 Zoning Chairman
 MDA:bam

Mr. Eric DiNenna
County Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Application for Special Exception
Old Court Rd.
Case No. 75-5-XA

Dear Mr. DiNenna:

I have been a resident of 1319 Garden Lane for 22 years. We have enjoyed this residential neighborhood for many years, & I vigorously protest a grant for this special zoning exception for a swim club, tennis barn and out-door activities. We do not have any commercial enterprises in the area which destroy the area or bring down the property values. All along Old Court Road are houses & large estates. I happen to live in a very small house bought in 1953 for \$17,250.00. I would hate to have this very nice neighborhood reduced to confusion and property value loss because of turning the area into a commercial area. I can not afford to loose my home in the future, if I had to sell at a low value because of you allowing special exceptions.

The swim club, which will have night lighting will, along with noise and additional traffic will not help me as I become more dependent on this area.

Handwritten notes on the right margin of the document include:
- "Handwritten" (written vertically)
- "Zoning" (written vertically)
- "111 W. Chesapeake Ave." (written vertically)
- "Towson, Md. 21204" (written vertically)
- "Case No. 75-5-XA" (written vertically)
- "Dear Mr. DiNenna:" (written vertically)
- "I have been a resident of 1319 Garden Lane for 22 years." (written vertically)
- "We have enjoyed this residential neighborhood for many years, & I vigorously protest a grant for this special zoning exception for a swim club, tennis barn and out-door activities." (written vertically)
- "We do not have any commercial enterprises in the area which destroy the area or bring down the property values." (written vertically)
- "All along Old Court Road are houses & large estates." (written vertically)
- "I happen to live in a very small house bought in 1953 for \$17,250.00." (written vertically)
- "I would hate to have this very nice neighborhood reduced to confusion and property value loss because of turning the area into a commercial area." (written vertically)
- "I can not afford to loose my home in the future, if I had to sell at a low value because of you allowing special exceptions." (written vertically)
- "The swim club, which will have night lighting will, along with noise and additional traffic will not help me as I become more dependent on this area." (written vertically)

I would like to go on record that I protest this special exception for this club.

Very truly yours,
Bernard M. Goodman
Bernard M. Goodman
1519 Harden Lane
Pikeville, Mo. 31203

July 21, 1977

Toning Commissioner of Belts County
111 W. Chesapeake Ave.
Towson, Md. 21206

Gentlemen:

We understand that the Micheelson Motors Co. is contemplating building a garage and auto club on Old Court Road, close to the street on under the 1500.

We would like to enter our protest against this proposed commercial enterprise on this quiet and suburban street.

It will bring extra traffic on Old Court Road, which is now over-burdened with cars and trucks.

We ask your kind consideration in this matter.

Very truly yours,
Barry David Goldrey
Mr. & Mrs. David Goldrey
1324 Western Hill Drive
Baltimore, Md. 21206

44 2277 PM
2016
87

7

ISAC HECNT, JAL
7P-P-XA

Mr. Miriam Greenwald
1500 Pine Ridge Lane
Baltimore, Maryland 21208

ing Commissioner of Baltimore County
West Chesapeake Ave.
County Office Building
Baltimore, Maryland

letter is to inform you of my objection to the special exception to allow 17
is courts, swim. pool and, club house for the Old Court Rd. property on which the
ing is Red. J. 7/20/1977. Regardless of what the planning commission says, this
ge on Old Court Rd. would ruin a few good residential areas: Pine Ridge and
ne being only two. Additional traffic cannot be handled on Old Court Rd., it's
ossible to make turns onto the street now at certain times of the day. If any more
ges are made in this area it will be your responsibility for turning this Pikeville
ighborhood into another lower Reisterstown Rd., then what area will be untouched?
tuting changes in the zoning map will result in wholesale changes along the
Court co-rider and destroy the character of existing neighborhoods.

Sincerely,
Miriam Greenwald
Miriam Greenwald

SSWAC HBCW, Inc.
7P-P-XA

Mr. Miriam Greenwald
1505 Pine Ridge Lane
Baltimore Maryland 21208

Commissioner of Baltimore County
West Chesapeake Ave.
County Office Building
Baltimore, Maryland

letter is to inform you of my objection to the special exception to allow 17
is courts, swim pool and, club house for the Old Court Rd. property on which the
ing is Wed. J y 20/1977. Regardless of what the planning commission says, this
ge on Old Court Rd. would ruin a few good residential areas: Pine Ridge and
ne being only 400 feet apart. The exception cannot be handled on Old Court Rd., it's
ssible to make turns onto the street now at certain times at the day. If any more
ges are made in this area it will be your responsibility for turning this Pikeville
thorhood into another lower Reisterstown Rd. where what area will be left untouched
shoring changes in the zoning map will result in wholesale changes along the
Court to ruin and destroy the character of existing neighborhoods.

Sincerely,
Miriam Greenwald
Miriam Greenwald

1315 St. Albans Road
Baltimore, Maryland 21208

July 14, 1977

Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Md. 21204

Gentlemen:

We are the owners of the property at 1315 St. Albans Road in Pikesville. We want to register a complaint concerning a possible zoning exception on the property very close to our land and fronting on Old Court Road (owned by Isaac Hecht and Michelson). The case number is 78-6-A.

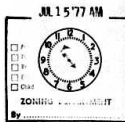
We have lived at 1315 St. Albans Road for 21 years. We bought this property primarily for its location which is close to wooded areas and very peaceful and beautiful. It is a wonderful place for children to grow up in and play away from traffic.

We understand that the swimming pool will be very close to our property. I have received 3 successive assessments from the county. The noise of the tennis players, swimmers and cars will certainly not increase the value of my property - only decrease the value materially.

We are very concerned as to what changes in the topography will do to the water run-off. Since we are downhill from the area, we are afraid water will come into our cellar during heavy rains. We understand that this is being considered but one can never be sure if any precautions can stop water run-off.

We want to go on record as opposed to the zoning exception.

Very truly yours,
Allen L. Goldman
Allen L. Goldman and Elaine Goldman
and Mrs. Goldman



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

HOWARD J. NEEDLE
LEGISLATIVE DISTRICT
BALTIMORE COUNTY

COMMITTEE
WAYS AND MEANS

July 15, 1977

Mr. Eric DiNenna
Zoning Commissioner
County Office Building
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Application for Special Exception
Old Court Road
Case No: 78-6-A

Dear Mr. DiNenna:

I regret my inability to attend the hearing on the above captioned matter on July 20, 1977, as I will be attending the annual convention of the Council of State Governments in Charleston, South Carolina at that time. Please enter my vigorous protest against the grant of this special exception as both a property owner who would be directly affected (living almost directly behind the subject property) and as an elected representative of the area who has heard from a great number of the residents expressing their protests as well.

The grant of this special exception will absolutely destroy the residential tranquility of a fine neighborhood. The noise level created by those swimming in the pool and the hitting of tennis balls on courts and practice backboards, and the light incursions from floodlights and the possible reduction of water pressure and water run off, all represent serious threats to the peaceful enjoyment of affected residential properties. See the unreported case of Decker vs. Hoffman, decided by the Court of Special Appeals, February 19, 1976.

Perhaps even more importantly, this would represent the first commercial intrusion on residentially zoned land on Old Court Road between Reisterstown Road and Liberty Road. I greatly fear that this would constitute a change in the character of the neighborhood which would



Beryl Frank
1319 St. Albans Road
Pikesville, Maryland 21208

Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Md. 21204

Gentlemen:

I am the owner of the property at 1319 St. Albans Rd., located in Pikesville. I am writing to complain about a possible zoning exception on property adjoining my land, but fronting on Old Court Rd. and owned by Isaac Hecht and a Michelson. The case number is 78-6-A.

I have owned and lived at 1319 St. Albans Rd. for over 20 years, being one of the original home owners in this area. At the time, my husband and I bought the property because this location did back up to the woods, thus giving us a beautiful view from our kitchen and dining room windows. In spring and summer, we have trees and other greenery and in winter, the woods are a haven for many birds that we take great pleasure in feeding. When our three children were small, they took delight in observing the birds and other small animals that still live in the woods.

As I understand the proposed tennis and swimming club to be put on the property in question, the swimming pool will be very close to the side and back of my property. I wonder why I received a recent assessment increase from the county if my property is going to be that close to a swimming club. Certainly the noise of the tennis players, swimmers and cars will do nothing to increase the value of my property.

When I bought my property, I was required by the county to give a right of way to a small dirt road that runs through my property. This road is now almost never used, but I assume it would be needed to give access to the parking area. I had to give right of way, but not to a commercial enterprise.

I am also very concerned as to what changes in the topography will do to the water run-off. During heavy rains, I now have water in my cellar and I feel a change in the landscape will only do more to upset this situation.

I expect to attend the hearing on July 20th and will be happy to read this letter into the record.

Very truly yours,

Beryl O. Frank
Beryl O. Frank



Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Maryland
21204

Gentlemen:

I am a voting resident of Baltimore County, living at 1319 St. Albans Rd., Pikesville. I am writing to complain about the possible zoning exception on property adjoining the above residence, but fronting on Old Court Road. The property is owned by Isaac Hecht and a Michelson. The case number is 78-6-A.

I have lived at 1319 St. Albans Rd. for all of my 19 years, and I, and my sisters, have grown up enjoying the woods and greenery we have seen from our kitchen and dining room windows. In addition, in winter the woods are a haven for birds that I have taken great pleasure in not only feeding, but housing. I hate to think what could happen if the community club planned for this property is in fact built, and if the trees are cut down.

As I now understand the proposed tennis and swimming club, the pool will be very close to the side of my parents' property and very close to my bedroom. What will be done to cut down on both the noise and the lights that I think I will be bothered with if the club is built?

As a college student studying engineering I am concerned as to what topography changes will do to water run-off in the area. As it is now, a heavy rain causes moisture in the collar and I feel that a change in the landscape can only do more to upset the water problem currently experienced.

Due to my work schedule I cannot be in Towson for the July 20th hearing on this case, but I do want to go on record as opposing this special exception, and I also give permission to have this letter read into the hearing record.

Very truly yours,

Robert L. Frank
Robert L. Frank



Mr. Eric DiNenna
Page Two
July 15, 1977

surely result in a proliferation of similar applications which would be difficult to deny because of this first exception. The entire length of Old Court Road between Reisterstown and Liberty Roads is residential, and steadfastly desires to remain that way. To permit creeping commercialism along Old Court Road will absolutely destroy these residential areas and cause flight and instability where stability is desperately needed at this time.

I cannot protest this application with more vehemence and request that you read my letter into the record at the hearing. If I can express my opposition in any other manner, please advise.

Very truly yours,

Howard J. Needle
HOWARD J. NEEDLE
HJN/kfc

Anthony G. Marsiglia
1603 WOOLING WAY / BALTIMORE, MARYLAND 21208 / Phone 801-486-4210

Friday
July 8, 1977

Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Md. 21204

Gentlemen:

I am a voting resident of Baltimore County, living at 1603 Wooling Way. I am writing to complain about the possible zoning exception on property adjoining the above residence, but fronting on Old Court Road. The property is owned by Isaac Hecht and a Michelson. The case number is 78-6-A.

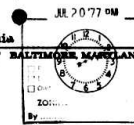
I have lived at 1603 Wooling Way for all of my 19 years, and I, and my sisters, have grown up enjoying the woods and greenery we have seen from our kitchen and dining room windows. In addition, in winter the woods are a haven for birds that I have taken great pleasure in not only feeding, but housing. I hate to think what could happen if the community club planned for this property is in fact built, and if the trees are cut down.

As I now understand the proposed tennis and swimming club, the pool will be very close to the side of my parents' property and very close to my bedroom. What will be done to cut down on both the noise and the lights that I think I will be bothered with if the club is built?

As a college student studying engineering I am concerned as to what topography changes will do to water run-off in the area. As it is now, a heavy rain causes moisture in the collar and I feel that a change in the landscape can only do more to upset the water problem currently experienced.

Due to my work schedule I cannot be in Towson for the July 20th hearing on this case, but I do want to go on record as opposing this special exception, and I also give permission to have this letter read into the hearing record.

Very truly yours,
Anthony G. Marsiglia
Anthony G. Marsiglia



Mr. Harry Weisman
8 Peachtree Court
Baltimore, Md. 21208
July 25, 1977

Zoning Commissioner of Balto. County
County Office Building
111 W. Chesapeake Avenue
Baltimore, Md. 21208

Dear Commissioner:

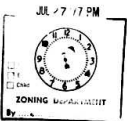
I strongly oppose the building of a club house and swimming pool and tennis courts on Old Court Road on the south side west of Reisterstown Road.

The traffic situation at present is horrendous. This will make it impossible to get to and from my home at Peachtree Court which is at this location.

Thank you very much for your consideration in this matter.

Sincerely,

Harry Weisman
Harry Weisman



Anthony G. Marsiglia
1603 WOOLING WAY / BALTIMORE, MARYLAND 21208 / Phone 801-486-4210

Friday
July 8, 1977

Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Md. 21204

Gentlemen:

I am a voting resident of Baltimore County, living at 1603 Wooling Way. I am writing to complain about the possible zoning exception on property adjoining the above residence, but fronting on Old Court Road. The property is owned by Isaac Hecht and a Michelson. The case number is 78-6-A.

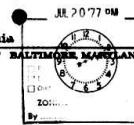
I have lived at 1603 Wooling Way for all of my 19 years, and I, and my sisters, have grown up enjoying the woods and greenery we have seen from our kitchen and dining room windows. In addition, in winter the woods are a haven for birds that I have taken great pleasure in not only feeding, but housing. I hate to think what could happen if the community club planned for this property is in fact built, and if the trees are cut down.

As I now understand the proposed tennis and swimming club, the pool will be very close to the side of my parents' property and very close to my bedroom. What will be done to cut down on both the noise and the lights that I think I will be bothered with if the club is built?

As a college student studying engineering I am concerned as to what topography changes will do to water run-off in the area. As it is now, a heavy rain causes moisture in the collar and I feel that a change in the landscape can only do more to upset the water problem currently experienced.

Due to my work schedule I cannot be in Towson for the July 20th hearing on this case, but I do want to go on record as opposing this special exception, and I also give permission to have this letter read into the hearing record.

Very truly yours,
Anthony G. Marsiglia
Anthony G. Marsiglia



Lawrence E. Glushko, Esq.
Suite 201, 6430 N. Antietam Road
Baltimore, Maryland 21204

February 18, 1977

Re: File No. 78-6-A
Isaac Hecht, et al

Dear Mr. Glushko:

Enclosed herewith is a copy of the Order of Standard passed today by the County Board of Appeals in the above captioned case.

Very truly yours,

Edith T. Glushko, Adm. Secretary
Edith T. Glushko, Adm. Secretary

and:

Mr. D. Duffy Hansen, Esq.
Robert E. Hansen, Esq.
Charles F. O'Connell, Jr., Esq.
Mr. Henry E. Polp
Hon. Howard A. Menden
John W. Neenan, III, Esq.
Mr. S. E. DiNenna
Mr. George Harkness
Mr. James Eyer
Mr. Leslie Goff
Mr. James Marshall

Gaudreau, Inc.
Architects
Planners
Engineers

DESCRIPTION FOR SPECIAL EXCEPTION
HECHT PROPERTY - TENNIS COURTS CONT'D

DESCRIPTION FOR SPECIAL EXCEPTION
HECHT PROPERTY - TENNIS COURTS CONT'D

Containing 7.8 acres of land, more or less.

This description is intended for zoning purposes only and is not to be used to convey title.



Robert M. Baker
Robert M. Baker
Registered Land Surveyor
Maryland No. 7556
January 8, 1977

Beginning at a point on the south side of Old Court Road, 70 feet wide, said point being approximately 1900 feet southeasterly from the south west intersection of Old Court Road and Reisterstown Road, said point having the coordinates of North 59.05° and West 55.270, as referred to the Baltimore County Metropolitan District Coordinate System, said point also being shown on Baltimore County Right-of-Way Map No. 64-084-05, being the line of division between Parcels 14 and 12 as designated on said plat, said point being also a point on the third line of conveyance from Robert Goldman, et al to Alan B. Hecht, et al by deed dated May 28, 1970 and recorded among the Land Records of Baltimore County in Liber 5265, Folio 135, said point being situate South 12° 15' East 40.46 feet from the beginning of said third line and running thence and binding on said third line as established in said deed from Robert Goldman:

- (1) South 12° 15' East 574.91 feet to the end of said third line and the beginning of the fourth line of said deed, thence binding on the fourth through eighth lines of said deed, consecutively, and with part of the ninth line of said deed the six (6) following courses and distances:
- (2) South 87° 45' East 199.25 feet
- (3) South 87° East 350 feet
- (4) North 87° 30' East 93.5 feet
- (5) North 06° 25' West 446.17 feet
- (6) North 55° East 22.17 feet
- (7) North 66° West 102.61 feet to intersect the south side of said Old Court Road, 70 feet wide, as now laid out, and running thence binding on said south side the three (3) following courses and distances:
- (8) By a curve to the right with a radius of 935 feet for a distance of 252.02 feet
- (9) North 80° 58' 40" West 299.99 feet
- (10) By a curve to the left with a radius of 865 feet for a distance of 32.83 feet to the place of beginning.

Gaudreau, Inc. / 9 West Mulberry Street / Baltimore, Maryland 21201 / 301-837-5040

LAW OFFICES
BAKER & BAKER
BIG MURNEY BUILDING
BALTIMORE, MARYLAND 21202

February 18, 1977

RE: Petition for Special Exception of
Hecht/Michelson property - Old
Court Road
Item No. 164

Dear Mr. DiNenna:

When I spoke with Mrs. Anderson of your office today, she stated that upon written request I could receive copies of all plans, reports, recommendations etc. pertinent to the above captioned matter.

In my capacity as president of the Pine Ridge Improvement Association as well as a nearby resident to the subject property, I would greatly appreciate it if you could send me said documents. I understand also that this will include notification of when the case is scheduled for hearing in the event it reaches that stage.

Thank you in advance for your consideration in this matter.

Very truly yours,

Robert W. Baker
Robert W. Baker

P.S. You may send the requested information to my home address at 1302 Pine Ridge Lane, Baltimore, Maryland 21208

RWB/db

CLINBERG, MONROE AND KRAFT
ATTORNEYS AND COUNSELORS AT LAW
SUITE 201 ALLEN BRUNY BUILDING
312 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

LAWRENCE E. CLINBERG
DAVID MONROE
BERNARD KRAFT

April 7, 1977

Mr. S. E. DiNenna
Zoning Commissioner
111 West Chesapeake Avenue
County Office Building
Towson, Maryland 21204

RE: Hecht Property (Old Court Road)
Item #164

Dear Mr. DiNenna:

Please enter my appearance in the above captioned matter as co-counsel with D. Duffy Herman, Esquire.

I would appreciate it if you would assign a hearing date to the above captioned matter at your earliest convenience.

To restate the facts in this case, the original petition and plans for a special exception were filed January 18, 1977, and because of some minor changes on the plat, the plan had to be revised and the new plat was filed April 7, 1977.

It is most important that this hearing be set in as quickly as possible as the contract on the property has some severe time limitations.

I will be out of town until April 18 and if there is any further information or issues which you wish to discuss before I return, please contact Mr. Herman. Thanking you for your immediate attention and anticipated cooperation in this matter, I am,

Very truly yours,

Lawrence E. Clinberg
Lawrence E. Clinberg

LKG/cld

CC: D. Duffy Herman, Esquire

SUBJECT: SUBDIVISION MAPS

DATE: June 3, 1977

FROM: Donald W. Tucker, P.E.
Acting Chief, Bureau of Engineering

PROJECT NAME: Hecht Property
PROJECT NUMBER: IDCA NO. 77-1X
LOCATION: Old Court Road
DISTRICT: JCS

IDCA PLAN
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

This application for Special Exception (No. 77-1X) was received by the Developer Design and Approval Section on May 12, 1977 and we comment as follows:

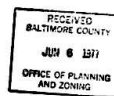
FEEDBACK: (Owens Falls)

Storm drain problems have been experienced downstream of this site and storm drain studies and systems are being contemplated in an attempt to relieve the problem.

As a high percentage of the site will be paved causing increased runoff, this office recommends denial of the project; however, should a 100-year storm water management facility with a controlled release be installed as part of the development, then it is recommended for approval.

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:KAM:PGC:ee



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: D. W. Tucker, Acting Commissioner Date: June 3, 1977

FROM: Norman E. Gerner, Acting Director of Planning

SUBJECT: Petition #77-1X, Petition for Special Exception for Community Building, Tennis Courts, Private Recreational Facility.
Petition for Variance for Front and Side Yards and Distance between buildings.
South side of Old Court Road 1900 feet Southwest of Reisterstown Road.
Petitioner - Isaac Hecht, et al

3rd District

RECEIVED: Wednesday, July 20, 1977 (10:00 A.M.)

The proposed recreational facilities would not be inappropriate in this location; however, this office is opposed to the granting of the requirements of Subsection 22-151 (f) of the Baltimore County Code, 1968 (see 1968 Title 22-151) in particular, please note the storm drain comments from the Bureau of Engineering that are included in the file. Copies of comments 1968 Title 22-151 are attached.

If the special exception is granted, it is suggested that it be conditioned upon compliance to a detailed landscaping plan that would ensure compatibility with adjacent uses.

In addition to the above comments, the Planning Board (6/16/77) certified that the proposed development "does not substantially conform to the requirements of Subsection 22-151 (f) of the Baltimore County Code, 1968" (see 1968 Title 22-151) in particular, please note the storm drain comments from the Bureau of Engineering that are included in the file. Copies of comments 1968 Title 22-151 are attached.

If granted, approval would be conditioned in accordance to the requirements set forth under "Storm Drain" in the attached comments from the 1968 Title 22-151.

Norman E. Gerner
Norman E. Gerner
Acting Director of Planning

NEG:JH:ee

PROTESTANT'S
EXHIBIT B

LAW OFFICES
BAKER & BAKER
BIG MURNEY BUILDING
BALTIMORE, MARYLAND 21202

July 19, 1977

Zoning Commissioner
of Baltimore County
County Office Building
Towson, Maryland 21204

RE: Special Exception and Variance
Isaac Hecht Property
Proposed Tennis and Swimming
Facilities on East Side of
Old Court Road, West of
Reisterstown Road, Pikesville
Maryland - Item No. 164

Gentlemen:

Please be advised that this office represents the interests of Mrs. Joel Rutizer in connection with the above proceeding. Mrs. Rutizer is the owner of and resides on the property which lies immediately to the east of the subject property. She has resided in her present residence for over forty-four years.

On behalf of Mrs. Rutizer, who unfortunately will not be able to attend the hearing, we would like to vigorously protest the proposed special exception for a tennis and swimming facility. The Rutizer property is currently zoned RM-2 and the proposed facility would be out of character with her property and other properties in the immediate neighborhood. In addition, the peace and tranquility of her residence, which she has enjoyed for so many years, would unquestionably be disturbed by noise from the tennis courts and from the pool and by the lighting which will be erected at or near her property line. In addition, it is our understanding that the roadway leading into the proposed facility will be very close to the property line of the Rutizer property and unquestionably considerable traffic would be generated with resulting noise, lights and pollution.

In summary and conclusion, we emphatically oppose the petition on behalf of Mrs. Rutizer and assert that her interests would be substantially adversely affected.

Very truly yours,

Robert W. Baker
BAKER & BAKER
Robert W. Baker

RWB/db



C. & M. HOSIERY MILLS, INC.

200-28 BOSTON ST., BALTIMORE, MD. 21201

AREA CODE 301-775-2007/25-2001

July 19, 1977

Zoning Commissioner - Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RE: Application for Special Exception
Old Court Road
Case No. 74-EX-A

Gentlemen:

I am writing this letter that we may go on record as protesting the above application for "Special Exception" for land located Old Court Road to be used as Tennis Club. Our address is 1310 Pine Ridge Lane; rest of our property line is approximately 300 feet from the property in question.

I am listing below approximately 95% to 100% of the Tennis/Tennis Clubs in our general area:

Wilford Hill Swim Club
Colonial Village Swim Club
Willow Glen W. Swim Club
Prince George Swim Club (Willow Glen S.)
Silver Birch
Lockers Swim Club
Rusty Rock Swim Club
Stoney Brook Swim Club
Hidden Valley Swim Club
Glenboro Swim Club
Crestbrook Swim Club
Woodhill Country Club (Swim, Tennis, Golf)
Suburban Country Club (Swim, Tennis, Golf)
Kendall Valley Club
Pikesville Country Club (Swim, Tennis, Golf)

All of the above clubs are a minimum of ten years to a maximum of 50 years old. They were all constructed prior to or in conjunction with housing developments in their immediate areas. In a few cases, such as Willow Glen W. Swim Club, Prince George Club, etc., they were built in conjunction with and as a major selling inducement for homes in the immediate development areas. At no time have any clubs been built in the country after homes were built. There are additional Swim/Tennis Clubs in the area but again they were all constructed with apartment developments, garden type or mid-rise, and again as a major rental inducement.

If we had desired to purchase a home with a Swim/Tennis Club in the immediate area or development we could have readily done so. We purchased our home in the Pine Ridge area for the very fact that there



C.&M. HOSIERY MILLS, INC.

208-28 BOSTON ST., BALTIMORE, MD. 21201

A. TA CODE 301-276-2800/276-2801

July 19, 1977

Page #2

To: Zoning Commissioner - Baltimore County

There are no swimming pools at that time nor were any in the planning stage. We feel strongly that such a use of this land would prevent the quiet enjoyment of the rest of our land. We also feel it constitutes a major detrimental change in the neighborhood and as such no on record as protesting it.

Commercial development has been kept to an absolute minimum on all sites nears leading from Liberty Road, deterioration Road and Park Heights Avenue as it should be. The main arteries are heavily commercial and naturally should remain so. However, residential areas would greatly depreciate in value and desirability as soon as there is an encroachment.

Your understanding in this matter would be greatly appreciated.

Very truly yours,

Harvey L. Cohn

HL:R3

RESOLUTION OF MEMBERSHIP AND BOARD OF DIRECTORS OF PINE RIDGE ASSOCIATION, INC.

At a duly convened meeting of the Board of Directors and the Membership of the Pine Ridge Association, Inc., held at the home of Robert Baker, 1302 Pine Ridge Lane, Pikesville, Maryland, on the 9th day of February, 1977, after full discussion of the proposal for a tennis and swimming facility on the south side of Old Court Road adjacent to the properties owned by Mrs. Joel Hutzler and Mr. S. Kaufman Ottenheimer, it was duly resolved as follows:

RESOLVED: That the Association is hereby opposed to the proposed facility and to any petition for special exception, rezoning or other change in zoning which might facilitate said facility and the Officers and Board of Directors of the Association are hereby authorized and empowered to take all steps necessary, including the retention of counsel to represent the Association, and to take any and all other action which may be necessary or convenient in order to oppose the aforesaid facility.

BE IT FURTHER RESOLVED: That the Officers and Directors of the Association are authorized and empowered to testify at any hearing pertaining to the facility on behalf of the Association and to evidence in as strong terms as possible the opposition of the Association to the proposed facility.

IN WITNESS WHEREOF this Resolution was duly adopted

on the date first above mentioned.

Attest:

Robert Baker

PINE RIDGE ASSOCIATION, INC.

BY

Robert Baker
Robert Baker, President

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION AND VARIANCE, 1st District, Community Bldg. 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 1st day of July, 1977, that is to say, the same was inserted in the issues of June 30, 1977

STROMBERG PUBLICATIONS, INC.

BY *Stromberg*

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 20, 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., on June 20, 1977, one time, immediately before the 20th day of July, 1977, the first publication appearing on the 20th day of July, 1977.

THE JEFFERSONIAN

Robert L. Strickland
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: Sept. 12, 1977
Posted for: APPEAL
Petitioner: ISACS, HECHT, et al.
Location of property: 915 E. CH. COURT RD. 1900 S.W. of ROBINSON RD.
Location of Signs: 915 E. CH. COURT RD. OPPOSITE DEAN EAD. ST. NAYLORS LANE & G. HEARY ST. at DRAG END OF ST. ALBANS RD.
Remarks: APPEAL
Posted by: THOMAS L. ROBERT Date of return: Sept. 16, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 18 day of June 1977. Filing Fee \$ 50.00 Received ☒ Check ☐ Cash ☐ Other

Petitioner: *Isacs, Hecht, et al.* Submitted by: *R. D. H. H.*
Petitioner's Attorney: *D. D. H. H.* Reviewed by: *R. D. H. H.*

* 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: 3rd Date of Posting: July 2, 1977
Posted for: ISACS, HECHT, et al.
Petitioner: ISACS, HECHT, et al.
Location of property: 915 E. CH. COURT RD. 1900 S.W. of ROBINSON RD.
Location of Signs: 915 E. CH. COURT RD. OPPOSITE DEAN EAD. ST. NAYLORS LANE & G. HEARY ST. at DRAG END OF ST. ALBANS RD.
Remarks: APPEAL
Posted by: THOMAS L. ROBERT Date of return: July 5, 1977

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

No. 51812
DATE: June 27, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: *Isacs, Hecht, et al.*
FOR: *Isacs, Hecht, et al.*
\$50.00

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

No. 51843
DATE: July 19, 1977 ACCOUNT: 01-662
AMOUNT: \$101.00
RECEIVED FROM: *Benton J. Pungian*
FOR: *Benton J. Pungian*
\$101.00

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

No. 57162
DATE: Aug. 30, 1977 ACCOUNT: 01-662
AMOUNT: \$80.00
RECEIVED FROM: *Isacs, Hecht, et al.*
FOR: *Isacs, Hecht, et al.*
\$80.00

LEGEND

- ARTERIAL
- LIGHT GREEN
- FLOOD HAZARD AREA
- URBANIZING AREA
- ORGANIZED AREA
- INTERSECTION
- GREEN
- TOTAL MARSHES
- NON-URBAN AREA
- EMERGENCY AREA
- CHANCE
- P-SE
- P-NF

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

**PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA**

REVISIONS	BY	DATE
Planimetric	M.H.	4-11-70

SCALE 1" = 200'

DATE OF PHOTOGRAPHY APRIL 1953

LOCATION PIKESVILLE N.W. S.F.

SHEET 14-28-20

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

BY DATE

Planimetric Maps, 4-11-70
I.C.

SCALE

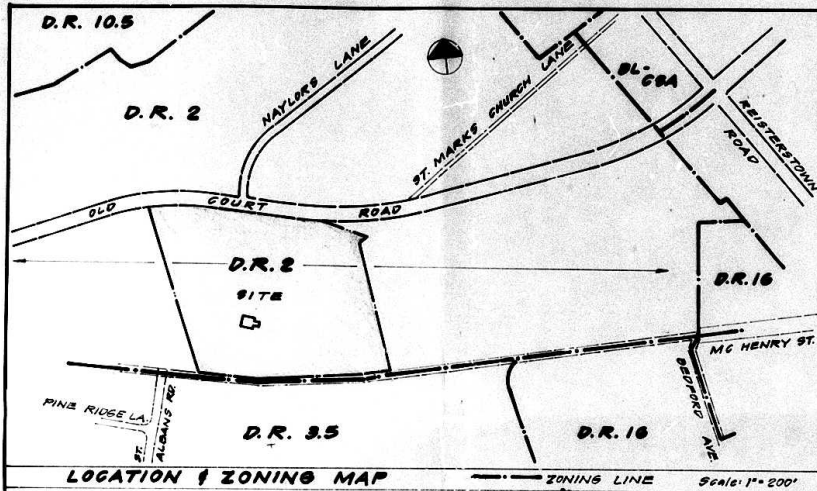
1" = 200'

DATE OF PHOTOGRAPH

APR 1953

NAVY SERVICE CORPS DIVISION - PHILADELPHIA

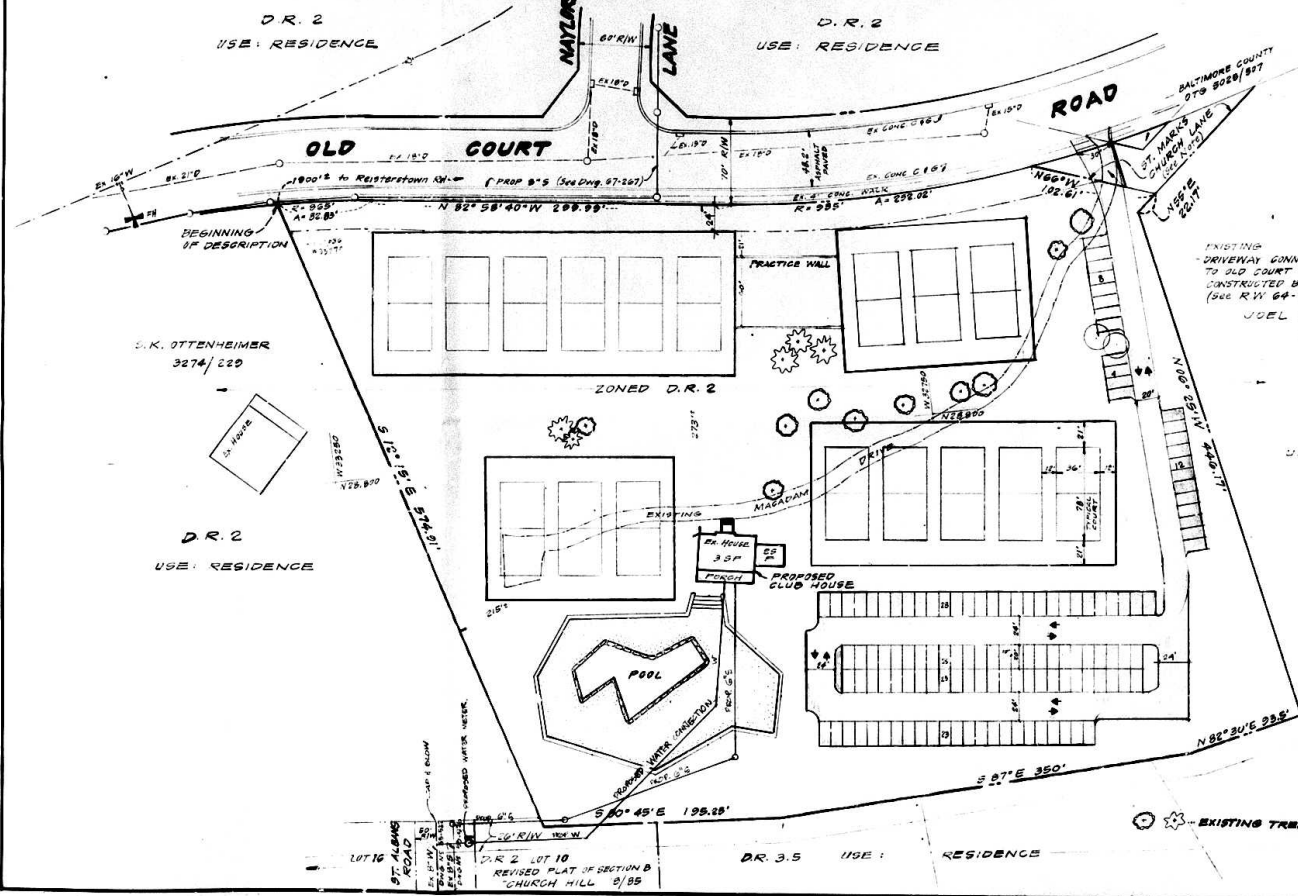
PIKESVILLE



TITLE REFERENCE
ISAAC HECHT, ETAL
5505/135

GENERAL NOTES

1. Area of Site - 7.6 Acres
2. Existing Zoning: D.R. 2
3. Private Water. Septic System until connection made to public system.
4. SPECIAL EXCEPTION requested for Tennis Courts & Club House. 17 Courts Proposed. Existing House to be converted to Club House.
5. PARKING REQUIRED:
3 SPACES FOR EACH COURT = 3 x 17 = 51 SPACES
PARKING SHOWN = 125 SPACES
Typical Parking Space shown 10' x 20'
- Parking Area and Driveway shall be paved with asphalt or macadam. Mountable curbing to be provided around parking area.
6. Fencing enclosure around tennis courts to be 12 ft. high.
7. Lights to be provided around tennis courts.



NOTE

ST. MARKS CHURCH LANE
FOR TITLE INFORMATION see Liber 4773, Folio 442 etc.
R.R. Plats 4-284-13, 4-284-13A, 4-284-13B
It appears that the portion of St. Marks Church Lane
may not have been acquired or closed by Baltimore County
and therefore remains open as a public street to
provide access to SUBJECT SITE.

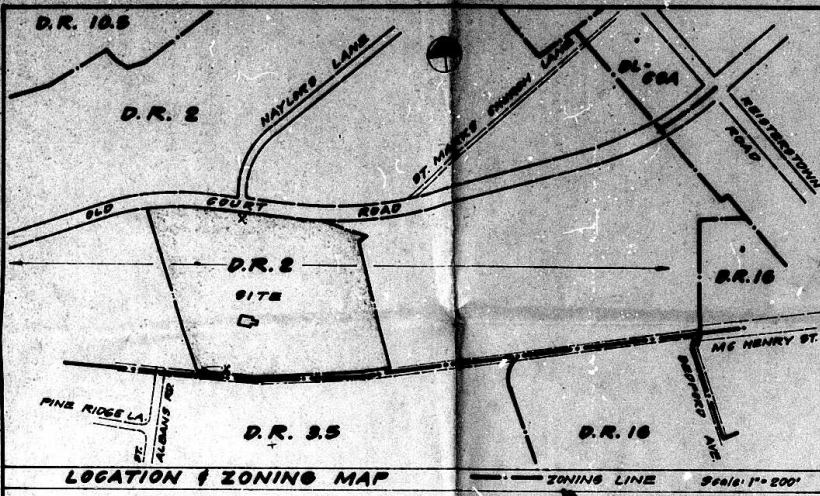
EXISTING
DRIVEWAY CONNECTION
TO OLD COURT RD
CONSTRUCTED BY BALTO CO.
(SEE RW 66-284-13A)
JOEL S.O. HUTZLER & WIFE
642/330

FLAT TO ACCOMPANY PETITION FOR SPECIAL EXEPTION HECHT PROPERTY RECREATIONAL FACILITIES CLUB HOUSE-TENNIS COURTS-SWIMMING POOL

ELECTION DISTRICT NO 5
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' January 4, 1977

Prepared by
GAUDREAU, INC.
2 West Mulberry Street
Baltimore, Maryland 21201
(301) 537-5040

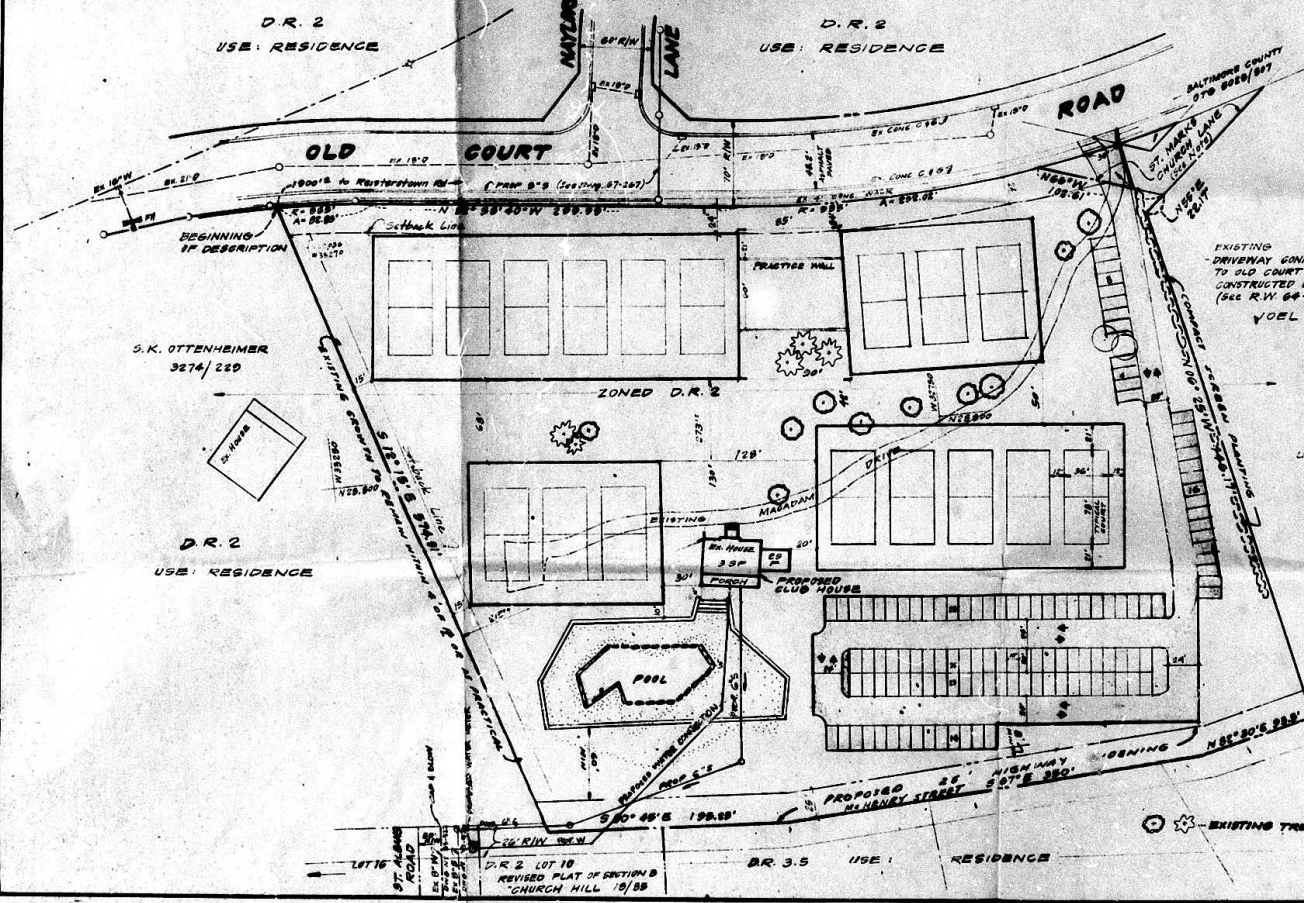
EXISTING TREES, TO BE SAVED.



TITLE REFERENCE:
ISAAC HECHT, ETAL
5508/135

GENERAL NOTES

1. Area of Site - 7.8 Acres
2. Existing Zoning - D.R. 2
3. Driving Water, SEWER TO BE ABANDONED & CONNECTIONS MADE TO PUBLIC SERVICES, IN ST ALBANS ROAD.
4. SPECIAL EXCEPTION REQUESTED for Tennis Courts & Club House. 17 Courts Proposed, Existing, Houses to be altered & renovated to conform to Code as well as to be altered for locker rooms, club house, & club office.
5. PARKING REQUIRED!
3 SPACES FOR EACH COURT = 3 x 17 = 51 SPACES
PARKING SHOWN = 120 SPACES
Typical Parking Space shown 10' x 20'
- Parking Area and driveway shall be paved with asphalt or the equivalent. Mountable curbing to be provided around parking area.
6. Fencing enclosure around tennis courts to be 12 ft. high.
7. Lights to be provided around tennis courts.
8. Site Layout for Tennis Courts and parking is TENTATIVE.
9. DRAINAGE FACILITIES & SEWAGE TREATMENT FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES.
10. Complete plans and specifications will be submitted to Baltimore County for review & approval in accordance with applicable codes prior to construction of facilities.
11. VARIANCE: Front setback 24' in lieu of 30'.
Side setback 18' in lieu of 30'.
Min. Dist. Between Structures of 10' in lieu of max. 100'



NOTE

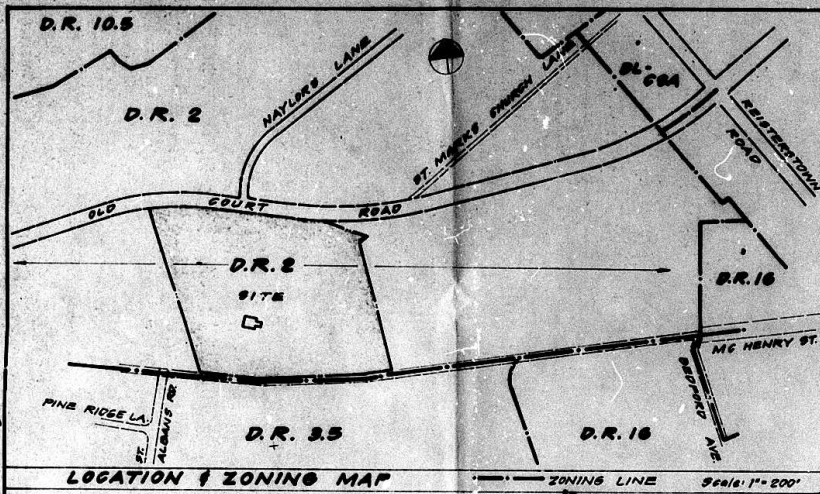
ST. MARK'S CHURCH LANE
FOR TITLE INFORMATION See Liber 4773, Folio 462 etc.
R.W. PLATS 64-284-1B, 64-284-13A, 64-284-13R
It appears that the portion of St. Mark's Church Lane
may not have been approved or dated by Baltimore County
and therefore remains open as a public street to
provide access to SUBJECT SITE.
Developer will clarify R/W's.

EXISTING
DRIVEWAY CONNECTION
TO OLD COURT RD
CONSTRUCTED BY BALTO. CO.
(See R.W. 64-284-13A)
VOEL G.D. HUTZLER & WIFE
322/330

PLAT TO ACCOMPANY PETITION
FOR VARIANCE AND
SPECIAL EXCEPTION
RECREATIONAL FACILITIES
CLUB HOUSE TENNIS COURTS-SWIMMING POOL
ELECTION DISTRICT NO. 5
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' January 4, 1977
REV. MARCH 3, 1977

Prepared by
GAUDREAU, INC.
2 West Mulberry Street
Baltimore, Maryland 21201
(301) 937-5040

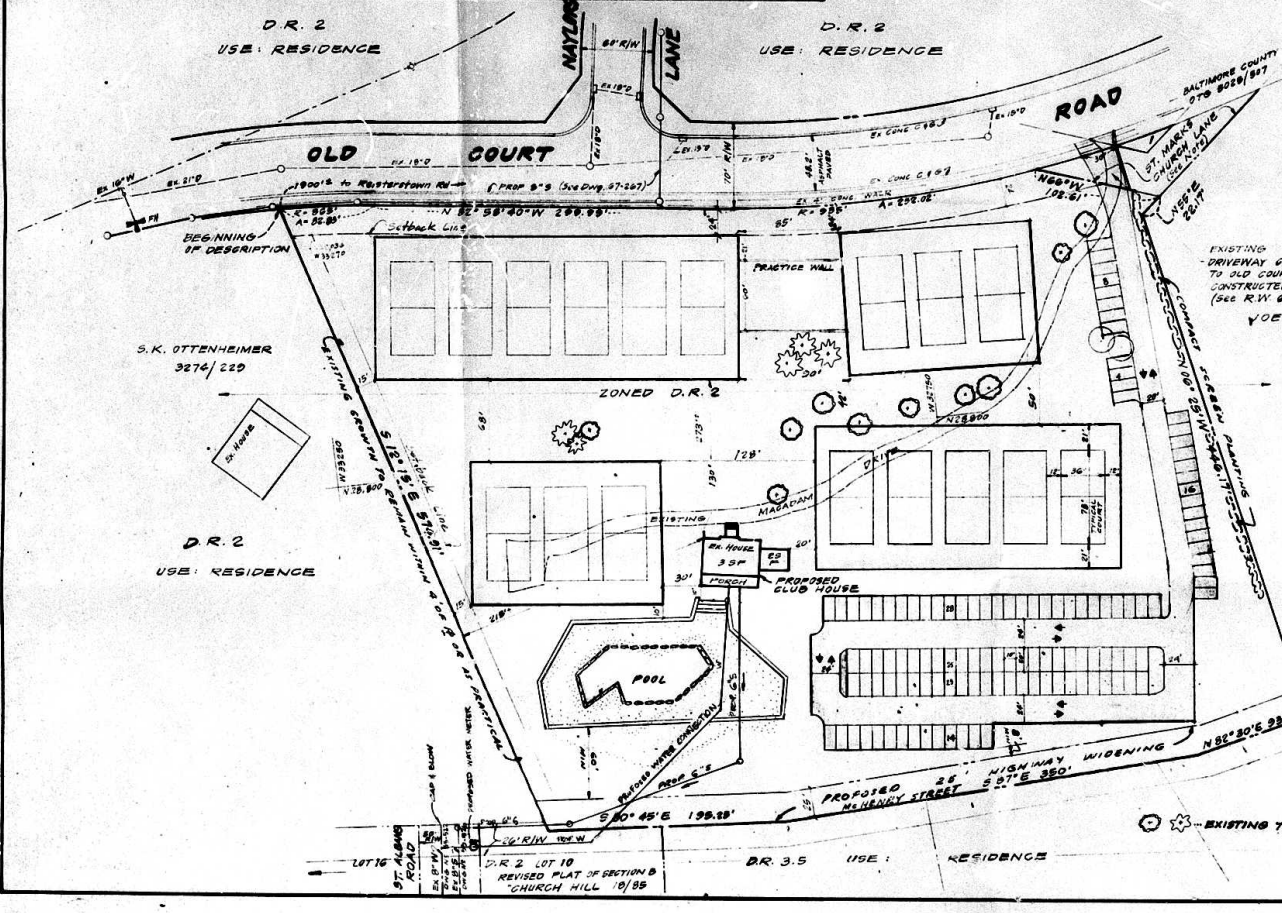




TITLE REFERENCE
ISAAC NECHT, ET AL
5505/138

GENERAL NOTES

1. Area of Site = 7.6 Acres
2. Existing Zoning: D.R. 2
3. Private Water, Sewer to be ABANDONED & CONNECTIONS MADE TO PUBLIC SERVICES IN ST ALBANS ROAD.
4. SPECIAL EXCEPTION requested for Tennis Courts & Club House. 17 Courts Proposed. Existing House to be altered & renovated to conform to Code 38 or to be utilized for locker rooms, club house, & club office.
5. PARKING REQUIRED:
3 SPACES FOR EACH COURT = $3 \times 17 = 51$ SPACES
PARKING SHOWN = 120 SPACES
Typical Parking Space shown: 10' x 20'
- Parking Area and driveway shall be paved with asphalt or macadam. Mountable curbing to be provided around parking area.
6. Fencing enclosure around tennis courts to be 12 ft. high.
7. Lights to be provided around tennis courts.
8. Site Layout for Tennis Courts and parking is TENTATIVE.
9. DRAINAGE FACILITIES & SEDIMENT CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES.
10. Complete plans and specifications will be submitted to Baltimore County for review & approval in accordance with applicable codes prior to construction of facilities.
11. VARIANCE: Front setback 24' in lieu of 50'.
Side setback 18' in lieu of 30'.
Min. Dist. Between Structures of 10' in lieu of max. 100'.



NOTE ST. MARKS CHURCH LANE

FOR TITLE INFORMATION See Liber 4778, Folio 442 etc.
R.W. PLATS 44-284-13, 44-284-13A, 44-284-13B
It appears that this portion of St. Marks Church Lane
may not have been acquired or closed by Baltimore County
and therefore remains open as a public street to
provide access to SUBJECT 6178.
Developer will clarify status.

EXISTING
DRIVEWAY CONNECTION
TO OLD COURT RD
CONSTRUCTED BY BALTO. CO.
(See R.W. 44-284-13A)

YOEL G.O. HUTZLER & WIFE
022/330

D.R. 2
USE: RESIDENCE

PLAT TO ACCOMPANY PETITION
FOR VARIANCE AND
SPECIAL EXCEPTION
NECHT PROPERTY
RECREATIONAL FACILITIES
CLUB HOUSE-TENNIS COURTS-SWIMMING POOL
ELECTION DISTRICT NO. 8
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' January 4, 1977
REV. JANUARY 3, 1977

Prepared by
GAUDREAU, INC.
9 West Mulberry Street
Baltimore, Maryland 21201
(410) 937-9040

