

PETITION FOR SPECIAL HEARING

BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, or recreational, educational, or religious activities, and other uses, and all such facilities, being available for hire to the public and for commercial use.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: None
Legal Owner(s): James R. Taylor, Inc. T/A Prince George Swim & Tennis Club
Signature: James R. Taylor, President
Address: 7431 Prince George Road, Baltimore, Maryland 21208
Attorney for Petitioner: David C. Haile, Esquire, Sixth Floor, Sun Life Building, Baltimore, Maryland 21201
Attorney's Telephone No.: 532-5541

ORDER RECEIVED FOR FILING DATE 1/20/81

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of November, 1980, 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 29th day of January, 1981, at 10:30 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County

ZCO - No. 1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Prince George Rd., 95' SW of Leafdale Terrace, 3rd District : OF BALTIMORE COUNTY

PRINCE GEORGE SWIM & TENNIS CLUB, Petitioner : Case No. 81- 135-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

Signature: Peter Max Zimmerman, Deputy People's Counsel; John W. Hessian, III, People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 6th day of January, 1981, a copy of the foregoing Order was mailed to David C. Haile, Esquire, Sixth Floor, Sun Life Building, Baltimore, Maryland 21201, Attorney for Petitioner.

Signature: John W. Hessian, III

RE: PETITION FOR SPECIAL HEARING : BEFORE THE DEPUTY ZONING COMMISSIONER
W/S of Prince George Rd., 95' SW of Leafdale Terrace - 3rd Election District : DEPUTY ZONING COMMISSIONER
Prince George Swim & Tennis Club - Petitioner : COMMISSIONER
NO. 81-135-SPH (Item No. 95) : OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as the result of a Petition for Special Hearing to approve a nonconforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, recreational, educational or religious activities and other uses. All such facilities are available for hire to the public and for commercial use. The Petitioner nor any representative failed to appear at the scheduled hearing and, further, failed to pay all Court costs in this matter; therefore, the Deputy Zoning Commissioner has no other recourse than to deny the petition.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of March, 1981, that the Petition be and the same is hereby DENIED.

Signature: Jan M. H. Jones, Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE 3/2/81

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner, Date: January 6, 1981
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Petition No. 81-135-SPH

There are no comprehensive planning factors requiring comment on this petition.

Signature: Norman E. Gerber, Director, Office of Planning and Zoning

Mr. James R. Taylor, President, 811 Prince George Road, Baltimore, Md. 21208
Hudkins and Associates, Room 101, Shell Bldg., 200 E. Joppa Road, Towson, Md. 21284

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

Your Petition has been received and accepted for filing this 18th day of November, 1980.

Signature: William E. Hammond, Zoning Commissioner
Petitioner: James R. Taylor, Inc. T/A Prince George Swim & Tennis Club
Petitioner's Attorney: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 16, 1981

COUNTY OFFICE BLDG., 111 W. Chesapeake Ave., Towson, Maryland 21204

Nicholas B. Commodari, Chairman

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

Mr. James R. Taylor, President, Prince George Swim & Tennis Club, 7431 Prince George Road, Baltimore, Maryland 21208

RE: Item No. 95, Petitioner - James R. Taylor, Inc. T/A Prince George Swim & Tennis Club, Special Hearing Petition

Dear Mr. Taylor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

In view of the fact that this property was the subject of a recent zoning violation hearing (Case 81-75V), this Special Hearing is required in order to prove that the existing swimming club and related activities should be considered as a nonconforming use.

After this petition was scheduled for a hearing and advertised, the question of who owned the portion of the property covered by the drainage and utility easement was posed. It is my assumption that the entire property is owned by you, the petitioner. However, verification of this should be presented and verified at the hearing.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the construction of the existing building.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours, Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

ENCLOSURE
cc: Hudkins & Assoc., Rm. 101 Shell Bldg., 200 E. Joppa Rd., 21284

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E., DIRECTOR

December 15, 1980

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

Re: Item #95 (1980-1981), Property Owner: James R. Taylor, Inc. T/A Prince George Swim & Tennis Club, W/S Prince George Rd. 95' S/W of Leafdale Terrace, Acres: 3.54 Acres, District: 3rd

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements exist and are not directly involved. As indicated, a portion of this property does lie within the Baltimore County Drainage and Utility Reservation for the Gwynns Falls Flood Plain, established as a result of the Gwynns Falls Flood Plain Study July 1975 by Baker-Wilberly and Associates.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 95 (1980-1981).

Very truly yours,

Signature: Robert A. Morron, P.E., Chief, Bureau of Public Services

RAM:KAM:FWR:sp

cc: J. Wirbley, D. Grise

P-SE Key Sheet, 22 NW 24 POC. Sheet, SW & P Topo, '78 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

December 30, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95, Zoning Advisory Committee Meeting, November 18, 1980, are as follows:

Property Owners: James R. Taylor, Inc. T/A Prince George Swim and Tennis Club
Location: W/S Prince George Road 95' S/W of Leafdale Terrace
Acre: 3.54 acres
District: 3d

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Public Health
TOWSON, MARYLAND 21204
494-3211

November 5, 1980

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

Item No. 95 - 180 - November 18, 1980
Property Owner: James R. Taylor, Inc. T/A Prince George Swim & Tennis Club
Location: W/S Prince George Road 95' S/W of Leafdale Terrace
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Hearing to approve a non-conforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, recreational, educational or religious activities, and other uses, and all such facilities, being available for hire to the public and for commercial use.

Acre: 3.54
District: 3d

Dear Mr. Hammond:

No increase in traffic generation is anticipated by the requested petition.

Very truly yours,

Michael S. Flanagan

Michael S. Flanagan
Engineering Associate II

MSP/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
RONALD J. FOX, MD, MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

January 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95, Zoning Advisory Committee Meeting of November 18, 1980, are as follows:

Property Owner: James R. Taylor, Inc. T/A Prince George Swim & Tennis Club
Location: W/S Prince George Rd. 95' S/W of Leafdale Terrace
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Hearing to approve a non-conforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, recreational, educational or religious activities, and other uses, and all such facilities, being available for hire to the public and for commercial use.

Acre: 3.54 acres
District: 3d

Metropolitan water and sewer exist.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Jan J. Forrest

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/w

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010
TED JAKESKI, JR.
DIRECTOR

December 2, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95 Zoning Advisory Committee Meeting, November 18, 1980 are as follows:

Property Owner: James R. Taylor, Inc T/A Prince George Swim & Tennis Club
Location: W/S Prince George Road 95' S/W of Leafdale Terrace
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Hearing to approve a non-conforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, recreational, educational or religious activities and other uses, and all such facilities, being available for hire to the public and for commercial use.
Acre: 3.54
District: 3d

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Building and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the proposed construction classification of Table 511.
- X I. Comments - Existing buildings which have a legal existing occupancy may continue under Section 105.1 as long as they are generally safe to the public and occupants. In order to determine this and inspection should be requested of building inspections and Fire Prevention to make such a determination. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 21, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 21, 1980

RE: Item No: 94, 95, 96, 97
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Potrovich
Nick Potrovich, Assistant
Department of Planning

NNP/bp

Re: Case No. SF-135 SP-11

- 1) [unclear] 7429 Richway Rd 484-1127
- 2) [unclear] 224 Leafdale Terrace 484-5809
- 3) [unclear] 7 Woodhill Ct 486-3148
- 4) [unclear] 7 Woodhill Ct 484-2666
- 5) [unclear] 7 Woodhill Ct 484-2666
- 6) [unclear] 1 Underhill Ct 486-8252
- 7) [unclear] 17 Underhill Ct 486-8252
- 8) [unclear] 7410 Ricksway Rd 484-0560
- 9) [unclear] 7410 Ricksway Rd 484-0560
- 10) [unclear] 7324 Prince George Rd 486-7561
- 11) [unclear] 7324 Prince George Rd 486-7561
- 12) [unclear] 7410 Ricksway Rd 484-1648
- 13) [unclear] 7410 Ricksway Rd 484-1648
- 14) [unclear] 7410 Ricksway Rd 484-1648
- 15) [unclear] 7410 Ricksway Rd 484-1648
- 16) [unclear] 7410 Ricksway Rd 484-1648
- 17) [unclear] 7410 Ricksway Rd 484-1648
- 18) [unclear] 7410 Ricksway Rd 484-1648
- 19) [unclear] 7410 Ricksway Rd 484-1648
- 20) [unclear] 7410 Ricksway Rd 484-1648
- 21) [unclear] 7410 Ricksway Rd 484-1648
- 22) [unclear] 7410 Ricksway Rd 484-1648
- 23) [unclear] 7410 Ricksway Rd 484-1648

- 24) [unclear] 7410 Ricksway Rd 484-1648
- 25) [unclear] 7410 Ricksway Rd 484-1648
- 26) [unclear] 7410 Ricksway Rd 484-1648
- 27) [unclear] 7410 Ricksway Rd 484-1648
- 28) [unclear] 7410 Ricksway Rd 484-1648
- 29) [unclear] 7410 Ricksway Rd 484-1648
- 30) [unclear] 7410 Ricksway Rd 484-1648
- 31) [unclear] 7410 Ricksway Rd 484-1648
- 32) [unclear] 7410 Ricksway Rd 484-1648
- 33) [unclear] 7410 Ricksway Rd 484-1648
- 34) [unclear] 7410 Ricksway Rd 484-1648
- 35) [unclear] 7410 Ricksway Rd 484-1648
- 36) [unclear] 7410 Ricksway Rd 484-1648
- 37) [unclear] 7410 Ricksway Rd 484-1648
- 38) [unclear] 7410 Ricksway Rd 484-1648
- 39) [unclear] 7410 Ricksway Rd 484-1648
- 40) [unclear] 7410 Ricksway Rd 484-1648
- 41) [unclear] 7410 Ricksway Rd 484-1648
- 42) [unclear] 7410 Ricksway Rd 484-1648
- 43) [unclear] 7410 Ricksway Rd 484-1648
- 44) [unclear] 7410 Ricksway Rd 484-1648
- 45) [unclear] 7410 Ricksway Rd 484-1648
- 46) [unclear] 7410 Ricksway Rd 484-1648
- 47) [unclear] 7410 Ricksway Rd 484-1648
- 48) [unclear] 7410 Ricksway Rd 484-1648
- 49) [unclear] 7410 Ricksway Rd 484-1648
- 50) [unclear] 7410 Ricksway Rd 484-1648



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 21, 1981

Mr. David J. Lemon
3611 Callaway Avenue
Baltimore, Maryland 21215

RE: Case No. 81-75-V
Case No. 81-135-SPH
Prince George Road
2nd Election District

Dear Mr. Lemon:

Your letter of August 18, 1981, addressed to Mrs. Jean M.H. Jung, Deputy Zoning Commissioner, and concerning the above referenced property, has been referred to this office for reply.

The property was the subject of both a zoning violation hearing and a Petition request to establish a non-conforming use. I have enclosed a copy of the Order rendered in the Petition case. The Opinion and Order have not been rendered in the violation case.

Inasmuch as no nonconforming use was established, all activities of the club would be limited to residents of the immediately surrounding community. No events can be conducted by or for outside groups or the general public.

With regard to your inquiry concerning the present tax assessment, I suggest that you make further contact with the Assessment Office. This office would have no jurisdiction in such matters.

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Zoning Enforcement Section

JBB:eoh

Enclosure

cc: Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

File



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 2, 1981

Mr. James R. Taylor
7431 Prince George Road
Baltimore, Maryland 21208

RE: Petition for Special Hearing
W/S of Prince George Rd., 95' SW
of Leafydale Terrace - 3rd Election
District
Prince George Swim & Tennis Club -
Petitioner
NO. 81-135-SPH (Item No. 95)

Dear Mr. Taylor:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Eugene P. Smith, Esquire
100 South Charles Street
Baltimore, Maryland 21201

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

Mr. Edward Jones
Recreation and Parks



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 11, 1981

David C. Hailo, Esquire
Sun Life Building - 6th Floor
Baltimore, Maryland 21201

RE: Petition for Special Hearing
W/S Prince George Rd., 95' SW of
Leafydale Terrace
Prince George Swim & Tennis Club
Case No. 81-135-SPH

Dear Mr. Hailo:

This is to advise you that \$80.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 106, County Office Building, Towson, Maryland 21204, before the hearing.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

December 31, 1980

David C. Hailo, Esquire
Sun Life Building - 6th Floor
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Special Hearing - W/S Prince George Road,
95' SW of Leafydale Terrace - Prince George Swim &
Tennis Club - Case No. 81-135-SPH

TIME: 10:30 A.M.

DATE: Thursday, January 29, 1981

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

86-2493

MILTON S. SCHILLER
ROBERT L. WENIGS
JACQ C. MERRILL
WINSTON T. BRUNIDGE
WILLIAM W. CAMPBELL, JR.
JAMES D. COOPER
JAMES E. LINDGALL
HERBERT H. HUBBARD
DAVID M. BLUM
JOHN R. BOYSTER
J. EDWARD DAVIS
ROBERT G. GARDNER
WILBUR C. JENSEN
SARLES J. MILLER, JR.
EARL F. LITTLE
HOWARD B. MILLER
DAVID F. BURMAN
ROBERT W. CAMPBELL
WILLIAM W. HOLLEN, JR.
RICHARD J. HUNT, JR.
SHILOH S. SATCHEL
STANLEY J. NEUGAUPE
THEODORE S. KAPLAN
EDDIE F. SMITH
JACK N. FINE
JAMES F. HANSEN, JR.
LESLIE J. FOLT
WILLIAM E. SCHULTZ
JOHN J. CHINGHER
STANFORD H. HESS
NORMAN POLDOVY
DENNIS J. DURBIN

HOWARD LEVINTON
JAMES E. GARRINE
RICHARD S. SCHOLDOV
LEWIS JAY LILIAN
NATIVE FRANKLIN
TIMOTHY MATTHEWS
TAYLOR R. WICKLUND, JR.
VERA R. KAMENNY
W. TAYLOR BROWN
JOSEPH M. FARBERMAN
JAMES R. SCOVNEY, II
DANIEL T. SCHERTY, JR.
DOROTHY E. HUNT
CALVIN J. GREEN
JOHN J. SHINGHER, JR.
RICHARD G. BURCH
E. NICHOLSON GAULT, JR.
CAROL STONE MITCHELL
DAVID A. FARRMAN
STEVEN R. FEEDER
FRANK L. WOLLMAN
JOSHUA R. TROIAN
VICTORIA S. SHAW
J. CLYTON KELLY
JOSEPH A. KILPATRICK
KEVIN G. CHALLEY
NANCY W. HALLLOCK
JAMES P. NOCH
ROBERT F. FLANNAGAN
ALEXANDER A. HASSANI
RONALD R. BRUM
DANA R. PROSSERDODD
JACK R. DUNKIN, IV

LAW OFFICES
WEINBERG AND GREEN
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201

FIRM TELEPHONES (301) 332-8400
WASHINGTON AREA 821-0490
TELECOPIER (301) 332-8863

WRITER'S DIRECT DIAL NUMBER
(301) 332-8713
November 14, 1980

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR OFFICE
L. GERALD WOLF
Landscape Architect
PHONE 838-0888

November 5, 1980

DESCRIPTION FOR PRINCE GEORGE SWIM CLUB:

Beginning for the same at the intersection formed by the west side of Prince George Road (60 feet wide) with the north side of a 30 foot drive said point of beginning being southerly 95 feet more or less measured along the said west side of Prince George Road from the southwest right of way line extended of Leafydale Terrace thence binding on the said west side of Prince George Road by a curve to the left having a radius of 570.00 feet for an arc length of 30.01 feet thence North 60 degrees 45 minutes 30 seconds West 143.91 feet thence South 27 degrees 07 minutes 20 seconds West 53.24 feet thence South 26 degrees 57 minutes 56 seconds West 173.17 feet thence South 08 degrees 28 minutes 53 seconds West 176.47 feet thence South 19 degrees 14 minutes 28 seconds East 90.02 feet thence South 26 degrees 34 minutes 00 seconds West 60.21 feet thence South 63 degrees 26 minutes 00 seconds West 15.00 feet thence North 45 degrees 20 minutes 00 seconds West 85.00 feet thence North 15 degrees 45 minutes 00 seconds West 127 feet more or less to intersect a line drawn parallel to and distant southerly 40 feet from the fence around the existing tennis court thence North 85 degrees 45 minutes West along said line 103 feet more or less to intersect an existing sanitary sewer thence binding thereon North 01 degrees East 136 feet more or less thence North 19 degrees 01 minutes 05 seconds West 342 feet more or less thence North 18 degrees West

William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

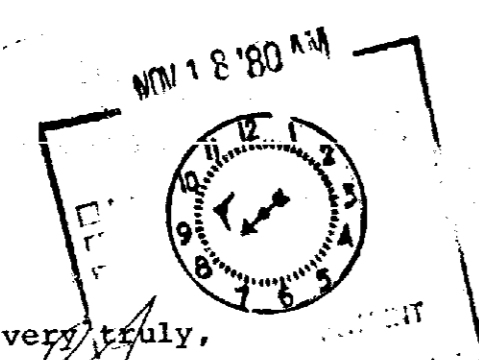
Re: Petition for Special Hearing
James R. Taylor, Inc. t/a
Prince George's Swim and
Tennis Club
Item No. 95
Our File: 19866(1)

Dear Mr. Hammond:

I represent protestants against any determination or confirmation of a non-conforming use for anything other than a community swimming pool, with permitted accessory uses, at 7431 Prince George's Road, and ask that you enter my appearance on behalf of these protestants and advise me about the hearing date, when scheduled. For your records, I set forth herein some, but not all, of the names of the protestants who may be contacted, as follows:

Jeffrey M. Bridge
Stanley J. Rudick
Morris Scherer
Jean Wilinsky
Minnie Magaziner
Leslie L. Polt
Stefan Luger

Yours very truly,
Eugene P. Smith
Eugene P. Smith



119:hs

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR OFFICE
L. GERALD WOLF
Landscape Architect
PHONE 838-0888

November 5, 1980

DESCRIPTION FOR PRINCE GEORGE SWIM CLUB:

Beginning for the same at the intersection formed by the west side of Prince George Road (60 feet wide) with the north side of a 30 foot drive said point of beginning being southerly 95 feet more or less measured along the said west side of Prince George Road from the southwest right of way line extended of Leafydale Terrace thence binding on the said west side of Prince George Road by a curve to the left having a radius of 570.00 feet for an arc length of 30.01 feet thence North 60 degrees 45 minutes 30 seconds West 143.91 feet thence South 27 degrees 07 minutes 20 seconds West 53.24 feet thence South 26 degrees 57 minutes 56 seconds West 173.17 feet thence South 08 degrees 28 minutes 53 seconds West 176.47 feet thence South 19 degrees 14 minutes 28 seconds East 90.02 feet thence South 26 degrees 34 minutes 00 seconds West 60.21 feet thence South 63 degrees 26 minutes 00 seconds West 15.00 feet thence North 45 degrees 20 minutes 00 seconds West 85.00 feet thence North 15 degrees 45 minutes 00 seconds West 127 feet more or less to intersect a line drawn parallel to and distant southerly 40 feet from the fence around the existing tennis court thence North 85 degrees 45 minutes West along said line 103 feet more or less to intersect an existing sanitary sewer thence binding thereon North 01 degrees East 136 feet more or less thence North 19 degrees 01 minutes 05 seconds West 342 feet more or less thence North 18 degrees West

William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

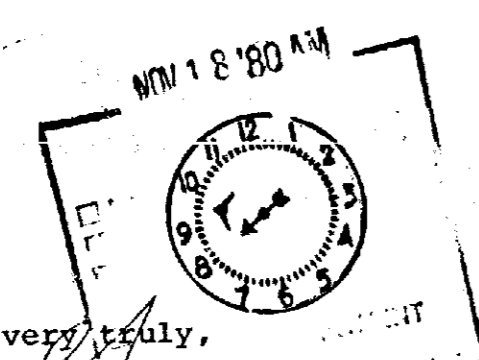
Re: Petition for Special Hearing
James R. Taylor, Inc. t/a
Prince George's Swim and
Tennis Club
Item No. 95
Our File: 19866(1)

Dear Mr. Hammond:

I represent protestants against any determination or confirmation of a non-conforming use for anything other than a community swimming pool, with permitted accessory uses, at 7431 Prince George's Road, and ask that you enter my appearance on behalf of these protestants and advise me about the hearing date, when scheduled. For your records, I set forth herein some, but not all, of the names of the protestants who may be contacted, as follows:

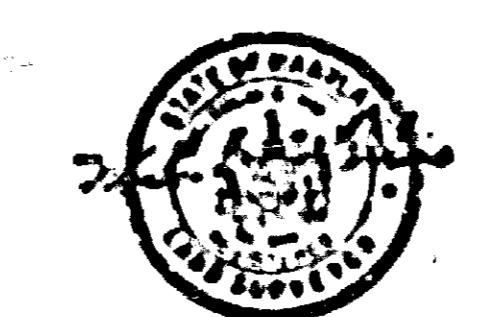
Jeffrey M. Bridge
Stanley J. Rudick
Morris Scherer
Jean Wilinsky
Minnie Magaziner
Leslie L. Polt
Stefan Luger

Yours very truly,
Eugene P. Smith
Eugene P. Smith



119:hs

60 feet more or less thence leaving at 2 o'clock North 06 degrees 40 minutes
28 seconds East 73 feet more or less thence South 74 degrees 08 minutes
14 seconds East 270 feet more or less to intersect Plat 2 Section 2 White Glen
Petition and binding thereon the two following courses and distances viz:
thence North 85 degrees 45 minutes West along said line
103 feet more or less to intersect an existing sanitary sewer
thence binding thereon North 01 degrees East 136 feet more or less
thence North 19 degrees 01 minutes 05 seconds West 342 feet more or less
thence North 18 degrees West



William E. Hammond
Zoning Commissioner

PETITION FOR SPECIAL HEARING

3rd District
LOCATION: West side of Prince George Road, 95 feet Southwest of Leafydale Terrace
DATE & TIME: Thursday, January 29, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use as a swimming pool, recreation area, social club, meeting room, building devoted to civic, social, recreational, educational, or religious activities and other uses, and all such facilities being available for hire to the public and for commercial use

All that parcel of land in the Third District of Baltimore County

being the property of Prince George Swim & Tennis Club, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, January 29, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PAUL H. RENCKE
CHIEF
January 20, 1981

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James R. Taylor, Inc. T/A Prince George Swim & Tennis Club

Location: W/3 Prince George Road 95' S/W of Leafdale Terrace

Item No.: 05 Zoning Agenda: Meeting of Nov. 18, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Noted and Approved: George M. Maginn*
Planning Group: *George M. Maginn*
Special Inspection Division

imb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. Jean M. H. Jung Date: February 18, 1981
FROM: Nicholas P. Commodari
Prince George Swim and Tennis Club
SUBJECT: Item No. 95 81-135-SPH

On the morning of the scheduled hearing, January 27, 1981, Mr. James R. Taylor, the petitioner, called me to say that he could not attend. Because he did not have an attorney, he requested that the hearing be postponed and rescheduled for a later date.

NBC:bsc

Mr. William F. Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
January 9, 1981

Mr. William F. Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

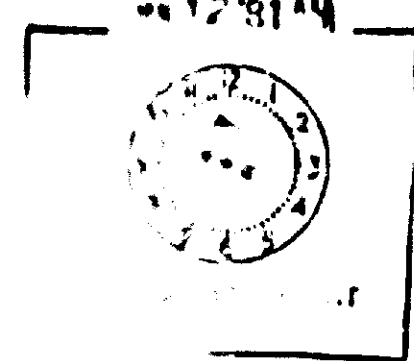
Re: Petition for Special Hearing
Prince George Swim & Tennis Club
Case No. 81-135-SPH, Item No. 95

Subsequent to my filing the petition for Special Hearing in the above case, I have been unable to get the necessary cooperation from my client in preparing for this hearing. I feel it would be in the best interest of my client and of your office for me to strike my appearance at this time so that my client is better able to prepare his case, either in proper person or with other counsel.

Please accept this letter as notice and authority for the striking of my appearance in this case. Unless otherwise advised by petitioner, all future communications should be mailed to petitioner at the following address:

7431 Prince George Road
P. O. Box 5977
Baltimore, Maryland 21208.

David C. Halls
David C. Halls



cc: James R. Taylor, Inc. 111, 1st.
James R. Taylor

71-180
124



Liberty Road Community Council, Inc.
7407 Dorman Drive Baltimore, Maryland 21208 484-9397

January 21, 1981

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

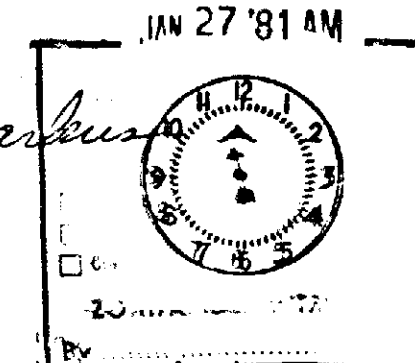
Re: Prince George Swim & Tennis Club
81-135-SPH
Item Number 95

Dear Mr. Hammond,

On January 20, 1981 the Board of Directors of the Liberty Road Community Council took a vote regarding the Special Hearing for the Prince George Swim and Tennis Club. The Board voted unanimously to support the position of the Willow Glen Improvement Association in opposition to commercial use of the facilities. Commercial use in this location is undesirable and improper since the surrounding area is strictly residential. The impact upon the neighborhood would be negative. Therefore, we urge that the petition for a nonconforming use be denied. Thank you.

Sincerely,

Ralph Markus
Ralph Markus
President



cc: Jeffrey Bridge, President, Willow Glen Improvement Association
Councilman Gary Huddles

Working Together For Community Progress

- MILTON S. SCHLES
- ROBERT L. WEINBERG
- JACK C. WERBMAN
- WINTON T. BRUNDS
- WILSON W. CARRILL, JR.
- MARCO CO. JR.
- JAMES H. HARRIS
- FRANCIS J. HARRIS
- RONALD E. CREAMER
- DAVID L. LIND
- JOHN R. ROYSTER
- J. LEONARD DAVIS
- ROGER R. GARRIN
- WILSON C. GIBSON
- DAVID J. MILLER, JR.
- EARL F. LITTLE
- BARRY D. BERMAN
- ROBERT W. CANNON
- WILLIAM H. HODDEN, JR.
- ROBERT J. HINCHES
- SHELDON S. SPITSKY
- STANLEY J. NEUBERGER
- EDWARD S. KAPLAN
- EDWIN J. SMITH
- JAMES J. HANES, JR.
- LEWIS J. POLY
- WILLIAM E. SCHOLTES
- JOHN J. GIBBERGER, II
- STANFORD D. HESS
- NORMAN POLKOVITZ
- DENNIS J. DOBOS

LAW OFFICES
WEINBERG AND GREEN
100 SOUTH CHARLES STREET
BALTIMORE, MD. 21201

FUNK TELEPHONES
BALTIMORE: (301) 332-4800
WASHINGTON AREA: 821-8490
TELECOMPUTER: (301) 332-8863

WRITERS DIRECT DIAL NUMBER
(301) 332-8713
November 14, 1980

William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
James R. Taylor, Inc. t/a
Prince George's Swim and
Tennis Club
Item No. 95
Our File: 19866(1) *Now Case No. 81-135SPH*

Dear Mr. Hammond:

I represent protestants against any determination or confirmation of a non-conforming use for anything other than a community swimming pool, with permitted accessory uses, at 7431 Prince George's Road, and ask that you enter my appearance on behalf of these protestants and advise me about the hearing date, when scheduled. For your records, I set forth herein some, but not all, of the names of the protestants who may be contacted, as follows:

- Jeffrey M. Bridge ✓
- Stanley J. Rudick ✓
- Morris Scherer ✓
- Jean Wilinsky ✓
- Minnie Magaziner ✓
- Leslie L. Polt ✓
- Stefan Luger ✓

Yours very truly,

Eugene P. Smith

119:ns

WRIGHT & D
ATTORNEYS AT LAW
SIXTH FLOOR 515 WEST BALTIMORE
BALTIMORE, MARYLAND 21201
TELEPHONE
TELECOMPUTER
January 14, 1981

Miss Sondra Jones
Room 113, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
W/S Prince George Road, 95' SW
of Leafdale Terrace
Prince George Swim & Tennis Club
Case No. 81-135-SPH

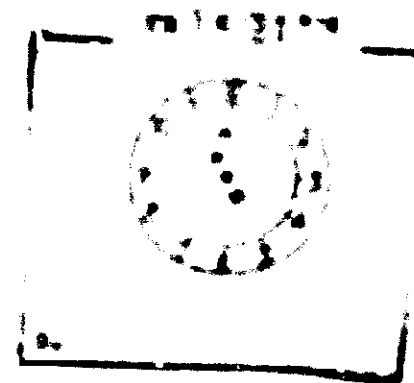
Dear Miss Jones:

Please be advised that this firm is no longer acting on behalf of the Petitioner, Prince George Swim & Tennis Club. We have already notified Mr. Hammond's office of this by letter dated January 9, 1981.

I am forwarding your request for payment of \$95.25 directly to the petitioner located at 7431 Prince George Road, Baltimore 21208, along with a copy of this letter.

Sincerely,
David C. Halls
David C. Halls

DCH:lh
cc: Mr. James R. Taylor



Barry Butanis
Sondra A. Jones, Zoning Office
March 2, 1981

Advertising and Posting Costs
Case No. 81-135-SPH

Attached please find a copy of the Petition, Order and bill pertaining to a hearing held on January 29, 1981 at 10:30 A.M. by Joan M.H. Jaag, Deputy Zoning Commissioner.

The petitioner failed to appear for the hearing and has not paid the outstanding costs involved in said hearing. I have tried to contact Mr. Taylor by phone, but it has been disconnected.

If you need any additional information, please feel free to contact me at 3381.

BALTIMORE COUNTY
OFFICE OF LAW
TOWSON, MARYLAND 21204
494-3146

LEONARD S. JACOSON
COUNTY SOLICITOR

March 28, 1981

James R. Taylor, Inc. T/A
Prince George's Swim & Tennis Club
7431 Prince George Road
Baltimore, Maryland 21208

Re: Advertising and Posting Costs
Case #81-135-SPH
Amount due: \$90.25

Gentlemen:

The above account has been referred to this office for collection. This account has been delinquent for quite some time, and you have been notified to that effect.

Promptly remit your check payable to Baltimore County, Maryland, to the writer within five (5) days of the receipt of this letter or the necessary legal action will be instituted.

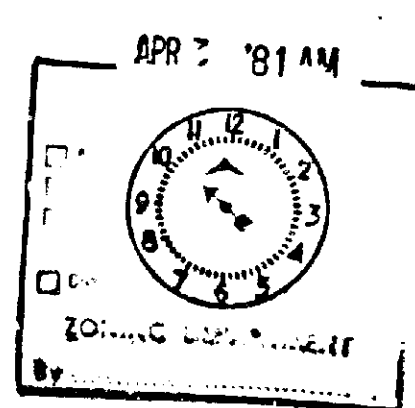
Very truly yours,

B. Marvin Potler
Assistant County Solicitor
Chief of Collections
494-2417

BMP:BB:alr

cc: Sondra A. Jones, Zoning Office ✓

71-720



PETITION FOR SPECIAL HEARING
3rd DISTRICT

CERTIFICATE OF PUBLICATION
TOWSON, MD., January 8, 1981

THIS IS TO CERTIFY, that the annexed newspaper was published in THE JEFFERSONIAN, a weekly advertisement printed and published in Towson, Baltimore County, Md., on the 8th day of January, 1981, the first publication appearing on the 8th day of January, 1981.

THE JEFFERSONIAN
L. Leach, Manager

Cost of Advertisement, \$

The zoning Commission of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing for the zoning of the property described below on the 15th day of January, 1981, at 10:30 a.m. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Being the property of Prince George Swim & Tennis Club, as shown on plat plan filed with the Zoning Department, containing 3.54 acres of land more or less.

degrees 45 minutes 30 seconds west 142.91 feet thence south 27 degrees 07 minutes 20 seconds west 53.24 feet thence south 28 degrees 57 minutes 55 seconds west 374.17 feet thence south 05 degrees 53 minutes 53 seconds west 176.47 feet thence south 19 minutes 00 seconds west 116.47 feet thence south 19 minutes 00 seconds west 15.00 feet thence north 15 degrees 45 minutes 00 seconds west 127 feet more or less to intersect a line drawn parallel to and distant southerly 40 feet from the fence around the existing tennis court thence north 85 degrees 45 minutes west along said line 103 feet more or less to intersect an existing sanitary sewer thence binding thereon north 01 degrees 45 minutes 00 seconds west 242 feet more or less thence north 15 degrees 01 minutes 05 seconds west 242 feet more or less thence north 15 degrees 01 minutes 05 seconds west 34 feet more or less thence having said sewer north 38 degrees 40 minutes 28 seconds east 73 feet more or less thence south 74 degrees 08 minutes 14 seconds east 270 feet more or less to intersect Plat 2 Section 2 Willow Glen Addition and binding thereon the two following courses and distances viz: (1) south 46 degrees 11 minutes 00 seconds east 170.89 feet to the place of beginning.

Petition for Special Hearing
3rd District
Zoning: Petition for Special Hearing
Location: West side of Prince George road, 55 feet southwest of Leysdale Terrace
Date & Time: Thursday, January 29, 1981 at 10:30 a.m.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Essex Times
Essex, Md., Jan 8 1981

This is to Certify, That the annexed Petition

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 8th day of Jan 1981
Publisher: [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: 1-13-81
Posted for: SPECIAL HEARING
Petitioner: PRINCE GEORGE SWIM & TENNIS CLUB
Location of property: W. PRINCE GEORGE RD 95' SW OF LEYDALE TERRACE
Location of Signs: DRIVEWAY ENTRANCE
Remarks: GROUND FROZEN
Posted by: G. F. FURNE Signature Date of return: 1-13-81
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 5 day of Nov 1980
Filing Fee \$ 25 Received: [Signature] Check [] Cash [] Other []

Petitioner: Prince George Swim & Tennis Club Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

*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: 3 Date of Posting: 1-13-81
Posted for: Special Hearing
Petitioner: George Swann & Tennis Club
Location of property: W. Prince George Rd Leysdale Terrace
Location of Signs: Alongside driveway
Remarks: first sign destroyed
Posted by: G. F. FURNE Signature Date of return: 1-13-81
Number of Signs: 1 sign

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

DATE: Dec. 31, 1980 ACCOUNT: 81-662

RECEIVED FROM: David C. Halle, Esquire
FOR: Filing Fee for Case No. 81-135-574

VALIDATION OF SIGNATURE OF CLERK

