

PETITION FOR SPECIAL HEARING **TO 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 an amendment to Case No. 75-177-X and Case No. 76-253-SPH to allow the addition of a grounds maintenance building.

Property is to be posted and advertised as prescribed by Zoning Regulations.
 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: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____ Phone No. _____

Legal Owner(s):
 David G. Price
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Same as above.
 Name _____
 Address _____ Phone No. _____

22 AL 202
 10
 4/3/85
 15

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of September, 1985, 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 16th day of October, 1985, at 11:30 o'clock.

Carl J. Jablon
 Zoning Commissioner of Baltimore County.

(over)

Frederick Ward Associates Inc. Engineers • Architects • Surveyors
 P.O. Box 310 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 838-7900 • 879-2090

July 18, 1985

15.749 acre parcel of land surveyed for Hunt Valley Golf Club located on Highland Ridge Drive, Tenth Election District, Baltimore County, Maryland.

BEGINNING for the same at a point on the southerly right-of-way line of Highland Ridge Drive as shown on a plat entitled, "Amended Plat I, the Highlands of Hunt Valley" at a point approximately 1400 feet East from its intersection with Phoenix Road and also lying South 77° 50' 33" West, 316.69 feet from the end of the second line of that tract or parcel of land designated as Parcel 4 conveyed by Hunt Valley Golf Club, Inc. to Golf Course, Inc. by a confirmatory deed dated October 9, 1978 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5945, folio 186; thence from the point of beginning and binding on said right-of-way line

- (1) North 77° 50' 33" East, 746.69 feet to a pipe heretofore set at a point of curvature;
- (2) By a curve to the left in a northeasterly direction of radius 243.71 feet an arc distance of 68.43 feet and being subtended by a chord North 69° 47' 57" East, 68.20 feet to a pipe heretofore set at the western most corner of Lot 78 as shown on a plat entitled, "Plat II Amended, the Highlands of Hunt Valley" and recorded

15.749 acre parcel of land surveyed for Hunt Valley Golf Club.....
 July 18, 1985
 Page 2

among the Land Records of Baltimore County in Plat Book EHK, Jr. 38, folio 150; thence leaving the aforementioned southerly right-of-way line of Highlands Ridge Drive and binding on the fifth through the eleventh courses of the aforementioned conveyance unto Golf Course, Inc.

- (3) South 28° 14' 39" East, 220.87 feet to a pipe heretofore set
- (4) North 73° 24' 00" East, 249.14 feet to a pipe heretofore set
- (5) North 08° 50' 31" East, 260.00 feet to a point on the southerly right-of-way line of Glen Lyon Court as shown on the aforementioned "Plat II Amended, the Highlands of Hunt Valley"; thence binding on the said southerly right-of-way line of Glen Lyon Court
- (6) Southeasterly by a curve to the right of radius 447.62 feet an arc distance of 24.11 feet and being subtended by a chord South 75° 47' 14" East, 24.11 feet to a pipe heretofore set; thence leaving the aforementioned right-of-way of Glen Lyon Court and still binding on the outline of the lots shown on the aforementioned "Plat II Amended, the Highlands of Hunt Valley";
- (7) South 08° 50' 31" West, 282.07 feet to a pipe heretofore set

15.749 acre parcel of land surveyed for Hunt Valley Golf Club.....
 July 18, 1985
 Page 3

- (8) South 65° 06' 53" East, 149.33 feet to a pipe heretofore set
- (9) South 30° 18' 00" West, 167.85 feet to a pipe heretofore set at the end of the eleventh line of the aforementioned conveyance unto Golf Course, Inc.; thence leaving said conveyance
- (10) South 17° 55' 29" West, 130.00 feet; thence leaving the outlines of the Highlands of Hunt Valley
- (11) South 14° 25' 27" West, 287.05 feet
- (12) North 89° 13' 52" West, 596.05 feet
- (13) North 63° 26' 06" West, 315.29 feet
- (14) North 41° 25' 25" West, 251.30 feet
- (15) North 12° 09' 27" West, 247.90 feet to the point of beginning hereof

CONTAINING 15.749 acres of land, more or less.

ORDER REC'D BY DEPT. OF RECORDS

DATE October 17, 1985
 BY Carl J. Jablon
 Zoning Commissioner

PETITION FOR SPECIAL HEARING **10th Election District**

LOCATION: South side of Highland Ridge Road, 1400' East of Phoenix Road (Highland Ridge Road)
 DATE AND TIME: Wednesday, October 16, 1985 at 11:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 for an amendment to Case 75-177-X and 76-253-SPH to allow the addition of a grounds maintenance building.

Being the property of David G. Price as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 S/S Highland Ridge Rd.
 1400' E/Phoenix Rd., : OF BALTIMORE COUNTY
 10th District
 DAVID G. PRICE, Petitioner : Case No. 86-164-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. David G. Price, 641 N. Sepulveda Blvd., Los Angeles, CA 90049, Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

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

October 14, 1985

Mr. David G. Price
 641 N. Sepulveda Boulevard
 Los Angeles, California 90049

Re: Petition for Special Hearing
 S/S Highland Ridge Rd., 1400'
 E/Phoenix Rd. (Highland Ridge Rd.)
 10th Election District
 David G. Price, Petitioner
 Case No. 86-164-SPH

Dear Mr. Price:

This is to advise you that \$63.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, County Office Building, Towson, Maryland.

No. 012496
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE 10-21-85 ACCOUNT R-01-615-000
 AMOUNT \$ 63.75
 RECEIVED David G. Price
 FOR Advertising and Posting 86-164-SPH
 8 8052*****30110 02117
 VALIDATION OR SIGNATURE OF CASHIER

Mr. David G. Price
 641 N. Sepulveda Boulevard
 Los Angeles, California 90049

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 S/S Highland Ridge Rd., 1400'
 E/Phoenix Rd. (Highland Ridge Rd.)
 10th Election District
 David G. Price, Petitioner
 Case No. 86-164-SPH

TIME: 11:30 a.m.

DATE: Wednesday, October 16, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 00
 DATE 7-25-85 ACCOUNT R-01-615-000
 AMOUNT \$ 100.00
 RECEIVED David G. Price
 FOR City fee for the 24 Ave
 8 8052*****30110 02117
 VALIDATION OR SIGNATURE OF CASHIER

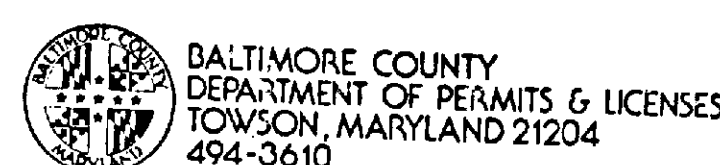
MAY 22 1986

300-11 RECEIVED FOR FILING

DATE October 1985
BY State of Maryland
ADMINISTRATIVE

AJ/srl
cc: Mr. Bob Oranzi
Mr. Louis LoZito
Mr. Keith Carroll
People's Counsel

James E. Dyer, Jr.
Zoning Commissioner of
Baltimore County



TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 34, Zoning Advisory Committee Meeting are as follows:

Property Owner: David G. Price
Location: S/S Highland Ridge Road, 1400' E. of Phoenix Road
District: 10th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (4-10-81, #17-81) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 505 and 506 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or _____ Mixed Use _____ Use Section 512 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments:
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of my permit. If desired the applicant may obtain additional information by visiting from 100 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

James E. Dyer, Jr.
Building Plans Review

4/23/85

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1985

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

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. David G. Price
641 N. Sepulveda Boulevard
Los Angeles, California 90049

RE: Item No. 34 - Case No. 86-164-X
Petitioner - David G. Price
Special Hearing Petition

Dear Mr. Price:

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. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

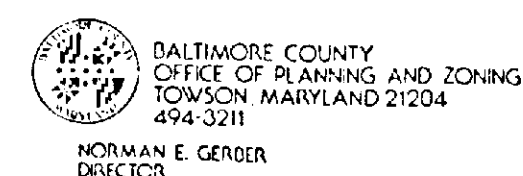
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Frederick Ward Associates, Inc.
P. O. Box 310, 5 South Main Street
Bel Air, Maryland 21014



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of August 6, 1985
Item # 34
Property Owner: DAVID G. PRICE
Location: S/S Highland Ridge Rd. 1400' E. of Phoenix Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:
A WAIVER OF CRG PLAN CAN BE APPLIED
FROM THE BASIS OF CONSTRUCTION OF AN
ACCESSORY STRUCTURE + A MINOR DEVELOPMENT.

Eugene A. Bobor
Chief, Current Planning and Development

cc: James Hoswell

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 26, 1985.

THE JEFFERSONIAN,

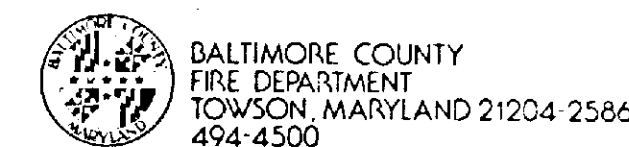
JB Kentz
Publisher

Cost of Advertising
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: 9/21/85
Posted for: Special Hearing
Petitioner: David G. Price
Location of property: S/S Highland Ridge Rd. 1400' E. of Phoenix Rd.
Location of Signs: Along Highland Ridge Rd. across W. corner
near top corner of intersection
Remarks:
Posted by: [Signature] Date of return: 9/21/85
Number of Signs: 1



PAUL H. REINCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
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: David G. Price

Location: S/S Highland Ridge Road, 1400' E. of Phoenix Road

Item No.: 34

Zoning Agenda: Meeting of August 6, 1985

Continuation:

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. Drafting fire hydrant shall be provided from swimming pool in accordance with NFPA Standard #1201.
- ☒ 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.
- ☒ 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: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 25, 1985.

TOWSON TIMES,

JB Kentz
Publisher

34.00

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

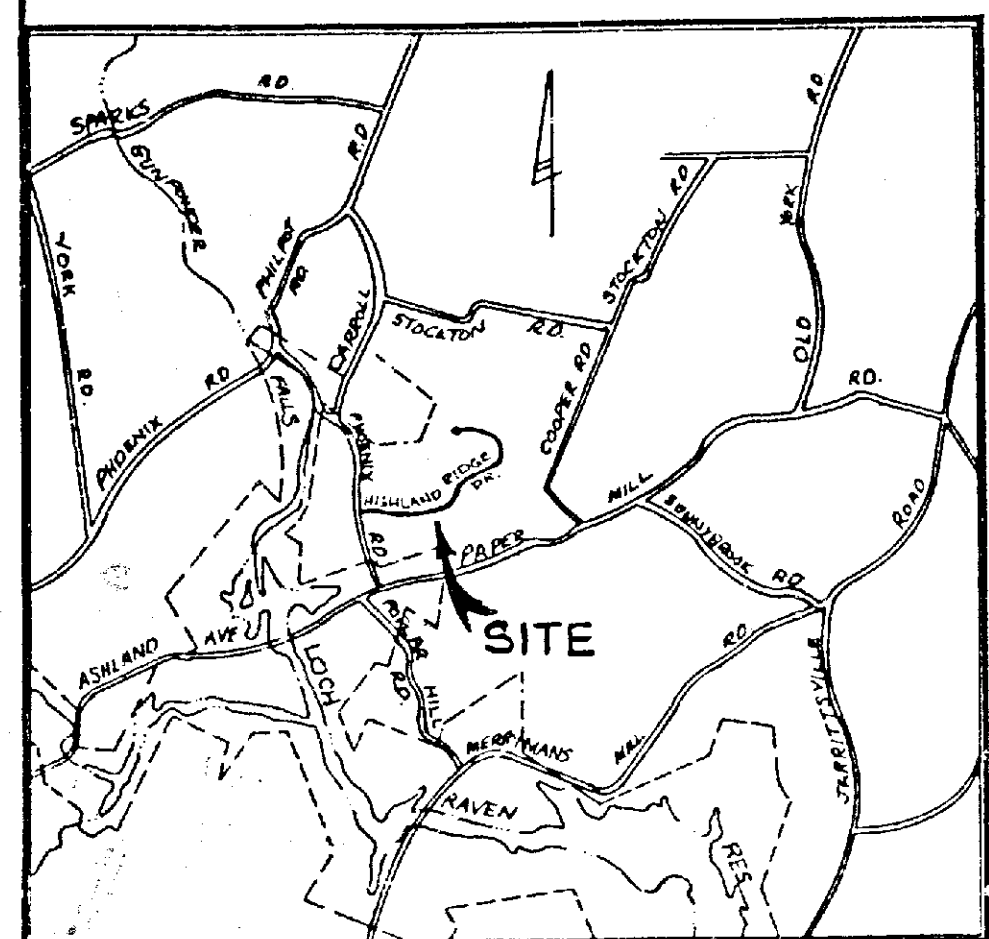
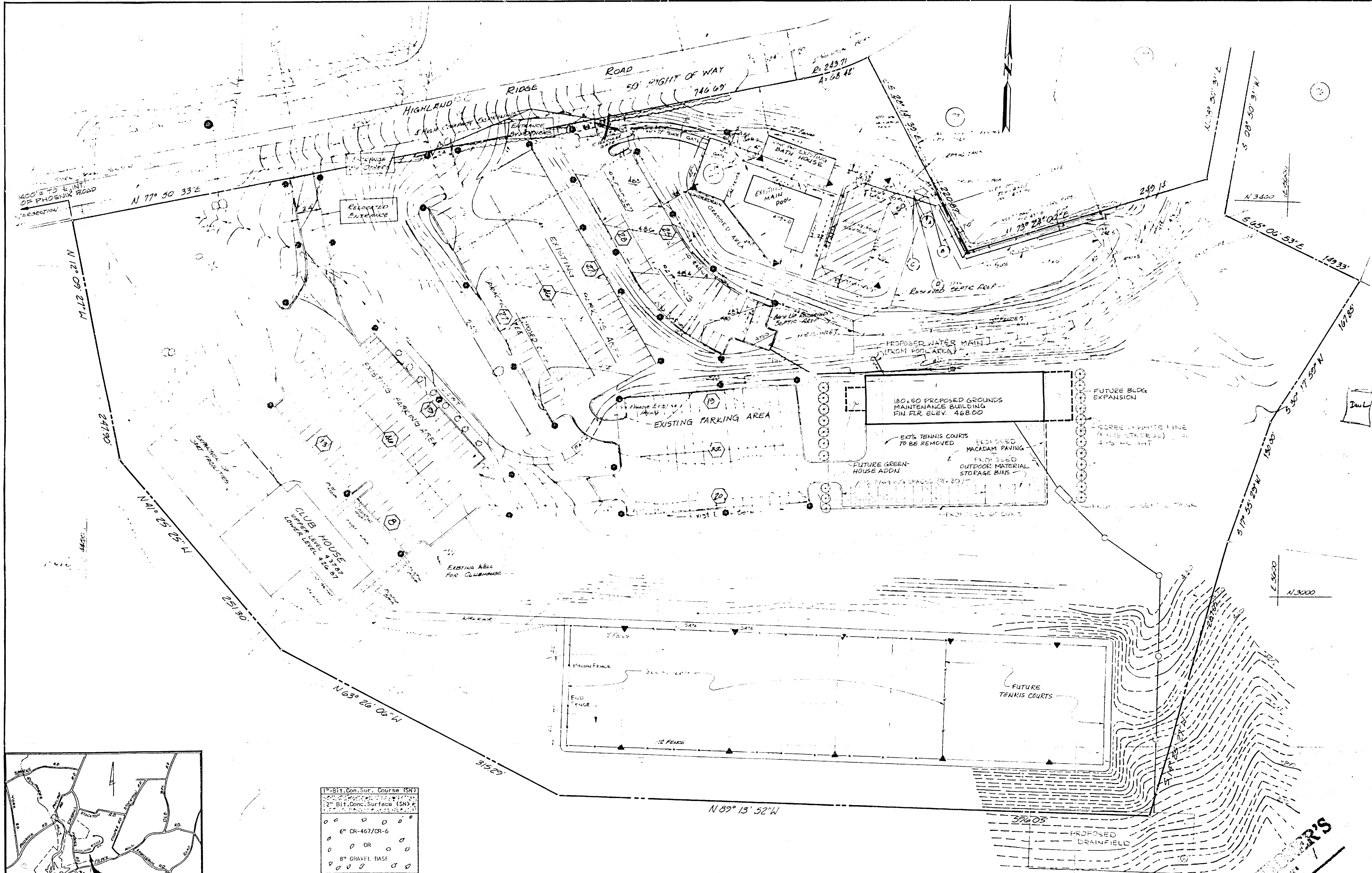
Your petition has been received and accepted for filing this
10th day of September, 1985

Petitioner: David G. Price
Petitioner's Attorney: _____

Received by: James E. Dyer, Jr.

Arnold Jablon
Zoning Commissioner

MAY 22 1986



LOCATION MAP
SCALE 1"=1 MILE

1 1/2" Bit. Conc. Surf. Course (SN)
2" Bit. Conc. Surface (SN)
6" CR-467/CR-6
OR
8" GRAVEL BASE
Sub-base

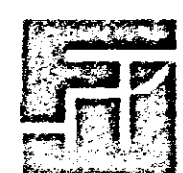
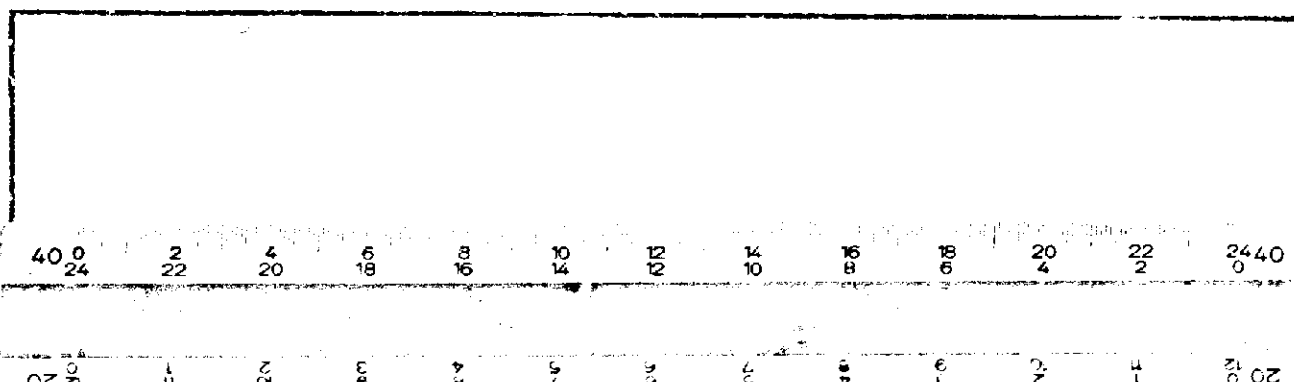
SPECIFICATIONS

All pavement, base, sub-base materials and construction shall conform to the Maryland State Highway Administration "Specifications for Materials, Highways, Bridges and Incidental Structures," dated March 1968, the supplement to the Specifications dated May 1975, and any amendments or revisions thereon.

ONSITE PAVING SECTION

PRESENT ZONING:
R.C.4

PARKING DATA:
NO. OF EMPLOYEES IN ONE SHIFT: 25
NO. OF SPACES REQUIRED: 9
NO. OF SPACES PROVIDED: 19



FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS

PROPOSED
NEW GROUNDS
MAINTENANCE BLDG.

PLAT TO ACCOMPANY
REQUEST FOR AMENDMENT
TO SPECIAL EXCEPTION
GROUNDS MAINTENANCE BLDG.
HUNT VALLEY GOLF CLUB
PHOENIX, MARYLAND

DATE	DRAWING NO.
SCALE 1"=40'	X
DESIGNED BY FWA	SHEET 1 OF 2
DRAWN BY FWA JOB NO. 8426	8426