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86-431-X
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Ruth Z. Yeagar
NW/Cor. Carroll Rd. and Glencoe Rd.
10th Elec. Dist.
86-431-X

IN RE: PETITION SPECIAL EXCEPTION *
NW/Corner of Carroll and *
Glencoe Roads - 10th Election *
District *
Ruth Z. Yeagar, *
Petitioner *
Case No. 86-431-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a golf course with a training area, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by the Contract Purchasers, Mr. and Mrs. Peter B. Chapin, appeared and testified and was represented by Counsel. John Haynes, a professional golfer and director of golf at the Hunt Valley Golf Club; Bob Orazi, regional golf course superintendent who supervises eight golf courses and is located at Hunt Valley; L. Eugene Towner, an attorney and registered electrical engineer with a specialty in the field of lighting; John Erdman, an expert traffic engineer; and John Smith, a registered civil engineer, testified on behalf of the Petitioner. W. Craig Kenney, a neighboring property owner, appeared as a Protestant and was represented by Counsel. Hugh Gelston, an expert real estate appraiser and neighbor, testified on behalf of the Protestants. Numerous other neighbors also appeared in opposition.

Testimony indicated that the subject property, located at the corner of Carroll and Glencoe Roads and zoned R.C.2, contains approximately 22 acres. Mr. and Mrs. Chapin propose to construct a 20-yard hitting area, a 9-hole golf course, and their dwelling, approximately 20% of which would be used as a learning center for students and a small snack area, on the property. Mr. Chapin testified that its primary purpose is for the teaching of his students, either by individual lesson or by class, and for their practice on the hitting

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for _____ golf course with training area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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 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: Peter B. & Mary-Ruth Chapin
(Type or Print Name)
Signature
10227 Lancelwood Road
Address
Cockeysville, Maryland 21030
City and State
Attorney for Petitioner: Gary A. Graham
(Type or Print Name)
Signature
222 Bosley Avenue, Suite C3
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 301-321-0595

Legal Owner(s): Ruth Z. Yeagar
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Carroll Road 771-4269
Address Phone No.
Monkton, Maryland 21111
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mary-Ruth Chapin
Name
10227 Lancelwood Rd. 628-1122
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1986, 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 23rd day of April, 1986, at 9:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

range or the golf course. The hitting range would be lighted. The golf course is not regulation size but would be laid out to provide for practice rather than for competition.

All of the testimony from the Petitioner's experts supported the contention that the proposed use would be compatible with the R.C.2 designation. Mr. Erdman testified that, in his opinion, based on a traffic study he conducted in and around the site, the proposed use would not create a traffic hazard. Although traffic would increase, the present level is so small that the additional traffic would not create an adverse impact. Mr. Smith concurred with Mr. Erdman and further testified that the conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), would be satisfied. Additionally, he testified that the proposed use would not destroy or deteriorate the soils located on the site. Mr. Towner testified that, in his opinion, the proposed lighting system he devised for the Petitioner would not create or be a nuisance to the surrounding properties. In fact, he was convinced that people would not be aware that the driving range was being used at night when the lights were on.

Mr. Kenney testified in opposition. Mr. Gelston testified that, in his opinion, property values would diminish.

The Petitioner seeks relief from Section 1A01.2.C.10, BCZR, pursuant to Section 502.1.

The evidence and testimony presented by the Petitioner underscores the primary purpose of the proposed use as a golf driving range. Mr. Orazi testified that the main purpose, as described to him, would be as a driving range and learning center. Mr. Chapin's testimony was that he intended to provide lessons for his students on the emotional and physical impact of golf. The lighted hitting range would be open from 8:00 a.m. to 10:00 p.m.

- 2 -

six or seven days per week, in order for these students to be instructed and to practice.

The 9-hole course would also be lighted and would be used for short shots and putting. Although it would be open to the public, the entire facility is aimed toward the student. The golf course would be primarily for practice, not competition. The use of a portion of the house for classes and student instruction underscores the proposed principal use of the property.

All of the Petitioner's testimony was convincing that the proposed use could satisfy Section 502.1. A golf course is, in this Commissioner's opinion, compatible with the R.C.2 designation. Whether it would be detrimental to the primary agricultural uses in the vicinity is an issue to be determined on a case by case basis. There is no need to decide the issue here because the use described by the Petitioner is not permitted by special exception in an R.C.2 Zone.

The Baltimore County Council has determined by legislation that a golf driving range is a separate and distinct principal use from a golf course. See Section 1A02.2.B.12 and 13, BCZR. Uses which are permitted by right and by special exception in any zoning classification are "principal uses", i.e., a main use of land, as distinguished from an accessory use. See Section 101-Definitions, BCZR. When the Council established the two categories, it is presumed that it knew that the categories would be inherently different and therefore should and must be considered separately and distinctly. Inasmuch as a golf driving range is not permitted by special exception in an R.C.2 Zone, notwithstanding the conclusiveness of the testimony, it is moot whether the conditions precedent in Section 502.1 can be met.

An "accessory use" is defined as a use which is customarily incident and subordinate to and serves a principal use; is subordinate in area, extent, or

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 16, 1986
FROM: Norman E. Gerber, Director Office of Planning & Zoning
SUBJECT: Zoning Petition No. 86-431-X

This office is opposed to the granting of the subject request. The site, actively farmed last season, consists of Class II and Class III soils which are prime agricultural soils.

Consequently, it is this office's opinion that to convert this property to non-farm use would be in conflict with the spirit and intent of the R.C. 2 zoning classification.

A use such as that proposed here would introduce what would be a significant amount of traffic into this rural, farming community. This tends to create a problem for the farmer.

In response to a resolution from the County Council, the Planning Staff has prepared, for the Planning Board's consideration, a report recommending revisions to the Baltimore County Zoning Regulations that would further limit the uses permitted in the R.C. 2 and R.C. 3 zoning classifications. A copy of this report is enclosed for your consideration.

NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dml
Enclosure

CPS-008

Case No. 86-431-X

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 March, 1986.

Petitioner Ruth Z. Yeagar
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner
Received by: _____
Chairman, Zoning Plans Advisory Committee

purpose to the principal use; is located on the same lot; and contributes to the comfort, convenience, or necessity of the business in the principal use served. See Section 101-Definitions, BCZR.

The evidence and testimony presented by Mr. Chapin and Mr. Orazi is clear that the principal use, as described, is a learning center for the teaching of golf, with the driving range as the primary means of positive reinforcement for the methodology taught. The 9-hole course is a secondary means of testing and reinforcing what is being taught. The entire facility is an excellent one, with much thought and consideration given to it and its impact on the community. However, the use as described is not a golf course with an accessory driving range and "school". The converse is evident.

Pursuant to the advertisement, posting of the property, and public hearing held, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1986, that the Petition for Special Exception for a golf course with a training area be and is hereby DENIED.

Zoning Commissioner of Baltimore County

cc: Gary A. Graham, Esquire
Francis N. Iglehart, Jr., Esquire
Keith E. Ronald, Esquire
People's Counsel

RECEIVED FOR FILING
DATE April 30, 1986
BY Sarah P. Lawrence
ADMINISTRATIVE ASSISTANT

PROPOSED AMENDMENTS TO THE BALTIMORE COUNTY ZONING REGULATIONS
CONCERNING
NON-AGRICULTURAL USES IN THE R.C.2 ZONE

A Report of the Office of Planning and Zoning
(March 3, 1986)

Project Description

County Council Resolution No. 96-85 (see Attachment) requests the Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations in order to further limit the use of land by non-agricultural uses in the R.C.2 and R.C.3 zones if that land is best suited for agriculture.

Discussion

The Resource Conservation (R.C.) zones contain most of the County's rural and agricultural land. The general purposes of the R.C. zones are outlined under Subsection 1A00.2 of the Zoning Regulations shown below.

1A00.2 - Purposes. Pursuant to the above findings it is the purpose of the Resource Conservation Zones to:

- discourage present land use patterns of development and to create a framework for planned or orderly development;
- provide sufficient and adequate areas for rural-suburban and related development in selected or suitable areas;
- protect both natural and man-made resources from compromising effects of specific forms and densities of development;
- protect areas desirable for more intensive future development by regulating undesirable forms of development within these until such time as intensive development commences.

The R.C. zones are broken down into four classifications:

- R.C.2 (Agricultural)
- R.C.3 (Deferral of Planning and Development)
- R.C.4 (Watershed Protection)
- R.C.5 (Rural-Residential)

Comments

Baltimore County Council Resolution No. 96-85 suggests further restrictions to non-agricultural uses of land in the R.C.2 and R.C.3 zones if the land is best suited for agriculture. Soil capability, degree of slope, rockiness and forestation are criteria applicable in determining agricultural suitability. Though greatly broadening the scope of agricultural land preservation, the concern is for the necessity of applying such restrictive criteria.

An examination of Baltimore County's multi-faceted non-exclusive approach to agricultural land preservation, including the sliding scale area-based allocation zoning regulation, conditional use approval based on multiple standards for all uses permitted by special exception and active participation in the Maryland Agricultural Preservation Program reveals the following:

- The County's R.C.2 zone sliding scale zoning regulation allocates one building lot per 50 acres. This ratio is one of the most restrictive in the Mid-Atlantic region. The resulting low density leaves ample land for continued farm use. Although the "sliding scale" permits higher lot densities for smaller lots of record, a new provision (1984) of the Maryland Agricultural Assessment Laws permits agricultural assessment for parcels of 20 acres or less that fall into the agricultural use category. This provision will add incentives for farm use even on smaller new subdivisions.
- During the period January 1981 through June 1985, there were 166 residential plat approvals in the R.C.2 zone. These single family dwelling lots, which are permitted by right, depleted 1351 acres. This amounts to one (1) percent of the R.C.2 zone. The average lot size was 8 acres. In the R.C.3 zone, 95 residential plats were approved depleting 347 acres. This amounts to two (2) percent of the R.C.3 zone. During the same period, the Maryland Agricultural Land Preservation Program placed 10,000 acres in agricultural districts and purchased easement rights to an additional 3350 acres in Baltimore County. Most of this acreage is in the R.C.2 and R.C.3 zones. Baltimore County ranks second in the State in agricultural district acreage and third in easements purchased.
- During the period January 1981 through November 1985, the Zoning Commission heard approximately sixteen Special Exception Use petitions pertaining to the R.C.2 zone. Fourteen of the requests, totalling 302 acres were granted. During the same period, there were five petitions granted for nonagricultural use in the R.C.3 zone totalling 78 acres. Although most of the petitions received favorable action, a review of these hearings and decisions showed that the basic tenets of the R.C.2 and R.C.3 zones were consciously applied by the hearing authorities.
- In 1978, 898 farms (averaging 126 acres) accounted for 113,195 acres of Baltimore County land and provided agricultural products

In Paragraph 1A01.2.C (uses permitted by special exception in the R.C.2 Zone), revise Subparagraphs 1, 12, and 19 as follows by deleting the words that are struck out and adding the words that are underlined:

- Airports that are necessary to support aerial spraying of pesticides.
- Offices for agriculture-related uses and physicians or dentists offices as principal uses
- Schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories, or colleges Schools for agricultural training

In Paragraph 1A01.2.C (uses permitted by special exception in the R.C.2 Zone), delete the following subparagraphs:

- Camps, including day camps
- Churches or other buildings for religious worship
- Golf courses or country clubs

MR. JAMES T. SMITH, JR., COUNCILMAN

BY THE COUNTY COUNCIL, OCTOBER 7, 1985

A Resolution to request the Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations in order to limit the use of land by non-agricultural uses in R.C. 2 and R.C. 3 Zones if that land is best suited for agricultural purposes.

WHEREAS, the Baltimore County Planning Board from time to time considers certain revisions to the Baltimore County Zoning Regulations; and

WHEREAS, the Baltimore County Zoning Regulations currently authorize certain non-agricultural uses to be located in R.C. 2 and R.C. 3 Zones, either as a matter of right or by special exception; and

WHEREAS, the purposes of the R.C. 2 and R.C. 3 zoning classification are generally to foster conditions favorable to the continued agricultural use of the productive agricultural areas of Baltimore County and to prevent sprawling development which would preclude planned urban development; and

WHEREAS, agriculture is the preferred use of land in the R.C. 2 and R.C. 3 Zones; and

WHEREAS, the agriculture industry is an integral part of the Baltimore County economy, and the conversion of agricultural land to other uses may undermine this basic industry; and

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
March 28, 1986

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

Gary A. Graham, Esquire
222 Bosley Avenue, Suite C3
Towson, Maryland 21204

RE: Item No. 308 - Case No. 86-431-X
Petitioner - Ruth Z. Yeager
Special Exception Petition

Dear Mr. Graham:

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,

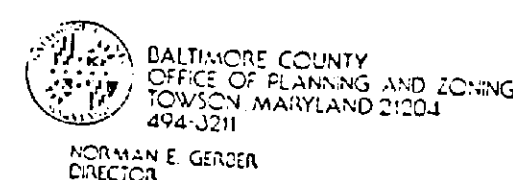
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George William Stephens, Jr., Inc.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Ms. Mary-Ruth Chapin
10727 Lancewood Road
Cockeysville, Maryland 21030



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

MARCH 26, 1986

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 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 [blank].
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Esther A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 308, Zoning Advisory Committee Meeting of March 4, 1986

Property Owner: Ruth Yeager

Location: NW corner Carroll Rd & Glenview Rd District 10th

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Feb. 25, 1986
Date

Zoning Item # 308 Zoning Advisory Committee Meeting of March 4, 1986
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☒ Soil percolation tests (see below) conducted.
- ☒ The results are valid until 2-12-89.
- ☒ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☒ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until [blank] is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others Please Note that primary & secondary soils protected under the Water Quality Policy, Feb. 1, 1986, exist on site. No development will be allowed within 50 ft. of the centerline of the stream shown on property where Glenview and Carroll. No development is allowed in Hattow which exists along the stream near Glenview Rd.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

The R.C.2 zoning classification was designed to foster conditions favorable to the continued agricultural use of the productive agricultural areas of the County. Primarily, this zone is reserved for agricultural and related uses.

The R.C.3 classification was established to prevent inappropriate sprawling development where urban development may be appropriate in the future. This zoning classification is applied only to land that lies beyond the Urban-Rural Demarcation Line as established in the Master Water and Sewerage Plan.

Recently, there has been a nation-wide effort to curtail the disappearance of farmland. State and local governments have adopted a remarkable variety of programs whose objectives are to reduce the amount of agricultural acreage lost to development. However, most comprehensive programs are marked by an integrated plan of either non-exclusive or exclusive agricultural zoning and a voluntary incentive program such as agricultural districting.

Non-Exclusive agricultural zoning regulations are by far the most popular approach to agricultural land protection. Non-farm dwellings are allowed, but agricultural uses are preferred. In these zones, non-farm dwellings may be permitted by right or by special exception. Non-Exclusive ordinances may include a) large minimum lot size, b) fixed area-based allocation combined with a small building lot size, c) sliding scale area-based allocation combined with a small building lot size, d) conditional use approval based on multiple discretionary standards.

In 1979, Baltimore County adopted a sliding scale area-based allocation ordinance for the R.C.2 zone which permits parcels of between 2 and 100 acres to be subdivided into no more than two lots, no one of which can be smaller than one acre. Owners of properties larger than 100 acres are allowed to split off one lot for each 50 acres of gross area. The purpose of this regulation is to concentrate residences on a small fraction of a tract leaving the remainder open and available for farming. This "sliding scale" regulation is complemented by a conditional and discretionary regulation that is applied to all uses permitted by special exception.

Exclusive agricultural zoning, which is not used in Baltimore County, totally prohibits non-farm dwellings in an agricultural zone.

Agricultural districting as a farmland preservation tool is used in six states, including Maryland. This voluntary state program, known as the Maryland Agricultural Land Preservation Program, encourages landowners in approved agricultural districts to sell their development rights to the Maryland Land Preservation Foundation. In return, the farmer may receive additional favorable tax assessments and protection from certain local zoning regulations. All program incentives are intended to maintain land in agricultural use. Although it is a state program, the Maryland Agricultural Land Preservation Program is heavily dependent on the cooperation of Baltimore County Government for success at the local level.

with a market value of \$29.7 million. In 1982, the number of farms increased (to 1006) while the total acreage and average farm size decreased (to 99,016 acres and 98 acres respectively), but the value of the agricultural products rose to \$37.8 million. According to a local agricultural agent, "they are doing a little more with a little less acreage." The facts indicate that even though there is less acreage under tillage there are more farms producing more efficiently.

State-wide and regional comparisons place Baltimore County near the lead in efforts to preserve agricultural land. These efforts should enable the County to meet to a large degree the Master Plan objective of agricultural land preservation. However, there are several uses permitted by special exception in the R.C.2 zone that are inconsistent with the stated purpose of the R.C.2 zone which is to "foster conditions favorable to continued agricultural use of the productive agricultural areas of Baltimore County." Some examples of inconsistent uses listed in Paragraph 1A01.2.C of the Regulations are: camps, including day camps, golf courses and country clubs, churches or other buildings for worship and airports. A concern that parallels the basic inconsistency of these uses is the large amount of agricultural acreage lost upon any single granted petition for the above uses. Although the rural amenity of the R.C.2 zone is desirable for camps, golf courses/country clubs and churches, it remains that similar locales exist in the other R.C. zones where these uses are also permitted by right or special exception.

It is pertinent to note that the Baltimore County Zoning Regulations prohibit some of the aforementioned uses in industrial zones. For example, camps and churches are not permitted in the M.R. (Manufacturing, Restricted), M.L.(Manufacturing, Light), or M.H. (Manufacturing Heavy) zones. The incompatibility of these uses with the intended industrial use is obvious. However, it should not be overlooked that the regulation is intended to protect the industrial use from the encroachment and unnecessary pressures resulting from land use inconsistent with the existing zoning and not necessarily vice versa. The agricultural industry has and will continue to face similar pressure in the R.C.2 zone.

Though facts indicate a limited intrusion of non-agricultural uses in the R.C.2 zone, it is opportune to delete those uses that are permitted by special exception in the R.C.2 zone that are not consistent with the stated agricultural purposes of that zone. It is believed that a regulation that limits non-agricultural uses to sites marked by poor soil capabilities (non-prime soils), as Resolution 96-85 suggests, would be cumbersome to administer and too restrictive. It is also felt that no more restrictions are needed in the R.C.3 zone since the zone is earmarked for future planning and development.

Recommendations

In an effort to prevent future loss of prime agricultural land to uses not related to the stated purposes of the R.C.2 zone, the staff of the Office of Planning and Zoning recommends that the Baltimore County Zoning Regulations, 1955, as amended, be further amended as set forth below.

WHEREAS, many non-agricultural uses are permitted in R.C. 2 and R.C. 3 Zones, but without consideration being given to the soil characteristics of the tract of land upon which such non-agricultural uses may be permitted and the impact of same on the surrounding agricultural area; and

WHEREAS, the Baltimore County Council believes that it is appropriate for the Baltimore County Zoning Regulations to authorize non-agricultural uses in R.C. 2 and R.C. 3 Zones, but that consideration should be given to limitations upon the use of prime agricultural soils of the tracts of land upon which such uses may be established in such zones; and

WHEREAS, the Baltimore County Council believes that injecting such consideration into the process will serve the purpose of fostering conditions favorable to the continued agricultural use of land in R.C. 2 and R.C. 3 Zones, while also permitting other uses to be established on areas of land less suited for agricultural purposes.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland that the Baltimore County Planning Board be and it is hereby requested to consider proposing amendments to the Baltimore County Zoning Regulations in order to limit the use of land by non-agricultural uses in R.C. 2 and R.C. 3 Zones if that land is best suited for agriculture.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 7, 1986

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: Ruth Yaeger

Location: NW corner Carroll Road and Glencoe Road

Item No.: 308

Zoning Agenda: Meeting of 3-4-86

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 of _____ 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: *[Signature]* Noted and
Approved: *[Signature]*
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

March 6, 1986

TEO ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 308 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ruth Yaeger
Location: NW Corner Carroll Road and Glencoe Road
District: 10th.

APPLICABLE STANDARDS ARE CIRCLED:

1. 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 (A.S.S.I. #17-81 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. 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.

4. 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.

5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 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 on party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. 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 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy 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 Use _____ to the _____ or to Mixed Use _____ See Section 313 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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.

10. Comments: See Section 313.2 for mixed uses of structure. See Table 501 for height and area permissible for various types of construction (correlated with Table 101).

11. 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 any permit. I desire the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burman, Chief
Building Plans Review

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Plat to Accompany A Special Exception For
A Golf Course In An RC-2 Zone

February 18, 1986

RE: Northwest Corner
Glencoe Rd. & Carroll Rd.

Point of beginning being located at the point of intersection of the
centerlines of Glencoe Road and Carroll Road thence:

- 1) North 60° 29' 20" West 784.79 feet
- 2) North 19° 42' 40" East 17.56 feet
- 3) North 66° 42' 40" East 75.90 feet
- 4) North 32° 27' 40" East 1375.28 feet
- 5) South 63° 00' 11" East 667.33 feet
- 6) South 46° 02' 00" West 54.51 feet
- 7) South 36° 56' 50" West 100.91 feet
- 8) South 29° 05' 40" West 61.43 feet
- 9) South 28° 12' 10" West 439.64 feet and
- 10) South 27° 57' 10" West 827.52 feet to the place of beginning.

Containing 22.48 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



OFFICE COPY

PETITION FOR SPECIAL EXCEPTION

10th Election District

LOCATION: Northwest Corner of Carroll Road and Glencoe Road

DATE AND TIME: Wednesday, April 23, 1986, at 9:30 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 Exception for a golf course with training area

Being the property of Ruth Z. Yaeger, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) 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 EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/Cor. Carroll & Glencoe Rds.
10th District : OF BALTIMORE COUNTY
RUTH Z. YAEGER, Petitioner : Case No. 86-431-X

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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Gary A. Graham, Esquire, 222 Bosley Ave., Suite C3, Towson, MD 21204, Attorney for Petitioner; and Peter B. & Mary-Ruth Chapin, 10727 Lanceswood Rd., Cockeysville, MD 21030, Contract Purchasers.

[Signature]
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 16, 1986

Gary A. Graham, Esquire
222 Bosley Avenue
Suite C3
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. of Carroll Rd. and Glencoe Rd.
10th Election District
Ruth Z. Yeagar - Petitioner
Case No. 86-431-X

Dear Mr. Graham:

This is to advise you that \$101.00 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 ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 021602

DATE: 4/23/86 ACCOUNT: 7-01-015-001
DOWN & PAYMENTS: 4/23/86
AMOUNT: \$ 101.00

RECEIVED FROM: Gary Ruth Chapin

FOR: Advertising & Posting re Case #86-431-X

5 0711*****101045 4224

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-431-X

District: 10th Date of Posting: 4/1/86

Posted for: Special Exception

Petitioner: Ruth Z. Yeagar

Location of property: NW/cor. Carroll Rd. & Glencoe Rd.

Location of Signs: (1) at intersection of Carroll Rd. & Glencoe Rd. (2) at NW/cor. Carroll Rd. & Glencoe Rd.

Remarks: (3) at NW/cor. Carroll Rd. & Glencoe Rd. (4) at NW/cor. Carroll Rd. & Glencoe Rd.

Posted by: Signature Date of return:

Number of Signs:

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1986

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 April 3, 1986.

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising

22.00

86-431-X

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1986.

TOWSON TIMES,

18 Kenton

Publisher

34.00

Gary A. Graham, Esquire
222 Bosley Avenue
Suite C3
Towson, Maryland 21204

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. Carroll Rd. and Glencoe Rd.
10th Election District
Ruth Z. Yeagar - Petitioner
Case No. 86-431-X

TIME: 9:30 a.m.

DATE: Wednesday, April 23, 1986

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

Zoning Commissioner

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

No. 018400

DATE: 4/23/86 ACCOUNT: 01-015-000

AMOUNT: \$ 100.00

RECEIVED FROM: Ruth Z. Yeagar

SE # 308

VALIDATION OR SIGNATURE OF CASHIER

Mr. W. Craig Kenney
1716 Glencoe Road
Glencoe, Maryland 21152
(COPY OF NOTICE MAILED 4/10/86)

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. of Carroll & Glencoe Roads
Tenth District
RUTH Z. YEAGAR, Petitioner
CASE NO. 86-431 X

The undersigned, owners of real property in the immediate vicinity of the parcel which is the subject of this proceeding, by their signatures below, acknowledge that he or she has reviewed the Petition for Special Exception to permit the construction of a "golf course with training area" and the Plat to accompany said Petition as submitted in this proceeding and that he or she is opposed to the granting of a Special Exception to allow the proposed development for several reasons, including his or her belief and opinion that the project would:

1. be detrimental to the health, safety and general welfare of the neighboring community surrounding the site;
2. create an increased amount of congestion on Sparks, Lower Glencoe and Carroll Roads, neither of which is designed or has been maintained to safely handle amounts of traffic over and above that which is currently generated by local residents;
3. adversely interfere with adequate provisions for water and sewer (both on-site and as to neighboring properties) due to the use by non-residential customers of this proposed commercial facility and the anticipated water consumption requirements for maintaining the proposed "golf course"; and

4. be inconsistent with the stated purpose of the property's zoning classification of "preventing incompatible forms and degrees of urban uses".

Jean G. Vance
Jean G. Vance
11020 Sparks Road
Sparks MD 21152

Carroll M. Berndt
Carroll M. Berndt
1715 Glencoe Rd
Glencoe MD 21152

Donald M. Mangel
Donald M. Mangel
1623 Glencoe Rd
Sparks Md. 21152

T. Nelson Gilberg
T. Nelson Gilberg
15202 Carroll Road
Morton Md 21111

W. Craig Kenney
W. Craig Kenney
1716 Glencoe Rd
Glencoe MD. 21152

Milton J. Firey III
Milton J. Firey III
1652 Glencoe Rd
Glencoe Md 21152

Nolan C. McDonough
Nolan C. McDonough
14936 Pussell Rd
Sparks, Md 21152

Alfred S. Martin
Alfred S. Martin
1341 Glencoe Rd
Glencoe, MD 21152

Mary S. McFadden
Mary S. McFadden
1718 Glencoe Rd
Glencoe MD 21152

CAPACITY SUMMARY

Existing Volume: 90
Future Volume: 99

Level of Service	Service Flow Rate	Volume/Capacity
A	42	.04
B	154	.15
C	307	.30
D	477	.46
E	1258	.90

ACTUAL LOS: B
ACTUAL V/C: .09
(99/1258/.90)

TRIP GENERATION SUMMARY

USE	ADT	DMV AM PM	FACILITY PEAK HOUR
RESIDENTIAL	20	2 2	
GOLF TRAINING CENTER	155	6 9	14

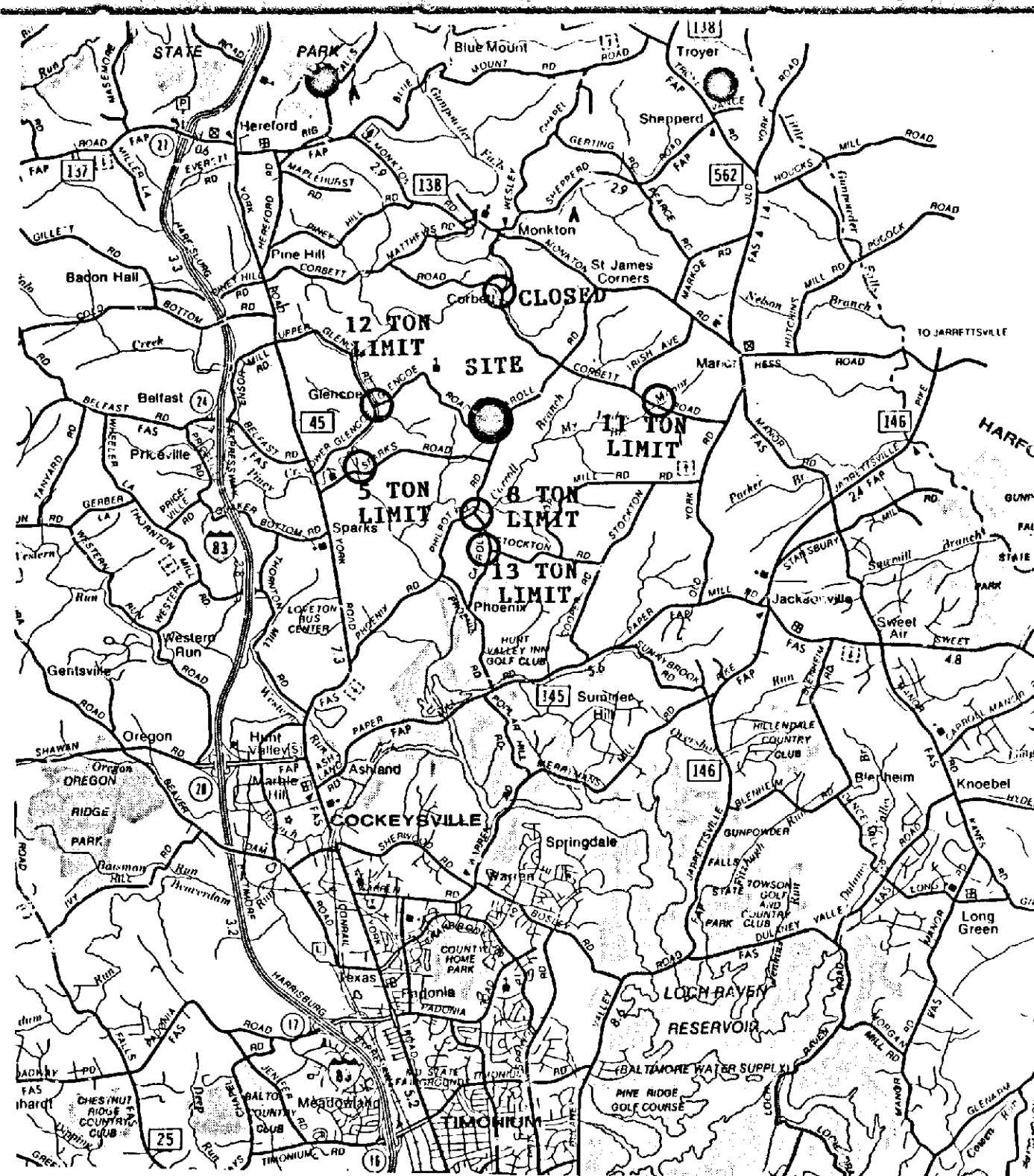
TRIP GENERATION DETAIL

USE	DAY/HOUR	UNIT	RATE	TRIPS
RESIDENTIAL(2 DU)	DAY	DU	10*	20
RESIDENTIAL(2 DU)	HOUR	DU	1*	2
GOLF TRAINING CENTER	DAY	AC	6.9*	155
GOLF TRAINING CENTER am peak hour	HOUR	AC	.27*	6
GOLF TRAINING CENTER pm peak hour	HOUR	AC	.39*	9
GOLF TRAINING CENTER facility peak hour	HOUR	AC	.60**	14

*ITE Trip Generation Manual
**Maricopa Trip Generation Factors

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
APR 24 1986

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
APR 24 1986



**BRIDGE WEIGHT LIMITS
BALTIMORE COUNTY
MARYLAND**

MAP SCALE

**Transcontinental Gas
Pipe Line Corporation**
A Subsidiary of Transco Energy Company

P.O. Box 7707
Charlottesville, Va. 22906

345 Greenbrier Drive
(804) 973-4364

January 31, 1986

Pete Chapin Seminars
10727 Lantewood Road
Cockeysville, Maryland 21030

ATTENTION: Mary-Ruth Chapin
Project Manager

RE: Proposed Par 3, Nine (9) Hole Golf Course
Baltimore County, Maryland; R/W 250

Dear Ms. Chapin:

This is to acknowledge receipt of your letter on the subject, together with property plat. Through the subject property, as shown on your plat, Transcontinental has three (3) high-pressure natural gas pipelines, which we designate as 30" Main Line "A", 30" Main Line "B", and 36" Main Line "C".

Transco has no objections to your concept of portions of the Par 3 Golf Course being located within our 117-foot wide right of way. Provisional approval is hereby granted to construct the golf course, subject to the following:

1. That our Minimum Requirements for construction over or in the vicinity of our pipelines be strictly adhered to by all contractors and subcontractors.
2. That these requirements be incorporated into your design and that the appropriate requirements be noted on your drawings.
3. That our office be furnished plan and profile drawings of all proposed construction within our easement. Our pipelines should be shown in both plan and profile.
4. That our office be provided a record plat of the subject property.
5. That four (4) copies of all drawings be furnished as soon as they become available.
6. That cuts below or excessive fill above existing grade will not be permitted within our right of way.

Pete Chapin Seminars
January 31, 1986
Page 2

7. That a minimum of two (2) feet of clearance be maintained between our pipelines and all utility lines.

In addition to the foregoing, Transco will require the owner of the property to enter into an encroachment agreement with Transco (a draft of the agreement will be forthcoming). Some items the agreement will include are as follows:

1. Transco will not be responsible for any cost associated with materials, labor, and equipment that will be necessary to restore the golf course to its original condition (quality). Transco will be responsible for repairing our right of way in "like condition" as required during our normal construction operations. Our Land Representative will be responsible for the settlement of all damages associated with the foregoing.
2. The owner will be responsible for all additional costs associated with construction that will require installing the pipelines in phases through the subject property. The method of construction or time required will be determined when the full scope of work is known. Every effort will be made to cause the least effect on your business and facilities. All additional costs associated with the foregoing will be the responsibility of the developer.
3. The owner and contractor must provide verification of insurance in an amount acceptable to Transco.
4. Transco will not be responsible for damage to the sprinkler system that may occur during construction. Transco will require the owner to locate their facilities both vertically and horizontally to eliminate possible damage.

For your information, our pipelines through the subject property and immediate area are located in a Class I location. The intended use of your property will possibly change this area to a Class III location, which is defined as an area where the pipelines lie within 100 yards of any of the following:

1. A building that is occupied by 20 or more persons during normal use.
2. A small, well-defined outside area that is occupied by 20 or more persons during normal use; such as, a playground, recreation area, outdoor theater, or other place of public assembly.

Pete Chapin Seminars
January 31, 1986
Page 3

Transco is required by the Department of Transportation to either replace or reduce its operating pressure to conform to a Class III location within eighteen (18) months of class change. The foregoing will affect our 30" Main Line "A". Supply and demand at that time will dictate whether the line will be replaced or the present maximum operating pressure will be reduced.

Should additional information be required, please advise.

Very truly yours,

Quentin T. Rudolph
Division Manager, Transmission

Gail W. Gardner
Gail W. Gardner
Senior Transmission Engineer

CWG:wb
Attachment
cc: R. G. Graves w/att.
P. E. Newton w/att.
H. R. Parks w/att.
E. K. Easton w/att.
B. L. Luehbaugh w/att.

**MINIMUM REQUIREMENTS FOR CONSTRUCTION
OR IN THE VICINITY OF TRANSCONTINENTAL'S FACILITIES**

1. Notification

Company is to be notified at least twenty-four hours prior to commencement of any construction in the vicinity of Company's facilities. Contact:

H. R. Parks OR E. K. Easton
11910 Carroll Mill Road
Ellicott City, MD 21043
Office: (301) 465-0960
Home: (301) 795-7964

2. Crossing Pipe Lines with Heavy Equipment

During construction, to adequately protect Company's facilities from the crossing of heavy equipment, mats or other protective materials approved by the Company will be placed on the right of way over Company's lines.

3. Excavation in Vicinity of Pipe Lines

- a. Under no circumstances will heavy equipment of any type be permitted to excavate or work directly over Company's lines.
- b. All excavations will be performed by hand over or under Company's pipe lines and for a distance of six feet (6') on each side of each line and with Company's inspector standing by.
- c. Under no circumstances will there be any cuts permitted over Company's lines or within six feet (6') of each side of each line without prior agreement with Company and Company's inspector standing by.

4. Aboveground Structures

For the adequate maintenance and operation of Company's facilities, no aboveground structures or appurtenances are to be located on Company's right of way unless otherwise agreed upon by both parties.

5. Blasting

No explosive detonations will be permitted near Company's facilities without prior approval by Company and Company inspector standing by. To determine if the detonation stress will be detrimental to the safety of the pipelines, the following information must be submitted to Company for evaluation and approval at least (2) weeks prior to commencement of blasting activity:

- a. depth and type of explosive;
- b. type of soil and/or rock between detonation point and pipeline;
- c. will charge be point, grid, or line;
- d. method of detonation including delay times and, if dynamite stick, dimensions and number of sticks per delay;
- e. perpendicular distance to nearest pipeline.

6. Cover and Fill Over Pipe Lines

- a. No cuts below or fill above existing grade will be permitted over Company's facilities unless agreed upon by Company.
- b. The minimum earth cover over Company's facilities shall be thirty-six inches (3'0").

7. Proposed Water Lines, Sewer Lines, Electric Lines, etc.

- a. All water, sewer, gas, and other lines will cross Company's pipe lines with a minimum of two feet (2') of clearance, unless otherwise agreed upon by both parties.
- b. All underground power lines shall be encased in rigid steel casing and concrete and all plastic lines which carry combustible materials shall be encased in rigid steel casing the full width of the right of way.
- c. All foreign lines shall cross Company's right of way at an angle of 90 degrees or as near as possible thereto.

8. Right of Ingress and Egress

Company shall have the right of ingress and egress to its facilities within the development.

9. Proposed Roads, Streets, and Parking Lots

- a. Pending preliminary field surveys and related engineering studies, Company's pipe lines may require either casing, reinforced concrete slabs, or adjustments at roads, highways, public streets, and parking lots.
- b. Roads and streets passing over the lines shall cross at an angle of 90 degrees or as near as possible thereto.
- c. The minimum earth cover over Company's lines shall be thirty-six inches (3'0") at all street crossings, including adjacent ditch lines.

10. Septic Tanks and Drain Fields

Septic tanks and drain fields are not to be built closer than 25 feet to Company's pipe lines and, where possible, are to give away from the lines. In no case are septic tanks and drain fields to be located on Company's right of way.

11. Parking Lots and Driveways

Parking lots and/or paving of any kind shall not be constructed longitudinally over Company's pipe lines unless agreed upon by both parties; and, in such cases, Company retains the right to cut all present and proposed driveways and parking areas for the adequate maintenance and operation of its existing facilities, for the construction of future pipe lines and for Company's semi-annual and annual inspections of its facilities through the area.

12. Drawings on Proposed Construction

Four copies of plan and profile drawings on all proposed construction over or in the vicinity of Company's pipe lines shall be submitted for approval. All drawings shall show Company's pipe lines and be in sufficient detail to permit Company to determine the effects of the proposed construction on Company's facilities.

Heidi M. Peters Chapin
10727 Lantewood Road
Cockeysville, Maryland 21030

Ms. Mary Z. Luehbaugh
15315 Carroll Road
Monkton, Maryland 21111

3/21/86
I/c with Mr. Doug Graham.
Mrs. Chapin has a power of atty
to sign Mrs. Yegor's name.
He is going to have her drop
off Power of atty for surfers.
med

To Whom it May Concern:
I give Peter and Doug Rate
of Chapin permission to have my
property on the Northwest side of
Carroll Road & Glenage Road
zoned.

Peter Yegor
March 3, 1986

TOTAL HORIZONTAL ILLUMINATION (MAINTAINED FOOTCANDLES)
ON A PLANE AT Z = 0 FEET

[illegible]

0.0 10.0 20.0 30.0 40.0 50.0 60.0 70.0 80.0 90.0 100.0 110.0 120.0 130.0 140.0 150.0

১	২	৩	৪	৫	৬	৭	৮	৯	১০
১১	১২	১৩	১৪	১৫	১৬	১৭	১৮	১৯	২০
২১	২২	২৩	২৪	২৫	২৬	২৭	২৮	২৯	৩০
৩১	৩২	৩৩	৩৪	৩৫	৩৬	৩৭	৩৮	৩৯	৪০
৪১	৪২	৪৩	৪৪	৪৫	৪৬	৪৭	৪৮	৪৯	৫০
৫১	৫২	৫৩	৫৪	৫৫	৫৬	৫৭	৫৮	৫৯	৬০
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৭১	৭২	৭৩	৭৪	৭৫	৭৬	৭৭	৭৮	৭৯	৮০
৮১	৮২	৮৩	৮৪	৮৫	৮৬	৮৭	৮৮	৮৯	৯০
৯১	৯২	৯৩	৯৪	৯৫	৯৬	৯৭	৯৮	৯৯	১০০

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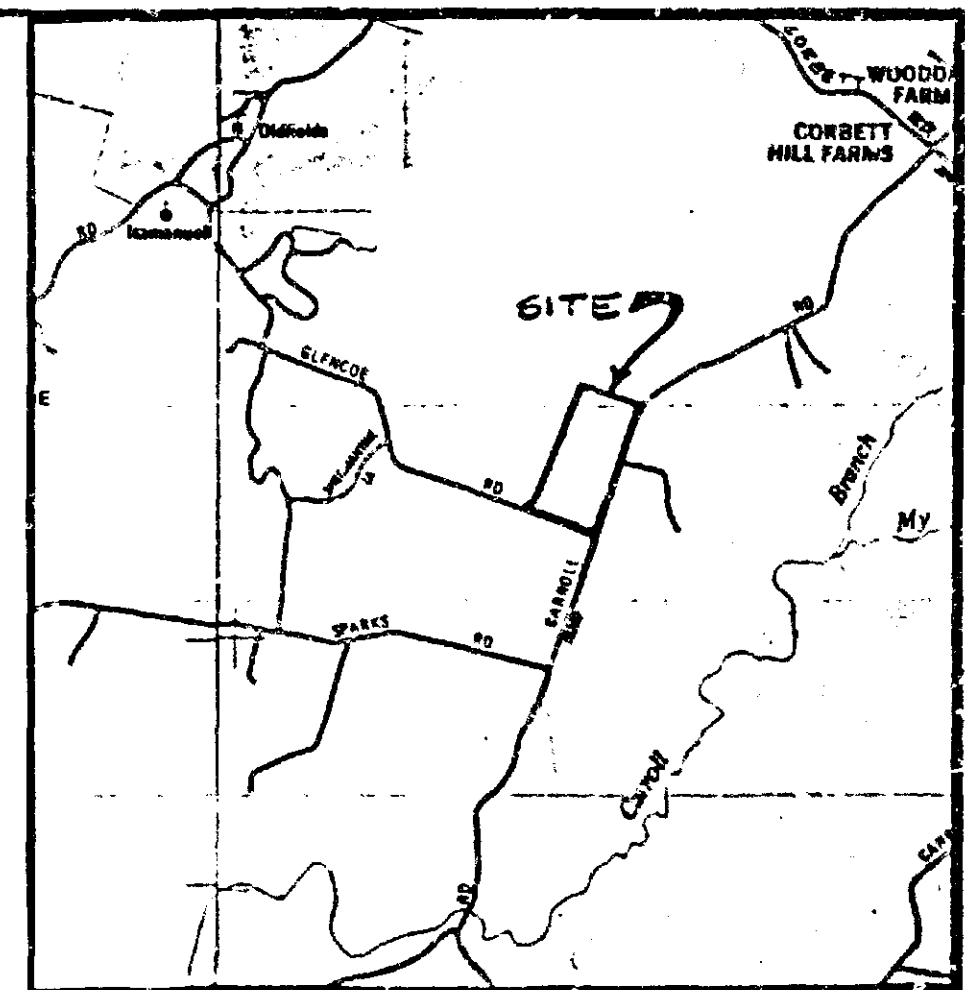
Note - Average to Minimum Ratio exceeds 100%

```
Maximum footcandles computed at 90 , 25
Minimum footcandles computed at 60 , 325
```

TOP

WAX

Proposed
Site



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

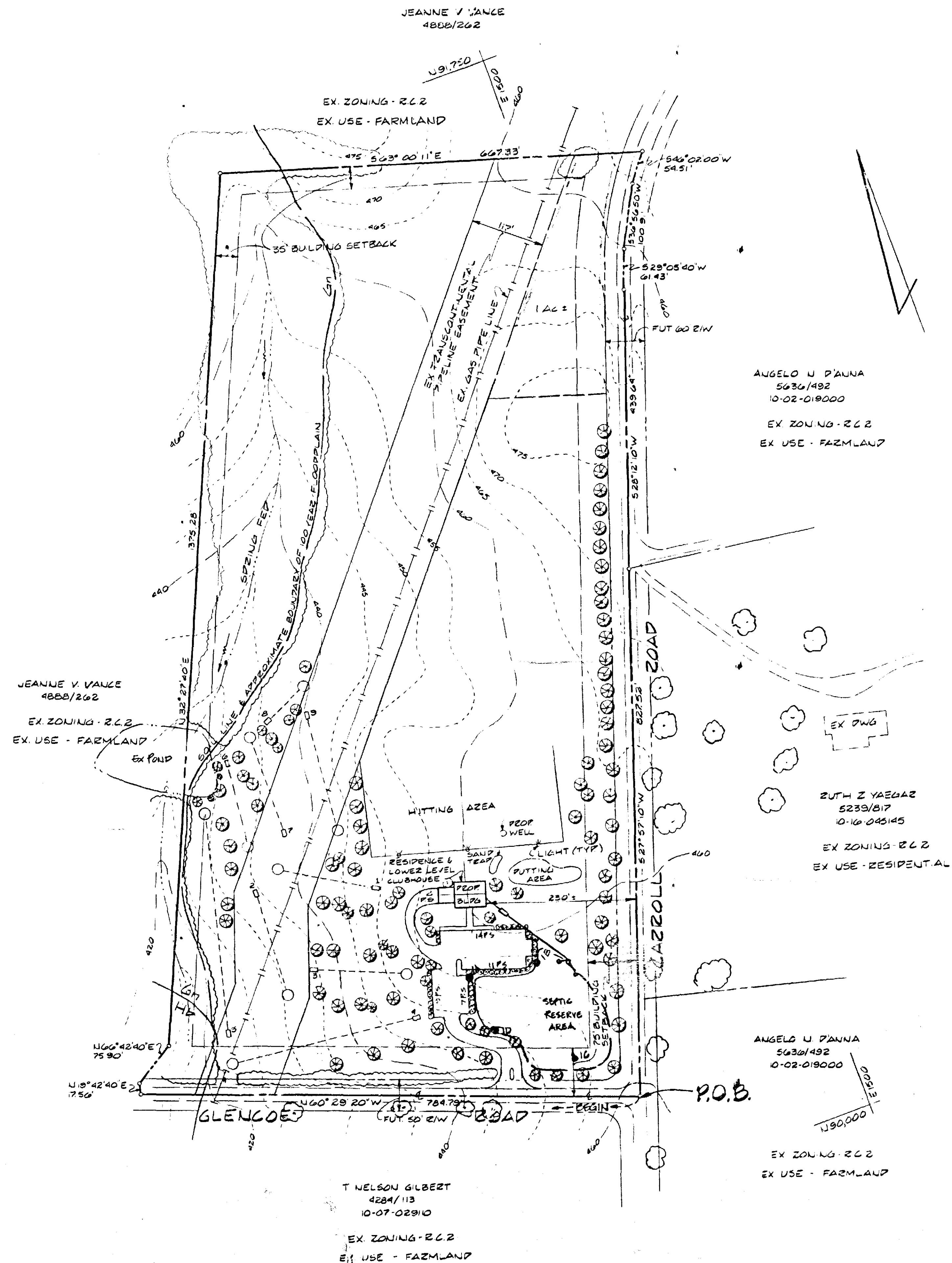
1. AREA OF TRACT --- 22.48 AC ±
2. EXISTING ZONING --- ZC 2
3. EXISTING USE --- FARMED
4. PROPOSED USE: RESIDENCE AND GOLF TRAINING CENTER
5. LOWER LEVEL OF LOG CABIN STRUCTURE TO SERVE AS A CLUBHOUSE
6. NO. OF EMPLOYEES --- 5
* INCLUDING 3 FAMILY MEMBERS
7. HOURS OF OPERATION --- 8AM TO DUSK (10PM. MAX.)
8. LIGHTS IN HITTING AREA NUMBERING 3 TO BE MAX. 10' HIGH AND SHALL BE DIRECTED AS NOT TO INTERFERE WITH ADJACENT PROPERTIES AND TRAFFIC
9. PARKING REQUIRED
9 HOLES @ 4 EACH (4 x 9) = 36
SNACK BAR & SEATING (250 SF ±) = 5 PS.
10. PARKING SHOWN --- 49
41 ON PARKING LOT
8 GARAGE OR PAD SPACES FOR RESIDENCE
11. FOOD AND BEVERAGES (NON-ALCOHOLIC) TO BE SNACK BAR VARIETY ONLY
12. PARKING LOT TO BE DURABLE AND DUSTFREE
13. LANDSCAPING TO BE PROVIDED IN ACCORDANCE WITH BALTO. CO. LANDSCAPE MANUAL

PETITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION FOR A
GOLF COURSE IN AN R.C. 2 ZONE
PER SECTION 1A01.2.C.10

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #10

SCALE: 1"=100'
FEBRUARY 11, 1986
P.U. 5336



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

REV. 8/17/86
1. PROPOSED & REPAIRED PARKING
2. EXISTING EX. POND AND A DRAINAGE CANAL

