

87-142-SPH

~~#~~ 4/9

495' SW of the c/l of Trenton Mill Rd., 3078' SE
of the c/l of Hanover Pike

5th Elec. Dist.

8/19/86

Special Hearing - filing fee \$100.00 - Piney Branch Golf & Country Club, Inc.

8/19/86

Hearing set for 9/29/86, at 10:45 a.m.

9/29/86

Advertising and Posting - \$65.37

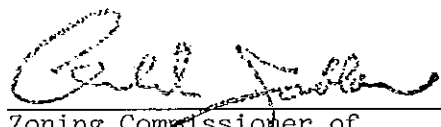
9/29/86

Ordered by the Zoning Commissioner that the amendment to the site plans filed in Case Nos. 64-13-X and 80-184-SPH to indicate the expansion of the clubhouse and an additional building to house golf carts is approved and the Petition for Special Hearing is GRANTED with conditions.

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 to amend the site plans filed in Case Nos. 64-13-X and 80-184-SPH to indicate the expansion of the clubhouse and an additional building to house golf carts would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of September, 1986, that the amendment to the site plans filed in Case Nos. 64-13-X and 80-184-SPH to indicate the expansion of the clubhouse and an additional building to house golf carts be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Ralph E. Deitz, Esquire

People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1986

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

000

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
DevelopmentRalph E. Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133RE: Item No. 49 - Case No. 87-142-SPH
Petitioner: Piney Branch Golf & Country
Club, Inc.
Petition for Special Hearing

Dear Mr. Deitz:

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:kbb

Enclosures

cc: Donald G. Richardson
Trenton Mill Road
Hampstead, Maryland 21074BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

August 15, 1986

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

RE: Property Owner: Piney Branch Golf and Country Club, Inc.

Location: 494.90' from centerline of Trenton Mill Road and 3078' SE of Hanover Pike

Item No.: 49 Zoning Agenda: Meeting of 8/19/86

Comments:

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: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division

/mb

WILLIAM E. HAMMOND

ATTORNEY AT LAW
107 MAIN STREET
REISTERSTOWN, MARYLAND 21156
833-1321

July 14, 1986

Arnold Jablon, Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204Re: Bldg. Permit #C-760-86
Piney Branch Golf & Country Club, Inc.

Dear Commissioner Jablon:

With regard to the above application for building permit to construct a golf cart storage building and my telephone conversation with Mr. James E. Dyer, this is to respectfully request that the decision to require a hearing before approval of the permit be reconsidered on the basis of hardship.

According to information given to me by the "Club's" management, or its agents, servants and employees, it was decided by the zoning office in March, 1986 that a hearing would not be required for permit approval. In keeping therewith the "Club" proceeded to sign a \$29,000.00 contract for the construction to house 65 new golf carts to be delivered before September 30, 1986. Since there is no other storage facility on the property which could be utilized, it is mandatory that construction begin shortly so as to provide protection from the weather and vandalism.

If any additional information is desired or if a meeting of all concerned parties would be helpful, please so advise.

Very truly yours,

William E. Hammond
William E. Hammond

WEH:dd

87-142-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

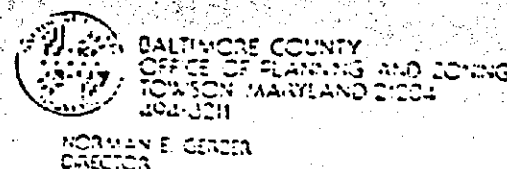
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
15th day of August, 1986

Arnold Jablon
Zoning Commissioner

Petitioner Piney Branch Golf & Country Club, Inc.
Petitioner's Club, Inc.
Attorney *Ralph E. Deitz, Esquire*
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *5th* Date of Posting *August 25, 1986*
Posted for: *Special Hearing*
Petitioner: *Piney Branch Golf and Country Club, Inc.*
Location of property: *494' S.W. of the E.L. of Trenton Mill Rd.
3078' S.E. of the E.L. of Hanover Pike*
Location of signs: *N.E. of Trenton Mill Rd. at entrance to
subject property*
Remarks:
Posted by *S.D. Grata* Date of return: *August 29, 1986*
Number of Signs: *1*

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
JANUARY 1987Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

August 26, 1986

RE: Zoning Advisory Meeting of August 19, 1986
Item # 49
Property Owner: PINEY BRANCH GOLF & COUNTRY CLUB, INC.
Location: 494.90' S.E. of Trenton Mill Rd.
+ 3078' S.E. of Hanover Pike

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 parking arrangement is not satisfactory.
- ☒ 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 22-53 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 8/19/86.
- ☒ This 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 contravening by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

Additional comments:

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

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

August 15, 1986

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 49 Zoning Advisory Committee Meeting are as follows:

Property Owner: Piney Branch Golf and Country Club, Inc.
Location: 494.90 feet from C/L Trenton Mill Rd. and 3078 ft. SE Hanover Pike
Districts:

- APPLICABLE TYPES ARE CIRCLED:
- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.D.A. Bill #11-85) and other applicable Codes and Standards.
 - (B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Resubmittal: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) 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.

E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All 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 wall. See Table 101, Section 1007, Section 1008 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. 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.

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

H. 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 to Mixed Use _____ See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 21-6 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. 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. If desired the applicant may obtain additional information by visiting Room 119 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles F. Clum
C. F. Clum, Chief
Building Plans Service

L/22/86

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353ARNOLD JABLON
ZONING COMMISSIONERJEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 19, 1986

Owner / Manager
Piney Branch Golf and Country Club Inc.
5301 Trenton Mill Road
Hampstead, Maryland 21074

Dear Sirs,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- ☐ Improper setbacks
- ☐ Improper use
- ☐ Improper location
- ☐ Inspection of the property must be made before permit can be approved
- ☐ Insufficient information on permit
- ☐ Needs average sheet in order to determine front setbacks
- ☐ Revised Plans (9 copies) must be submitted to Mrs. Sherry Mehl, Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number.
- ☒ Other (This office would require that another hearing for an amendment to the original plan as presented in the two previous zoning hearings would be required. There have been two additions since the last hearing that were approved without a hearing.)

Part Signed 7/31/86
WCH *Approved App* *L.T.D.*

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

cc: Zoning File 424
Planning Filecc: David I. Bowman, Hanover pole building Co. Inc.
P.O. Box 330, Abbottstown, P.A. 17301

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Westminster, Md., Sept.

THIS IS TO CERTIFY that the annexed... Report was published for... one (1) consecutive day to the... 11th day of September, 1986.

- ☐ Carroll County Times, a daily newspaper in Westminster, Carroll County, Maryland
- ☐ Randallstown News, a weekly newspaper in Baltimore
- ☒ Community Times, a weekly newspaper in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Per _____

DATE AND TIME
PUBLIC NOTICE
LOCATION
The Baltimore County Office of Planning and Zoning is holding a public hearing on the proposed amendment to the Zoning Ordinance, Item # 49, on August 19, 1986, at 7:00 PM, in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204. The hearing will be held in the presence of the Zoning Commissioner, Arnold Jablon, and the Zoning Advisory Committee. The public is invited to attend and to express their views on the proposed amendment. The hearing will be held in the presence of the Zoning Commissioner, Arnold Jablon, and the Zoning Advisory Committee. The public is invited to attend and to express their views on the proposed amendment.

