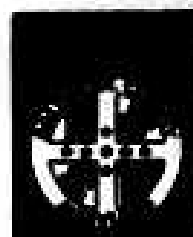


Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 2, 1990



Dennis F. Rasmussen
County Executive

William F. Hammond, Esquire
107 Main Street
Reisterstown, MD 21136

RE: Piney Branch Golf Club
Zoning Hearings: 64-13, 80-184,
87-142, 88-39
SW/S Trenton Mill Road, 3000+ SE
of Hanover Pike
5th Election District

Dear Mr. Hammond:

As a follow-up on the meeting this week, I have consulted with J. Robert Haines, Zoning Commissioner, to review the architectural plans for the proposed additions to the clubhouse building, including the men's locker room, women's locker room, offices and future patio enclosure. These new proposed and future additions, the bathrooms and shelters previously approved in October by this office and the parking availability was considered and it has been determined that these changes would not be within the spirit and intent of the last amendment hearing.

I wanted to inform you of this decision without delay so that you could prepare an amendment petition and revised plan should your client decide to proceed with the required public hearing.

If I can provide you with any additional clarification concerning this decision or filing information, please contact me in this office. I have taken the liberty to include the required forms and general filing information.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

Enclosures

cc: James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: File

February 2, 1990

1.1/27/89

FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Two locations for bathroom and shelter facilities on the
Piney Branch Golf Course
Trenton Mill Road
Hampstead, Maryland

This office has reviewed the above locations; the first being in the vicinity of the 5th tee and the second in the vicinity of the 15th tee. The size and the location do not conflict with the special exception as granted in the original Case No. 64-13-X and is consistent with the spirit, intent, and order for the overall use of the property, therefore, an additional hearing is not required.

JED:cer

436
88-39-SPH
8-39-SPH
#436

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 the Site Plan granted in case #64-13 X, as amended by Case #80-184 SPH and #87-142 SPH to allow expansion of the area of the 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:	Legal Owner(s):
(Type or Print Name)	PINEY BRANCH GOLF & COUNTRY CLUB, INC.
Signature	BY <i>Ralph E. Deitz</i> President
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	5301 Trenton Mill Road
Ralph E. Deitz	Address
(Type or Print Name)	Hampstead, Maryland 21074
Signature	City and State
9026 Liberty Road	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Donald G. Richardson
Randallstown, Md. 21133	Name
City and State	5301 Trenton Mill Road
Attorney's Telephone No. 922-2121	Address
	Hampstead, Md. 21074

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June, 1987, 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 27th day of July, 1987, at 10:10 o'clock A.M.

Ralph E. Deitz
Zoning Commissioner of Baltimore County.

CO-1

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-39-SPH
Date of Posting July 7, 1987

District 5th
Posted for Special Hearing
Petitioner: Piney Branch Golf & Country Club, Inc.
Location of property: 494.9' SW of c/l of Trenton Mill Rd., 3078' SE of Hanover Pike
Location of sign: S. side of Trenton Mill Rd. at entrance to subject property
Remarks: S. J. Deitz
Posted by S. J. Deitz
Number of signs 1

84-50X-1

July 28, 1986
Page 1 of 1

DESCRIPTION OF A 13.414 ACRE PARCEL BEING PART OF PINEY BRANCH GOLF COURSE

ALL that tract or parcel of land situate on the Southwest side of Trenton Mill Road, located in the Fifth Election District of Baltimore County, Maryland which according to a survey by R.T.F. Inc. dated July 28, 1986 is described as follows:

BEGINNING for the same at the end of the North 58°42'13" East 2388.80 foot line of a tract of land conveyed unto Piney Branch Golf and Country Club, Inc. by deed dated July 25, 1964 and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 4379, Folio 464, etc. said point being distance South 34°45'00" West 494.90 feet from a point in or near the centerline of Trenton Mill Road, which is approximately 3078 feet Southeast from the intersection of Trenton Mill Road and Hanover Pike (Maryland Route No. 30), thence running with the outlines of the conveyance to Piney Branch Golf and Country Club, Inc. South 35°13'32" East 211.00 feet to a point, thence South 49°20'17" East 265.00 feet to a point, thence with two lines of division the following two courses 1.) South 58°42'13" West 1326.53 feet to a point, thence 2.) North 31°17'47" West 462.47 feet to a point on the North 58°42'13" East 2338.80 foot line heretofore mentioned said point being distant North 58°42'13" East 1158.80 feet from the beginning of said line, thence running with a portion of said line North 58°42'13" East 1230.00 feet to the place of beginning. Containing 13.414 acres of land more or less.

Robert L. Sigmond
Registered Land Surveyor No. 6034

OFFICE COPY

PETITION FOR SPECIAL HEARING

5th Election District - 3rd Councilmanic District
Case No. 88-39-SPH

LOCATION: 494.9' Southwest of Centerline of Trenton Mill Road, 3078 feet Southeast of Hanover Pike

DATE AND TIME: Monday, July 27, 1987, at 10:10 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve an amendment to the site plan granted in Case No. 64-13-X, as amended by Case Nos. 80-184-SPH and 87-142-SPH to permit expansion of the area of the maintenance building

Piney Branch Golf & Country Club, Inc., as shown on plat being the property of Inc., 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Ralph E. Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: PETITION FOR SPECIAL HEARING
494.9' SW of c/l of Trenton Mill Rd., 3078' SE of Hanover Pike
5th Election District - 3rd Councilmanic District
Piney Branch Golf & Country Club, Inc. - Petitioner
Case No. 88-39-SPH

Dear Mr. Deitz:

This is to advise you that \$85.60 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Office, Room 112, County Office Building, Towson, Maryland

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

No. 36000

DATE 7/27/87 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 85.60 (Cash)

RECEIVED FROM Piney Branch Golf & Country Club

ADVERTISING & POSTING RE CASE #88-39-SPH

FOR B 0023*****856012 6278F

VALIDATION OR SIGNATURE OF CASHIER

Ralph E. Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

June 16, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
494.9' SW of c/l of Trenton Mill Rd., 3078' SE of Hanover Pike
5th Election District - 3rd Councilmanic District
Piney Branch Golf & Country Club, Inc. - Petitioner
Case No. 88-39-SPH

TIME: 10:10 a.m.

DATE: Monday, July 27, 1987

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

Ralph E. Deitz
Zoning Commissioner
of Baltimore County

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

No. 32590

DATE 7/28/87 ACCOUNT 01-615

AMOUNT \$ 100

RECEIVED FROM PINEY BRANCH GOLF & COUNTRY CLUB, INC.

FOR FILING FEE FOR SPECIAL HEARING ITEM #36

B 0046*****1007012 3246F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
494.9' SW of C/L of Trenton Mill Rd., 3078' SE of Hanover Pike, 5th District : OF BALTIMORE COUNTY

PINEY BRANCH GOLF & COUNTRY CLUB, INC., Petitioner : Case No. 88-39-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Ralph E. Deitz, Esquire, 9026 Liberty Rd., Randallstown, MD 21133, Attorney for Petitioner.

RECEIVED
JUL 1 1987

ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUN 22 1987
ZONING OFFICE

NOTICE OF HEARING

FOR SPECIAL HEARING
W of c/l of Trenton Mill Rd., 3078' SE of Hanover Pike
5th Election District - 3rd Councilmanic District
Piney Branch Golf & Country Club, Inc. - Petitioner
Case No. 88-39-SPH

27, 1987

Place Building, 111 West Chesapeake Avenue, Towson, Maryland

Ralph E. Deitz
Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

PRESORTED
FIRST-CLASS

Mr. Donald G. Richardson
5301 Trenton Mill Road
Hampstead, Maryland 21074

Do not put in address
Do not put in number
Do not put in zip code
Do not put in city
Do not put in state
Do not put in country

Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that an amendment to the site plans approved in Case Nos. 64-13-X, 80-184-SPH, and 87-142-SPH to allow expansion of the area of the maintenance building would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1987, that an amendment to the site plans approved in Case Nos. 64-13-X, 80-184-SPH, and 87-142-SPH to allow expansion of the area of the maintenance building be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Ralph E. Deitz, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
Date *July 30, 1987*
By *[Signature]*

88-39-SPH
#436

88-39-SPH
#436
Piney Branch Golf & Country Club, Inc.
494.9' SW of c/l of Trenton Mill Rd.
3078' SE of Hanover Pike
3rd C.D.

LOCATION: 884.9' SW of Trenton Mill Road, 3078' SE of Hanover Pike, Towson, Maryland
DATE AND TIME: Monday, July 27, 1987 at 10:00 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 for Special Hearing to approve an amendment to the site plans submitted in Case No. 88-39-SPH and 87-142-SPH to permit expansion of the area of the maintenance building.
Being the property of Piney Branch Golf & Country Club, Inc., shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the 60-day period. The Zoning Commissioner will, however, continue to request for a stay of the issuance of said permit during the pendency of good cause shown. Such request will be made 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
7/28 July 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD. *July 9* 1987
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 *July 5, 1987*.

THE JEFFERSONIAN,
Luan Linder Obrecht
Publisher

Case No. 88-39-SPH

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 5th day of *June*, 1987.

Piney Branch Golf and Country Club, Inc.
Petitioner's Attorney
Ralph E. Deitz, Esquire

Arnold Jablon
Zoning Commissioner
Received by: *[Signature]*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: June 30, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SPH, 88-40-SPH, 88-42-A, 88-44-A, 88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and 88-54-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Director

NEG:JGH:sib

RECEIVED
JUL 1 1987
ZONING OFFICE

CPS-008

LANDMARK COMMUNITY NEWSPAPERS OF

Westminster, Md. Ju

THIS IS TO CERTIFY that the annexed... was published for one (1) day of July, 1987 to the 9th day of July, 1987.

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

LANDMARK COMMUNITY NEWSPAPERS OF

Per *[Signature]*

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

Ralph E. Deitz, Esquire
9026 Liberty Road
Randallstown, Maryland 21133

RE: Item No. 436 - Case No. 88-39-SPH
Petitioner: Piney Branch Golf and 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 F. Dyer
JAMES F. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Donald G. Richardson
5301 Trenton Mill Road
Hampstead, Maryland 21074



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN KERN
C. Richard Moore
Acting Director

June 2, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 434, 435, 436, and 437.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 30, 1987

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

Re: Property Owner: Piney Branch Golf and Country Club

Location: 494.9' SW centerline Trenton Mill Road, 3078' SE Hanover Pike
Item No.: 436
Zoning Agenda: Meeting of 5/5/87

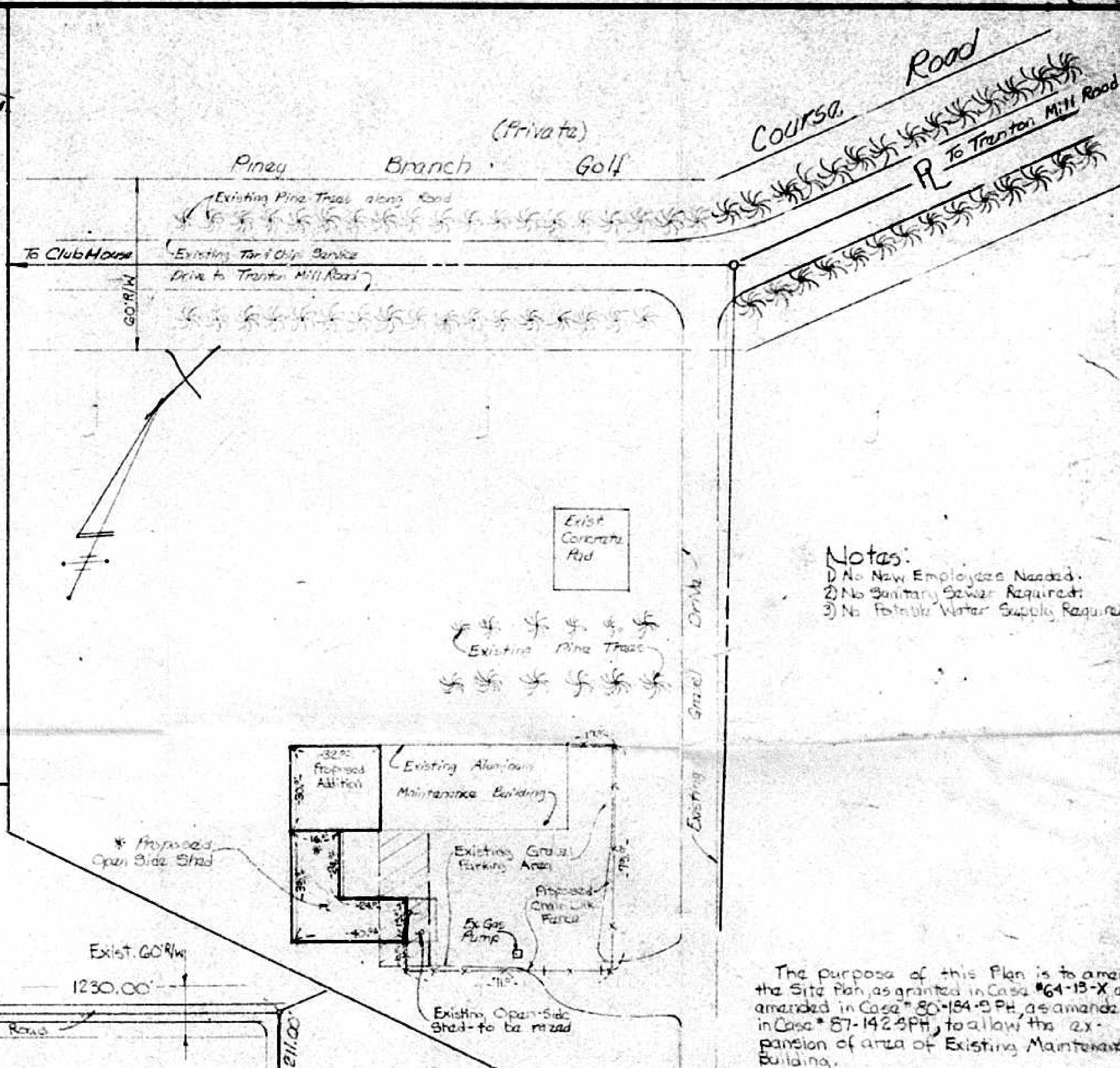
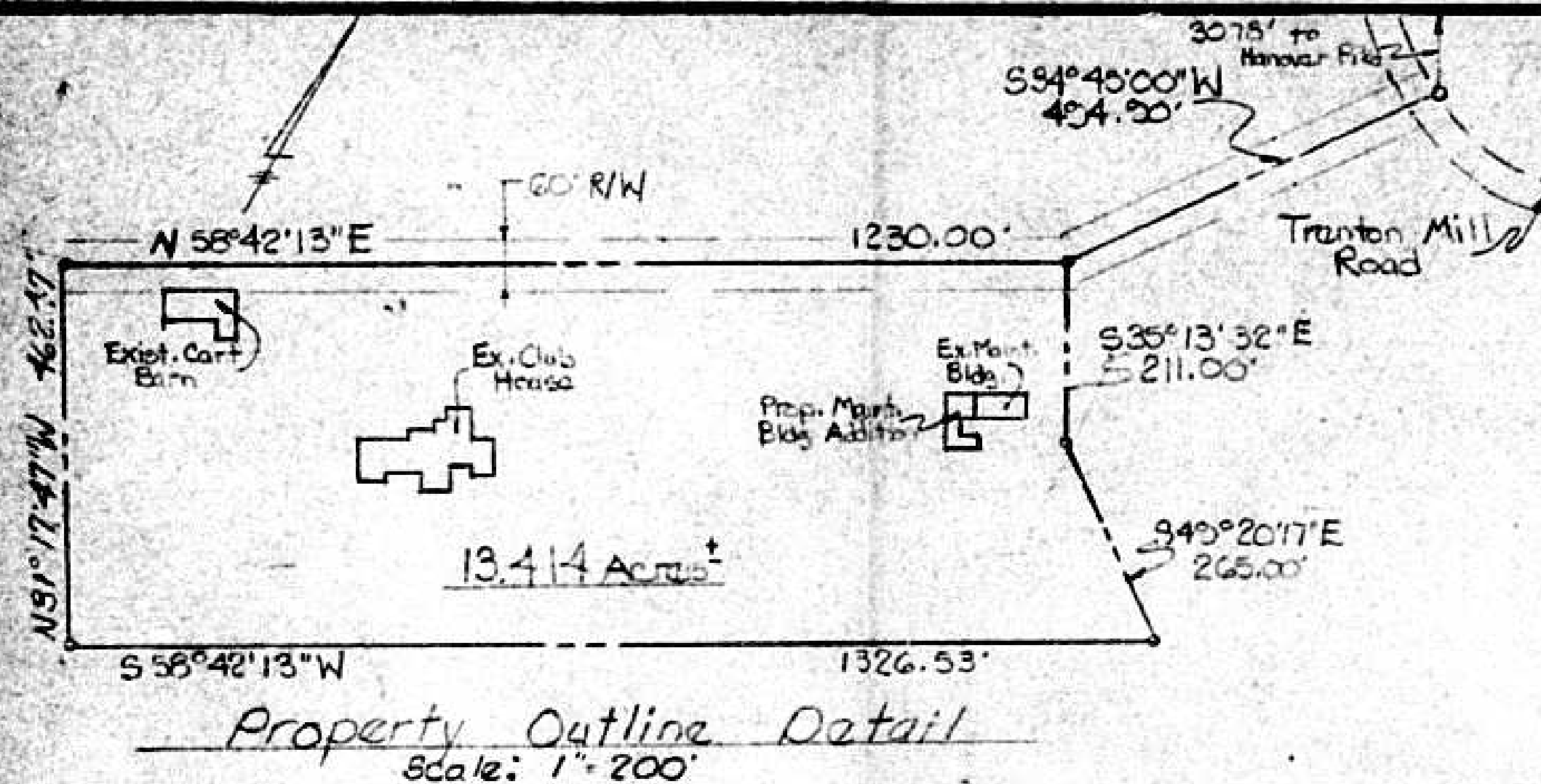
Gentlemen:

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

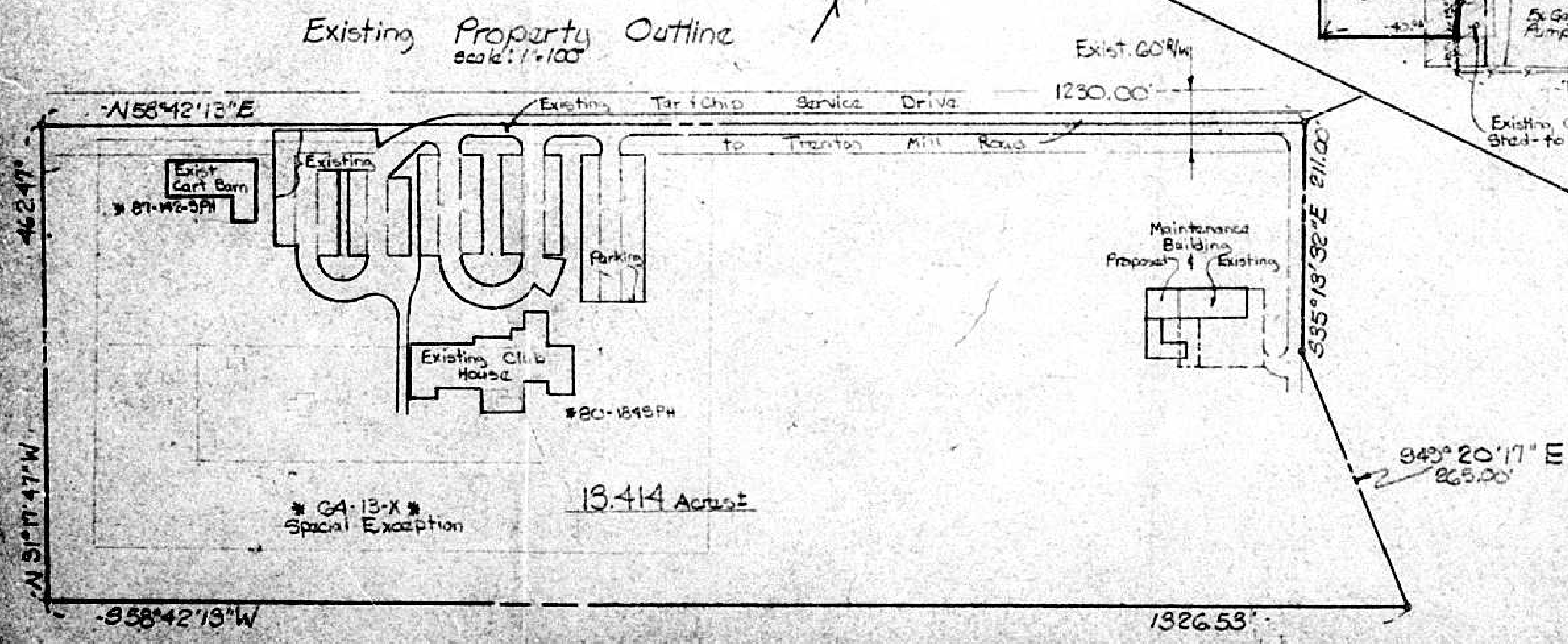
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. On-site water supply for fire protection shall be provided according to the Baltimore County Fire Prevention & Control Master Plan.
- (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 Fire Prevention Bureau
Special Inspection Division

/31



- Notes:**
- 1) No New Employees Needed.
 - 2) No Sanitary Sewer Required.
 - 3) No Potable Water Supply Required.



PETITIONER'S EXHIBIT 1

Sketch Plan
 Proposed Addition to
 Maintenance Building
 for
 Piney Branch Golf Course
 5th Election District Baltimore County, Md.
 84-50x2 1" = 30'

February 9, 1987

88-39-SPH 436
 1 Sign
 OFFICE COPY

1) 64-13-X - Special Exception to allow Golf Course
 2) 80-184-SPH - To Amend Site Plan, 64-13-X, to Reduce Area of Golf Course & Addition to Club House.
 3) 87-142-SPH - To Amend Site Plan, 64-13-X, for Cart Barn Addition.

84-50x2