

PETITION FOR ZONING VARIANCE 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 Variance from Section 409.2 b (5), (6), and (7) to permit 367 parking spaces, now existing, in lieu of the required 443 parking spaces.

The parking area at said country club cannot be expanded and has been in use for over thirty (30) years. The parking area is adequate as the facility is used at varying times for different events. There is no available adjacent area for additional parking.

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

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

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

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): BONNIE VIEW COUNTRY CLUB, INC. (Type or Print Name) John Smeys, President (Type or Print Name) Signature Address City and State

Attorney for Petitioner: William L. Kirk (Type or Print Name) Signature Address City and State

28 Allegheny Avenue, Suite 501, Towson, Maryland 21204

Attorney's Telephone No.: 337-8600

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 28th day of July, 1987, at 2:00 o'clock P.M.

ESTIMATED LENGTH OF HEARING - 1/2HR. AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: RLM DATE 5/8/87

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 409.2 b (5), (6), and (7) of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Bonnie View Country Club, a non-conforming use, pursuant to Baltimore County Zoning Regulation 104.1, to allow Club House, Swimming Pool, 12 tennis Courts, Tennis Pro Shop, Golf Pro Shop, and Golf Cart Storage Room, Maintenance Shed, for Country Club use.

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.

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Legal Owner(s): BONNIE VIEW COUNTRY CLUB, INC. (Type or Print Name) John Smeys, President (Type or Print Name) Signature Address City and State

Attorney for Petitioner: William L. Kirk (Type or Print Name) Signature Address City and State

28 Allegheny Avenue, Suite 501, Towson, Maryland 21204

Attorney's Telephone No.: 337-8600

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ESTIMATED LENGTH OF HEARING - 1/2HR. AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: RLM DATE 5/8/87

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 Bonnie View Country Club, Inc. for use as a country club/golf course, including tennis courts and all ancillary facilities, pursuant to Baltimore County Zoning Regulation 180.1C6.

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: (Type or Print Name) Signature Address City and State

Legal Owner(s): BONNIE VIEW COUNTRY CLUB, INC. (Type or Print Name) John Smeys, President (Type or Print Name) Signature Address City and State

Attorney for Petitioner: William L. Kirk (Type or Print Name) Signature Address City and State

28 Allegheny Avenue, Suite 501, Towson, Maryland 21204

Attorney's Telephone No.: 337-8600

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ESTIMATED LENGTH OF HEARING - 1/2HR. AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: RLM DATE 5/8/87

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

J. Robert Haines Zoning Commissioner

August 7, 1987

William L. Kirk, Esquire 28 Allegheny Avenue, Suite 501 Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing & Zoning Variances SE/cor. of Smith Avenue and Edenvale Road (2201 Smith Avenue) 3rd Election District, 2nd Councilmanic District Case No. 88-56-XSPHA

Dear Mr. Kirk:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petitions for Special Exception, Special Hearing and Zoning Variances have been Granted, subject to the condition noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs
Enclosures
cc: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon To...Zoning Commissioner Date...July 9, 1987

Norman E. Gerber, AICP, Director FROM...Office of Planning and Zoning

SUBJECT...Zoning Petition Nos. 88-56-XSPHA, 88-67-A, 88-68-SpH and 88-76-A

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

NEG:JGH:slb

Norman E. Gerber, AICP, Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

William L. Kirk, Esquire Suite 501, 28 Allegheny Avenue Towson, Maryland 21204

Chairman

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

RE: Item No. 467 - Case No. 88-56-XSPHA Petitioner: Bonnie View Country Club, Inc. Petition Special Exception, Special Hearing & Zoning Variance

Dear Mr. Kirk:

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
Chairman
Zoning Plans Advisory Committee

JED:bjs
Enclosures
cc: McKee & Associates, Inc. Shawan Place 5 Shawan Road Hunt Valley, Maryland 21093
File

Baltimore County Fire Department Towson, Maryland 21204 494-4500

Paul H. Reincke Chief

May 26, 1987

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

Re: Property Owner: Bonnie View Country Club, Inc.

Location: Parcel 1 - SE/C Smith Ave., and Edenvale Rd. Item No.: 467 2 - W/S Smith Avenue, 1320' + NE of c/l Edenvale Rd. Zoning Agenda: Meeting of 5/19/87

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.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] DATE 5/26/87 Noted and Approved: [Signature] Fire Prevention Bureau

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 day of June, 1987.

Received by: [Signature] Chairman, Zoning Plans Advisory Committee

Petitioner: Bonnie View Country Club, Inc. Attorney: William L. Kirk, Esquire

RECEIVED
JUL 10 1987
ZONING OFFICE

SEYMOUR KOSOWSKI
DIRECTOR
C. Richard Moore
Acting Director

June 10, 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 462, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, 461, 467 and 463.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

IN RE: PETITIONS FOR SPECIAL EXCEPTION,
SPECIAL HEARING & VARIANCES -
SE/cor. of Smith Avenue and
Edenvale Road (2201 Smith Ave.)
3rd Election District
2nd Councilmanic District
Bonnie View Country Club, Inc.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-56-XSPHA

The Petitioner herein requests a special exception to use the subject property as a country club/golf course, including tennis courts and all ancillary facilities; a special hearing to approve the non-conforming use of the Bonnie View Country Club, including the club house, swimming pool, 12 tennis courts, tennis pro shop, golf pro shop and golf cart storage room, and maintenance shed; and variances to permit 367 parking spaces in lieu of the required 443 spaces, all as more particularly described on the plan submitted, prepared by McKee & Associates, Inc., dated May 7, 1987 and identified herein as Petitioner's Exhibit 1.

Information proffered by Counsel for the Petitioner and testimony given on behalf of the Petitioner indicated that an 18-hole golf course and club house were constructed on the subject property in 1932. From 1950 to date, the property has been utilized as a private country club known as Bonnie View Country Club. There is no record that the Country Club obtained the appropriate Baltimore County approvals in 1950. Over the years various improvements and additions have been made to the facilities as enumerated on Petitioner's Exhibit 1, all with proper permits. It was only when the Petitioner applied for a building permit for a cart house addition that the County determined the Club needed its history clarified and zoning approvals legalized, thus the instant case. The Petitioner proposes enlarging the existing golf cart storage room, which currently houses only 35 carts, with a 26' x 56' cart house addition to enhance the property's appearance and to eliminate the potential of vandalism on the other

ORDER RECEIVED FOR FILING
Date 8/10/89
By *John J. Schuman*

30 golf carts for which there is no storage at this time. The Club predates the housing in the area and, at this time, has about 500 member families. All facilities, including golf course, tennis shop and restaurant are for the use of members only. Parking does not spill over into the nearby streets.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing held in this case, and after due consideration of the testimony and evidence presented herein, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has acted in good faith in obtaining the necessary permits and approvals from Baltimore County through the years. The golf course, club house and some of the existing ancillary facilities are non-conforming and the remaining ancillary facilities have been constructed with appropriate permits and approvals. It is important to note that the Country Club was in existence prior to the surrounding housing. Attention also is called to Section 1B01.1B.1.C9 of the BCZR which provides for exceptions to residential transition areas. In the opinion of the Deputy Zoning Commissioner, the Bonnie View Country Club was legally established and throughout the years the development and construction of facilities has been within the spirit and intent of the BCZR in effect at the time. It is also the opinion of the Deputy Zoning Commissioner that, within the spirit and intent of the BCZR, the Club should not be restricted to the 25% extension allowed under Section 104.1 of the BCZR for non-conforming uses, but should be allowed to add or enlarge facilities, if they so wish, under a special exception. In the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners. The requirements of Section 307 and Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected.

-2-

ORDER RECEIVED FOR FILING
Date 8/10/89
By *John J. Schuman*

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1987 that a special exception to use the subject property as a country club/golf course, including tennis courts and all ancillary facilities be approved; that a special hearing for the non-conforming use of the Bonnie View Country Club, for a golf course, club house, and a number of existing ancillary facilities and buildings, be approved; and variances to allow 367 parking spaces in lieu of the required 443 spaces, be permitted, all in accordance with Petitioner's Exhibit 1, and as such, the Petitions for Special Exception, Special Hearing and Zoning Variances be and are hereby GRANTED, subject to the following condition:

Additional facilities/structures may be added so long as the owner obtains all required permits and complies with all requirements of the BCZR.

John M. H. King
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 8/10/89
By *John J. Schuman*

-3-

DESCRIPTION OF
BONNIE VIEW COUNTRY CLUB
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Parcel One

Beginning for the same at the centerline intersection of Smith Avenue (66.00 feet wide) and Edenvale Road (50.00 feet wide), thence running North 86° 01' 40" East 1226.52 feet, thence South 5° 58' 20" East 68.60 feet, thence South 89° 23' East 150.3 feet, thence North 3° 58' 20" West 77.31 feet, thence Easterly 83 feet, thence Southerly 82 feet, thence North 89° 23' East 456.21 feet, thence South 2° 50' 13" West 1656.14 feet, thence North 51° 21' 20" West 501.79 feet, thence North 85° 05' 10" West 519.68 feet, thence South 0° 42' East 961.00 feet, thence South 88° 02' 35" West 1073.45 feet, thence North 5° 18' 25" East 2210.82 feet to the point of beginning. Containing 81.41 acres more or less.

Parcel Two

Beginning for the same at a point situated 1320.00 feet more or less northeasterly from Edenvale Road, at the center of Smith Avenue 66.00 feet wide, thence running North 84° 01' East 380.00 feet, thence North 85° 38' East 1202.00 feet, thence North 85° 45' West 810.00 feet, thence South 81° 45' West 254.00 feet, thence North 88° 45' West 24.75 feet, thence North 88° 45' West 928.75 feet, thence South 36° 21' East 242.00 feet, thence South 53° 30' West 720.00 feet, thence North 0° 07' West 428.9 feet, thence South 81° 15' West 350.00 feet, thence South 88° 45' East 300.00 feet, thence South 81° 15' West 75.00, thence South 88° 45' East 75.00 feet, South 81° 15' West 75.00 feet to the center of Smith Avenue, thence binding on the centerline South 87° 21' East

467

Description of Bonnie View Country Club
Page Two

295.00 feet, thence South 85° 50' East 330.00 feet, thence South 88° 29' East 360.00 feet, thence South 88° 14' East 444.00 feet, thence leaving said centerline of Smith Avenue and running North 81° 15' East 473.00 feet, thence South 88° 45' East 316.00 feet, thence South 84° 01' West 214.00 feet, thence South 86° 05' West 262.00 feet to the centerline of Smith Avenue, thence South 88° 14' East 50.00 feet to the point of beginning, containing 81.5 acres more or less.

The above parcels being known as #2201 Smith Avenue.



PETITIONS FOR SPECIAL EXCEPTION SPECIAL HEARING
AND VARIANCE

3rd Election District - 2nd Councilmanic District
Case No. 88-56-XSPHA

LOCATION: Southeast Corner of Smith Avenue and Edenvale Road
(2201 Smith Avenue)

DATE AND TIME: Tuesday, July 28, 1987, at 2:00 p.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 use as country club/golf course, including tennis courts and all ancillary facilities

Petition for Special Hearing to determine whether or not to approve the Bonnie View Country Club a nonconforming use to permit club house, swimming pool, 12 tennis courts, tennis pro shop, golf pro shop, and golf cart storage room and maintenance shed for country club use

Petition for Zoning Variance to permit 367 parking spaces, now existing, in lieu of the required 443 parking spaces

Being the property of Bonnie View Country Club, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SE Corner Smith Ave. & Edenvale Rd. (2201 Smith Ave.), 3rd Dist.:

BONNIE VIEW COUNTRY CLUB, INC., : Case No. 88-56-XSPHA
Petitioner

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 8th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to William L. Kirk, Esquire, Suite 501, 18 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

William L. Kirk, Esquire
Suite 501
28 Allegheny Avenue
Towson, Maryland 21204

June 18, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

SE/cor. Smith Ave. and Edenvale Rd.
(2201 Smith Ave.)
3rd Election District - 2nd Councilmanic District
Bonnie View Country Club, Inc. - Petitioner
Case No. 88-56-XSPA

TIME: 2:00 p.m.

DATE: Tuesday, July 28, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

cc: Mr. John Saeyne, President, Bonnie View Country Club, Inc.
2201 Smith Avenue
Baltimore, Maryland 21209

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

DATE: 5/16/87 ACCOUNT: R-01-615-000

AMOUNT: \$ 250.00

RECEIVED FROM: *[Signature]*

FOR: ZONING VARIANCE

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

88-56-XSPA

District: 3rd Date of Posting: July 8-87

Posted for: Special Exception, Special Hearing & Variance

Petitioner: Bonnie View Country Club, Inc.

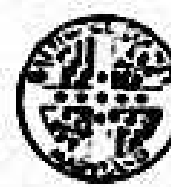
Location of property: SE/Corner of Smith Ave. and Edenvale Rd.
(2201 Smith Ave.)

Location of sign: South side of Smith Ave. Opposite 200' East of Edenvale Rd.

Remarks:

Posted by: *[Signature]* Date of return: 7-10-87

Number of signs: 3



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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

William L. Kirk, Esquire
Suite 501
28 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

SE/cor. Smith Ave. and Edenvale Rd.
(2201 Smith Ave.)
3rd Election District - 2nd Councilmanic District
Bonnie View Country Club, Inc. - Petitioner
Case No. 88-56-XSPA

Dear Mr. Kirk:

This is to advise you that \$123.48 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 Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
Arnold Jadon
Zoning Commissioner

AJ:med

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

DATE: 7-28-87 ACCOUNT: R-01-615

AMOUNT: \$ 123.48

RECEIVED FROM: Bonnie View Country Club, Inc.

FOR: Advertising & Posting 88-56-XSPA

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

89766

Pikesville, Md., July 8, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 28th day of

July 1987
the first publication appearing on the 8th day of July, 1987
the second publication appearing on the day of July, 1987
the third publication appearing on the day of July, 1987

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$32.00

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 9, 1987

THE JEFFERSONIAN,
[Signature]
Publisher

EXISTING ZONING: DR-3.5

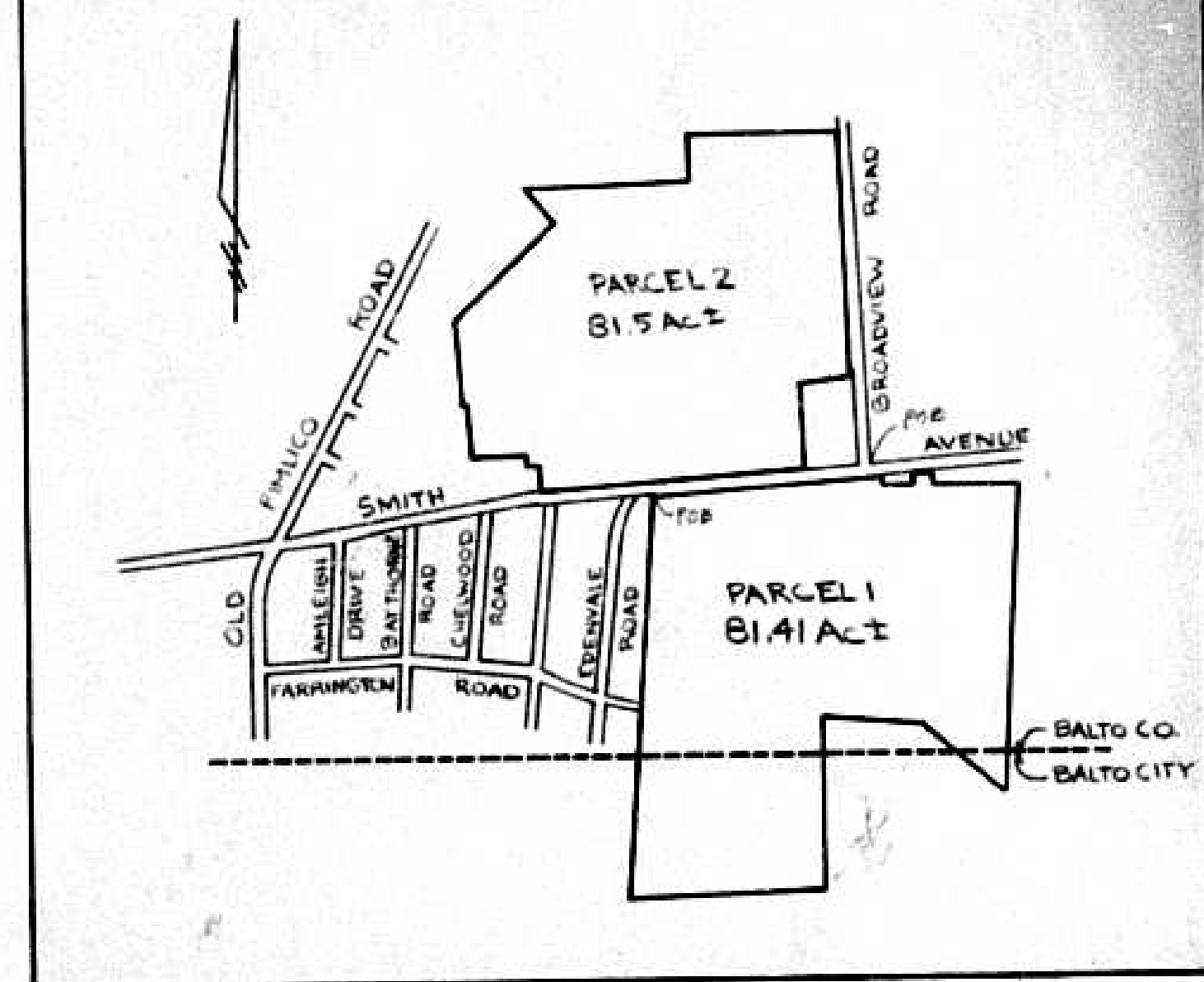
PARKING TABULATIONS:

EXISTING PARKING

367 SPACES (INCL 10 HANDICAPPED)

BUILDING A	
EXISTING USE: CLUBHOUSE	
EX SQUARE FOOTAGE	20,548.50
PARKING REQUIRED (1 space / 50 sq ft)	411 SPACES
BUILDING B	
EXISTING USE: PRO-SHOP(GOLF)	
EX SQUARE FOOTAGE	4,236.00
PARKING REQUIRED (1 space / 200 sq ft)	22 SPACES
BUILDING C	
EXISTING USE: CANOPY	
EX SQUARE FOOTAGE	1,600.00
PARKING REQUIRED	NONE
BUILDING D	
EXISTING USE: PRO-SHOP(TENNIS)	
EX SQUARE FOOTAGE	647.00
PARKING REQUIRED (1 space / 200 sq ft)	4 SPACES
EQUIPMENT SHED	
EX SQUARE FOOTAGE	6,300.00
PARKING REQUIRED (1 space / 3 employees)	0 SPACES
SNACK BAR	
EX SQUARE FOOTAGE	403.00
PARKING REQUIRED	NONE
RESTROOMS	
EX SQUARE FOOTAGE	120.00
PARKING REQUIRED	NONE
CART HOUSE	
EX SQUARE FOOTAGE	1,352
PARKING REQUIRED	NONE
PARKING REQUIRED TOTAL	443 SPACES
PARKING PROPOSED	NONE
BUILDING ERECTION DATES	

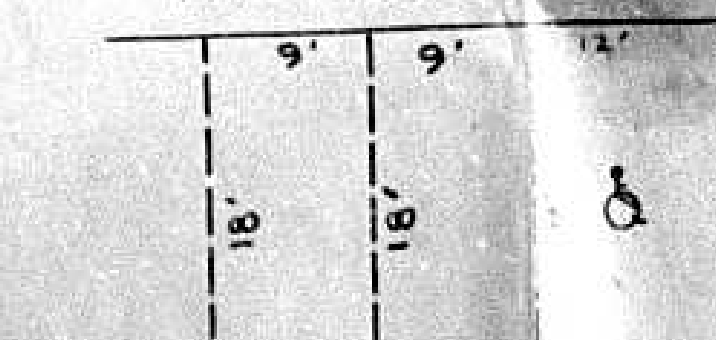
1. CLUBHOUSE PRE-1950 (ADDITIONS 1952, 1959)
2. EQUIPMENT SHED - 1961 (ADDITION 1965)
3. RESTROOMS - 1977
4. CANOPY - 1983
5. SNACK BAR - PRE-1950
6. GOLF PRO-SHOP 1951, (CART ROOM ADDITION 1964)
7. TENNIS PRO-SHOP 1950



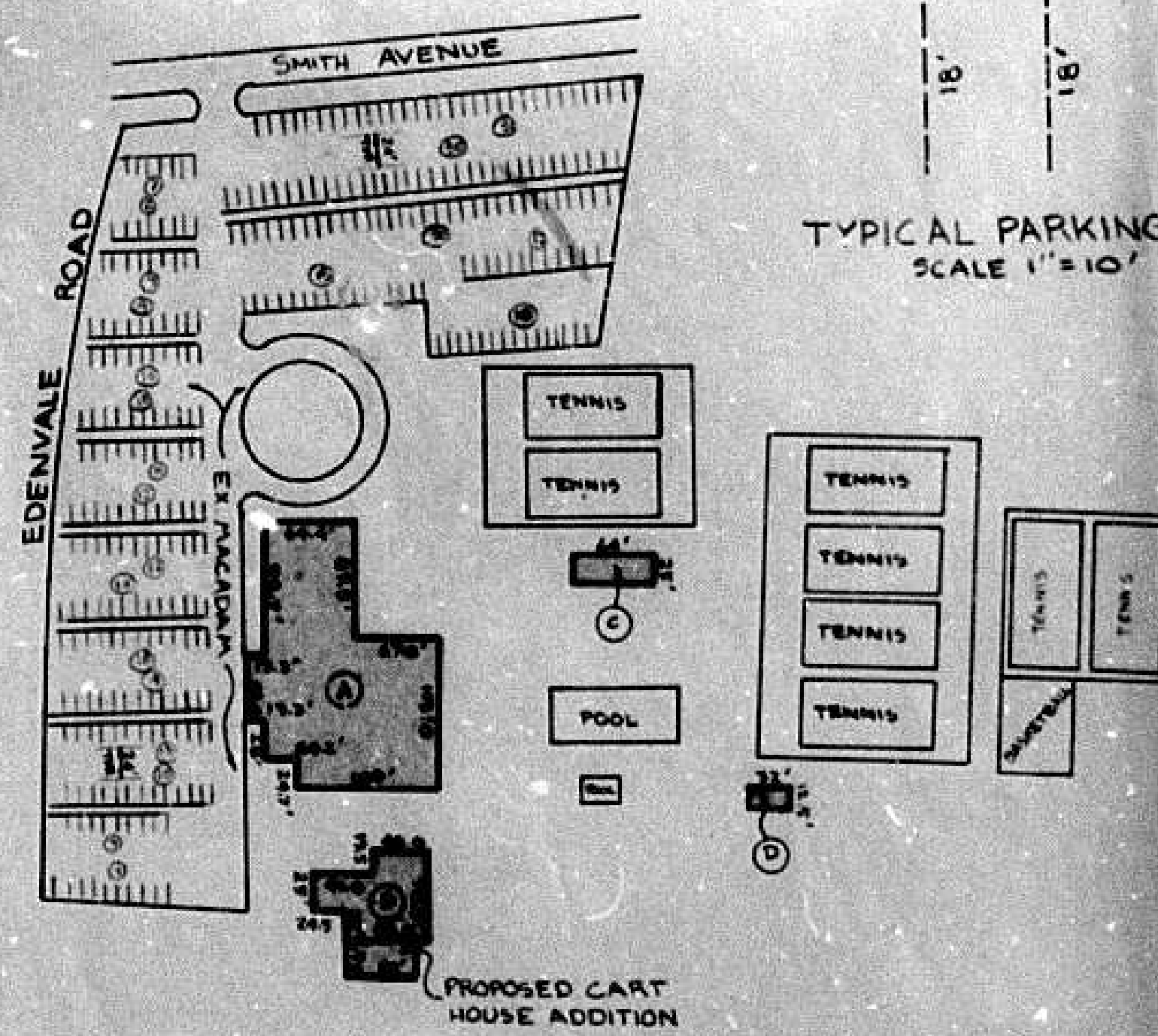
VICINITY MAP
SCALE: 1" = 600'

TOTAL BUILDING AREA
(ALL BLDGS)
 $35,205.50 \text{ sq. ft.} \times 25\% = 8801.50 \text{ sq. ft.}$
PROPOSED BUILDING AREA
(CART HOUSE ADDITION)
 $1,352 \text{ sq. ft.} \times 15\% \text{ OF TOTAL}$

PARKING DETAIL



TYPICAL PARKING SPACES
SCALE: 1" = 10'



DETAIL OF BUILDINGS
SCALE: 1" = 100'

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION, NON-CONFORMING
USE AND PARKING VARIANCE
AT
BONNIE VIEW COUNTRY CLUB
3RD ELECTION DISTRICT MAY 7, 1987
BALTIMORE CO., MD SCALE: 1" = 200'

OWNER
BONNIE VIEW COUNTRY CLUB, INC.
DEED REFERENCE: 1910/004

PETITIONER'S
EXHIBIT

467
3 Signs
88-56 X 51 X A
OFFICE COPY
MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
Shawin Place - 5 Shawin Road
Hunt Valley, MD 21093
301-282-5820

