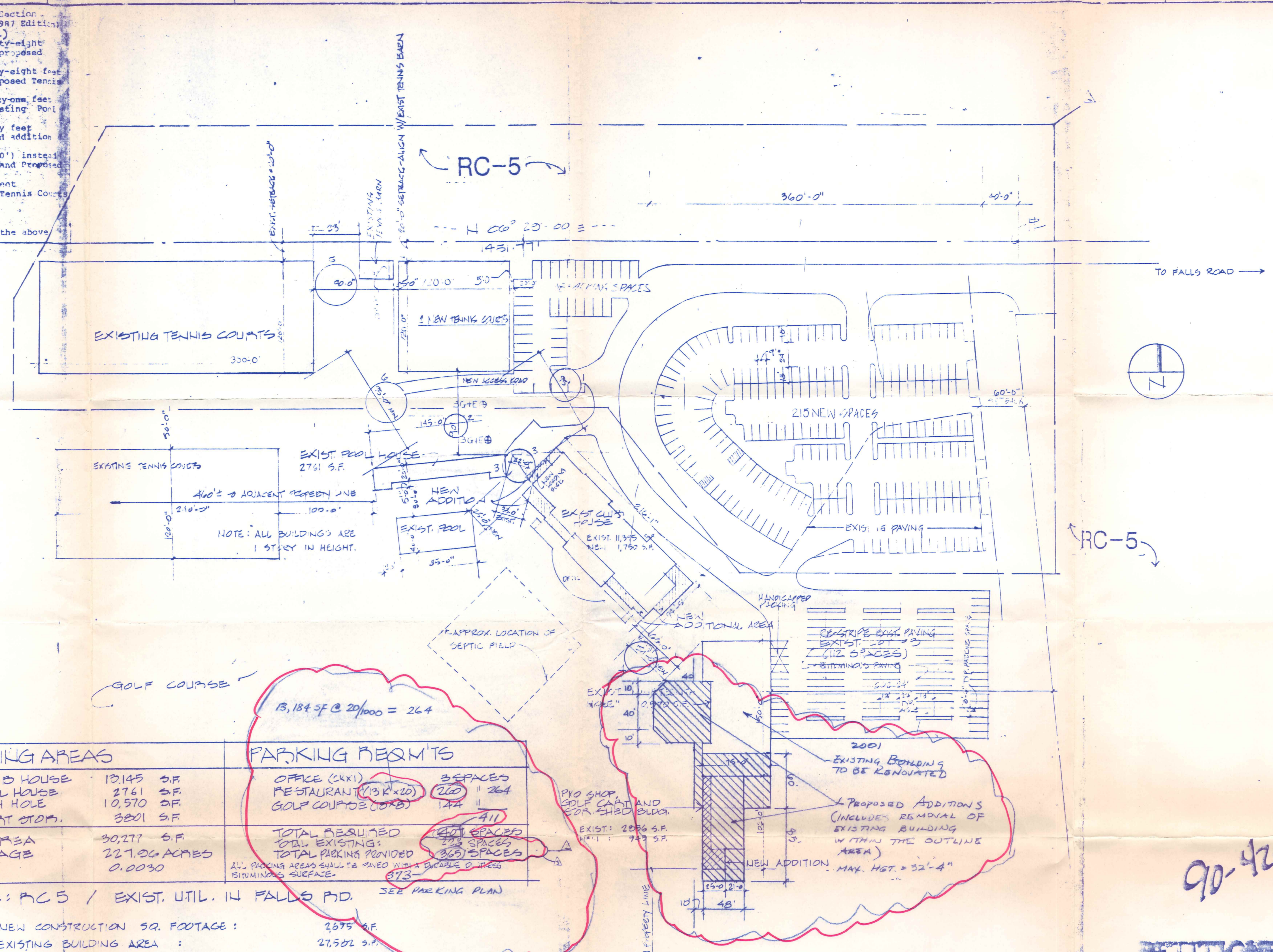


Owners of the Property have filed for a Variance from Section 103 of the Zoning Regulations of Baltimore County (1987 Edition) in accordance with the following: (See Note Numbers on Plan)

- To allow a building setback of a minimum of eighty-eight feet, instead of one hundred feet (100') between the proposed Courts and the proposed Addition to the Club House.
- To allow a building setback of a minimum of fifty-eight feet, instead of one hundred feet (100'), between the Proposed Tennis Courts and the Existing Pool House.
- To allow a building setback of a minimum of twenty-one feet, instead of one hundred feet (100'), between the existing Pool House and proposed Addition to Club House.
- To allow a building setback of a minimum of fifty feet, instead of one hundred feet (100'), between proposed addition Club house and Locker Building.
- To allow a setback of a minimum of sixty feet (60') instead of one hundred feet (100') between Existing Tennis Courts and Proposed Tennis Courts.
- To allow a setback of a minimum of ninety-five feet, instead of one hundred feet (100') between Existing Tennis Courts and Existing Pool House.

Public Hearing was held on January 14, 1993 at which time all of the above variances were granted.  
 Planning Case No: 89-270-STHXA  
 CHESTNUT RIDGE



BUILDING AREAS		PARKING REQ'S	
CLUB HOUSE	13,145 S.F.	OFFICE (CRK)	3 SPACES
POOL HOUSE	2,761 S.F.	RESTAURANT (13'Kx20')	260 " 264
19TH HOLE	10,570 S.F.	GOLF COURSE (10'x8')	144 "
CART STOPS	3,801 S.F.		411
TOT. AREA	30,277 S.F.	TOTAL REQUIRED	411 SPACES
ACREAGE	22.706 ACRES	TOTAL EXISTING	373 SPACES
F.A.P.	0.0030	TOTAL PARKING PROVIDED	365 SPACES
		ALL PARKING AREAS SHALL BE PAVED WITH A DURABLE, DRY-RESURFACED SURFACE.	373

ZONE: RC-5 / EXIST. UTIL. IN FALLS RD. SEE PARKING PLAN

TOTAL NEW CONSTRUCTION SQ. FOOTAGE: 2,675 S.F.  
 TOTAL EXISTING BUILDING AREA: 27,582 S.F.  
 TOTAL PERCENTAGE OF NEW: EXISTING SQ. FOOTAGE 9.77%

CHESTNUT RIDGE COUNTRY CLUB  
 11700 FALLS ROAD, LUTHERVILLE, MARYLAND 21093

ELECTION DISTRICT 0 COUNTY COUNCIL DISTRICT 3

EXISTING AND NEW BUILDING AREAS			
3 DS	EXIST. AREA	NEW ADD.	TOTAL
POOL HOUSE	2,761 S.F.		2,761
CLUB HOUSE	11,979 S.F.	1,750 S.F.	13,729
19TH HOLE	10,570 S.F.		10,570
PRO SHOP	2,356 S.F.	945 S.F.	3,301
	27,582 S.F.	2,675 S.F.	30,277 S.F.
	2,675/27,582 = 9.77% ADDED AREA		

90-42-SPAX

PETITIONER'S EXHIBIT 1

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ZONING ORDER IN CASE 89-270-SPAX

Signature: *[Signature]*  
 Date: 8/26/01  
 PLAN TO ACCOMPANY SET LETTER, REVISED 8-9-01

Chestnut Ridge Country Club  
 Lutherville, Maryland 21093



Architect: Cochran, Stephenson & Dunkenwoot, Incorporated  
 925 North Charles Street, Baltimore, Maryland 21201  
 (410) 528-1000  
 Licensed Professional Engineer: [Name]  
 Licensed Professional Surveyor: [Name]

ARCHITECTURAL SEAL  
*[Signature]*

No.	Date	Revision
1	3/28/93	ISSUED
2	4/16/93	NOTATIONS/MARCA
3	3/10/93	NOTATIONS/DIRK4

Project No.:  
 Date: 10/26/00  
 Scale: 1" = 60'-0"  
 Sheet Title: PROPOSED PARKING PLAN  
 Sheet No.: 01

30.00.1



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 16, 2001

Mr. Frederick J. Thompson  
Gower Thompson Inc.  
429 East Lake Avenue, Baltimore MD 21212

Dear Mr. Thompson

RE: Chestnut Ridge Country Club Spirit and Intent Case No. 89-270-SPHXA,  
8th Election District

After careful review of the materials re-submitted to this office the following has been determined.

Provided the proposed expansion meets the setbacks established in the above referenced zoning case and further, the relationship between required and provided off-street parking (42 spaces) pursuant to the variance granted in same said case is maintained or diminished, the proposal is considered to be within the "Spirit and Intent" of Zoning Case 89-270-SPHXA. You must sticky-back a copy of this letter on all plans submitted to Baltimore County for permit approval.

Please prepare an amended plan clearly showing the line revision and other collateral changes, including a signature block titled:

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND  
ORDER IN ZONING CASE 89-270-SPHXA

Signed By

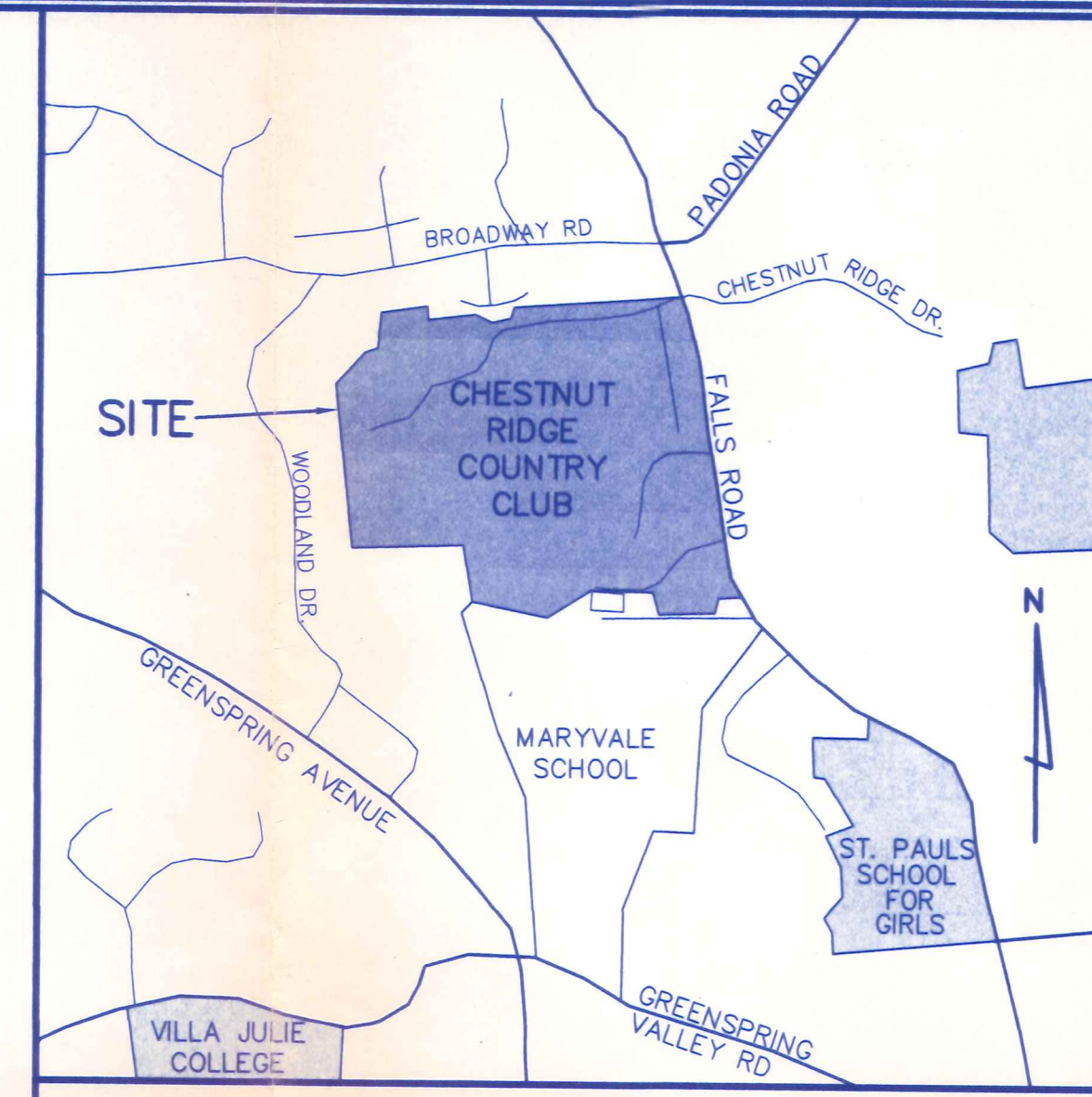
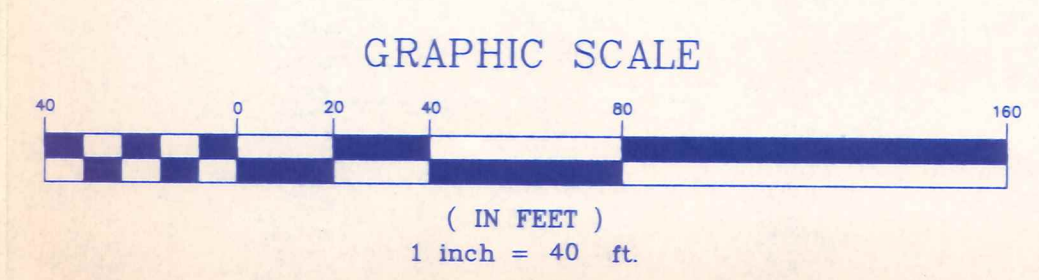
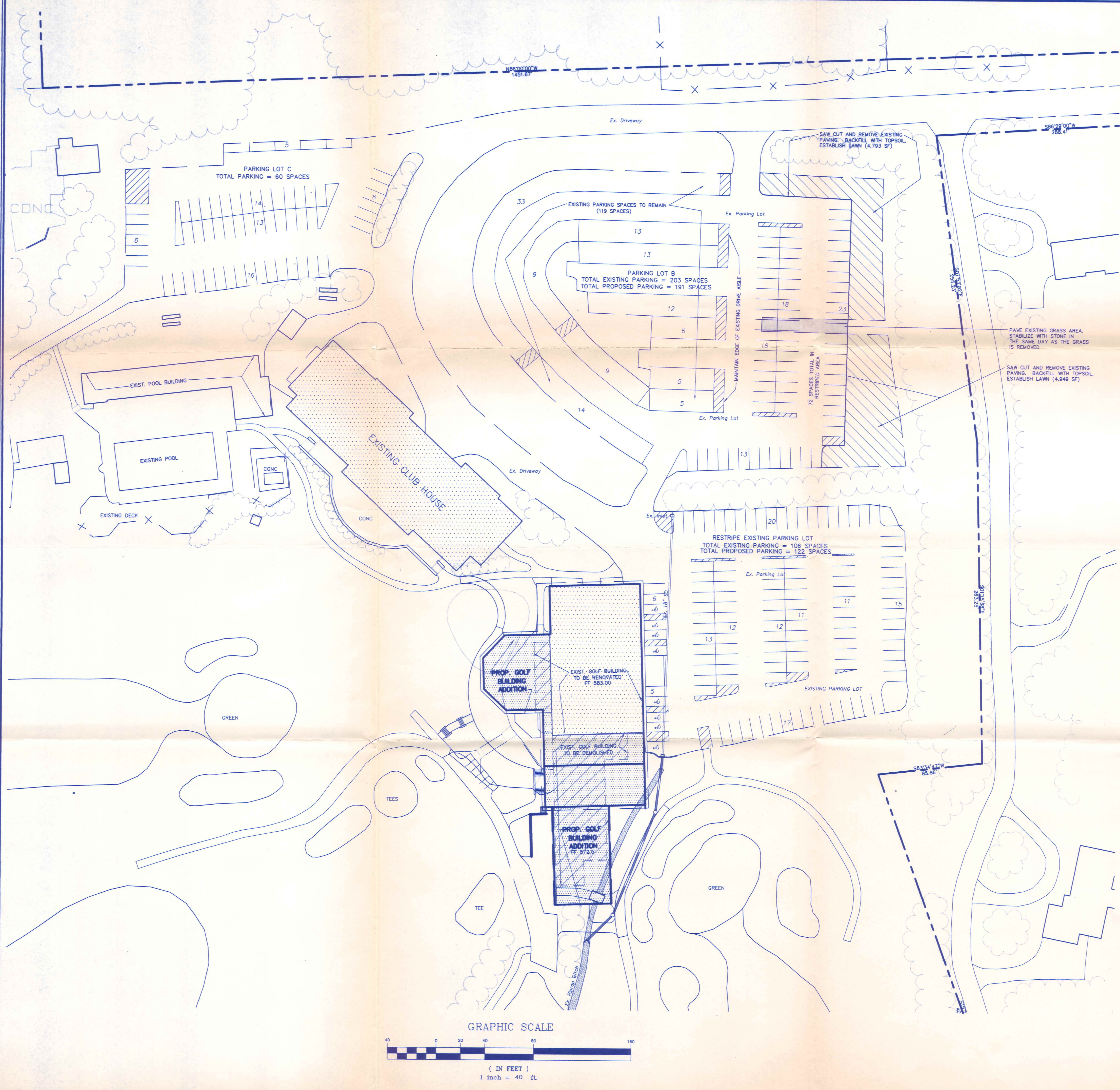
Date

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Lloyd T. Moxley  
Planner II, Zoning Review

LTM



ELECTION DISTRICT B COUNCILMANIC DISTRICT 3  
 DEED: 331/181  
 SITE AREA: 229.465 ACRES±  
 TAX ACCOUNT: 08-03-024242  
 OWNER: CHESTNUT RIDGE COUNTRY CLUB INC.  
 11700 FALLS ROAD  
 BALTIMORE, MARYLAND 21093

SITE ZONING: RC-5  
 EXISTING USE: GOLF COURSE/COUNTRY CLUB  
 PROPOSED CONSTRUCTION: REVISIONS TO EXISTING GOLF BUILDING

LEGEND

EXISTING		PROPOSED
--- 999 ---	CONTOURS	--- 999 ---
— / —	CURB & GUTTER/ EDGE OF PAVING	— / —
— — — —	PROPERTY LINES	— — — —
— — — —	STORM DRAIN	— — — —
— — — —	SANITARY SEWER	— — — —
— — — —	WATER MAIN	— — — —
— — — —	LIMIT OF DISTURBANCE	— — — —
[Pattern]	BUILDING	[Pattern]
[Pattern]	BITUMINOUS CONCRETE PAVEMENT	[Pattern]
[Pattern]	REMOVE EXIST. BITUMINOUS CONCRETE PAVEMENT	[Pattern]

**BECK POWELL & PARSONS**  
 Architecture • Planning • Interior Design

29 W. Susquehanna, Suite 300  
 Towson, Maryland 21204  
 410-828-9220 / Fax: 410-828-9661  
 Copyright (c) BECK, POWELL, & PARSONS, INC.

**GOWER THOMPSON INC.**  
 CIVIL ENGINEERING - SITE PLANNING

429 E. Lake Avenue  
 Baltimore, Maryland 21212  
 Phone 410-532-0101  
 Fax 410-532-0104  
 Email: GOWERTHOMP@AOL.COM

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

**CHESTNUT RIDGE COUNTRY CLUB**

11700 FALLS ROAD  
 LUTHERVILLE, MD 21093

**GOLF BUILDING**

DRAWING TITLE:  
**PARKING PLAN**

DESIGNED FJT	JOB NO.
DRAWN GTI	SCALE 1"=40'
CHECKED CAG	DATE 8/9/01
FIRM GTI	DRAWING <b>P-1</b>



89-270-SPHX

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 the establishment of a special exception in order to permit a Country Club in a RGS zone.

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: Legal Owner(s):  
CHESTNUT RIDGE COUNTRY CLUB, INC.  
HARRY S. SHAPIRO  
MICHAEL RICKLEN  
11700 Falls Road  
Lutherville, Maryland 21093  
400 W. Pennsylvania Avenue  
Towson, Maryland 21204  
Attorney's Telephone No.: (301) 825-9110

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 1988, 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 19th day of January, 1989, at 10:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2HR.  
AVAILABLE FOR HEARING - NEXT TWO MONTHS  
REVIEWED BY: MK+JLL DATE 11/18/88

89-270-SPHX

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 1-404.3B3 of the Zoning Regulations of Baltimore County (1987 Edition) in accordance with the attached Exhibit A.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
The current buildings in question are part of the Country Club property of the Owner which buildings were constructed long before the current zoning on the property. The extensions on the buildings would constitute improvements which could not be established without a variance.

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: Legal Owner(s):  
CHESTNUT RIDGE COUNTRY CLUB, INC.  
HARRY S. SHAPIRO  
MICHAEL RICKLEN  
11700 Falls Road  
Lutherville, Maryland 21093  
400 W. Pennsylvania Avenue  
Towson, Maryland 21204  
Attorney's Telephone No.: (301) 825-9110

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 1988, 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 19th day of January, 1989, at 10:30 o'clock A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2HR.  
AVAILABLE FOR HEARING - NEXT TWO MONTHS  
REVIEWED BY: MK+JLL DATE 11/18/88

EXHIBIT A

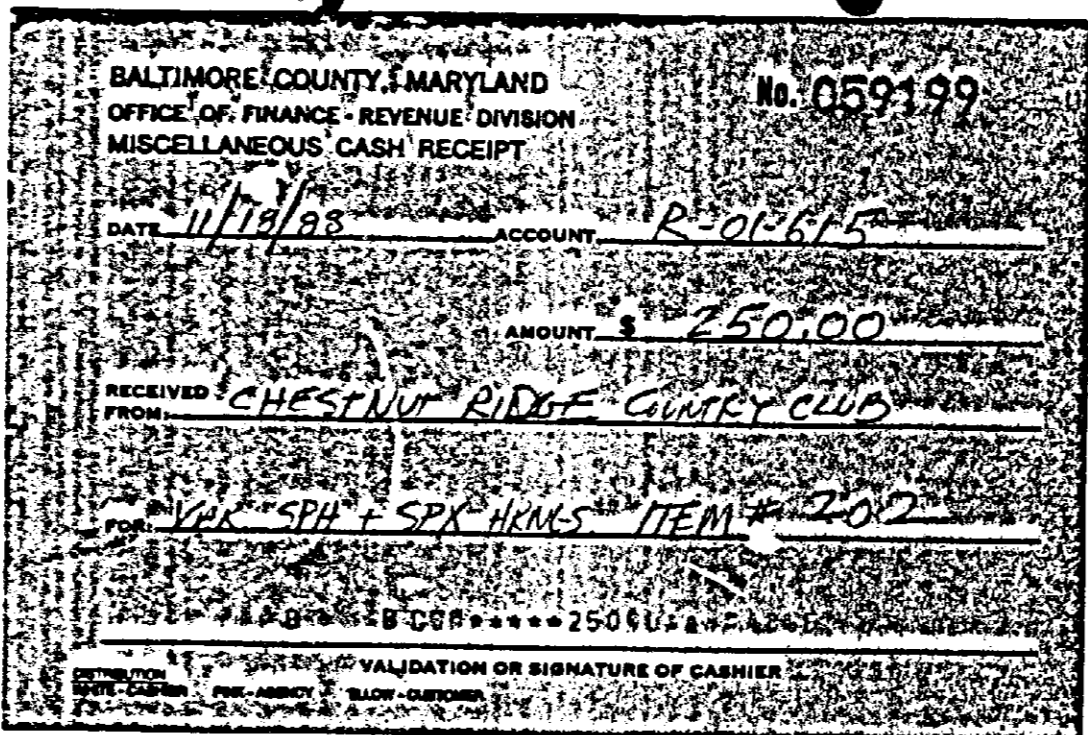
- To allow a building setback of a minimum of eighty-eight (88') feet, instead of one hundred (100') feet, between the Proposed Tennis Courts and the Proposed Addition to the Club House.
- To allow a building setback of a minimum of fifty-eight (58') feet, instead of one hundred (100') feet, between the Proposed Tennis Courts and Existing Pool House.
- To allow a building setback of a minimum of twenty-one (21') feet, instead of one hundred (100') feet, between Existing Pool House and Proposed Addition to Club House.
- To allow a building setback of a minimum of fifty (50') feet, instead of one hundred (100') feet, between Proposed Addition to Club House and Locker Building.
- To allow a setback of a minimum of sixty (60') feet, instead of one hundred (100') feet, between Existing Tennis Courts and Proposed Tennis Courts.
- To allow a setback of a minimum of ninety-five (95') feet, instead of one hundred (100') feet, between Existing Tennis Courts and Existing Pool House.

DESCRIPTION OF A 227.965 ACRE PARCEL

BEGINNING for the same at a pipe found at the end of the North 78°22' West 208.75 foot line, Parcel One, of a tract of land conveyed unto Chestnut Ridge Country Club, Inc. by deed dated March 3, 1958 and recorded among the Land Records for Baltimore County in Liber G.L.B. 3318, folio 181, running thence with said outline with all bearings referred to the Baltimore County Grid Meridian, 1) South 86°31'52" East 208.85 feet to a pipe found; thence 2) North 02°53'39" West 477.80 feet to a monument found; thence 3) North 83°10'48" East 220.45 feet to a pin; thence with the outline of Parcel Two of a tract of land conveyed unto Franklin Circle, Inc. by deed dated June 3, 1983 and recorded among the aforesaid Land Records in Liber 6537, folio 165; thence 4) South 62°54'53" East 412.40 feet to a pin; thence 5) South 48°44'31" East 267.04 feet to a pin; thence 6) South 79°09'28" East 344.96 feet to a pin; thence 7) North 79°29'37" East 212.38 feet to a pin; thence 8) North 81°04'17" East 636.15 feet; thence 9) North 01°44'57" West 341.66 feet to a stone found; thence 10) North 86°29'00" East 1451.77 feet to a point in or near the center of Falls Road; thence with said Road 11) South 11°18'50" East 60.65 feet to a point; thence leaving said Road 12) South 86°29'00" West 288.41 feet; thence 13) South 07°53'02" East 255.23 feet; thence 14) South 01°15'38" East 263.25 feet; thence 15) South 83°34'47" West 85.86 feet; thence 16) South 19°55'24" East 405.75 feet; thence 17) South 16°50'05" East 407.43 feet; thence 18) South 10°36'06" East 719.45 feet; thence 19) South 74°16'09" West 124.58 feet; thence 20) South 25°24'34" West 306.48 feet; thence 21) South 47°43'06" West 129.13 feet; thence 22) South 04°55'53" East 230.73 feet; thence 23) South 84°45'59" West 272.71

feet; thence 24) South 38°24'12" West 125.75 feet; thence 25) South 51°35'48" East 48.97 feet; thence 26) South 02°04'57" East 117.96 feet; thence 27) North 89°35'45" West 152.41 feet; thence 28) North 00°24'15" East 95.96 feet; thence 29) North 89°35'45" West 165.00 feet; thence 30) South 00°24'15" West 158.45 feet; thence 31) North 89°35'45" West 834.49 feet; thence 32) South 03°09'28" East 673.24 feet; thence 33) North 88°48'00" West 152.60 feet; thence 34) North 78°04'26" West 528.00 feet; thence 35) North 75°08'40" West 66.00 feet to a stone found; thence 36) North 08°54'13" West 119.25 feet; thence 37) North 08°31'30" West 543.38 feet; thence 38) South 88°26'50" West 1181.24 feet; thence 39) North 03°47'50" West 924.00 feet; thence 40) North 09°14'11" West 1035.22 feet to a stone found; thence 41) North 41°21'51" East 507.48 feet to the place of beginning. Containing 227.965 Acres of land, more or less.

Robert S. Shapiro  
Registered Land Surveyor



Tracking System  
Baltimore County Zoning Commissioner Office of Planning & Zoning  
Date: 11/18/88 Receipt FEE: 20230821093  
Petitioner: RICKLEN MICHAEL VIE PIES  
Property Address: 11700 FALLS RD, LUTHERVILLE 21093

CERTIFICATE OF POSTING

District: 8th Date of Posting: January 3, 1989  
Posted for: Special Hearing Special Exception, Variance  
Petitioner: Chestnut Ridge Country Club, Inc.  
Location of property: 5117 Falls Road and Broadway Road, Lutherville, Falls Road  
Location of Signs: SW corner of Falls Road and St. Davida Lane  
Remarks: [Signature]  
Posted by: [Signature] Date of return: January 6, 1989  
Number of Signs: 3

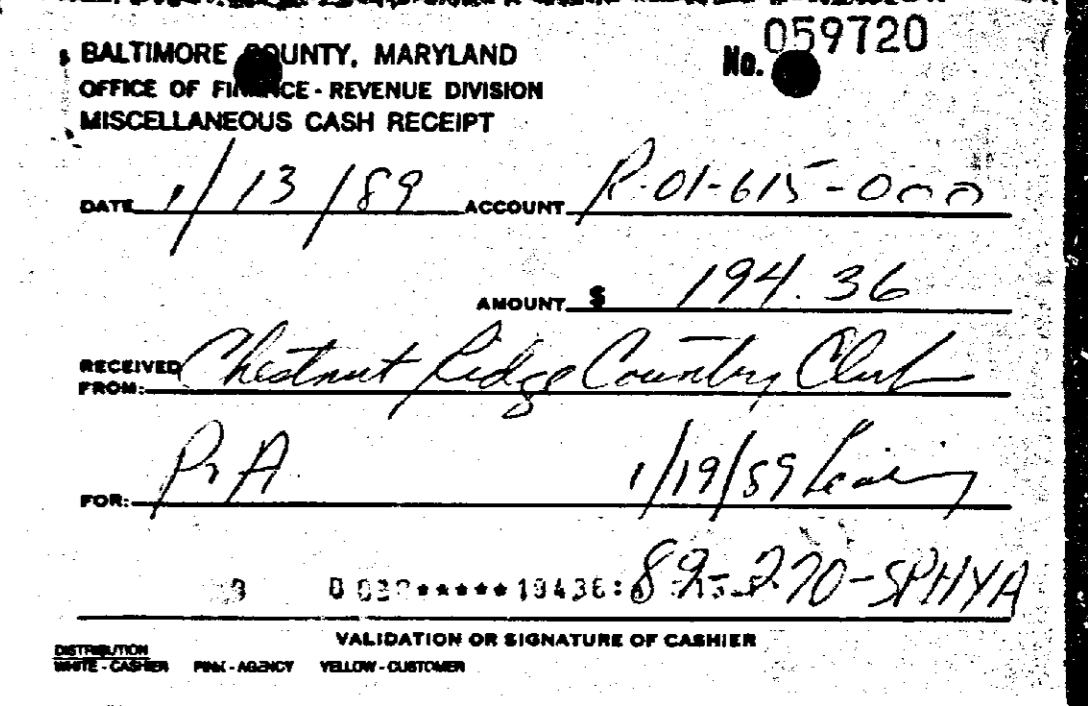
CERTIFICATE OF PUBLICATION

TOWSON, MD., January 3, 1989  
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 29, 1988.  
THE JEFFERSONIAN TOWSON TIMES, s. Zabe Orlan, Publisher  
PO 07794  
ny M25127  
case 89-270-SPHX  
price \$149.36

89-270-SPHX

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 7th day of December, 1988.  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21284  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 1-6-89

Chestnut Ridge Country Club, Inc.  
11700 Falls Road  
Lutherville, Maryland 21093

ATTN: MR. MICHAEL RICKLEN

Re: Petitions for Special Hearing, Special Exception, and Zoning Variance  
CASE NUMBER: 89-270-SPHX  
S/W Side Falls Road and Broadway Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Chestnut Ridge Country Club, Inc.  
HEARING SCHEDULED: THURSDAY, JANUARY 19, 1989 at 10:30 a.m.

Gentlemen:

Please be advised that <sup>199.36</sup> is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post or signs from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:gs

cc: Harry S. Shapiro, Esq.  
file

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21284  
494-3353

J. Robert Haines  
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing, Special Exception, and Zoning Variance  
CASE NUMBER: 89-270-SPHX  
S/W Side Falls Road and Broadway Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Chestnut Ridge Country Club, Inc.  
HEARING SCHEDULED: THURSDAY, JANUARY 19, 1989 at 10:30 a.m.

VARIANCE TO ALLOW A BUILDING SETBACK OF A MINIMUM OF 80 FEET, INSTEAD OF 100 FEET, BETWEEN THE PROPOSED TENNIS COURTS AND THE PROPOSED ADDITION TO THE CLUB HOUSE; TO ALLOW A BUILDING SETBACK OF A MINIMUM OF 50 FEET, INSTEAD OF 100 FEET, BETWEEN THE PROPOSED TENNIS COURTS AND EXISTING POOL HOUSE; TO ALLOW A BUILDING SETBACK OF A MINIMUM OF 24 FEET, INSTEAD OF 100 FEET, BETWEEN EXISTING POOL HOUSE AND PROPOSED ADDITION TO CLUB HOUSE; TO ALLOW A BUILDING SETBACK OF A MINIMUM OF 50 FEET, INSTEAD OF 100 FEET, BETWEEN PROPOSED ADDITION TO CLUB HOUSE AND LOCKER BUILDING; TO ALLOW A SETBACK OF A MINIMUM OF 80 FEET, INSTEAD OF 100 FEET, BETWEEN EXISTING TENNIS COURTS AND PROPOSED TENNIS COURTS; TO ALLOW A SETBACK OF A MINIMUM OF 95 FEET, INSTEAD OF 100 FEET, BETWEEN EXISTING TENNIS COURTS AND EXISTING POOL HOUSE.

SPECIAL HEARING: AFFIRMATION OF THE EXISTENCE OF A NONCONFORMING USE AT THE PROPERTY OF THE PETITIONER AS IDENTIFIED BY DESCRIPTIONS AND PLATS FILED IN THIS PROCEEDING.

SPECIAL EXCEPTION: THE ESTABLISHMENT OF A SPECIAL EXCEPTION IN ORDER TO PERMIT A COUNTRY CLUB IN A R.C. 5 ZONE.

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

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Harry S. Shapiro, Esq.  
Chestnut Ridge Country Club

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 11, 1989

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

cc:

Harry S. Shapiro, Esquire  
400 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 202, Case No. 89-270-SPHX  
Petitioner: Chestnut Ridge Country Club, Inc.  
Petition for Special Hearing, Special Exception  
and Zoning Variance

Dear Mr. Shapiro:

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. 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:dt

Enclosures

cc: Cochran, Stephenson & Donkervoet, Inc.  
925 N. Charles St., Balto. MD 21201

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner Date: January 19, 1989

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-270-SPHX (Chestnut Ridge Country Club) and  
89-276-A (Moore)

The Office of Planning and Zoning has no comment on the above listed projects.

PZ/ef

RECEIVED  
JAN 19 1989

ZONING OFFICE



Maryland Department of Transportation  
State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoif  
Administrator

December 14, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
Chestnut Ridge  
Country Club  
Townson, Maryland 21204  
Att: James Dyer

Re: Baltimore County  
Chestnut Ridge  
Country Club  
SW/S Falls Road  
MD 25  
and Broadway Road  
Zoning meeting 12/6/88  
Item 202

Dear Mr. Haines:

After reviewing the submittal for a special exception to permit a Country Club in a R.C. 5 zone, we find the plan generally acceptable.

If we can be of further assistance, contact Larry Brocato (333-1350).

Very truly yours,

*Creton J. Mills, Jr.*  
Creton J. Mills, Jr.  
Chief Bureau of Engineering  
Access Permits

LB/es

cc: Cochran, Stephenson and Donkervoet, Inc.  
Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

Zoning Item #202, Zoning Advisory Committee Meeting of Dec. 6, 1988

Property Owner: Chestnut Ridge Country Club, Inc.

Location: SW/Side Falls and Broadway Roads, District 8

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, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such uses 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 Bureau of Air Quality Management 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- ( ) 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 containment of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structures, petitioner must contact the Division of Waste Management at 494-3763, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the tanks removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.
  - ( ) The results are valid until \_\_\_\_\_.
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer 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 ( ) is not acceptable and must be repeated. 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: Additional septic tanks and pipe lines will be required as part of removing construction plans. Contact Soil Evaluation Section (837-2262) for more information.

*James Dyer*  
JAMES DYER  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

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

Paul H. Reische  
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Townson, Maryland 21204

Re: Property Owner: Chestnut Ridge Country Club, Inc.

Location: SW/side Falls and Broadway Roads

Item No.: 202

Zoning Agenda: Meeting of 12/6/88

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.
- (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.
- (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 & APPROVED: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division  
Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention and Control Master Planning

ITEM 202

MEMBER 25, 1988

ENGINEER'S SEAL HAS ONLY BEEN PROVIDED ON THEIR ORIGINAL SURVEY, DRAWING 30.00.2.

*William S. Laboy, A.S.T.*  
C.S.D. Architects

*J.P.P. Zoning Case III*

Item 202

LAW OFFICES  
HARRY S. SHAPIRO & ASSOCIATES, P.A.  
400 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

BALTIMORE, MARYLAND OFFICE  
ATLANTIC AMERICAN BUILDING  
324 W. BALTIMORE STREET

13011 825-0110

October 26, 1988

Baltimore County, Maryland  
County Courts Building  
Towson, Maryland 21204

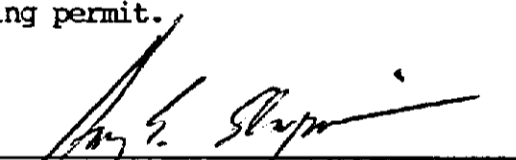
ATTN: Office of Zoning & Planning

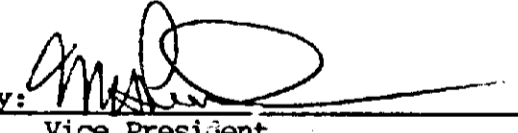
RE: CHESTNUT RIDGE COUNTRY CLUB, INC.  
11700 Falls Road

Dear Sir/Madam:

In accordance with conferences with representatives of the Office of Zoning and Planning of Baltimore County, we hereby request that a building permit be issued in order to allow the immediate construction of the desired improvements at the property of the above captioned Club.

The Board of Directors of Chestnut Ridge Country Club, Inc., has passed a resolution stating that in the event the extensions to the buildings at the Chestnut Ridge property are not allowed by Baltimore County, then, in that event, Chestnut Ridge Country Club shall return the structure at the property in question to the condition that existed prior to the extended improvements under the requested building permit.

  
HARRY S. SHAPIRO, Esquire

CHESTNUT RIDGE COUNTRY CLUB, INC.  
By:   
Vice President

3 Called Shapiro (att'y.)  
+ Jeff Long

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

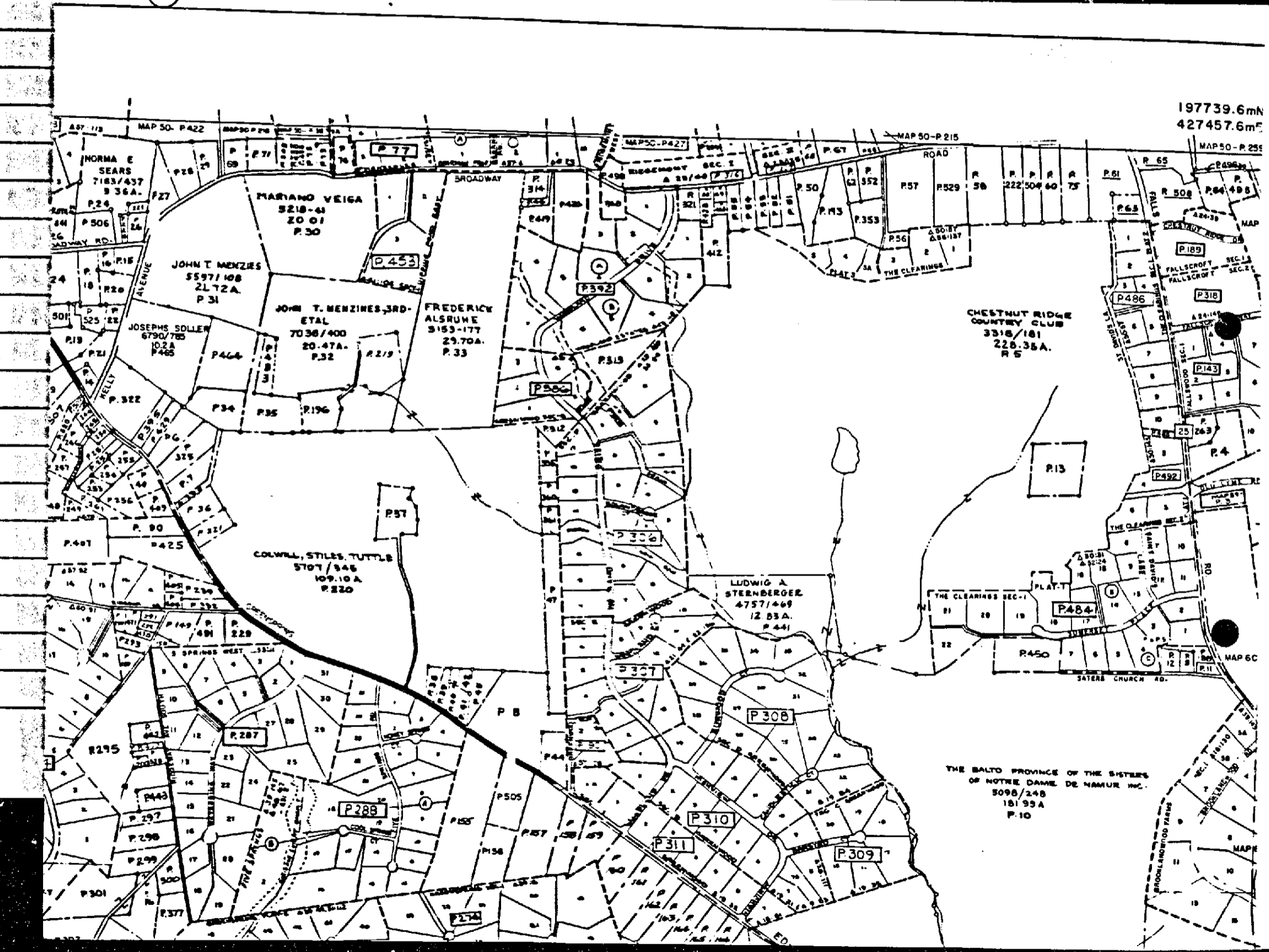
NAME

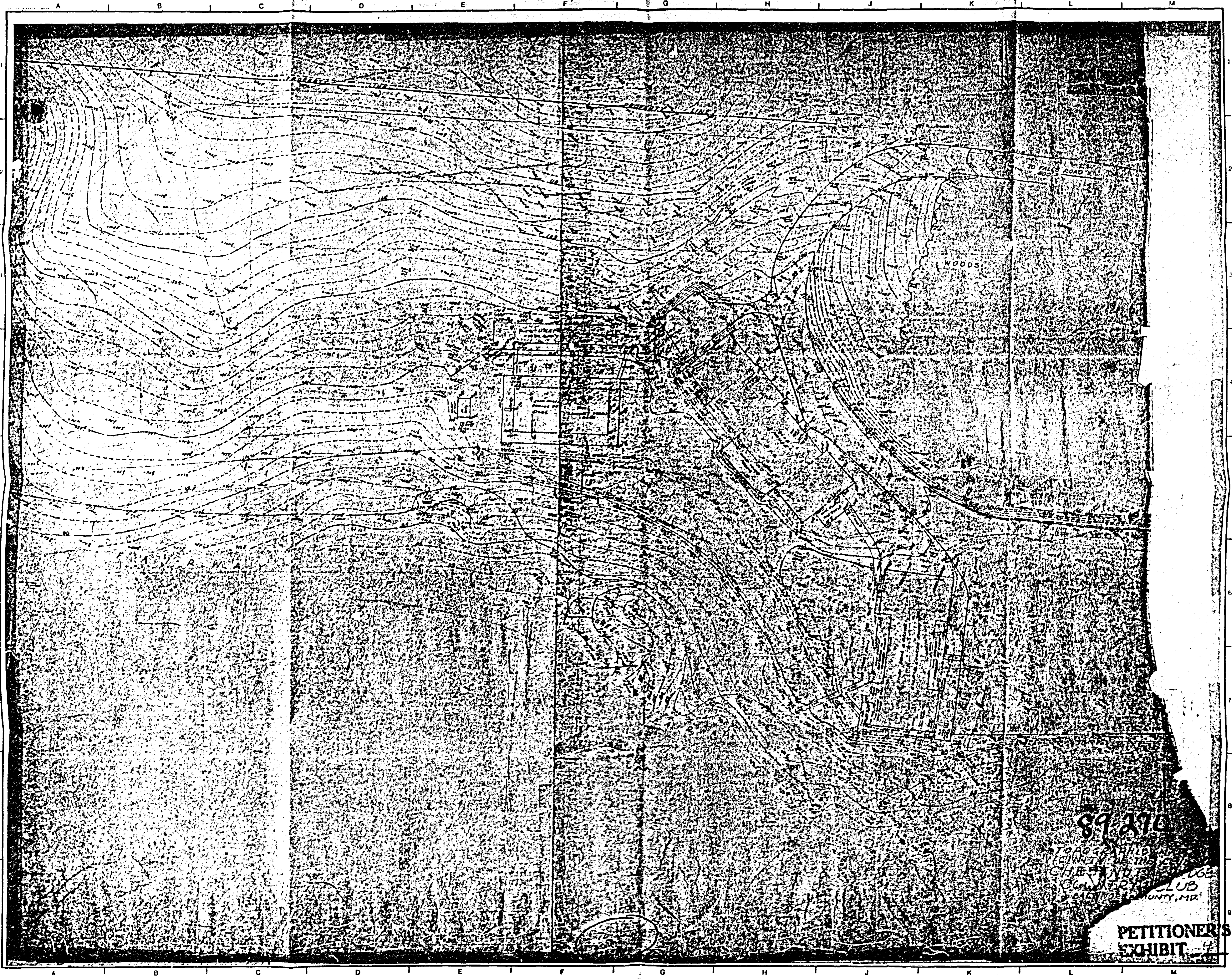
ADDRESS

*Harry S. Shapiro, Atty.*  
ROBERT TAUBMAN  
NATHAN LEBLANC

400 W. Pa. Av. - Towson, Md.  
3413 MIDFIELD RD - 21208  
4701 KESWICK RD 21210

89-270  
SPIXA





Chestnut Ridge Country Club  
Lutherville, Maryland 21093



Architect:  
Cochran Stephenson & Donverger, Incorporated  
517 North Chesapeake Street, Baltimore, Maryland 21201  
UPR, Inc., Lutherville, Maryland 21118  
J.P. & Sons, Inc., Baltimore, Maryland 21218  
James Peery Associates, Inc., Baltimore, Maryland 21207  
101 Lord Baltimore Dr., Baltimore, Maryland 21207  
Professional Registration No. 11-10-11  
11-C, Corporate Mill Ct., Chesapeake Mills, Maryland 21111  
Henry H. Lusk Corporation, Inc., Chesapeake Mills, Maryland 21111



No.	Date	Revision

Project No. 6829  
Date OCTOBER 26, 1980  
Scale 1" = 30' 0"  
Sheet Title  
TOPOGRAPHY PLAN  
Sheet No. 4 of 4  
30.00.3

89-270  
TOPOGRAPHY  
PLAN  
OF THE  
CHESTNUT RIDGE  
COUNTRY CLUB  
LUTHERVILLE, MARYLAND  
PETITIONER'S  
EXHIBIT









