



KATHERINE A. KLAUSMEIER  
*County Executive*

C. PETE GUTWALD, AICP  
*Director, Department of Permits,  
Approvals and Inspections*

March 13, 2025

David H. Karceski  
Venable, LLP  
210 W. Pennsylvania Avenue, Suite 500  
Towson, MD 21204

RE: Spirit and Intent Determination  
Hillendale Country Club  
13700 Blenheim Road  
Case No. 1989-0420-X  
10<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District

Dear Mr. Karceski,

Your recent letter to Jeff Perlow, Supervisor of the Office of Zoning Review, dated March 6, 2025, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined.

The proposed acquisition and use of the property, retaining and reusing all of the existing facilities, is within the spirit and intent of the BCZR and the Zoning Commissioner's order in Case No. 1989-0420-X "for a golf course and country club inclusive of accessory uses and structure" and would not require any additional zoning relief in order to reopen the facility and manage it as described in your letter.

This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of or in any way connected with the information provided in this document or any interpretation thereof.

I trust that the information outlined in this letter is sufficiently detailed and

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

Sincerely,

*John J. Krach III*

John Krach  
Planner III  
PAI – Zoning Review Office

Cc: Zoning Case File 1989-0420-X

**David H. Karceski**T 410.494.6365  
F 410.821.0147  
dkarceski@venable.com

March 6, 2025

Jeffrey Perlow, Supervisor  
Office of Zoning Review  
Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building  
111 W. Chesapeake Avenue, Room 124  
Towson, Maryland 21204

Re: **Zoning Confirmation**  
Hillendale Country Club - 13700 Blenheim Road  
Tax Account No. 1008055075  
3<sup>rd</sup> Councilmanic District, 10<sup>th</sup> Election District

Dear Mr. Perlow:

I am writing on behalf of Deshields, LLC, the successful bidder at an auction held on December 11, 2024 ("Purchaser") to acquire the property located at 13700 Blenheim Road and known as the "Hillendale Country Club" (the "Property"). The Property is 147± acres and is zoned RC 4 as reflected on the enclosed aerial zoning map. We are requesting confirmation regarding the existing and future use of the Property under the Petition for Special Exception granted in Case No. 1989-0420-X.

By way of background, in 1990, Hillendale Country Club, Inc. ("Hillendale"), then legal owner, requested a Petition for Special Exception "for a golf course and country club inclusive of accessory uses and structures." See Case No. 1989-0420-X, copy enclosed. As explained in the Findings of Fact and Conclusions of Law, at the time the petition was being considered, the use had already been in existence on the Property for 34 years and was nonconforming under the RC 4 zoning. Hillendale sought to have the use approved as a special exception with the intention of expanding the facilities. The special exception was approved without condition by order dated May 8, 1990.

As reflected in the file for Case No. 1989-0420-X, over the years changes have been approved to the Property administratively through issuance of spirit and intent confirmation letter. At this time, the facilities on the Property include a full-service clubhouse, including dining facilities, an 18-hole golf course with driving range, cart storage, and maintenance/storage buildings, a

March 6, 2025

Page 2

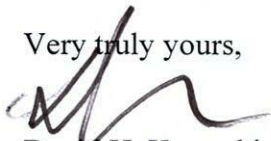
swimming pool/tennis/sport court complex, including locker room and dining facilities, and several parking areas. See 1<sup>st</sup> Refined Development Plan, copy enclosed.

After purchase, Purchaser intends to operate Hillendale Country Club, retaining and reusing all of the existing facilities. Purchaser is considering hiring managers for the different components of the club, such as hiring a golf course operator to manage the golf course or a company with experience in managing a swimming pool/tennis/sport court complex.

I would request that you please respond to confirm that Purchaser's proposed acquisition and use of the Property as described above is within the spirit and intent of the prior approved Petition for Special Exception for "for a golf course and country club inclusive of accessory uses and structures" and would not require any additional zoning relief in order to reopen the facility and manage it as described.

With this letter, I have enclosed a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any additional information in order to complete your review, please feel free to contact me.

Very truly yours,



David H. Karceski

Enclosures





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 24, 2001

Mitchell Kellman, Zoning Specialist  
Vice President, D.M.W., Inc.  
200 East Pennsylvania Avenue  
Towson, MD 21286

Dear Mr. Locke:

RE: Hillendale Country Club, DRC No. 061900 Q, Zoning Case No. 89-420-X, 10<sup>th</sup> Election District

Your letter to Arnold Jablon, Director of the Department of Permits and Development Management, has been referred to me for reply. A Special Exception Case No. 89-420-Z to establish Hillendale Country Club as a golf club and country club in an R.C.4 zone, to expand the club house and parking and to expand and relocate accessory structures was granted on 5/8/90. Your client requests the following:

1. Renovation of the swimming pool complex (modernizing and slightly expanding the locker room building and café building replacing the pool and surrounding lounge area).
2. Expansion of its parking lot (from 150 cars on paved surface and approximately 80 cars on the lawn, approximately 265 paved spaces. This will include relocating the club's maintenance 180 feet to the southeast.
3. A storm water management is proposed adjacent to the expanded parking lot to accommodate the increased run-off.
4. The maintenance complex will be moved to a site near Blenheim Road.
5. Upgrade of its driving range and 1<sup>st</sup> fairway as shown on the submitted site plan.

I am also in receipt of letters (as discussed with Mr. Kotroco, the Deputy Zoning Commissioner) signed by the four closest property owners who have no objection to the aforementioned revisions.

This matter has been reviewed by staff and it has been determined that your client's proposed revisions would be within the spirit and intent of the prior granted zoning case.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:ggs

CRAIG ATWELL  
MICHELE ATWELL  
L 866 / F. 689  
T. 10-2100001232

HARLES W. WHIMS, SR.  
L 8757 / F. 828  
X ACCT. 10-1023035075

POSSIBLE UNDERGROUND SWM  
ALTERNATIVE TO SURFACE POND

PROPOSED SURFACE POND  
FORM WATER-MANAGEMENT  
& WATER QUALITY

BLENHEIM ROAD

SWIMMING POOL COMPLEX  
& EXPANDED PARKING

RENOVATED DINING

NEW POOL

RENOVATED LOCKER

PROPOSED LOGGIA

PROPOSED  
BACK-UP  
GENERATOR

DRIVING RANGE / FIRST FAIRWAY

RELOCATED TEE AND FAIRWAY

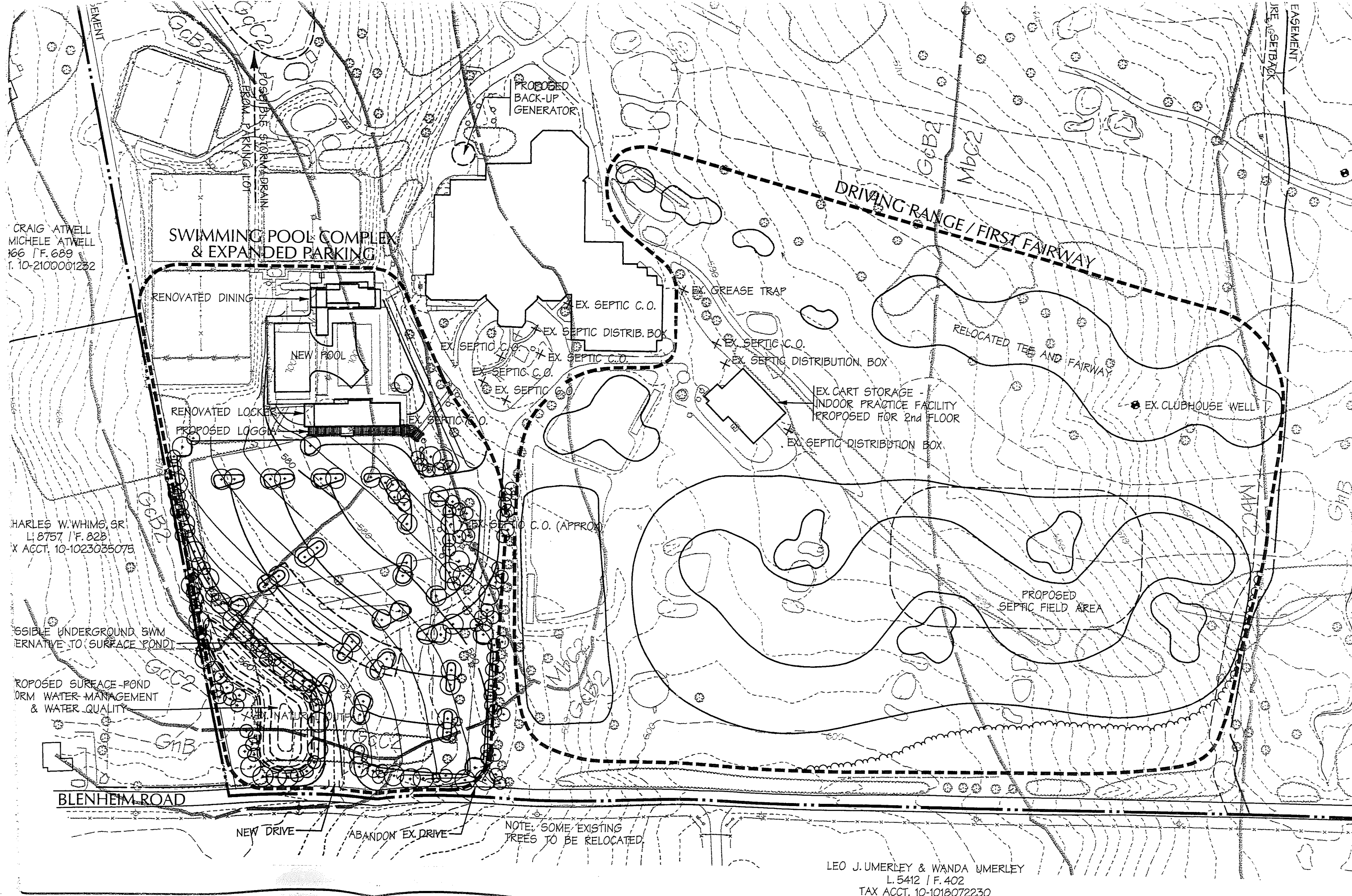
EX. CART STORAGE -  
INDOOR PRACTICE FACILITY  
PROPOSED FOR 2nd FLOOR

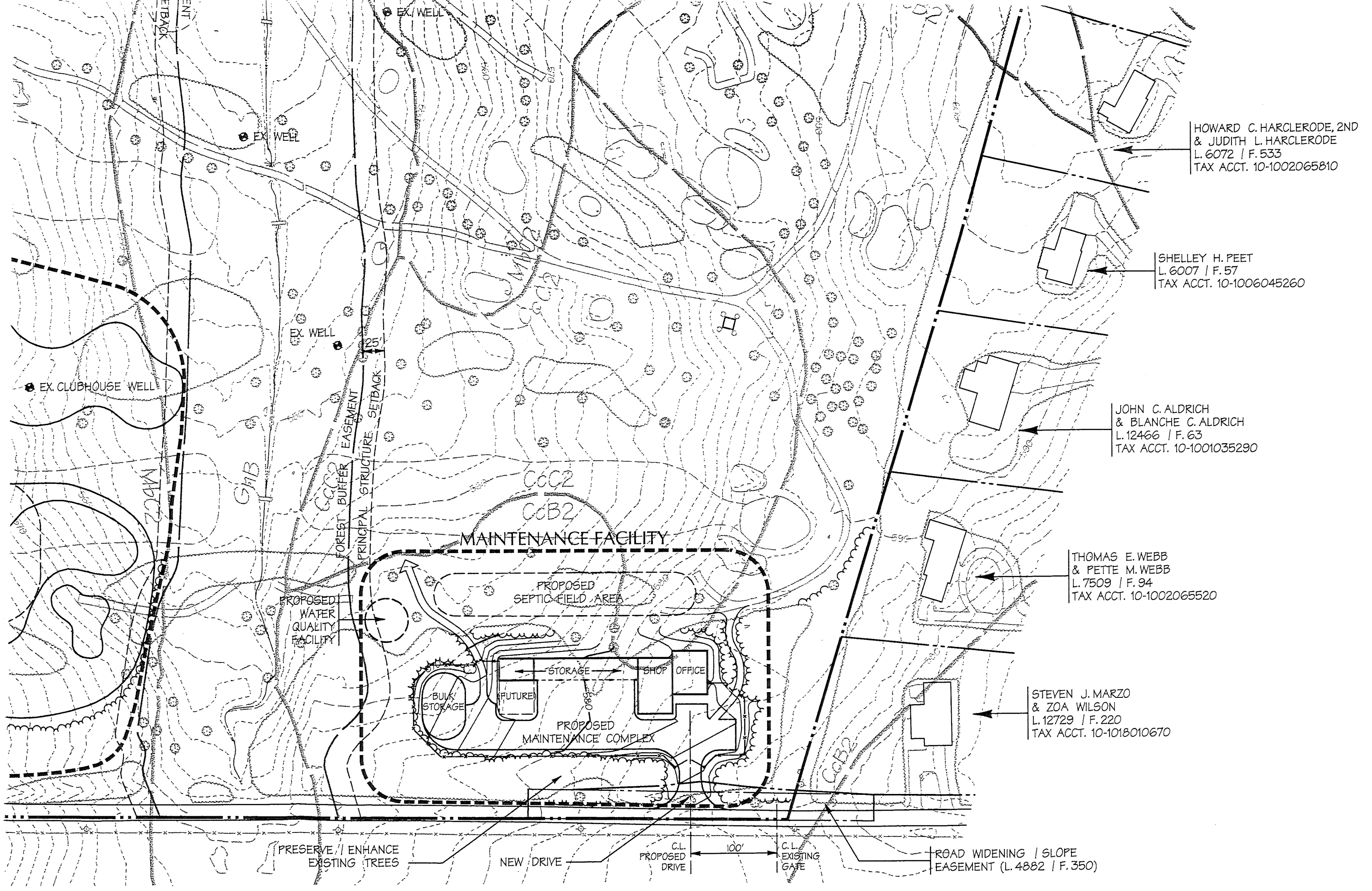
EX. CLUBHOUSE WELL

PROPOSED  
SEPTIC FIELD AREA

NOTE: SOME EXISTING  
TREES TO BE RELOCATED

LEO J. UMERLEY & WANDA UMERLEY  
L 5412 / F. 402  
TAX ACCT. 10-1018072230





HOWARD C. HARCLERODE, 2ND  
 & JUDITH L. HARCLERODE  
 L. 6072 / F. 533  
 TAX ACCT. 10-1002065810

SHELLEY H. PEET  
 L. 6007 / F. 57  
 TAX ACCT. 10-1006045260

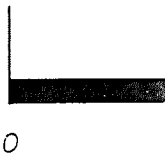
JOHN C. ALDRICH  
 & BLANCHE C. ALDRICH  
 L. 12466 / F. 63  
 TAX ACCT. 10-1001035290

THOMAS E. WEBB  
 & PETTE M. WEBB  
 L. 7509 / F. 94  
 TAX ACCT. 10-1002065520

STEVEN J. MARZO  
 & ZOA WILSON  
 L. 12729 / F. 220  
 TAX ACCT. 10-1018010670

HILLENDAL...  
 WERE EDIT...  
 EASEMENT  
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 27 FEBRU...  
 HILLENDAL  
 PROPERTY  
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 EASEMENT  
 INSPECTION  
 PENDING

I, \_\_\_\_\_  
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 WHO WILL PE...  
 THE PROPOSE...



Director of

Director o.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 19, 1994

Mr. James D. Witty  
Assistant Vice President  
Mercantile-Safe Deposit & Trust Company  
Two Hopkins Plaza - Second Floor  
Baltimore, Maryland 21201

Re: Proposed New Construction of Hillendale Country Club House  
10th Election District

Dear Mr. Witty:

This office has reviewed the revised proposed addition, as shown on the site plan received November 23, 1993 (second red-lined plan), which has been submitted by the Hillendale Country Club, Incorporated. The construction, as shown on the referenced site plan, would be in compliance with the Baltimore County zoning regulations under the spirit and intent of the expansion granted in zoning case number 89-420-X.

If you have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.  
Planner II

JJS/cmm

c: Kevin J. Davidson, Esquire  
Case File

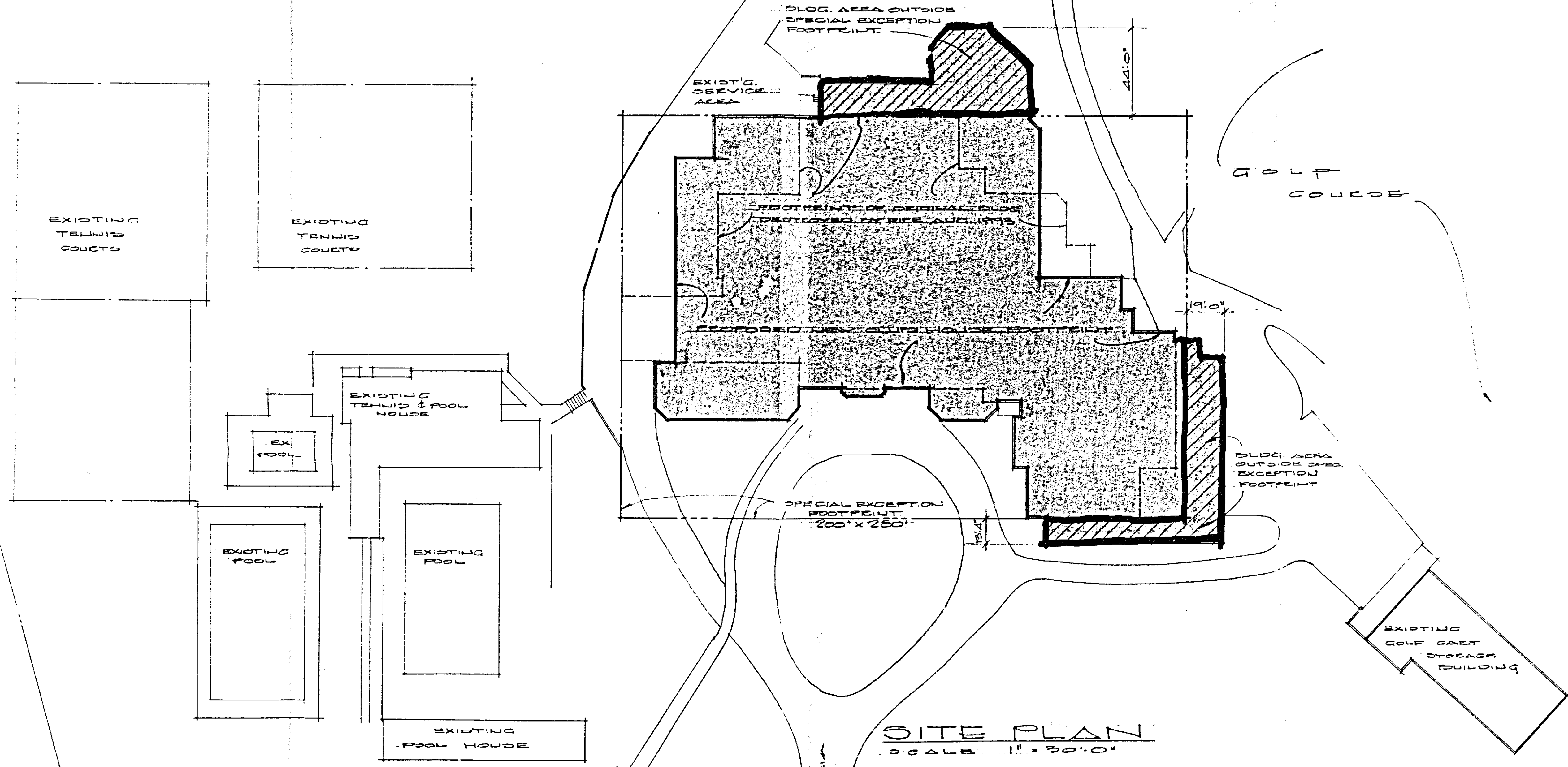
100-100-100-100  
100-100-100-100

APR 19 1994

100-100-100-100  
100-100-100-100

DATE	ST. TIME	TOTAL TIME	DEPT CODE	DATE
4/19/94	13:03	13:03	3012860054	4-19-94

Handwritten note in a box:  
nearly totally  
typed  
825-9292  
Hent#  
331



**SITE PLAN**  
SCALE 1" = 30'-0"

ALLOWABLE AREA: 200 x 200 = 56,000 SF  
 PROPOSED FIRST FLOOR AREA: 39,950 SF  
 AREA OUTSIDE S.E. FOOTPRINT: 5,700 SF  
 PERCENTAGE OF FOOTPRINT AREA COVERED BY BUILDING: 68.8%

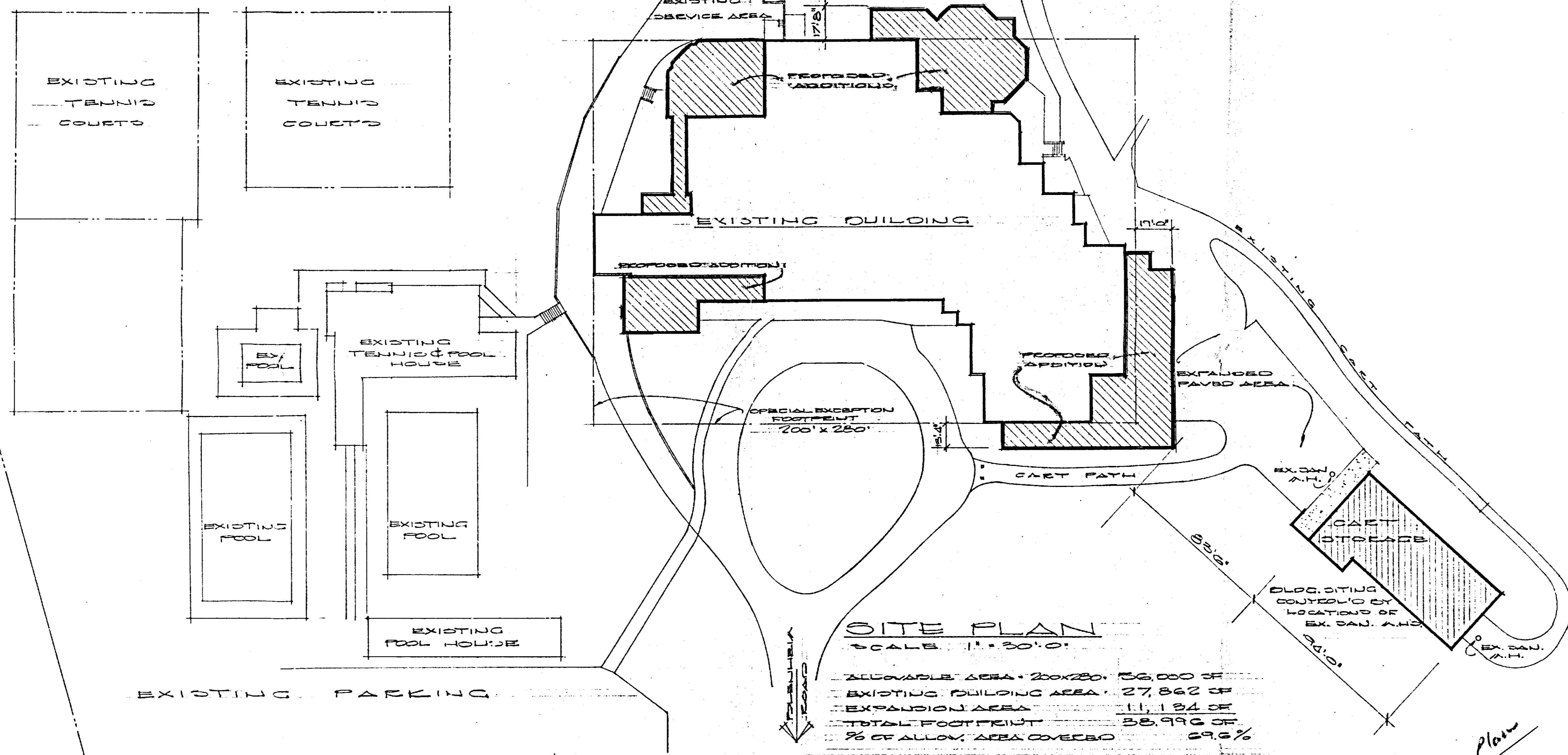
**PROPOSED BUILDING**  
 1ST FLOOR - 39,950 SF 2ND FLOOR - 4,500 SF  
 MAXIMUM HEIGHT: 35 FEET

for 11/23 MPT Plan of RR  
 Chester Beach  
 Gun, Agr. Hill to Club Inc.  
 Blenheim Rd.  
 Ansen 21131

REVISED PLAN  
 RECEIVED NOV 23 1993  
 2nd Red-Line Plan  
 Approved 11-23-93  
 Expansion 2 11,124 SF approved  
 11-24-93 (Use Red-Line Plan)  
 See new letter.  
*John P. Ruller, Jr.*

PROPOSED NEW CLUB HOUSE FACILITY  
**HILLENDALE COUNTRY CLUB**  
 PHOENIX, MARYLAND

**GERARD A. BAXTER INC.**  
 221 SOUTH MAIN STREET  
 DEL AIR, MARYLAND 21034  
 ARCHITECT



**SITE PLAN**  
SCALE 1" = 30' 0"

ALLOWABLE AREA - 200x280	56,000 SF
EXISTING BUILDING AREA	27,862 SF
EXPANSION AREA	11,134 SF
TOTAL FOOTPRINT	38,996 SF
% OF ALLOW. AREA COVERED	69.6%

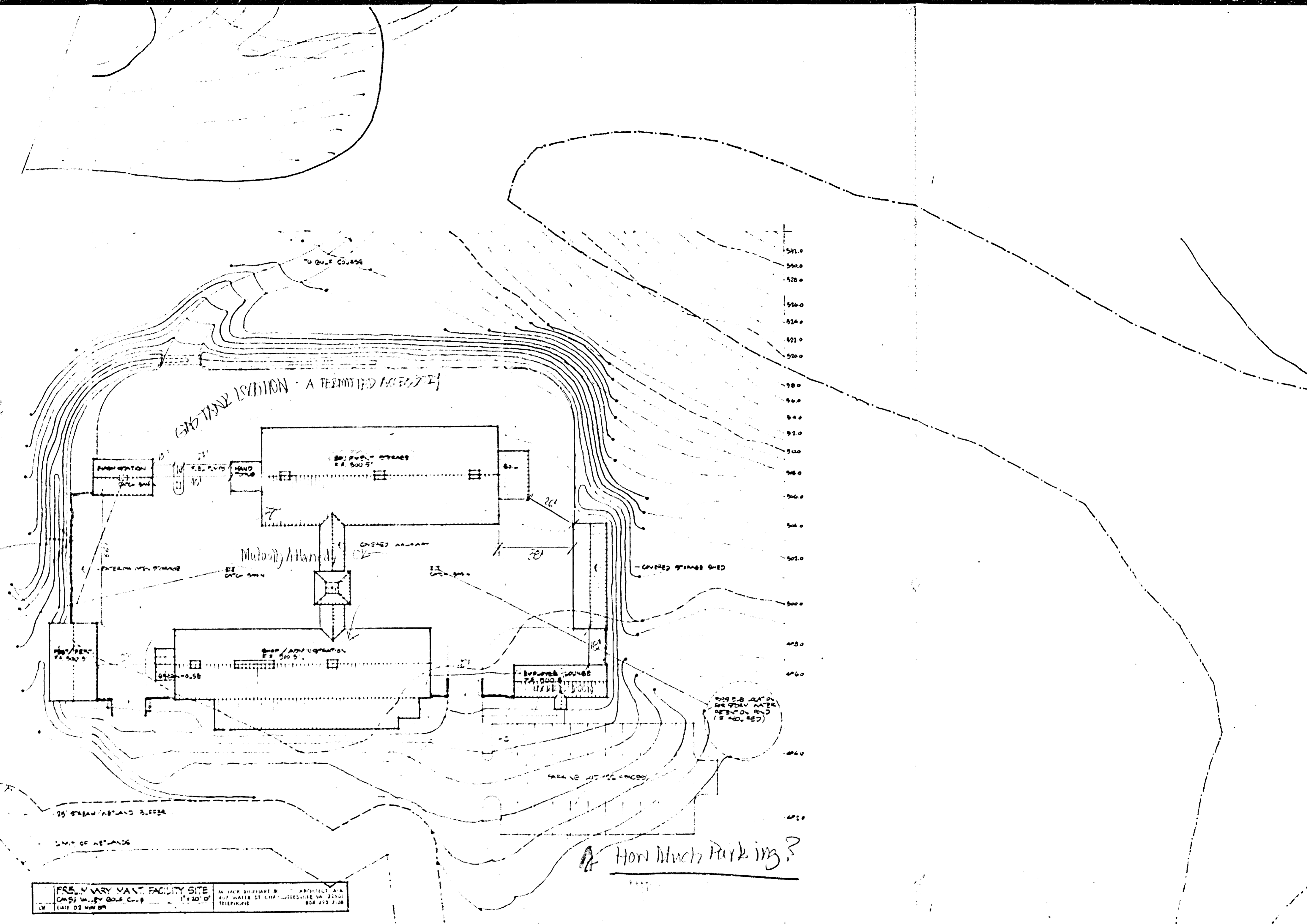
11-25-92  
Approved Red Line Plan  
89-420-X  
see letter  
1-24-93

**PROPOSED RENOVATIONS & ADDITIONS**  
**HILLENDALE COUNTRY CLUB**  
PHOENIX, MARYLAND  
BALTIMORE COUNTY, MD

**GERARD A. BAXTER INC.**  
222 SOUTH MAIN STREET  
BEL AIR, MARYLAND 21034  
ARCHITECT

Red Line Plan  
for 89-420-X  
Approved 11-24-92  
B153065  
462  
C-08993

*Handwritten notes on the left side of the plan, including "1. 100' between buildings?" and "2. Do we list all entrance combinations of only main entrance, biggest entrance..."*



PRELIMINARY FACILITY SITE  
 CAMP W. BY GOLF COURSE  
 DATE 02 NOV 68

*How Much Parking?*

*3 Superintendants,  
 Employee's residence.*

**MAINTENANCE AREA**

**1" = 20'**

*1. Do we list all entrance combinations of only main entrance, biggest entrance... 100' between buildings?*



IN RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
WS of Blenheim Rd., 250' S Country Club Road  
13700 Blenheim Road  
10th Election District  
6th Councilmanic District  
Hillendale Country Club, Inc.  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception for a golf course and country club inclusive of accessory uses and structures, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Stephen B. Cook, President, appeared and was represented by Manley F. Gately, Esquire. Appearing on behalf of the Petition was Chester W. Beatty, General Manager. There were no Protestants.

Testimony indicated that the subject property known as the Hillendale Country Club at 13700 Blenheim Road consists of 149.77 acres +/-, zoned R.C.4 and is improved with the subject country club.

Mr. Gately proffered testimony on behalf of the Petitioner. Mr. Gately testified that the Hillendale Country Club has been at its present location for the past 34 years and currently exists as a nonconforming use in the R.C.4 zone. He testified that the Club currently has 525 members who account for approximately 25,000 rounds of golf per year.

Testimony indicated that no outside groups are permitted to utilize the club facilities and individual guests must be accompanied by a member of the Club.

Testimony indicated that the Petitioner is desirous of establishing the subject country club as a special exception use and, thereafter, enlarging the existing club house within the footprint indicated on Petitioner's Exhibit No.1.

Mr. Gately testified that, in his opinion, the Petitioner's request meets the requirements of Section 502.1 and is otherwise within the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

It is clear that the B.C.Z.R. permits the use proposed in an R.C.4 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of May, 1990, that the Petition for Special Exception for a golf course and country club inclusive of accessory uses and structures, in accordance with Petitioner's Exhibit No.1, is hereby GRANTED, subject, however, to the following restriction:

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 30 day 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.

J. Robert Haines  
Zoning Commissioner for Baltimore County

JRH:mm  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

May 1, 1990



Manley F. Gately, Esquire  
1504 Sherbrook Road  
Lutherville, Maryland 21093

RE: Petition for Special Exception  
Case #89-420-X  
Hillendale Country Club, Inc., Petitioner

Dear Mr. Gately:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mm  
att.  
cc: Peoples Counsel  
Mr. Chester W. Beatty, General Manager  
13700 Blenheim Road  
Phoenix, Maryland 21131

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By M. Haines

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By M. Haines

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By M. Haines

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-420-X

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 ~~replacement of existing multi-purpose building with a~~ *golf course and country club inclusive of* ~~same use building on existing foundation after demolition of existing buildings.~~

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: N/A  
Legal Owner(s): Hillendale Country Club, Inc.  
Signature: John E. Bausman, Vice President  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Atorney for Petitioner: Manley F. Gately  
Signature: Manley F. Gately  
Address: 1504 Sherbrook Road  
City and State: Lutherville, MD 21093  
Attorney's Telephone No.: 825-9292

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1989, 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 26th day of April, 1989, at 2 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

E.C.O.-No. 1

(over)

REVISED PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-420-X

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 ~~replacement of existing multi-purpose building with a~~ *golf course and country club inclusive of* ~~same use building on existing foundation after demolition of existing buildings.~~

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: N/A  
Legal Owner(s): Hillendale Country Club, Inc.  
Signature: Stephen B. Cook, President  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Atorney for Petitioner: Manley F. Gately  
Signature: Manley F. Gately  
Address: 1504 Sherbrook Road  
City and State: Lutherville, Maryland 21093  
Attorney's Telephone No.: 825-9292

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of May, 1990, 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 17th day of April, 1990, at 12 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
W/S Blenheim Rd., 250' S Country Club Rd. (23700 Blenheim Rd.)  
10th Election District  
6th Councilmanic District  
HILLEDALE COUNTRY CLUB, INC., Case No. 89-420-X  
Petitioner

RECEIVED  
MAY 11 1989

ZONING OFFICE

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 304, County Office Building  
Towson, Maryland 21204  
887-2188

I HEREBY CERTIFY that on this 10th day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Manley F. Gately, Esquire, 1504 Sherbrook Rd., Lutherville, MD 21093, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

DESCRIPTION  
BEGINNING at a point in the center of Blenheim Road, said point of beginning being located 250 feet more or less south of Country Club Drive, thence along the centerline of Blenheim Road the three (3) following courses and distances: 1) South 15 degrees 36 minutes 20 seconds east 792.25 feet to a point, 2) south 15 degrees 55 minutes east 597.87 feet to a point, and 3) south 16 degrees 36 minutes east 594.02 feet to a point, thence leaving said road south 62 degrees 21 minutes 30 seconds west 1810.55 feet to a point, thence south 49 degrees 27 minutes 40 seconds west 1034.67 feet to a point, thence north 39 degrees 55 minutes 30 seconds west 1326.95 feet to a point, thence north 49 degrees 27 minutes east 1466.42 feet to a point, thence north 6 degrees 34 minutes 30 seconds west 1271.01 feet to a point, thence north 86 degrees 03 minutes 20 seconds west 470.93 feet to a point, thence north 10 degrees 38 minutes 30 seconds east 344.94 feet to a point, thence south 61 degrees 57 minutes 30 seconds east 1349.43 feet to a point, thence north 5 degrees 02 minutes 30 seconds east 45.23 feet to a point, thence north 87 degrees 57 minutes 20 seconds east 311.37 feet to a point thence south 88 degrees 33 minutes east 674.24 feet to the center of Blenheim Road and the point of beginning. Containing 149.77 acres of land, more or less.

#331

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1004 Date of Posting 4/4/89  
 Posted for: Special Exception  
 Petitioner: Hillendale Country Club, Inc.  
 Location of property: 13700 Blerweia Rd., 250' S Country Club Rd.  
13700 Blerweia Rd.  
 Location of Sign: Facing Blerweia Rd., approx. 1/2 mi. S  
200' W. on property of Hillendale  
 Remarks:  
 Posted by: [Signature] Date of return: 4/18/89  
 Number of Signs: 1

**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  
2nd day of February, 1989.

Petitioner: J. E. Newman, et al Received by: JAMES E. DYER  
 Petitioner's Attorney: Manley F. Gately Chairman, Zoning Plans  
 Advisory Committee

*J. Robert Haines*  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt  
 Account: R-001-6150  
 Number: 1418  
 Date: 89-420  
 M9000666

REVISED PUBLIC HEARING FEES	QTY	PRICE
110 - REVISIONS (ALL OTHERS)	1 X	\$75.00
TOTAL:		\$75.00
LAST NAME OF OWNER: HILLENDALE C/CLUB		

Cashier Validation: B 80311884750018 22666 County  
 Please make checks payable to: Baltimore County

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3333  
 J. Robert Haines  
 Zoning Commissioner

Date: February 27, 1990

Hillendale Country Club, Inc.  
 13700 Blerweia Road  
 Poolesville, Maryland 21131  
 ATTN: CHESTER W. BEATTY

Re: Case numbers: 89-420-X  
 Petitioner(s): Hillendale Country Club, Inc.

Dear Petitioner(s):

Please be advised that \$ 25.00 is due for reposting of the above-referenced property.  
 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.

Your anticipated cooperation is appreciated.

Very truly yours,  
*J. Robert Haines*  
 J. ROBERT HAINES,  
 ZONING COMMISSIONER of  
 Baltimore County  
 887-3391

cc: Manley F. Gately, Esq.  
 File

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 3, 1989.  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 30, 1989.

NORTHEAST TIMES  
 THE JEFFERSONIAN,

*S. Zebe Nelson*  
 Publisher

PO 10869  
 ny 112710  
 cc 89-420-X  
 price \$74.86

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1004 Date of Posting 4/1/89  
 Posted for: Special Exception  
 Petitioner: Hillendale Country Club, Inc.  
 Location of property: 13700 Blerweia Rd., 250' S Country Club Rd.  
13700 Blerweia Rd.  
 Location of Sign: Facing Blerweia Rd., approx. 1/2 mi. S on  
property of Hillendale  
 Remarks:  
 Posted by: [Signature] Date of return: 4/6/89  
 Number of Signs: 1

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt  
 Account: R-001-6150  
 Number: 2156  
 Date: 89-420  
 M9000666

PUBLIC HEARING FEES	QTY	PRICE
050 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$25.00
LAST NAME OF OWNER: HILLENDALE C/CLUB		

Cashier Validation: B 8024\*\*\*\*\*250018 4176F  
 Please make checks payable to: Baltimore County

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

No. 065873  
 DATE 2-3-89 ACCOUNT R-01-615-000  
 AMOUNT \$ 100  
 RECEIVED Gilbert D. Cole Associates  
 FOR Revenue, Sp. Ex. Filings - Item # 33

VALIDATION ON SIGNATURE OF CARRIER

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

No. 00711  
 DATE 4/1/89 ACCOUNT R-001-6150  
 AMOUNT \$ 40.00  
 RECEIVED Rec'd 4/1/89  
 FROM Hillendale Country Club, Inc. - Zoning  
 FOR Verification

VALIDATION ON SIGNATURE OF CARRIER

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

No. 1025  
 DATE 4-30-89 ACCOUNT ES-01-615-000  
 AMOUNT \$ 27.86  
 RECEIVED [Signature]  
 FROM Posting & Advertising 89-420-X

VALIDATION ON SIGNATURE OF CARRIER

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 494-3333

Date: 4-3-89

Hillendale Country Club, Inc.  
 13700 Blerweia Road  
 Poolesville, Maryland 21131

ATTN: CHESTER W. BEATTY, General Manager

Re: Petition for Special Exception  
 CASE NUMBER: 89-420-X  
 13700 Blerweia Road,  
 250' S Country Club Road  
 10th Election District - 3rd Councilmanic  
 Petitioner(s): Hillendale Country Club, Inc.  
 HEARING SCHEDULED: WEDNESDAY, APRIL 26, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$27.86 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 set(s) 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 set(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: Manley F. Gately, Esq.  
 File

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 494-3333

March 13, 1989

**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:

Petition for Special Exception  
 CASE NUMBER: 89-420-X  
 13700 Blerweia Road,  
 250' S Country Club Road  
 10th Election District - 6th Councilmanic  
 Petitioner(s): Hillendale Country Club, Inc.  
 HEARING SCHEDULED: WEDNESDAY, APRIL 26, 1989 at 2:00 p.m.

Special Exceptions Replacement of existing multi-purpose buildings with a same use building on existing foundation after demolition of existing buildings.

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: Hillendale Country Club, Inc.  
 Manley F. Gately, Esq.  
 File

**Baltimore County Zoning Commissioner**  
 Office of Planning & Zoning  
 Towson, Maryland 21204  
 (301) 887-3333  
 J. Robert Haines  
 Zoning Commissioner

February 27, 1990

**NOTICE OF REASSIGNMENT**

Case #(s): 89-420-X  
 Petitioner(s): Hillendale Country Club, Inc.  
 Location: 13700 Blerweia Road

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:  
TUESDAY, APRIL 17, 1990 at 10:00 a.m.  
 BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

*J. Robert Haines*  
 J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY

JRH:gs  
 Copies:  
 Hillendale Country Club, Inc.  
 Manley F. Gately, Esq.  
 File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 5, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Manley F. Gately, Esquire  
1504 Sherbrook Road  
Lutherville, MD 21093

RE: Item No. 331, Case No. 89-420-X  
Petitioner: John E. Bausman, et al  
Petition for Special Exception

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

Dear Mr. Gately:

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

JED:jw

Enclosures

cc: Mr. Chester W. Beatty

Hillendale Country Club, Inc.  
13700 Blenheim Road  
Phoenix, MD 21212

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: March 22, 1990

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

SUBJECT: Hillendale Country Club, Inc.  
Zoning Petition No. 89-420-X

The Petitioner requests a Special Exception for a golf course and country club inclusive of accessory uses and structures.

Should the Petitioner's request be granted, staff offers the following comments:

- The location of the future expansion or relocation of maintenance and accessory structures shall be indicated on the approved zoning plat.
- The area designated for temporary accessory structures shall also be indicated on the approved zoning plat.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MAR 26 1990

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 406  
Towson, Maryland 21284  
494-3354

March 1, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

RECEIVED  
MAR 23 1989

ZONING OFFICE

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 331, 332, 335, 337, & 338.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
SECTION AND RESOURCE MANAGEMENT

*2/16/89*  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Zoning Item # 331, Zoning Advisory Committee Meeting of February 24, 1989

Property Owner: Hillendale Country Club, Inc.

Location: 13700 Blenheim Road District: 10

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(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (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 generation 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 for food service operation must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, 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, 887-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents 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 887-3745.
- ( ) 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 retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- ( ) Others Prior to issuance of a building permit for new structure, a site inspection will be required to determine adequacy of existing sewage disposal system to accommodate anticipated future loadings.

*G. D. Smith*  
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County  
Fire Department  
Towson, Maryland 21284-2586  
494-4540

Paul H. Reincke  
Chief

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

Re: Property Owner: Hillendale Country Club, Inc.

Location: 13700 Blenheim Road

Item No.: 331 Zoning Agenda: February 21, 1989

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.
- (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.

\*Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention & Control Master Planning.

REVIEWED: *Pat Keller* 3-17-89  
Planning Group  
SPECIAL INSPECTION DIVISION

NOTED & APPROVED: *Capt. Wm. J. Brady*  
Fire Prevention Bureau

/s/

MAR 20 1989

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: 4/26/89

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

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-420-X7  
Item No. 331

Re: Hillendale Country Club, Inc.

The Petitioner requests a special exception to replace existing multi-purpose buildings with the same use building on existing foundation after demolition of existing buildings. In reference to this request, staff offers the following comment:

A CRG meeting or waiver will be required since the proposed structure and deck represent an increase in useable floor area.

A:42689.txt Pg.3

RECEIVED

MAY 1 1989

ZONING OFFICE

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

J. Robert Haines  
Zoning Commissioner

January 30, 1989

Gilbert D. Cooke Assoc.  
720 E. Pratt Street  
Baltimore, Maryland 21204  
837-2350

RE: Building Permit No. B000809  
13700 Blenheim Road  
10th Elect. Dist.  
Hillendale Country Club

Dear Mr. Cooke,

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
- Insufficient information on permit
- Revised Plans (9 copies) must be submitted to the counter in 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. Revised plans must be submitted in person.
- Other: The submitted plan must show the overall parking scheme and calculations. It is very difficult to see what is being imposed on the property. The plan should be blown up to a clearer scale. With all buildings labeled clearly and dimensioned. Before the plan can be reviewed, all information included on the enclosed site plan checklist must be included on the submitted plan.

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

Very truly yours,

*Mitch Kellman*  
Mitch Kellman  
Planning and Zoning Associate III

cc: Zoning File  
Planning File



CHECKLIST FOR FILING

PETITIONS FOR VARIANCE, SPECIAL HEARING AND SPECIAL EXCEPTION

WHEN YOU ARE READY TO FILE YOUR PETITION, PLEASE CALL 887-3391 TO MAKE AN APPOINTMENT.

Zoning petitions may be filed with the Zoning Office by appointment between the hours of 9:00-4:00 throughout the year on forms furnished by the Zoning Commissioner. All information on the forms must be typed and they must be signed originals by the petitioner(s); i.e., legal owner or legally authorized representative and/or lessee, with the address and telephone number provided. Three (3) originals of each form must be submitted. While the Zoning Associates will assist the petitioner in interpreting those provisions of the Baltimore County Zoning Regulations applicable to the particular case, the final wording of the request, as set forth on the petition forms, shall be the responsibility of the petitioner(s).

The petition forms must be accompanied by twelve (12) copies of a plat, indicating all information on the attached or the blue commercial checklist and three (3) copies of a zoning description of the property with the distance to the nearest intersecting public street centerline indicated. Site plans and zoning descriptions submitted with commercial variances, special exceptions, and special hearings (that require site plans); i.e., parking use and reclassification petitions, must be prepared by a registered surveyor or engineer and sealed. Site plans and zoning descriptions submitted with residential variances and other special residential hearings do not require engineer seals; however, the plans must be legible and include all the checklist information. In addition to the petition forms, site plans and descriptions, the appropriate filing fee must also be submitted. The fee for variances and special hearings for one-family dwellings is \$35.00, while all other petitions require a \$175.00 fee per petition, with a maximum fee of \$450.00.

A. PRIOR TO PREPARING THE REQUIRED PLAN, THE PETITIONER OR HIS ENGINEER SHOULD CONTACT THE FOLLOWING COUNTY AGENCY AND/OR STATE AGENCY IF LOCATED ON A STATE ROAD FOR PERTINENT DATA THAT MAY BE REQUIRED BY THAT PARTICULAR AGENCY.

- 1. Public Services.....887-3340
2. Bureau of Traffic Engineering.....887-3554
3. D.E.P.R.M. (Department of Environmental Protection and Resource Management).....887-3733
4. State Highway Administration.....331-1350
5. County Roads.....County Office Building, Rooms 200 & 206
6. Current Planning (Design, Screening, Landscaping).....887-3335
7. Building Engineer (Plans).....887-3987
8. Fire Department.....887-3998

B. The surveyor's plat shall contain all the information as set forth on the checklist as follows:

- 1. North arrow
2. Scale: 1"=10', 1"=50', 1"=100'
3. Election District
4. Outline of parcel(s) in question (indicated by heavy bold line)
5. Zoning of parcel(s) in question and adjacent properties
6. Bearings, distances, and area of parcel(s)
7. Name of adjoining street and distance to the closest intersection public street centerline
8. Existing and proposed width of street right-of-way from property line to property line
9. Existing and proposed topography, if required by the Office of Planning and Zoning
10. Existing and proposed width and type of paving
11. Location and width of existing and/or proposed entrances and their relation to entrances on existing properties and properties across the street
12. Use, dimensions, and location of all existing buildings on parcel
13. Use, dimension, height, front orientation, and location of all proposed buildings or additions, and the proposed use if the use is to be changed

- 14. The location and use of all principal buildings within a minimum distance of 200 feet from the joint side, front, and rear property lines shall be shown
15. Appropriate height tent (for apartment buildings and commercial zones)
16. Apartment density shall be indicated as follows:

EXAMPLE: Existing Zoning -- D.R.-5.5, Proposed Zoning -- D.R.-16, Gross Area -- 10 acres. Designed Density: Gross -- 16 units per acre, Total Units -- 160 units.

17. Off-street parking. Golf course = 144 spaces, 126 existing, 18 proposed. Parking Data: Number of spaces required (126 existing, 18 proposed), Number of spaces provided.

EXAMPLE: (two-story building, offices and apartments) First Floor: Use apartments, Total Floor Area 6,000 square feet, No. of spaces required 6,000/3.3 per 1,000, No. of spaces provided 19.8\*20 spaces. Second Floor: Use apartments, No. of units proposed 12, No. of spaces required 81.53/unit=21, No. of spaces provided 28.

- Parking Space: Size (minimum 8-1/2 x 18)
Paving: Type (must be a durable and dustless surface such as tar and chip, macadam, or bituminous concrete)
Screening: Size and Type and Location
Lighting: Type, location, direction, and height

- 18. A curb not less than 8" wide and 6" high must be provided around every parking lot. The curb must be set back 4' from a street right-of-way line, if no parking is anticipated. The curb must setback 10' from the street right-of-way line, if parking is proposed against it.
19. Location of streams or drainage courses on or within 50' of property.
20. Utilities: Location and size of existing water and sewer lines available at site. If water and/or sewer are not available at the site, the location and distance to the nearest lines must be indicated with the proper Baltimore County utility drawing number listed. (This may be indicated on Location Plan described below.) In the event no public water and/or sewerage exists, the means for providing proper water and sewerage disposal must be indicated.
21. Fire prevention: Location of fire hydrants (Hydrant spacing must conform to the Baltimore County Standard Design Manual and the Fire Prevention Code).
22. Buildings with zero setbacks must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
23. The surveyor shall furnish one (1) copy of a reproducible location plan or an insetted vicinity map on the required site plans, either of which shall reflect the following information:
a. Scale: 1"=200' or 1"=1,000'
b. Outline of the parcel(s) in question
c. All existing and proposed streets and expressways in the area
d. Location of available utilities connections, if necessary
e. Approximate size and location of school and church sites or other landmarks in area
24. Plats must be trimmed to a neat 8-1/2" by 11" or where larger prints are necessary, they shall be folded to that size. They must be clear with the lettering distinct.

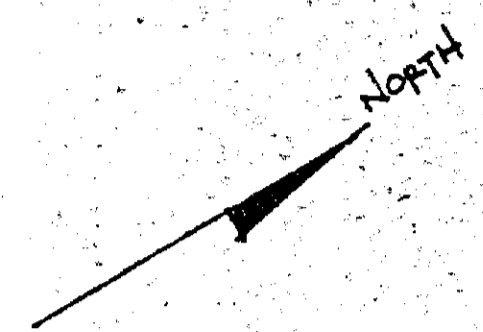
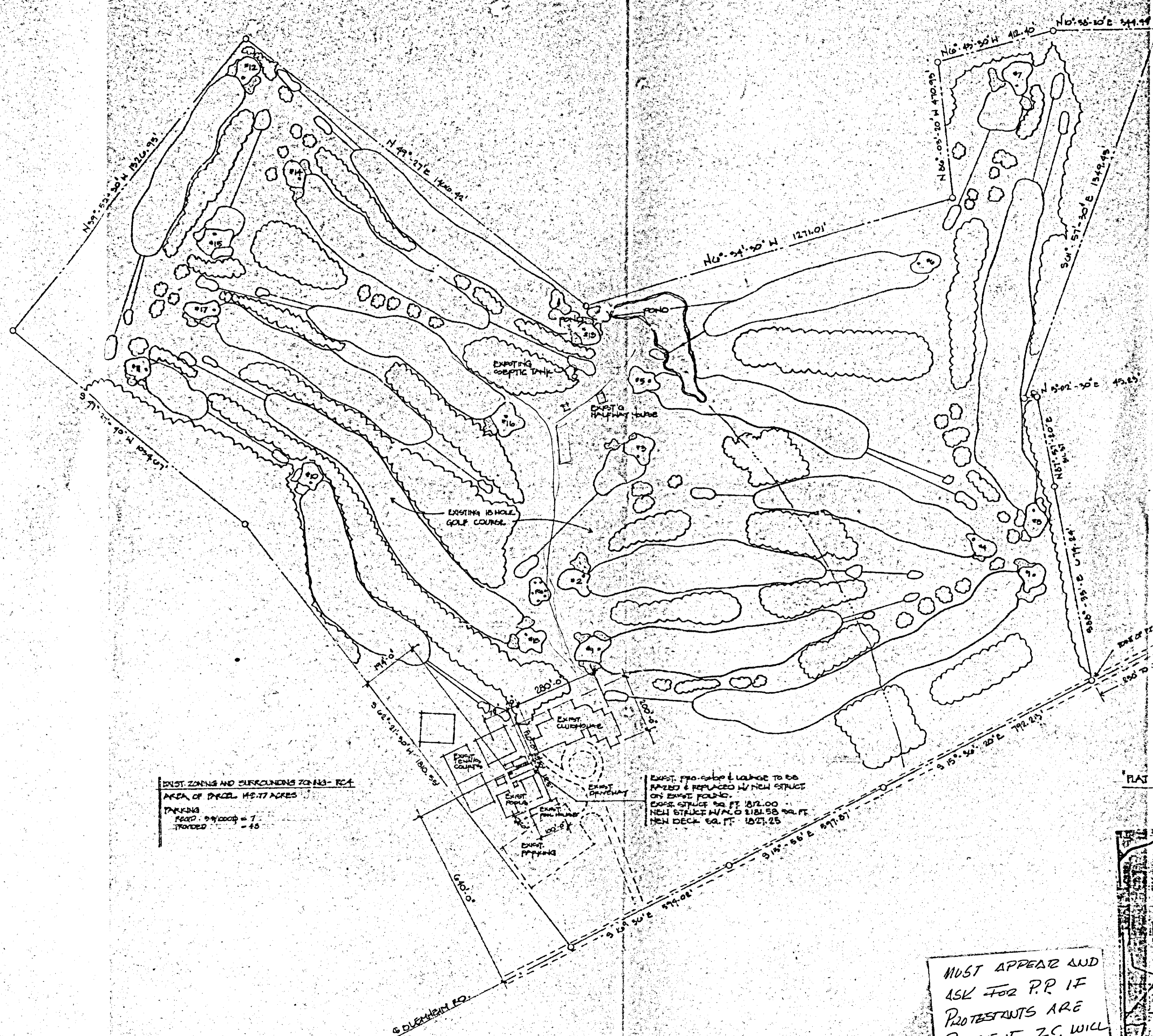
C. The above information is to be used in part as a guide by the members of the Joint Zoning Advisory Committee.
D. The Joint Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) responsible representatives of various County departments. The Committee reviews zoning petitions weekly.
E. The review by the Joint Zoning Advisory Committee is aimed, not at making a judgment in the appropriateness of the zoning action requested, but rather to assure that all parties are made aware of plans or problems that may have a bearing on the case.

Baltimore County Government Office of Zoning Administration and Development Management. 111 West Chesapeake Avenue Towson, MD 21284. (410) 887-3353. April 16, 1993. Brian R. McHenry, Esquire. Klein and Webb. Suite 401, Heaver Plaza. 1301 York Road. Lutherville, MD 21093. RE: Zoning Verification and Use Hillendale Country Club 10th Election District. Dear Mr. McHenry: Your letter dated April 5, 1993 has been referred to me for reply. The uses as shown on the submitted plat including the proposed 11,134 square foot addition to the existing 27,862 square foot building on a plat which accompanied your November 24, 1992 letter to this office (though not in exact configuration with the site plan approved in Special Exception, case number 89-420-X) would be permitted. If you have any questions, please do not hesitate to contact me at 887-3391. Sincerely, John J. Sullivan, Jr. Planner II.

KLEIN & WEBB ATTORNEYS AT LAW SUITE 401 HEAVER PLAZA 1301 YORK ROAD LUTHERVILLE, MARYLAND 21093. THOMAS E. WEBB, BRIAN R. McHENRY, ERIC J. BLITZ. OF COUNSEL: GERALD S. KLEIN. April 5, 1993. Mr. Arnold E. Jablon, Director Zoning Administration and Development Management Room 109 111 West Chesapeake Avenue Towson, Maryland 21204. RE: Hillendale Country Club, Inc. Zoning Verification. Dear Mr. Jablon: Please be advised that the undersigned represents Hillendale Country Club generally. In that regard, I am requesting verification that the uses indicated on the enclosed location survey prepared by J. Finley Ransome & Associates dated February 27, 1991, are permissible uses in accordance with the Baltimore County Zoning Regulations. In addition, please be advised that in accordance with Case No.: 89-420-X, Hillendale was granted a special exception for a proposed addition to the existing 27,860 foot building. In that regard, enclosed please find a letter from John J. Sullivan, Jr., Planner II, dated November 24, 1992, approving Hillendale's reconfigured red line plan. Enclosed please find Klein & Webb check no. 4059 in the amount of \$40.00 to cover the cost of same. In the event you should have any questions regarding this matter, please do not hesitate to contact me. Very truly yours, Brian R. McHenry, BRIAN R. McHENRY.

Baltimore County Government Office of Zoning Administration and Development Management. 111 West Chesapeake Avenue Towson, MD 21284. (410) 887-3353. November 24, 1992. Mr. Manley F. Gately 1804 Sherbrook Road Lutherville, MD 21093. RE: Proposed expansion Hillendale Country Club 10th Election District. Dear Mr. Gately: Your letter to Arnold Jablon, Director of Zoning Administration and Development Management, dated November 2, 1992 has been referred to me for reply. Your proposed 11,134 square foot addition to the existing 27,862 square foot building area though not in exact configuration with the site plan in approved Special Exception, case number 89-420-X, would be permitted as it would be within the spirit and intent of the Baltimore County Zoning Regulations. A copy of this letter and a red line plan will be included in the hearing case file. If you have any questions, please do not hesitate to contact me at 887-3391. Very truly yours, John J. Sullivan, Jr. Planner II.

Baltimore County Government Office of Zoning Administration and Development Management. 111 West Chesapeake Avenue Towson, MD 21204. (410) 887-3353. November 23, 1993. Mr. Chester Beatty Hillendale Country Club 13700 Elebeis Road Phoenix, MD 21131. RE: Proposed Addition Second Revision Hillendale Country Club 10th Election District. Dear Mr. Beatty: For my meeting this morning with Mr. Paul Fitzgerald, the revised proposed addition as shown on the submitted site plan (second red-lined plan) will be approved. Since the expansion is less than the 11,134 square foot addition approved in my November 24, 1992 letter to Mr. Manley F. Gately, this addition will also be approved as being within the spirit and intent of the building approved in zoning special exception case number 89-420-X. If you have any questions, please do not hesitate to contact me at 887-3391. Sincerely, John J. Sullivan, Jr. Planner II.



EXIST. ZONING AND SURROUNDING ZONING - R-4  
 AREA OF PARCEL 142.77 ACRES  
 PARKING  
 REQ'D 54/10000 = 7  
 PROVIDED - 45

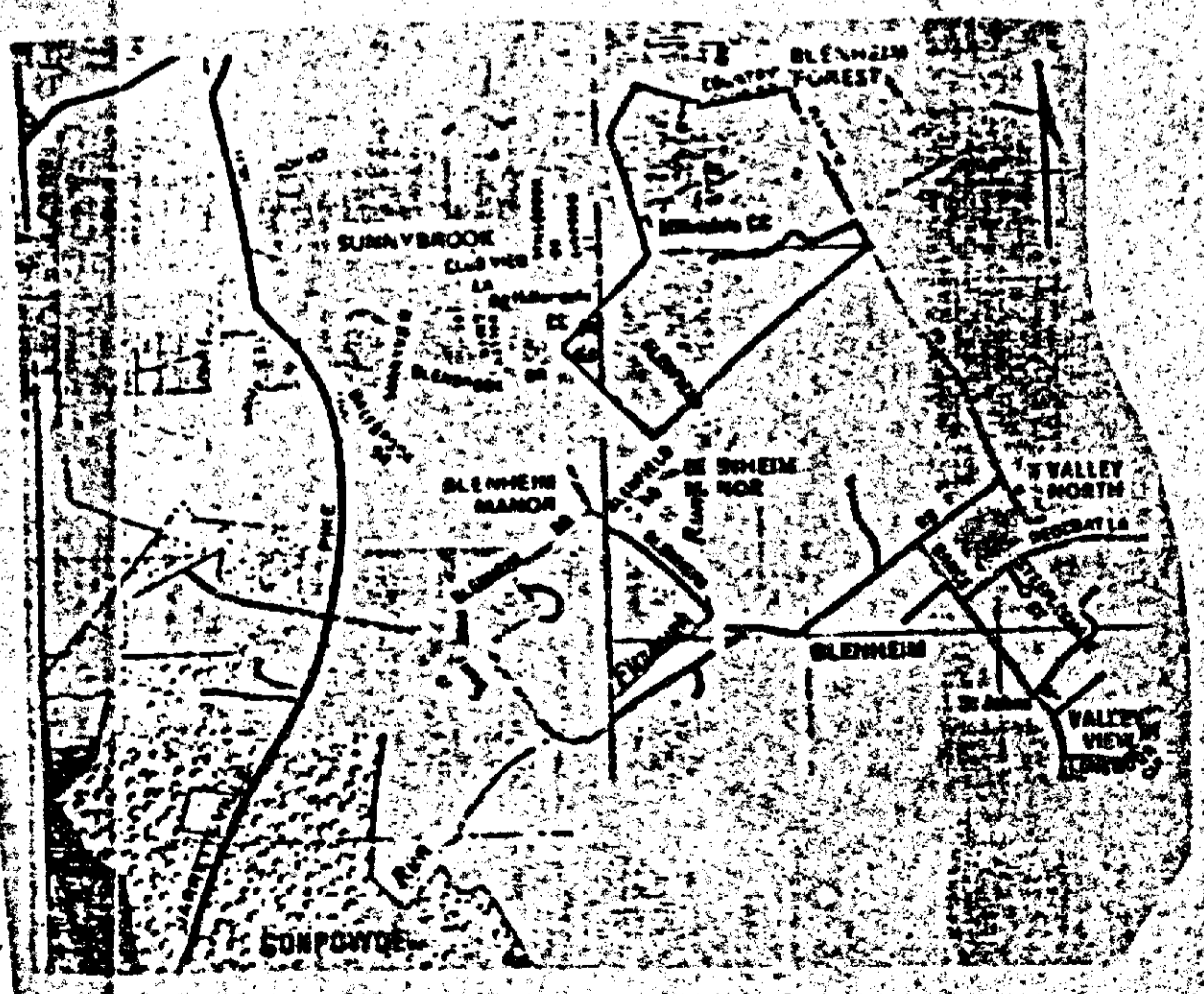
EXIST. PRO-SALOON & LOUNGE TO BE  
 RAZED & REPLACED BY NEW STRUCTURE  
 ON EXIST. FOUNDATION  
 EXIST. STRUCTURE 66 FT x 120 FT  
 NEW STRUCTURE 66 FT x 120 FT  
 NEW DECK 66 FT x 120 FT

*VOID*  
*See NEW Plat*  
*DATED 7/19/84*

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

3B SITE PLAN  
 1" = 200'-0"

MUST APPEAR AND  
 ASK FOR P.P. IF  
 PROTESTANTS ARE  
 PRESENT Z.C. WILL  
 HEAR FROM THEM  
 BEFORE HE ADVISES  
 AS TO P.P. 3/2/18  
 GARY & DORIS HARRIS

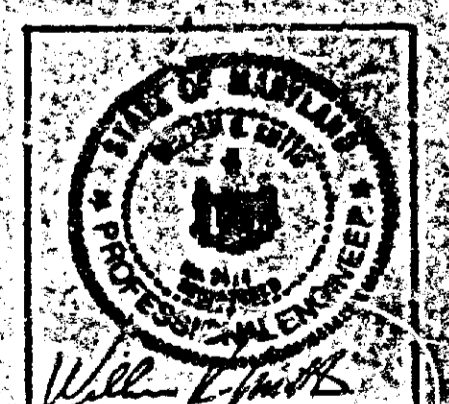
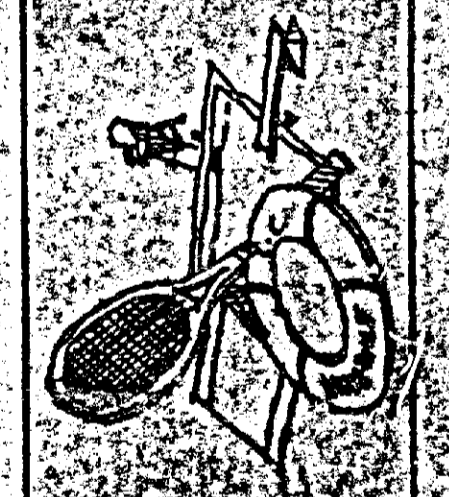


LOCATION PLAN

GILBERT D. COOLE ASSOCIATES ARCHITECTS / PLANNERS  
 730 E. PRATT ST. BALTIMORE, MARYLAND 21202

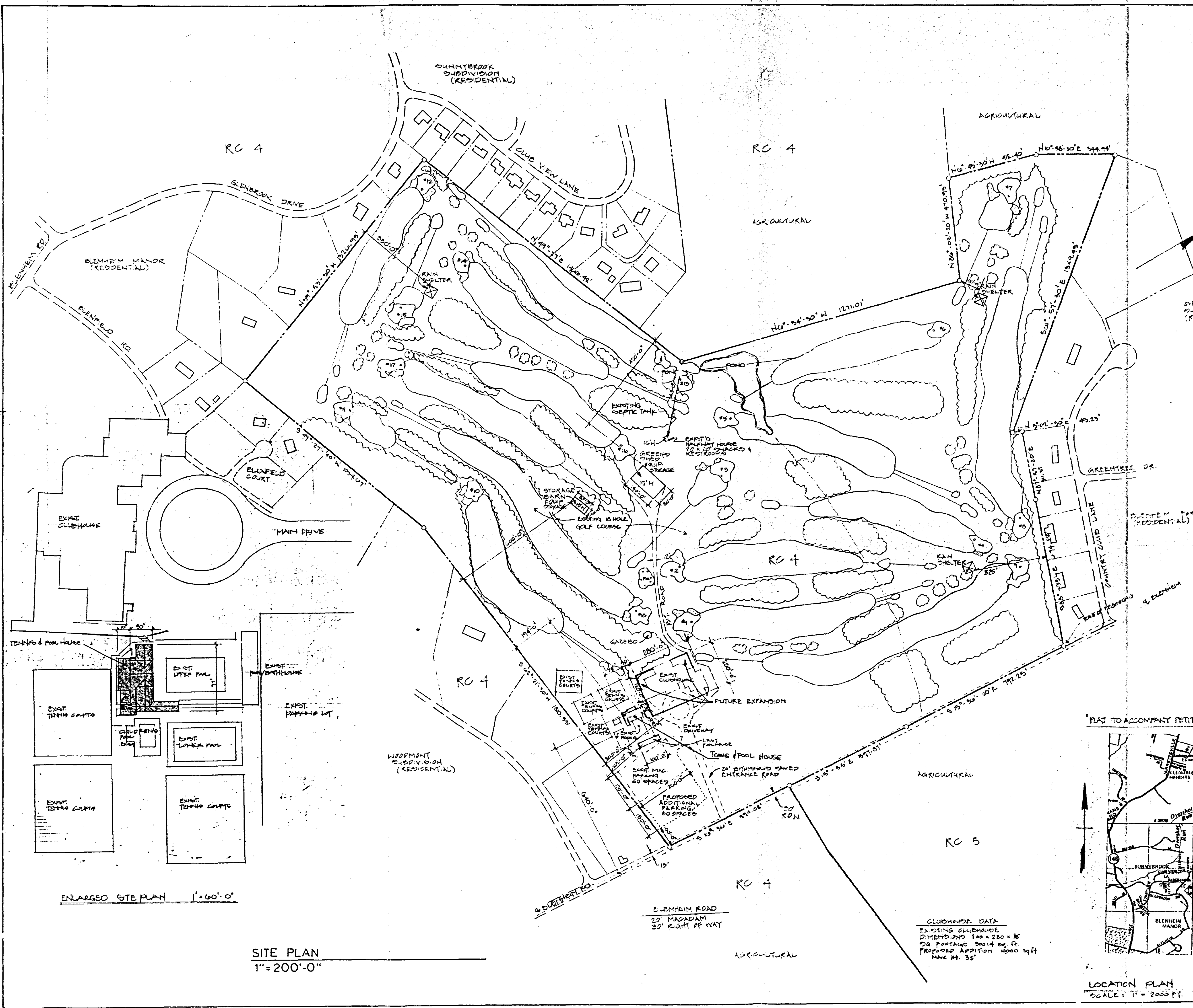


RENOVATION OF  
 TENNIS & POOL HOUSE  
 FOR  
 HILLENDALE COUNTRY CLUB  
 BLENHEIM RD.  
 PHOENIX, MD 21131



SITE PLAN
CAD. NO. 88-015
DATE 11.9.83
SCALE 1" = 200'
LAST REV.
REVISIONS
#331

CS-2



SITE PLAN  
1" = 200'-0"

ENLARGED SITE PLAN  
1" = 60'-0"

RC 4

PLAT FOR SPECIAL EXCEPTION FOR GOLF COURSE AND COUNTRY CLUB INCLUSIVE OF THE FOLLOWING ACCESSORY USES:

- 1) FUTURE EXPANSION OF CLUBHOUSE
- 2) FUTURE EXPANSION OF PARKING AREA
- 3) FUTURE EXPANSION AND/OR RELOCATION AND MAINTENANCE OF ACCESSORY STRUCTURES
- 4) TEMPORARY ACCESSORY STRUCTURES AND USES AS REQUIRED FOR OCCASIONAL PROFESSIONAL GOLF TOURNAMENTS

**PETITIONER'S EXHIBIT 1**

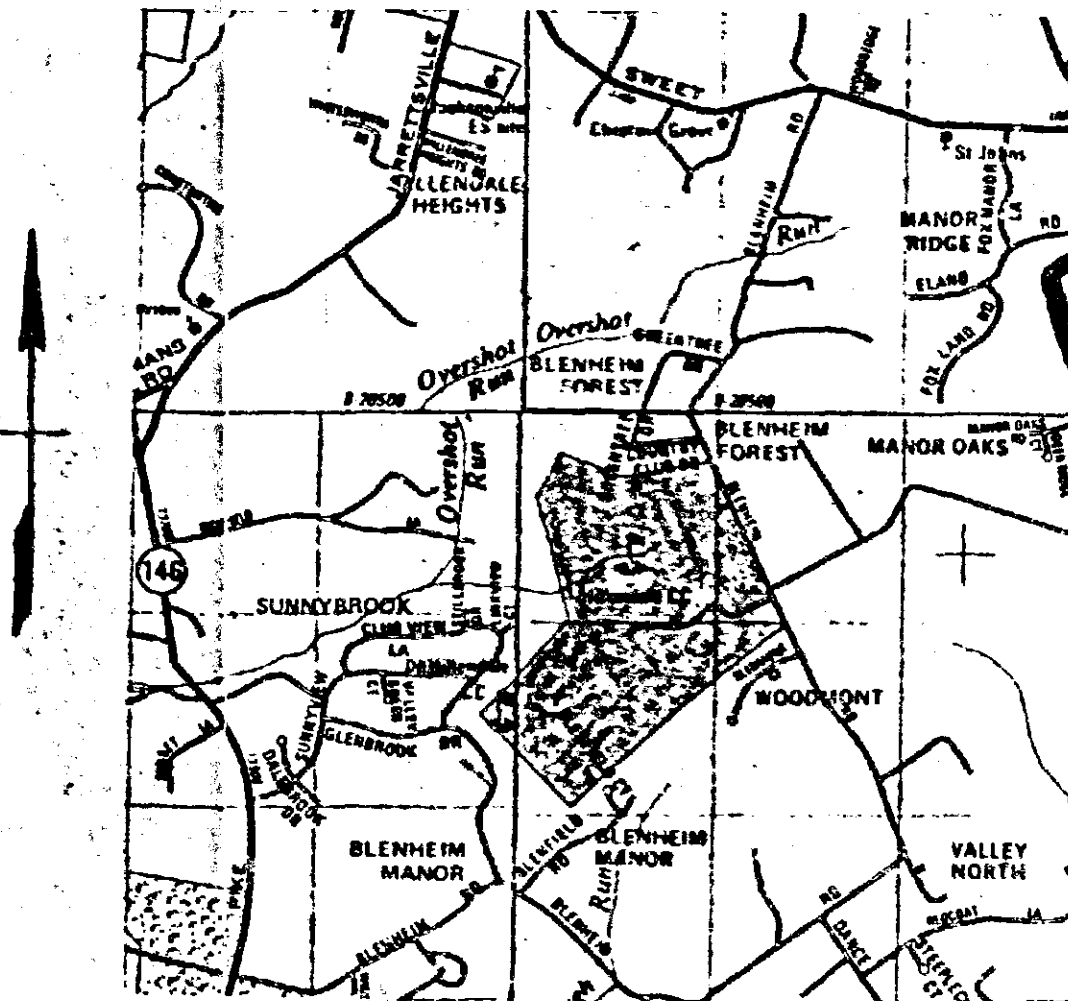
SITE DATA

EXISTING ZONING	RC 4
GROSS AREA OF PARCEL	140.77 ACRES
NET AREA OF PARCEL	140.00 ACRES
EXISTING PARKING	150 SPACES
PROPOSED PARKING	20 SPACES
REQUIRED PARKING	144 SPACES

CLUBHOUSE DATA

EXISTING CLUBHOUSE  
DIMENSIONS 100' x 280' x 35'  
212 FOOTAGE 28014 sq. ft.  
PROPOSED ADDITION 10000 sq ft  
MAX. Ht. 35'

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

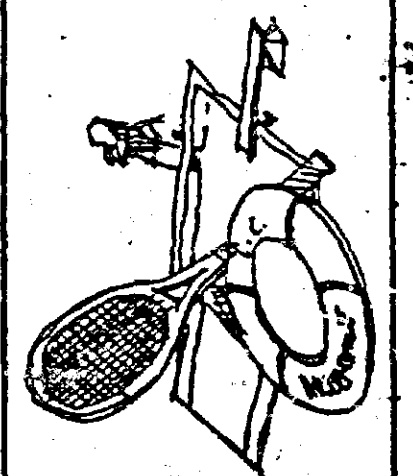


LOCATION PLAN  
SCALE: 1" = 2000 FT.

REVISED BLANS  
2-16-80  
89-470-X

HURST ROSCHE ENGINEERS, INC.  
CONSULTING ENGINEERS  
COCKEYSVILLE, MARYLAND

EXISTING & PROPOSED IMPROVEMENT AREA FOR  
HILLENDALE COUNTRY CLUB  
BLENHEIM RD.  
PHOENIX, MD. 21131



STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
WILLIAM E. SMITH  
15139

CONTR. NO.	
DATE	7-11-81
SCALE	1" = 200'-0"
LATEST REV.	
REVISIONS	