



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

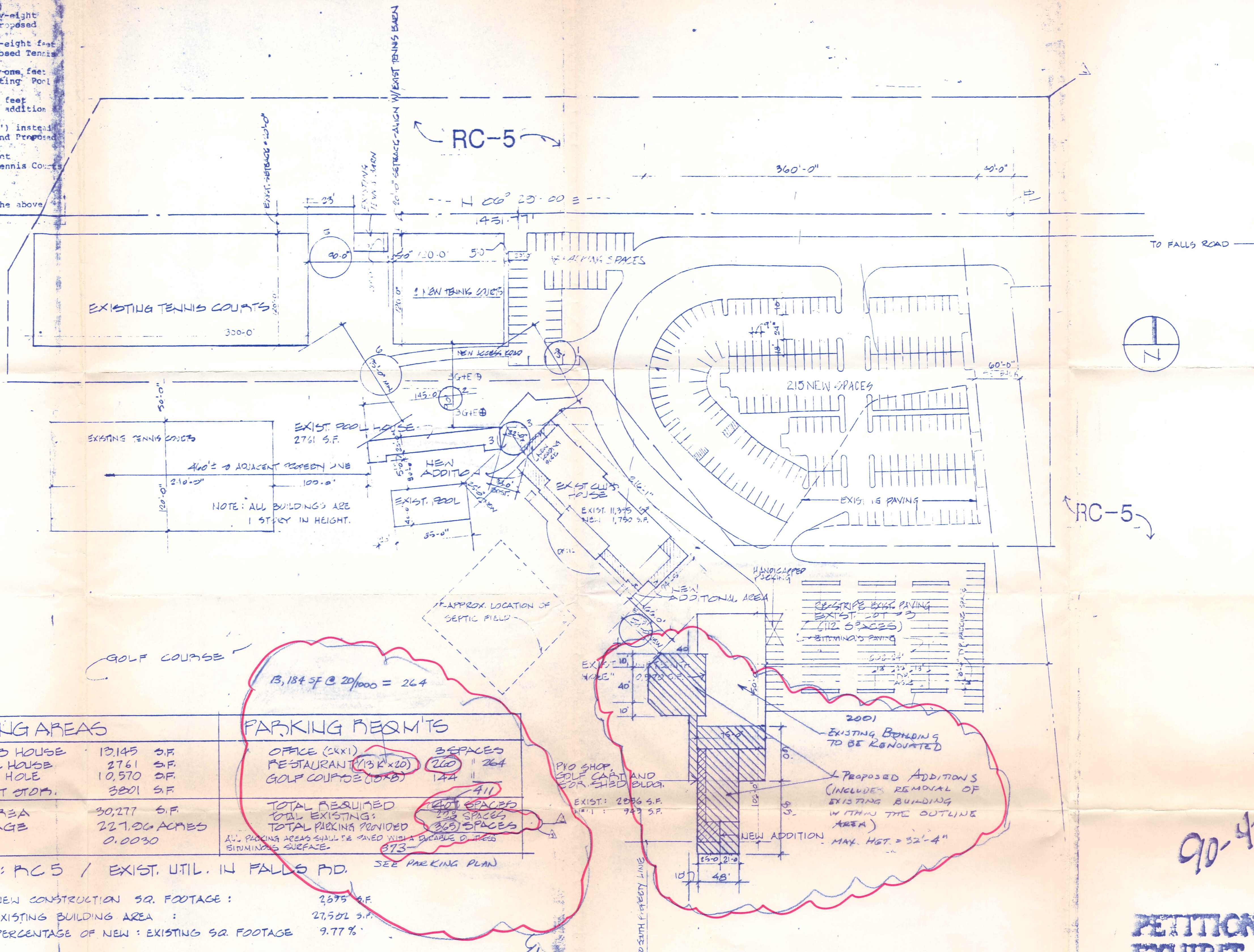


Owners of the Property have filed for a Variance from Section 21.03 of the Zoning Regulations of Baltimore County (1987 Edition) in accordance with the following: (SEE NOTE NUMBERS ON THE)

- 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 17, 1995 at which time all of the above variances were granted.

PLANNING CASE NO: 89-270-STHXA
CHESTNUT RIDGE



BUILDING AREAS			PARKING REQ'TS		
CLUB HOUSE	13,145	S.F.	OFFICE (EXIST)	3 SPACES	
POOL HOUSE	2,761	S.F.	RESTAURANT (13'x20')	260	264
19TH HOLE	10,570	S.F.	GOLF COURSE (10'x8')	144	
CART STDM.	3,801	S.F.			411
TOT. AREA	30,277	S.F.	TOTAL REQUIRED	411 SPACES	
ACREAGE	227.06	ACRES	TOTAL EXISTING	373 SPACES	
F.A.P.	0.0030		TOTAL PARKING PROVIDED	365 SPACES	
			ALL PARKING AREAS SHALL BE PAVED WITH A DURABLE, IMPERMEABLE 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: 27,502 S.F.
TOTAL PERCENTAGE OF NEW: EXISTING SQ. FOOTAGE 9.77%

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

ELECTION DISTRICT 8 COUNTY COUNCIL DISTRICT 3

EXISTING AND NEW BUILDING AREAS			
BUILDING	EXIST. AREA	NEW ADD.	TOTAL
POOL HOUSE	2,761 S.F.		2,761
CLUB HOUSE	11,999 S.F.	1,750 S.F.	13,749
19TH HOLE	10,570 S.F.		10,570
PRO SHOP	3,356 S.F.	945 S.F.	4,301
	27,586 S.F.	2,675 S.F.	30,261 S.F.
2,675/27,582 = 9.77% ADDED AREA			

PETITIONER'S
EXHIBIT 1

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

Signature: [Signature]
Date: 8/20/01
PLAN TO ACCOMPANY SET
LETTER, REVISED 8-9-01

Chestnut Ridge Country Club
Lutherville, Maryland 21093

G&D

Architect:
Cochran, Stephenson & Dunker, Incorporated
925 North Charles Street
Baltimore, Maryland 21201
Tel: 410-528-1100
Fax: 410-528-1101
Project No.: 89-270-STHXA
Date: 8/20/01

ARCHITECTURAL
[Signature]

No.	Date	Revision
1	8/20/01	NOTED
2	8/20/01	NOTED
3	8/20/01	NOTED

Project No.:

Date: 10/26/00

Scale: 1" = 60'-0"

Sheet Title:

PROPOSED
PARKING PLAN

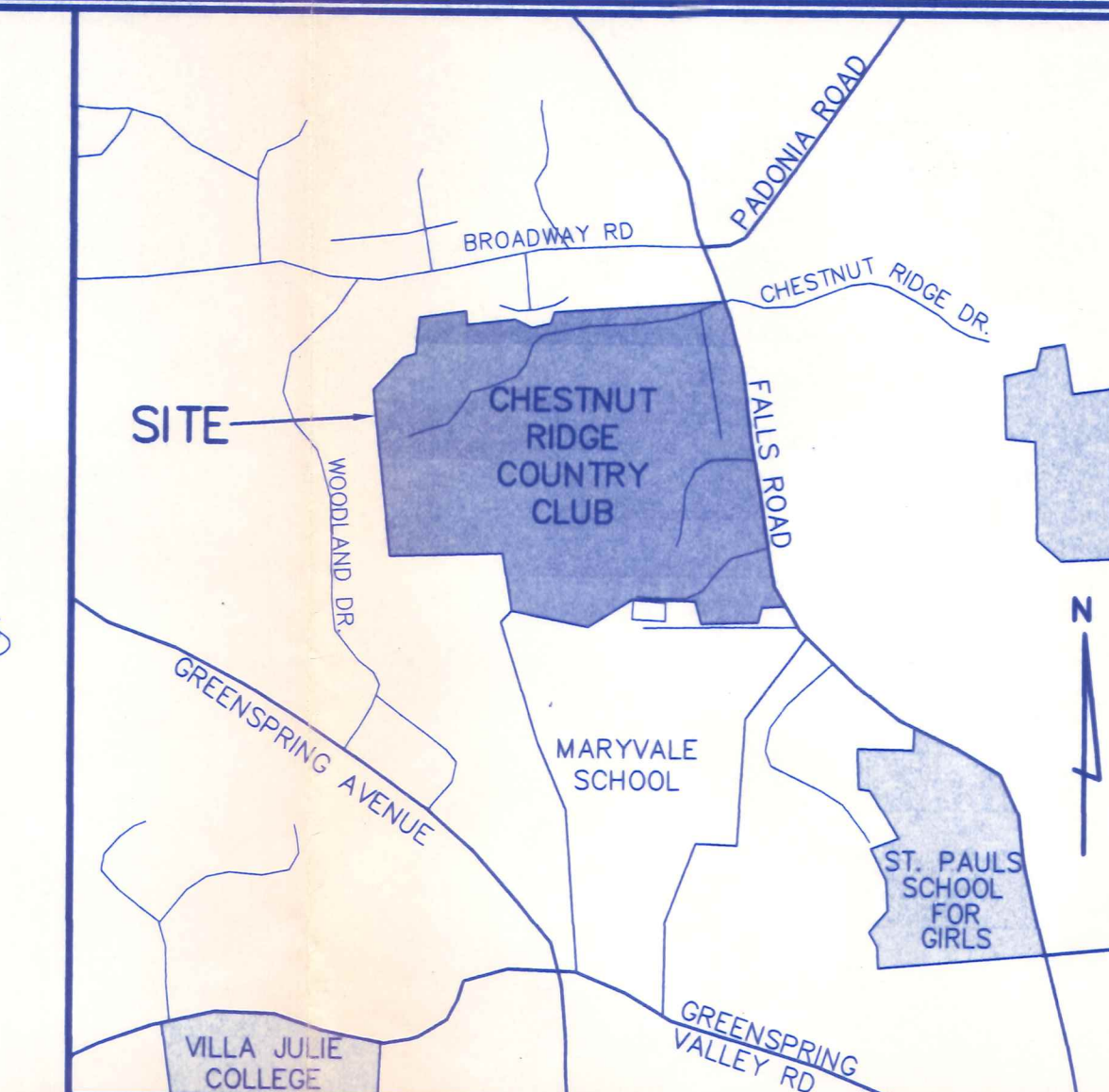
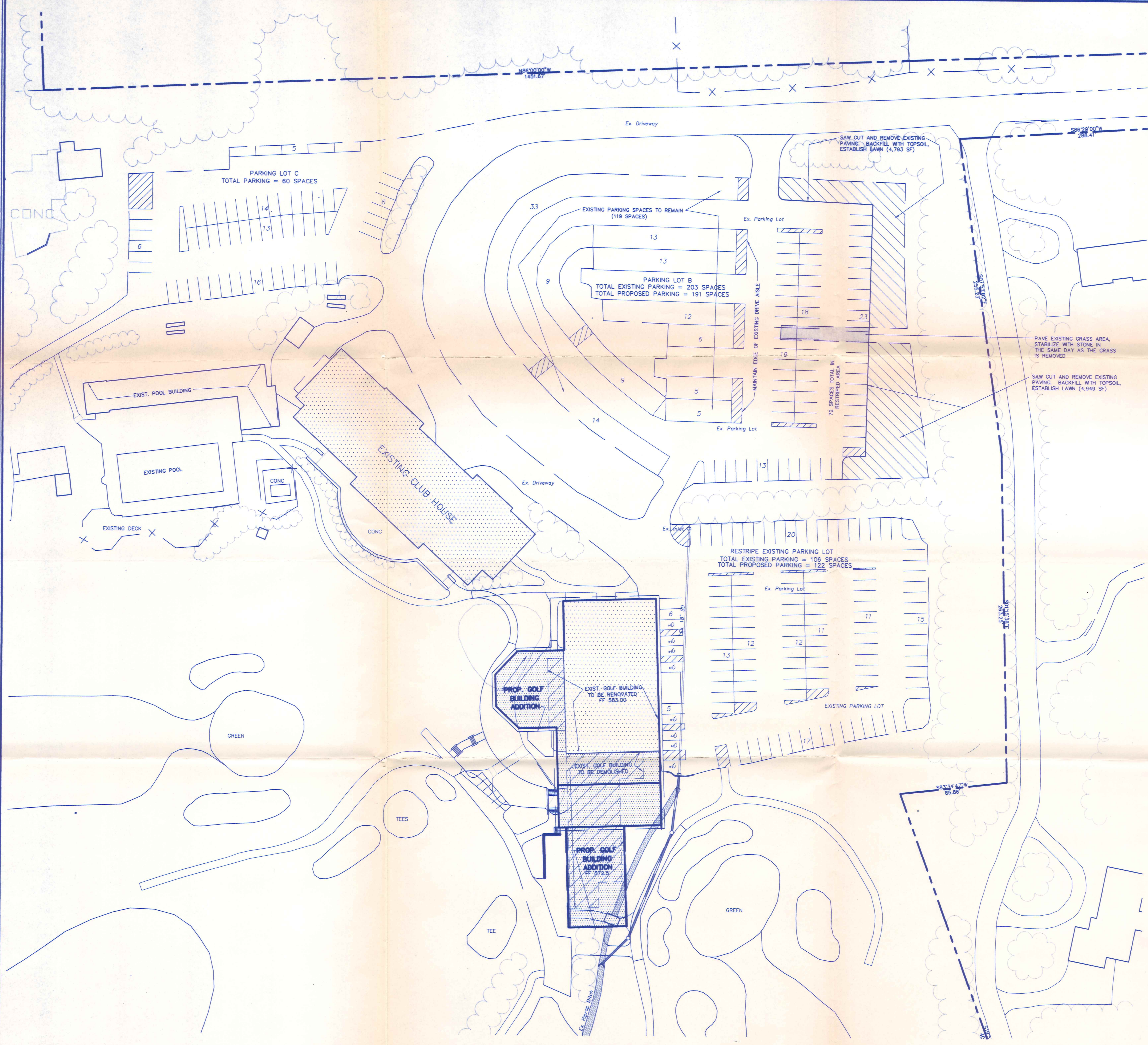
Sheet No.:

30.00.1

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ELECTION DISTRICT 8 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

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

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 P-1

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - W/S Falls Road, S of Broadway Road (11700 Falls Road) 8th Election District 3rd Councilmanic District Chestnut Ridge Country Club, Inc. Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 90-42-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the site plan previously approved in Case No. 89-270-SPHA to reduce the number of parking spaces from 410 to 365 spaces, and variances to permit 365 parking spaces in lieu of the 407 spaces required, and a building setback of 20 feet in lieu of the required 50 feet for two tennis courts, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Jerry Birenbaum, President, appeared, testified, and were represented by Harry S. Shapiro, Esquire. Also appearing on behalf of the Petition were Nathan LeBlang, Board Member of the Chestnut Ridge Country Club, and Robert Taubman, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 11700 Falls Road, is the site of the Chestnut Ridge Country Club which consists of 227.96 acres zoned R.C. 5 and is improved with a golf course, club house, swimming pool and other outbuildings, as set forth on Petitioner's Exhibit 1. Said property was the subject matter of previous Case No. 89-270-SPHA in which same was granted a special exception for the country club and golf course, and variances for various improvements proposed. Petitioners are now requesting an amendment to the site plan approved in said case to permit a reduction of the parking spaces. Testimony indicat-

ed the relief requested will allow Petitioners to retain existing mature trees to create a better buffer from the adjoining property owners along the east side property line. However, as a result of this modification, the number of parking spaces originally provided will be reduced to 365 spaces. Testimony indicated that additional parking is available along the drive surrounding the parking area. Said additional parking was not included in the calculations. Mr. Taubman testified that, in his opinion, the amended site plan is superior to the originally approved plan. He testified that a greater buffer area is needed between the residential properties and the parking lot and that membership to the Club has not changed significantly to justify losing an existing substantial buffer area for additional parking spaces. Testimony further indicated the relief requested meets the requirements of Section 502.1.

Further testimony indicated that Petitioners are desirous of installing two additional tennis courts to provide a total of 12 courts. Mr. LeBlang testified the variance is necessary as the location proposed is approximately 20 feet from an existing tennis barn. However, he testified this location is the least disturbing to existing landscaping and the most practical considering the topography of the land. Testimony indicated the relief requested meets the requirements set forth in Section 502.1 and that the granting of the variances will not result in any detriment to the health, safety or general welfare of the surrounding community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special condi-

tions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on the Petitions held, and for the reasons given above, the relief requested in the Petitions for Special Hearing and Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of August, 1989, that the Petition for Special Hearing to approve an amendment to the site plan previously approved in Case No. 89-270-SPHA to reduce the number of parking spaces from 410 to 365 spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner for Zoning Variance to permit 365 parking spaces in lieu of the 407 spaces required, and a building setback of 20 feet in lieu of the required 50 feet for two tennis courts, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

JRH:bjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-42-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended Plat establishing a special exception for a country club.

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

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

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

Contract Purchaser: (Type or Print Name)	Legal Owner(s): CHESTNUT RIDGE COUNTRY CLUB, INC. (Type or Print Name)
Signature	Signature <i>Jerry Birenbaum</i> JERRY BIRENBAUM (Type or Print Name)
Address	Address 11700 Falls Road Lutherville, Maryland 21093
City and State	City and State Lutherville, Maryland 21093
Attorney for Petitioner: (Type or Print Name)	Attorney for Petitioner: HARRY S. SHAPIRO (Type or Print Name)
Signature	Signature <i>Harry S. Shapiro</i> HARRY S. SHAPIRO (Type or Print Name)
Address	Address 400 W. Pennsylvania Avenue Towson, Maryland 21204
City and State	City and State Towson, Maryland 21204
Attorney's Telephone No.: (301) 825-0110	Attorney's Telephone No.: (301) 825-0110

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 108, County Office Building in Towson, Baltimore County, on the 9th day of August, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE 496

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-42-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6 (Parking) & 1804.3.3.3 (Setbacks)

to approve a reduction in parking spaces from 407 parking spaces on Plans currently filed to 365 parking spaces, and to approve a set back requirement

for two new tennis courts from 50 feet to 20 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The reduction in parking spaces shall be more than ample for the membership of the Club, and would prevent the removal of certain attractive trees and other landscaping. The change in the set back requirement would allow for the construction of the new tennis courts at the same set back as existing tennis courts.

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

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

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

Contract Purchaser: (Type or Print Name)	Legal Owner(s): CHESTNUT RIDGE COUNTRY CLUB, INC. (Type or Print Name)
Signature	Signature <i>Jerry Birenbaum</i> JERRY BIRENBAUM (Type or Print Name)
Address	Address 11700 Falls Road Lutherville, Maryland 21093
City and State	City and State Lutherville, Maryland 21093
Attorney for Petitioner: HARRY S. SHAPIRO (Type or Print Name)	Attorney for Petitioner: HARRY S. SHAPIRO (Type or Print Name)
Signature	Signature <i>Harry S. Shapiro</i> HARRY S. SHAPIRO (Type or Print Name)
Address	Address 400 W. Pennsylvania Avenue Towson, Maryland 21204
City and State	City and State Towson, Maryland 21204
Attorney's Telephone No.: (301) 825-0110	Attorney's Telephone No.: (301) 825-0110

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 108, County Office Building in Towson, Baltimore County, on the 9th day of August, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

81-132

November 11, 1988
Page 1 of 2

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, 1938 and recorded among the Land Records for Baltimore County in Liber C.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°29'00" 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 243.25 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

81-132

November 11, 1988
Page 2 of 2

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°33'45" West 152.41 feet; thence 28) North 02°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 334.49 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 L. Shapiro
Registered Land Surveyor No. 10000

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: Special Hearing, Variance
Petitioner: Chestnut Ridge Country Club, Inc.
Location of property: W/S of Falls Road, S of Broadway Road
Location of Sign: West side of Falls Road, at entrance to subject property
Remarks:
Date of return: July 4, 1989
Posted by: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 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 July 20, 1989.

THE JEFFERSONIAN
TOWSON TIMES,

S. Zebe Olson
Publisher

PO 13734
NY N31031
2 90-42-SPHA
page 1109.58

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

J. Robert Haines
Zoning Commissioner

DATE 7/24/89



Dennis F. Rasmussen
County Executive

Chestnut Ridge Country Club
11700 Falls Road
Lutherville, Maryland 21093

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-42-SPHA
West side of Falls Road, south of Broadway Road
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING SCHEDULED: WEDNESDAY, AUGUST 9, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$159.58 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

When you receive the sign & post set(s), there for each such set

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

No. 074636

DATE 7/27/89 ACCOUNT 201615-00

AMOUNT \$ 159.58

RECEIVED BY W. J. H. FALLS ROAD COUNTRY CLUB

FOR 90-42-SPHA

8081*****15958**3108F

VALIDATION OR SIGNATURE OF CASHIER

DATE 7/27/89

TIME 1:50 PM

BY J. R. HAINES

RECEIVED

DATE 7/27/89

TIME 1:50 PM

BY J. R. HAINES

RECEIVED

DATE 7/27/89

TIME 1:50 PM

BY J. R. HAINES

RECEIVED

DATE 7/27/89

TIME 1:50 PM

BY J. R. HAINES

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BY J. R. HAINES

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DATE 7/27/89

TIME 1:50 PM

BY J. R. HAINES

RECEIVED

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

J. Robert Haines
Zoning Commissioner

July 5, 1989

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

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 and Zoning Variance
CASE NUMBER: 90-42-SPHA
West side of Falls Road, south of Broadway Road
8th Election District - 3rd Councilmanic
Petitioner(s): Chestnut Ridge Country Club, Inc.
HEARING SCHEDULED: WEDNESDAY, AUGUST 9, 1989 at 2:00 p.m.

Special Hearing: An amended Plat establishing a special exception for a country club. Variance to approve a reduction in parking spaces from 407 parking spaces on Plans currently filed to 365 parking spaces; and to approve a setback requirement for two new tennis courts from 50 feet to 20 feet.

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
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

JRH:gs

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

90-42-SPHA

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 11th day of May, 1989

J. Robert Haines
Zoning Commissioner

Petitioner: Chestnut Ridge Country Club
Petitioner's Attorney: Harry S. Shapiro
Received by: James F. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 31, 1989

Harry S. Shapiro, Esquire
400 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 496, Case No. 90-42-SPHA
Petitioner: Chestnut Ridge Country Club
Petition for Zoning Variance and Special Hearing

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.

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
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Jerry Birenbaum
Chestnut Ridge Country Club, Inc.
11700 Falls Road
Lutherville, MD 21093

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Raines
Chief

June 1, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: Chestnut Ridge Country Club
Location: W side of Falls Road, S of Broadway Road

Item No.: 496 Zoning Agenda: May 30, 1989

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: Capt. J. H. Raines
Planning Bureau
Special Inspection Division

Noted and Approved
Capt. J. H. Raines
Fire Prevention Bureau

JK/ker

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: July 27, 1989

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

SUBJECT: Chestnut Ridge Country Club, Item 496
Zoning Petition No. 90-42-SPHA

The petitioner requests a special hearing to approve an amended plat establishing a special exception for a country club and a variance for reduced parking and to approve a setback requirement for tennis courts. In reference to this request, staff offers the following comments:

The office supports the request to amend the special exception for the existing country club, however, we can only support the requested variances for a reduction of 42 spaces if both the existing and proposed parking lots are brought up to current county standards and provide a substantial landscape buffer along the north edge of the entrance road. Further, we do not support or oppose the requested variance for the 20 foot setback for the proposed tennis courts. Should sufficient evidence be presented to warrant the granting of this variance, a landscape plan will be required and night lighting should be restricted.

PK/sf

RECEIVED
JUL 31 1989

ZONING OFFICE



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

June 12, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

Baltimore County
Chestnut Ridge Country Club
Zoning meeting 5/30/89
W/S Falls Road
MD 25
south of Broadway Road
Item #496

Dear Mr. Haines:

After reviewing the submittal for a Special Hearing to approve an amended plat establishing a special exception for a country club, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Ernest J. Mills, Jr. Chief
Engineering Access Permits
Division

LE/es

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

RECEIVED
JUN 14 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Urgent Hearing or Speech
383-7856 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-1062 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

June 6, 1989

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 487, 488, 489, 491, 492, 494, 495, 496, 497, 498, and 499.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSP/lw

Continued Basis On The
Previous Baltimore County
Map of the same area.

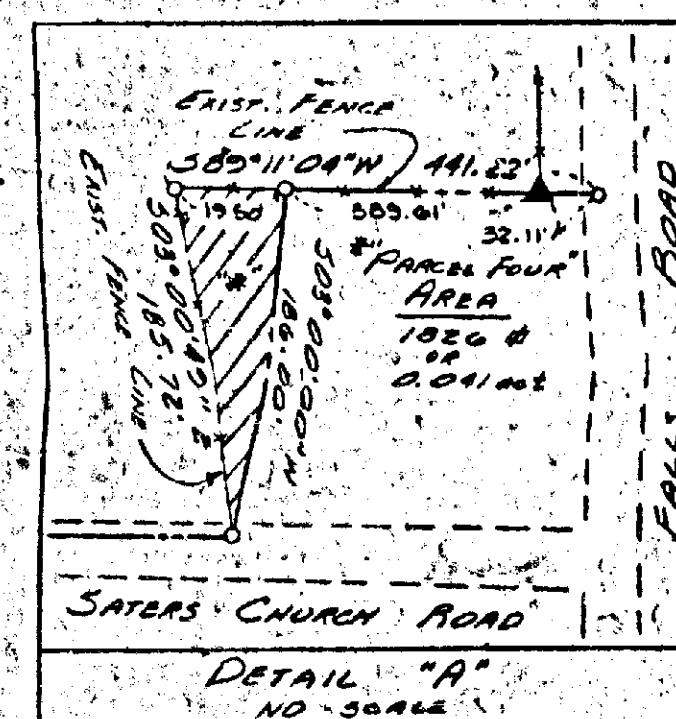
Station	North	West
1-884	5546.85	1951.32
1-885	5441.54	1954.50
1-886	5091.74	1956.50
1-885	5069.85	1952.54

NOTE
TOTAL AREA TO BE CONVERTED
PARCEL ONE - 10.131 acres
PARCEL TWO - 53.473 acres
PARCEL FOUR - 0.041 acres
TOTAL - 75.054 acres
1983 Survey - 66.645 Ac

TOTAL AREA OF OUTLINE
302.63 AC.
Parcel One - 10.131 AC.
Parcel Two - 53.473 AC.
Parcel Three - 4.8 AC.
Parcel Four - 0.041 AC.
SUB-TOTAL - 78.445 AC.
REMAINS - 221.965 AC.

REMAINING PORTION
AREA
221.976 AC.
+ 6.289 AC. added from
portion below
= 206.5 AC.

TITLE REFERENCE
FRANCIS S. CARNES
MARGARET G. CARNES (Wife)
FRANCIS S. CARNES, INC.
CHESTNUT RIDGE COUNTRY CLUB, INC.
G.L.B. 3318-181
MARCH 3, 1959



90.42-SPHA
49.6

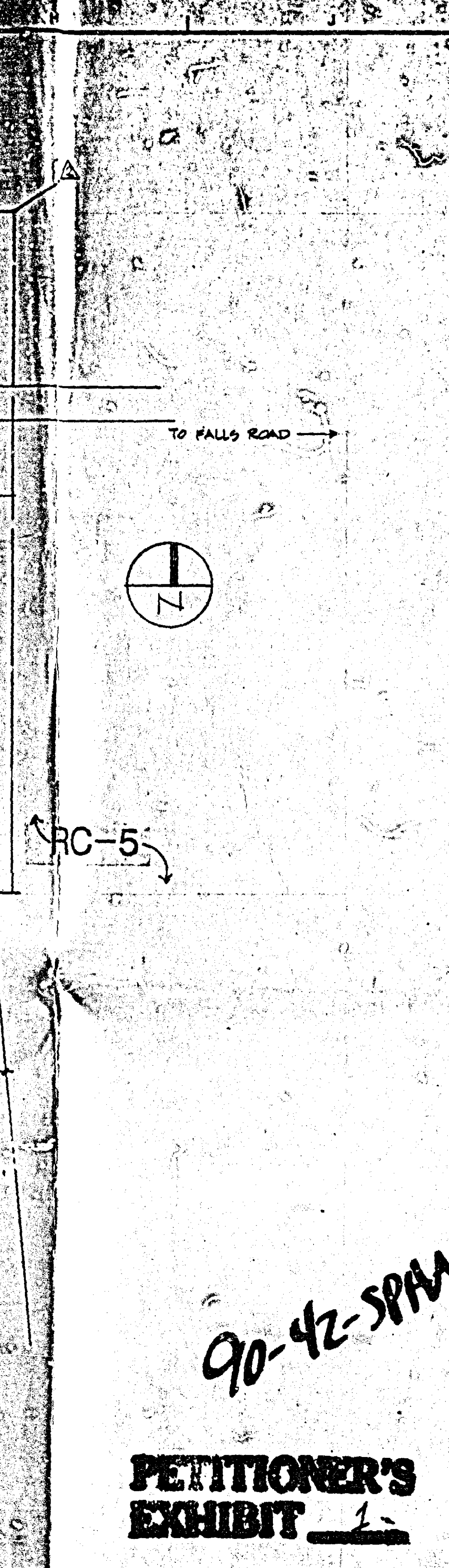
R.T.F. INC.
LAND SURVEYORS
142 EAST MAIN STREET
WESTMINSTER, MD. 21157
876-1222 / 848-2040

CHESNUT RIDGE GOLF & COUNTRY CLUB
FALLS ROAD
18TH ELECTION DISTRICT
SCALE: 1" = 200'
CANNON COUNTY, GA.
DATE: 1-15-82
1983 Previous added
Cadastral 27-1864
By RTF Inc.

THE BALTIMORE PROFORMA
ON THE SURVEY OF THE
OPINION OF THE
MAY 24, 1970



HEARING CASE NO: 89-270-STHX
CHESTNUT RIDGE



ZONE: MC 5 / EXIST. UTIL. IN FALLS P.D.

TOTAL NEW CONSTRUCTION SQ. FOOTAGE :	2675 SF.
TOTAL EXISTING BUILDING AREA :	27502 SF.
TOTAL PERCENTAGE OF NEW : EXISTING SQ. FOOTAGE	9.77 %

ELECTION DISTRICT 8 COUNTY COUNCIL DISTRICT 3

**PETITIONER'S
EXHIBIT 1-**

SECRET

~~PLAN FOR SETBACK AND PARKING VARIANCES, AND SPECIAL HEARING TO AMEND SITE PLAN AS APPROVED IN CASE NO. 89-270-STHX~~

440
Christ with Redeemer & Mary
Bullion, 1710, 1711, 1712

CS&D

Architect
Cochran, Stephenson & Donkervoet, Incorporated
225 North Charles Street, Baltimore, Maryland 21201
Telephone: (410) 524-1100
FAX: (410) 524-1101
Circle 10 on Reader Service Card



Architectural Registration Stamp
2397-2
State of Maryland

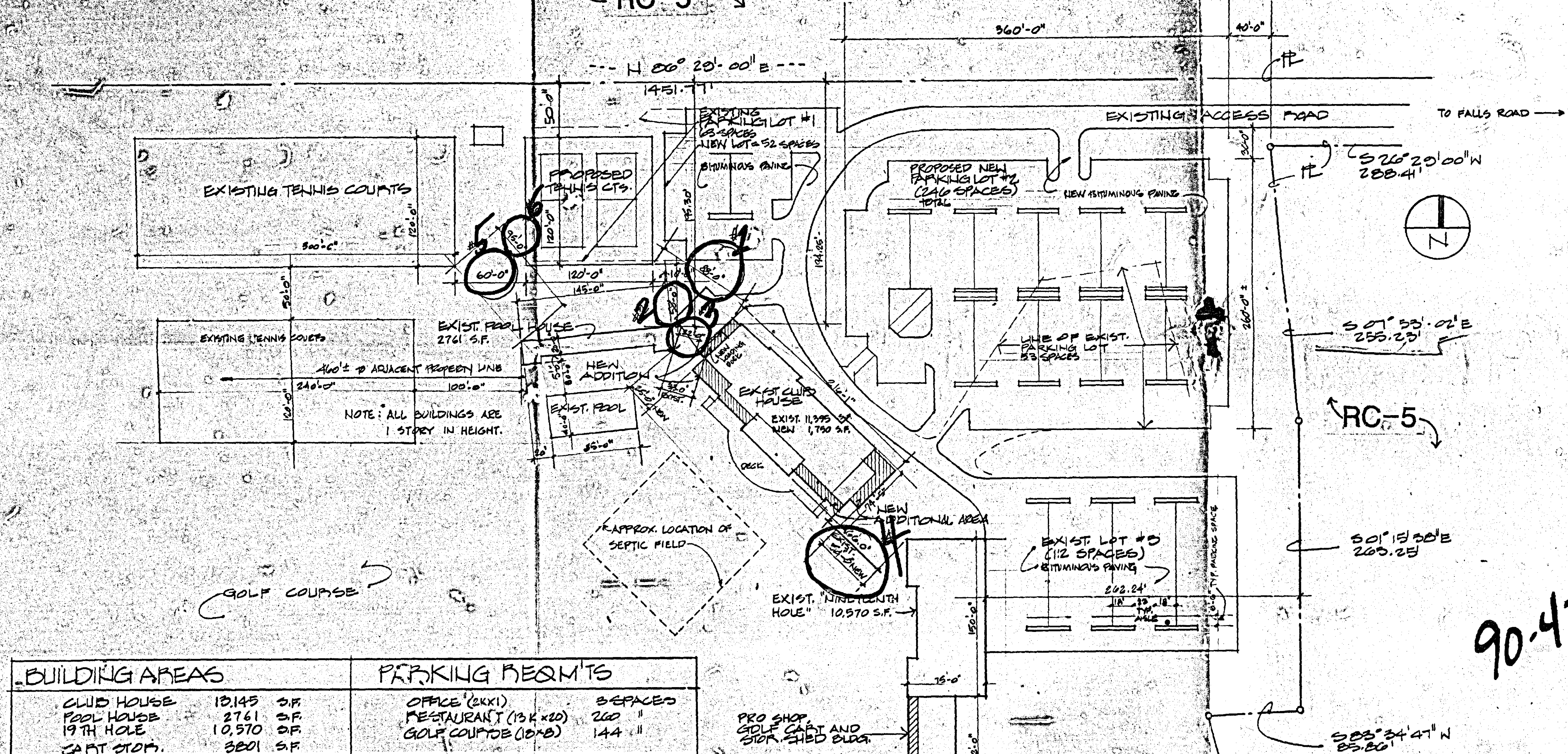
[illegible]

Project No.:
Date: 10/26/88
Scale: 1" = 60'-0"
Sheet Title:
PROPOSED
PARKING PLAN

Sheet No.: 30.00.1 Of:

Variance Plat

RC-5



BUILDING AREAS			PARKING REQMT'S		
CLUB HOUSE	13,145	S.F.	OFFICE (28X1)	3	SPACES
POOL HOUSE	2,761	S.F.	RESTAURANT (13K X 20)	200	"
19TH HOLE	10,570	S.F.	GOLF COURSE (10 X 8)	144	"
CART SHOP	3,801	S.F.			
TOT. AREA	30,277	S.F.	TOTAL REQUIRED	407	SPACES
ACREAGE	22.70	ACRES	TOTAL EXISTING	225	SPACES
F.A.D.	0.0030		TOTAL PROPOSED	410	SPACES

ZONE RC-5 / EXIST. UTIL. IN FALLS RD.
 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 8 COUNTY COUNCIL DISTRICT 3

PLAN TO ACCOMPANY BUILDING PERMIT FOR CHESTNUT RIDGE COUNTRY CLUB/ ADDITIONS TO MAIN BUILDING

EXISTING AND NEW BUILDING AREAS			
BLDG.	EXIST. AREA	NEW ADDIT.	TOTAL
POOL HOUSE	2,761 S.F.		2,761
CLUB HOUSE	11,999 S.F.	1,730 S.F.	13,149
19TH HOLE	10,570 S.F.		10,570
PRO SHOP	2,856 S.F.	945 S.F.	3,801
	27,582 S.F.	2,675 S.F.	30,277 S.F.

2675/27,582 = 9.77% ADDED AREA

This plot has the six (6) variances requested shown and numbered.

Petitioner's Exhibit #6

Chestnut Ridge Country Club
 Lutherville, Maryland 21093

CS&D

Architect
 Cochran, Stephenson & Donkervoet, Incorporated
 2700 Falls Road, Lutherville, Maryland 21093
 410-588-1111

ARCHITECTURAL REGISTRATION BOARD
 No. 11/1866

No.	Date	Revision
1	11/1866	NOTATIONS

Project No.:
 Date: 10/26/88
 Scale: 1" = 60'-0"
 Sheet Title:
 PROPOSED PARKING PLAN
 Sheet No.: 30.001