



D'ANDREA L. WALKER
Acting County Executive

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

January 8, 2025

Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, MD 21204
Attention: Adam M. Rosenblatt

RE: 6100 N. Charles Street
The Elkridge Club
1990-0375-X, Spirit and Intent
9th Election District

Mr. Rosenblatt,

Your recent Spirit and Intent letter to Mr. Jeffrey Perlow, Chief of Zoning, has been referred to me for reply. Zoning Case 1990-0375-X allowed for a golf course use of the property in addition to the existing country club use.

Your current proposal to construct a “walk-in cooler at the pool house, a paddle hut bathroom addition, and a fourth paddle court” is GRANTED. The Zoning Office has determined that the proposed minor construction within the “proposed expansion restriction area” approved in the 1990 case does indeed adhere to the “spirit & intent” of the permissions granted in Case # 1990-0375-X.

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 the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Seidelman", is written over a circular stamp.

Jason Seidelman
Zoning Review

JSS 24-1166

IN RE: PETITION FOR SPECIAL EXCEPTION - * BEFORE THE
 EAST SIDE OF CHARLES STREET, * ZONING
 NORTH OF GITTINGS AVENUE * COMMISSIONER
 9th Election District * OF
 4th Councilmanic District * BALTIMORE COUNTY
 THE ELKRIDGE CLUB, INC., * PETITIONER * Case No. 90-375-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case involves a special exception for an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations. The Petitioner, The Elkridge Club, Inc., appeared, testified, and was represented by John B. Howard, Esquire and Robert A. Hoffman, Esquire.

Testimony from Mr. John A. Luetkemeyer, Jr., Treasurer of the Elkridge Club, Inc., indicated that the club has been in operation at this location since approximately 1876. The club has approximately 450 members and provides golf, tennis, swimming, dining and other activities commonly associated with a country club. Testimony from Mr. Luetkemeyer, Mr. William F. Kirwin, an expert land planner and Mr. James R. Grieves, the Club's architect, clearly indicated that the granting of the special exception would not have an adverse impact on the surrounding community and would in fact be consistent with all of the requirements under Section 502.1 BCZR.

Mr. Grieves went on to explain a proposed building restriction envelope, shown specifically on Petitioner's Exhibit 1, which would allow for certain modest expansion within the confines of that

ORDER RECEIVED FOR FILING
 Date 4/16/90
 By [Signature]

"expansion restriction area." The types of expansion are listed on Petitioner's Exhibit 1 under "building data"; however, this list intends to give examples of the type of expansion which may take place, but is not meant to limit other improvements so long as they take place within the expansion restriction area.

Therefore, upon considering the testimony and evidence presented, it is clear that the use of this property in a DR zone as a country club would not be detrimental to the primary uses in the vicinity and it is hereby determined that the conditions delineated in Section 502.1 BCZR are satisfied.

Additionally, it is further determined that expansion within the proposed building restriction area shown on Petitioner's Exhibit 1 would not be detrimental to the primary uses in the vicinity and would also be consistent with the requirements under Section 502.1 BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Exception in Case No. 90-375-X should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1990 that the Petition for Special Exception for an existing country club pursuant to 1B01.1.C.6 of the BCZR is hereby granted in accordance with Petitioner's Exhibit 1 subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
 Date 4/17/90
 By [Signature]

1. The Petitioners may apply for any building permits required for expansion or alteration of structures on the subject property 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.

2. Petitioner may be permitted to alter existing structures and/or provide new construction consistent with the Special Exception country club use within the "proposed expansion restriction area" as shown on Petitioner's Exhibit 1.

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

ORDER RECEIVED FOR FILING
 Date 4/17/90
 By [Signature]

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

April 17, 1990

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
 W/S of Charles Street at the Baltimore City/County Line
 (6100 N. Charles Street)
 9th Election District - 4th Councilmanic District
 The Elkridge Club, Inc. - Petitioners
 Case No. 90-375-X

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
 J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs
 cc: People's Counsel
 File

235
 PETITION FOR SPECIAL EXCEPTION
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-375-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 an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations.

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

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

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

Contract Purchaser: Legal Owner(s):
 By: F. Barton Harvey, Jr. (Type or Print Name)
 Signature
 The Elkridge Club, Inc. (Type or Print Name)
 Signature
 Address
 City and State

Attorney for Petitioner:
 John B. Howard, Esquire (Type or Print Name)
 Signature
 210 Allegheny Avenue (Address)
 Towson, Maryland 21204 (City and State)
 Attorney's Telephone No.: 823-4111 (Townson, Maryland 21204, 823-4111 Address)

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of 2nd, 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 27 day of March, 1990, at 2:30 o'clock, P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR.
 DATE 4/16/90

ORDER RECEIVED FOR FILING
 Date 4/16/90
 By [Signature]

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

February 14, 1990

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: 90-375-X
 W/S Charles Street at the Baltimore City/Baltimore County Line
 6100 N. Charles Street
 9th Election District - 4th Councilmanic
 Petitioner(s): The Elkridge Club, Inc.
 HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1B01.1.C.6 of the Baltimore County Zoning Regulations.

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
 BALTIMORE COUNTY, MARYLAND

cc: The Elkridge Club, Inc.
 John B. Howard, Esq.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

DATE 3/13/90

The Elkridge Club, Inc.
 135 East Baltimore Street
 Baltimore, Maryland 21202

ATTN: F. BARTON HARVEY, JR.

Re: Petition for Special Exception
 CASE NUMBER: 90-375-X
 W/S Charles Street at the Baltimore City/Baltimore County Line
 6100 N. Charles Street
 9th Election District - 4th Councilmanic
 Petitioner(s): The Elkridge Club, Inc.
 HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Gentlemen:
 Please be advised that \$127.41 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.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

JRH:gs
 cc: John B. Howard, Esq.

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 90-375-X
 December 19, 1989

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

Beginning for the same at the intersection of the west right of way line of Charles Street 70 feet wide with the division line between Baltimore County and Baltimore City thence binding on said division line

1 - due West 1680 feet more or less, to the center of the Maryland and Pennsylvania Railroad thence

2 - North 5° 16' East 412 feet thence
 3 - North 4° 22' East 764.5 feet thence
 4 - northerly 125 feet thence
 5 - South 51° 32' 41" West 20.16 feet thence
 6 - North 0° 17' 19" West 406.08 feet thence
 7 - North 87° 12' 02" West 329.78 feet thence
 8 - North 20° 46' 22" West 477.00 feet thence
 9 - North 5° 40' 38" East 105.00 feet thence
 10 - North 80° 09' 10" East 74.73 feet thence
 11 - South 49° 39' 10" East 94.83 feet thence
 12 - South 83° 23' 40" East 371.30 feet thence
 13 - South 73° 29' 20" East 135.08 feet thence
 14 - South 88° 51' 50" East 143.21 feet thence
 15 - North 72° 12' 40" East 110.31 feet thence
 16 - South 66° 31' 50" East 97.10 feet thence
 17 - North 89° 49' 30" East 263.06 feet thence
 18 - South 70° 38' 10" East 274.36 feet thence
 19 - North 81° 04' 52" East 493 feet more or less to the said west right of way line of Charles Street thence binding on said right of way line
 20 - South 5° 21' 19" East 1931 feet more or less to the place of beginning. Containing 77.8 acres of land more or less.

THIS DESCRIPTION FOR ZONING PURPOSES ONLY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

90-375X

NAME	ADDRESS
John Howard	210 Allegheny Ave
Bob Hoffman	285 S.W. Ave. Towson 21204
Bill Korman	17 W. Park Ave. Towson 21204
John L. ...	G.W. STEPHENS JR. & Assoc. INC
Charles K. Stark	655 KENILWORTH DR 21204

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

March 27, 1990

90-375-X

TO: Mr. Robert Haines
Zoning Commissioner

FROM: Mr. Donald Outen, Chief
Bureau of Water Quality
and Resource Management

SUBJECT: Zoning Item #235
Elkridge Club

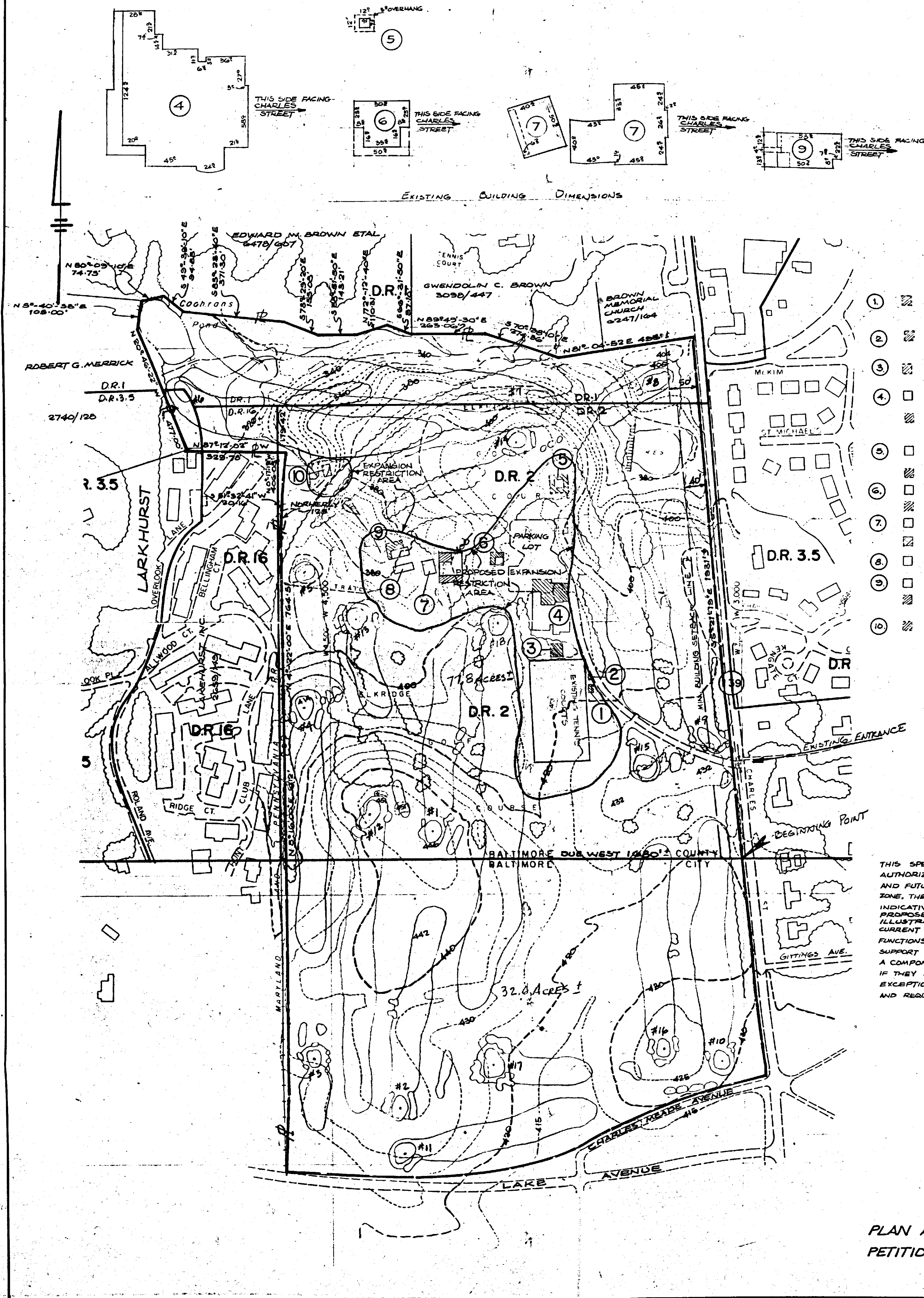
RECEIVED
MAR 29 1990

ZONING OFFICE

The Bureau of Water Quality and Resource Management has reviewed the above referenced Special Exception, which seeks zoning authorization for an existing private golf club and future expansion thereof. The plan submitted is unacceptable and does not provide the basic environmental information that is necessary in order to adequately review the existing golf course and/or the possibility of future expansion. An existing conditions report/plan must be submitted including the following:

1. field located streams and wetlands;
2. watershed, stream class, stream order;
3. wetlands classifications;
4. calculated 100-year floodplain;
5. topography with slopes differentiated as $\leq 10\%$, 11-19%, 20%;
6. existing land cover (i.e., forest, meadow, etc.);
7. significant plant and/or animal habitat; and
8. soils.

After the existing conditions information is verified, this Department will determine the applicability of the County's Environmental regulations relative to the existing and proposed uses.



THIS SPECIAL EXCEPTION PETITION SEEKS ZONING AUTHORIZATION FOR AN EXISTING PRIVATE GOLF CLUB AND FUTURE EXPANSION THEREOF IN A DENSITY RESIDENTIAL ZONE. THE EXISTING BUILDINGS AS SHOWN HEREON ARE INDICATIVE OF EXISTING ACTIVITIES AS THEY NOW EXIST AT ELKRIDGE. PROPOSED AND FUTURE EXPANSION AREAS ARE ILLUSTRATIVE ONLY AND BASED ON CURRENT PLANNING, HOWEVER THE BUILDING FOOTPRINTS, FUNCTIONS AND LOCATIONS MAY BE MODIFIED OR ADDITIONAL SUPPORT BUILDINGS OR ACTIVITIES MAY BE ADDED IF THEY ARE A COMPONENT OF PRIVATE CLUBS ACTIVITIES AT ELKRIDGE IF THEY ARE IN ACCORDANCE WITH THE TERMS OF THIS SPECIAL EXCEPTION AND IF THEY COMPLY WITH APPLICABLE STANDARDS AND REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.

COUNCILMANIC DISTRICT-4

90-375-X
235

PLAN AND PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(410) 825-8120

THE ELKRIDGE CLUB
6100 NORTH CHARLES STREET
5TH ELECTION DISTRICT
SCALE: 1" = 200'
BALTO CO. MD 21204
DATE: 10-27-89
REVISED: 1-2-90

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1990

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 1, 1990.

THE JEFFERSONIAN,

S. Zebe Orlean
Publisher

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 21284 as follows:

Petition for Special Exception
Case number: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District
4th Councilmanic District
Petitioner(s):
The Elbridge Club, Inc.
Hearing Date: Tuesday,
Mar. 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1801.1 C.6 of the Baltimore County Zoning Regulations. 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 of Baltimore County
TJ 3.007 March 1.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 229, 235, 236, 238, and 239.

Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 10 1990

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-375 X

District: 7th Date of Posting: 3-9-90

Posted for: Special Ex. Caption

Petitioner: The Elbridge Club, Inc.

Location of property: W/S of Charles St. at the Baltimore City/Baltimore County Line (6100 N. Charles St.)

Location of Sign: West side of Charles St. at the entrance to the Elbridge Club

Remarks: _____

Posted by: [Signature] Date of return: 3-9-90

Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21284

receipt

Account: R-001-6150
Number: _____ No: 989

Date:

1/13/90

H9000337

PUBLIC HEARING FEES	QTY	PRICE
050 - SPECIAL EXCEPTION	1 X	\$175.00
		TOTAL: \$175.00

LAST NAME OF OWNER: HARVEY

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21284

receipt

Account: R-001-6150
Number: _____ No: 1881

Date:

1/27/90

H9000602

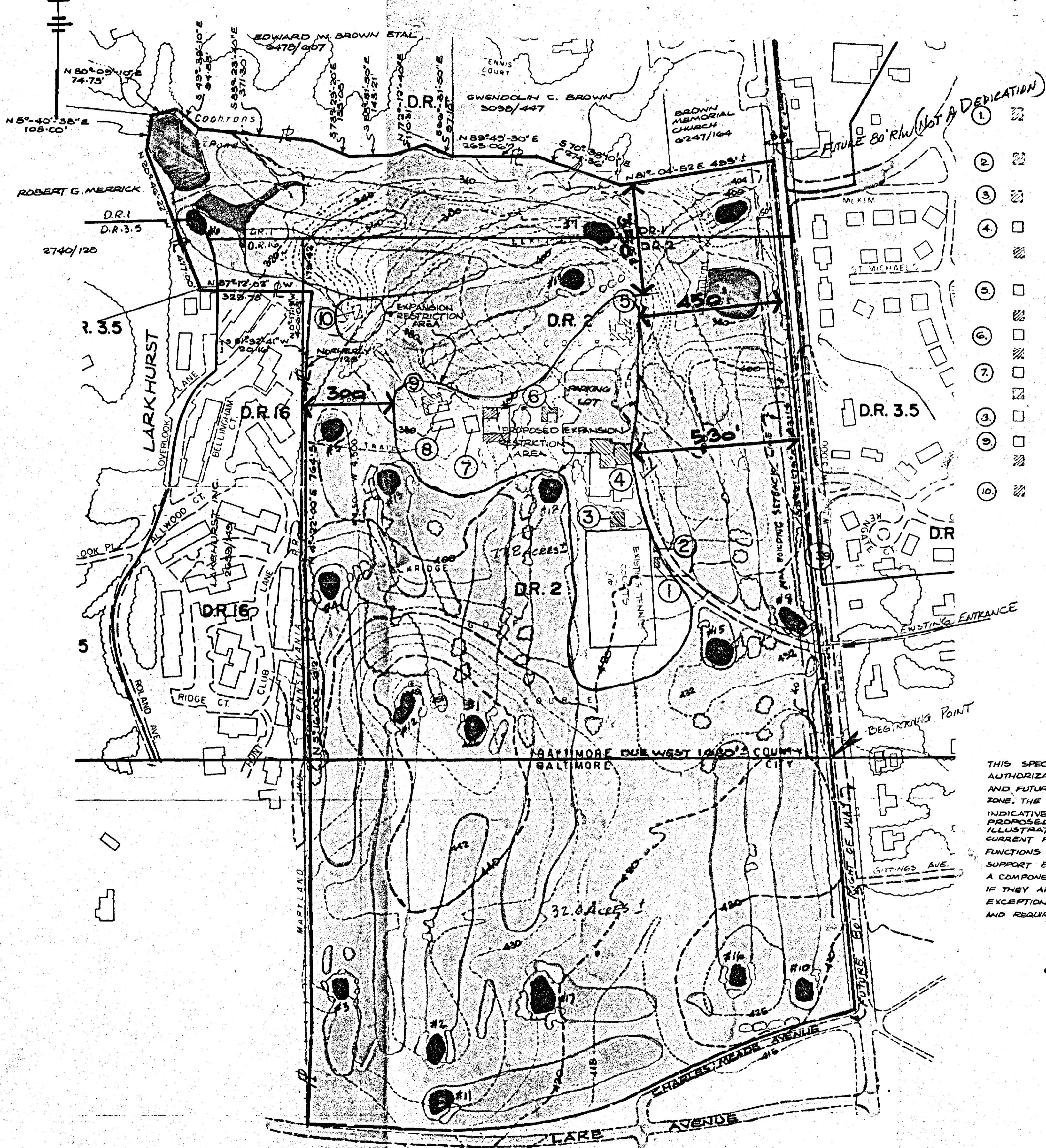
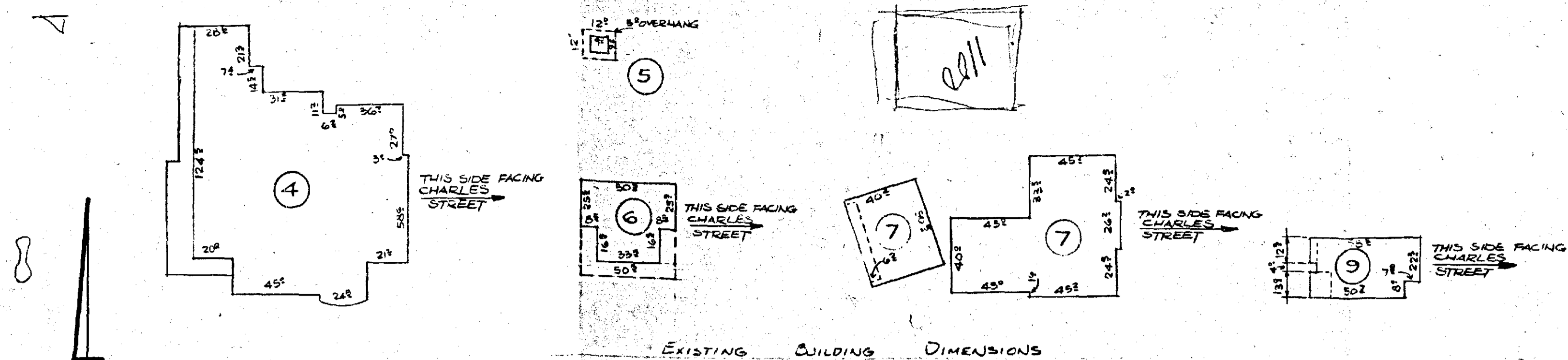
PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING	1 X	\$127.41
		TOTAL: \$127.41

LAST NAME OF OWNER: HARVEY

90-375

Cashier Validation:

Please make checks payable to: Baltimore County



BUILDING DATA

- ① [Symbol] FUTURE TENNIS MAINTENANCE BUILDING
- ② [Symbol] FUTURE TENNIS STORAGE SHED
- ③ [Symbol] FUTURE TENNIS PRO SHOP, OFFICES + REFRESHMENT
- ④ [Symbol] EXISTING CLUB HOUSE
- [Symbol] FUTURE CLUB HOUSE EXPANSION (OFFICES & LOCKERS.)
- ⑤ [Symbol] EXISTING REFRESHMENT STAND
- [Symbol] FUTURE EXPANSION (TOILETS & SNACK BAR)
- ⑥ [Symbol] EXISTING GOLF SHOP
- [Symbol] FUTURE GOLF SHOP EXPANSION
- ⑦ [Symbol] EXISTING GOLF CART BARN & MAINTENANCE BARN.
- [Symbol] FUTURE MAINTENANCE EXPANSION
- ⑧ [Symbol] EXISTING POOL
- ⑨ [Symbol] EXISTING POOL HOUSE
- [Symbol] FUTURE POOL HOUSE EXPANSION
- ⑩ [Symbol] PROPOSED MAINTENANCE SHED

SITE DATA

TOTAL ACREAGE	-	110.4 AC±
CITY	-	32.6 AC±
D.R. 1	-	12.0 AC±
D.R. 2	-	64.4 AC±
D.R. 3.5	-	0.2 AC±
D.R. 16	-	1.2 AC±
		77.8 AC± COUNTY
EXISTING PARKING	-	101 SPACES
TYPICAL SPACE	-	9' X 18'

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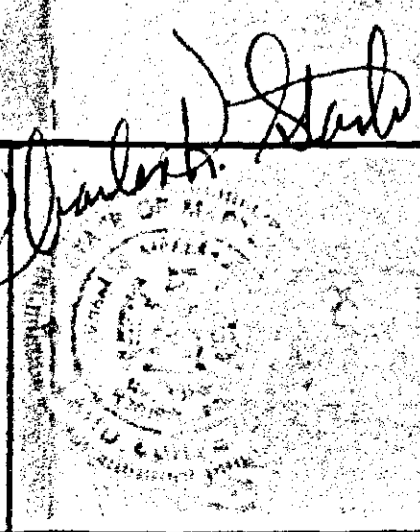
COUNCILMANIC DISTRICT-4

PETITIONER'S EXHIBIT 1

90-375X

PLAN AND PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120



THE ELKRIDGE CLUB
 6100 NORTH CHARLES STREET
 5TH ELECTION DISTRICT BALTO. CO., MD 21204
 SCALE: 1" = 200' DATE: 10-27-89
 REVISED 1-2-90