



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 27, 2013

Patrick C. Richardson, Jr., PE
Richardson Engineering, LLC
30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

RE: Spirit and Intent Request, Zoning Case # 1990-0380-X, Proposed Building for The Suburban Club Property, 7600 Park Heights Avenue, Baltimore, Maryland, 21208, 3rd Election District

Dear Mr. Richardson:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein, my review of Zoning Case # 1990-0380-X, and after meeting with Carl Richards, Zoning Review Supervisor, the following has been determined:

1. The proposed modifications to the site plan included with your letter, specifically the construction of a one story storage and enclosed driving range tee box building, is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the order in Zoning Case # 1990-0380-X.
2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case file.
3. You must include a verbatim copy of this response letter in the details of all building permit application plans.
4. This approval is for zoning purposes 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.

We 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 us at 410-887-3391.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

1990-0380-X

Received 6/10/13

~~Substantive Change from New Filing~~ **10:51NP**
Richardson Engineering, LLC **SAC me - 6/6/13**
we

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

June 6, 2013

13-221
\$100.00

Attn: Mr. Arnold Jablon
Director of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Proposed Building for The Suburban Club
7600 Park Heights Avenue

Dear Mr. Jablon:

On behalf of our client, The Suburban Club, we are respectfully requesting a review of the proposed project to assure that it is within the spirit and intent of the Baltimore County Zoning Regulations and the Zoning Case 1990-380-X. The Suburban Club was granted a Special Exception in this case to operate a country club that included golf, tennis and swimming facilities.

At this time, the Club is proposing to construct a new building at the location of their driving range. This building will allow them to install state of the art instructional equipment to evaluate and teach proper swing techniques.

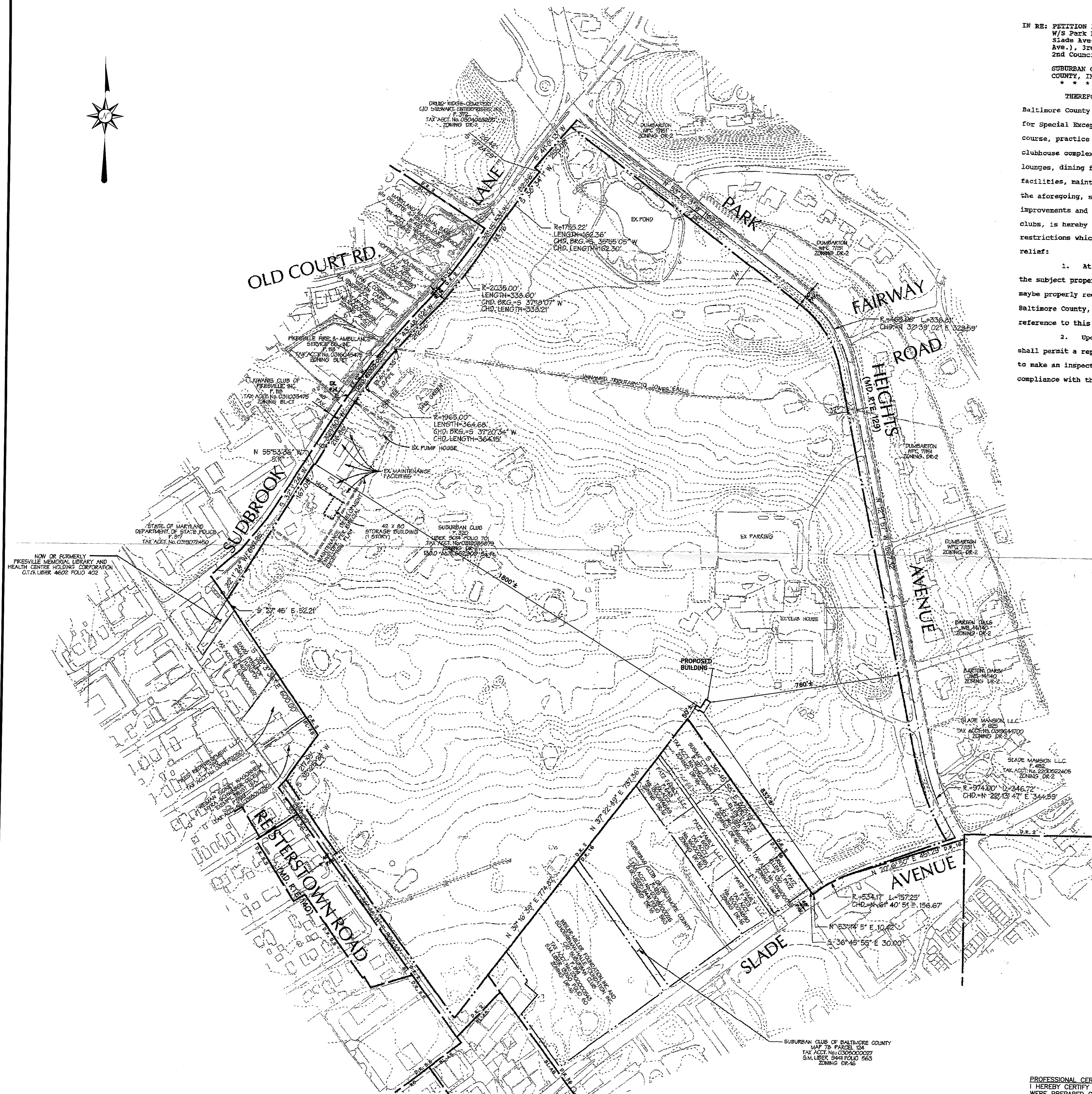
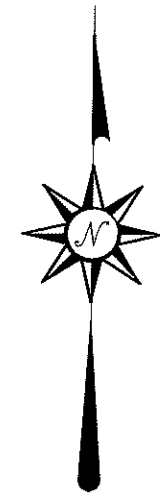
The use of the facilities will not be altered by construction of this building. It is located in-line with the current driving range and will use the same area as previously used for driving. Therefore, we believe that this building is within the spirit and intent of the prior zoning order and the use and function of the site will still be in compliance with the Special Exception granted in this case.

If you have any questions, please feel free to contact me at any time. Thank you for your consideration in this matter.

Very truly yours,



Patrick C. Richardson, Jr. PE
Encl: \$100.00 Processing Fee



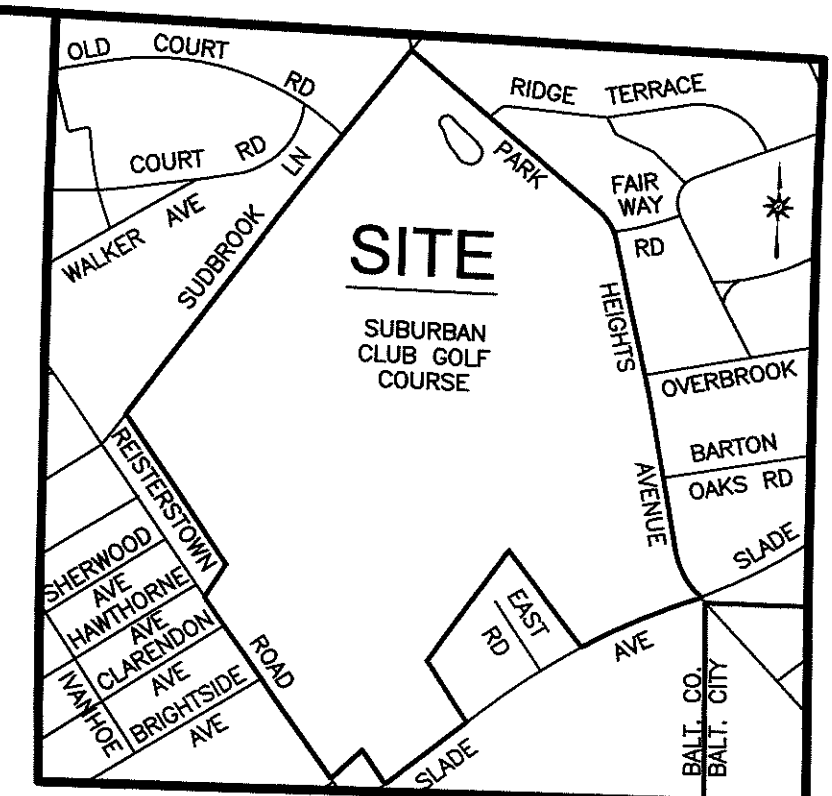
SITE
SCALE: 1" = 200'

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE ZONING COMMISSION *
W/S Park Heights Ave. N of * OF BALTIMORE COUNTY *
Slade Ave. (7600 Park Heights *
Ave.), 3rd Election District *
2nd Councilmanic District *
SUBURBAN CLUB OF BALTIMORE * Case No. 90-380-X
COUNTY, INC., Petitioner *

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of May, 1990 that Petition for Special Exception for a country club, including a golf course, practice facilities, tennis courts, a swimming pool, a clubhouse complex including, without limitation a pro shop, lounges, dining facilities, and other appropriate recreational facilities, maintenance buildings and facilities associated with the foregoing, shelters and other structures, a residence and improvements and facilities generally associated with country clubs, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the foregoing relief:

1. At any such time as a site plan or other plat of the subject property shall be prepared by the Petitioner, as maybe properly required by Baltimore County or for submission to Baltimore County, such site plan or plat shall conspicuously make reference to this Order.
2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

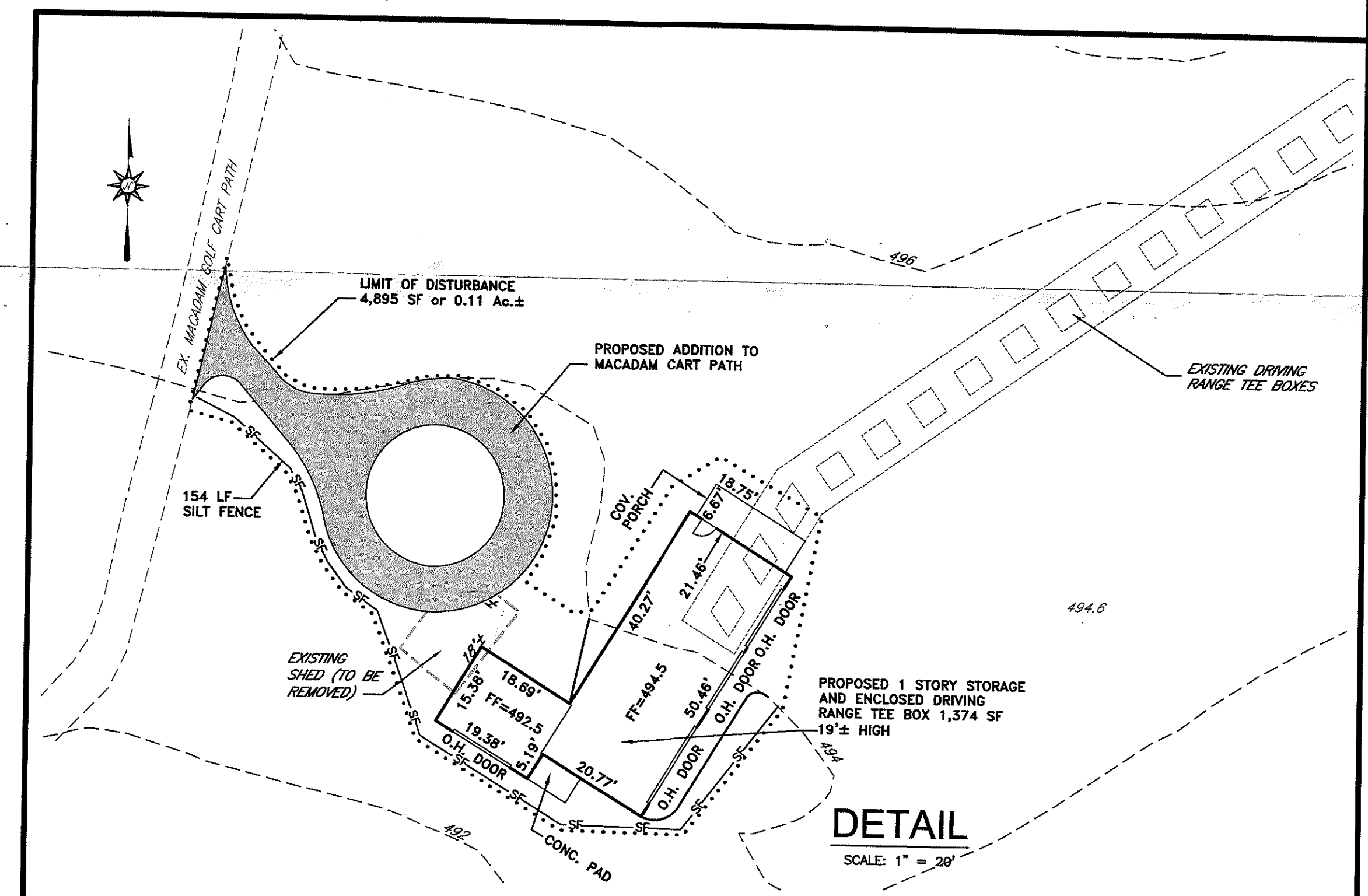
J. Robert Hines
Zoning Commissioner
for Baltimore County



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: SUBURBAN CLUB, 7600 PARK HEIGHTS AVENUE, BALTIMORE, MARYLAND 21208-4300
2. SITE AREA: GROSS: 5,662,800 SF± or 130 Ac.±; NET: 5,662,800 SF± or 130 Ac.±
3. DEED REF: 5014/701
4. TAX ACCOUNT: #0319085879
5. COUNCILMANIC DISTRICT: 2ND
6. TAX MAP #78, GRID #3, PARCEL #320
7. ZONING: BL & DR 2 (PER 1"-200' ZONING MAP 078B1 & 078B2)
8. PRIOR ZONING HISTORY: CASE #90-380-X (SEE PLAN FOR ORDER)
9. PRIOR PERMIT FOR PROPOSED STORAGE BUILDING ON FILE.
10. THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
11. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
12. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100240 F & #2400100380 F, PANEL 240 & 380 OF 580 DATED SEPTEMBER 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. PARKING REQUIRED (PER APPROVED SPECIAL EXCEPTION): 18 HOLES (GOLF COURSE) x 8 SPACES PER HOLE = 144 SPACES PROVIDED (EXISTING SPACES): 373 SPACES
14. PURPOSE OF PLAN IS TO ADD AN ENCLOSED AREA FOR 3 OF THE TEES ON THE DRIVING RANGE AND PROVIDE A STORAGE AREA FOR DRIVING RANGE MAINTENANCE VEHICLES.



DETAIL
SCALE: 1" = 20'

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY BUILDING PERMIT
FOR THE

SUBURBAN CLUB
7600 PARK HEIGHTS AVENUE
BALTIMORE, MARYLAND 21208-4300

3RD ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: AS SHOWN
	DATE: 06-05-13	JOB NO.: 13049	SHEET NO.: 1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2013





Baltimore County
Department of Permits and
Development Management

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

August 5, 1998

Mr. John R. Kotoski
The Suburban Club of Baltimore County
7600 Park Heights Avenue
Baltimore, MD 21208

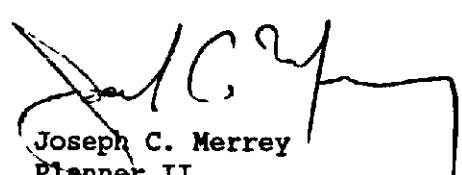
RE: Spirit & Intent
Suburban Club of Balto. County
Zoning case 90-380-X
3rd Election District

Dear Mr. Kotoski:

Upon review of zoning case 90-380-X, it is the opinion of this office that the proposed storage structure will be within the spirit and intent of said order provided it is located within the area designated "Maintenance Area Envelope" on Petitioner's Exhibit No.1. I have enclosed a copy of the pertinent area from Exhibit No. 1 for your records.

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,


Joseph C. Merrey
Planner II
Zoning Review

JCM:lae

Enclosure
c: Zoning Case #90-380-X



THE SUBURBAN CLUB OF BALTIMORE COUNTY
7600 PARK HEIGHTS AVENUE
BALTIMORE, MARYLAND 21208
(410) 484-1300
FAX: (410) 486-2329

7/22/98
WCR
To: JCM
7/29/98
WCR
Pd at DRC

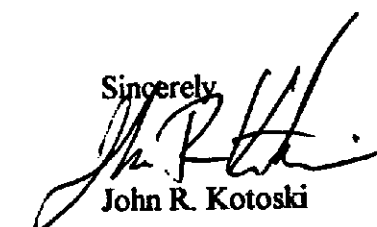
July 22, 1998

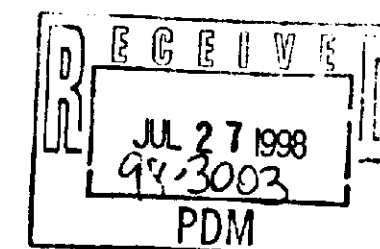
Baltimore County Department of Permits
& Development Management
Attn: Mr. Arnold Jablon
County Office Building, Room 109
Towson, MD 21204

Dear Mr. Jablon:

On Monday, July 21, 1998, at a DRC Meeting, DRC #07208-B, our plans to create a storage shed were approved. With regards to the case on file, special exception granted in case 90-380-X, I am writing to confirm that the proposed shed is within the spirit and intent as requested by Mr. Joe Merry.

Sincerely,


John R. Kotoski



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE ZONING COMMISSION
W/S Park Heights Ave. N of * OF BALTIMORE COUNTY
Slade Ave. (7600 Park Heights *
Ave.), 3rd Election District *
2nd Councilmanic District * Case No. 90-380-X
SUBURBAN CLUB OF BALTIMORE *
COUNTY, INC., Petitioner * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a Special Exception for a country club, including a golf course, practice facilities, tennis courts, a swimming pool, a clubhouse complex including, without limitation a pro shop, lounges, dining facilities, and other appropriate recreational facilities, maintenance buildings and facilities associated with the foregoing, shelters and other structures, a resident, and improvements and facilities generally associated with country clubs, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, The Suburban Club of Baltimore County, Inc. was represented by Stuart D. Kaplow, Esquire. Also appearing on behalf of the Petitioner was William Rosenfelt, Steven Gilman and George Gavrelis, a registered professional engineer. Appearing as an interested party was Phyllis Friedman, Esquire, People's Counsel for Baltimore County. There were no protestants.

Testimony indicated that the subject property is bound by Slade Avenue to the south, Park Heights Avenue to the east, Sudbrook Lane to the north, and Reisterstown Road to the west. The property consists of 132.722 ± gross acres and is zoned DR 2.

The site is currently improved and has existed as a country club since 1900. The Petitioner desires to continue to utilize the site as a country club and as such requests a Special Exception.

The Baltimore County Zoning Regulations (BCZR) permit the country club use proposed in a DR zone by Special Exception. Therefore, it must be determined whether the conditions as delineated in BCZR Section 502.1 are satisfied by the Petitioner.

The Petitioner has shown that the proposed use would be conducted without detriment to the neighborhood and would not adversely affect the public interest. In fact, based upon the broad breadth of community sentiment in support of the Petition, (see the various correspondence, cumulatively Petitioner's Exhibit 3), that the country club and associated green space is an asset to the community.

The Petitioner bears the burden of producing evidence that the Special Exception complies with the standards enunciated within the regulations. See *Schultz v. Pritts*, 291 Md. 1, 432 A2d 1319 (1981). The Court in *Schultz* also mandated that the Zoning Commissioner must inquire if facts and circumstances exist which would show that the particular use, "..... proposed at the particular location, would have adverse effect above and beyond those inherently associated with such a Special Exception use irrespective of the location within the zone." *Schultz*, page 1327.

The uncontroverted testimony of the lay witnesses and the opinions of the expert witness make clear that this proposed

golf course complies with *Schultz* and the requirements of Section 502.1 of the BCZR. After reviewing all of the testimony and evidence presented, it appears that the Special Exception should be granted.

In considering the relief requested, the Zoning Commissioner must impose such conditions, restrictions, or regulations as may be deemed necessary and advisable for the protection of the surrounding neighboring properties and the environment. Such restrictions are set forth.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held and for the reasons given above, the relief requested, pursuant to the Petition for Special Exception.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of May, 1990 that Petition for Special Exception for a country club, including a golf course, practice facilities, tennis courts, a swimming pool, a clubhouse complex including, without limitation a pro shop, lounges, dining facilities, and other appropriate recreational facilities, maintenance buildings and facilities associated with the foregoing, shelters and other structures, a residence and improvements and facilities generally associated with country clubs, is hereby GRANTED, subject, however, to the following

restrictions which are conditions precedent to the foregoing relief:

1. At any such time as a site plan or other plat of the subject property shall be prepared by the Petitioner, as maybe properly required by Baltimore County or for submission to Baltimore County, such site plan or plat shall conspicuously make reference to this Order.
2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

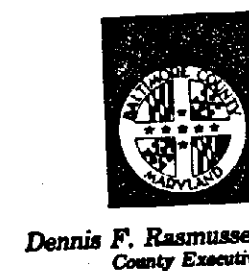
J. Robert Haines
J. Robert Haines
Zoning Commissioner
for Baltimore County

cc: Counsel for the Petitioner
People's Counsel

27405/015
SDC-FF-01

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

May 7, 1990



Stuart D. Kaplow, Esquire
Frank, Bernstein, Conaway and Goldman
Suite 630
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 90-380-X

Dear Mr. Kaplow:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, 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
J. Robert Haines
Zoning Commissioner

JRH:mn
encl.
cc: Peoples Counsel

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a country club.

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Address

City and State

Address

City and State

Address

City and State

Address

City and State

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City and State

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City and State

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-380-X
District: 3rd
Date of Posting: March 15, 1990
Posted for: Special Exception
Petitioner: Suburban Club of Baltimore County, Inc.
Location of property: W/S Park Heights Avenue, N of Slade Avenue
7600 Park Heights Avenue
Location of Signs: West side of Park Heights Avenue at main entrance to Country Club
Remarks: J. J. Quata
Posted by: J. J. Quata
Date of return: March 23, 1990
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 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 8, 1990

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

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

NOTICE OF HEARING

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

Petition for Special Exception
CASE NUMBER: 90-380-X
W/S Park Heights Avenue, N of Slade Avenue
7600 Park Heights Avenue
3rd Election District - 2nd Councilmanic
Petitioner(s): Suburban Club of Baltimore County, Inc.
HEARING: MONDAY, APRIL 2, 1990 at 9:30 a.m.

Special Exceptions A Country Club and for relief from the requirements of Residential Transition Area, as may be appropriate.

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

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

NOTICE OF HEARING

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Petition for Special Exception
CASE NUMBER: 90-380-X
W/S Park Heights Avenue, N of Slade Avenue
7600 Park Heights Avenue
3rd Election District - 2nd Councilmanic
Petitioner(s): Suburban Club of Baltimore County, Inc.
HEARING: MONDAY, APRIL 2, 1990 at 9:30 a.m.

Special Exceptions A Country Club

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: Suburban Club of Baltimore County, Inc.
Stuart D. Kaplow, Esq.
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.

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

DATE 3/13/90

Suburban Club of Baltimore County, Inc.
7600 Park Heights Avenue
Baltimore, Maryland 21208
Re: Petition for Special Exception
CASE NUMBER: 90-380-X
W/S Park Heights Avenue, N of Slade Avenue
7600 Park Heights Avenue
3rd Election District - 2nd Councilmanic
Petitioner(s): Suburban Club of Baltimore County, Inc.
HEARING: MONDAY, APRIL 2, 1990 at 9:30 a.m.

Gentlemen:
Please be advised that \$91.70 is due for advertising and posting of the above captioned property.

PAID MUST BE PAID AND THE ZONING SIGN & POST SET(S) OR THE ORDER SHALL NOT ISSUE.

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

Account: R-001-6150
Number: No 1955

90-380-X

4/02/90
PUBLIC HEARING FEES
080 - POSTING SIGNS / ADVERTISING 1 X \$91.70
LAST NAME OF OWNER: SUBURBAN CLUB
TOTAL: \$91.70

B 015*****9170:a 3026F
Please make checks payable to: Baltimore County

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Stewart J. Krown	210 W. Pennsylvania Ave #620 21204
Steven C. Lamp	Suburban Club
William J. Rosenthal	Suburban Club
George E. Gavrilis	DMM, Inc 200 E Penn Ave
Rebecca W. Steele	Towson 21204
	210 W. Pennsylvania Ave #620 21204

COMMITTEES:
ECONOMIC AND ENVIRONMENTAL AFFAIRS
SENATE CHAIR-JOINT COMMITTEE ON FEDERAL RELATIONS
ADMINISTRATIVE EXECUTIVE LEGISLATIVE REVIEW COMMITTEE
JOINT OVERSIGHT COMMITTEE
HEALTH CARE COST CONTAINMENT
NATIONAL CONFERENCE OF STATE LEGISLATURES

SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401-1991

March 14, 1990

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Haines:

I am writing in strong support of Suburban Country Club's Petition for Special Exception, Case No. 90-380-X.

The need for this exception came to light when the Club applied for a building permit for renovation and remodeling. It turned out that the Club never had a permit to operate their golf course at its current location. No doubt this is due to the fact that the course has been around since 1891!

The hearing on this exception is April 2, 1990. I urge prompt endorsement of this request and that the special exception be granted without any conditions that might limit the future use of the property as a Country Club with a golf course.

Sincerely,
Paula
Paula C. Hollinger

PCH/lt

PETITIONER'S EXHIBIT 2A

90-380X

Northwest
STAR

47 WARREN RD., SUITE 12-B • PIKEVILLE, MD. 21208 • (301) 653-3800

CERTIFICATE OF PUBLICATION

Pikesville, Md., March 7, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 8th day of March 1990 the first publication appearing on the 7th day of March 1990 the second publication appearing on the 8th day of March 1990 the third publication appearing on the 9th day of March 1990

THE NORTHWEST STAR

Manager Jm. rule

Cost of Advertisement \$24-

3502 Overbrook Road
Baltimore, MD 21208
March 29, 1990

Mr. Robert Haines
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Suburban Club
Case No. 90-380-X

Dear Commissioner Haines:

I am a homeowner living in the Dumbarton subdivision across from the Suburban Club. I am aware of the zoning regulations regarding the residential transition area from the country club.

I ask that you grant the special exception for a country club, requested by the club, and grant any relief from the residential transition zone regulation which may be needed by the club. Further, I ask that the special exception be granted with no conditions or requirements.

I do not plan to attend the hearing on April 2, 1990, but ask to have this letter read into the record.

Very truly yours,

Louis G. Hecht
Louis G. Hecht

**PETITIONER'S
EXHIBIT 2B**

90-380X

7 Slade Inc. COUNCIL OF OWNERS

7 Slade Avenue
Pikesville, Maryland 21208
(301) 484-8500

March 21, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of the 7 Slade Council of Owners I am writing on behalf of the 7 Slade Council of Owners to urge you to grant the requested Special Exception for the Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at the Suburban Club and of the proposed alteration of the existing driveways.

We ask that you grant a Special Exception to permit continued use as a golf club without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask the Suburban Club representative to read this letter into the record.

Sincerely,

Lester A. Samet
Lester A. Samet
President

**PETITIONER'S
EXHIBIT 2C**

90-380X

THE DUMBARTON IMPROVEMENT ASSOCIATION, INC.

3505 OVERBROOK ROAD
BALTIMORE, MD 21208

March 28, 1990

OFFICERS 1989-1990

PRESIDENT
MARVIN M. FRIBUSH

FIRST VICE PRESIDENT
STAN BRULL, MD

SECOND VICE PRESIDENT
MICHAEL A. LEVINE, MD

TREASURER
KATHERINE K. PIVEN

ASSISTANT TREASURER
LINDA G. MAAS

SECRETARY
EUGENE A. SHAPIRO

DIRECTORS
BRYAN J. AKMAN
DAVID BAVAR
LEE CARLIN
MARK EISENBERG
BARBARA GUTMAN
MICHAEL KLEIN
SARA S. KLEIN
JUDY LANGENTHAL
ROBERT MATZ
WILLIAM I. SMULYAN, MD
GAYLIN SOPHUS
RUTH T. VYNER

PAST PRESIDENTS
SANDRA K. DALSHEIMER
WILLIAM R. GOODMAN
ERWIN GREENBERG
NORBERT L. GRUNWALD
HENRY L. GUTMAN
LOUIS G. HECHT
JOHN H. HELLER
DAVID W. KORNBLATT
STEVEN J. MOTTUS
EDWARD E. OSTLER
LEROY H. SHAPIRO
HENRY I. LOUIS

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of The Dumbarton Improvement Association, I am writing on behalf of The Suburban Club to urge you to grant the requested Special Exception for The Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at The Suburban Club and of the proposed alteration of the existing driveways.

We ask that you grant a Special Exception without any conditions to limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask The Suburban Club representative to read this letter into the record.

Sincerely,

Marvin M. Fribush
Marvin M. Fribush
President,
Dumbarton Improvement Assoc.

**PETITIONER'S
EXHIBIT 2D**

90-380X

Henry L. Gutman

March 23, 1990

Mr. Robert Haines
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Suburban Club
Case No. 90-380-X

Dear Commissioner Haines:

I am a homeowner living in the Dumbarton subdivision across from the Suburban Club. I am aware of the zoning regulations regarding residential transition area from the Country Club.

I ask that you grant the Special Exception for a Country Club requested by the Club and grant any relief from the residential transition zone regulation which may be needed by the Club. Further, I ask that the Special Exception be granted with no conditions or requirements.

I do not plan to attend the hearing on April 2nd, but ask to have this letter read into the record.

Very truly yours,

Henry L. Gutman
Henry L. Gutman
7704 Crossland Rd.
Baltimore, MD 21208

**PETITIONER'S
EXHIBIT 2E**

90-380X

LEWIS M. HESS, JR.

P.O. BOX 3490 • BALTIMORE, MARYLAND 21208-0890

March 22, 1990

Mr. Robert Haines
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Suburban Club
Case No. 90-380-X

Dear Commissioner Haines:

I am a homeowner on Barton Oaks Road across from the Suburban Club. I am aware of the zoning regulations regarding residential transition area from the Country Club.

I ask that you grant the Special Exception for a Country Club requested by the Club and grant any relief from the residential transition zone regulation which may be needed by the Club. Further, I ask that the Special Exception be granted with no conditions or requirements.

I do not plan to attend the hearing on April 2nd, but ask to have this letter read into the record.

Very truly yours,

Lewis M. Hess, Jr.

LMH:amb

**PETITIONER'S
EXHIBIT 2F**

90-380X

The Long Meadow Association, Inc.

100 Garrett Building
Baltimore, Maryland 21202

March 20, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of the Long Meadow Association I am writing on behalf of the Association to urge you to grant the requested Special Exception for the Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at the Suburban Club and of the proposed alteration of the existing driveways.

We ask that you grant a Special Exception without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask the Suburban Club representative to read this letter into the record.

Sincerely yours,

Stanley Sollins
Stanley Sollins
President

**PETITIONER'S
EXHIBIT 2G**

90-380X

ONE SLADE CONDOMINIUM
ONE SLADE AVENUE
BALTIMORE, MARYLAND 21208

March 26, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of One Slade Condominium Association, I am writing on behalf of One Slade Condominium Association to urge you to grant the requested Special Exception for the Suburban Club of Baltimore County.

We ask that you grant a Special Exception without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask the Suburban Club representative to read this letter into the record.

Sincerely,

Leonard A. Ginsberg
Leonard A. Ginsberg
President

**PETITIONER'S
EXHIBIT 2H**

90-380X

PIKESVILLE
Community Growth Corp.

3555-A
Old Court Road
Suite 15
Pikesville, MD 21208

Telephone
(301) 484-2310

March 23, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Commissioner Haines,

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

The Executive Committee of the Pikesville Community Growth Corporation has considered the issue of a special exception for the extension of the Clubhouse at the Suburban Club.

We strongly urge you to grant the special exception so the property can be enhanced. The Suburban Club is a critical asset to the Pikesville community and we hope you will recognize the importance of granting this special exception.

Sincerely,

Evelyn Burns
Evelyn Burns
Executive Director

EB/ss
cc: Steven Gilman

**PETITIONER'S
EXHIBIT 2I**

90-380X

RECEIVED
MAR 28 1990



ELEVEN SLADE APARTMENT CORPORATION
11 SLADE AVENUE
PIKESVILLE, MARYLAND 21208
484-1600

March 19, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As Chairman of the Executive Committee of the Eleven Slade Apartment Corporation, I am writing on behalf of the Eleven Slade Apartment Corporation to urge you to grant the requested Special Exception for The Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at The Suburban Club and of the proposed alteration of the existing driveways.

We ask that you grant a Special Exception without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of The Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask The Suburban Club representative to read this letter into the record.

Sincerely,

Lester Elin
Lester Elin
Chairman, Executive Committee
Eleven Slade Apartment Corporation

LE/vs

**PETITIONER'S
EXHIBIT 2J**
90-380X

**BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT**

2-12-90
Date

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

Zoning Item #193, Zoning Advisory Committee Meeting of February 20, 1990
Property Owner: Suburban Club of Baltimore County, Inc. District: 2

Location: W/S Park Heights Ave. at Stock Ave. Sewage Disposal: Metro
Water Supply: M&D

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 chandelier 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, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (✓) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the 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. _____.
- () Soil percolation test results 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 Impact 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 _____

W.E. Munn
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 22, 1990

Stuart D. Kaplow, Esquire
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Baltimore, MD 21202

Dennis F. Rasmussen
County Executive

RE: Item No. 193, Case No. 90-380-X
Petitioner: Suburban Club of Baltimore
Petition for Special Exception

Dear Mr. Kaplow:

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. William J. Rosenthal
Suburban Club of Baltimore County
7600 Park Heights Avenue
Baltimore, MD 21208

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
21st day of February, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Suburban Club of Baltimore, et al

Petitioner's Attorney: Stuart D. Kaplow



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED

February 21, 1990 FEB 21 1990

ZONING OFFICE

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

Attn: Mr. James Dyer

Re: Baltimore County
Suburban Country Club
Zoning Meeting of 2-20-90
W/S Park Heights Avenue
(MD 129) North of
Slade Avenue
(Item #193)

Dear Mr. Haines:

After reviewing the submittal for a special exception for a Country Club, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Daft, McCune Walker, Inc.
Mr. J. Ogle

My telephone number is (301) 333-1350 (fax #333-1041)
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: J. Robert Haines
Zoning Commissioner

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

SUBJECT: Suburban Club of Baltimore County, Inc., Item No. 193

DATE: February 15, 1990

The Petitioner requests a Special Exception for a Country Club.

In reference to the Petitioner's request, staff offers the following comment:

- A CRG meeting or waiver will not be required for the proposed improvements.

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

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Zoning Advisory Committee
DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 20, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 193, 224, 241, 242, 243, 244, and 245

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

RWB:s

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

Dennis F. Rasmussen
County Executive

March 9, 1990

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 231, 241, 242, 243, 244, and 245.

Very truly yours,

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

MSF/lab

MAR 21 1990

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610
Ted Zaleski, Jr.
Director

FEBRUARY 8, 1990

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: SUBURBAN CLUB OF BALTIMORE COUNTY, INC.
Location: W/S PARK HEIGHTS AVENUE
Item No.: 193 Zoning Agenda: FEBRUARY 20, 1990

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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. James Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 13 1990

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Park Heights Ave. N of
Slade Ave. (7600 Park Heights
Ave.), 3rd Election District,
2nd Councilmanic District : OF BALTIMORE COUNTY
SUBURBAN CLUB OF BALTIMORE : Case No. 90-380-A
COUNTY, INC., Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

RECEIVED
MAR 22 1990

ZONING OFFICE

I HEREBY CERTIFY that on this 22nd day of March, 1990, a copy of the foregoing Entry of Appearance was mailed to Stuart D. Kaplow, Esquire, Bernstein, Conaway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of the 7 Slade Council of Owners I am writing on behalf of the 7 Slade Council of Owners to urge you to grant the requested Special Exception for the Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at the Suburban Club and of the proposed alteration of the existing driveways. We ask that you grant a Special Exception to permit continued use as a golf club without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask the Suburban Club representative to read this letter into the record.

Sincerely,

Lester A. Samet
Lester A. Samet
President

LS/bs

7 Slade Inc.
COUNCIL OF OWNERS

7 Slade Avenue
Pikesville, Maryland 21208
(301) 484-9500

March 21, 1990

RECEIVED
MAR 21 1990
ZONING OFFICE

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(301) 623-3500
10227 WINDCOPIN CIRCLE
COLUMBIA, MARYLAND 21044
(301) 730-9477
7750 LEESBURG PIKE
TYSONS CORNER, VIRGINIA 22043
(703) 893-4670
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 821-3100
FACSIMILE (301) 821-3116
CABLE: FRASKOP
TELEX: 87930
118 WEST CHURCH STREET
FREDERICK, MARYLAND 21701
(301) 683-5333
6701 DEMOCRACY BOULEVARD
BETHESDA, MARYLAND 20817
(301) 697-8282
WRITER'S DIRECT NUMBER
821-3103

April 27, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

Enclosed please find the revised Order for the Suburban Club Special Exception.

The Order was revised based upon my conversation with Joe. With the exception of correcting a typographical error in the caption, the only alterations to the Order are the addition of the two restrictions. Note that I have not included the usual restriction with respect to the appeal period as no construction or further development of the property will arise as a result of this Order.

Should you have any questions or should I need be of any further assistance to you, please do not hesitate to give me a call.

Sincerely,

Stuart D. Kaplow
Stuart D. Kaplow

SDK:cc

Enclosure

SDK-ltr-02

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(301) 623-3500
10227 WINDCOPIN CIRCLE
COLUMBIA, MARYLAND 21044
(301) 730-9477
7750 LEESBURG PIKE
TYSONS CORNER, VIRGINIA 22043
(703) 893-4670
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 821-3100
FACSIMILE (301) 821-3116
CABLE: FRASKOP
TELEX: 87930
118 WEST CHURCH STREET
FREDERICK, MARYLAND 21701
(301) 683-5333
6701 DEMOCRACY BOULEVARD
BETHESDA, MARYLAND 20817
(301) 697-8282
WRITER'S DIRECT NUMBER
821-3103

April 16, 1990

HAND-DELIVERY

J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Suburban Club of Baltimore County, Inc.
Case No. 90-380-A

Dear Bob:

In furtherance of our conversation of some days ago, please find enclosed a copy of a draft Order for the Suburban Club Special Exception. Let me apologize if I have been dilatory in providing this draft to you.

While I have a high level of confidence that the draft will meet with your requirements, I would draw your attention to both the fact that I have made no mention of the residential transition area issue nor have I included any restrictions. With respect to the residential transition area, I am confident that there is no RTA issue and our including such in the relief requested in the Petition was merely at the request of Zoning Office personnel with the thought that you might determine otherwise. And while I would not deem any restrictions necessary or proper, I have included language with the thought that you might determine to include certain restrictions.

If you deem it appropriate, I might welcome an opportunity to speak with you about any restrictions you would wish to impose. My thought being, as was expressed at the hearing, that we would like to maintain the maximum flexibility for the Suburban Club to make the types of modifications and

RECEIVED
APR 16 1990
ZONING OFFICE



3655-A
Old Court Road
Suite 15
Pikesville, MD 21208
Telephone
(301) 484-2310

March 23, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Commissioner Haines,

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

The Executive Committee of the Pikesville Community Growth Corporation has considered the issue of a special exception for the extension of the clubhouse at the Suburban Club.

We strongly urge you to grant the special exception so the property can be enhanced. The Suburban Club is a critical asset to the Pikesville community and we hope you will recognize the importance of granting this special exception.

Sincerely,

Evelyn Burns
Evelyn Burns
Executive Director

EB/ss
cc: Steven Gilman

RECEIVED
MAR 26 1990

ZONING OFFICE

The Long Meadow Association, Inc.

100 Garrett Building
Baltimore, Maryland 21202

March 20, 1990

J. Robert Haines, Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Suburban Country Club
Petition for Special Exception
Case No. 90-380-X

Dear Commissioner Haines:

As President of the Long Meadow Association I am writing on behalf of the Association to urge you to grant the requested Special Exception for the Suburban Club of Baltimore County.

We are aware of the additions and improvements currently underway at the Suburban Club and of the proposed alteration of the existing driveways.

We ask that you grant a Special Exception without any conditions that might limit the future use of the property as a country club.

Recognizing the widespread community support for the continued operation of Suburban Club, we do not plan to attend the Hearing on April 2, 1990, but rather will ask the Suburban Club representative to read this letter into the record.

Sincerely yours,

Stanley Sellins
Stanley Sellins
President

SS:emt

RECEIVED
MAR 21 1990
ZONING OFFICE

DAVID I. BAVAR
7709 Crossland Road
Baltimore, Maryland 21208

March 29, 1990

RECEIVED
MAR 29 1990
ZONING OFFICE

Mr. Robert Haines
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Suburban Club
Case No. 90-380-X

Dear Mr. Haines:

As a home owner living in the Dumbarton Subdivision immediately across from the Suburban Club, I am aware of the zoning regulations regarding the residential transition area from the Country Club property. Suburban Club is a very important stabilizing influence and open space amenity in the Pikesville area.

I ask that you grant the Special Exception for a Country Club and grant any relief from the residential transition zoning regulation which the Club may need. Further, I ask that the Special Exception be granted with no conditions or requirements.

I will be unable to attend the hearing on April 2, 1990, but ask to have this letter read into the record.

Very truly yours,

David I. Bavar
David I. Bavar

DIB:mbc

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

J. Robert Haines, Zoning Commissioner
April 16, 1990
Page 2

changes within the confines of the site as have been made without the necessity of County approval for over 90 years.

Thanking you in advance for all of your courtesies, I

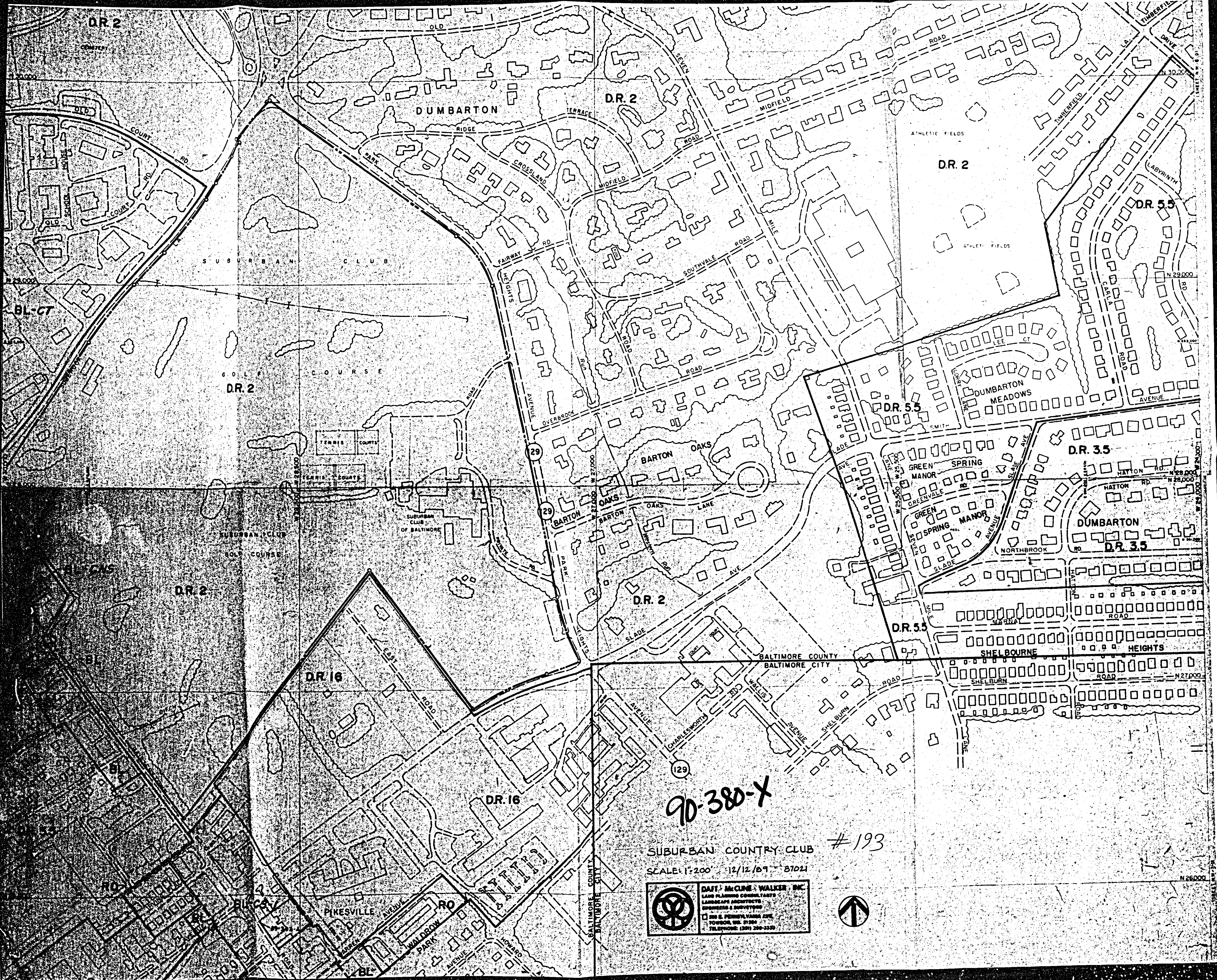
am,

Very truly yours,

Stuart D. Kaplow
Stuart D. Kaplow

SDK:cc

cc: Phyllis Friedman, Esq., People's Counsel

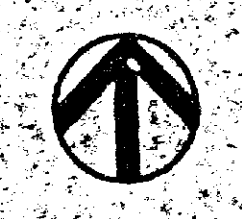


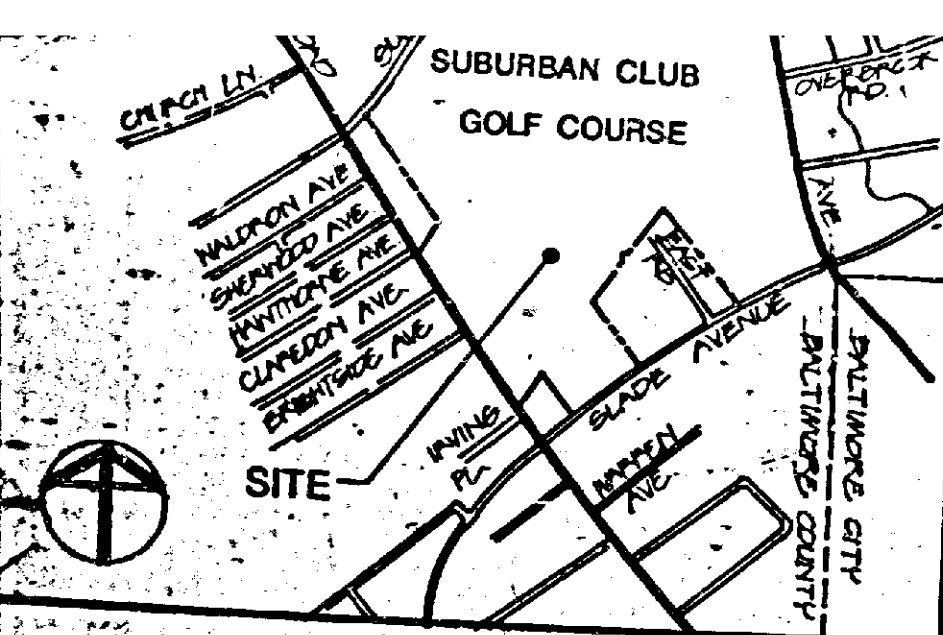
90-380-X

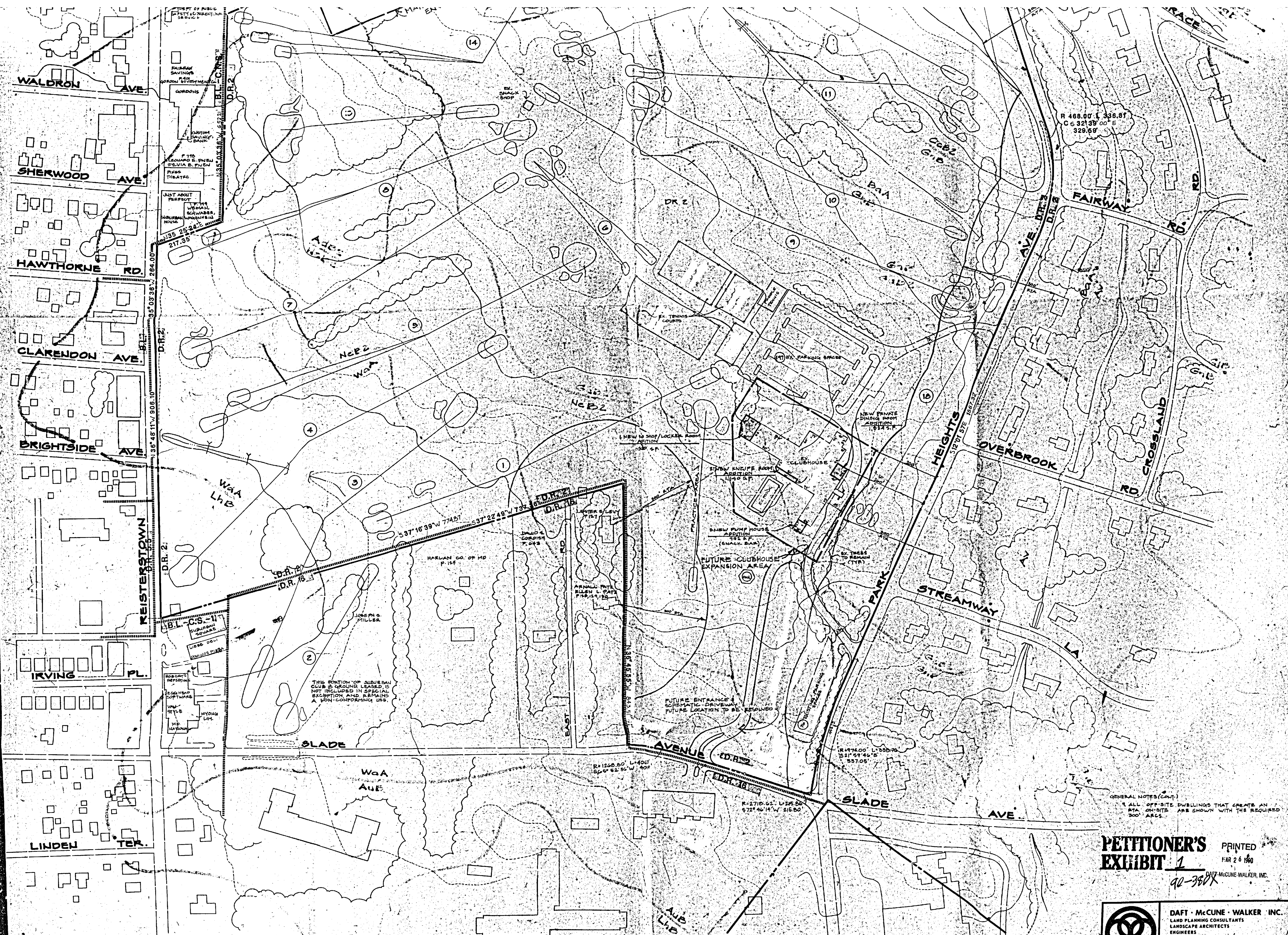
SUBURBAN COUNTRY CLUB #193

SCALE: 1"=200' 12/12/67 87021

 **DAFT, McCUNE & WALKER, INC.**
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
300 E. PENNSYLVANIA AVE.
PHILADELPHIA, PA. 19106
TELEPHONE: (215) 260-3330







GENERAL NOTES (CONT.)
ALL OFF-SITE DWELLINGS THAT CREATE AN
B/A ON-SITE ARE SHOWN WITH THE REQUIRED
30' AREAS.

PETITIONER'S EXHIBIT 1 PRINTED
MAR 26 1990
DAFT McCune WALKER, INC.
90-380X



DAFT McCune WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
630 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (301) 296-3332

PLAT TO ACCOMPANY SPECIAL EXCEPTION

SUBURBAN COUNTRY CLUB

ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 2



DATE: _____

REVISIONS: _____

SCALE:
1" = 100'

JOB ORDER NO.
87021-B

ISSUE DATE
12/12/89

General Notes
1. The Suburban Country Club is located on the east side of Slade Avenue, north of the intersection with Fairway Road. The property is bounded by Waldron Avenue to the north, Hawthorne Road to the west, and Clarendon Avenue to the south.
2. The proposed buildings are shown on the plan. The buildings are to be constructed of brick or stone. The buildings are to be set back from the street by a minimum of 10 feet.
3. The proposed parking areas are shown on the plan. The parking areas are to be paved with asphalt. The parking areas are to be set back from the street by a minimum of 10 feet.
4. The proposed clubhouse expansion area is shown on the plan. The expansion area is to be constructed of brick or stone. The expansion area is to be set back from the street by a minimum of 10 feet.
5. The proposed streamway is shown on the plan. The streamway is to be constructed of stone. The streamway is to be set back from the street by a minimum of 10 feet.

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