

IN RE: PETITIONS FOR SPECIAL HEARING, EXCEPTION AND ZONING VARIANCE W/S Falls Rd., 320 ft. south Broadway Drive 1700 Falls Road 8th Election District 3rd Councilmanic District Chestnut Ridge Country Club, Inc. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, pursuant to the Petition for Special Exception, requests permission to use the herein described property for country club use; and, pursuant to the Petition for Special Hearing, requests permission to amend the special exception granted in case No. 89-270-SPHXA to increase the subject site by 1.5 acres; and, pursuant to a Petition for Zoning Variance, a variance from Section 1A04.3.B.3 to allow side and rear yard setbacks of 20 ft. in lieu of the required 50 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Robert Taubman, was represented by Harry S. Shapiro, Esquire. The individuals appearing as Protestants for companion case No. 90-428-SPHXA, regarding the same property, and heard the same day, noted their appearance as interested parties in the above captioned case. (See Protestants' sign-in sheet).

Harry Shapiro, Esquire, proffered testimony on behalf of the Petitioner. Testimony indicated that the Petitioner is desirous of purchasing 1.5 acres of adjoining property which is adjacent to the existing tennis courts for the purpose of constructing additional courts, as indicated on Petitioner's Exhibit No. 1. Testimony indicated that of the 1.5 acres, only 7,000 to 8,000 sq. feet will actually be disturbed for the courts, the remaining area and vegetation thereon being left undisturbed for screening purposes.

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The Petitioner has requested a special hearing to amend the special exception granted in case No. 89-270-SPHXA to increase the country club area by the subject 1.5 acres. The Petitioner has also requested a special exception to permit the subject 1.5 acres to be utilized for country club use.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. Schultz v. Pritte, 432 A2d 1319 (1981).

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

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

The Petitioner has also requested the aforementioned variance relief to accommodate the proposed tennis courts.

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An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances 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 conditions unique to this particular parcel. In addition, the variances 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 these Petitions held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of May, 1990, that Petition for Special Exception to approve the subject 1.5 acre parcel for use with the subject country club is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the Special Exception granted in case No. 89-270-SPHXA to increase the subject site by 1.5 acres is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance to allow side and rear yard setbacks of 20 ft. in lieu of the required 50 ft., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said Landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
3. The proposed tennis courts shall not be artificially lighted and shall be constructed in accordance with Petitioner's Exhibit No. 1.

JRH:mm cc: Peoples Council

J. Robert Haines Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-427-SPHXA

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 1A04.3.B.3 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No. 325-0111

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-427-SPHXA

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 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.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No. 325-0111

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 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 13th day of May, 1990, at 9:30 o'clock A.M.

J. Robert Haines Zoning Commissioner of Baltimore County

81-132 February 20, 1990 Page 1 of 3

DESCRIPTION OF A 229.465 ACRE PARCEL 90-427-SPHXA BEGINNING for the same at a pipe found at the end of the North 78°22' West 208.75 foot line, Parcel One, of a tract of land conveyed unto Chestnut Ridge Country Club, Inc. by deed dated March 3, 1958 and recorded among the Land Records for Baltimore County in Liber G.L.B. 3318, folio 181, running thence with said outline with all bearings referred to the Baltimore County Grid Meridian, South 86°31'52" East 208.85 feet to a pipe found; thence North 02°53'39" West 477.80 feet to a monument found; thence 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 South 62°54'53" East 412.40 feet to a pin; thence South 48°44'31" East 267.04 feet to a pin; thence South 79°09'28" East 344.96 feet to a pin; thence North 79°29'37" East 212.38 feet to a pin; thence North 81°04'17" East 636.15 feet; thence North 01°44'57" West 341.66 feet to a stone found at the beginning of the North 4° East 655.00 foot line of a parcel of land conveyed unto Alonzo G. Decker, Jr. by deed dated October 2, 1953 and recorded among the Land Records for Baltimore County in Liber G.L.B. 2368, folio 167; thence running with a portion of said line, North 03°27'17" West 145.00 feet to an iron pin set, said pin being distant South 03°27'17" East 480.60 feet from a concrete monument found on the South side of Broadway Road, 29.40 feet from the end of said Decker Line; thence leaving said line and with a line of division now made, North 86°29'00" East 450.00 feet to an iron pin set, said iron pin being distant South 03°27'17" East 480.22 feet from a concrete monument found on the South side of said Broadway Road 29.78 feet from the beginning of the South 04° East 655.00 foot line of a parcel of land conveyed unto Alonzo G. Decker, Jr., by deed dated October 13, 1961 and recorded among the aforesaid Land Records in Liber W.J.R. 3907, folio 322; thence with the remainder of said Decker line and

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

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with the outline of John F. Tracey property as recorded in Liber E.H.K. Jr. 6514, folio 29, South 03°27'17" East 145.00 feet to a point 0.96 feet North of a concrete monument found, thence North 86°29'00" East 1001.77 feet to a point in or near the center of Falls Road; thence with said Road South 11°18'50" East 60.65 feet to a point; thence leaving said Road South 86°29'00" West 288.41 feet; thence South 07°53'02" East 255.23 feet; thence South 01°15'38" East 263.25 feet; thence South 83°34'47" West 85.86 feet; thence South 19°55'24" East 405.75 feet; thence South 16°50'05" East 407.43 feet; thence South 10°36'06" East 719.45 feet; thence South 74°16'09" West 124.58 feet; thence South 25°24'34" West 306.48 feet; thence South 47°43'06" West 129.13 feet; thence South 04°55'53" East 230.73 feet; thence South 84°45'59" West 272.71 feet; thence South 38°24'12" West 125.75 feet; thence South 51°35'48" East 48.97 feet; thence South 02°04'57" East 117.96 feet; thence North 89°35'45" West 152.41 feet; thence North 00°24'15" East 95.96 feet; thence North 89°35'45" West 165.00 feet; thence South 00°24'15" West 158.45 feet; thence North 89°35'45" West 834.49 feet; thence South 03°09'28" East 673.24 feet; thence North 88°48'00" West 152.60 feet; thence North 78°04'26" West 528.00 feet; thence North 75°08'40" West 66.00 feet to a stone found; thence North 08°54'13" West 119.25 feet; thence North 08°31'30" West 543.38 feet; thence South 88°26'50" West 1181.24 feet; thence North 03°47'50" West 924.00 feet; thence North 09°14'11" West 1035.22 feet to a stone found; thence North 41°21'51" East 507.48 feet to the place of beginning. Containing 229.465 acres of land, more or less.

BEING a portion of that tract of land conveyed unto the Chestnut Ridge Country Club, Inc., by deed dated March 3, 1958 and recorded among the Land Records for Baltimore County in Liber G.L.B. 3318 folio 181; Also, being a portion of those parcels of land conveyed unto Alonzo G. Decker, Jr. and Virginia Decker, his wife, by deed dated October 2, 1953 and recorded among the Land Records for Baltimore County in Liber G.L.B. 2368, folio 167 and by deed dated

ORDER RECEIVED FOR FILING Date 5/15/90 By M. D. [Signature]

October 13, 1961 and recorded among the aforesaid Land Records in Liber W.J.R. 3907, folio 322.

*Robert F. ...*  
Registered Land Surveyor No. 1034

receipt  
No. 1437  
BALTIMORE COUNTY ZONING COMMISSIONER  
PUBLIC HEARING FEES  
QTY PRICE  
90-427-SPHXA

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 8th  
Date of Posting: 4-10-90  
Posted for: Special Hearing - Special Exception - J. Rasmussen  
Petitioner: Chestnut Ridge Country Club, Inc.  
Location of property: W/S of Falls Road, 320' S of Broadway Road (1700 Falls Road)  
Location of Sign: West side of Falls Road at entrance to property  
Remarks: *J. Rasmussen*  
Date of return: 4-20-90  
Number of Signs: 3

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner  
DATE: APR 18 1990  
Dennis F. Rasmussen  
County Executive  
Chestnut Ridge Country Club, Inc.  
1700 Falls Road  
Lutherville, Maryland 21093  
Re: Petitions for Special Hearing, Special Exception and Zoning Variance  
CASE NUMBER: 90-427-SPHXA  
W/S Falls Road, 320' S Broadway Drive  
1700 Falls Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Chestnut Ridge Country Club, Inc.  
HEARING: WEDNESDAY, MAY 2, 1990 at 3:30 p.m.  
Gentlemen:  
Please be advised that \$122.77 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: Harry S. Shapiro

receipt  
Account: R-001-6150  
Number: No. 2350  
Date: 5/02/90  
90-427  
M#000767  
PUBLIC HEARING FEES QTY PRICE  
080 - POSTING SIGNS / ADVERTISING 1 X \$192.77  
TOTAL: \$192.77  
LAST NAME OF OWNER: CHESTNUT RIDGE  
B B 13E\*\*\*\*\*152771a 5036F  
Please make checks payable to: Baltimore County  
Cashier Validation:

CERTIFICATE OF PUBLICATION  
TOWSON, MD., April 9, 1990  
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 April 4, 1990.  
TOWSON TIMES,  
*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 proposed Special Exception and Zoning Variance Case No. 90-427-SPHXA W/S Falls Road, 320' S Broadway Drive, 1700 Falls Road 8th Election District 3rd Councilmanic Petitioner(s): Chestnut Ridge Country Club, Inc. May 2, 1990 at 3:30 p.m.  
Special Exception: For a Country Club. Special Hearing: To amend the special exception granted in Case #89-270SPHXA to increase the area by 1.5 acres. Petitioner(s) shall be notified by mail of the hearing and the date and time of the hearing 60 days in advance of the hearing. In the event that the hearing 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 hearing of said case shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
TJAH008, Apr. 5.

CERTIFICATE OF PUBLICATION  
TOWSON, MD., April 9, 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 April 5, 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 proposed Special Exception and Zoning Variance Case No. 90-427-SPHXA W/S Falls Road, 320' S Broadway Drive, 1700 Falls Road 8th Election District 3rd Councilmanic Petitioner(s): Chestnut Ridge Country Club, Inc. May 2, 1990 at 3:30 p.m.  
Special Exception: For a Country Club. Special Hearing: To amend the special exception granted in Case #89-270SPHXA to increase the area by 1.5 acres. Petitioner(s) shall be notified by mail of the hearing and the date and time of the hearing 60 days in advance of the hearing. In the event that the hearing 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 hearing of said case shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
TJAH008, Apr. 5.

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner  
March 28, 1990  
Dennis F. Rasmussen  
County Executive  
Harry S. Shapiro, Esq.  
400 W. Pennsylvania Avenue  
Towson, Maryland 21284  
Re: Case Number: 90-427-SPHXA and 90-428-SPHXA  
Petitioner: Chestnut Ridge Country Club  
Location: 1700 Falls Road  
Dear Mr. Shapiro:  
Please be advised that due to scheduling conflicts beyond our control, the above matter, previously set to be heard on May 1, 1990 cannot go forward on that date.  
Your case has been rescheduled for May 2, 1990 at 3:30 p.m.  
This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.  
Very truly yours,  
G. G. Stephens  
(301)887-3391  
GGS

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner  
March 23, 1990  
Dennis F. Rasmussen  
County Executive  
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 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petitions for Special Hearing, Special Exception and Zoning Variance  
CASE NUMBER: 90-427-SPHXA  
W/S Falls Road, 320' S Broadway Drive  
1700 Falls Road  
8th Election District - 3rd Councilmanic  
Petitioner(s): Chestnut Ridge Country Club, Inc.  
HEARING: TUESDAY, MAY 1, 1990 at 9:30 a.m.  
Special Exception: For a Country Club.  
Special Hearing: To amend the special exception granted in Case #89-270SPHXA to increase the area by 1.5 acres.  
Variances: To allow the side and rear setback of 20 feet in lieu of the required 50 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*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND  
cc: Chestnut Ridge Country Club, Inc.  
Harry S. Shapiro, Esq.

BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE  
PROJECT NAME: CHESTNUT RIDGE ESTATES ON THE GREEN  
LOCATION: S/S Broadway Road opposite Ridgmont Rd and East of Woodland Drive  
DISTRICT: 8c3  
CRG DATE: 2/8/90  
PRE-CRG DATE: 1/29/90  
PLAN: 12/18/89  
REV.: 1/30/90  
REV. 1:  
70-427-SPHXA  
REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(SA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE  
The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts with the County Zoning Regulations, and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the CRG plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request".  
1. Most of the 37.9 acres submitted for approval (34.5 acres) is with in the Special Exception area for the Chestnut Ridge Country Club as documented in zoning cases 89-270-SPHXA and 90-427-SPHXA. The Special Exception area and site plan of the Country Club must be reduced and amended by Public Special Hearing before the Zoning Commissioner prior to zoning approval of the submitted subdivision. Include the described tract boundary of the country club on the CRG plan.  
1/30/90 - On the entrance detail, note on the Delaney lot that all buildings are accurately shown and the distance to the recessed street centerline from the nearest dwelling is addressed at the public hearing. Also, on the setback, note on the Delaney lot # 8 that is being subdivided that all zoning requirements are being met. It must be confirmed that all zoning regulations are met prior to application for a special hearing.  
2. Clarify the intended use of 2 parcels on the east side of the access road - North of the identified lot #19. Include the existing and anticipated dwelling front orientation of all dwellings on corner and penultimate lots.  
1/30/90 - Clarify the use of the labeled lot # 19, and the balance of the "brown" lot.  
3. Clearly show all proposed lot dimensional lines, setbacks and bounds on the east side tract boundary, and all maximum permitted building envelopes not to include steep slopes on unsuitable soils or required buffer areas. Provide an accurate vicinity map minimum 1"=1000 ft. with the proposed road included. Include the coverage provisions of Section 1A04.3.B.4 (S.C.R.) on the plan. Number lots sequentially and provide a more legible revised plan without excessive print background.  
4. Final zoning approval is contingent first upon the resolution of all comments and second upon the outcome of the required zoning hearing.  
*W. Carl Richards*  
W. Carl Richards



FALLS ROAD COMMUNITY ASSOCIATION, INC.

P.O. BOX 555  
BROOKLANDVILLE, MARYLAND 21222

February 21, 1990

Mr. David Thomas  
Room 321, Baltimore County Office Building  
Towson, MD 21204

Reference: CRG Meeting for "Chestnut Ridge Estates on the Green"  
(Case # 90007)

Dear Mr. Thomas,

As I commented at the CRG meeting on February 8, 1990 with respect to the subject development, this is without doubt the worst plan in many respects that we have ever had to deal with. The matter that concerns FRCA to the greatest extent is the fact that the developer has overlooked all traffic safety related considerations in laying out the entrance to this site from Broadway Road. This letter is to state again, for the record, that we feel that as a minimum, sight distance and other traffic safety related requirements must be met.

Due to the existing banks and the topography in the vicinity of the intersection, construction of acceleration and deceleration lanes on both sides of Broadway Road to accommodate left turning traffic appear necessary. I am aware that Baltimore County does not normally require both sides of the road to be considered (as does the state) but in this instance, due to the heavy traffic and the high rate of citations (as evidenced by the letter from the Baltimore County Police Department which was entered in the file at the CRG meeting) this appears necessary. Under no conditions however should such a lane on the south side of Broadway Road be omitted from the CRG plan.

Sincerely,

*[Signature]*

D. D. McComas, Executive Director

cc: Peter Dans M.D., FRCA  
Frank Fisher, Balto. County  
Karen Meyer, Valleys Planning Council  
Tony DeLauney

RECEIVED  
FEB 27 1990

RECEIVED FEB 27 1990  
ZONING OFFICE

#271



P. O. Box 238  
Owings Mills, MD 21117  
February 21, 1990

Mr. David L. Thomas, P. E.  
Assistant Chief, Bureau of Public Services  
Baltimore County Dept. of Public Works  
County Office Building  
111 W. Chesapeake Avenue  
Towson, MD 21204

Dear Mr. Thomas:

Please refer to the CRG hearing on February 8, 1990, pertaining to Chestnut Ridge Estates on the Green. I represented my Association at the hearing and voiced the concerns of our community regarding the proposed access road into this development. The concerns related to safety, headlight glare from the access road, and the need for adequate buffers on both sides of the road as it passed between two established residences on Broadway Road.

The matter of safety is paramount to our community. Broadway Road is on a steep incline where the proposed road enters. At the top of the incline is a vertical crest that reduces sight distance. If a west bound vehicle comes over the crest to wait for an east bound slow moving vehicle to pass before he enters the access road, he will be in a very hazardous position when a fast moving west bound vehicle comes over the vertical crest. There are no shoulders. Utility poles and an embankment permits no passing or escape route for the approaching vehicle.

We must insist that the access road meet the County's minimum sight distance and safety requirements. This may entail lowering the vertical crest of Broadway Road to provide adequate sight and stopping distances for vehicles traversing our community. This could be an extremely hazardous intersection. Motorist safety must be assured before the access road is opened to traffic.

Your assistance will be appreciated.

Very truly yours,

*[Signature]*  
Charles R. Anderson  
President

cc: M. Shapiro

see your records

#271

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

April 24, 1990

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

RE: Item No. 271, Case No. 90-427-SPHXA  
Petitioner: Chestnut Ridge County Club  
Petition for Special Hearing

Dear Mr. Shaprio:

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,

*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael H. Ricklen  
Chestnut Ridge County Club, Inc.  
1700 Falls Road  
Lutherville, MD 21093



Dennis F. Rasmussen  
County Executive

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



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
21st day of March, 1990.

*[Signature]*  
J. Robert Haines  
ZONING COMMISSIONER

Received By:

*[Signature]*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Chestnut Ridge County Club, Inc.

Petitioner's Attorney: Harry S. Shaprio

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: April 6, 1990

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

SUBJECT: Chestnut Ridge Country Club, Inc.  
Item 271

INFORMATION:

Petition Number/Item Number: 271  
Petitioner: Chestnut Ridge Country Club, Inc.  
Property Location: Southside Broadway Road  
Property Size: 1.50 acre  
Zoning: R.C.-5  
Request:

The Petitioner requests a Special Exception for a country club; a Special Hearing to amend the Special Exception granted in Case No. 89-270-SPH-XA to increase the area by 1.5 acres, a Variance to allow the side and rear setback of 20 ft. in lieu of the required 50 ft.

- No lighting shall be installed for the proposed tennis courts to facilitate evening play.
- The Petitioner shall submit a landscape plan which indicates a landscape treatment for the area immediately adjacent to the proposed tennis courts.

In reference to this request, staff offers the following comments:

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

- A CRG plan for Chestnut Ridge Estates on the Green has been filed, and the meeting has been continued because the land is encumbered by a Special Exception

Report prepared by:

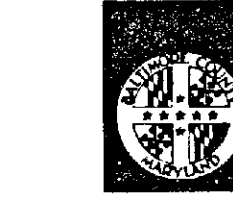
*[Signature]*  
Jeffrey M. Long, Planner I

Date: April 6, 1990

JK/JL/cmm

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

March 21, 1990



Dennis F. Rasmussen  
County Executive

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 271, 272, 274, 291, and 292.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/lvw

MR 27 1990

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

Paul H. Reincke  
Chief

MARCH 13, 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: CHESTNUT RIDGE COUNTRY CLUB, INC.

Location: W/S FALLS ROAD

Item No.: 271 Zoning Agenda: MARCH 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.

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: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Special Inspection Division Fire Prevention Bureau

JK/KEK

MR 15 1990

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 3, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 20, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 272, 274, 291 and 292.

For Item 271 the ownership of area to be purchased does not agree between plats, i.e. GLB 2368/167 vs. GLB 2368/168, and Alonzo Decker, WJR 3907/322 vs. Camera Bare, Jr. GLB 3292/33.

*[Signature]*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s



RC-5

RC-5

RC-5

RC-5

RC-5

RC-5

RC-5

RC-2

RC-5

RC-5	55462.85	1981.22
RC-5	54415.36	1984.25
RC-5	50914.74	1896.09
RC-5	50618.35	1882.50

NOTE:  
 TOTAL AREA TO BE CONVEYED  
 PARCEL ONE - 10.131 acres  
 PARCEL TWO - 53.473 acres  
 PARCEL FOUR - 0.041 acres  
 TOTAL - 75.054 acres  
 1983 Survey 68.665 Ac

Woodland Estates  
 Plan 43-118

Greenwood  
 Plan 23-145

THE REFERENCE  
 FRANCIS S. CARNES &  
 MARGARET G. CARNES (Wife)  
 (FRANCIS S. CARNES, Inc.)  
 CHESTNUT RIDGE COUNTRY CLUB, INC.  
 G.L.B. 3318-181  
 MARCH 3, 1958

GILBERT P. COOK & ASSOCIATES  
 207 L. STAYETTE ST.  
 BALTIMORE, MD. 21202  
 501-657-2350

R.T.F. INC.  
 LAND SURVEYORS  
 142 EAST MAIN STREET  
 WESTMINSTER, MD. 21157  
 778-1222 848-2243

No.	Date	Revision
1	11-8-88	DIMENSIONS
2	1-10-90	LOCKER, ENL. ADD.
3	2-20-90	LAND PURCHASE

Project No.: 0827

Date: OCTOBER 26, 1988

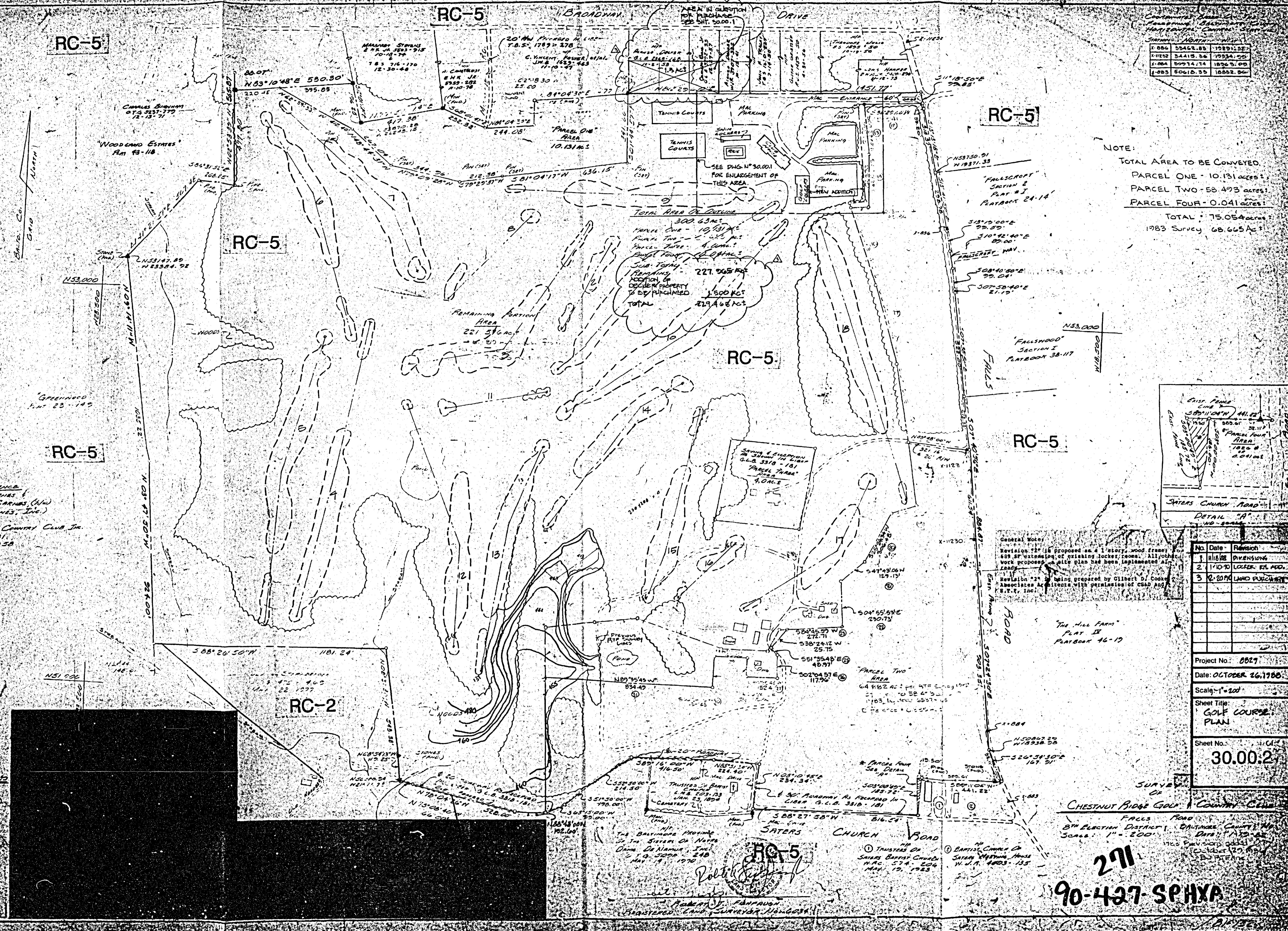
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Sheet Title:  
 GOLF COURSE  
 PLAN

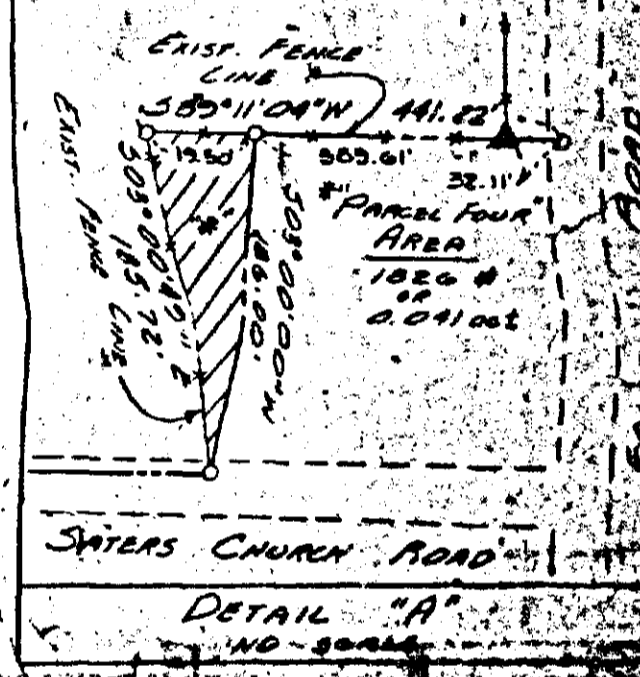
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CHESTNUT RIDGE GOLF & COUNTRY CLUB  
 FALLS ROAD  
 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.  
 Scale: 1" = 200'

271  
 90-427-SPHYA



General Notes  
 Revision 271 is proposed as a 1-story, wood frame  
 608 sq' extension of existing locker rooms. All other  
 work proposed on site plan has been implemented at  
 least.  
 Revision 271 is being prepared by Gilbert P. Cook &  
 Associates Architects with permission of C&A and  
 R.T.F., Inc.



Gilbert P. Cook & Associates  
 Registered Land Surveyor  
 No. 111, 1975

Trustees of  
 Saters Church  
 M.C. 574-204  
 March 19, 1983

Baptist Church of  
 Saters Church  
 W.D.R. 4803-135



