



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 14, 2022

Patrick C. Richardson, Jr. PE
Richardson Engineering, LLC
7 Deneison Street
Timonium, Maryland 21093

RE: Zoning Spirit and Intent Request
Roland Run Club, Proposed Club Improvements
2211 West Joppa Road
9th Election District, 2nd Councilmanic District

Dear Mr. Richardson,

Your letter to Jeffrey Perlow, Zoning Supervisor, requesting that the proposed club improvements (as shown on your submitted red-lined plan) are within the "spirit and intent" of Zoning Case 1990-0484-SPHXA and the previously approved zoning letters, has been forwarded to me for reply.

The proposed improvements, as stated within your letter, include changing from 12 tennis courts and 3 paddle courts to 10 tennis courts, 4 paddle courts, and 4 pickleball courts; returning an existing paddle court area to parking and natural vegetation; switching locations of the Prop Shop (shown as proposed clubhouse on plan) and tennis court; installing an open air pavilion on the west side of the property; relocating a maintenance shed to the east side of the property; and adding restrooms between the baby pool and tennis courts.

Please be advised that after careful review of the prior zoning case history and approved zoning letters, Baltimore County Zoning Regulations, your red-lined site plan and submitted request letter; the Zoning Review Office will consider the proposed improvements as within the spirit and intent of the referenced zoning case and letters subject to the following:

1. The restrictions in Zoning Case No. 74-12-SPH shall remain in effect.
2. The proposed pavilion must meet the minimum side setback for nonresidential buildings in the DR1 Zone (40 feet).

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 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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MK', with a large, sweeping loop extending to the right.

Mitchell Kellman
Zoning Review
410-887-3391

IN RE: PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCES. S.W. 1/4 Joppa Road, 90' NW of the 1/2 of White Manor Drive 9th Election District 4th Councilmanic District Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 90-484-SPHXA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the site plan previously approved in Case No. 74-12-SPH. A special exception to permit the use of the subject property for community buildings, swimming pool, and other civic, social, recreational, or educational uses, including tennis facilities, and variances to permit a parking setback from a road right-of-way line of 2 feet in lieu of the required 10 feet, and a distance between buildings of 45 feet in lieu of the required 80 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Daniel S. Boyie, President, and William J. Byrnes, Vice President, appeared, testified and were represented by S. Eric Dillman, Esquire. Also appearing on behalf of the Petitioners were Tom Spina, Rick Foster, Tennis Pro at the Club, and Paul Lee, Engineer.

Appearing as interested parties were Jorgen Jensen, President of the Heatherfield Association, and Sisters Kathleen McNay and Mariame Yammarell, Members of the Order of Benedictine Sisters, nearby property owners. There were no Protestants.

Testimony indicated that the subject property, located off of Joppa Road across from White Manor Drive abutting the Jones Falls Expressway, consists of 7.1 acres zoned D.R.-1 and has been the site of the Roland Run Tennis and Swim Club since 1959. Said property was the subject

matter of Case No. 74-12-SPH in which the Petitioners were granted a non-conforming use for an existing community building and tennis courts were permitted to be constructed on that portion of the property that had been used as a lacrosse field, subject to restrictions. Petitioners are desirous of constructing a new small building to provide a small tennis shop for Club members to be managed by the Tennis Pro. Petitioners are also desirous of expanding the existing Clubhouse as set forth in Petitioner's Exhibit 1. Testimony presented indicated the Petitioners are familiar with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that the relief requested complies with same and will not result in any detriment to the health, safety or general welfare of the community. Petitioners emphasized that, aside from the 2-foot setback for parking from a road right-of-way line, the requested variances are for existing and proposed improvements in the center of the subject property which would have the least impact on the surrounding community. Testimony indicated that the parking variance abuts the property line at the Jones Falls Expressway and will not result in any detriment to the public.

Jorgen Jensen, who resides across from the subject site, testified that the Heatherfield Association, which is comprised of 42 households, is mainly concerned that the landscaping of the property along Joppa Road will not be disturbed as a result of the proposed improvements. After reviewing the plan, Mr. Jensen testified that in his opinion, the Association would not be opposed to the proposed improvements. Sisters McNay and Yammarell concurred with Mr. Jensen's sentiments.

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 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Rebulla v. Prille, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create competition 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 hearing and special exception should be granted with certain restrictions as more fully described below.

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

- 1) whether strict compliance with the requirement would unreasonably prevent the use of the property for a permitted purpose or render compliance 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 assured.

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY 90-484-SPHXA

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an amended site plan in Case No. 74-12 SPH

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, do hereby agree to show it during advertising, posting, etc., upon the lot or lots of the property and agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Roland Run Club, Inc. (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

Legal Owner(s): Roland Run Club, Inc. (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

Attorney for Petitioner: S. Eric Dillman, Esquire (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 12th day of June, 1990, at 2:30 o'clock P.M.

J. Robert Hickey
Zoning Commissioner of Baltimore County

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

It is clear from the testimony that if the variances are 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 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 in the special hearing, special exception, and variance Petitions should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of June, 1990 that the petition for special hearing to approve an amendment to the site plan previously approved in Case No. 74-12-SPH; the Petition for Special Exception to permit the use of the subject property for community buildings, swimming pool, and other civic, social, recreational, or educational uses, including tennis facilities; and the Petition for Zoning Variance to permit a parking setback from a road right-of-way line of 2 feet in lieu of the required 10 feet, and a distance between buildings of 45 feet in lieu of the required 80 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time in its own right until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY 90-484-SPHXA

The undersigned, legal owner(s) of the property situated 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 Community buildings, swimming pool, other civic, social, recreational, or educational uses, including tennis facilities.

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: Roland Run Club, Inc. (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

Legal Owner(s): Roland Run Club, Inc. (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

Attorney for Petitioner: S. Eric Dillman, Esquire (Type or Print Name) Signature: [Signature] Address: 409 Washington Ave., Suite 600, Towson, Maryland 21204 City and State: Baltimore, MD 21213

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 12th day of June, 1990, at 2:30 o'clock P.M.

J. Robert Hickey
Zoning Commissioner of Baltimore County

- 2) The following restrictions contained in the Order issued in Case No. 74-12-SPH on August 20, 1973 shall remain in full force and effect:
 - a) A minimum setback from Joppa Road of 45 feet from the tennis courts;
 - b) No lights shall be constructed on the new or old tennis courts for night play;
 - c) Proper screening shall be provided along Joppa Road;
 - d) Gates shall be constructed to insure security and insure that unauthorized individuals cannot use the property.
- 3) The proposed addition to the existing Clubhouse may be slightly modified without further public hearing provided that such modification is reviewed by the Director of Planning and the Zoning Commissioner and/or Deputy Zoning Commissioner and a determination made that the modifications proposed are minor.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN H. RAFTANOWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Deputy Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(410) 386-6230
J. Robert Hickey
Zoning Commissioner

June 26, 1990

S. Eric Dillman, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

IN RE: PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES S.W. 1/4 Joppa Road, 90' NW of the 1/2 of White Manor Drive 9th Election District - 4th Councilmanic District Roland Run Club, Inc. - Petitioners Case No. 90-484-SPHXA

Dear Mr. Dillman:

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

In the event any party files the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charlotte Melville at 897-3391.

Very truly yours,
ANN H. RAFTANOWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN H. RAFTANOWICZ

cc: Sister Kathleen McNay
Sister Mariame Yammarell, Order of the Benedictine Sisters
2219 W. Joppa Road, Letherville, MD 21093

Mr. Jorgen Jensen, President, Heatherfield Association
2316 Valley Road, Letherville, MD 21093

People's Counsel
File

May 24, 1990

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 332, 333, 354, 359, 362, 363, 364, 365, 366, 367, 369, 370, 371, and 372.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lw

May 3, 1990

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

Re: Baltimore County
Roland Run Club, Inc.
Zoning meeting 5/9/90
S/W/S Joppa Road 90'
N of White Manor Drive
Item #359

Dear Mr. Haines:

After reviewing the submittal for a special exception for community buildings, swimming pool and other civic, social, recreational or educational uses, we offer the following comments:

We have forwarded this plan to our Project Development Section to determine any impact to this property from our beltway improvements.

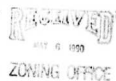
We will forward their comments when received. Contact Larry Brocato (333-1190), if you have any questions.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LA/es

cc: Paul Lee Engineering Inc.
Mr. J. Ogle



333-1350

My telephone number is (301) 333-1350.

Teletypewriter for Impaired Hearing or Speech
302-7555 Baltimore Metro - 561-0481 O.D. Metro - 1-800-441-0348 Nationwide Toll Free
707 North Carroll St., Baltimore, Maryland 21203-6717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: May 29, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Roland Run Club, Inc., Item No. 359
Zoning Petition No. 90-484-SFMDA

The Petitioner requests a Special Exception for community buildings, swimming pool, and other civic, social, recreational, or educational uses, including tennis facilities; a Special Hearing to amend the site plan approved in Case No. 74-12-SFM; and Variances to parking and building setback requirements.

In reference to the Petitioner's request, staff offers no comments.

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

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

RE: Property Owner: ROLAND RUN CLUB, INC.

Location: 88/S JOPPA ROAD, 90' IN CENTERLINE
OF WHITE MANOR DRIVE

Item No.: 359 Zoning Agenda: MAY 8, 1990

Content:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Notes for fire protection shall be provided in accordance with the urban guide for fire prevention and control master planning.

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", 1986 edition prior to occupancy.

REVIEWED: *Paul H. Reiche* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

MAY 30 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 11, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 8, 1990

The Development Engineering Division has reviewed the subject revised zoning items and we have no comments for items 332, 333, 354, 362, 363, 364 and 370.

For item 367, the previous County Review Group Comments still apply.

For item 358, 2-foot setback for parking is inadequate for vehicle overhand against State Highway Administration fence.

For item 364, the address on the plat is #9400 for Lot 53.

For item 366, the correct plat reference is SM 56/130.

For items 371 and 372, no plans were received for review and comment.

For 89-483A, we have no comment.

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

RWB/g

April 18, 1990

S. Eric DiNenna, Esq.
P. O. Box 19029
Towson, Maryland 21205-0508

Re: Item #359
Your Client: Roland Run Club

Dear Mr. DiNenna:

This will acknowledge receipt of your letter dated April 16, 1990, wherein it was requested that this matter be set as soon as possible. Please be advised that it will be placed on the hearing docket in such a manner.

Additionally, please be advised that as I have not received your June, July, and August schedule, I am presently unable to set your petitions.

Please advise as to the dates you will be able to appear at your earliest opportunity.

Very yours,

G. G. Stephens
G. G. Stephens

GGS

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, P.A.
GEORGE A. BRESCHI, P.A.

GERALDINE A. KALBER
FRANCIS E. BURGESS, JR.

P.O. BOX 1008
TOWSON, MARYLAND 21204-0108
SUITE 600
MERCANTILE TOWNSHIP BUILDING
100 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 286-4820
TELEFAX (301) 286-4881

April 16, 1990

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

RE: Roland Run Club
Item No. 359

Dear Mr. Commissioner:

On April 12, 1990, the above-captioned matter was filed for hearing with your office.

The Roland Run Club wishes to construct a small addition which is requiring this hearing. They would like to have a small tennis structure constructed as soon as possible.

Accordingly, would you be so kind as to have this matter set in for hearing as soon as possible.

I appreciate your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SDS/jgc
cc: Roland Run Club
c/o Sam Hoyle, President



DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, P.A.
GEORGE A. BRESCHI, P.A.

GERALDINE A. KALBER
FRANCIS E. BURGESS, JR.

P.O. BOX 1008
TOWSON, MARYLAND 21204-0108
SUITE 600
MERCANTILE TOWNSHIP BUILDING
100 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 286-4820
TELEFAX (301) 286-4881

April 25, 1990

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

ATTN: G. G. Stephens

RE: Item No. 359
My Client: Roland Run Club

Dear Mr. Stevens:

I am in receipt of your letter of April 18, 1990, with reference to the above-captioned matter.

I appreciate your response to my inquiry of April 16, 1990, and request that you place the matter on your hearing docket in accordance with the attached schedule of my Master's hearing, etc.

Thank you for your cooperation.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SDS/jgc

PLEASE PRINT CLEARLY

Petitioners

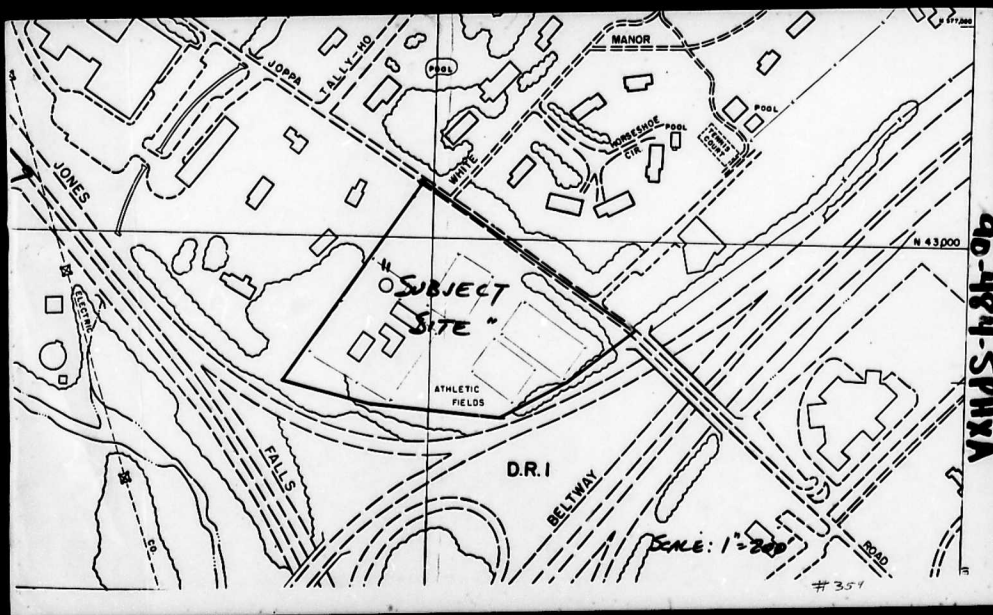
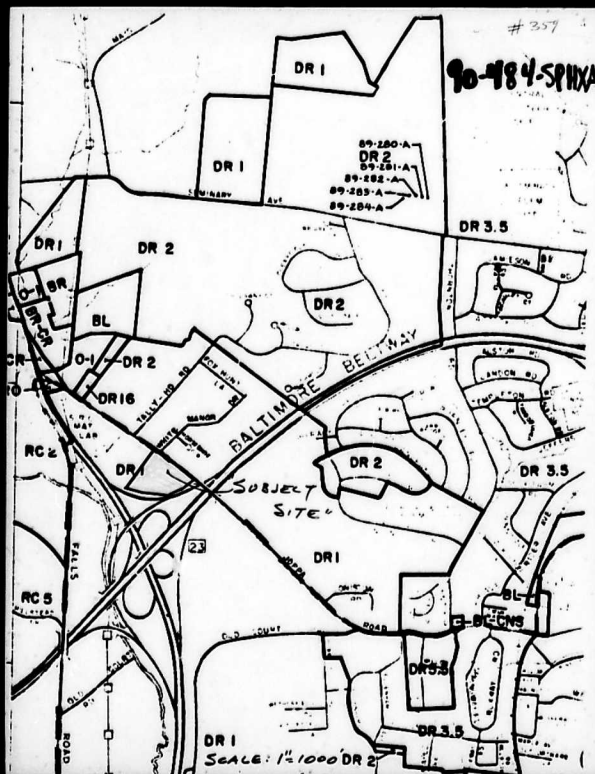
PROPOSAL(S) SIGN-IN SHEET

NAME

ADDRESS

Bus TOM SPIES 1408 MAYBORN AVE 21204
SAM HOYLE 106 THAZON RD 21212
RICK FOELBER 1016 STONY RD 21117
V.P.s Wm J BYRNES 1808 RAYTAN RD 21204
PAUL LEE 304 W PENNA AVE 21204

Observer Observers / Interested Parties
Mr. & Mrs. KATHLEEN McHANEY 2229 W. JOPPA RD 21073
Dr. MARIONNE YANACOLL, DVM 2224 W. JOPPA RD 21073
JACQUES THOMAS (Husband & Son) 8216 FALLS BLVD 21093



WILLIAM T. KING, INC.
 104 Northwood Dr. Timonium, Md. 21093
 Nurserymen & Landscape Contractors
 Since 1944

Ron. Shultz
 (301) 252-0877

INVOICE

June 7, 1988

The Roland Run Club, Inc.
 West Joppa Road
 Ridgwood, Maryland 21139
 Re: Landscape Planting

Landscape Planting Per Contract:

	Complete	\$15,239.50
1 Pallett of Sod		280.00
Stump Removal, Soil, Grading, etc.		75.00
TOTAL DUE		\$15,594.50

PETITIONER'S
EXHIBIT 4a

74-12-5PH **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the Roland Run Club, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning Commission and/or Deputy Zoning Commissioner should approve, modification of tennis courts on and within the said non-conforming use.

WHEREAS, the said use is being maintained within the said non-conforming use.

No attached description

Property is to be posted and advertised as prescribed by Section 500.7 of the Zoning Regulations of Baltimore County, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County as they pertain to the zoning law for Baltimore County.

Contract Purchaser: Mr. Roland Run Club, Inc. Legal Owner

Address: 543 S.W. Route 104, East River Ridge, Maryland 21040

Postmaster's Attorney: Mr. Eric D. McNamee

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of August, 1973, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 16th day of August, 1973, at 10:00 o'clock a.m.

By: Eric D. McNamee Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLARK, P.E. Vice T. MALLON
DIRECTOR REPORT NUMBER 20000

August 2, 1973

Mr. E. Eric D. McNamee
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 244A - June 19, 1973 - ZAC
Property Owner: The Roland Run Club, Inc.
Intersection of Joppa Road and Exit Ramp from I-95, Baltimore Beltway
Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use, District 9

Dear Mr. D. McNamee:

The construction of a tennis court is not expected to cause any major traffic problems. Some problems were noted at the intersection of the driveway to the site and Joppa Road. This driveway should be widened to 24 feet and large curve returns should be installed.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/ph

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Special Hearing for an interpretation by the Zoning Commissioner, pursuant to Section 500.7 of the Baltimore County Zoning Regulations, as to whether or not a non-conforming use as a community building, swimming pool, commercial beach, golf course, country club, or other similar civic, social, recreational, or educational use exist and, further, to determine if the existing use is non-conforming and if the request for the proposed tennis courts, would fall within the same definition of a community building, at cetera, for property located on the southwest corner of Joppa Road and the Baltimore County Beltway, in the Ninth Election District of Baltimore County.

Evidence indicated that the property was conveyed to and chartered by Roland Run Club, Incorporated, in 1955. They acquired an additional 1.42 acres in 1958. It was stated that the swimming pool was built in 1966. Seven tennis courts were built in 1960 and have been used uninterruptedly since that time. It was further testified that lacrosse has been played on the field of the subject property since 1960. There was additional testimony, on behalf of the petitioner, indicating that this property has been used uninterruptedly, for all the above uses except tennis, since 1955.

Several residents of the area, in protest of the subject property, were concerned as to the control of the facilities, namely, non-members using the facilities after hours. There was some concern as to the traffic and public address system, which could be heard for many blocks surrounding the subject property. It was stipulated that the proposed tennis courts not be lighted for evening playing.

ORDER RECEIVED FOR FILING
DATE: August 2, 1973
BY: John P. Rapp

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

July 17, 1973

Office of Engineering
EUGENE A. CLARK, P.E. Vice T. MALLON
DIRECTOR

Mr. E. Eric D. McNamee
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #244A (1972 - 1973)
Property Owner: The Roland Run Club, Inc.
Intersection of Joppa Rd. and Exit Ramp from I-95, Baltimore Beltway
Present Zoning: Proposed Zoning: Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use District 9th

Dear Mr. D. McNamee:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject issue.

Highways:

The Baltimore Beltway (I-95) and Jones Falls Expressway (I-83) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the route come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Joppa Road, an existing County road, is proposed to be improved in the future as a 60-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way, including any necessary severable easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The plan should be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging to the public health and welfare of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, a non-conforming use does exist on the subject property for use as a community building, swimming pool, commercial beach, golf course, country club, or other similar civic, social, recreational, or educational use. The main use of the subject property has been that of recreation, which included a swimming pool. Further, it is the opinion of the Zoning Commissioner that tennis is analogous with lacrosse and that it is both recreational or athletic in nature, and therefore, the Petitioner is permitted to construct tennis courts on that part of the subject property which has been uninterruptedly used as a lacrosse field.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of August, 1973, that a non-conforming use for a community building, at cetera, does exist and that tennis courts can be constructed on that portion of the property that has been used as a lacrosse field, subject to:

1. A minimum setback from Joppa Road of six'y-five (65) feet from the tennis courts.
2. No lights to be constructed on the new or old tennis courts for night play.
3. Proper screening being provided along Joppa Road.
4. Gates being constructed to insure security and insure that unauthorized individuals cannot use the property.
5. Approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

Eric D. McNamee
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: August 2, 1973
BY: John P. Rapp

Item #244A (1972 - 1973)
Property Owner: The Roland Run Club, Inc.
Page 2
July 17, 1973

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water supply is available and serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which apparently is utilizing private onsite sewage disposal. The plan should be revised to indicate the existing sewage disposal system.

Very truly yours,
Edward W. J. J. J.
Edward W. J. J. J.
Chief, Bureau of Engineering

3D(244)17302
3-28 Key Sheet
13 x 14 1/2 x 20 3/4 Sheets
1/4 11 x 2 Topo
50 Top 74p

cc: J. Blair
J. Blair
J. Blair

P
TION
EXHIBIT 3

John W. Maclean, III, Esquire
The Allen Brown Building
Towson, Maryland 21204

Re: Petition for Special Hearing
SW/Corner of Joppa Road and the
Baltimore County Beltway -
The Roland Run Club, Inc. -
Petitioner
NO. 74-12-5PH (Item No. 244-A)

Dear Mr. Maclean:

I have this date passed my Order to the above captioned matter to accordance with the attached.

Very truly yours,

Eric D. McNamee
Zoning Commissioner

cc: Dr. Milton L. Skaggs, President
Hawthorne Association
John Tully Rd Road
Lutherville, Maryland 21093

Attachments

cc: Dr. Milton L. Skaggs, President
Hawthorne Association
John Tully Rd Road
Lutherville, Maryland 21093

WILLIAM D. FROST
DIRECTOR
K. ERIC CHENOWETH
CHIEF ENGINEER



June 26, 1973

Mr. E. Eric D. McNamee, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. D. McNamee:

Comments on Item #244A, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: The Roland Run Club, Inc.
Location: Intersection of Joppa Road and Exit Ramp from I-95, Baltimore Beltway
Present Zoning: Proposed Zoning: Special Hearing for construction of tennis courts on and within an area presently used under a non-conforming use as an athletic field as being permissible within the context of said non-conforming use.

District 9

No. Acres

The site plan must be revised to show the parking calculations, layout, and location of the dumpsters in the parking areas.

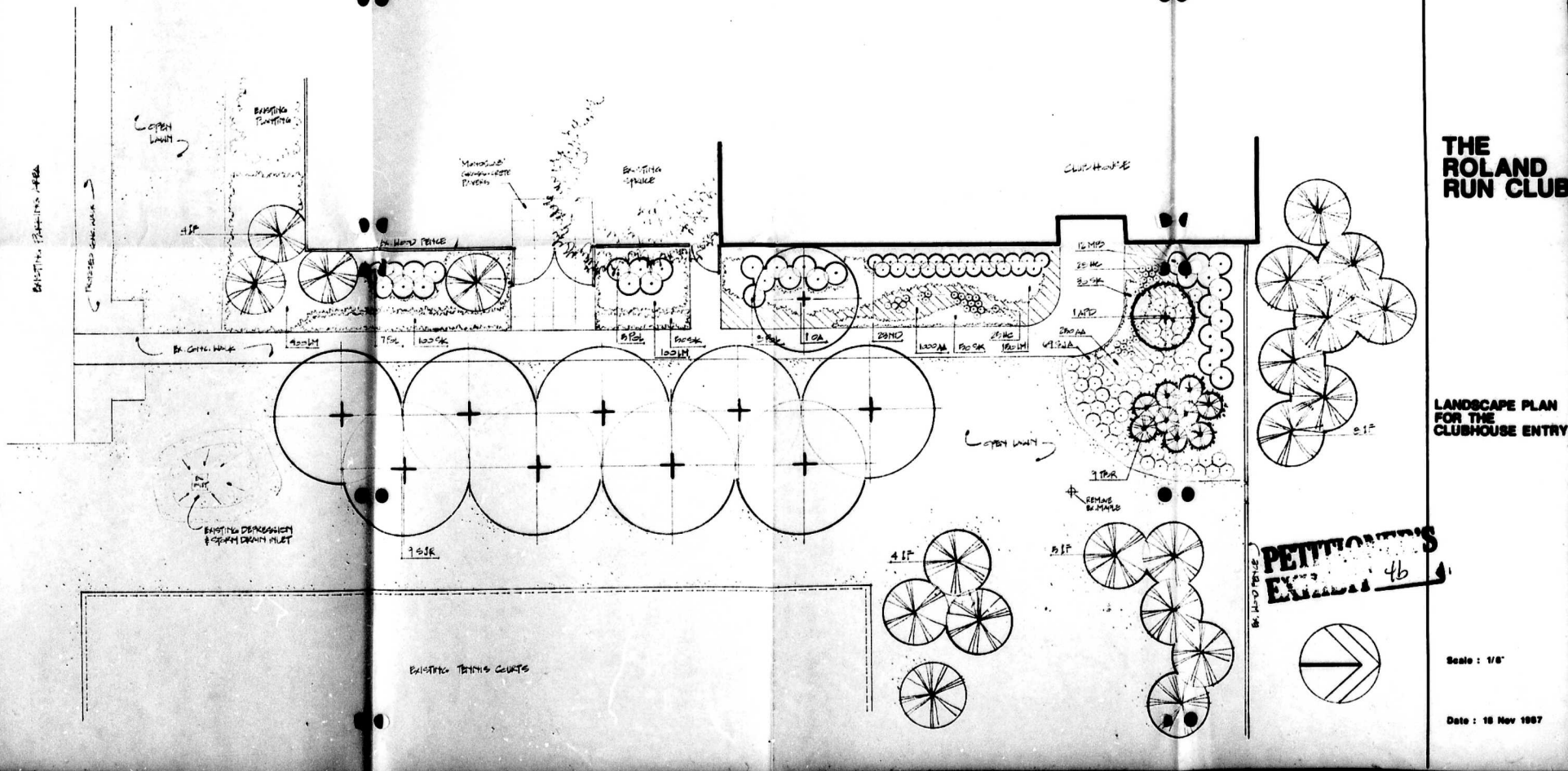
It is also suggested that the driveway be widened to provide a safer means of access to Joppa Road.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
3013 3RD JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
APR 20 1973 PLANNING DEPT 3013

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SPECIFICATIONS
1JR	1. JUNCUS JAPONICA 'ELEGANT'	WEEDLESS SCHLANTHEE	4	21" x 3" CAN., 15-18" HT., SPREAD 18" TO 24" WIDE, 20" AC.
2A	2. SYMPLOCARPA ALBA	WAXLEAF	1	7-15" HT., 5-10" SPREAD, 17" WIDE, 10" AC.
3P	3. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
4P	4. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
5P	5. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
6P	6. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
7P	7. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
8P	8. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
9P	9. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
10P	10. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
11P	11. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
12P	12. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
13P	13. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
14P	14. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
15P	15. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
16P	16. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
17P	17. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
18P	18. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
19P	19. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.
20P	20. PACHYSTACHYS DISSECTA 'ELEGANT'	WAXLEAF	21	48-60" HT., 24" SPREAD, 24" WIDE, 10" AC.



Land Design +, Inc.

Landscape Architects
Landscape Consultants
Civil Engineers
Construction Managers
301-633-8766



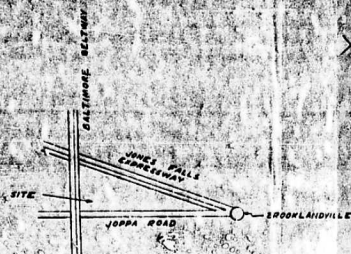
THE
ROLAND
RUN CLUB

LANDSCAPE PLAN
FOR THE
CLUBHOUSE ENTRY

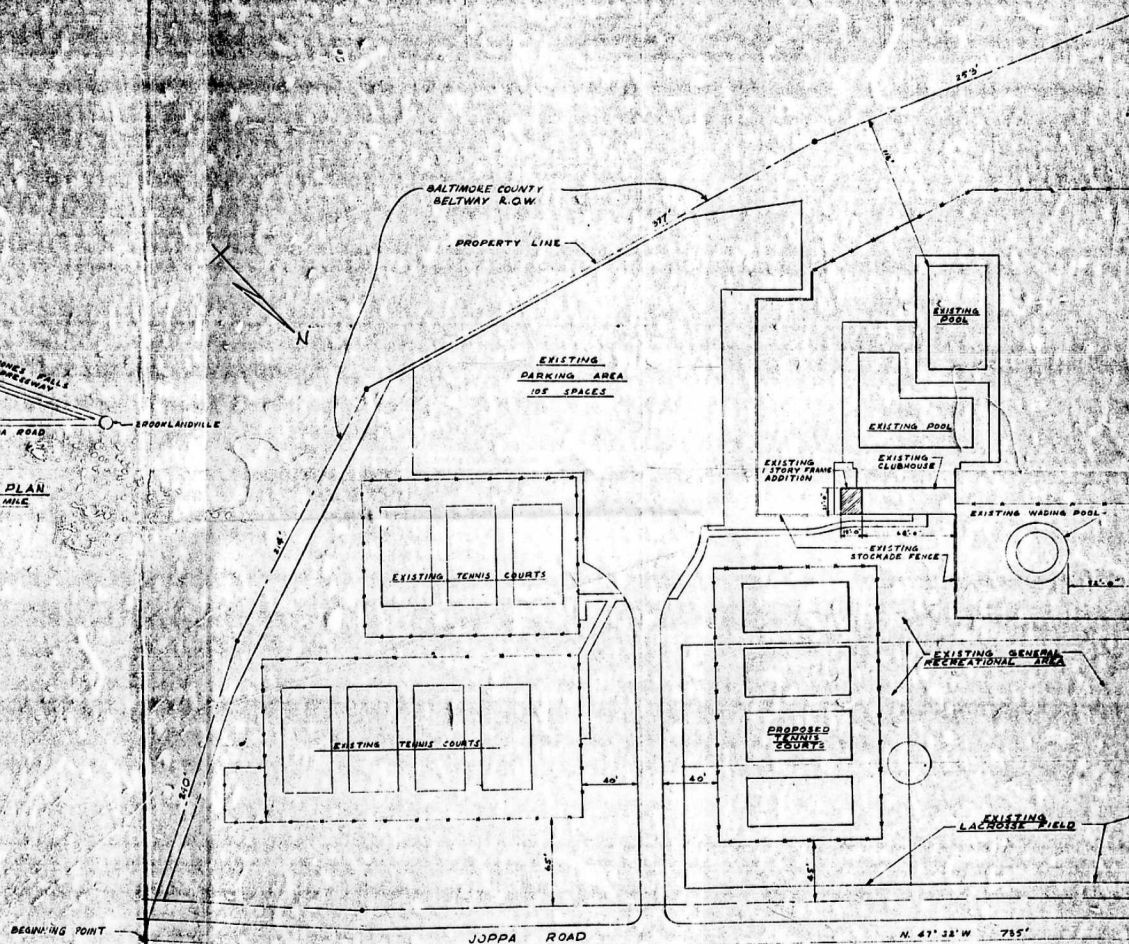
PETTIT & ASSOCIATES
EX-111 4b

Scale: 1/8"

Date: 18 Nov 1967



LOCATION PLAN
SCALE: 1" = 1 MILE



SITE PLAN
SCALE: 1" = 40' 0"

PETITIONER'S
EXHIBIT 2

74-12 SPH



ALTERATIONS & ADDITIONS TO
THE ROLAND RUN CLUB
JOPPA ROAD
BALTIMORE COUNTY, MD.

SCALE: AS NOTED JANUARY 1973 5-1

