



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 27, 2021

Mitchell J. Kellman, Vice President
Director of Zoning Services
Daft McCune Walker
501 Fairmount Avenue, Suite 300
Towson, Maryland 21286

RE: Spirit and Intent Request, Zoning Case # 1991-0031-SPHXA and 2004-0592-SPH, L'Hirondelle Club of Ruxton, 7611 L'Hirondelle Club Road, 9th Election District, 2nd Council District

Dear Mr. Kellman:

Your recent letter to the C. Peter Gutwald, Director of Permits, Approvals & Inspections was forwarded to me for reply. Based upon the information and site plan (Plan to Accompany DRC Request dated August 9, 2021) provided therein and my review of the above referenced zoning cases, the following has been determined:

1. Provided the proposed new buildings and structures do not expand beyond or deviate from the building footprints shown on the aforementioned site plan, and provided the proposed buildings and structures comply with the orders and restrictions in the 1991 and 2004 zoning cases, then the proposed buildings and structures will be in the Spirit and Intent of those orders and restrictions. No additional zoning relief will be required to add the proposed buildings and structures.
2. A copy of your request letter, as well as a copy of this response, will be recorded and made a permanent part of the zoning case file.
3. You must place a verbatim copy of your request letter, as well as a copy of this response letter and prior approved spirit and intent letters, in the details of all building permit application plans.
4. This approval is for zoning purposes only. You will also 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.

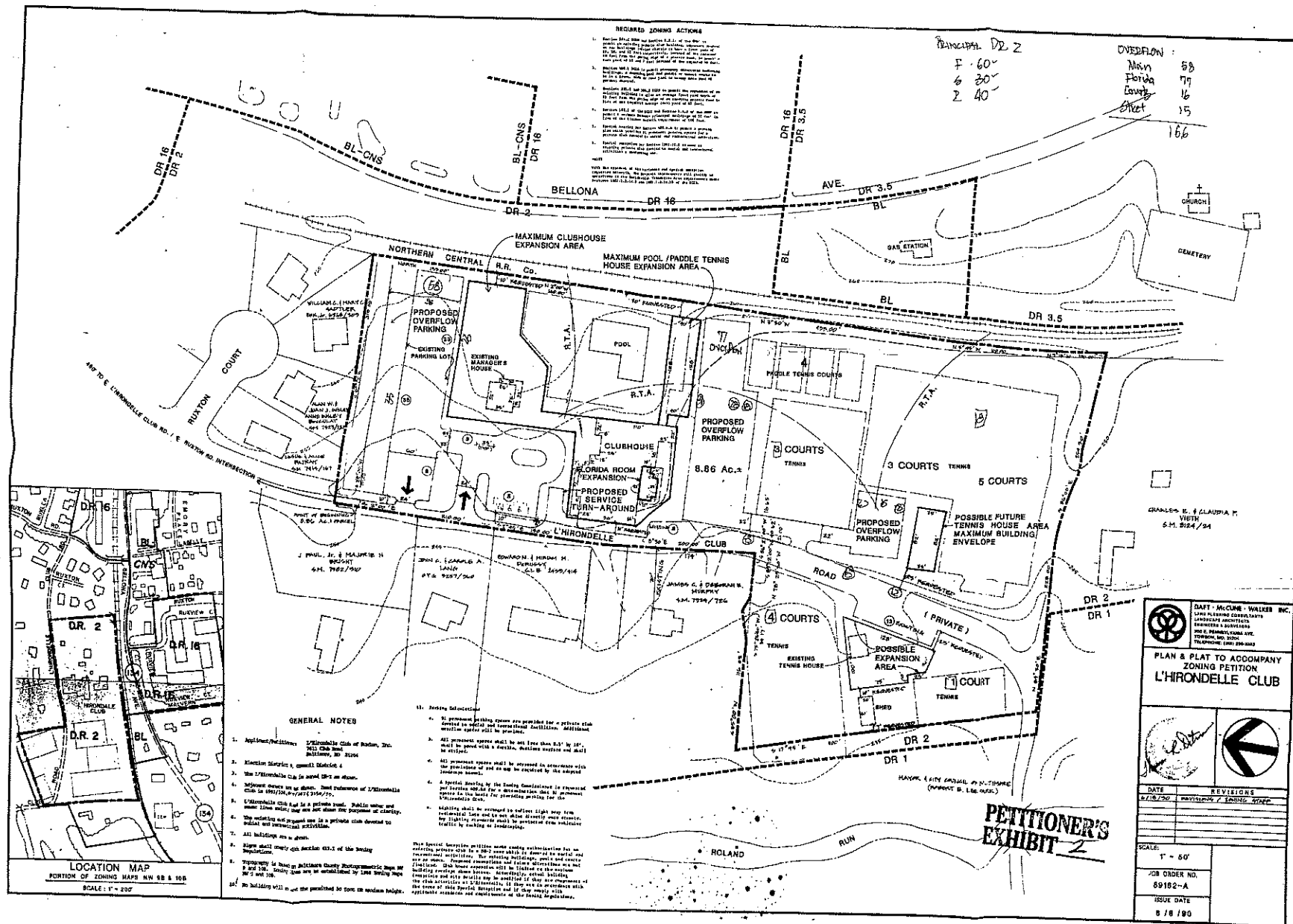
We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

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

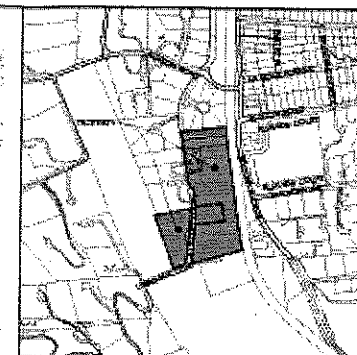
Jeffrey N. Perlow, Zoning Supervisor
Zoning Review Office, P.A.I.

1991-0031-SPHXA
2004-0592-SPH



09123950000

7611 Lhirondelle Club Rd



VICINITY MAP
SCALE 1" = 100'



LEGEND

[illegible]

LIMIT OF DISTURBANCE - 1,250 G₃ ±



DO NOT SIGN OR WRITE ANYTHING ON THIS CARD

PLOT PLAN - STORAGE SHED

L'HIRONDELLE CLUB
 7015 L'HIRONDELLE CLUB RD.
 BURGESS, MD 21714

66. SUBJECT TERMS

[illegible]

RAISE DATES		DATE:	
REVENUE	<i>1000000</i>	DATE:	<i>10/10/10</i>
INT:		DATE:	<i>10/10/10</i>
PERMIT:	<i>1000000</i>	DATE:	<i>10/10/10</i>
CONSTRUCTION:		DATE:	<i>10/10/10</i>
SCALE	<i>1" = 40'</i>	DATE:	<i>10/10/10</i>
PROJECT NO:	<i>1000000</i>	DATE:	<i>10/10/10</i>

REGULATED WATER RESOURCES NOTE

NOT JAMES ARTHUR AND SCHWARTZ, AND THE LONDON UN-
IVERSITY WAS SUFFICIENT BY THE REGULATING AUTHORITY.

BALTIMORE COUNTY DISCLAIMER

[illegible]

DATA SOURCE

- [illegible]

SITE DATA

[illegible]

SCORING TABLE					
Grading	Score	Level	Range	Grade	Comments
A	4	Very Good	90-100	A	Excellent
B	3	Good	80-89	B	Very Good
C	2	Fair	70-79	C	Good
D	1	Poor	60-69	D	Fair
F	0	Fail	Below 60	F	Poor

* CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM PROPOSED SHED.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 7, 2002

David H Karceski Esquire
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21285-5517

RE: L'Hirondelle Club of Ruxton, Inc
7611 L'Hirondelle Club Road
9th Election District

Dear Mr. Karceski:

Your letters to Arnold Jablon, Director of Planning, Development Management letters dated June 21st and July 30th and accompanying photographs, redline plan, elevation drawings and interior floor plans have been referred to me for reply. Your client's request is the approval of this office to relocate one of the existing paddle (tennis) courts and the construction of a 61 feet x 42 feet x 20 inch in height Paddle Hut as shown on the plans. These dimensions include areas devoted to 2 staircases and a wheel chair ramp. The under roof section of the structure will be 57 feet x 30 feet. As indicated on the site plan other existing club structures either match or exceed the height of the proposed Paddle Hut. In addition there is also significant landscape screening that surrounds the property as shown on the submitted photographs numbered 1 through 4. A section of the screening which is located between the proposed Paddle Hut and the eastern property line far exceeds the proposed height of the structure. The proposed structure also meets all applicable DR- 2 zone setback for principal non-residential buildings.

I have reviewed this matter with Mr. John Lewis, Planner II and it has been determined that the proposed Paddle Hut as shown on the submitted plans would be approved as being within the Spirit and Intent of Zoning Case # 91-31-SPHXA.

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,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS: gdz

C: Zoning Case file # 91-31-SPHXA
Letter file

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 3, 2000

Ms. Patricia A. Malone
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Dear Ms. Malone:

RE: Zoning Spirit and Intent, L'Hirondelle Club of Ruxton, Inc., Case No. 91-31-SPHXA, 9th Election District

Pursuant to your letter of December 22, 1999, you have requested an opinion from this office regarding the installation of lights for the tennis courts located closest to the clubhouse at the L'Hirondelle Club and whether such lighting would be within the spirit and intent of zoning Case No. 91-31-SPHXA.

Upon review of Commission Haines' order, it is the opinion of this office that the proposed lighting fixtures will be within the spirit and intent of special exception 91-31-SPHXA, provided compliance with the following conditions is demonstrated. This office would require, prior to any final approval and construction of the lights, that a plan depicting the proposed lights, containing a copy of this letter (sticky-backed) and Avery Harden's signed approval, be submitted to this office for inclusion in our files.

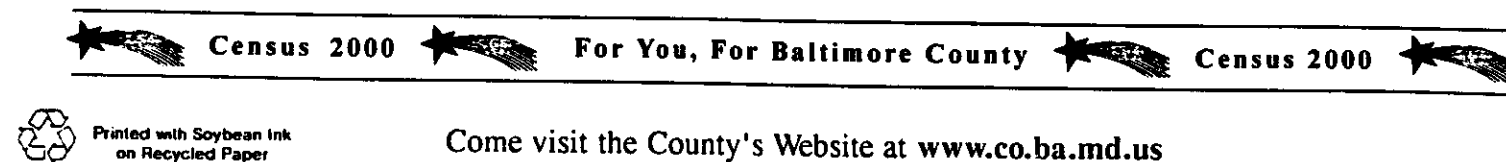
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew

Enclosure



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076601

DATE 12/23/99 ACCOUNT 601-6150

AMOUNT \$ 400.00 (K11)

RECEIVED FROM Vickie Baetjer

FOR 91-31-SPHXA

7611 L'Hirondelle Club Rd

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

VENABLE
BAETJER AND HOWARD, LLP

VENABLE, BAETJER AND HOWARD, LLP
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200 Fax (410) 921-0147
www.venable.com

OFFICE
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6206

pdmalone@venable.com

December 22, 1999

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development
Management
County Office Building - Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: L'Hirondelle Club of Ruxton, Inc.
7611 L'Hirondelle Club Road
Case No. 91-31-SPHXA
9th Election District, 4th Councilmanic District

Dear Mr. Jablon:

This firm represents L'Hirondelle Club of Ruxton, Inc., the owner of a private club located at 7611 L'Hirondelle Club Road in Baltimore County. In 1990, L'Hirondelle was granted a special exception and variances (Case No. 91-31-SPHXA) to expand an existing private club in a DR-2 zone and to construct a new building devoted to social and recreational activities, including tennis courts, pool, and clubhouse. I have enclosed a copy of the site plan and the Zoning Commissioner's Findings of Fact and Conclusions of Law in Case No. 91-31-SPHXA for your convenience.

As discussed with Joseph Merrey of your office, I am writing to you because the property owner is interested in installing lighting fixtures on the grouping of tennis courts located closest to the clubhouse. Mr. Merrey expressed some optimism that the proposed court lighting would be within the spirit and intent of the relief granted in Case No. 91-31-SPHXA, but suggested that the property owner meet with Avery Harden to review the proposed lighting plan. The property did, indeed, meet with Mr. Harden, who indicated that he had no concerns about the plan. At this time, I would request written confirmation

VENABLE
BAETJER AND HOWARD, LLP

Mr. Arnold Jablon, Director
December 22, 1999
Page 2

from your office that the installation of the proposed lighting of the three tennis court is within the spirit and intent of the special exception granted in Case No. 91-31-SPHXA.

With this letter, I have enclosed a check in the amount of \$400.00 made payable to Baltimore County, Maryland to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

I appreciate your assistance with this matter.

Very truly yours,

Patricia A. Malone

PAM/sm
Enclosures

cc: Mr. Joseph C. Merrey
Mr. E. Avery Harden, Jr.
Mr. William Sawers

TODDOCS/PAM01/990306 v1

IN RE: PETITIONS FOR SPECIAL * BEFORE THE
EXCEPTION, ZONING VARIANCE * ZONING COMMISSIONER
AND SPECIAL HEARING *
9th Election District * OF
4th Councilmanic District * BALTIMORE COUNTY
Legal Owner: *
L'Hirondelle Club of * CASE NO. 91-31-SPHXA
Ruxton, Inc. *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioners herein request a Special Exception under the Baltimore County Zoning Regulations (B.C.Z.R.) to expand an existing private club and construct a new building devoted to social and recreational activities in a D.R. 2 zone, pursuant to Section 1801.1.C.6. B.C.Z.R.

Petitioners also request the following variances:

- from §504.2 B.C.Z.R. and CMDPV.B.2 to permit an existing private club building, expansion thereof or new buildings related thereto, to have a front yard of 10, 20 and 25 feet respectively, instead of the required 60 feet from the paving edge of a private road and to permit a rear yard of 10 and 7 feet instead of the required 40 feet;
- from §400.1 B.C.Z.R. to permit accessory structures, including buildings, a swimming pool and paddle or tennis courts to be in a front, side or rear yard and to occupy more than 40 percent thereof;
- from §§303.1 and 504.2 B.C.Z.R. to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the paving edge of an existing

IN RE: PETITIONS FOR SPECIAL * BEFORE THE
EXCEPTION, ZONING VARIANCE * ZONING COMMISSIONER
AND SPECIAL HEARING *
9th Election District * OF
4th Councilmanic District * BALTIMORE COUNTY
Legal Owner: *
L'Hirondelle Club of * CASE NO. 91-31-SPHXA
Ruxton, Inc. *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioners herein request a Special Exception under the Baltimore County Zoning Regulations (B.C.Z.R.) to expand an existing private club and construct a new building devoted to social and recreational activities in a D.R. 2 zone, pursuant to Section 1B01.1.C.6. B.C.Z.R.

Petitioners also request the following variances:

- - from §504.2 B.C.Z.R. and CMDEV.B.2 to permit an existing private club building, expansion thereof or new buildings related thereto, to have a front yard of 10, 20 and 25 feet respectively, instead of the required 60 feet from the paving edge of a private road and to permit a rear yard of 10 and 7 feet instead of the required 40 feet;
- - from §400.1 B.C.Z.R. to permit accessory structures, including buildings, a swimming pool and paddle or tennis courts to be in a front, side or rear yard and to occupy more than 40 percent thereof;
- - from §§303.1 and 504.2 B.C.Z.R. to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the paving edge of an existing

private road in lieu of the required average front yard of 65 feet;

- - from §102.2 of the B.C.Z.R. and Section V.B.2 of the CMOP to permit a setback between principal buildings of 10 feet in lieu of the minimum setback of 100 feet.

Finally, Petitioners request a Special Hearing under §500.7 of the B.C.Z.R. to determine whether the Zoning Commissioner should approve a parking plan that provides ninety-one (91) permanent parking spaces for a private club devoted to social and recreational activities pursuant to B.C.Z.R. 409.6A.

The Petitioners appeared, testified and were represented by Robert Hoffman, Esquire. The Petitioners were supported in their testimony by Alan R. Ingraham, past President and member of the Club's Long Range Planning Committee; George E. Gavrelis, an expert land planner with the firm of Daft-McCune-Walker; and J. Weston Guckert, an expert traffic consultant and President of The Traffic Group. There were no Protestants.

The subject parcel is located at #7611 L'Hirondelle Club Road, a private road in the community of Ruxton in Baltimore County.

Testimony by Alan R. Ingraham indicated that the Club has been in operation since 1872, and was initially a rowing and social club. Today, it remains a social club with a first-class dining room and facilities offering tennis, swimming,

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approximately 400-family membership. Many of the members are residents of the surrounding community, and approximately 20 percent of the membership resides within a one-mile radius, according to Mr. Ingraham. He also testified that the Club plans to improve its existing facilities with an expansion of the clubhouse, which presently houses a dining facility, office, kitchen and four bowling alleys, to accommodate additional informal dining onto an existing patio, and will provide some additional parking. The Club also has certain long-range expansion goals for the following: (i) an existing manager's house adjacent to the clubhouse, to handle a variety of club uses; (ii) an existing tennis house to improve its current use; and (iii) the pool and snackbar area to allow for changing and shower facilities. All expansion plans were indicated on Petitioners' Exhibit No. 1, and except for the enclosure of the existing patio, the expansion plans represent the Club's desire to maintain flexibility for future needs. No increase in membership is expected in conjunction with the proposed expansion, according to Mr. Ingraham.

He also testified that the Club conducted separate meetings with neighbors to discuss the nature of the Special Exception and received no adverse comment. In his opinion, he said no adverse impact on any of the requirements of Section 502.1 B.C.Z.R. would result if the Special Exception was granted.

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George E. Gavrelis testified with regard to the variances requested and indicated that, in his opinion, none of the requests are contrary to the spirit and intent of the B.C.Z.R., nor would they result in any adverse impact. He stated that the Club has historically provided a buffer between the railroad facility to the east and the adjoining residences. He stated that according to the existing layout of the Club, there would be a practical difficulty for Petitioners to continue operation as a Club and provide for the modest expansion thereof without all of the requested variances and that strict compliance with standards would be unnecessarily burdensome. He further testified that granting the requested Special Exception and modification of the parking plan would be in accordance with the provisions of §502.1 BCZR.

Traffic Consultant J. Weston Guckert testified that there is sufficient space in and around the Club and adjoining private road to accommodate current needs and any expansion as shown on Exhibit 1. He said that such uses and any future expansion as indicated will not create any adverse effect on the nearby roads, streets or neighborhood.

Pursuant to testimony and evidence produced at the hearing, it is clear that the requested Special Exception to expand the existing Club and construct a new building devoted to the Club's activities will cause no detriment to the

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community, or, otherwise, be inconsistent with the requirements of the B.C.Z.R.

Section 307.1 of the B.C.Z.R. states that the Baltimore County Zoning Commissioner shall have the power to grant variances from an area regulation where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "[t]he standard for granting a variance... is... whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." *McLean v. Soley*, 270 Md. 208, 213, 310 A.2d 783 (1973).

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 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. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

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The Petitioners' request for a Special Hearing to determine whether the Zoning Commissioner should approve a parking plan providing 91 permanent parking spaces for the Club is also consistent with the requirements of the B.C.Z.R. Pursuant to advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Exception, Zoning Variances, and Special Hearing should be granted.

THEREFORE, pursuant to the site plans marked Exhibit No. 1, it is ORDERED by the Zoning Commissioner for Baltimore County, this 26th day of October, 1990, the Petition for Special Exception is hereby GRANTED.

IT IS FURTHER ORDERED by the Zoning Commissioner that the Petition for Zoning Variances are hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing under §500.7 of the B.C.Z.R. is hereby GRANTED.

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

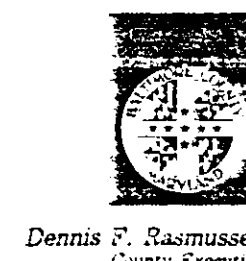
ORDR0006.PJC

6

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3363

J. Robert Haines
Zoning Commissioner

October 25, 1990



Paul J. Consbruck, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517

RE: Petitions for Special Hearing, Special Exception and Zoning Variance
L'Hirondelle Club of Ruxton, Petitioners
Case #91-31-SPHXA

Dear Mr. Consbruck:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variances have 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.

JRH:mmm
att.
cc: Peoples Counsel

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

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-31-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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a parking plan that provides ninety-one (91) permanent parking spaces for a private club devoted to social and recreational activities pursuant to BCZR 409.6A [also see attached notes].

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

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	L'Hirondelle Club of Ruxton, Inc.
Signature	(Type or Print Name) <i>Dorothy C. Boyce</i>
Address	Signature Dorothy C. Boyce, President
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
Robert A. Hoffman	7611 Club Road
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21204
210 Allegheny Avenue	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204	Robert A. Hoffman
City and State	210 Allegheny Avenue
Attorney's Telephone No.: 823-4111	Towson, Maryland 21204 823-4111
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 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 11th day of August, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

200-1
ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON. 10:00 AM - 12:00 PM
ALL OTHERS
REVIEWED BY: CAM DATE: 18 June 90

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-31-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 an existing private club, addition to and expansion of same and a new building that are devoted to social and recreational activities in a D.R. 2 zone pursuant to BCZR 1B01.1.C.6

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: L'Hirondelle Club of Ruxton, Inc.
(Type or Print Name)
Signature: Dorothy C. Boyce
Address: 7611 Club Road
City and State: Baltimore, Maryland 21204
Attorney for Petitioner: Robert A. Hoffman
(Type or Print Name)
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 19 day of Sept, 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 18 day of Sept, 1990, at 2 o'clock P.M.

X.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-31-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 [See attached]

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.

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: L'Hirondelle Club of Ruxton, Inc.
(Type or Print Name)
Signature: Dorothy C. Boyce
Address: 7611 Club Road
City and State: Baltimore, Maryland 21204
Attorney for Petitioner: Robert A. Hoffman
(Type or Print Name)
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 19 day of Sept, 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 18 day of Sept, 1990, at 2 o'clock P.M.

(over)

*NOTE

With the approval of the variances and special exception requested herewith, the proposed improvements will qualify as exceptions to the Residential Transition Area requirements under Sections 1B01.1c.9 and 1B01.1c.10 of the BCZR.

91-31-SPHXA

91-31-SPHXA

- Section 504.2 BCZR and CMPV.B.2 to permit an existing private club building, expansion thereof or new buildings related thereto to have a front yard of 10, 20 and 25 feet respectively instead of the required 60 feet from the paving edge of a private road; to permit a rear yard of 10 and 7 feet instead of the required 40 feet.
- Section 400.1 BCZR to permit accessory structures including buildings, a swimming pool and paddle or tennis courts to be in a front, side or rear yard and to occupy more than 40 percent thereof.
- Sections 303.1 and 504.2 BCZR to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the paving edge of an existing private road in lieu of the required average front yard of 65 feet.
- Section 102.2 of the BCZR and Section V.B.2 of the CMPD to permit a setback between principal buildings of 10 feet in lieu of the minimum setback requirement of 100 feet.

DAFT-MCCLINE-WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21204 301 296 3333 FAX 301 296 4705



Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

91-31-SPHXA

Description
To Accompany Zoning Petition

8.86 Acre Parcel

South of Ruxton Road

East and West Side of L'Hirondelle Club Road

West Side of Northern Central Railway

Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point in the center of

L'Hirondelle Club Road, said point being southerly 450 feet from the intersection of the centerline of L'Hirondelle Club Road with the centerline of Ruxton Road, thence continuing to run and bind on the centerline of said road, the three following courses and distances, viz: (1) South 2 degrees 00 minutes East 210.00 feet, thence (2) South 2 degrees 45 minutes East 150.00 feet and thence (3) South 8 degrees 30 minutes East 200.00 feet, thence leaving said centerline of L'Hirondelle Road and running (4) South 86 degrees 21 minutes 00 seconds West 16.65 feet, thence (5) South 85 degrees 12 minutes 00 seconds West 40.62 feet, thence (6) North 78 degrees 29 minutes 30 seconds West 21.00 feet, thence (7) South 75 degrees 26 minutes 40 seconds West 39.17 feet, thence (8) South 85 degrees 00 minutes West 116.03 feet, thence (9) South 17 degrees 45 minutes East 400.00 feet, thence (10) North 84 degrees 30 minutes East 228.00 feet, thence (11) South 86 degrees 00 minutes East 254.50 feet to the

Page 1 of 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 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 8/22, 1990.

TOWSON TIMES,

S. Zefe Orlum
Publisher

\$174.10

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 West Chesapeake Avenue in Towson, Maryland 21204 at 10:00 a.m.

Petitions for Special Hearing, Special Exception and Zoning Variance. Case Number: 91-31-SPHXA. C.O. of L'Hirondelle Club Road, 450' City of Ruxton Road, 7611 L'Hirondelle Club Road, 4th Councilmanic District.

Hearing Date: Tuesday, Sept. 18, 1990 at 2:00 p.m.

Special Hearing: A petition plan that provides nearly one (91) permanent parking spaces for a private club devoted to social and recreational activities. Special Exception: For an existing private club, addition to and expansion of same and a new building that are devoted to social and recreational activities. Variance: To permit an existing private club building, expansion thereof or new buildings related thereto to have a front yard of 10, 20, and 25 feet respectively instead of the required 60 feet from the paving edge of a private road; to permit a rear yard of 10 and 7 feet instead of the required 40 feet; to permit accessory structures including buildings, a swimming pool and paddle or tennis courts to be in a front, side or rear yard and to occupy more than 40 percent thereof; to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the paving edge of an existing private road in lieu of the required average front yard of 65 feet; to permit a setback between principal buildings of 10 feet in lieu of the minimum setback requirement of 100 feet.

In the event that the Petitioner is granted a building permit, the Zoning Commissioner will, however, suspend any request for a stay of the issuance of said permit during the period for good cause 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 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 8/22, 1990.

THE JEFFERSONIAN,

S. Zefe Orlum
Publisher

\$174.10

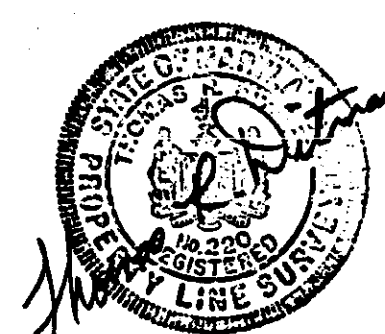
91-31-SPHXA

west side of the Northern Central Railroad, thence running and binding on the west side of said railroad, the five following courses and distances (12) North 9 degrees 15 minutes West 100.00 feet, thence (13) North 5 degrees 45 minutes West 100.00 feet, thence (14) North 3 degrees 30 minutes West 495.00 feet, thence (15) North 2 degrees 00 minutes West 140.00 feet and thence (16) North 135.00 feet, thence leaving the west side of said railroad and running (17) South 88 degrees 00 minutes West 318.00 feet and thence (18) South 88 degrees 00 minutes West 15.00 feet to the point of beginning; containing 8.86 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FROM DEEDS AND OTHER TITLE SOURCES AND IS FOR ZONING PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR CONVEYANCE.

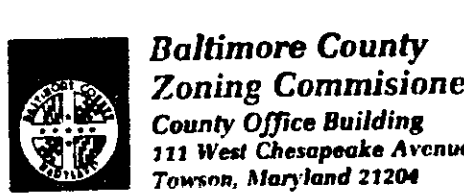
May 2, 1990

Our Job No. 89162S (L89162S)



CERTIFICATE OF POSTING

District: 9th
Posted for: Special Hearing, Special Exception, Variance
Petitioner: L'Hirondelle Club of Ruxton, Inc.
Location of property: 450' City of Ruxton Road, 7611 L'Hirondelle Club Road, 4th Councilmanic District
Location of Sign: East side of L'Hirondelle Club Road at point of subject property
Remarks: S. J. Arata
Posted by: [Signature]
Number of Signs: 4
Date of Posting: August 22, 1990
Date of return: August 31, 1990



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

Account: R-001-6150
Number

No 2755

Date			
	PUBLIC HEARING FEES	QTY	PRICE
	020 -ZONING VARIANCE (OTHER)	1	
	040 -SPECIAL HEARING (OTHER)	1	
	050 -SPECIAL EXCEPTION	1	
	070 -SUM OF ABOVE FEES (MAXIMUM)		\$450.00
		TOTAL:	\$450.00

LAST NAME OF OWNER: L'HIRONDELLE CLUB

Check 037610 from Venable, Baetjer and Howard
Please make checks payable to: Baltimore County 5*****450001 4195F

Cashier Validation:

receipt
No 3432

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

Date			
9/18/90			
	PUBLIC HEARING FEES	QTY	PRICE
	030 -POSTING SIGNS / ADVERTISING 1 X		\$249.10
		TOTAL:	\$249.10
	LAST NAME OF OWNER: L'HIRONDELLE CLUB		

04040116ACCRCD
BA C00126PH09-18-90 \$249.10

Cashier Validation:

Please make checks payable to: Baltimore County

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

DATE 7/15/90



Dennis F. Rasmussen
County Executive

L'Hirondelle Club of Ruxton, Inc.
7611 Club Road
Baltimore, Maryland 21204

Re: Petitions for Special Hearing, Special Exception and Zoning Variance
CASE NUMBER: 91-31-SPHXA
C/L of L'Hirondelle Club Road, 450' Sly of Ruxton Road
7611 L'Hirondelle Club Road
9th Election District - 4th Councilmanic
Petitioner(s): L'Hirondelle Club of Ruxton, Inc.
HEARING: TUESDAY, SEPTEMBER 18, 1990 at 2:00 p.m.

Gentlemen:

Please be advised that \$249.00 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: Robert A. Hoffman, Esq.

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

J. Robert Haines
Zoning Commissioner

July 20, 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 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Hearing, Special Exception and Zoning Variance
CASE NUMBER: 91-31-SPHXA
C/L of L'Hirondelle Club Road, 450' Sly of Ruxton Road
7611 L'Hirondelle Club Road
9th Election District - 4th Councilmanic
Petitioner(s): L'Hirondelle Club of Ruxton, Inc.
HEARING: TUESDAY, SEPTEMBER 18, 1990 at 2:00 p.m.

Special Hearing: A parking plan that provides ninety-one (91) permanent parking spaces for a private club devoted to social and recreational activities. Special Exceptions for an existing private club, addition to and expansion of same and a new building that are devoted to social and recreational activities. Variances: To permit an existing private club building, expansion thereof or new buildings related thereto to have a front yard of 10, 20, and 25 feet respectively instead of the required 60 feet from the paving edge of a private road; to permit a rear yard of 10 and 7 feet instead of the required 40 feet; to permit accessory structures including buildings, a swimming pool and paddle or tennis courts to be in a front, side or rear yard and to occupy more than 40 percent thereof; to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the paving edge of an existing private road in lieu of the required average front yard of 65 feet; and to permit a setback between principal buildings of 10 feet in lieu of the minimum setback requirement of 100 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 of
Baltimore County

cc: L'Hirondelle Club of Ruxton, Inc.
Robert A. Hoffman, Esq.

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

J. Robert Haines
Zoning Commissioner

September 11, 1990



Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 450, Case No. 91-31-SPHXA
Petitioner: L'Hirondelle Club of Ruxton
Petition for Special Exception, Special Hearing
and Variance

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Dorothy C. Boyce
L'Hirondelle Club of Ruxton, Inc.
7611 Club Road
Baltimore, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & 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 11th day of July, 1990.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: L'Hirondelle Club of Ruxton, et al
Petitioner's Attorney: Robert A. Hoffman

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: August 1, 1990

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

SUBJECT: L'Hirondelle Club of Ruxton, Inc., Item No. 450

The Petitioner requests a Special Exception for an existing private club, addition to and expansion of same, and a new building that are devoted to social and recreational activities in a D.R.2; a Special Hearing to approve a parking plan that provides 91 permanent parking spaces for a private club devoted to social and recreational activities; and a Special Hearing to address several other issues.

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

- If envelopes are to be used, minimum and maximum floor areas and building heights should be shown to clarify expansion.
- Architectural details indicating building style, massing and cross-sections from adjacent residential premises should be submitted to the Deputy Director of the Office of Planning and Zoning for review prior to the issuance of any building permits.
- A parking chart showing the minimum and maximum parking required with a breakdown of uses, i.e., tennis and paddle tennis courts, restaurant, bowling lanes, and other recreational uses in the club house should be provided.
- The approved plan should indicate the type of paving proposed for both parking and overflow parking areas. Porous paving is recommended for all permanent parking areas; however, overflow parking areas should not be improved with any surface treatment to minimize impervious surface area.
- The proposed overflow parking within 8 ft. of the northern property line adjoining the single-family, detached dwellings fronting on Ruxton Court is of some concern to staff. Parking

AUG 08 1990

L'Hirondelle Club of Ruxton, Inc., Item 450
Page 2
August 1, 1990

in this area is undesirable and should be removed. A landscape buffer should be provided in the 60' area between the existing parking lot and the tract boundary.

- A CRG meeting will be required for this project.
- The handling of stormwater management should be addressed since there is a history of drainage problems on the immediately adjoining Lang property, which is receiving storm water runoff from the club parking lot. This problem may be exacerbated by an undersized culvert in L'Hirondelle Club Road.
- Landscaping treatment along L'Hirondelle Club Road should be provided. The 25 ft. setback from the "private road" for future buildings instead of the required 60 ft. is of concern, a minimum 35 ft. would allow for better landscaping. L'Hirondelle Club Road is a county maintained road; its private or public status should be clarified.
- The Petition shall submit a landscape plan to the Baltimore County landscape planner prior to the issuance of any building permits.

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

ITEM450/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

July 3, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C-2-B

SUBJECT: ZONING ITEM #: 450
PROPERTY OWNER: L'Hirondelle Club of Ruxton, Inc.
LOCATION: centerline L'Hirondelle Club Rd, 450' Sly of Ruxton Road (#7611 L'Hirondelle Club Road)
ELECTION DISTRICT: 9th
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

(X) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES (X) CURB CUTS
(X) BUILDING ACCESS (X) SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

(X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

(X) OTHER - Professional (architect) Engineers Seals required on plans. Addition shall satisfy height and area code requirements for the type of construction proposed. Also check section 1002.4 PERMITS MAY BE APPLIED FOR - @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3500.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

JUL 05 1990

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

JULY 3, 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: L'HIRONDELLE CLUB OF RUXTON

Location: #7611 L'HIRONDELLE CLUB ROAD

Item No.: 450 Zoning Agenda: JULY 10, 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: C. J. Kelly, 7-10-90
Planning Group
Special Inspection Division

Noted and Approved
Captain W. F. Brady, Jr.
Fire Prevention Bureau

JK/REK

JUL 09 1990

[illegible]

MAXIMUM CLUBHOUSE
EXPANSION AREA

MAXIMUM POOL / PADDLE TENNIS
HOUSE EXPANSION AREA

R.R. Co.

10' REQUESTED N 2°00'W
140.00'

20' REQUESTED

N 3°30'W

BL

DR 3.5

N 5°45'W 100.00'

N 9°15'W 100.00'

POOL

R.T.A.

R.T.A.

PADDLE TENNIS COURTS

PADDLE TENNIS HUT

W/CRAMP

R.T.A.

PROPOSED
OVERFLOW
PARKING

3 COURTS
TENNIS

3 COURTS
TENNIS

5 COURTS

CLUBHOUSE

FLORIDA ROOM
EXPANSION

PROPOSED
SERVICE
TURN-AROUND

8.86 Ac.±

PROPOSED
OVERFLOW
PARKING

POSSIBLE FUTURE
TENNIS HOUSE AREA
MAXIMUM BUILDING
ENVELOPE

L'HIRONDELLE

CLUB

ROAD

EDWARD N. & MIRIAM M.
DeRUSSY
G.L.B. 2459/414

JAMES C. & DEBORAH E.
MURPHY
S.M. 7924/726

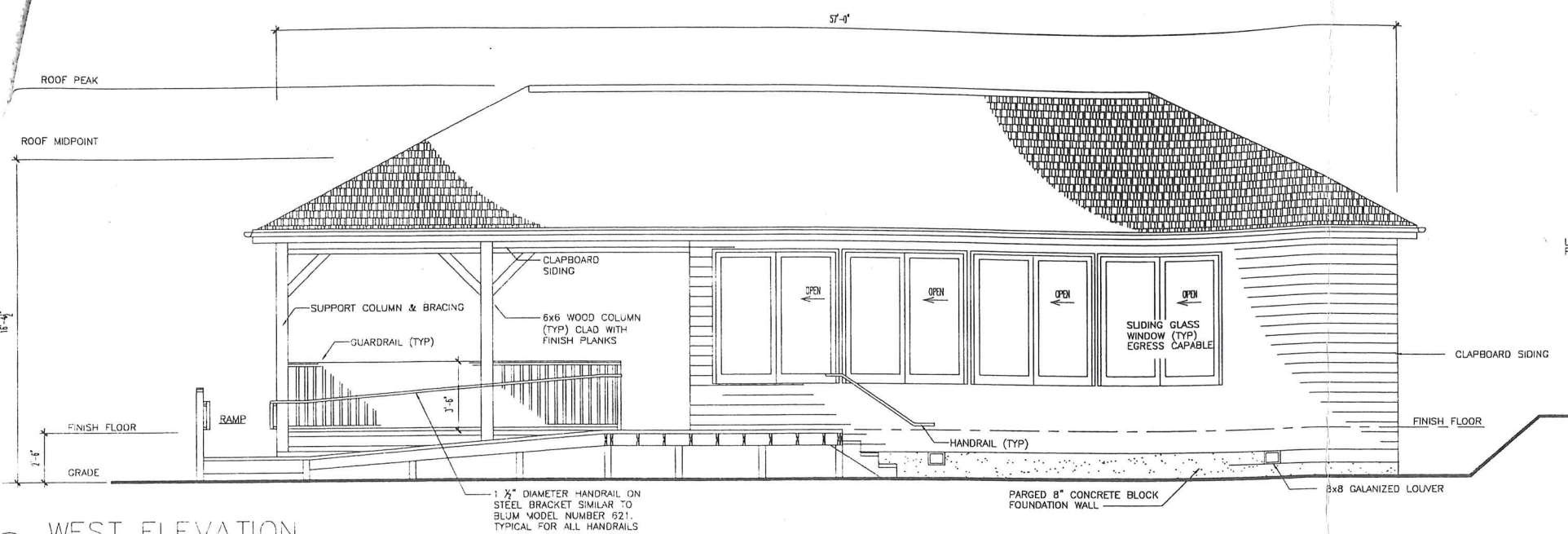
4 COURTS
TENNIS

POSSIBLE
EXPANSION
AREA

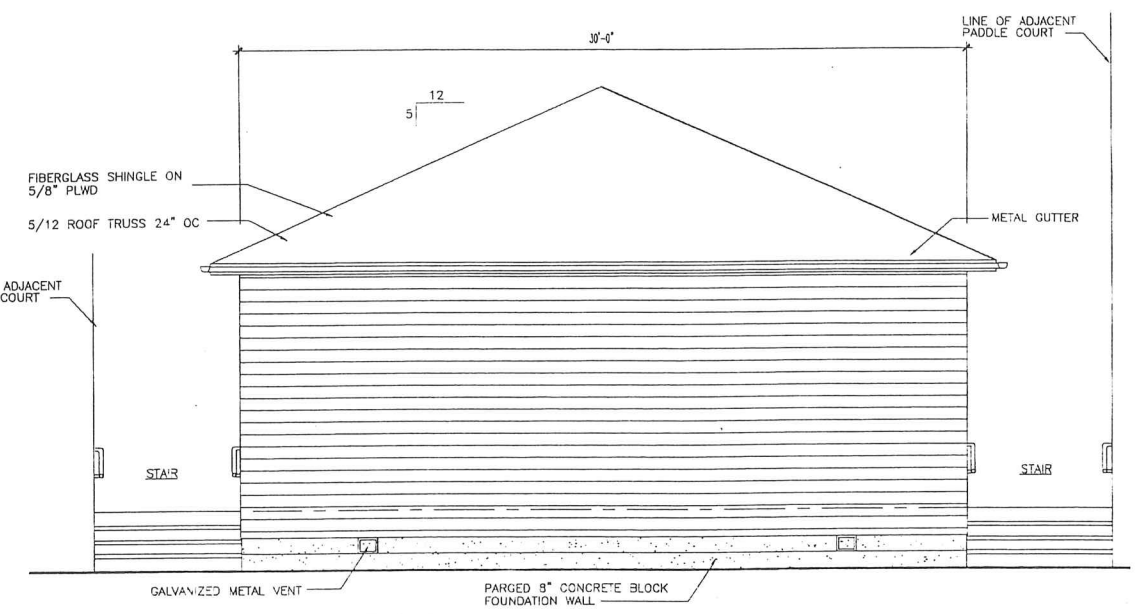
(PRIVATE)

DR
D'

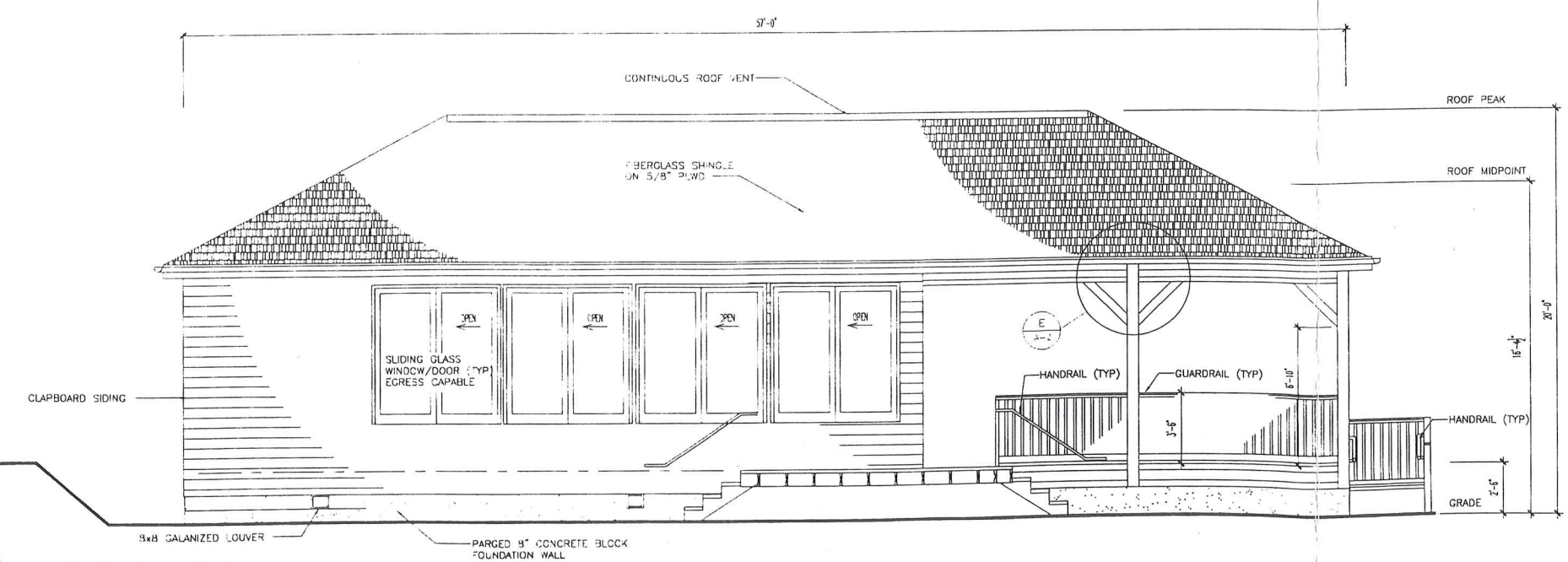
1991-0031



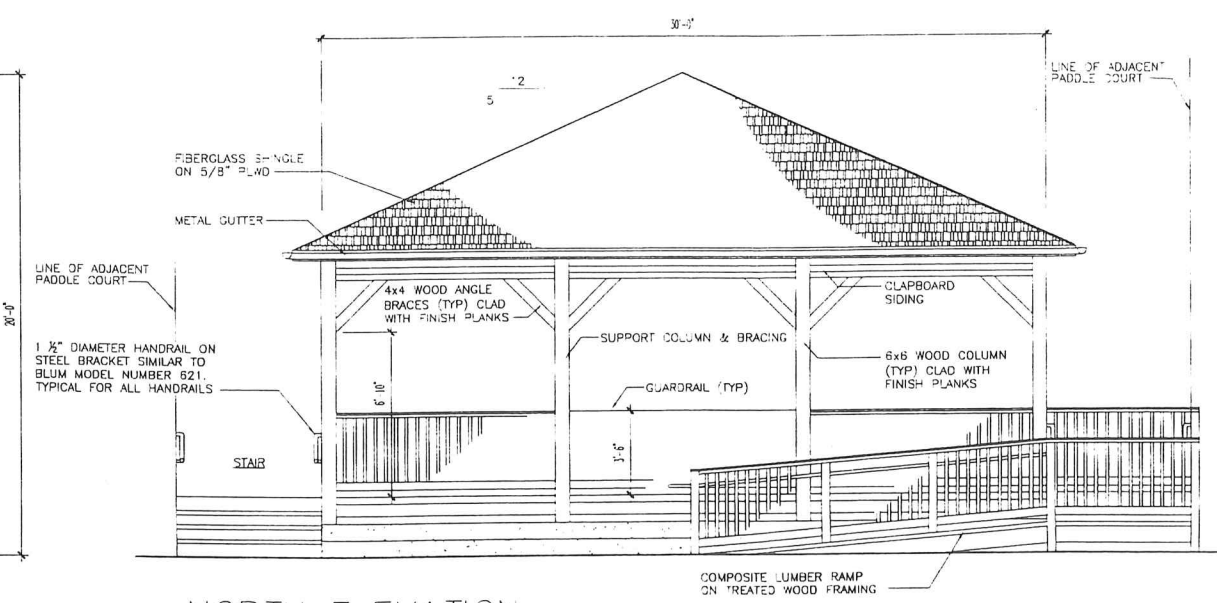
WEST ELEVATION



SOUTH ELEVATION

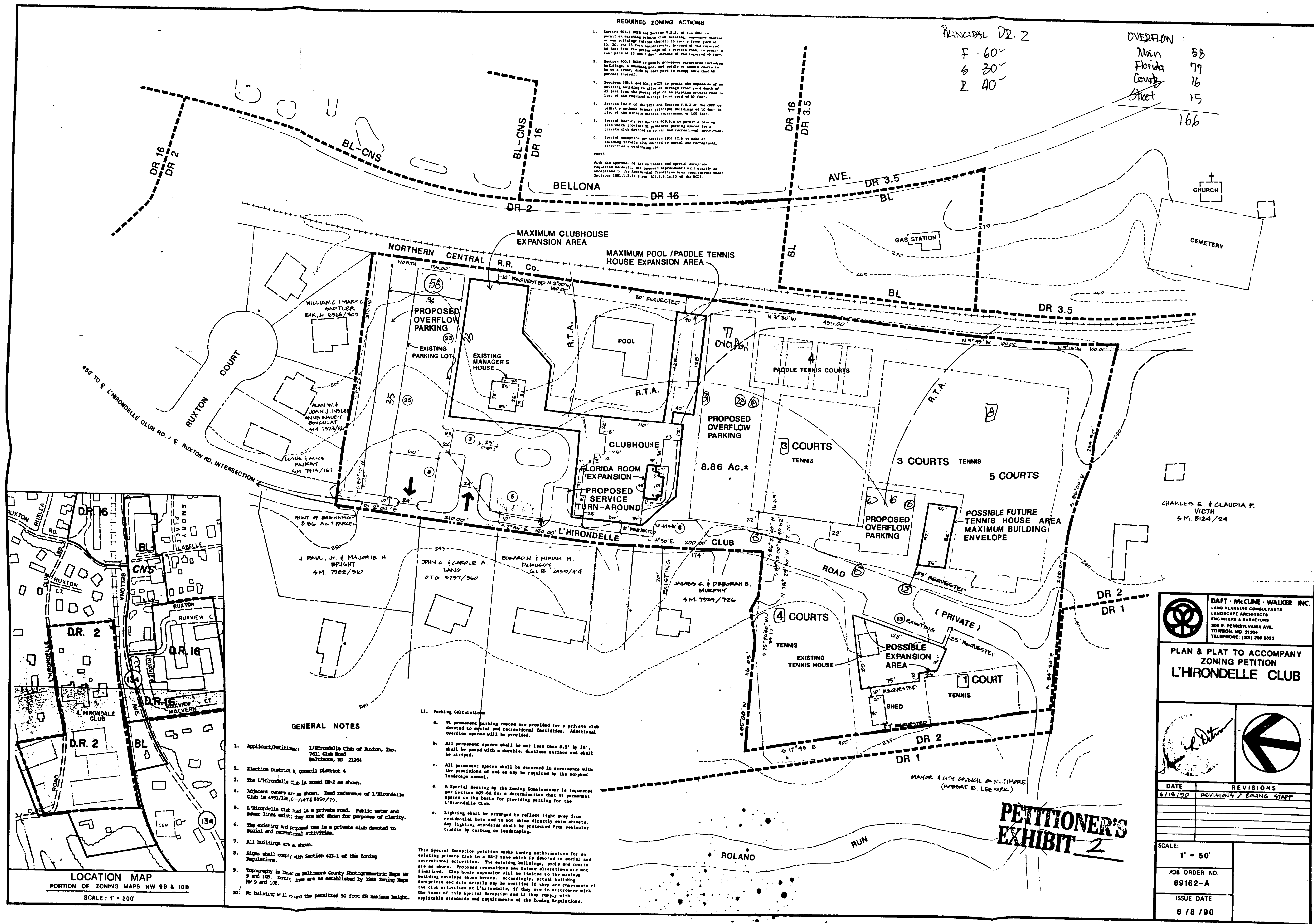


EAST ELEVATION



NORTH ELEVATION

1991-0031



- REQUIRED ZONING ACTIONS**
- Section 504.2 B.2.2 of the Ord. to permit an existing private club building, expansion, change of use, or new building, subject to the following: 1. Front yard setback of 10, 20, and 25 feet respectively, instead of the required 80 feet from the existing edge of a private road, to permit a rear yard of 10 and 7 feet instead of the required 40 feet.
 - Section 400.1 B.2.2 to permit an existing building, expansion, change of use, or new building, subject to the following: 1. Front yard setback of 10, 20, and 25 feet respectively, instead of the required 80 feet from the existing edge of a private road, to permit a rear yard of 10 and 7 feet instead of the required 40 feet.
 - Section 303.1 and 303.2 to permit the expansion of an existing building to allow an average front yard depth of 25 feet from the existing edge of a private road to the line of the required average front yard of 40 feet.
 - Section 102.2 of the Ord. and Section 5.3.2 of the Ord. to permit a maximum height principal building of 15 feet in the minimum setback requirement of 100 feet.
 - Special hearing per Section 409.4.A to permit a parking plan which provides 91 permanent parking spaces for a private club devoted to social and recreational activities.
 - Special exception per Section 180.1.C.8 to make an existing private club devoted to social and recreational activities a continuing use.
- NOTE**
With the approval of the variance and special exception requested herein, the proposed expansion will qualify as an exception to the Residential Transition Area requirements under Sections 180.1.B.10.8 and 180.1.B.10.10 of the Ord.

PRINCIPAL DR 2
F 60'
S 30'
E 40'

OVERFLOW:
Main 58
Florida 79
County 16
Sheet 15
166

- GENERAL NOTES**
- Applicant/Petitioner: L'Hirondelle Club of Ruxton, Inc. 7811 Club Road, Baltimore, MD 21204
 - Election District 9, Council District 4
 - The L'Hirondelle Club is zoned DR-2 as shown.
 - Adjacent owners are as shown. Deed reference of L'Hirondelle Club is 499/336, 6-1/474 9350/70.
 - L'Hirondelle Club Rd is a private road. Public water and sewer lines exist; they are not shown for purposes of clarity.
 - The existing and proposed use is a private club devoted to social and recreational activities.
 - All buildings are as shown.
 - Signs shall comply with Section 413.1 of the Zoning Regulations.
 - Topography is based on Baltimore County Photogrammetric Maps No. 9 and 108. Zoning lines are as established by 1988 Zoning Maps No. 3 and 108.
 - No building will exceed the permitted 50 foot DR maximum height.

- 11. Parking Calculations**
- 91 permanent parking spaces are provided for a private club devoted to social and recreational facilities. Additional overflow spaces will be provided.
 - All permanent spaces shall be not less than 8.5' by 18', shall be paved with a durable, dustless surface and shall be striped.
 - All permanent spaces shall be screened in accordance with the provisions of and as may be required by the adopted landscape manual.
 - A Special Hearing by the Zoning Commissioner is requested per Section 409.4.A for a determination that 91 permanent spaces is the basis for providing parking for the L'Hirondelle Club.
 - Lighting shall be arranged to reflect light away from residential lots and to not shine directly onto streets. Any lighting standards shall be protected from vehicular traffic by curbing or landscaping.
- This Special Exception petition seeks zoning authorization for an existing private club in a DR-2 zone which is devoted to social and recreational activities. The existing buildings, pools and courts are as shown. Proposed renovations and future alterations are not shown. Club house expansion will be limited to the maximum building envelope shown herein. Accordingly, actual building footprints and site details may be modified if they are components of the club activities at L'Hirondelle, if they are in accordance with the terms of this Special Exception and if they comply with applicable standards and requirements of the Zoning Regulations.

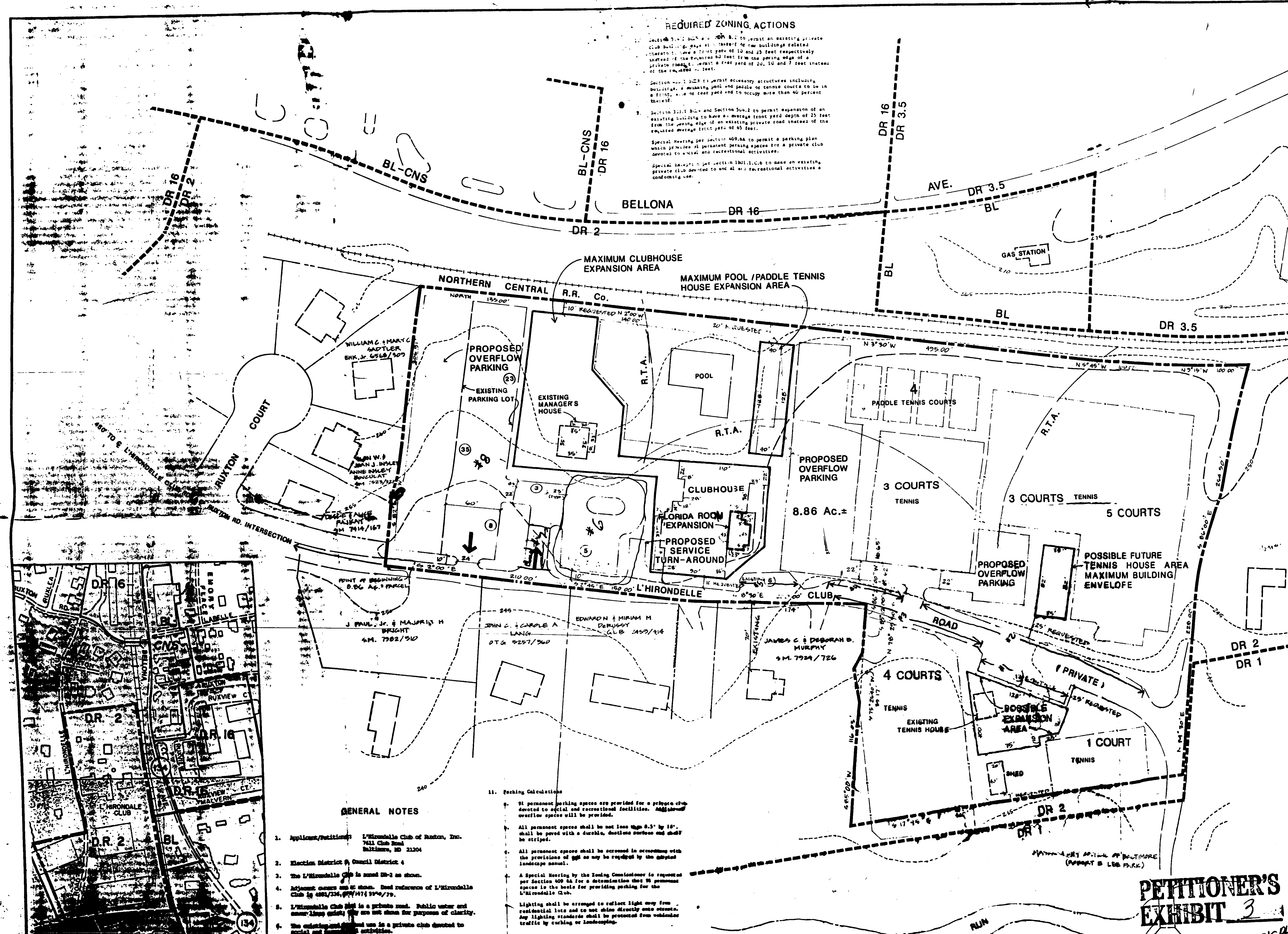
DAFT, McCUNE, WALKER, INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS & SURVEYORS 300 E. PENNSYLVANIA AVE. TOWSON, MD. 21204 TELEPHONE: (301) 296-3333	
PLAN & PLAT TO ACCOMPANY ZONING PETITION L'HIRONDELLE CLUB	
DATE 6/18/90	REVISIONS REVISIONS / DURING STAFF
SCALE: 1" = 50'	
JOB ORDER NO. 89162-A	
ISSUE DATE 6/8/90	

PETITIONER'S
EXHIBIT 2

MAYOR & CITY COUNCIL OF BALTIMORE
(ROBERT B. LEE PARK)

REQUIRED ZONING ACTIONS

- Section 501.1 B.1 to permit an existing private club building to be used as a building related to a private road, subject to a front yard of 10 and 25 feet respectively instead of the required 50 feet from the existing edge of a private road, subject to a front yard of 10, 10 and 7 feet instead of the required 50 feet.
- Section 501.1 B.2 to permit necessary structures including buildings, a swimming pool and paddle or tennis courts to be in a front yard, subject to a front yard of 10, 10 and 7 feet instead of the required 50 feet.
- Section 501.1 B.3 and Section 501.2 to permit expansion of an existing building to have an average front yard depth of 25 feet from the existing edge of an existing private road instead of the required average front yard of 50 feet.
- Special Hearing per Section 409.6A to permit a parking plan which provides at least 10 parking spaces for a private club devoted to social and recreational activities.
- Special Hearing per Section 501.1 B.1 to make an existing private club devoted to social and recreational activities a conforming use.

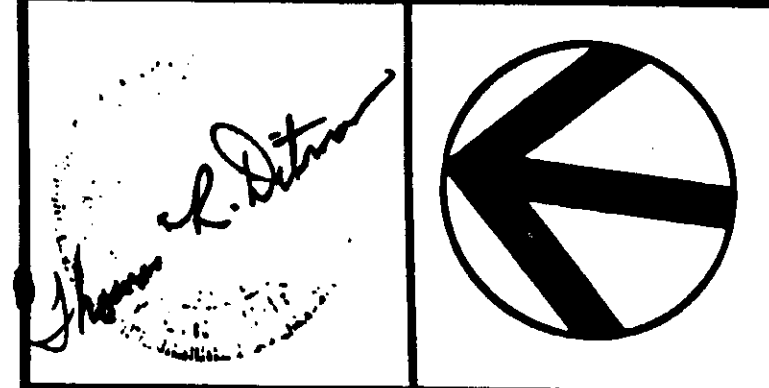


CHARLES E. & CLAUDIA P. VIETH
S.M. 8124/24

PRINTED
JUN 5 1990
DAFT-MCCUNE-WALKER, INC.

DAFT-MCCUNE-WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 206-3333

PLAN & PLAT TO ACCOMPANY ZONING PETITION L'HIRONDELLE CLUB

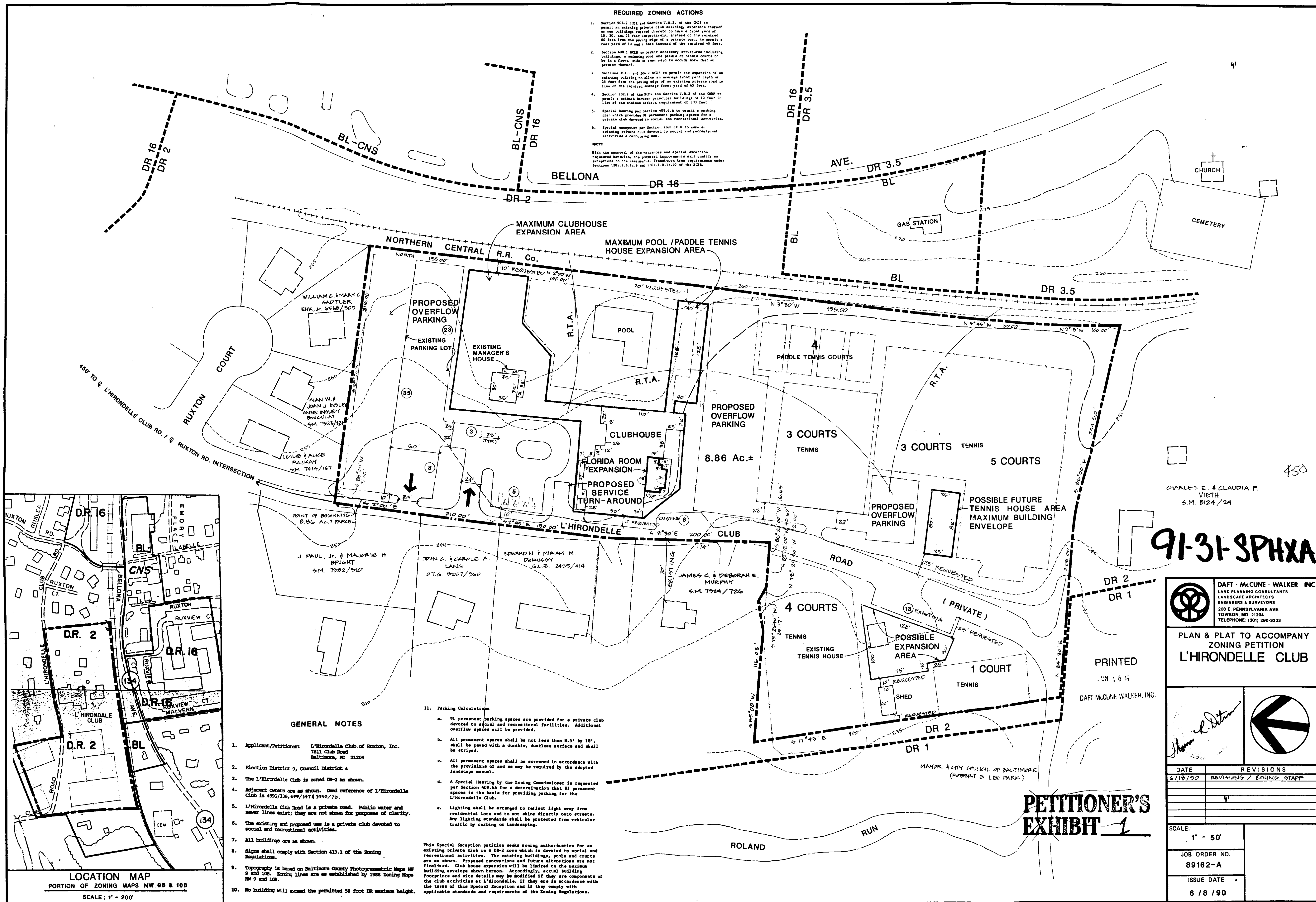


DATE	REVISIONS

SCALE: 1" = 50'
JOB ORDER NO. 89162
ISSUE DATE

GENERAL NOTES

- Applicant/Petitioner: L'Hirondelle Club of Buxton, Inc. 7611 Club Road Baltimore, MD 21204
- Election District: Council District 4
- The L'Hirondelle Club is zoned DR-2 as shown.
- Adjacent owners are shown. Read references of L'Hirondelle Club to 409.224, 409.225, 409.226, 409.227, 409.228, 409.229, 409.230, 409.231, 409.232, 409.233, 409.234, 409.235, 409.236, 409.237, 409.238, 409.239, 409.240, 409.241, 409.242, 409.243, 409.244, 409.245, 409.246, 409.247, 409.248, 409.249, 409.250, 409.251, 409.252, 409.253, 409.254, 409.255, 409.256, 409.257, 409.258, 409.259, 409.260, 409.261, 409.262, 409.263, 409.264, 409.265, 409.266, 409.267, 409.268, 409.269, 409.270, 409.271, 409.272, 409.273, 409.274, 409.275, 409.276, 409.277, 409.278, 409.279, 409.280, 409.281, 409.282, 409.283, 409.284, 409.285, 409.286, 409.287, 409.288, 409.289, 409.290, 409.291, 409.292, 409.293, 409.294, 409.295, 409.296, 409.297, 409.298, 409.299, 409.300, 409.301, 409.302, 409.303, 409.304, 409.305, 409.306, 409.307, 409.308, 409.309, 409.310, 409.311, 409.312, 409.313, 409.314, 409.315, 409.316, 409.317, 409.318, 409.319, 409.320, 409.321, 409.322, 409.323, 409.324, 409.325, 409.326, 409.327, 409.328, 409.329, 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410.218, 410.219, 410.220, 410.221, 410.222, 410.223, 410.224, 410.225, 410.226, 410.227, 410.228, 410.229, 410.230, 410.231, 410.232, 410.233, 410.234, 410.235, 410.236, 410.237, 410.238, 410.239, 410.240, 410.241, 410.242, 410.243, 410.244, 410.245, 410.246, 410.247, 410.248, 410.249, 410.250, 410.251, 410.252, 410.253, 410.254, 410.255, 410.256, 410.257, 410.258, 410.259, 410.260, 410.261, 410.262, 410.263, 410.264, 410.265, 410.266, 410.267, 410.268, 410.269, 410.270, 410.271, 410.272, 410.273, 410.274, 410.275, 410.276, 410.277, 410.278, 410.279, 410.280, 410.281, 410.282, 410.283, 410.284, 410.285, 410.286, 410.287, 410.288, 410.289, 410.290, 410.291, 410.292, 410.293, 410.294, 410.295, 410.296, 410.297, 410.298, 410.299, 410.300, 410.301, 410.302, 410.303, 410.304, 410.305, 410.306, 410.307, 410.308, 410.309, 410.310, 410.311, 410.312, 410.313, 410.314, 410.315, 410.316, 410.317, 410.318, 410.319, 410.320, 410.321, 410.322, 410.323, 410.324, 410.325, 410.326, 410.327, 410.328, 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410.440, 410.441, 410.442, 410.443, 410



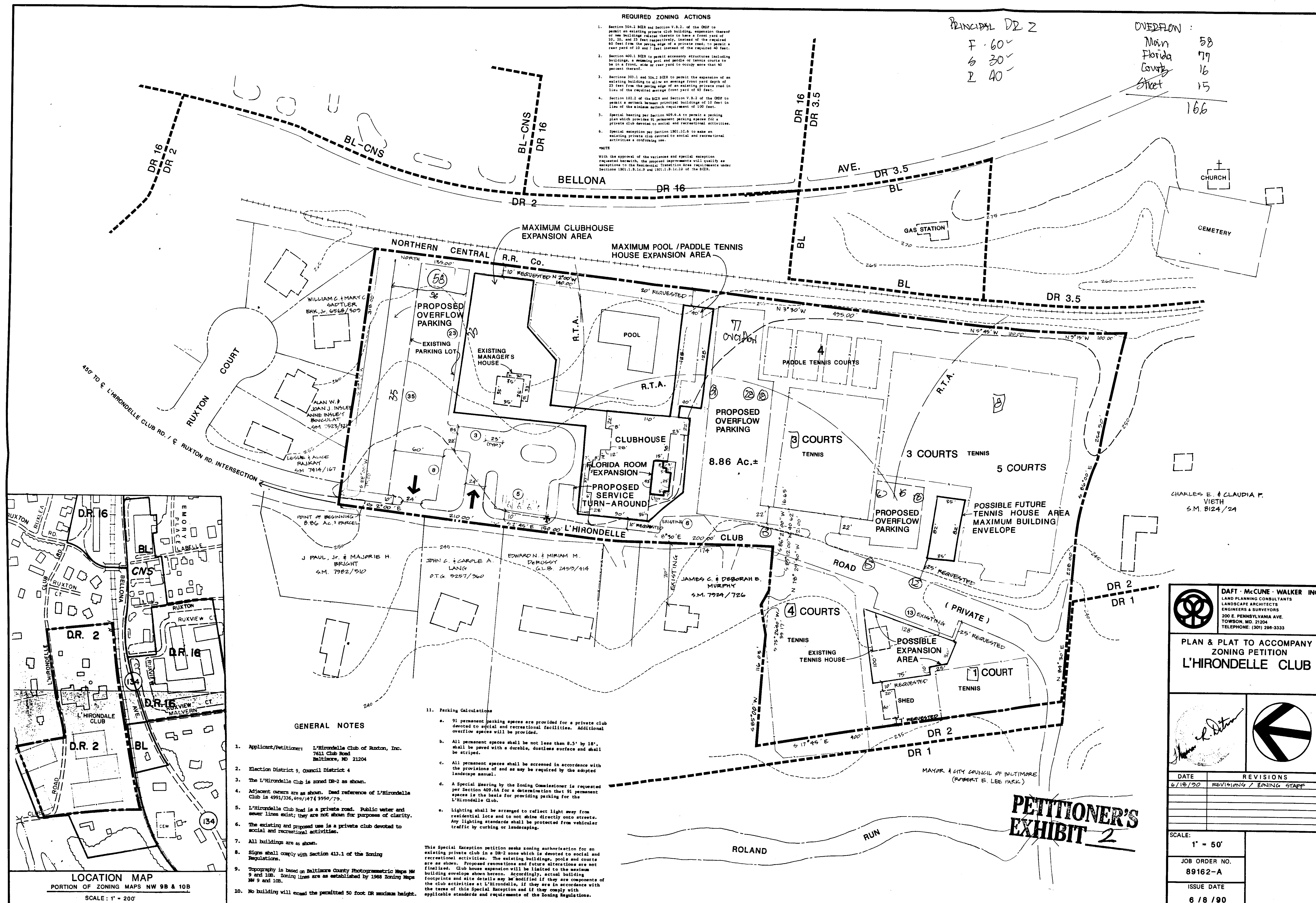
- 10. Section 504.2 S2SR to permit expansion V.B.2. of the ODPD to permit an existing private club building, expansion thereof or new buildings located therein to have a front yard of 10 feet and a side yard of 10 feet. To permit a minimum of 80 feet from the swing edge of a private road, to permit a minimum of 10 feet from the rear of a building, and to permit a minimum of 10 feet from the rear of a building.
- 11. Section 4001.1 S2SR to permit accessory structures including buildings, a swimming pool and ponds or tennis courts to be a maximum of six feet high to occupy more than 40 percent thereof.
- 12. Section 301.1 and 504.2 S2SR to permit the expansion of an existing building to allow an average front yard depth of 10 feet and the perimeter of the building to be a minimum of the required setback requirement of 40 feet.
- 13. Section 102.2 of the S2SR and Section V.B.2 of the ODPD to permit a minimum of 10 feet from the rear of a building in line of the minimum setback requirement of 100 feet.
- 14. Special hearing per Section 409.5-A to permit a parking lot which provides 10 permanent parking spaces for every 100 square feet of lot area.
- 15. Special exception per Section 1301.10.6 to allow an existing private club devoted to social and recreational activities to be a minimum of 10 feet from the rear of a building.

NOTE

With the approval of the variances and special exception requested herewith, the proposed improvements will qualify as exceptions to the Residential Transition Area requirements under Sections 1201.1.B.1.c.9 and 1201.1.B.1.c.10 of the RCZR.

F 60 ✓
S 30 ✓
L 40 ✓

Main	5
Florida	7
Courts	16
Street	15
	166



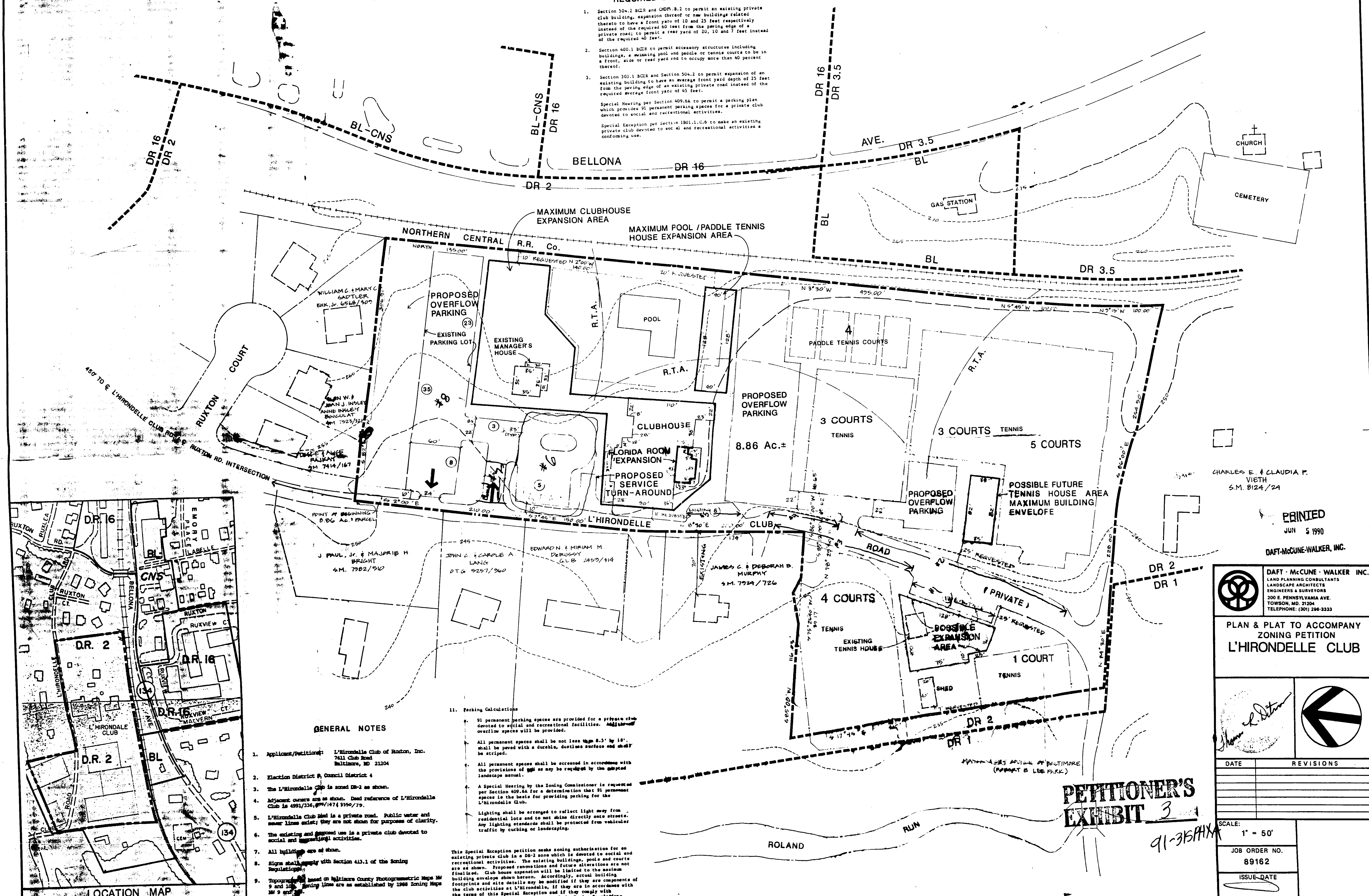
1. Section 304.2 BCM and CDDP. B.2 to permit an existing private club building, expansion thereof or new building related thereto to have a front yard of 10 and 25 feet respectively instead of the required 15 feet. The parking edge of a driveway is required to project a rear yard of 10, 10 and 7 feet instead of the required 40 feet.

2. Section 400.1 BCM to permit accessory structures including sheds, swimming pools and patios or terraces to be in buildings, a swimming pool and patio or terrace to be in front, side or rear yard and to occupy more than 40 percent thereof.

3. Section 301.1 BCM and Section 304.2 to permit expansion of an existing building to have an average front yard depth of 15 feet from the parking edge of an existing private road instead of the required average front yard of 65 feet.

Special Hearing per Section 409.5A to permit a parking plan which provides 91 permanent parking spaces for a private club devoted to social and recreational activities.

Special Exception per Section 1B01.11C.6 to make an existing private club devoted to social and recreational activities a temporary use.



CHARLES E. & CLAUDIA P.
VIETH
S.M. 8124/2A

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JUN 5 1990

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PLAN & PLAT TO ACCOMPANY
ZONING PETITION
L'HIRONDELLE CLUB

Sharon L. Stinson

DATE	

REVISIONS	

SCALE:

1" = 50'

JOB ORDER NO.

89162

ISSUE DATE

**PETITIONER'S
EXHIBIT 3**

91-315PHX SC

