

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/S Ridge Road, 122 ft. W of * ZONING COMMISSIONER
Valley Glen Court *
2021 Ridge Road * OF BALTIMORE COUNTY
Beaverbrook Golf & Country Club *
8th Election District * CASE #91-33-X
3rd Councilmanic District *
Legal Owner: Ruth Kopp, et al *
Contract Purchaser: *
The MacKenzie Investment Corp. *
Petitioners *

ORDER OF DISMISSAL

The Petitioners herein requested a Petition for a Special Exception to use the herein described property for a private golf and country club, including one championship 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including without limitation a pro shop, lounge, eating facilities, exercise rooms and locker rooms, two (2) proposed living quarters for employees of the country club, other appropriate recreational facilities, including without limitation tennis and swimming, maintenance facilities associated with the foregoing, shelters and restroom structures for use by golfers, and other structures, improvements or facilities generally associated with golf or country clubs in RC-4 and RC-5 zoned; and,

WHEREAS, the case has not gone forward and has been postponed on three (3) occasions; and,

WHEREAS, a letter was received by the Petitioner's attorney, Robert W. Cannon, Esquire, dated May 6, 1991, requesting that the above captioned matter be withdrawn.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 22nd day of May, 1991 that the Petition for Special Exception, in the above captioned case, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 5/23/91
By Mr. Haines

-2-

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S Ridge Rd., 122' W of Valley :
Glen Ct. (2021 Ridge Rd.) : OF BALTIMORE COUNTY
Beaverbrook Country Club :
8th Election District :
3rd Councilmanic District :
RUTH KOPP, et al., Petitioners : Case No. 91-33-X

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 4th day of October, 1990, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esquire, Weinberg and Green, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioners and Contract Purchaser, The MacKenzie Investment Corporation.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-33-X**

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

herein described property for a private golf and country club, including one championship 18 hole golf course, practice fairways, greens, holes and other appropriate practice facilities, a clubhouse complex, including without limitation a pro shop, lounge, eating facilities, exercise rooms and locker rooms, two (2) proposed living quarters for employees of the country club, other appropriate recreational facilities, including without limitation tennis and swimming, maintenance facilities associated with the foregoing, shelters and restroom structures for use by golfers, and other structures, improvements or facilities generally associated with golf or country clubs in RC-4 and RC-5 zoned; and, the property is to be posted and advertised as prescribed by Zoning Regulations.

The MacKenzie Investment Corporation agrees to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and we 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):
The MacKenzie Investment Corporation (Type or Print Name)	Ruth Kopp (Type or Print Name)
<i>Ruth Kopp</i> Signature	<i>Ruth Kopp</i> Signature
2328 West Joppa Road Address	Ruth Kopp (Type or Print Name)
Lutherville, Maryland 21093 City and State	N/A Signature
Attorney for Petitioner:	
Robert W. Cannon (Type or Print Name)	11636 Greenspring Avenue 332-8816 Address Phone No.
<i>Robert W. Cannon</i> Signature	Lutherville, Maryland 21093 City and State
Weinberg and Green 100 S. Charles Street Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21201 City and State	Robert W. Cannon Name Weinberg and Green, 100 S. Charles Street Baltimore, MD 21201 332-8816 Address Phone No.
Attorney's Telephone No.: 332-8816	

ORDERED By The Zoning Commissioner of Baltimore County, this 21 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21 day of August, 1990, at 7:30 o'clock P.M.
Robert W. Cannon
Filed 6/15/90 JRC
any Day all Day
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/15/90
By JRC

(over)

Description to accompany Zoning Petition, March 28, 1990
BEAVERBROOK COUNTRY CLUB.

Beginning for the same at a point in the bed of Ridge Road, having Baltimore County Metropolitan District coordinate value of North 59237.66, West 30168.22, said place of beginning being South 70 degrees 21 minutes 08 seconds West 122.04 feet from the centerline paving intersection of said Ridge Road and Valley Glen Court, running thence leaving said place of beginning, the following courses:
1) North 03 degrees 38 minutes 37 seconds West 690.01 feet,
2) North 85 degrees 34 minutes 54 seconds West 1143.46 feet,
3) North 11 degrees 58 minutes 48 seconds West 447.75 feet,
4) North 36 degrees 30 minutes 00 seconds East 310.00 feet,
5) North 33 degrees 28 minutes 44 seconds West 230.24 feet,
6) North 59 degrees 53 minutes 47 seconds East 191.73 feet,
7) North 55 degrees 15 minutes 59 seconds East 117.04 feet,
8) North 50 degrees 16 minutes 11 seconds East 107.45 feet,
9) North 32 degrees 05 minutes 52 seconds East 126.47 feet,
10) North 75 degrees 35 minutes 20 seconds East 137.38 feet,
11) North 71 degrees 56 minutes 22 seconds East 445.00 feet,
12) North 31 degrees 56 minutes 00 seconds East 215.47 feet,
13) North 39 degrees 50 minutes 51 seconds East 300.83 feet,
14) North 80 degrees 03 minutes 42 seconds East 655.57 feet,
15) North 73 degrees 44 minutes 28 seconds East 92.19 feet,
16) North 12 degrees 44 minutes 55 seconds West 64.61 feet and
17) North 81 degrees 52 minutes 24 seconds East 381.18 feet to a point in or near the center of said Ridge Road, running thence in or near the center of said Ridge Road, the following courses:
18) North 09 degrees 05 minutes 01 seconds East 698.16 feet,
19) North 12 degrees 17 minutes 55 seconds East 87.15 feet,
20) North 13 degrees 55 minutes 21 seconds East 200.00 feet and
21) North 09 degrees 24 minutes 01 seconds East 281.64 feet, running thence leaving said road, the following courses:
22) North 83 degrees 31 minutes 41 seconds East 492.65 feet,
23) North 83 degrees 00 minutes 33 seconds East 1246.81 feet,
24) North 82 degrees 47 minutes 33 seconds East 239.31 feet,
25) South 01 degrees 52 minutes 56 seconds West 739.49 feet,
26) South 20 degrees 47 minutes 12 seconds West 1467.70 feet,
27) South 63 degrees 45 minutes 35 seconds East 478.21 feet,
28) South 69 degrees 34 minutes 03 seconds East 821.44 feet,
29) South 12 degrees 15 minutes 16 seconds East 319.04 feet,
30) South 30 degrees 51 minutes 52 seconds East 502.84 feet,
31) South 66 degrees 34 minutes 25 seconds West 721.87 feet,
32) South 28 degrees 28 minutes 31 seconds West 414.93 feet,
33) South 31 degrees 19 minutes 06 seconds West 69.85 feet,
34) North 58 degrees 29 minutes 00 seconds West 440.02 feet,
35) South 71 degrees 31 minutes 52 seconds East 831.46 feet,
36) South 01 degrees 52 minutes 29 seconds East 43.15 feet,
37) South 80 degrees 38 minutes 12 seconds West 51.00 feet,

Description to accompany Zoning Petition, March 28, 1990
BEAVERBROOK COUNTRY CLUB. Page -2-

38) North 09 degrees 24 minutes 10 seconds West 33.70 feet,
39) South 71 degrees 31 minutes 52 seconds West 417.18 feet,
40) South 89 degrees 46 minutes 49 seconds West 769.80 feet,
41) North 59 degrees 30 minutes 52 seconds West 219.99 feet,
42) North 30 degrees 29 minutes 08 seconds East 25.00 feet,
43) North 59 degrees 30 minutes 52 seconds West 231.09 feet and
44) South 89 degrees 00 minutes 19 seconds West 127.14 feet to a point in or near the center of said Ridge Road, running thence in or near the center of said Ridge Road, the following courses:
45) South 08 degrees 24 minutes 59 seconds West 1.17 feet,
46) South 01 degrees 44 minutes 08 seconds West 113.96 feet and
47) South 68 degrees 40 minutes 56 seconds West 548.93 feet to the place of beginning.

Containing 308.56 acres of land more or less.
SAVING AND EXCEPTING therefrom the Residential Areas described as follows:

Beginning for Residential Area "A" at a point in the bed of Ridge Road, having Baltimore County Metropolitan District coordinate value of North 59237.66, West 30168.22, said place of beginning being at the beginning of the 1st or North 03 degree 38 minutes 37 second West 690.01 foot line of the above described 308.56 acre parcel, running thence leaving said place of beginning, binding on part of the boundary of the above described 308.56 acre parcel, the following courses:
1) North 03 degrees 38 minutes 37 seconds West 690.01 feet,
2) North 85 degrees 34 minutes 54 seconds West 1143.46 feet,
3) North 11 degrees 58 minutes 48 seconds East 447.75 feet,
4) North 36 degrees 30 minutes 00 seconds East 310.00 feet,
5) North 33 degrees 28 minutes 44 seconds West 230.24 feet,
6) North 59 degrees 53 minutes 47 seconds East 191.73 feet,
7) North 55 degrees 15 minutes 59 seconds East 117.04 feet,
8) North 50 degrees 16 minutes 11 seconds East 107.45 feet,
9) North 32 degrees 05 minutes 52 seconds East 126.47 feet,
10) North 75 degrees 35 minutes 20 seconds East 137.38 feet and
11) North 71 degrees 56 minutes 22 seconds East 445.00 feet, running thence leaving said boundary, the following courses:
12) South 18 degrees 03 minutes 38 seconds East 126.23 feet,
13) South 20 degrees 43 minutes 15 seconds West 114.13 feet,
14) South 06 degrees 56 minutes 38 seconds West 239.39 feet,
15) South 13 degrees 36 minutes 29 seconds East 156.85 feet,
16) North 72 degrees 29 minutes 41 seconds East 437.84 feet,
17) South 19 degrees 22 minutes 08 seconds East 310.72 feet,
18) South 49 degrees 02 minutes 00 seconds East 321.28 feet,
19) South 48 degrees 21 minutes 57 seconds East 270.83 feet and

Description to accompany Zoning Petition, March 28, 1990
BEAVERBROOK COUNTRY CLUB. Page -3-

20) South 12 degrees 06 minutes 40 seconds East 862.95 feet to a point in or near the center of said Ridge Road and to intersect the last or South 68 degree 40 minute 56 second West 548.93 foot line of the above described 308.56 acre parcel, running thence in or near the center of said Ridge Road and binding on part of said last line,
21) South 68 degrees 40 minutes 56 seconds West 308.35 feet to the place of beginning.

Containing 35.08 acres of land more or less.
Beginning for Residential Area "B" at a point having Baltimore County Metropolitan District coordinate value of North 59796.81, West 29685.42, said place of beginning being North 07 degrees 43 minutes 49 seconds West 246.76 feet from the end of the 44th or South 89 degree 00 minute 19 second West 127.14 foot line of the above described 308.56 acre parcel, running thence leaving said place of beginning, the following courses:
1) North 15 degrees 19 minutes 01 seconds West 294.59 feet,
2) North 07 degrees 36 minutes 00 seconds West 594.95 feet,
3) North 87 degrees 04 minutes 59 seconds West 75.15 feet,
4) South 85 degrees 59 minutes 04 seconds East 261.76 feet,
5) South 02 degrees 55 minutes 01 seconds East 188.00 feet,
6) South 75 degrees 25 minutes 16 seconds East 291.57 feet,
7) North 85 degrees 25 minutes 34 seconds East 376.20 feet,
8) North 45 degrees 10 minutes 36 seconds East 688.02 feet,
9) South 85 degrees 55 minutes 32 seconds East 489.86 feet,
10) South 15 degrees 08 minutes 50 seconds West 470.34 feet,
11) South 21 degrees 53 minutes 15 seconds East 455.80 feet,
12) South 51 degrees 59 minutes 06 seconds East 181.46 feet,
13) South 13 degrees 35 minutes 21 seconds West 127.20 feet,
14) South 83 degrees 33 minutes 56 seconds West 740.89 feet,
15) South 88 degrees 20 minutes 32 seconds West 652.17 feet and
16) North 62 degrees 02 minutes 05 seconds West 288.90 feet to the place of beginning.

Containing 37.03 acres of land more or less.
Beginning for Residential Area "C" at a point having Baltimore County Metropolitan District coordinate value of North 59720.79, West 27141.53, said place of beginning being at the beginning of the 35th or South 71 degree 31 minute 52 second West 831.46 foot line of the above described 308.56 acre parcel, running thence leaving said place of beginning, binding on part of said 35th line,
1) South 71 degrees 31 minutes 52 seconds West 430.37 feet, running thence leaving said 35th line, the following courses:

Description to accompany Zoning Petition, March 28, 1990
BEAVERBROOK COUNTRY CLUB. Page -4-

2) North 12 degrees 57 minutes 39 seconds West 681.41 feet,
3) North 21 degrees 39 minutes 33 seconds West 242.07 feet,
4) North 83 degrees 34 minutes 51 seconds West 209.98 feet,
5) South 19 degrees 16 minutes 36 seconds East 323.97 feet,
6) South 71 degrees 23 minutes 04 seconds East 147.96 feet,
7) North 59 degrees 47 minutes 18 seconds East 131.44 feet,
8) North 36 degrees 43 minutes 33 seconds East 246.83 feet,
9) North 42 degrees 53 minutes 26 seconds East 395.73 feet,
10) South 83 degrees 37 minutes 33 seconds East 91.02 feet,
11) South 39 degrees 37 minutes 06 seconds East 481.71 feet,
12) South 63 degrees 22 minutes 54 seconds West 380.00 feet,
13) North 54 degrees 28 minutes 07 seconds West 74.06 feet,
14) South 38 degrees 39 minutes 35 seconds West 241.93 feet and
15) South 26 degrees 45 minutes 40 seconds West 431.48 feet to intersect the 34th line of the above described 308.56 acre parcel, running thence binding on part of said 34th line,
16) North 58 degrees 29 minutes 00 seconds West 222.00 feet to the place of beginning.

Containing 17.53 acres of land more or less.
Beginning for Residential Area "D" at a point having Baltimore County Metropolitan District coordinate value of North 62020.28, West 29392.86, said place of beginning being at the beginning of the 17th or North 81 degree 52 minute 24 second East 351.18 foot line of the above described 308.56 acre parcel, running thence leaving said place of beginning, binding on part of said 17th line of the above described 308.56 acre parcel,
1) North 81 degrees 52 minutes 24 seconds East 329.78 feet, running thence leaving said 17th line, the following courses:
2) South 09 degrees 05 minutes 01 seconds West 161.64 feet,
3) South 79 degrees 20 minutes 00 seconds West 110.00 feet,
4) South 10 degrees 40 minutes 00 seconds West 43.00 feet,
5) South 77 degrees 56 minutes 28 seconds West 205.80 feet and
6) North 10 degrees 40 minutes 00 seconds West 145.95 feet to intersect the 15th line of the above described 308.56 acre parcel, running thence on part of said 15th line and on all of the 16th line of the above described 308.56 acre parcel, the two following courses:
7) North 73 degrees 44 minutes 28 seconds East 43.46 feet and
8) North 12 degrees 44 minutes 55 seconds West 64.61 feet to the place of beginning.

Containing 1.42 acres of land more or less.



District: 8th Date of Posting: Aug. 29, 1988

Posted for: Special Erection

Petitioner: Catholic Parishes - The McKee's Government Corp.

Location of property: N/S of Ridge Road 12.2 W of Valley Glen Court
Laurel Ridge Road - Bear Branch, Twp & Granting Clerk

Location of Signs: Ridge Road N/S Corner of Township Cor. & Ridge Road
turning NE side of Ridge Road approx 1/4 N. of Bear Branch Run.

Remarks: Monument placed North side of Ridge Road opposite Valley Glen
Church

Posted by: S. G. Bunker Date of return: August 31 - 90

Number of Signs: 3

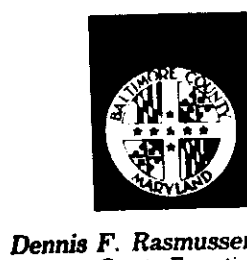
receipt
No 2743

Gabler Validation

Please make checks payable to: **Baltimore County**



cc: The MacKenzie Investment Corporation
Ruth Kopp
Norma A. Rannels c/o David H. Fishman, Esq.
Mercantile-Safe Deposit & Trust Company - Trustee
Craig Kipnes c/o Robert W. Cannon, Esq.
Robert W. Cannon, Esq.



Enclosures

cc: Ms. Ruth Kopp
The MacKenzie Investment

\$120.70

[illegible]

\$ 120.70

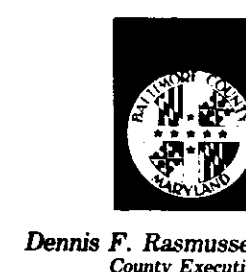
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J. ROBERT HAINES
Zoning Commissioner of "
Baltimore County Zoning
OMT/18/287 Aug. 23.
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines

Petitioner: Ruth Koop, et al

Petitioner's Attorney: Robert W. Cannon

cc: Robert W. Cannon, Esq.



JK/KEE

JUL 05 1890

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
JUNE 25, 1990

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

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

SUBJECT: ZONING ITEM #: 443
PROPERTY OWNER: Norman A. Rannels, Personal Representative for the Estate of Elinor A. Akeley/Mercantile Safe Deposit & Trust
LOCATION: N/S Ridge Rd, 122' W. Valley Glen Ct (#2021 Ridge Rd) Trustee: Craig Kipnes
ELECTION DISTRICT: 8th Ruth Kopp
COUNCILMANIC DISTRICT: 3rd

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

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () 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 - OTHER ADDITIONAL BUILDING CODE INPUT WILL BECOME NECESSARY AS DEVELOPMENT PROGRESSES

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 13, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for July 3, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 439, 440, 442, and 445.

For Item 441, the shed in the easement cannot be on any permanent type foundation.

For Item 443, a County Review Group Meeting is required.

For Item 444, this site is subject to comments by the State Highway Administration.

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

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 22, 1991

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Case No. 91-33-X
Beaverbrook Country Club

Dear Mr. Cannon:

On November 7, 1990, you informed me that you wanted the Petition for Special Exception for the Beaverbrook Country Club postponed to an indefinite date. This matter has now been postponed for more than 120 days and it is my intention to dismiss this case without prejudice if there is no demonstrated desire for the Petition to be reset for public hearing. If you do not want this case dismissed, please inform me in writing prior to May 1, 1991 as to your intentions.

Thank you for your consideration and prompt attention to this matter.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 20, 1991

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Case No. 91-33-X
Petition for Special Exception

Dear Mr. Cannon:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

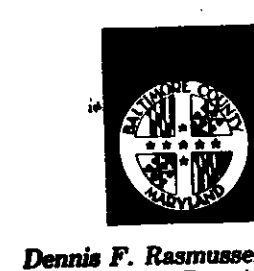
JRH:mmm
att.
cc: Peoples Counsel

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

J. Robert Haines
Zoning Commissioner

91-33-X

July 18, 1990



Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

RE: Petition for Special Exception
Beaverbrook Golf and Country Club, Petitioner
Item 443

Dear Mr. Cannon:

I understand that the Beaverbrook Golf and Country Club's Petition for Special Exception has recently been accepted by my office. I am sure that you are aware that a Petition filed in July would not normally be heard the first week of September. This is overwhelmingly true this year because of the tremendous docket awaiting hearings.

I will endeavor to assist you in the scheduling of this matter. However, the time schedule for hearings already processed make it highly unlikely that this matter will be scheduled before the first of October or November 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3806
(301) 740-8500

WASHINGTON AREA: 470-7400
FACSIMILES
(301) 332-8888
(301) 332-8883

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

July 13, 1990

VIA HAND-DELIVERY

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

Re: Beaverbrook Golf and Country Club
Petition for Special Exception
Item No. 443

Dear Commissioner Haines:

I am writing to request that the hearing dates with respect to the pending petition be scheduled during the last week in August or the first week in September. In effect, this is a request for an expedited hearing within dates available to the necessary witnesses. The importance of an expedited hearing is occasioned by the need to do the necessary planting during the planting season to permit the availability of the golf course at the appropriate time, provided the special exception is granted.

Your consideration of this request is sincerely solicited

Very truly yours,

Robert W. Cannon

0639p/0081/slt

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3806
(301) 740-8500

WASHINGTON AREA: 470-7400
FACSIMILES
(301) 332-8888
(301) 332-8883

WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

May 6, 1991

The Honorable J. Robert Haines
Baltimore County Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Beaverbrook Country Club
Case No. 91-33-X

Dear Commissioner Haines:

This letter responds to your letter dated April 22, 1991 and confirms our telephone response. The Petitioner in the referenced matter is not in a position to request that the hearing be rescheduled at this time. Accordingly, the Petitioner hereby consents to the dismissal without prejudice of the petition filed in this matter.

If you have any questions, please call me.

Sincerely yours,

Robert W. Cannon

0271p/0081/twb

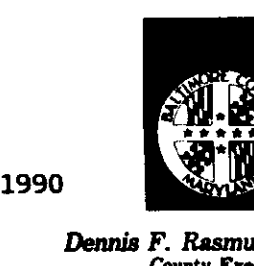
cc: Mr. Gary T. Gill

RECEIVED
MAY 8 1991
ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

September 14, 1990



Dennis F. Rasmussen
County Executive

Robert W. Cannon, Esq.
Weinberg and Green, P.A.
100 South Charles Street
Baltimore, Maryland 21201-2773

Re: GRANTING OF POSTPONEMENT REQUEST/NEW HEARING DATE
Case Number: 91-33-X
Petitioner(s): "Beaverbrook Golf & Country Club"

Dear Mr. Cannon:

This office is in receipt of your letter dated September 7, 1990 and, accordingly, the above case previously scheduled to be heard on October 2, 1990, has been postponed.

Please be advised that the matter will now go forward on Wednesday, November 14, 1990 at 9:30 a.m.

Very truly yours,

G. G. Stephens
(301) 887-3391

cc: The MacKenzie Investment Group
Ruth Kopp
Norma A. Rannels c/o David H. Fishman, Esq.
Mercantile-Safe Deposit & Trust Company
Clark F. MacKenzie

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3221
Fax (301) 887-3282

August 17, 1990



Mr. Gary Gill, President
MacKenzie and Associates, Inc.
2328 West Joppa Road
Suite 200
Lutherville, MD 21093

RECEIVED
AUG 20 1990

Re: Beaverbrook Country Club

ZONING OFFICE

Dear Gary:

We are currently reviewing your request for a Special Exception for the Beaverbrook golf course and country club. A major cause for concern is the lack of any reference to the Stream Valley Greenway System which is clearly identified in the 1989-2000 Master Plan for Baltimore County as impacting your site.

At a meeting earlier this year, we discussed this issue and you were informed that the greenway was an important element to be considered as part of any development in this area. To the best of my knowledge, there has not been any follow-up with OPZ staff. I do appreciate all the time and effort you have put into the project in order to resolve the significant environmental issues which surround this type of land use. However, there are other issues that must also be considered and the open space/greenway system is one which we cannot allow to be ignored.

Unless the greenway system is incorporated into the project, this office will not be in a position to support your request for a Special Exception.

Unfortunately, I will be out of the country until September 10, 1990, so I will not be able to meet with you personally. I suggest that you meet with Pat Keller and Jack Dillon as soon as possible.

Mr. Gary Gill
Page 2
August 17, 1990

I am confident that a mutually agreeable solution can be achieved, and I hope that we shall soon be in position to support your request before the Zoning Commissioner.

Sincerely,

David Fields
P. David Fields
Director

PDF/lf

cc: Hon. C.A. Dutch Ruppersberger III, Council Office
J. Timothy Fagan, Deputy Admin. Officer
Robert Sheesley, D.E.P.R.M.
Robert Staab, Dept. of Recreation & Parks
Robert Haines, Zoning Office
Robert Cannon, Esquire

DFGILL/TXTLLF

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

August 2, 1990



Dennis F. Rasmussen
County Executive

Clark F. MacKenzie
MacKenzie & Associates, Inc.
2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

Re: GRANTING OF POSTPONEMENT REQUEST/NEW HEARING DATE
Case Number: 91-33-X
Petitioner(s): "Beaverbrook Golf & Country Club"

Dear Mr. MacKenzie:

This office is in receipt of your letter dated July 26, 1990 and, accordingly, the above case previously scheduled to be heard on September 21, 1990, has been postponed.

Please be advised that the matter will now go forward on Tuesday, October 2, 1990 at 9:30 a.m.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391

cc: The MacKenzie Investment Group
Ruth Kopp
Norma A. Rannels c/o David H. Fishman, Esq.
Mercantile-Safe Deposit & Trust Company
Robert W. Cannon, Esq.

M
MACKENZIE
& ASSOCIATES
INCORPORATED

July 26, 1990

RECEIVED
JUL 26 1990
ZONING OFFICE

Clark F. MacKenzie
Chairman of the Board
Chief Executive Officer
Hand Deliver

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Case Number 91-33-X
N/S Ridge Road, 122' W of Valley Glen Court
2021 Ridge Road
Beaverbrook Golf and Country Club

Dear Bob:

I received your Notice of Hearing for Beaverbrook Golf & Country Club to be held on Friday, September 21st and immediately called your office but found you were on vacation. With regard to the scheduled hearing date, unfortunately, I will be out of the country that week and will be returning to the States on Saturday, September 22nd. Ironically, I will be in St. Andrews, Scotland being inducted as only one of 250 overseas members into the Royal and Ancient Golf Club of St. Andrews. Gary Gill believes it is imperative that I be present to testify at the hearing. Therefore, I am requesting that you consider rescheduling the date of the hearing. I want you to know how much I appreciate your efforts to give us a timely hearing since it is so important for us to move forward and proceed with the seeding and other seasonal requirements necessary for this project should the petition be granted.

I will call you the first of the week to discuss this matter with the hope that we can establish a mutually satisfactory date.

Thank you very much for your consideration of this matter.

Sincerely,

Clark F. MacKenzie
Clark F. MacKenzie

CFM:tcb
cc: Robert Cannon, Esq.

REAL ESTATE DEVELOPMENT/LEASING & MANAGEMENT
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093
(301) 821-8585
FAX (301) 821-5327

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(301) 332-8800
WASHINGTON AREA 410-7400
(301) 740-8500
FACSIMILES
(301) 332-8868
(301) 332-8863
FILE NUMBER
WRITER'S DIRECT DIAL NUMBER
(301) 332-8816

September 7, 1990

RECEIVED
SEP 11 1990

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

Re: Case No. 91-33-X
MacKenzie Investment Corporation
Beaverbrook Golf and Country Club

Dear Commissioner Haines:

This letter will confirm the telephone message I left with your office. The MacKenzie Investment Corporation representatives have been meeting on an ongoing basis with designated representatives of the three community organizations, the Valleys Planning Council, the Falls Road Community Association and the Chestnut Ridge Community Association. At a meeting yesterday, representatives of the three community associations requested that we seek a postponement of the hearing currently scheduled for October 2, 1990 for approximately thirty days. I don't have to state that we would prefer to retain the scheduled hearing date, but are anxious to cooperate with the community associations to the extent that we can do so without creating great difficulties for the project. We have also been encouraged by Councilman Ruppersberger to work as cooperatively as possible with the community groups with respect to this project.

With that as background, my call this morning was to explore the possibility of seeking a rescheduling of the hearing to a date which hopefully would be within one week before or after thirty days from the scheduled hearing date.

WEINBERG AND GREEN

The Honorable J. Robert Haines
September 7, 1990
Page 2

To repeat, we are anxious to cooperate with the community associations provided that it does not create serious obstacles to the scheduling of the project. We would consent to their request for a postponement provided we were able to secure another date within the time frame outlined.

We appreciate your consideration of this matter.

Sincerely yours,

Robert W. Cannon
Robert W. Cannon

0758p/0081/afa
BH277/7911B

cc: Mr. Gary T. Gill

Mr. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Haines:

We are writing this letter to express our opposition to the Special Exemption for the Beaverbrook Golf and Country Club.

As residents of Baltimore County, residing directly off Ridge Road for the last 14 years, we are extremely concerned about the impact of this development on our water supply. Our first concern relates to the volume of water required for maintenance of the club as well as the fifty proposed homes. In an area which has seen many dry wells dug, the use of 300,000 gallons of water daily for a golf course becomes a major concern. Should the development of Beaverbrook Golf and Country Club tap into the water supply for our home and that of our neighbors, what will happen to our wells initially and in the future? Should we experience problems with the volume of water our well pumps, what recourse will we have against Beaverbrook Golf and Country Club? What effect would such a demand have on already existing homes in a year (or) when drought conditions exist? The idea of a community well for this development is not only unsightly but also NOT allowed in the county.

A second concern relates to the seepage of pesticides and herbicides into our water supply. Undoubtedly tremendous amounts of this contaminants will be used initially and later for maintenance of this proposed facility.

We have watched this area become more and more developed over the last 14 years, and have had to learn to contend with greater traffic problems. What will Beaverbrook do to add to the congestion which we already experience? We already are in need of a traffic light at the corner of Ridge Road and Greenspring Avenues. How much more so with the influx of traffic this will bring to our neighborhood.

We thank you for your time and hope that you will not grant a Special Exemption for this development.

Sincerely,
Robert W. Cannon
Robert W. Cannon and Stephen J. Burke

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(301) 332-8800
WASHINGTON AREA 410-7400
(301) 740-8500
FACSIMILES
(301) 332-8868
(301) 332-8863
FILE NUMBER
27071.3

November 7, 1990

VIA HAND-DELIVERY

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

Re: Case No. 91-33-X
Beaverbrook Country Club

Dear Commissioner Haines:

We respectfully request that the hearing scheduled for Tuesday, November 14, 1990 on the Petition for Special Exception for the Beaverbrook Country Club project be postponed to an indefinite date.

Your consideration of this request is appreciated.

Sincerely yours,

Robert W. Cannon
Robert W. Cannon

0595p/0081/kdg

cc: Phyllis Cole Friedman, Esquire
Peter Max Zimmerman, Esquire

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773

(301) 332-8800
WASHINGTON AREA: 470-7400

FACSIMILES
(301) 332-8862
(301) 332-8863

14 WEST PATRICK STREET
FREDERICK, MARYLAND 21701-5512
(301) 655-9200

FILE NUMBER

10480 LITTLE PATENT PARKWAY
COLUMBIA, MARYLAND 21046-3506
(301) 740-8500

WRITER'S DIRECT DIAL NUMBER

(301) 332-8816

July 31, 1990

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

Re: C-91-33-X
MacKenzie Investment Corporation
Beaverbrook Golf and Country Club

Dear Commissioner Haines:

This will confirm that the hearing date with respect to this matter has now been scheduled for October 2, 1990 at 9:00 a.m. in place of the previously scheduled date. Please accept our sincere thanks for your consideration of our client's commitments out of the country at the previously scheduled date.

Sincerely yours,

Robert W. Cannon
Robert W. Cannon

0494p/081/ceb

cc: Mr. Clark F. MacKenzie

RECEIVED
JUL 31 1990

ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

November 8, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Albert J. Havranek
2306 Ridge Road
Reisterstown, Maryland 21136

RE: Case No. 91-33-X
Beaverbrook Golf and Country Club
Contract Purchaser: The MacKenzie Investment Corp.

Dear Mr. and Mrs. Havranek:

I am in receipt of your October 31, 1990 letter regarding the Beaverbrook Golf and Country Club. It is extremely important to me that certain facts not be misrepresented. First and foremost, no decision to permit this golf club has been made by my office at this time. The possibility of this golf club is considered by me to be a proposal.

The public hearing that was to be conducted on November 14, 1990 at 9:30 A.M. has been postponed and this hearing would have involved discussions concerning the impact of this use on the neighborhood. It is absolutely imperative you understand that a golf course is a permitted use known as a special exception use. I have had inquiries from other residents in the area regarding this proposed golf course. On one previous occasion, this matter was postponed to allow those members of the community, who wished to prepare for the public hearing, additional time to do so. You are more than welcome to attend the public hearing in this matter when a new hearing date is set, and at the appropriate time, express your concerns on the record.

Very truly yours,

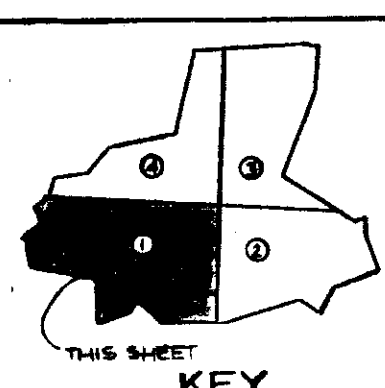
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

*based on the good of the existing
community and the intent of
current zoning and laws. We
are not supposed to have a
commercial facility in our
neighborhood.*

Very truly yours

*Patricia Havranek
Albert Havranek*



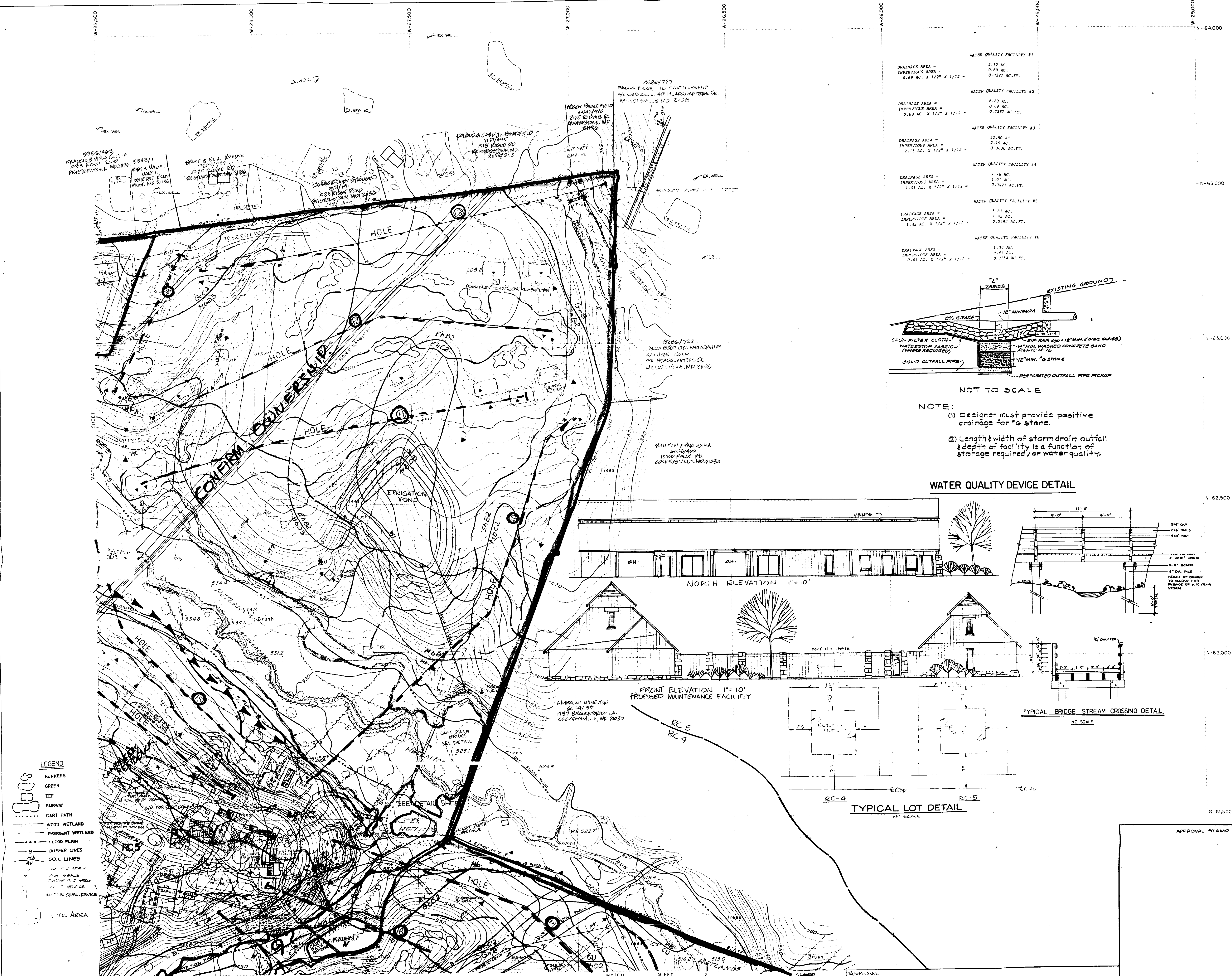
- # GENERAL NOTES
- DEVELOPER AGREES TO WORK WITH THE OFFICE OF PLANNING AND ZONING IN AN EFFORT TO ARRIVE AT A PLAN WHICH RECOGNIZES THE STREAM VALLEY GREENWAY SYSTEM AS THE MASTER PLAN WHILE BEING COMPATIBLE WITH THE HAVESBOROUGH GOLF AND COUNTRY CLUB AND ASSOCIATED RESIDENTIAL DEVELOPMENT.
- RESIDENTIAL LOT LINE
- BOUNDARY OF SITE.
- GOLF COURSE/CC
- BALL PATH

27: DEVELOPER AGREES TO WORK WITH THE OFFICE OF PLANNING AND ZONING IN AN EFFORT TO ARRIVE AT A PLAN WHICH RECOGNIZES THE STREAM VALLEY GREENWAY SYSTEM OF THE MASTER PLAN WHILE BEING COMPATIBLE WITH THE BEAVERBROOK GOLF AND COUNTRY CLUB AND ASSOCIATED RESIDENTIAL DEVELOPMENT.

APPROVAL

NW 16 E
SEE 2nd line in 1
in sheet 2 of 4
No Prior Cases

CRG
BEAVERBROOK GOLF
BALTIMORE COU
F
BEAVERBROOK DEVELOPME
2328 W. JOF
LUTHERVILLE
2103
SCALE: 1" = 100'
ELECTION DIST 8C3
PLANNING •



WATER QUALITY FACILITY #1

DRAINAGE AREA = 2.12 AC.
IMPERVIOUS AREA = 0.69 AC.
0.69 AC. X 1/2" X 1/12 = 0.0287 AC.FT.

WATER QUALITY FACILITY #2

DRAINAGE AREA = 6.89 AC.
IMPERVIOUS AREA = 0.69 AC.
0.69 AC. X 1/2" X 1/12 = 0.0287 AC.FT.

WATER QUALITY FACILITY #3

DRAINAGE AREA = 20.50 AC.
IMPERVIOUS AREA = 2.15 AC.
2.15 AC. X 1/2" X 1/12 = 0.0870 AC.FT.

WATER QUALITY FACILITY #4

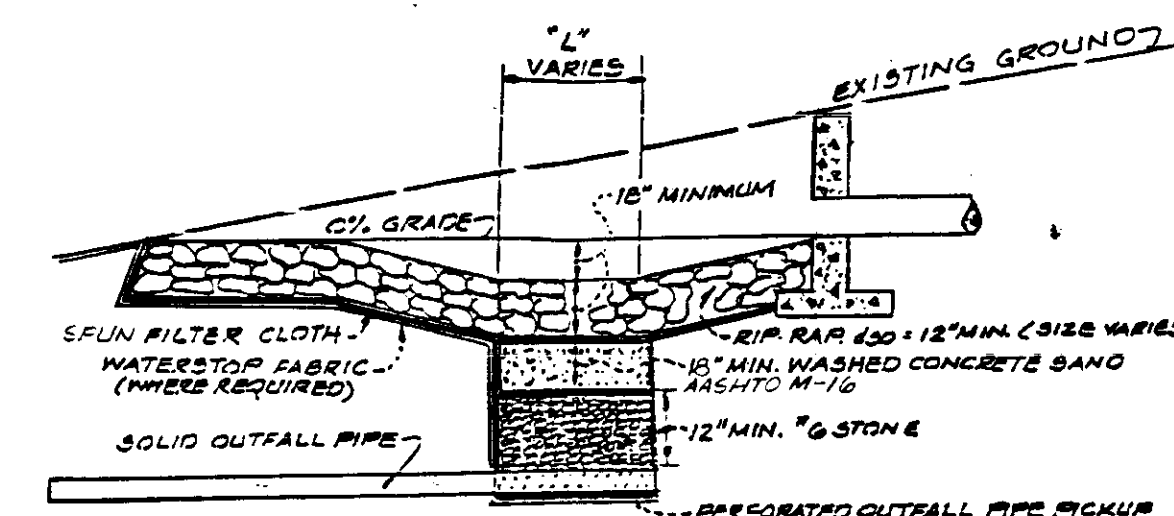
DRAINAGE AREA = 7.76 AC.
IMPERVIOUS AREA = 1.01 AC.
1.01 AC. X 1/2" X 1/12 = 0.0421 AC.FT.

WATER QUALITY FACILITY #5

DRAINAGE AREA = 5.81 AC.
IMPERVIOUS AREA = 1.42 AC.
1.42 AC. X 1/2" X 1/12 = 0.0592 AC.FT.

WATER QUALITY FACILITY #6

DRAINAGE AREA = 1.34 AC.
IMPERVIOUS AREA = 0.41 AC.
0.41 AC. X 1/2" X 1/12 = 0.0154 AC.FT.

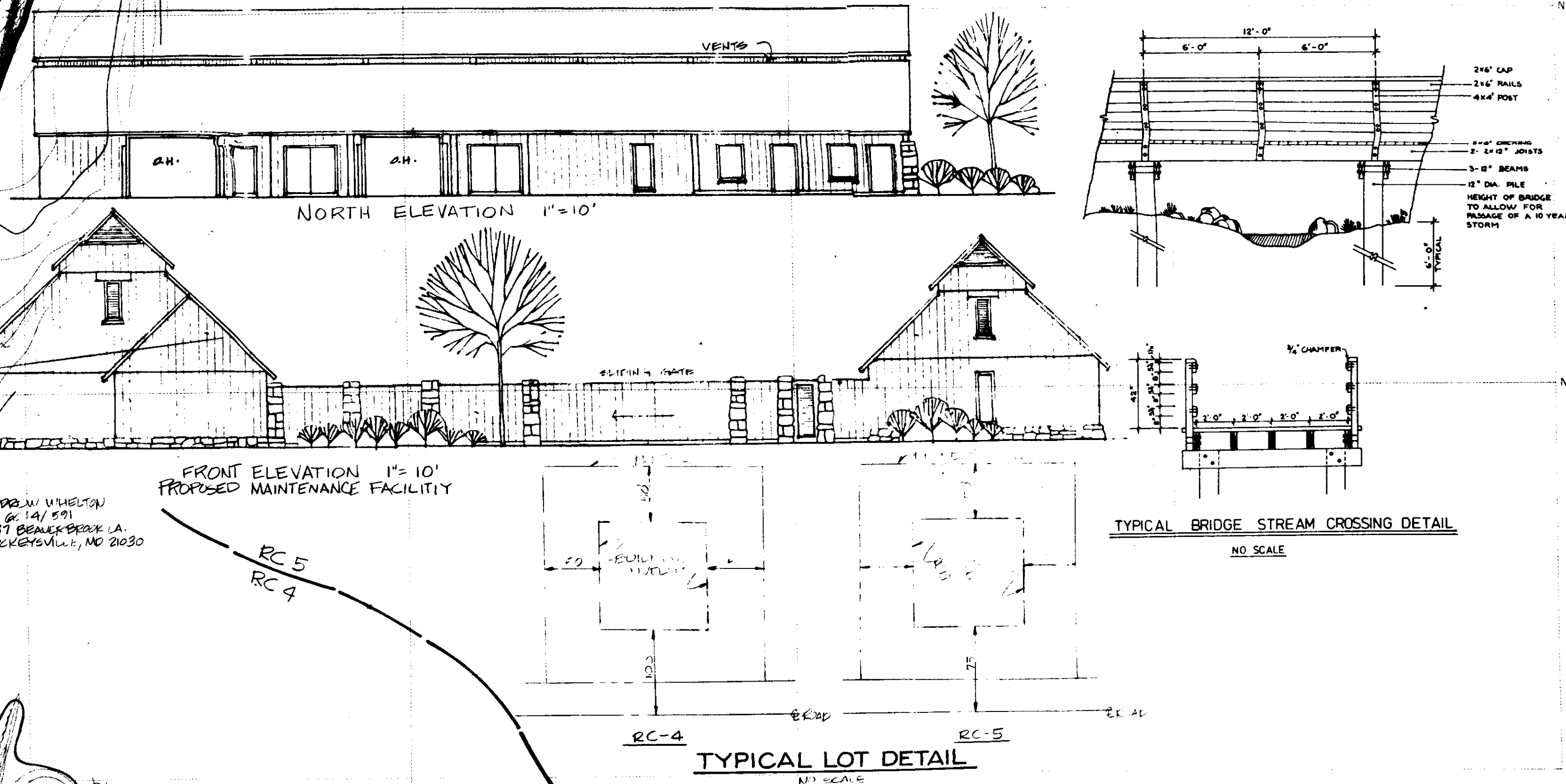


NOT TO SCALE

NOTE

- (1) Designer must provide positive drainage for *G stone.
- (2) Length & width of storm drain outfall & depth of facility is a function of storage required / or water quality.

WATER QUALITY DEVICE DETAIL



APPROVAL STAMP

CRG PLAN

BEAVERBROOK GOLF AND COUNTRY CLUB
BALTIMORE COUNTY, MARYLAND

BEAVERBROOK DEVELOPMENT LTD. PARTNERSHIP
2328 W. JOPPA RD. SUITE 200
LUTHERVILLE, MARYLAND

SCALE: 1"= 100' CONTOUR INTERVAL: 2'
ELECTION DIST. BC3 JUNE 11, 1990
PLANNING # PUBLIC SERVICES # 90252

Coore & Crenshaw, Inc.

2905 San Gabriel, #213 • Austin, Texas 78705 • 512 482-8900 • Fax 512 482-8970

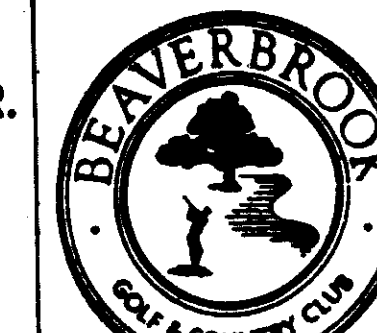


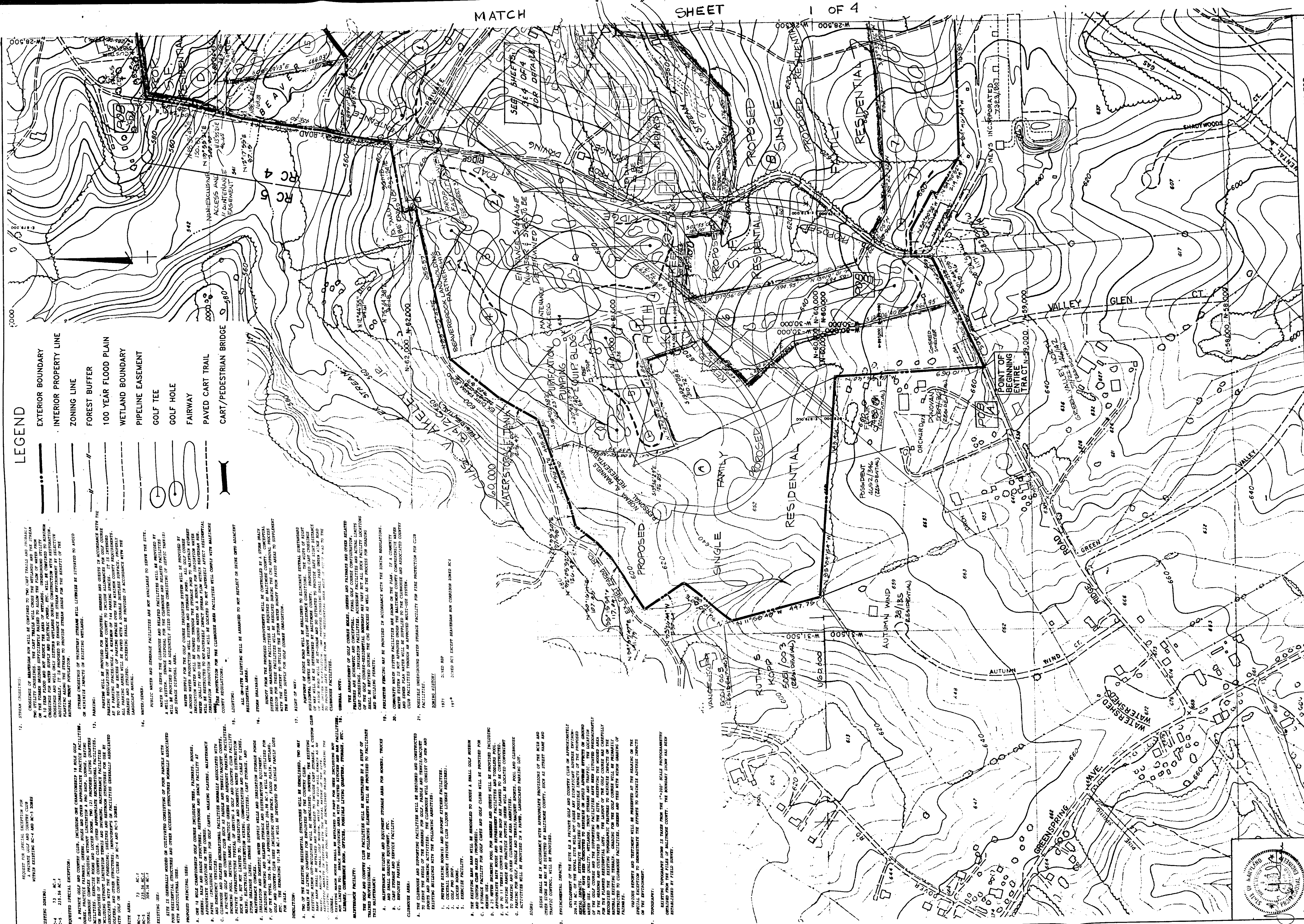
Planning Urban Design
Landscape Architecture
Graphic Design



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

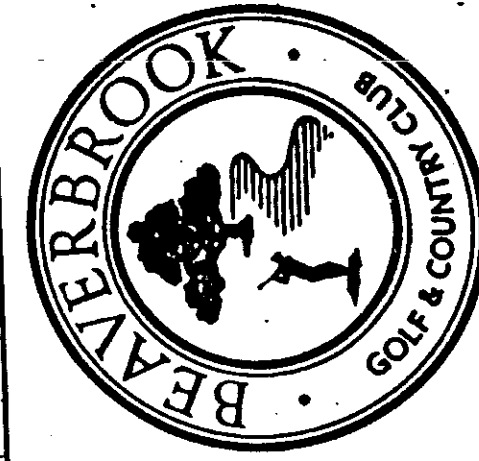




PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
FOR A PRIVATE GOLF COURSE
IN RC-4 AND RC-5 ZONES

BEAVERBROOK
GOLF AND COUNTRY CLUB

2021 RIDGE ROAD
- C3
SECTION DISTRICT #8
SCALE: 1" = 200'



BEAVERBROOK DEVELOPMENT
DEVELOPER: LIMITED PARTNERSHIP
2328 WEST JOPPA ROAD
LUTHERVILLE, MARYLAND 21093
SUITE 200 PHONE: (301) 821-8585

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120





NOTE: ALL VEGETATION SHOWN THIS IS TO BE SAVED.

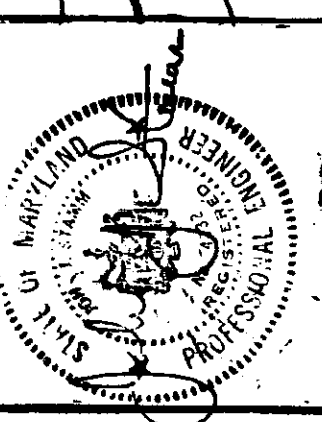
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
FOR A PRIVATE GOLF COURSE
IN RC-4 AND RC-5 ZONES

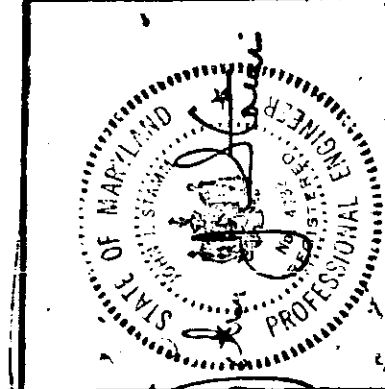
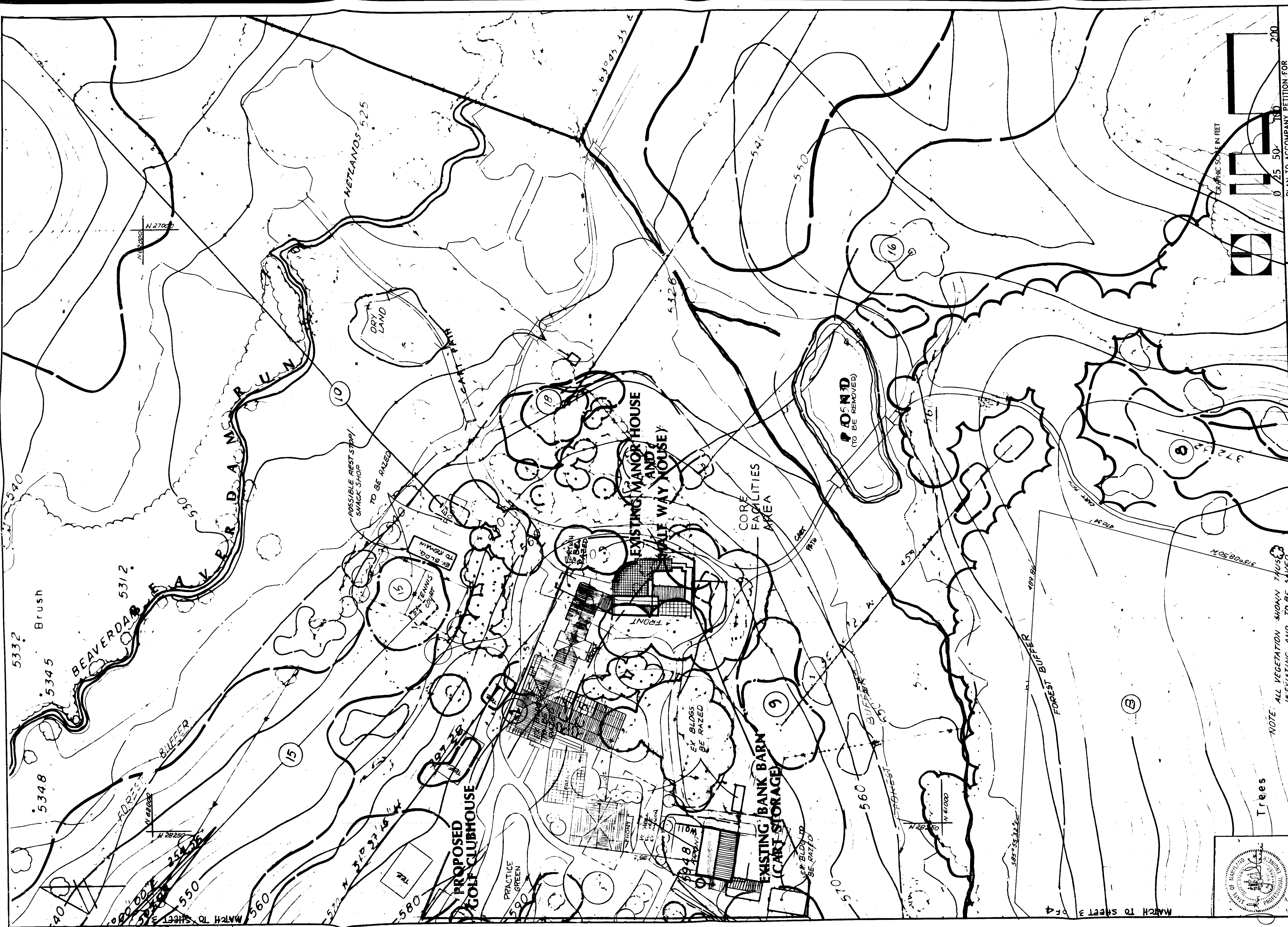
**BEAVERBROOK
GOLF AND COUNTRY CLUB**
2021 RIDGE ROAD
ELECTION DISTRICT #8 - C3 OCT 9, 1990
SCALE: 1" = 70'



**BEAVERBROOK DEVELOPMENT
LIMITED PARTNERSHIP**
2328 WEST JOPPA ROAD
LUTHERVILLE, MARYLAND 21093
SUITE 200 PHONE: (301) 821-8585

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

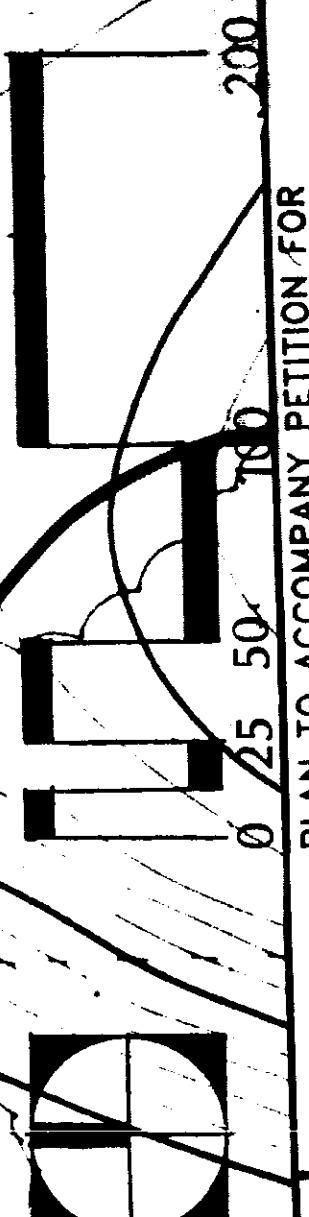




Trees

NOTE: ALL VEGETATION SHOWN THUS IS EXISTING AND TO BE SAVED.

GRAPHIC SCALE IN FEET



PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR A PRIVATE GOLF COURSE IN RC-4 AND RC-5 ZONES

BEAVERBROOK GOLF AND COUNTRY CLUB
ELECTION DISTRICT #3 - C3 OCT 23, 1990
SCALE: 1" = 50'



BEAVERBROOK DEVELOPMENT DEVELOPMENT, LIMITED PARTNERSHIP
2328 WEST JOPPA ROAD
LUTHERVILLE, MARYLAND 21093
SUITE 200 PHONE: (301) 821-8585

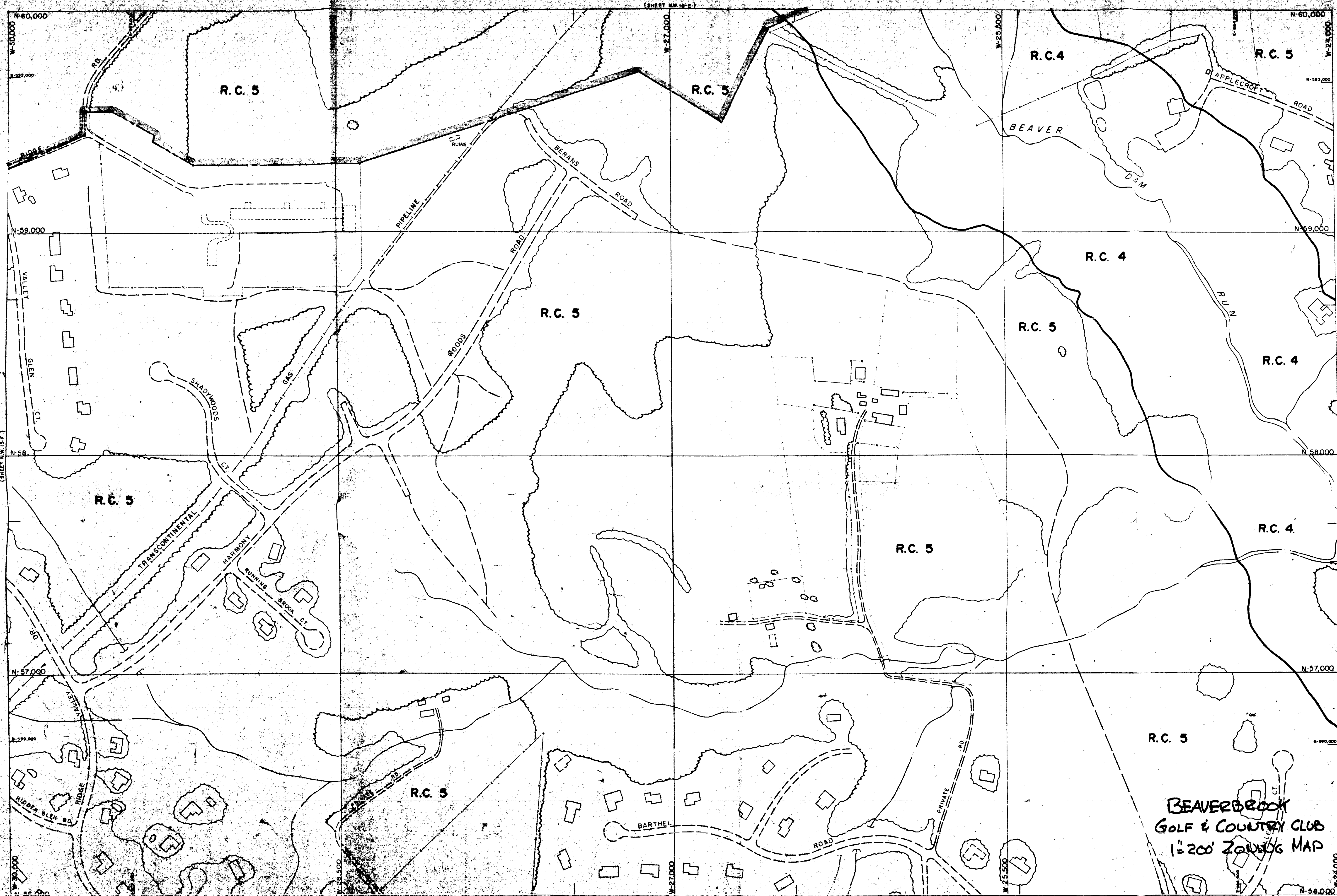
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.



CIVIL ENGINEERS & LAND SURVEYORS
659 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

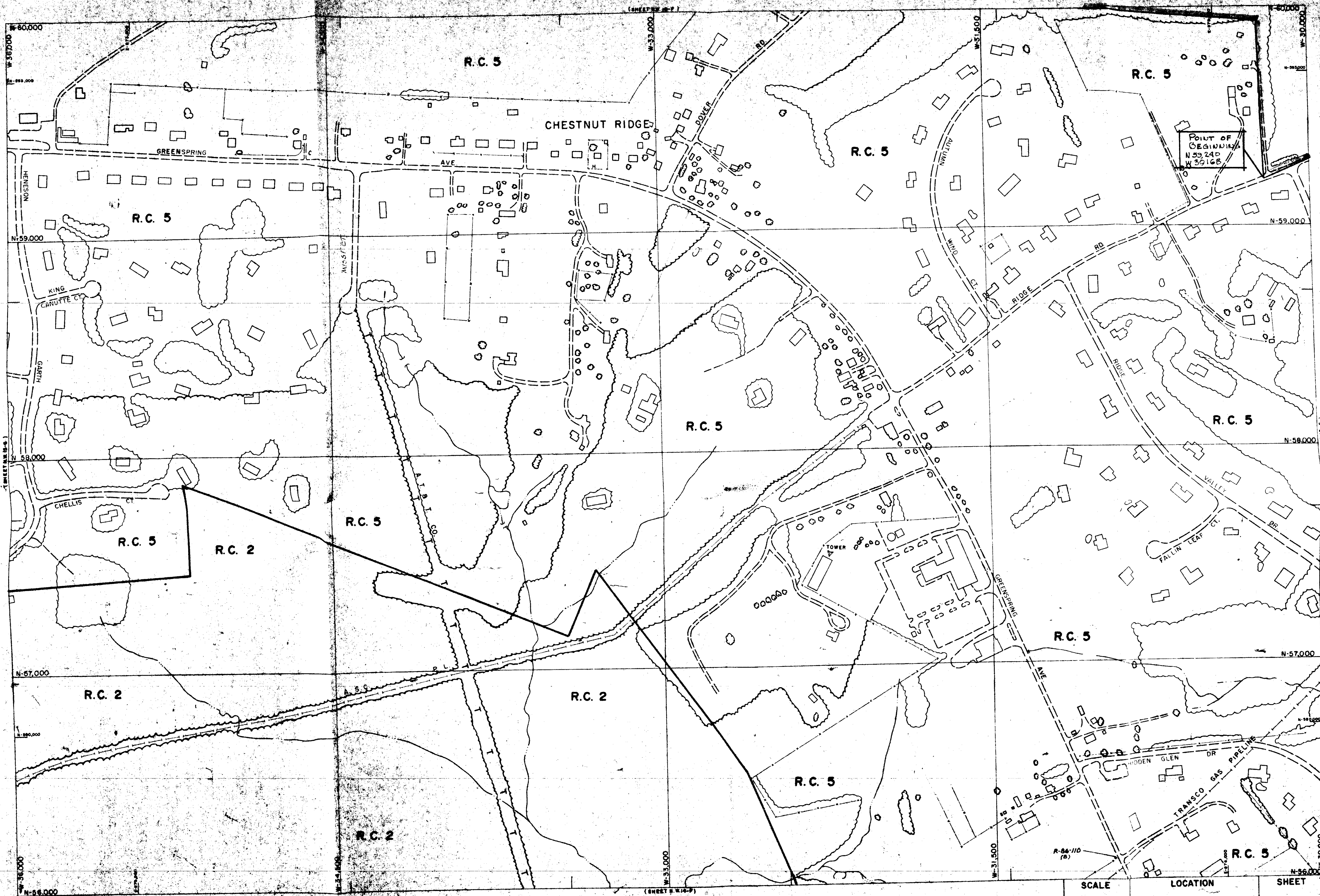
MATCH TO SHEET 2 OF 4

MATCH TO SHEET 3 OF 4



3-X

443



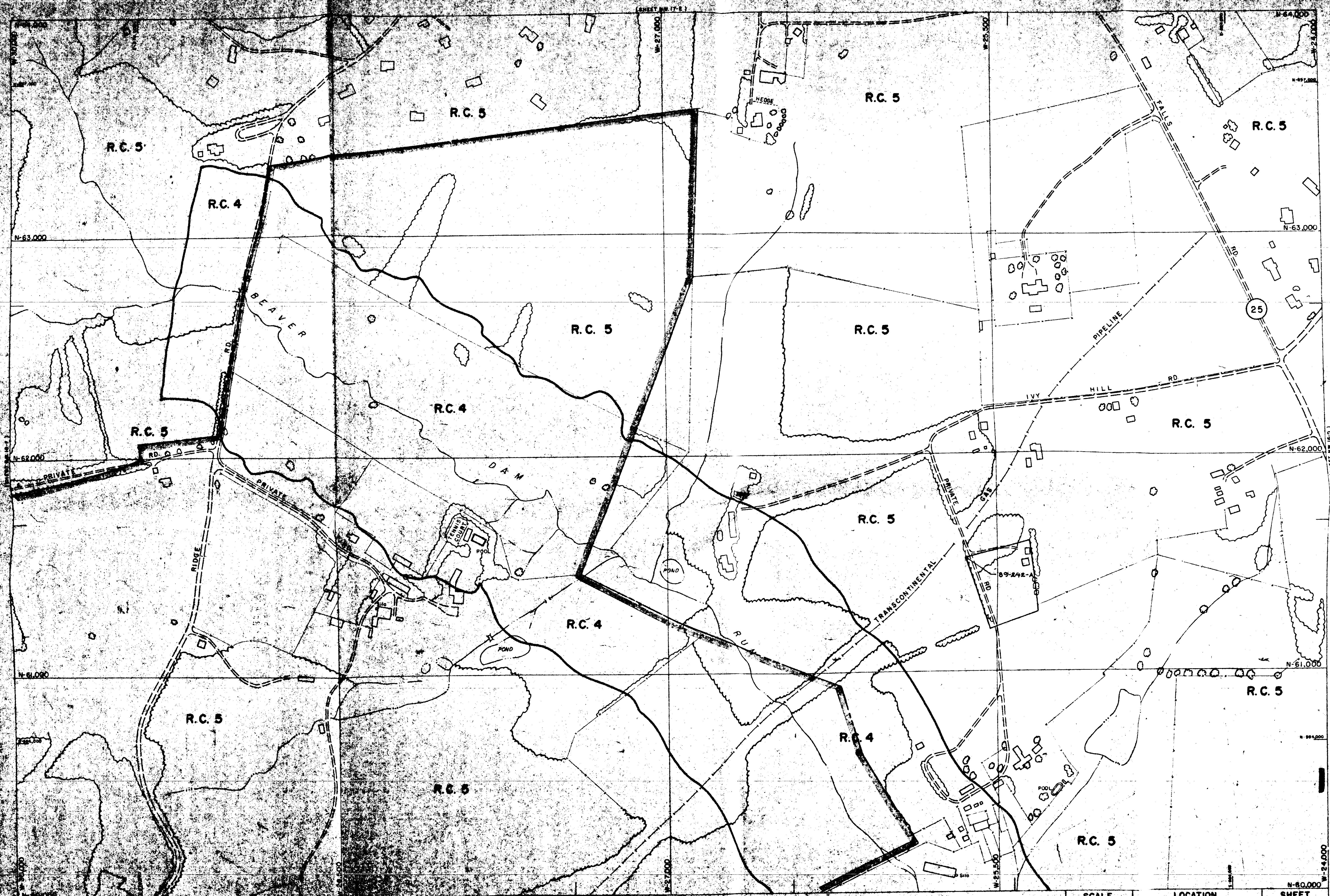
T - NE
W - SE

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1986
Baltimore County Council
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION CHESTNUT RIDGE	SHEET N. W. 15-F
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION BEAVER DAM RUN AND RIDGE ROAD	SHEET N.W. 16-E
DATE OF PHOTOGRAPHY JANUARY 1986		

3-X

