JRH

[redacted]

2-5-91 ____ 2p.Sm.

CASE # 91-221-SPH A Item # 167

CERTIFICATE OF POSTING

1) Posted 1-14-91 Hearing Date 2-5-91
2) Posted _____ Hearing Date _____

ADS
1) Paper/Date OMT Enc ✓
Paper/Date JEFF Enc ✓
2) Paper/Date _____ Enc ____
Paper/Date _____ Enc ____

P&A FEES
1) $160.56
2) _____

COMMENTS
Planning ✓ Fire ✓ Traffic ✓
Critical Area ____ SHA ____ EPA ____
Health: ____ PHL ✓ Dev ✓

Associate Sullivan

Zoning Violation # _____

Prior Hearing(s) _____

Paid #160.56
JRH 2-5-91

NOTE - NO "A"

91-221-SPH A #167

19910221

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
End of Breeds Lane (FPR),1613' W of Greenspring Ave.,Breeds Lane = 339' S c/l Ridge Road
4th Election District
3rd Councilmanic District
Caves Valley Club, Inc. & Greenspring Elseroad Assoc. Limited Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE # 91-221-SPHA

****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval for a community identification sign located at the intersection of Greenspring Avenue and (future) Breeds Road, which will be a primary access road that extends into and serves the golf course community as being permitted in accordance with Section 413.1.e.1 of the Baltimore County Zoning Regulations (B.C.Z.R.); and, an accessory structure (gatehouse) and gate without regard to locational requirements for accessory structures in Sections 400.1 and 400.2 of the B.C.Z.R.; and a Petition for a Zoning Variance from Section 1A04.3.B.3 of the B.C.Z.R. to permit a gate house to be 50 ft. from the centerline of (future) Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the required 75 feet from the centerline and 50 feet from the parcel line, as more particularly described on Petitioner's Exhibit No. 1.

ORDER RECEIVED FOR FILING
Date 3/4/91
By M. Smith

The Petitioner, by George A. Nilson, Esquire, appeared and testified. Appearing on behalf of the Petition was George Gavrelis, Land Planner and Zoning Expert. Appearing as an interested party was Charles R. Anderson. There were no Protestants.

Testimony indicated that Petitioner is desirous of placing a gatehouse and gates at the intersection of Greenspring Avenue and the future Breeds Road which will service the residential community of the subject Caves Valley County Club.

Mr. George Gavrelis indicated that this entrance will be the main access for the residential community. He testified that the subject gatehouse will be "unmanned".

Testimony clearly indicated that for the subject gatehouse to meet the high esthetic considerations, which has been the standard for this project, it must be located along the "edge" of future Breeds Road. Mr. Gavrelis indicated that strict compliance with the B.C.Z.R., relative to the gatehouse, would render the construction of such impossible.

The Petitioner has also requested permission to place the sign, indicated on Petitioner's Exhibit No. 1, at the intersection of future Breeds Road and Greenspring Avenue to alert motorists that Breeds Road accesses a private residential community.

Mr. Charles Anderson testified that he lives across Greenspring Avenue from the proposed intersection of future Breeds Road and Greenspring Avenue and indicated that he was concerned that this intersection not become a primary access route to the golf course. Mr. Anderson indicated that he had no objection to the proposed sign or gatehouse.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the Petitions for Special Hearing and Zoning Variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to

ORDER RECEIVED FOR FILING
Date 3/4/91
By M. Gavrelis

the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Hearing and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of March 1991 that Petitioner's request, pursuant to the Petition for Special Hearing, for approval of a community identification sign located at the intersection of Greenspring Avenue and future Breeds Road, a primary access road that extends into and serves the golf course community as being permitted in accordance with Section 413.1.e.1 of the Baltimore County Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing that the request for approval of an accessory structure (gatehouse) and gate without regard to locational requirements for accessory structures in Sections 400.1 and 400.2 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for a Zoning Variance from Section 1A04.3.B.3 to permit a gate house to be 50 ft. from the centerline of future Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the required 75 feet from the centerline and 50 feet from the parcel line, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

ORDER RECEIVED FOR FILING
Date 3/4/91
By M. Lord

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that all findings, conditions and restrictions of all prior zoning Orders addressing this project shall remain in full force and effect as if set forth in their entirety herein, except where such findings, conditions and restrictions are inconsistant herewith.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 3/4/91
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 4, 1991

George A. Nilson, Esquire
36 South Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Hearing and Zoning Variance
Caves Valley Club, Inc., et al, Petitioners
Case #91-221-SPHA

Dear Mr. Nilson:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance 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.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
att.
cc: Peoples Counsel

167

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: (SEE CONCURRENT VARIANCE PETITION OF PETITIONER CVC)

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 _____

See Attached

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:

_____
(Type or Print Name)

_____
Signature

_____
Address

_____
City and State

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

_____
Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

Legal Owner(s):

Caves Valley Club, Inc.
(Type or Print Name)

_____
Signature

Greenspring Elseroad Associates*
Limited Partnership
(Type or Print Name)

Nydn Bonnet Jr Gen Partner
Signature

*(Legal owner of property on which sign is to be located)

_____
Address Phone No.

_____
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 S. Charles Street 576-1769
Address Phone No.

Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of Dec, 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 5 day of Feb, 1991, at 2 o'clock P.M.

#167 11/7
Keep for K. Gould's signature only!
OK per Bruce 2/5

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts :

107

PETITION FOR SPECIAL HEARING 91-221-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: (SEE CONCURRENT VARIANCE PETITION OF PETITIONER CVC)

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 _____

See Attached

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:

_____
(Type or Print Name)

_____
Signature

_____
Address

_____
City and State

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

George A. Nilson
Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

Legal Owner(s):

Caves Valley Club, Inc.
(Type or Print Name)

Peter D Dishroom
Signature

Greenspring Elseroad Associates*
Limited Partnership
(Type or Print Name)

_____
Signature

*(Legal owner of property on which sign is to be located)

_____
Address Phone No.

_____
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 S. Charles Street 576-1769
Address Phone No.

Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of Dec, 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 5 day of Feb, 1991, at 2 o'clock P.M.

ESTIMATED LENGTH OF HEARING -1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER ✓

2 HRS

Robert Haines
Zoning Commissioner of Baltimore County

REVIEWED BY: [illegible] DATE 10-19-90

Z.C.O.—No. 1 (over)

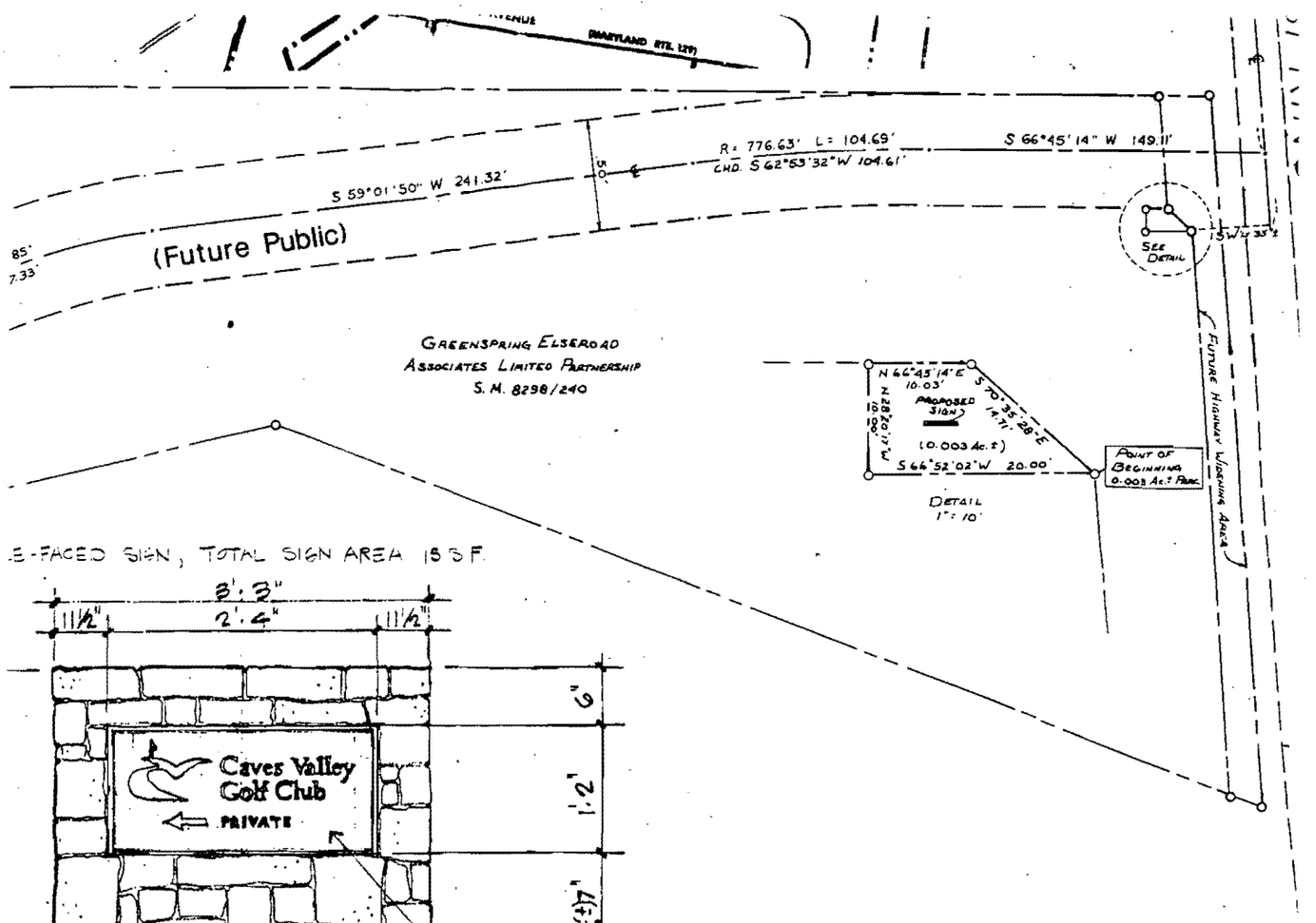
ORDER RECEIVED FOR FILING
Date
By

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts :

1. A community identification sign located at the intersection of Greenspring Avenue and (future) Breeds Road i.e. a primary access road that extends into and serves the golf course community as being permitted in accordance with Section 413.1e1.

2. Accessory structure i.e. gatehouse and gate without regard to locational requirements for accessory structures in Sections 400.1 and 400.2, but in consideration of the unique and customary locational criteria that are inherent with these structures.

[See attached Plat to accompany Zoning Petition, Chestnut Ridge area zoning map and property descriptions for .003 acre sign parcel and 0.339 acre gatehouse parcel].



E-FACED SIGN, TOTAL SIGN AREA 18 S.F.

ELEVATION 1" = 1'-0"

BRASS SIGN RECESSED 1½" FROM FACE OF STONE.

SAME SIGN WITH ARROW REVERSED ON BACK. THICKNESS OF STONE SIGN PILLAR TO BE 1'-4".

PLAT TO ACCOMPANY
ZONING PETITION
A PORTION OF THE PROPERTY
OF
GREENSPRING ELSEROAD ASSOCIATES LIMITED PARTNERSHIP
AND A PORTION OF THE PROPERTY
OF
CAVES VALLEY CLUB, INC.

4th Election District
Scale: 1" = 50'

Baltimore County, Md.
September 7, 1990

PRINTED

OCT 0 3 1990

DAFT-McCUNE-WALKER, INC.

167

PETITION FOR ZONING VARIANCE*

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1A04.3B.3 to permit a gatehouse to be 50 feet from the centerline of (future) Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the ~~required 75 feet from the centerline and 50 feet from the parcel line.~~ respectively (See plat and other materials attached to concurrent special hearing pe

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Strict adherence to applicable requirements would force a harmful relocation of Fisher Road or the needless acquisition of additional property or the abandonment of the gatehouse (an important security feature of this private residential community) - hardship and 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.

*(SEE CONCURRENT PETITION FOR SPECIAL HEARING OF CVC AND GREENSPRING ELSEROAD ASSOCIATES, LTD. P'SHIP)

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Caves Valley Club, Inc.
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Attorney for Petitioner:

George A. Nilson
(Type or Print Name)

Signature

36 South Charles Street
Address

Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 576-1769

2 Hopkins Plaza 237-5770
Address Phone No.

Baltimore, Maryland 21201
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

George A. Nilson
Name

36 S. Charles Street 576-1769
Address Phone No.

Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of Dec, 90, 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 1 day of Feb, 91, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

SIGN

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

Land Planning & Development Consultants

Description

To Accompany Zoning Petition

0.003 of an Acre Parcel

Southwest Side of Greenspring Avenue

360'± Southeast of Ridge Road

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

Beginning for the same at the end of the second on the two following courses and distances measured from the intersection of the centerline of Ridge Road with the centerline of Greenspring Avenue, 70 feet wide (1) Southeasterly 360 feet, more or less, measured along the centerline of Greenspring Avenue, and thence running (2) Southwesterly at right angles to said centerline 35.00 feet, thence leaving said point of beginning and the southwest side of Greenspring Avenue and running (1) South 66 degrees 52 minutes 02 seconds West 20.00 feet, thence (2) North 28 degrees 20 minutes 17 seconds West 10.00 feet, thence (3) North 66 degrees 45 minutes 14 seconds East 10.03 feet to intersect said southwest side of Greenspring Avenue, thence running and binding on said southwest side of Greenspring Avenue (4) South 70 degrees 35 minutes 28 seconds East 14.71 feet to the point of beginning; containing 0.003 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

September 6, 1990

Our Job No. 88015.CH (L88015CH)

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

Land Planning & Development Consultants

Description

To Accompany Zoning Petition

0.339 of an Acre Parcel

Southwest of Greenspring Avenue

Fourth Election District, Baltimore County, Maryland

Land Planning
Engineering
Landscape Architecture
Surveying
Computer Design
Graphics

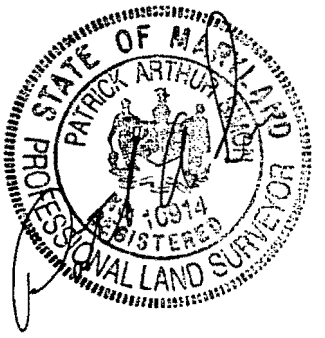
Beginning for the same at the end of the eleven following courses and distances measured from the intersection of the centerline of Ridge Road with the centerline of Greenspring Avenue, 70 feet wide (1) Southeasterly 339 feet, more or less, measured along the centerline of Greenspring Avenue, thence leaving the centerline of Greenspring Avenue and running with the centerline of a perpetual easement for vehicular and pedestrian ingress and egress (2) South 66 degrees 45 minutes 14 seconds West 149.11 feet, thence (3) Southwesterly by a line curving to the left with a radius of 776.63 feet for a distance of 104.69 feet (the arc of said curve being subtended by a long chord bearing South 62 degrees 53 minutes 32 seconds West 104.61 feet), thence (4) South 59 degrees 01 minute 50 seconds West 241.32 feet, thence (5) Southwesterly by a line curving to the left with a radius of 263.81 feet for a distance of 180.85 feet (the arc of said curve being subtended by a long chord bearing South 39 degrees 23 minutes 32 seconds West 177.33 feet, thence (6) South 19 degrees 45 minutes 14 seconds West 102.27 feet, thence (7) Southwesterly by a line curving to the right with a radius of 275.00 feet for a distance of 187.44 feet (the arc of said curve being subtended by a long chord bearing South 39 degrees 16 minutes 50 seconds West 183.84 feet, thence (8) South 58 degrees 48

minutes 27 seconds West 423.53 feet, thence (9) Southwesterly by a line curving to the left with a radius of 175.29 feet for a distance of 76.15 feet (the arc of said curve being subtended by a long chord bearing South 46 degrees 21 minutes 43 seconds West 75.55 feet), thence (10) South 33 degrees 55 minutes 00 seconds West 128.17 feet, and thence (11) South 45 degrees 20 minutes 00 seconds West 50.30 feet, thence leaving said point of beginning and said centerline and running (1) South 38 degrees 23 minutes 32 seconds East 108.50 feet, thence (2) South 62 degrees 25 minutes 00 seconds West 104.90 feet, thence (3) Northwesterly by a line curving to the left with a radius of 400.00 feet for a distance of 112.14 feet (the arc of said curve being subdivided by a long chord bearing North 41 degrees 35 minutes 40 seconds West 111.77 feet, thence (4) North 40 degrees 22 minutes 27 seconds East 43.94 feet, thence (5) North 17 degrees 55 minutes 00 seconds East 79.54 feet, and thence (6) South 38 degrees 23 minutes 32 seconds East 75.45 feet to the point of beginning; containing 0.339 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

September 6, 1990

Project No. 88015.CH (L88015CH.1)



91-221-SPHA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 4th. **Date of Posting** January 14, 1991

Posted for: Special Hearing Variance

Petitioner: Cases Valley Club, Inc. and Greenspring Elsroad Associates, Limited Partnership

Location of property: End of Breeds Lane, 1613' W' of Greenspring Avenue Breeds Lane = 339' S of c/l. Ridge Road

Location of Signs: S w/ corner of Greenspring Avenue and Breeds Lane

Remarks:

Posted by L. J. Arata **Date of return:** January 18, 1991

Signature

Number of Signs: 2

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:

Case number: 91-221-SPHA
end of Breeds Lane (future public road), 1613' W of Greenspring Avenue, Breeds Lane = 339' S of centerline Ridge Road
4th Election District
3rd Councilmanic
Petitioner(s):
Caves Valley Club, Inc. & Greenspring Elseroad Associates Limited Partnership
Hearing Date: Tuesday, Feb. 5, 1991 at 2:00 p.m.

Special Hearing: to approve a community identification sign located at the intersection of Greenspring Avenue and (future) Breeds Road (i.e., a primary access road that extends into and serves golf course community); and to approve an accessory structure (i.e., gatehouse and gate without regard to locational requirements for accessory structures but in consideration of the unique and customary locational criteria that are inherent with these structures). **Variance:** to permit a gatehouse to be 50 feet from the centerline of (future) Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the respectively required 75 feet from the centerline and 50 feet from the parcel line.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

OMT/J/1/023 Jan. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-10, 19 91

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 1-3, 19 91.

THE JEFFERSONIAN,

S. Zeke Orlinsky
Publisher

$ 110.56

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:

Case number: 91-221-SPHA
end of Breeds Lane (future public road), 1613' W of Greenspring Avenue, Breeds Lane = 339' S of centerline Ridge Road
4th Election District
3rd Councilmanic
Petitioner(s):
Caves Valley Club, Inc. & Greenspring Elseroad Associates Limited Partnership
Hearing Date: Tuesday, Feb. 5, 1991 at 2:00 p.m.

Special Hearing: to approve a community identification sign located at the intersection of Greenspring Avenue and (future) Breeds Road (i.e., a primary access road that extends into and serves golf course community); and to approve an accessory structure (i.e., gatehouse and gate without regard to locational requirements for accessory structures but in consideration of the unique and customary locational criteria that are inherent with these structures). **Variance:** to permit a gatehouse to be 50 feet from the centerline of (future) Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the respectively required 75 feet from the centerline and 50 feet from the parcel line.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

OMT/J/1/023 Jan. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-10, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-3, 1991.

OWINGS MILLS TIMES,

S. Zeke Orlinsky

Publisher

$ 110.56

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

receipt

Account: R-001-6150

Number № 3694

Date

10/17/90 H9100167

PUBLIC HEARING FEES	QTY	PRICE
040 -SPECIAL HEARING (OTHER)	1 X	$175.00
	TOTAL:	$175.00

LAST NAME OF OWNER: CLUB INC

04A04#0093MICHRC $175.00
BA C011:01AM10-18-90

Please make checks payable to: Baltimore County

Cashier Validation:

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

receipt

Account: R-001-6150

Number № 781

Date

12/19/89 H9000203

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	2	
040 -SPECIAL HEARING (OTHER)	2	
070 -SUM OF ABOVE FEES (MAXIMUM)		$450.00
	TOTAL:	$450.00

LAST NAME OF OWNER: CAVES VALLEY

B B 107*****45000:a ?21?F

Please make checks payable to: Baltimore County

Cashier Validation:

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

Account: R-001-6150

Number № 139

Date

2/15/90 M9000464

REVISED PUBLIC HEARING FEES	QTY	PRICE
110 REVISIONS (ALL OTHERS)	1 X	$75.00
	TOTAL:	$75.00

LAST NAME OF OWNER: CAVES VALLEY

B B 067******7500:a 0158F

Please make checks payable to: Baltimore County

Cashier Validation:

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

receipt

Account: R-001-6150
Number

91-221

Date

2/05/91 M9100660

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING	1 X	$160.56
	TOTAL:	$160.56

LAST NAME OF OWNER: CLUB INC

04A04#0016MICHRC $160.56
Please Make Checks Payable To: Baltimore County 03:06PM02-05-91
NEXT BUSINESS DAY

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1/25/91

Caves Valley Club, Inc.
Greenspring Elseroad Associates
c/o George A. Nilson, Esq.
36 S. Charles Street
Baltimore, Maryland 21201

RE:
Case Number: 91-221-SPHA
end of Breeds Lane (future public road), 1613' W of Greenspring Avenue, Breeds Lane = 339' S of centerline Ridge Road
4th Election District - 3rd Councilmanic
Petitioner(s): Caves Valley Club, Inc. & Greenspring Elseroad Associates Limited Partnership
HEARING: TUESDAY, FEBRUARY 5, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that $ $160.56 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.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

THE WHITING—TURNER CONTRACTING CO.
Baltimore, Maryland

JOB/SUB JOB NO.	CO.	DIV.	VENDOR	REFERENCE	CHECK NO.
					A730

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
5639 005255110x	2 13 90		75.00		75.00
		TOTALS	75.00		75.00

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 17, 1990

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:

Case Number: 91-221-SPHA
end of Breeds Lane (future public road), 1613' W of Greenspring Avenue, Breeds Lane = 339' S of centerline Ridge Road
4th Election District - 3rd Councilmanic
Petitioner(s): Caves Valley Club, Inc. & Greenspring Elseroad Associates Limited Partnership
HEARING: TUESDAY, FEBRUARY 5, 1991 at 2:00 p.m.

Special Hearing to approve a community identification sign located at the intersection of Greenspring Avenue and (future) Breeds Road (i.e., a primary access road that extends into and serves golf course community); and to approve an accessory structure (i.e., gatehouse and gate without regard to locational requirements for accessory structures but in consideration of the unique and customary locational criteria that are inherent with these structures).

Variance to permit a gatehouse to be 50 feet from the centerline of (future) Breeds Road and 5 feet from its parcel line and gates to be 60 feet from the centerline of (future) Fisher Road and 35 and 14 feet from their parcel line in lieu of the respectively required 75 feet from the centerline and 50 feet from the parcel line.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: George A. Nilson, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 28, 1991

George A. Nilson, Esquire
36 South Charles Street
Baltimore, MD 21201

RE: Item No. 167, Case No. 91-221-SPHA
Petitioner: Caves Valley Club, Inc.
Petition for Special Hearing and
Zoning Variance

Dear Mr. Nilson:

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

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

5th day of February, 1990.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Caves Valley Club, Inc.

Petitioner's Attorney: George A. Nilson

received
12/19/90

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 17, 1990

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

SUBJECT: Caves Valley Club, Inc., Item No. 167
Caves Valley Club, Inc., Item No. 168
Dianna Lynn Peterson, Item No. 192
Charles F. Hohman, Item No. 213
Russell F. Morris, III, Item No. 218
Laura E. Earles, Item No. 220
Herbert Balzanna, Item No. 221
Terrell R. Johnson, Joseph Hartman, Trustees, Item No. 224
Michael Robert Snowman, Item No. 225
Herbert J. Scism, Item No. 226
James Stabler, Item No. 232
Douglas A. Pooley, Item No. 233

In reference to the above-listed cases, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

NCITEMS/ZAC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

January 11, 1991

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 167, 213, 221, 224, 225, 226, amd 233.

Very truly yours,

Rahee J. Famili
Traffic Engineer II

RJF/lvd

received
1/14/91

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

Paul H. Reincke
Chief

DECEMBER 14, 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: CAVES VALLEY CLUB, INC. AND GREENSPRING ELSEROAD ASSOCIATES LIMITED PARTNERSHIP

Location: END OF BREEDS LANE

Item No.: 167 Zoning Agenda: DECEMBER 26, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Gatehouse shall be designed to allow fire department access to site.

REVIEWER: Capt Joseph Kelly 12-14-90
Planning Group
Special Inspection Division

Noted and Approved Captain J.E. Brady Jr. KEK
Fire Prevention Bureau

JK/KEK

received
12/17/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DECEMBER 19, 1990

received 12/31/90

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

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

SUBJECT: ZONING ITEM #: 167
PROPERTY OWNER: Caves Valley Club, Inc. & Greenspring Elseroad Associates Limited Partnership
LOCATION: end of Breeds Lane (future public road), 1613' of Greenspring Ave., Breeds La= 339' S of centerline Ridge Road
ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT:

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
( ) NUMBER PARKING SPACES
( ) BUILDING ACCESS
( ) RAMPS (degree slope)
( ) CURB CUTS
( ) 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 - comply to Section 905.0 + 906.0 of the Building Code.

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.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-8

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Zoning Advisory Committee DATE: December 18, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 26, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 213, 221, 224, 225, 226, 230, and 233.

For Items 167, 168, 231 and 232, the previous County Review Group comments are applicable.

Robert W. Bowling

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

RWB:s

received
12/19/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

May 23, 1990

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Robert W. Sheesley

SUBJECT: Caves Valley - Location of Maintenance Facility

RECEIVED
MAY 24 1990
ZONING OFFICE

Concern has been raised that the location of the proposed maintenance facility at the Caves Valley Golf Course may present a problem with potential contamination of groundwater aquifers. The developers and their consultants had done an evaluation of the entire site looking at various alternatives to the actual site selected. Groundwater contamination potential was a major consideration in evaluating alternative sites. This isn't a question of whether there will be or won't be a maintenance facility for this golf course. I obviously do not have the authority to deny a facility outright. Therefore, my evaluation must consider the fact that there will be a facility there and whether there is a potential for contamination wherever it is located. Also, the developer must be allowed an opportunity to demonstrate that wherever a facility such as this is located, they can provide appropriate protection so that contamination events are minimized. I don't see how I can look at this proposal any differently than the location of a gasoline service station or allowing pesticide use on farms in rural areas.

I have completed my evaluation of the proposed location of the golf course maintenance facility as presented in the petition before you. I offer the following technical issues addressed in my decision.

In the upper portion of the development, the property is underlain by a geological formation known as the Loch Raven Schist. The bottom portion of the property is located above a geological formation known as Cockeysville Marble. Loch Raven Schist has a thicker soil overburden above the bedrock where cracks and fissures provide storage for groundwater. The soil overburden is more permeable which would provide for greater and more rapid vertical transport in the event of a contamination incident from such a maintenance facility. The Cockeysville Marble formation is characterized by a shallow groundwater table but more impermeable soils above it. In

addition, the volume of water in the Cockeysville Marble aquifer is far superior to the miniscule supplies found in the schist formation. Contaminants in the marble aquifer would probably tend to be dilute as opposed to a higher concentration of contaminants that would be found in the schist formation as a result of a contamination incident.

My dilema is that the location of this type of facility when viewed as a potential source of contamination could be a problem in either location if an incident occurred. As to which formation is more sensitive, I believe that they both are when considering the differences and variability in each formation.

The key to this issue is whether or not I have the authority to arbitrarily deny the use of a facility such as this on this particular property when I would be hard put to deny similar types of potential sources of contamination in other areas of the County. I believe that when considering all factors, the underlying decision on where this facility is to be located should be predicated on the level of protection provided by the developer for this facility. Since I would be concerned about the potential for spills or discharges in any location on the site, the maintenance facility at Caves Valley must have state-of-the-art controls so that potential for an incident is virtually remote. Such controls would include above ground storage of tanks containing fuel so that they could be monitored on a daily basis, complete containment of the site so that run-off could be captured and treated, and provisions made for the safe handling of pesticides and herbicides used in normal golf course maintenance.

We are presently preparing design features that we would want implemented regardless of where the facility was located. Those design criteria will be forthcoming. Assuming that the developer agrees to these controls, I believe that the maintenance facility can be sited at Site 3 and still provide appropriate protection of the resource.

Robert W. Sheesley

Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:pmf

cc: Ms. Phyllis C. Friedman
George Nilson, Esq.
Mr. Les Disharoon
Mr. Donald C. Outen
Mr. Jeffrey B. Jollie
Mr. Rocky O. Powell

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

TO: / / Sediment Control
/ / Public Services
/X/ ~~James Dieter~~

Date: January 7, 1991

Project Name: Caves Valley Club Gatehouse & Entrance Sign
Type of Plan: Zoning Variance Request
Plan/Revision Date: Zoning Item #161

The above-referenced plan has been reviewed by the Environmental Impact Review Section of the Bureau of Water Quality and Resource Management and the following recommendations are made:

X Approved

___ Disapproved

Construction of these structures shall conform to all DEPRM regulations.

RECEIVED JAN 10 1991. pcj

___ State and Federal review will be required. This will result in either issuance (or denial) of a Corps of Engineers 404 Permit and a State Water Quality Certificate; or a letter of no jurisdiction.

Reviewer: Glenn Shaffer Phone: 887-3980

RECEIVED
JAN 9 1991
ZONING OFFICE

DISPOSITION: Approved

Name/Date: G.S. 1/7/91

TRANSMITTAL

167

DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

☐ 200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333

To: Balto Co. Office Bldg
Zoning Office
rm. 113

Date: 12/3/90
Job no.: 88015DA
Attention: John Sullivan
Reference: Caves Valley Club

Gentlemen:
We are sending you ☐ attached ☐ under separate cover: ☐ via delivery
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐ _____

Copies	Date	Number	Description
1 ea			200 scale zoning maps NW 15-F, 14-F, 13-F 15-G, 14-G, 13-G
			with Caves Rd and limit of golf course
			special exception

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____

Remarks Please schedule hearing date (per George Cavrelis request). Call if you need any additional material. Thank-you.

cc: _____

Signed Deanna Bailey

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
George E. Gavrelis	DNR - 200 E. Penn. Ave - Towson 21204
Charles R. Anderson	11801 Greenspring Ave Owings Mills, MD 21117

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

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

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

JOB # 88015PA 11-30-90

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
THE CAVES

SHEET
N. W.
14-G

R.C. 5
R.C. 2
HUNTING RIDGE DR
HIGHPASTURE CT
HOUNDSTOOTH CT
PIPE LINE
CORP
Limit Caves Valley Club property
HUNTING
SEABOARD
ATLANTIC
GAS
TWE
PRIVATE
POOL
ELECTRIC
POWER
DITCH
ROAD
HEIGHTS
AVE
129
N 56,000
N 55,000
N 54,000
N 53,000
N 52,000
W 42,000
W 40,500
W 40,000
W 39,000
W 37,500
W 36,000
(SHEET NW-14-H)
(SHEET NW-13-G)
(SHEET NW-14-F)

(SHEET N.W. 16-G)

(SHEET N.W. 15-H)

(SHEET N.W. 15-F)

(SHEET N.W. 14-G)

N-60,000 W-42,000 E-847,000 N-593,000 W-40,500 W-39,000 W-37,500 E-875,000 W-36,000

N-59,000 N-58,000 N-57,000 N-56,000

R.C. 5

R.C. 2

WORTHINGTON VALLEY N.R.H.D.

WORTHINGTON

DOVER BROOK GOLF CLUB

THE CAVES VALLEY N.R.H.D.

BL

89-548-A

Limit Caves Valley Club property

Limit Special Exception Case No. 90-362-SPHA

BARNSTABLE WAY

HUNTMASTER WAY

WALNUT AVE

PARK RD

PRIVATE RD

GREEN SPRING AVE

519

129

DIVIDEND HILL CT

HUNTING HILLS CT

HUNTINGTON CT

HUNTSMAN HOLLOW CT

TWEED CT

HUNTFIELD CT

NANCY EILEEN WAY

HUNTER HOLLOW DR

HEIGHTS AVE

WILSNER CT

NELSON GARTH

POND

A S C E

P

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

T - NE
W - SE

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

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

JOB # 88015DA 11-30-90

SCALE	LOCATION	SHEET
1" = 200' ±	WORTHINGTON	N. W. 15-G
DATE OF PHOTOGRAPHY JANUARY 1986		

N.W. 13-F

200' Zoning

R.C. 2
R.C. 5
N52,000
N51,000
N50,000
N49,000
N48,000
W 36,000
W 35,500
W 35,000
W 34,500
W 33,000
W 31,500
W 31,000
W 30,000
N 885,000
N 882,000
E 879,000
N 582,000
E 582,000
TRANSCONTINENTAL PIPE LINE
PRIVATE ROAD
PARK HEIGHTS AVE.
H-18
PITCH
Limit Caves Valley Club property
CAVES ROAD
North
POND
LOGAN AVE.
MELINDA
ATHOL
PRIVATE ROAD
VELVET RIDGE RD.
HEIGHTS
PARK
129
GRIEFIELD RD.
MARBROOK DR.
STREAM VALLEY GARTH
CAVESDALE RD.
SHADED BROOK DR.
VALLEY HEIGHTS DR.
North Branch
(SHEET N.W.-13-E)
(SHEET N.W.-13-F)
(SHEET N.W.-13-G)

T-SE
T-NE

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

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
December 12, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

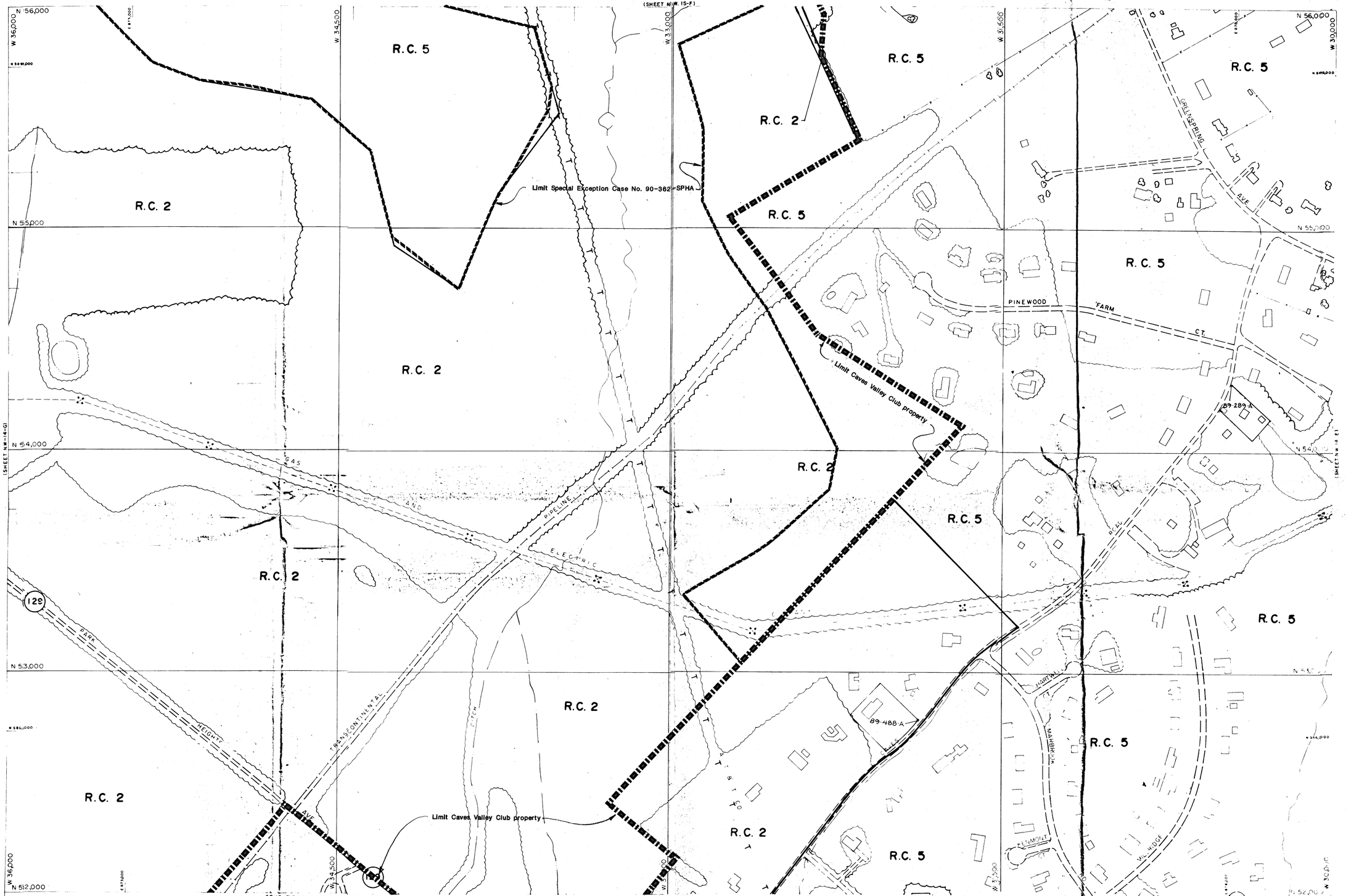
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

Job # 88015DA

SCALE	LOCATION	SHEET
1" = 200' ±	THE CAVES	N. W. 13-F
DATE OF PHOTOGRAPHY JANUARY 1986		

11-30-90


N 56,000
W 36,000
W 34,500
W 33,000
W 31,500
W 30,000
(SHEET NW 15-F)
R.C. 5
R.C. 2
Limit Special Exception Case No. 90-362-SPHA
N 55,000
PINEWOOD FARM CT.
GREENSPRING AVE
89.289 A
Limit Caves Valley Club property
N 54,000
(SHEET NW-14-G)
GAS
AND
PIPELINE
ELECTRIC
129
PARK
HEIGHTS
TRANSCONTINENTAL
AVE
N 53,000
DITCH
89.488 A
HARTWELL
MARBERTON
WILLOWOOD
N 52,000
W 36,000
W 34,500
W 33,000
W 31,500
W 30,000
T - NE
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 31, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
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BALTIMORE COUNTY
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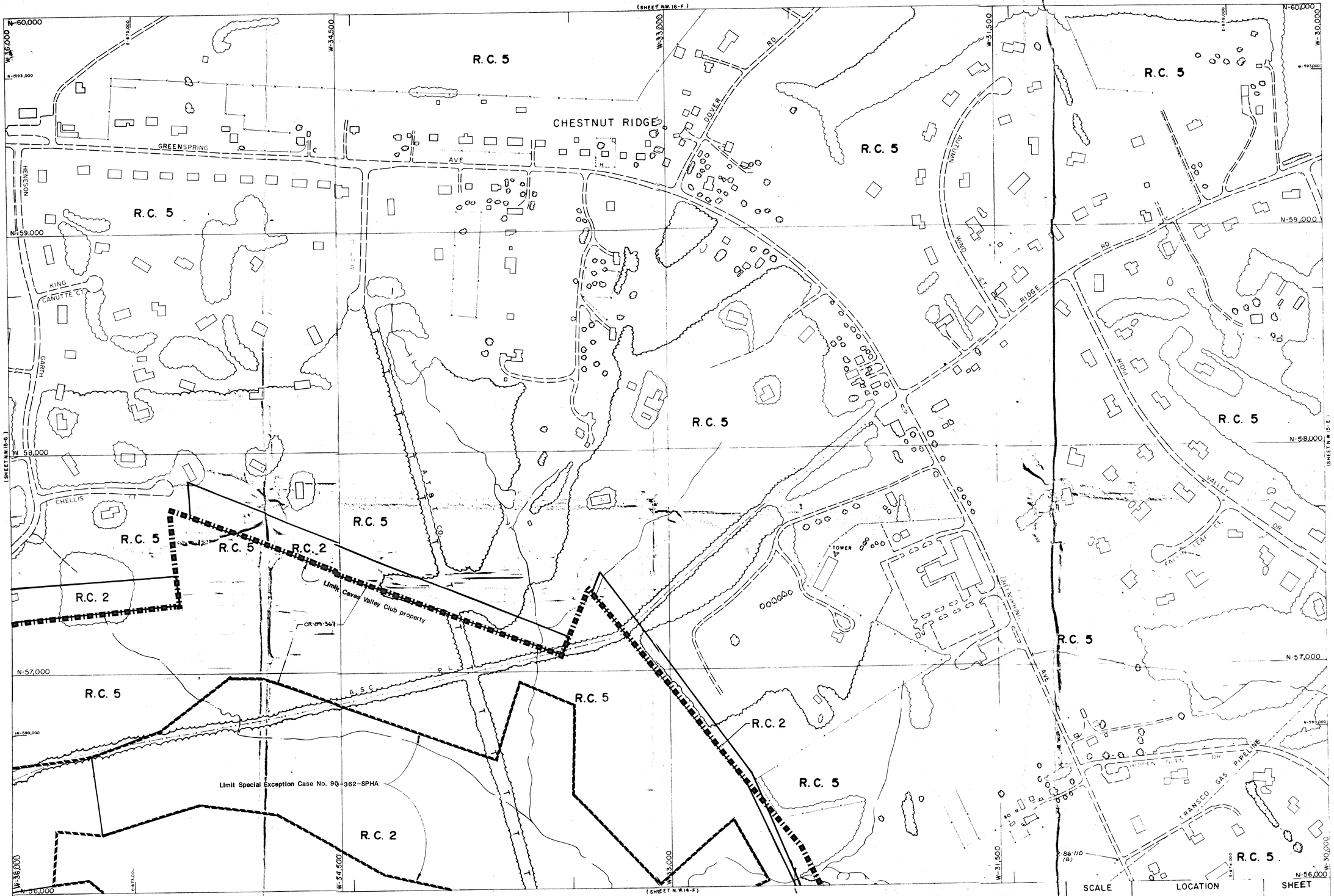
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333
88015DA
11-30-90
SCALE
1" = 200' ±
LOCATION
THE CAVES
SHEET
N. W.
14-F
DATE OF PHOTOGRAPHY
JANUARY
1986



T - NE
W - SE

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

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

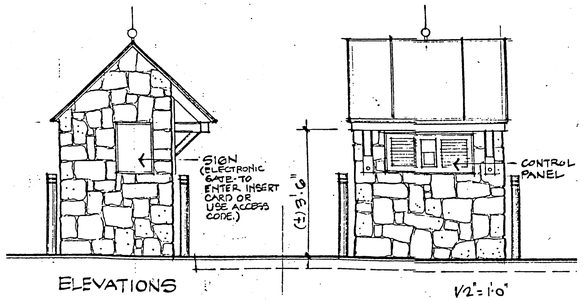
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

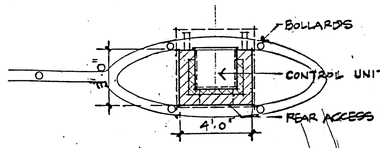
JOB #88015DA 11-30-90

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

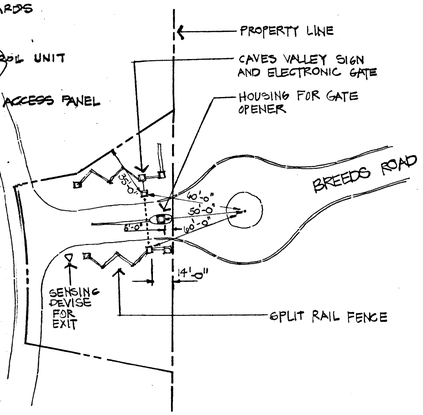
91-221-SPHA

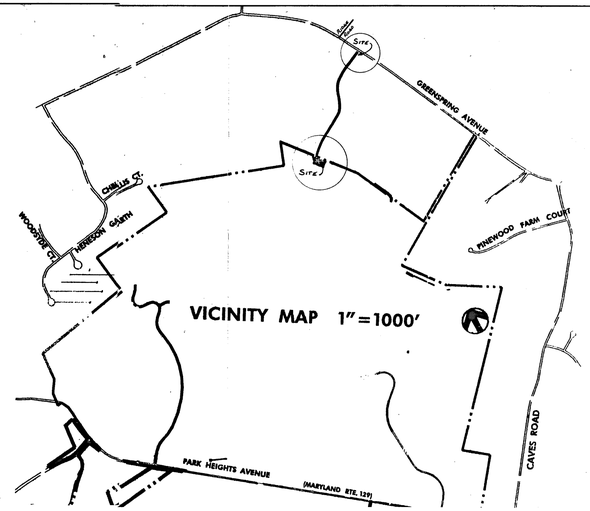


ELEVATIONS 1/2"=1'-0"



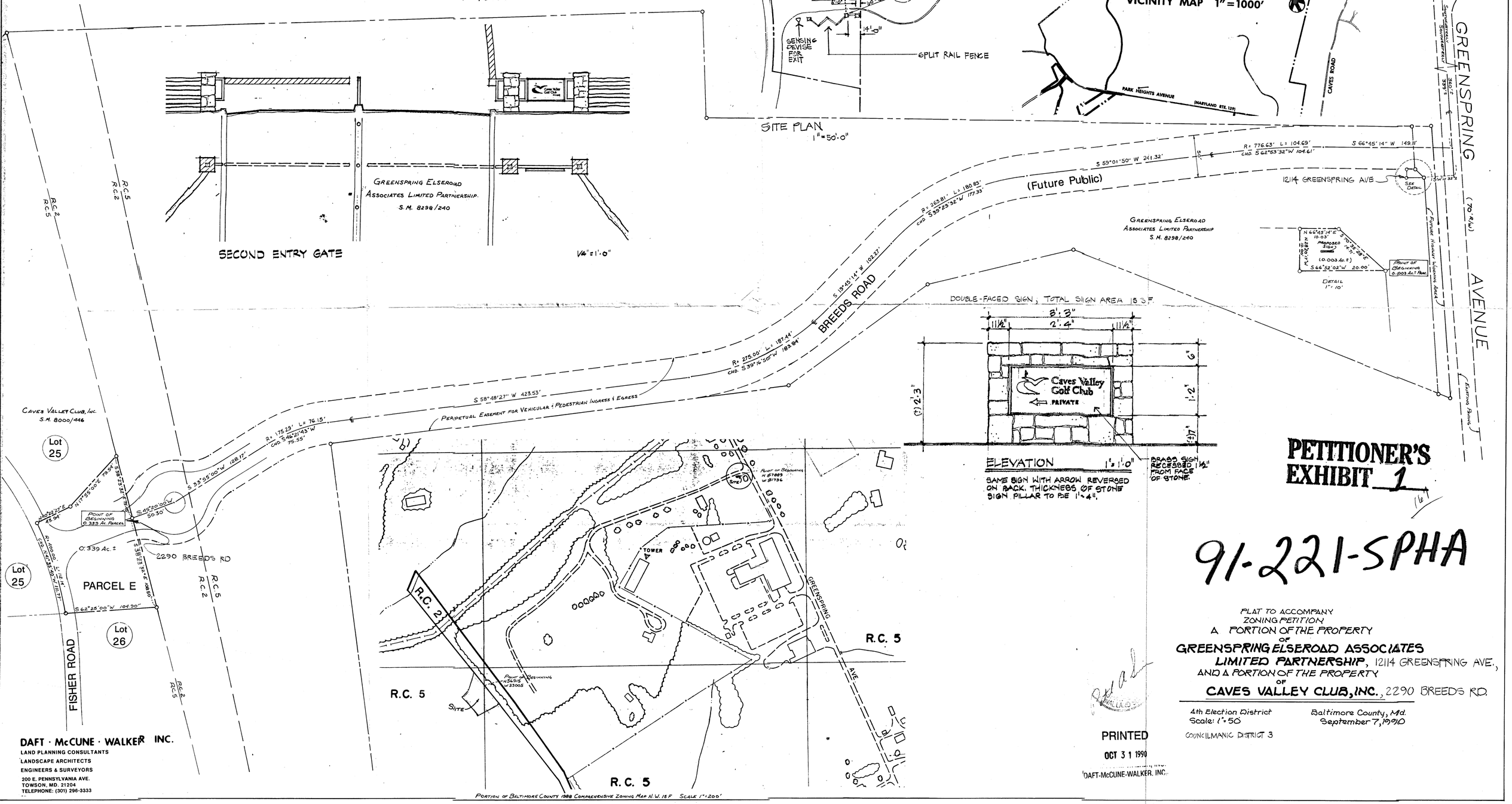
PLAN 1/4"=1'-0"





SECOND ENTRY GATE 1/8"=1'-0"

SITE PLAN 1"=50'-0"



DAFT · McCUNE · WALKER INC.
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200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

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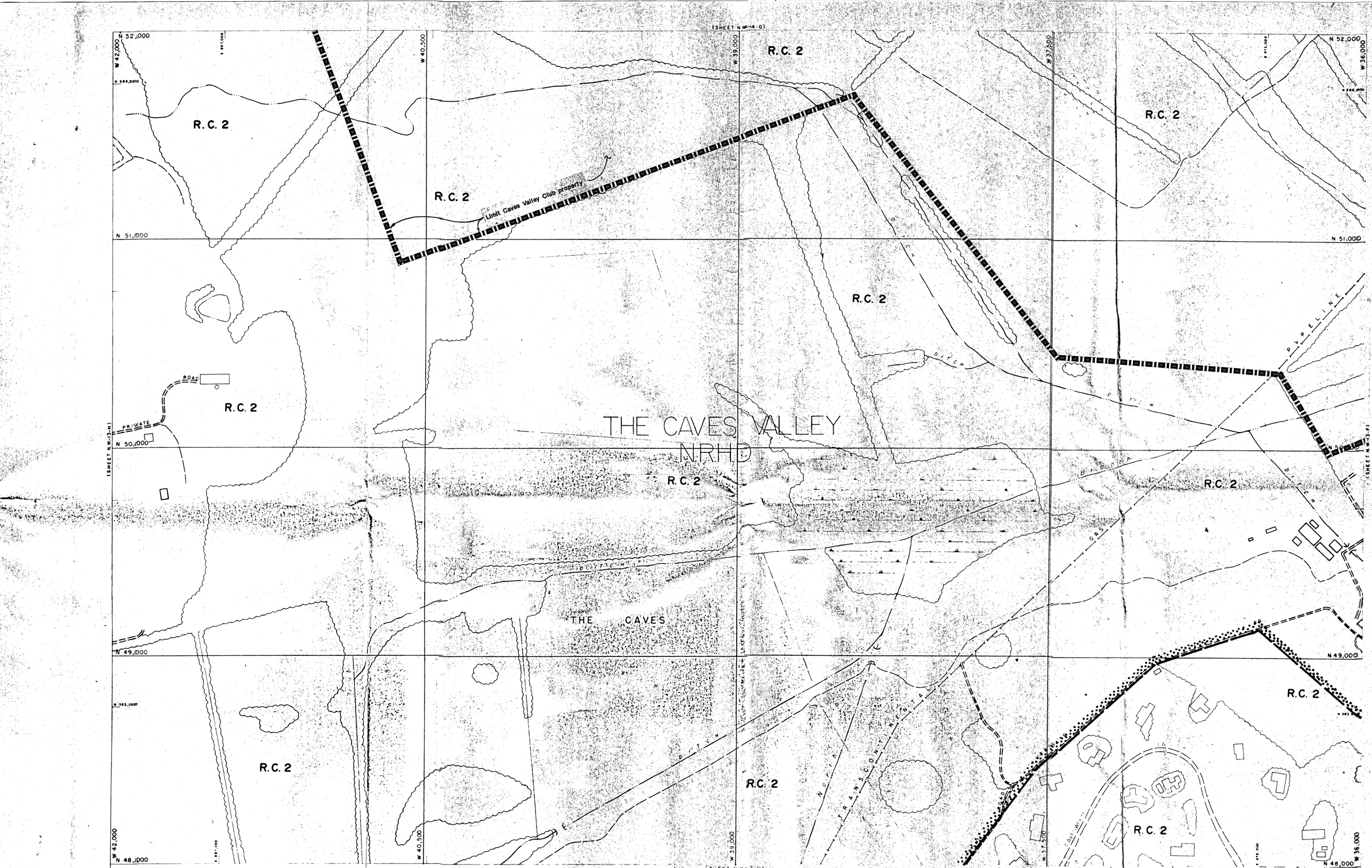
OCT 3 1 1990
DAFT-McCUNE-WALKER, INC.

PETITIONER'S EXHIBIT 1

91-221-SPHA

PLAT TO ACCOMPANY ZONING PETITION
A PORTION OF THE PROPERTY OF
GREENSPRING ELSEROAD ASSOCIATES LIMITED PARTNERSHIP, 12114 GREENSPRING AVE.,
AND A PORTION OF THE PROPERTY OF
CAVES VALLEY CLUB, INC., 2290 BREEDS RD.

4th Election District — Baltimore County, Md.
Scale: 1"=50 — September 7, 1990
COUNCILMANIC DISTRICT 3



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

T - SE

T - NE

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

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SCALE	LOCATION	SHEET
1" = 200' ±	THE CAVES	N.W. 13-G
DATE OF PHOTOGRAPHY JANUARY 1986		

JOB # 88015DA 11-30-90