



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 6, 2022

James E. Matis, P.E.
954 Ridgebrook Road, Suite 120
Sparks, MD 21152

RE: Spirit and Intent Request
Zoning Case 1992-0413-XA
Greenspring Valley Country Club
Tax Account # 17-00-000751

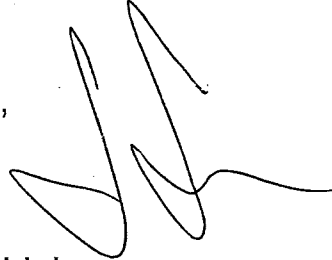
Mr. Matis,

This refers to your March 24, 2022 letter to Mr. Jeff Perlow, Chief of Zoning. You requested in your letter permission to remove a "halfway/rest hut" structure and to replace it with a new one in the same general area of the golf course, and are asking that the proposed change be deemed to be within the Spirit & Intent of the granted relief in case 1992-0413-XA.

Please be advised that based upon your provided redlined site plan, floor plan and architectural drawing, your proposed change has been determined to be within the Spirit & Intent of the original decision and has been APPROVED. Please be further advised that your submitted documents and this letter will become a permanent part of case # 1992-0413-XA.

This letter is strictly limited to the application of the BCZR as applied to the Spirit & Intent request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Seidelman', written over the word 'Sincerely,'.

Jason Seidelman
Planner II, Zoning Review

File: JSS/22-0245

MATISWARFIELD

Consulting Engineers

22-0245
JS

March 24, 2022

Mr. Jeff Perlow, Supervisor Zoning Review
Baltimore County Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Suite 111
Towson, Maryland

Re: **SPIRIT AND INTENT REQUEST**
Greenspring Valley Country Club, Inc. ("GSVCC")
Tax Map 0067 Parcel 0098 ("PROPERTY")
Tax Account No 1700000751
3rd Election District, 2nd Councilmanic District

Dear Mr. Perlow,

This firm represents the Greenspring Valley Country Club, Inc. owner of the above-referenced **PROPERTY** which is located on the west side of Garrison Forest Road, north of Greenspring Valley Road. The **PROPERTY** is the subject of a Zoning Case 1992-413-XA, in which the Zoning Commissioner approved a Special Exception for a Country Club and Golf Course, as well as variances related to setback, signage and off-street parking, as well as Case 1999-357-X in which the Zoning Commissioner approved a Special Exception for the expansion of the Country Club to include additional tennis and paddle ballcourts, accessory structures and parking areas.

At this time, **GSVCC** desires to erect a new "halfway/rest hut" structure to replace an older structure which had been utilized for this same purpose. The new 1,200 square foot structure would be located on the west side of Golf Course Road and completely within the previously approved Special Exception area. The structure will be 18 feet in height and conform to all required bulk regulations

I have enclosed copies of the previously granted orders and copies of the Petitioner's site plan which accompanied the most recent order. The plans, (Sheet 3 of 4) identify the intended location of the new "halfway/rest hut" structure relative to the existing structure.

In consideration of the aforesaid, **GSVCC** contends and desires to confirm that the proposed structure, which serves the golf course use, is within the Spirit and Intent of the Baltimore County Zoning Regulations and the previously approved Zoning Order in Case 1992-413-XA..

Mr. Jeff Perlow, Supervisor Zoning Review
Baltimore County Department of Permits, Approvals and Inspections
March 24, 2022
Page 2

With this letter, I have enclosed with this letter a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review.

If, after reviewing this letter and the attachments hereto, you are able to offer the requested confirmation to this inquiry, please countersign this letter below. If you require any additional information in order to complete your review, please feel free to contact me. I can be reached at 410-472-5416 or email at jem@matiswarfield.com

Thank you for your consideration.

Sincerely,
MATIS WARFIELD, INC.

James E. Matis , P.E.

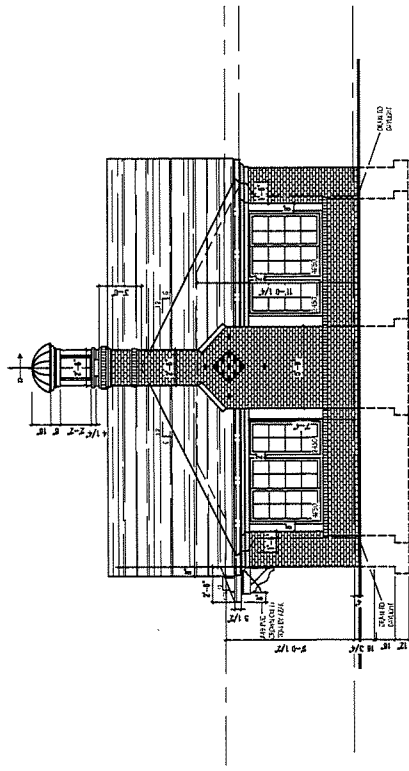
JEM:jm

enclosures: Orders in prior cases; Red-line of Petitioner's Site Plan Exhibit Case 1999-357-X

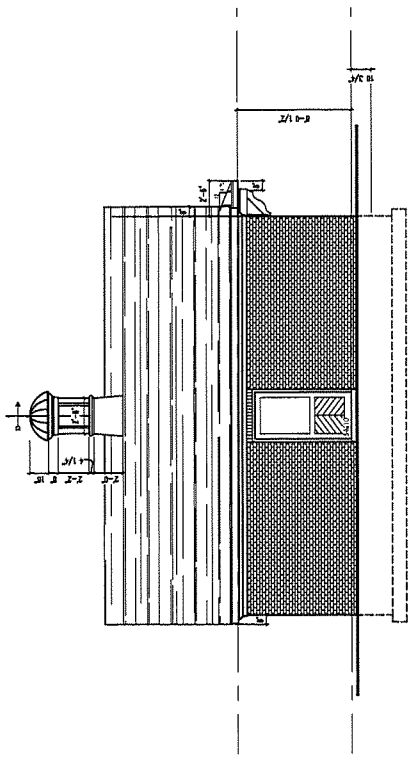
ACCEPTED AND AGREED

Mr. Jeff Perlow, Supervisor Zoning Review
Baltimore County Department of Permits, Approvals and Inspections

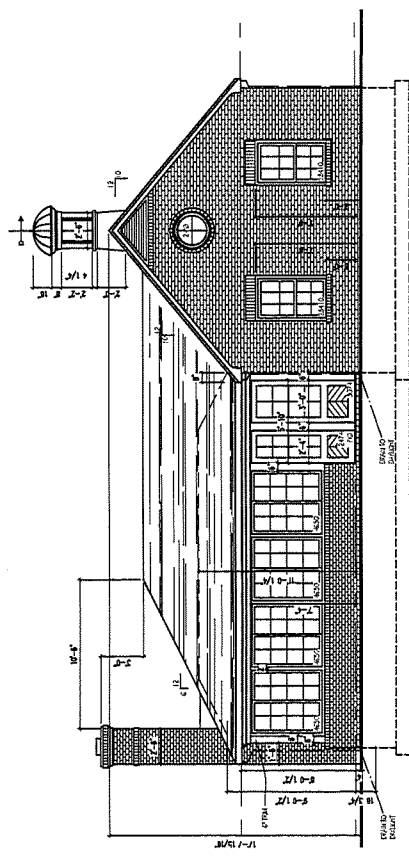
Date



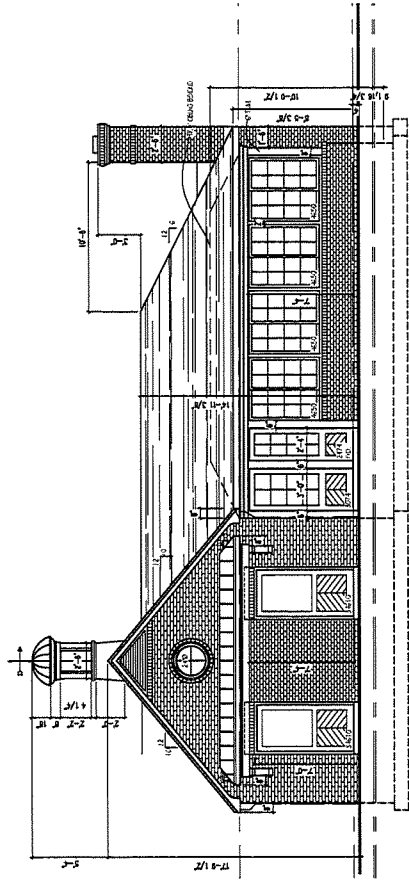
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

REVISED:	DATE: 11-23-21
1. 11-23-21	11-23-21
2. 11-23-21	11-23-21
3. 11-23-21	11-23-21
4. 11-23-21	11-23-21
5. 11-23-21	11-23-21
6. 11-23-21	11-23-21
7. 11-23-21	11-23-21
8. 11-23-21	11-23-21
9. 11-23-21	11-23-21
10. 11-23-21	11-23-21

CONTENT:
ELEVATIONS

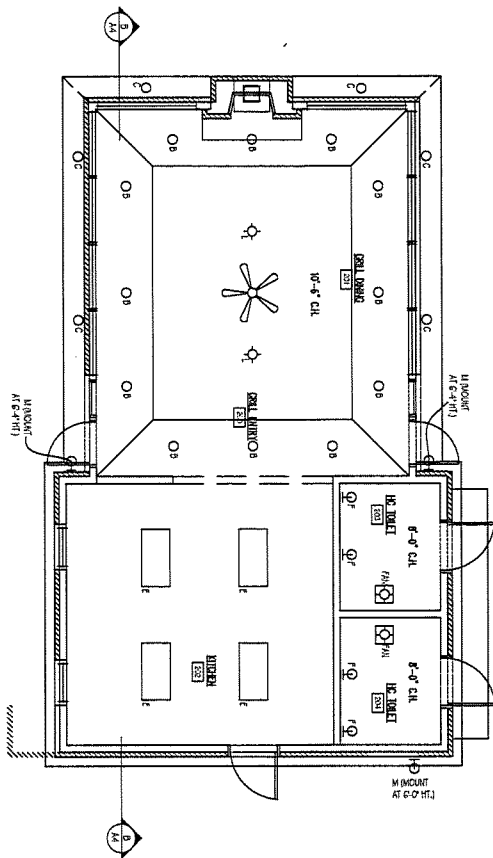
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
DATE: 11-23-21
CHECKED BY: STAFF
DATE: 11-23-21
APPROVED BY: STAFF
DATE: 11-23-21
CONSTRUCTION NOTICE
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
DEPARTMENT ACT 1916

A1

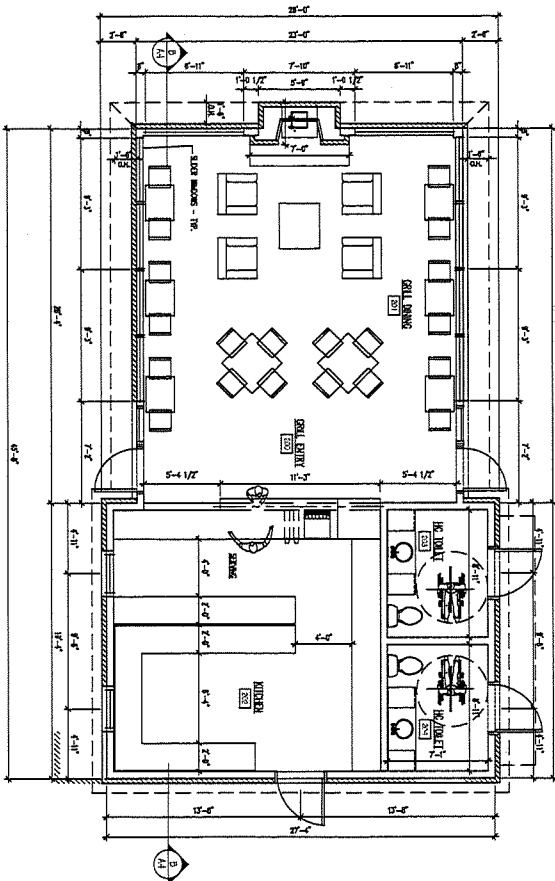
SHEET 1 OF 3

PRCING PLANS FOR PROPOSED
SNACK SHACK BUILDING

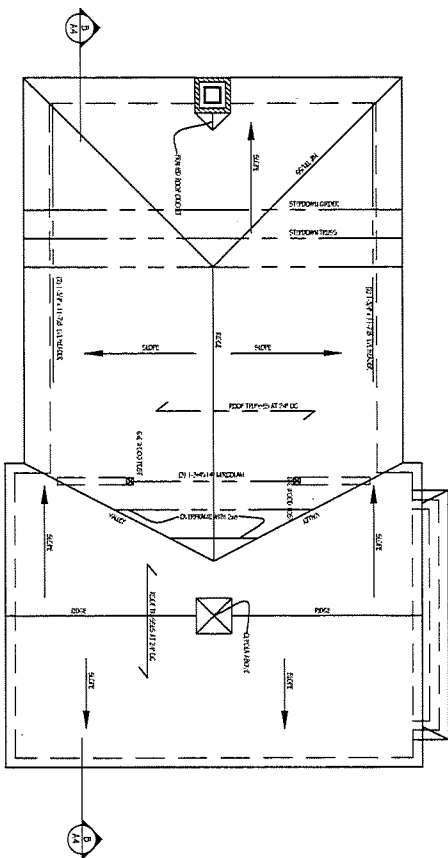
PETER W. RATCHFORD, AIA
ARCHITECTS
10001 Skyway Blvd.
Birmingham, Alabama 35243
205.988.1111
www.pwraia.com



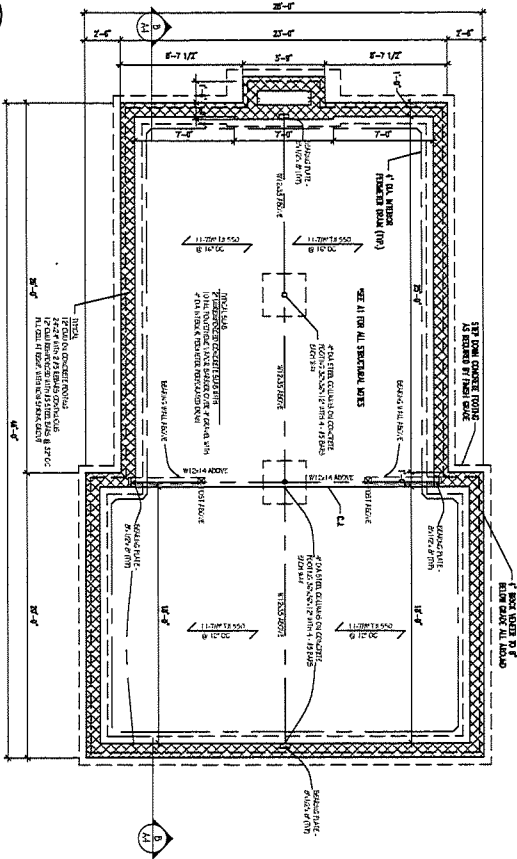
3 REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"



1 MAIN FLOOR PLAN
1,156 SQ. FT.
SCALE 1/8" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"



2 MAIN FLOOR FRAMING PLAN
SCALE 1/8" = 1'-0"

PRCING PLANS FOR PROPOSED SNACK SHACK BUILDING

CONTENTS:

PLANS

REVISION	DATE
1	10/1/10
2	10/1/10
3	10/1/10
4	10/1/10
5	10/1/10
6	10/1/10
7	10/1/10
8	10/1/10
9	10/1/10
10	10/1/10

DATE: 10/1/10

SCALE: 1/8" = 1'-0"

DRAWN BY: STAFF

CHECKED BY: STAFF

DESIGNED BY: STAFF

CONSTRUCTION: STAFF

THESE PLANS ARE THE PROPERTY OF PETER W. RATCLIFFE, AIA, ARCHITECTS. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PETER W. RATCLIFFE, AIA, ARCHITECTS.

CONTRACT: ACT 198

A1

SHEET 1 OF 3

PETER W. RATCLIFFE, AIA, ARCHITECTS
10401 Stevenson Road
New York, Maryland 21113
PETER@PETERW.RATCLIFFE.COM

[illegible]

SECTIONS
SCALE 1/4" = 1'-0"
1
A3

[illegible][illegible][illegible]

A3

PRCING PLANS FOR PROPOSED SNACK SHACK BUILDING

PETER W. RATCLIFFE, A.I.A.
A R C H I T E C T S
10404 Stevenson Road
Newport, Maryland 21153
410.264.7918 Fax 410.264.9057 PIETER@RATCLIFFARCHITECTS.COM

CONTENT:
SECTION 15

SECTIONS

REVISED: 1/1/20

1.	7.
2.	8.
3.	9.
4.	10.
5.	

DATE: F: 6-25-21
SCALE: 1/4" = 1'-0"

! CHARTER TRAVELERS ENJOYING A SPECIAL
HOLIDAY OR ANOTHER SPECIAL DAY ARE
A GREAT SOURCE OF BUSINESS FOR THE
LAW OFFICES OF THE CITY OF PHOENIX.

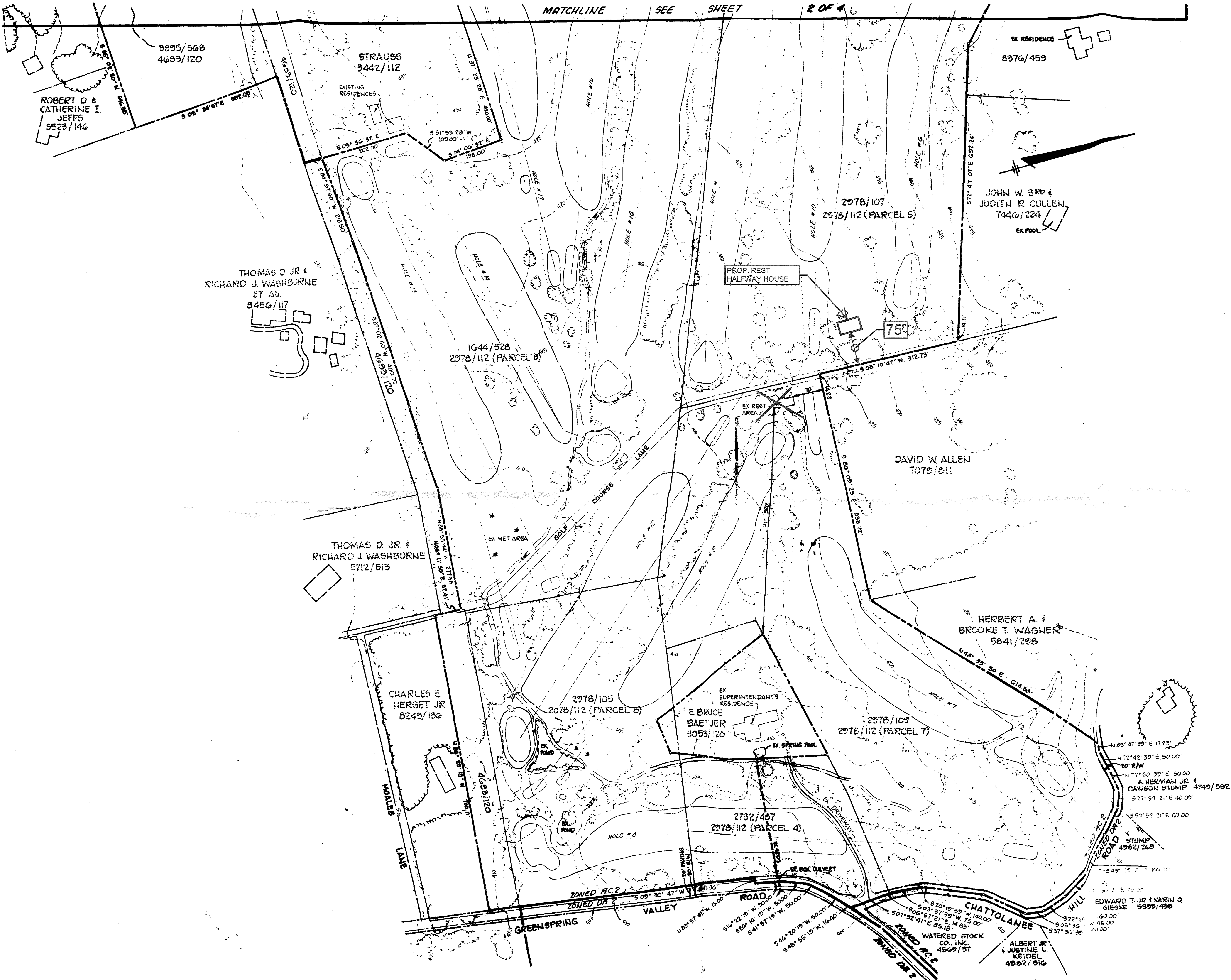
OWNERSHIP OF DOCUMENTS NOTICE

ALBERTA: FROM 1980 TO 1984, THE
ACTING ATTORNEY GENERAL
AND THE ATTORNEY GENERAL
WERE BOTH IN THE CROWN
OFFICE OF THE ATTORNEY
GENERAL.

COPYRIGHT ACT 1976

3.

11



SPIRIT AND INTENT REQUEST
RELATED TO REST AREA /
HALFWAY HOUSE SHOWN ON
THIS SHEET

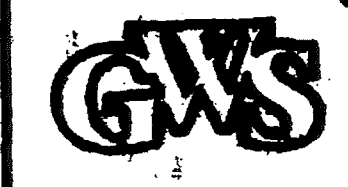
MATISWARFIELD
Consulting Engineers
954 Ridgebrook Road Suite 120 Sparks, Maryland 21152
410.583.7004 PHONE 410.583.1798 FAX
www.matiswarfield.com

MICROFILMED

SPIRIT AND INTENT REQUEST 3-24-22
**PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING**

GREENSPRING VALLEY HUNT CLUB
20 GREENSPRING VALLEY ROAD, GREENSPRING, MARYLAND 21117
ELECTION DISTRICT 9
APRIL 7, 1992

**GEORGE WALKER STEPHENS, JR.
AND ASSOCIATES, INC.**
Civil Engineers & Land Surveyors
400 GREENSPRING DRIVE, SUITE 100
GREENSPRING, MARYLAND 21117
(301) 822-0120



PLANNING, DESIGN AND CONSTRUCTION

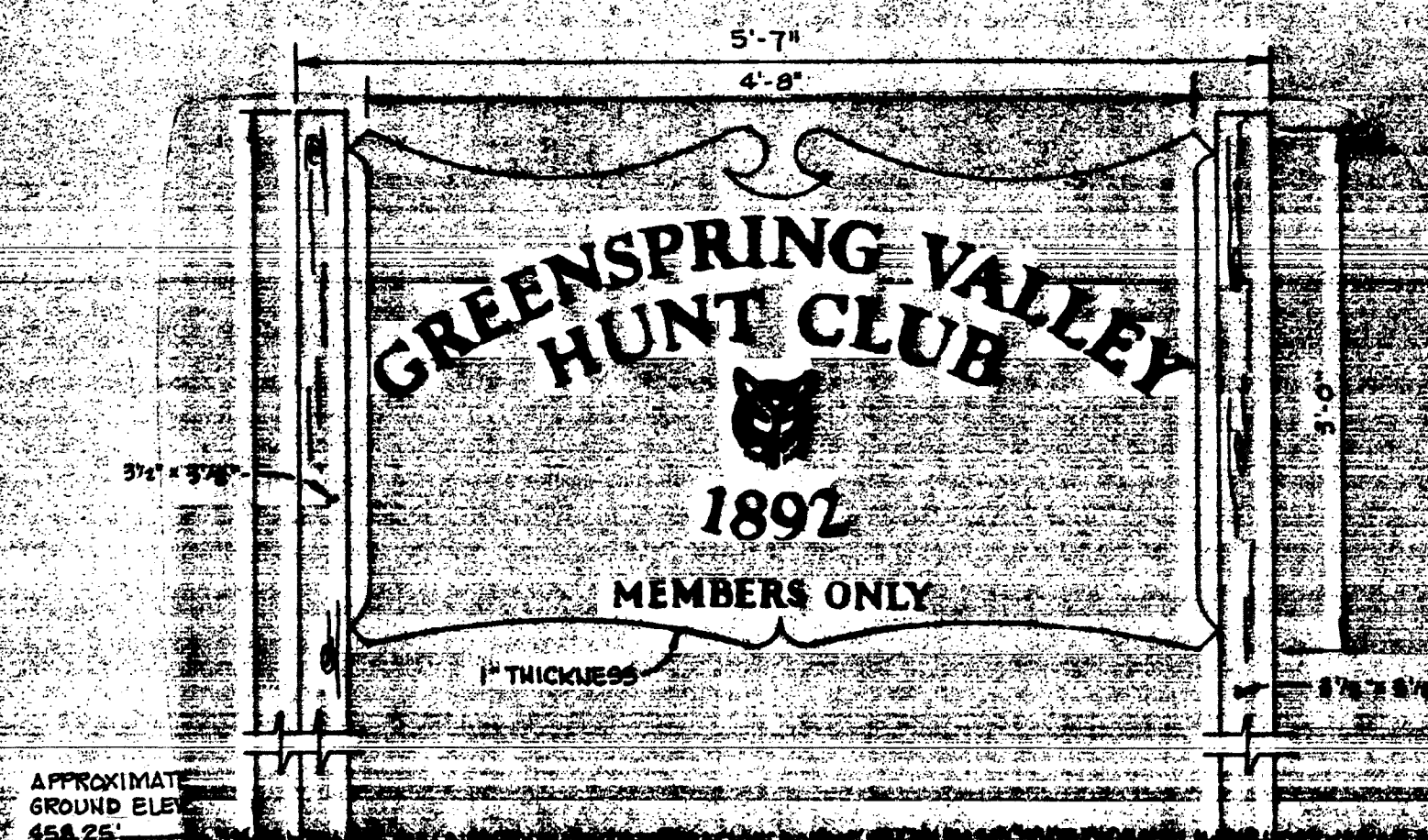
The use of the subject property is non-conforming. The Great Spring Valley Hunt Club does not want to restrict further improvements to a maximum of 75% of the existing ground floor area of the on-site buildings per Section 104.1 of B.C.S.R. To that end, the Club is filing for a special exception for a country club and golf course per Section 104.1 C.14 of the B.C.S.R.

WATERGATE

10. To permit a minimum setback structure to the Club House to be located 75 feet setback from the center line of Greeningham Valley Road in lieu of the required 75 foot setback as required per Section 1A01.3.B.1 of the C.C.R.S.
11. To permit a minimum setback between buildings to be 25 feet in lieu of the 70 feet as required by Sections 1A01.3.B.1 and 102.04 of the C.C.R.S.
12. To permit the existing 40,000 square foot identification sign to be 14 square feet in lieu the one square foot per Section 411.14 of the C.C.R.S.
13. To permit 132 off-street parking spaces in lieu of the 144 parking spaces as required per Section 402.C.4.4 of the C.C.R.S.

REASON FOR AMENDMENT TO
PETITION FOR SPECIAL EXCEPTION

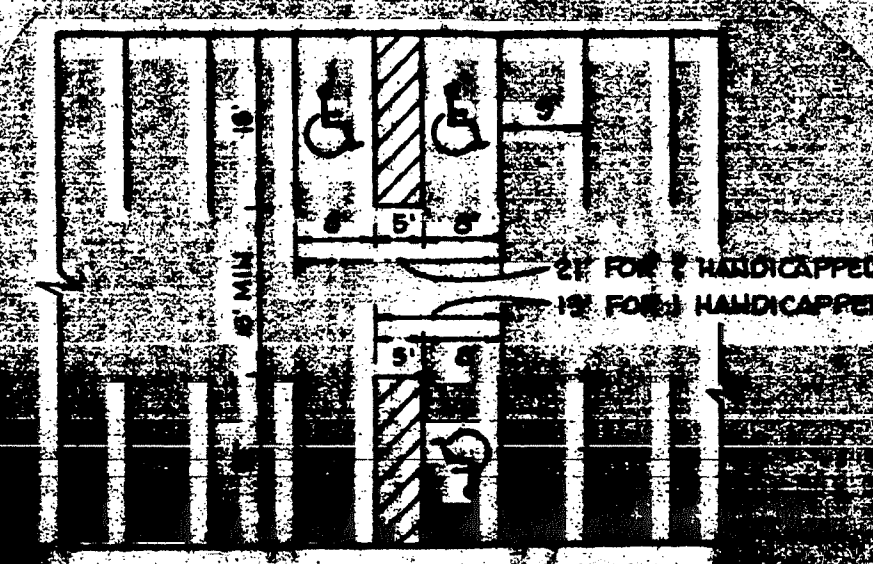
1. TO INCORPORATE ADDITIONAL PROPERTY INTO THE SPECIAL EXCEPTION & GREEN SPRING VALLEY HUNT CLUB PROPERTY.
2. TO AMEND PLAN TO INCLUDE ADDITIONAL TENNIS COURTS & FUTURE RELOCATION OF PADDLE BALL COURTS, TENNIS BUILDING, ACCESSORY STRUCTURES & ADDITIONAL PARKING.



LOCATION - 1/2 MI. FROM EDGE OF PAVING ON GREENSPRING VALLEY ROAD
1/2 MI. FROM EDGE OF PAVING OF DRIVEWAY
SQUARE FOOTAGE OF SIGN - 14.0 S.F.
ILLUMINATION - NONE
DOUBLE FACED
GREEN LETTERING ON WHITE WOOD
FREE-STANDING

EXISTING WOOD SIGN

SCALE: 1" = 1'



TYPICAL PARKING LAYOUT

SCALE 1-2

GENERAL NOTES:

- [illegible]

SPIRIT AND INTENT REQUEST
RELATED TO REST AREA /
HALFWAY HOUSE SHOWN ON
SHEET 3 OF 4

MATISWARFIELD

Consulting Engineers
954 Ridgebrook Road Suite 120 Sparks, Maryland 21152
410.683.7004 **PHONE** 410.683.1798 **FAX**
 www.matiswarfield.com



SPIRIT AND INTENT REQUEST 3-24-22

PLAN TO ACCOMPANY A SPECIAL EXCEPTION HEARING

GREENBERG'S YALIN UNICORN

GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21119
ELECTION DISTRICT # _____ COUNTY COUNCIL DISTRICT # _____
APRIL 3, 1987 _____ SCALE: AS SHOWN

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

GWS CIVIL ENGINEERING & LAND SURVEYORS
656 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
301.551.8800

SUBJECT: 66-4

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 29, 2005

Mr. J. Robert Green, P.E.
Vice-President Century Engineering
32 West Road
Towson, Maryland 21204

Re: **Greenspring Valley Hunt Club**
Proposed New Pool House
3rd Election District

Dear Mr. Green,

Your letter to Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. Your client's request is for this office's approval of a proposed new pool house. The new building would be within the area of the prior granted Special Exception as shown on the submitted site plan and would not require a new Zoning Variance. The new pool house and snack shack are needed to expand the locker, shower and restroom facilities and to provide food and drink for the members without having to go into the clubhouse. The new construction will serve swimmers and tennis players. The membership has not changed and there are no new parking spaces and none have been lost. The area of the proposed pool house is 1,592 sq.ft. The area of the proposed pool house is 2,315 sq.ft. The area of the snack shack is 1,483 sq.ft. The proposed pool house will be connected to the snack shack by an 18-foot long functional breezeway as shown on the submitted site plan. The proposed as stated above and shown on the plan will be approved as being within the Spirit and Intent of Zoning Case number 92-413-XA.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", is written over a light blue circular stamp.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/ clb
C: Case No. 92-413-XA

Visit the County's Website at www.baltimorecountyonline.info



August 12, 2005

Mr. Timothy M. Kotroco
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Greenspring Valley Hunt Club
Spirit and Intent Letter
CEI Project No. 25130.00

Dear Mr. Kotroco:

Please find enclosed a copy of the Zoning Opinion (Case #92-413 XA) for a Special Exception which was granted to the above mentioned property along with setback variances required for the existing country club complex. Greenspring Valley Hunt Club had operated as a nonconforming use for approximately 100 years. The property is zoned RC-2, RC-5 with a sliver of DR 3.5 and consists of approximately 130 ac.±.

In the process of evaluating the usage of the club, it was determined that a new pool house would be needed.

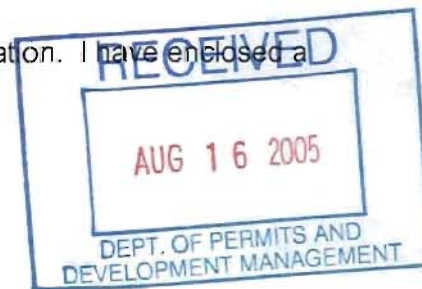
The new building would be within the area of the Special Exception and would not require a new zoning variance at this location. Access to and from the pool house area is existing.

The new pool house and snack shack were needed to expand the locker, shower and restroom facilities and to provide food and drink for the members without having to go into the clubhouse. There have not been many additions to the club facilities over the years and this new construction will serve both swimmers and tennis players. The membership has not changed and there are no new parking spaces and none have been lost.

The area of the existing pool house is 1,592 S.F.±. The area of the proposed pool house is 2,315 S.F.±. The area of the snack shack is 1,438 S.F.±. The new pool house will be connected to the snack shack by a functional breezeway that is 18 feet long.

We will not be disturbing any area beyond the immediate building area. We are asking confirmation that the proposed change is within the spirit and intent of both the Baltimore County Zoning Regulations and the previous zoning case.

I am enclosing a red line plan showing the proposed pool house location. I have enclosed a check for \$ 40.00 for the County review.



Mr. Timothy Kotroko
Department of Permits and Development Management
RE: Greenspring Valley Hunt Club
Page Two – August 12, 2005

I am sending this request at the suggestion of Paul Lee, who discussed this matter with John Lewis.

Thank you for your consideration of this request.

Very truly yours,

CENTURY ENGINEERING, INC.

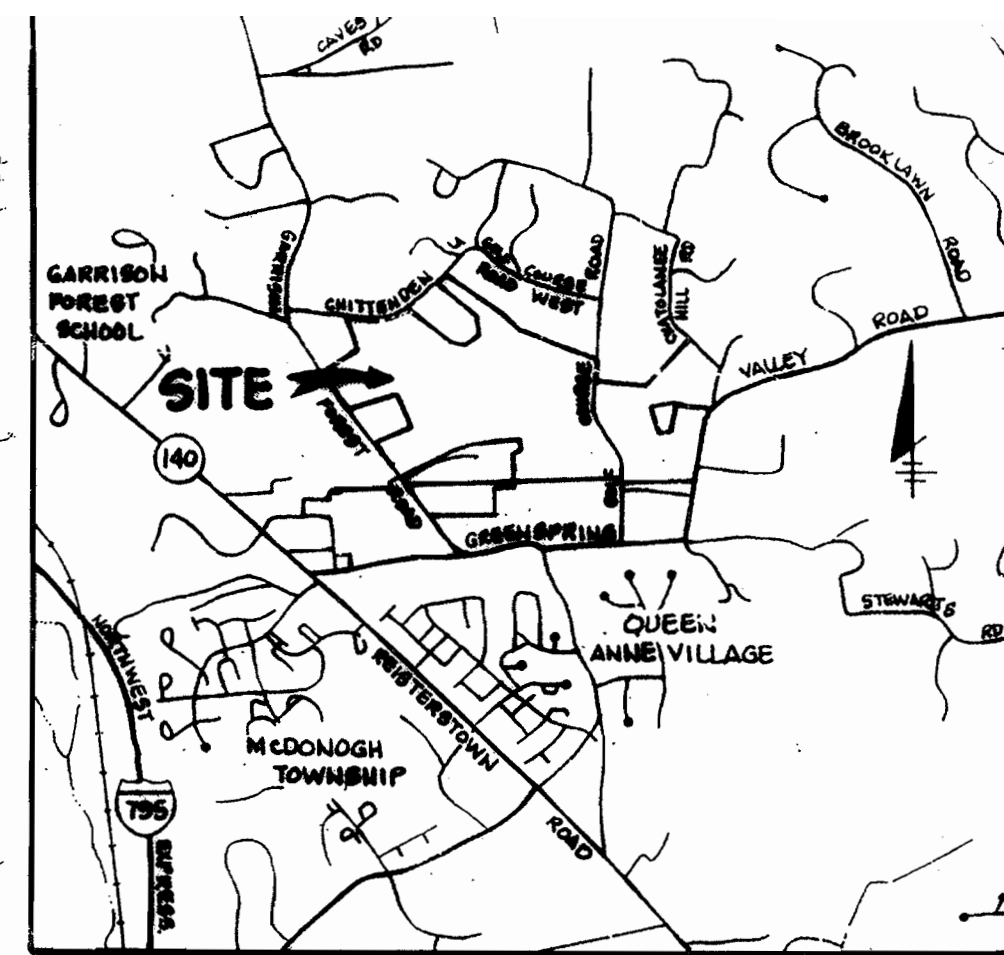
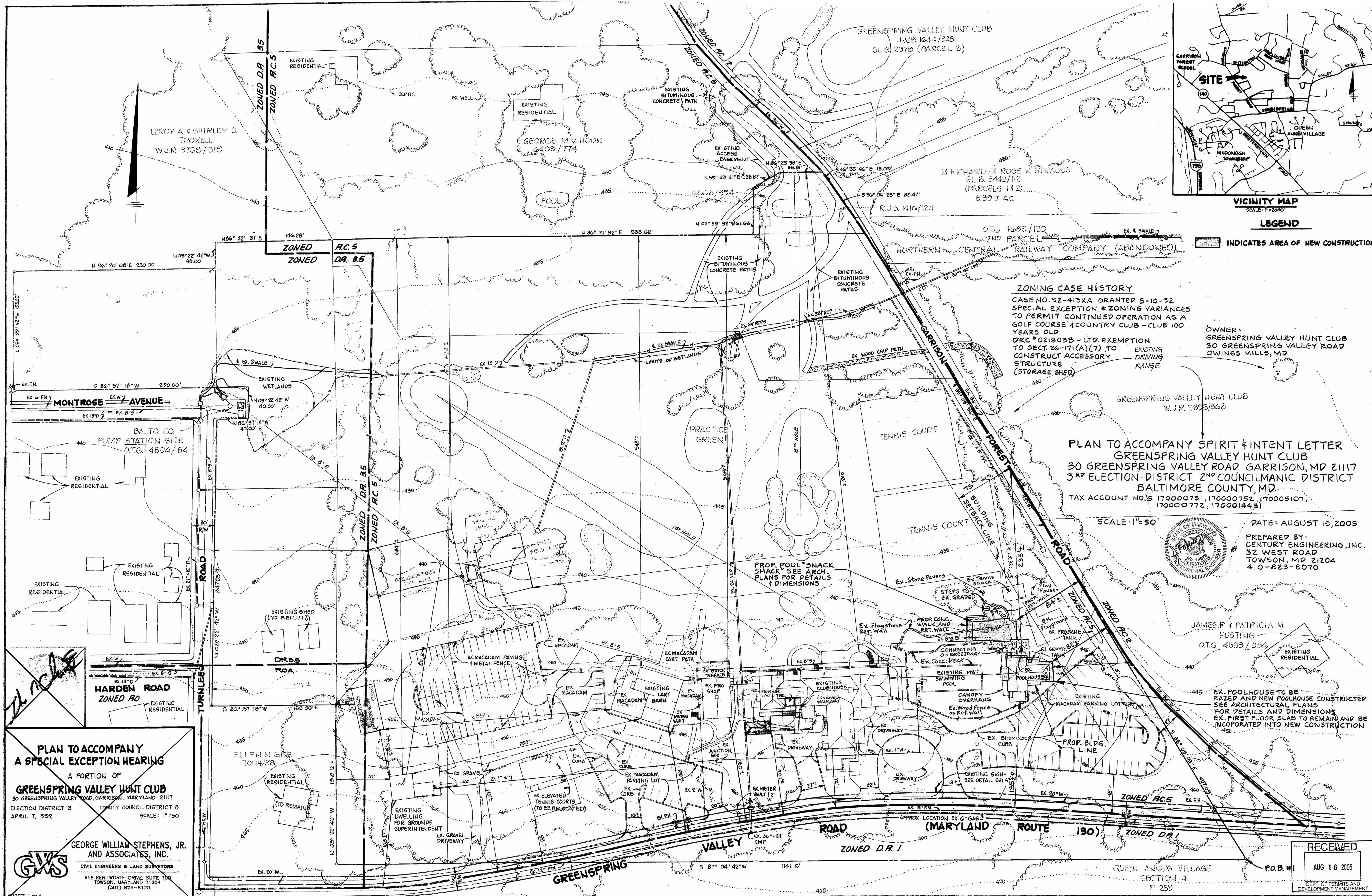
A handwritten signature in black ink, appearing to read 'JRG' or similar, written in a cursive style.

J. Robert Green, P.E.
Vice President

JRG/cn

cc: Sam Moore,GM-GVHC

Wfile\Login2\Land-Dev\LD05\corr\GreenspringVHC-Kotroko-Spirit-Intent-jrg-8-12-05



VICINITY MAP
SCALE: 1"=2000'

LEGEND
INDICATES AREA OF NEW CONSTRUCTION

ZONING CASE HISTORY
CASE NO. 92-413XA GRANTED 5-10-92
SPECIAL EXCEPTION & ZONING VARIANCES
TO PERMIT CONTINUED OPERATION AS A
GOLF COURSE & COUNTRY CLUB - CLUB 100
YEARS OLD
DRC #021803B - LTD. EXEMPTION
TO SECT. 26-171(A)(7) TO
CONSTRUCT ACCESSORY
STRUCTURE (STORAGE SHED)
OWNER:
GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD
OWINGS MILLS, MD

PLAN TO ACCOMPANY SPIRIT & INTENT LETTER
GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD GARRISON, MD 21117
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD
TAX ACCOUNT NO.'S 170000751, 170000752, 170005107,
170000772, 1700014431

DATE: AUGUST 15, 2005
PREPARED BY:
CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MD 21204
410-823-8070



**PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING**
A PORTION OF
GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21117
ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992 SCALE: 1"=50'

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

RECEIVED
AUG 16 2005
P.O.B. #1
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



Baltimore County
Department of Permits and
Development Management

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

January 30, 2003

RECEIVED

FEB 10 2003

Paul Lee
32 West Road
Towson, Maryland 21204

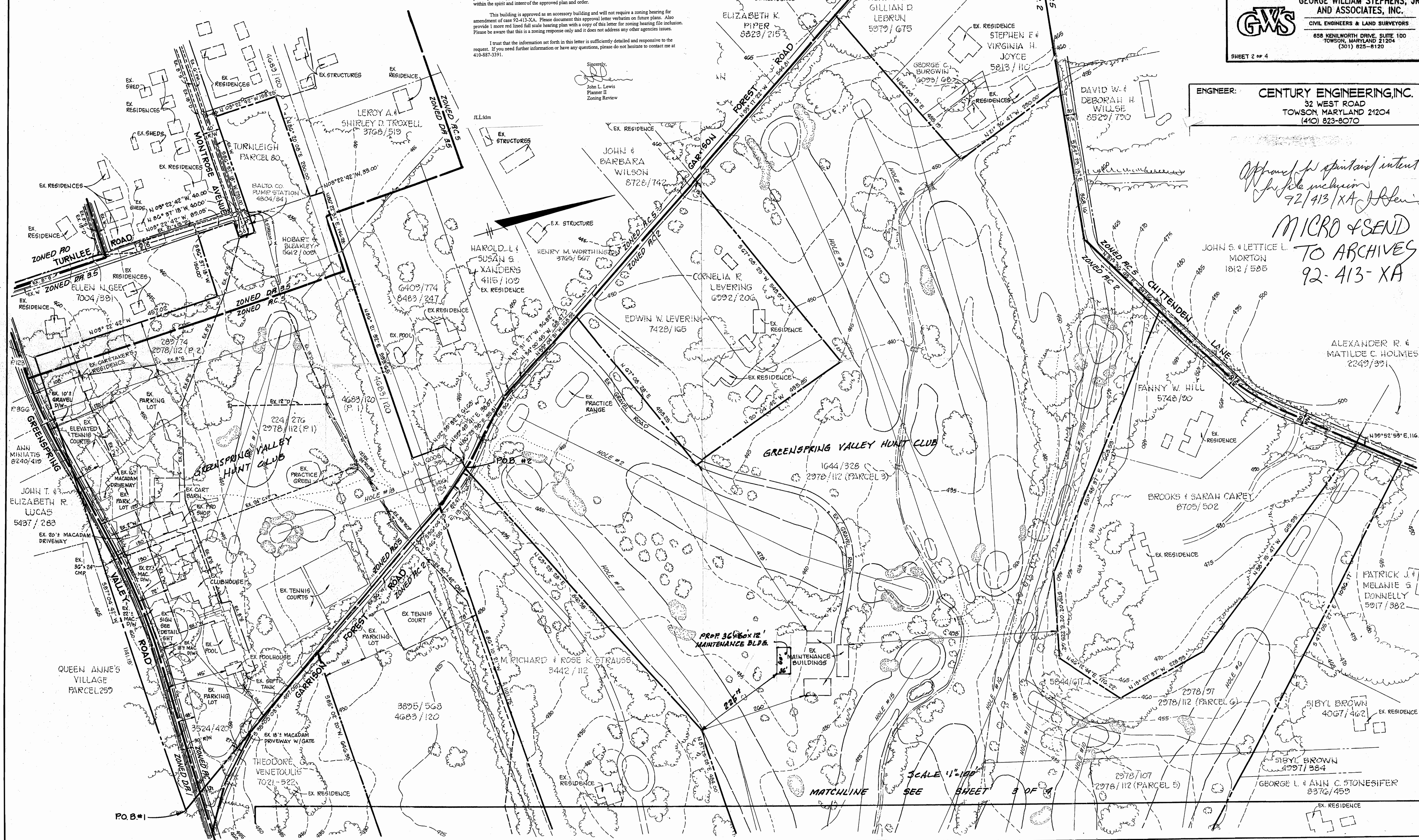
Dear Mr. Lee:
Re: Greenspring Valley Hunt Club, 30 Greenspring Valley Rd., 3rd E.D.
Zoning Verification

Staff has reviewed your correspondence and red lined site plan from case 92-413-XA in which you request an approval of the construction of a 36' X 60' X 12' (high) maintenance building as being within the spirit and intent of the approved plan and order.

This building is approved as an accessory building and will not require a zoning hearing for amendment of case 92-413-XA. Please document this approval letter verbatim on future plans. Also provide 1 more red lined full scale hearing plan with a copy of this letter for zoning hearing file inclusion. Please be aware that this is a zoning response only and it does not address any other agency issues.

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

Sincerely,
John L. Lewis
Planner II
Zoning Review



PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING

GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21117
ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

SHEET 2 OF 4

ENGINEER: **CENTURY ENGINEERING, INC.**
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

*Approved for spirit and intent
for file inclusion
92/413/XA*
**MICRO & SEND
TO ARCHIVES
92-413-XA**

SCALE 1"=100'
SEE SHEET 3 OF 4

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
Cor. W/S Greenspring Valley Rd. and W/S Garrison Forest Road
30 Greenspring Valley Road
3rd Election District
1st Councilmanic District
Greenspring Valley Hunt Club
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 92-413XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Zoning Variance. As to the special exception, the Petitioner, Greenspring Valley Hunt Club, seeks permission to continue to operate a country club and golf course at the subject locale, pursuant to Section 1A01.2.C.10 of the Baltimore County Zoning Regulations (BCZR). As to the Petition for Zoning Variance, there are four specific variances requested. They are: (1) to permit a principal structure (the Club House) to have a 72 ft. setback from the center line of Greenspring Valley Road in lieu of the required 75 ft. setback as required per Section 1A01.3.B.3 of the B.C.Z.R.; (2) to permit a minimum setback between buildings to be 23 ft. in lieu of the 70 ft. as required by Sections 1A01.3.B.3 and 102.2 of the B.C.Z.R.; (3) to permit the existing on-site single faced identification sign to be 14 sq. ft. in lieu of the one sq. ft. per Section 413.1.a of the B.C.Z.R.; and (4) to permit 132 off-street parking spaces in lieu of the 144 parking spaces as required per Section 409.6.A.4 of the B.C.Z.R. All of the relief requested is more particularly described on Petitioner's Exhibit No. 1, the site plan to accompany the Petition for Special Exception and Variance.

The Petitioner, Greenspring Valley Hunt Club, by its representative, Thomas F. Obrecht, appeared, testified and was represented by Thomas D.

Washburne, Esquire. Also appearing on behalf of the Petition was Frederick Chadsey, the Engineer who prepared the site plan. There were no Protestants present.

Evidence presented at the hearing disclosed that the subject site is located in the western portion of the Greenspring Valley area. The entire site is approximately 130 acres, but is transected by Garrison Forest Road into 2 parcels. The site has enjoyed its present use as a private golf and country club, known as the Greenspring Valley Hunt Club, for approximately 100 years. The Club has approximately 600 members and is a private organization. As is clearly depicted on Petitioner's Exhibit No. 1, the site houses a golf course, tennis courts, swimming pool, a club house and other related out buildings.

Mr. Obrecht testified that the Club is now in the process of modernizing the clubhouse and bringing the facility into compliance with current building, electrical and other safety codes. Although there is no expansion of the membership contemplated, these renovations result in the need for the setback variances noted within the Petition. Also, although the Petitioner believes that the site would qualify as a nonconforming use under a Petition for Special Hearing, they have requested approval as a special exception instead. Their election, in this regard, is not based upon their present plans, but the possible limitation on future growth by the 25% growth cap on nonconforming uses as set forth within Section 104.3 of the B.C.Z.R. Lastly, Mr. Obrecht noted that the Petitioner is willing to comply with all of the comments made by the Zoning Advisory Committee.

Specifically, the Petitioner has agreed to convey certain portions of their tract to the County for the improvement of the intersection of Garri-

son Forest Drive with Greenspring Valley Road. Also, the Petitioner's plans call for reforestation of a portion of the site.

Mr. Chadsey also testified. He specifically described the proposed improvements and site layout as shown on Petitioner's Exhibit No. 1. He also addressed the requirements set forth within Section 502 of the B.C.Z.R. as they relate to the special exception and Section 307 as they apply to the variances requested. Specifically, as to the special exception, Mr. Chadsey believes there will be no adverse affect in any way upon the surrounding locale. He believes that each of the specific requirements set forth in Section 502.1 will be satisfied. The fact that there were no Protestants present reinforces this opinion. As to the variances, the setback variances are required to legitimize an existing situation. If the variances were denied, the Petitioner would surely suffer practical difficulty and would be required to demolish the existing buildings which have been in place for many years.

As to the sign variance, it is noted that this sign is only for identification purposes. It is shown in detail on Petitioner's Exhibit No. 1, and its erection would be within the spirit and intent of the B.C.Z.R. Lastly, Mr. Chadsey noted that the variance requested for the parking requirements is minor. He also noted that the Club does not experience any parking difficulties at the present time and that expansion of the membership is not contemplated.

In considering the Petitions before me, I am persuaded that both should be granted. As to the special exception, it is clear, based upon the uncontradicted testimony, that the use is not detrimental to the health, safety and general welfare of the locale. The mere fact that this

use has been present at this location for nearly a century is significant in this respect.

As to the variances, I believe that they should also be granted. It is evident that the Petitioner would suffer real practical difficulty if strict compliance with the regulations were mandated. The setback variances are only to legitimize an existing situation. From the vast size of this tract, it is clear that the variances will not detrimentally affect the surrounding locale. Likewise, the sign is minor in scope and is necessary for identification purposes. Further, I believe that the minor variance, as to the parking requirements, is justified. For the foregoing reasons, I shall grant the Petitions for Special Exception and Variances and will so order.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of July, 1992 that a Petition for Special Exception seeking permission to continue to operate a country club and golf course at the subject locale, pursuant to Section 1A01.2.C.10 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A01.3.B.3 of the B.C.Z.R. to permit a principal structure (the Club House) to have a 72 ft. setback from the center line of Greenspring Valley Road, in lieu of the required 75 ft. setback as required, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance from Sections 1A01.3.B.3 and 102.2 of the B.C.Z.R. to permit a minimum setback between buildings to be 23 ft., in lieu of the 70 ft., be and is hereby GRANTED; and,

PETITION FOR SPECIAL EXCEPTION / 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for See Attached Exhibit "A"

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

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

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

Contract Purchaser:

N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Thomas D. Washburne, Esq.

David R. Johnson, Esq.

Signature

Address

City and State

Attorney's Telephone No. 410-685-1120

Legal Owner(s):

Green Spring Valley Hunt Club

By: Thomas F. Obrecht

Signature

(Type or Print Name)

Signature

Address

City and State

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

Ulrich Kniep

30 Greenspring Valley Road

GARRISON, MD 21117 361-0433

ORDERED By The Zoning Commissioner of Baltimore County, this day of 1992, 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 day of 1992, at o'clock

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

REASON FOR PETITION FOR SPECIAL EXCEPTION

The use of the subject property is non-conforming. The Green Spring Valley Hunt Club does not want to restrict further improvements to a maximum of 25% of the existing ground floor area of the on-site buildings per Section 104.3 of B.C.Z.R. To that end, the Club is filing for a special exception for a country club and golf course per Section 1A01.2.C.10 of the B.C.Z.R.

VARIANCES REQUESTED

- To permit a principal structure (the Club House) to have a 72 foot setback from the center line of Greenspring Valley Road in lieu of the required 75 foot setback as required per Section 1A01.3.B.3 of the B.C.Z.R.
- To permit a minimum setback between buildings to be 23 feet in lieu of the 70 feet as required by Sections 1A01.3.B.3 and 102.2 of the B.C.Z.R.
- To permit the existing on-site single faced identification sign to be 14 square feet in lieu of the one square foot per Section 413.1a of the B.C.Z.R.
- To permit 132 off-street parking spaces in lieu of the 144 parking spaces as required per Section 409.6.A.4 of the B.C.Z.R.

EXHIBIT "A"

IT IS FURTHER ORDERED that a variance from Section 413.1.a of the B.C.Z.R. to permit the existing on-site single faced identification sign to be 14 sq. ft., in lieu of 1 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.4 of the B.C.Z.R. to permit 132 off-street parking spaces, in lieu of the 144 parking spaces as required, all in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the foregoing relief:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:man

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1992

Thomas D. Washburne, Esquire
Ober, Kaler, Grimes and Shriver
120 E. Baltimore Street, 8th floor
Baltimore, Maryland 21202-1643

RE: Petitions for Special Exception and Zoning Variance
Case No. 92-413-XA

Dear Mr. Washburne:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:man
att.
cc: Thomas F. Obrecht

Your petition has been received and accepted for filing this
13th day of April, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Thomas F. Obrecht, et al
Petitioner's Attorney: Thomas D. Washburne

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: April 28, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - April 20, 1992 & April 27, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Charles Eierman - ITEM 425
Green Spring Valley Hunt Club - ITEM 426 ✓
Brazil Property - ITEM 429
Gary P. Sweat - ITEM 430
Kathleen and Jimmy Ledwell
Jeffrey and Doris Scheeler
Louis and Janet Heidrich

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

425.txt
Petitns.txt

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #426
30 Green Spring Valley Road
Zoning Advisory Committee Meeting of
April 20, 1992

DATE: May 11, 1992

Redevelopment of this property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:sp

JABLON/TXTSP

Baltimore County Government
Fire Department

APRIL 21, 1992

(301) 887-4500

700 East Joppa Road Suite 901
Towson, MD 21204-5500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GREEN SPRING VALLEY HUNT CLUB
Location: #30 GREEN SPRING VALLEY ROAD
Item No.: 426 (MJK) Zoning Agenda: APRIL 20, 1992

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Pfeiffer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
APR 22 1992

ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tom F. Obrecht	1526 Greenspring Valley Rd
RICK CHADSEY	658 KENDLEWORTH DR TOWSON MD 21204
TOM WASHBURN	112 Greenspring Valley Rd 616 camp mills md 21117

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 27, 1992
Item 426

DATE: May 4, 1992

The Developers Engineering Division has reviewed the subject zoning item and we offer the following comments.

Prior to the issuance of a building permit, the Developer shall dedicate right-of-way to the County at no cost. This right-of-way is for the future relocation of the intersection of Garrison Forest Drive with Greenspring Valley Road.

The Developer's Engineer should contact the Developer's Engineering Division to determine the extent of the dedication.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developer's Engineering Division

RWB:DAK:s

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 5/4/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
10201-19 Dolfield Road	407 ✓	No Comments	4-13-92
RP			
200 Norris Ave.	408 ✓	No Comments	
RP			
2824-2828 Paper Mill Road (Victoria Woods CRG)	412 ✓	No Comments	
RP			
13024 Gent Road (Manly Property (minor sub expanded to CRG))	413 ✓	No Comments	
RP			
Seminary Overlook (Seminary & Thornton) CRG	414 ✓	No Comments	
RP			
2200 Joppa Road	417 ✓	No Comments	
RP			
1001 Oakland Road	418 ✓	No Comments	
RP			
Broadview II (Related to CRG refinement)	419 ✓	No Comments	
DEPRM RP (AT EIRD)		No Comments	
COUNT 20			
4 Hilltop Road North	420 ✓	No Comments	4-20-92
DEPRM RP (AT EIRD)			
10609 Brooklawn Road	422 ✓	No Comments	
RP			
8945 Satyr Hill Road	425 ✓	No Comments	
DEPRM RP (AT EIRD)			
Green Spring Valley Hunt Club (30 Green Spring Valley Road)		No Comments	
DEPRM RP (AT EIRD)			

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
MISCELLANEOUS PERMITS & LICENSES
ROOM 101, COUNTY OFFICE BUILDING, MAIL STOP 1111
TOWSON, MARYLAND 21204
887-3616

EXPEDITING MEMO

DATE 5/10/92

ANIMAL CONTROL/ANIMAL SHELTER	LAW OFFICE
BUILDINGS ENGINEER	PLUMBING INSPECTION
CENTRAL SERVICES	POLICE DEPARTMENT
DEPRM	PUBLIC WORKS DEPARTMENT
FIRE PREVENTION	TRAFFIC ENGINEERING
HEALTH DEPARTMENT	ZONING ADMINISTRATION ✓

Attached is (are) the application(s) listed below:
This is a NEW/RENEWAL application. LICENSE / PERMIT.

Please review, sign and return to this office as soon as possible. If you are disapproving an application please indicate reasons in the space provided on the application. Thank you for your prompt attention and cooperation in this process.

Disapproved
5-22-92
23
1992-93
James H. Thompson
Director, Supervisor
Miscellaneous Permits & Licenses

APPLICATION # 23
LICENSE YEAR 1992-93
NAME & ADDRESS
Green Spring Valley Hunt Club

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

APPLICATION TO OPERATE A RECREATIONAL CAMP FOR THE YEAR 1992

The undersigned hereby makes application for permit to operate a recreational camp in accordance with Article V, Section 13, of the Baltimore County Code 1978.

Trade Name GREEN SPRING VALLEY HUNT CLUB Camp Phone 410-363-0433

Camp Location 30 GREENSPRING VALLEY ROAD GARRISON MD Zip Code 21055

Owner of Facility SAME AS ABOVE Phone _____

Address of Owner SAME AS ABOVE Zip Code _____

No. of Persons accommodated daily 30 No. of Counselors 5

Operating Season: From JUNE 22 to JULY 31 Daily operating hrs. 9 AM to 3 PM

Water Supply: Metro ☒ Private _____

Sewage Disposal System: Metro ☒ Private _____

Will food be served? Yes ☒ Type Food: Vending _____ Prepackaged ☒ Prepared _____

Signature of Applicant George Hume Date 4/10/92 Print/type name GEORGE HUME Title CONTROLLER

30 GREENSPRING VALLEY ROAD GARRISON MD 21055 410-363-0433

Address of Applicant _____ Zip Code _____ Phone _____

NOTE: A plot plan must be filed with each application showing location of all structures located on the property.

All fuel containers must be fastened securely to the mobile home or trailer as required by the Standard For Mobile Homes, Section 4.2.3.3. 92-413.XA

DEPARTMENT APPROVAL AND DATE 5-22-92

The camp premises shall be in compliance with the Baltimore County Code, and requirements of the Department of Public Works, Fire Prevention, Plumbing Inspection and the Building Engineer - No Special Exception Granted

Approved for issuance of permit to the Department of Health this _____ Day of _____, 198__

BY: _____
Environmental Support Services
Bureau of Environmental Services

TO BE COMPLETED BY THE DEPARTMENT OF PERMITS & LICENSES

Application 23 Cash Slip No. 410-873 Date 5/10/92

Permit No. _____ Fee 150.00

Director

MAKE CHECK PAYABLE TO: BALTIMORE COUNTY, MARYLAND

Rev. 3/90

92-413-XA

PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING
A PORTION OF

GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21117
ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992

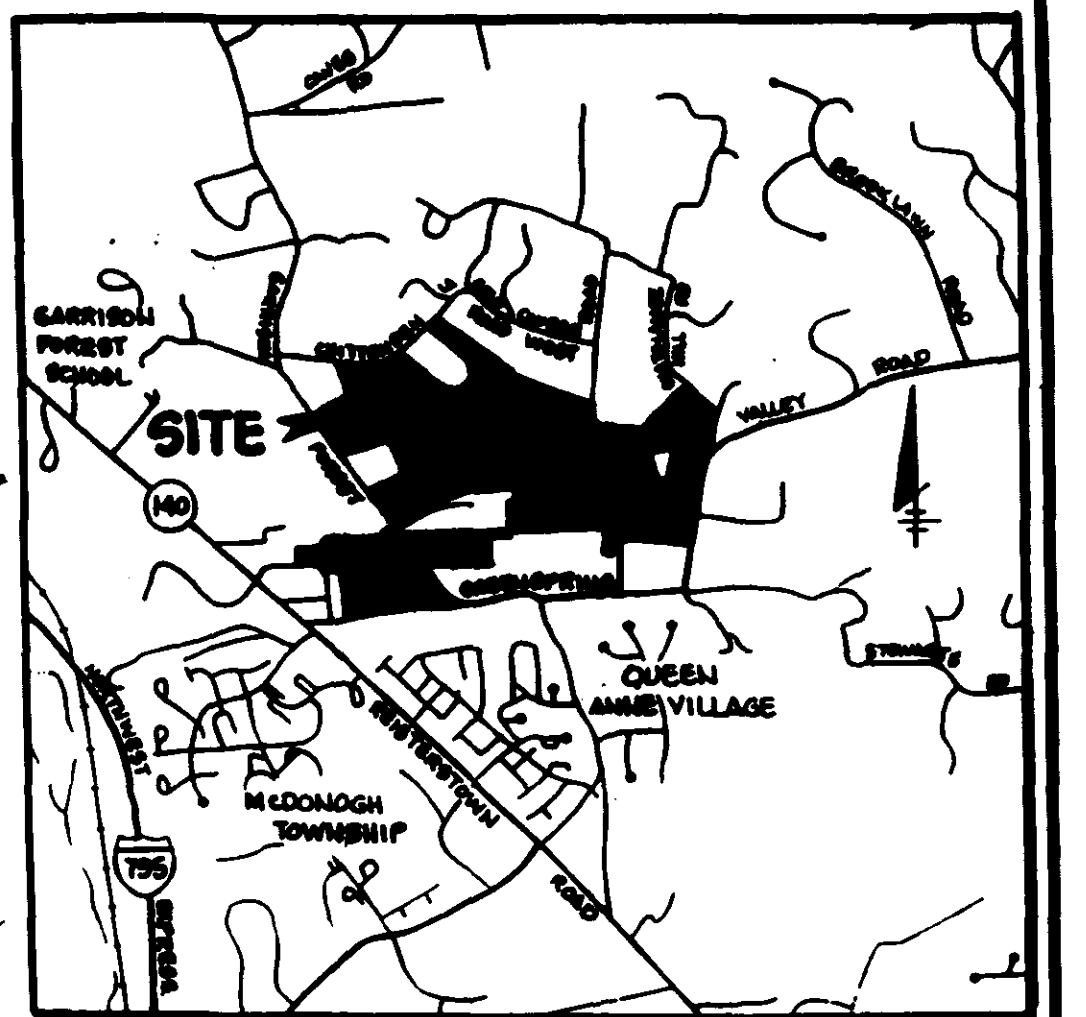
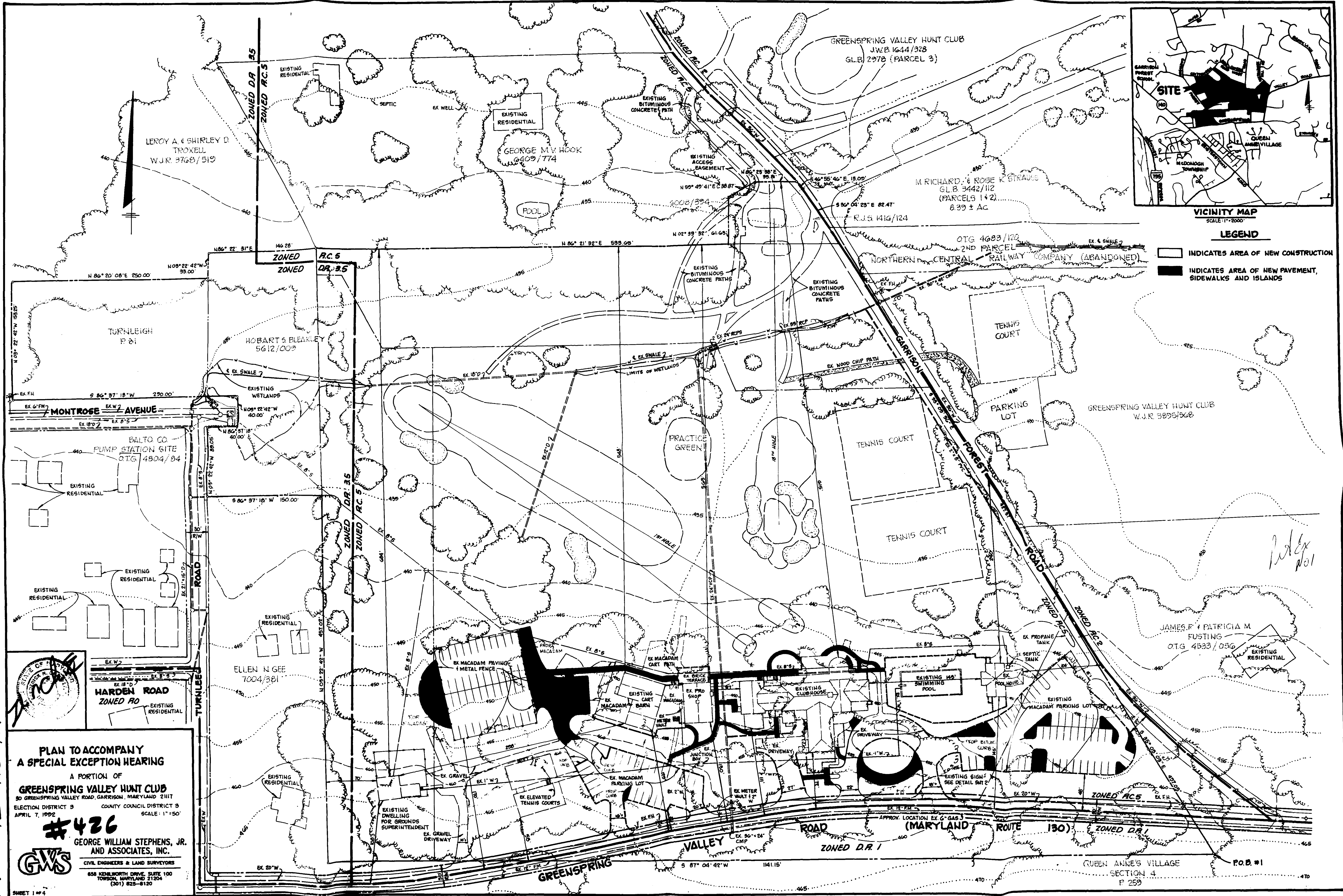
#426

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.



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

SHEET 1 OF 4



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- INDICATES AREA OF NEW CONSTRUCTION
- INDICATES AREA OF NEW PAVEMENT, SIDEWALKS AND ISLANDS

PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING

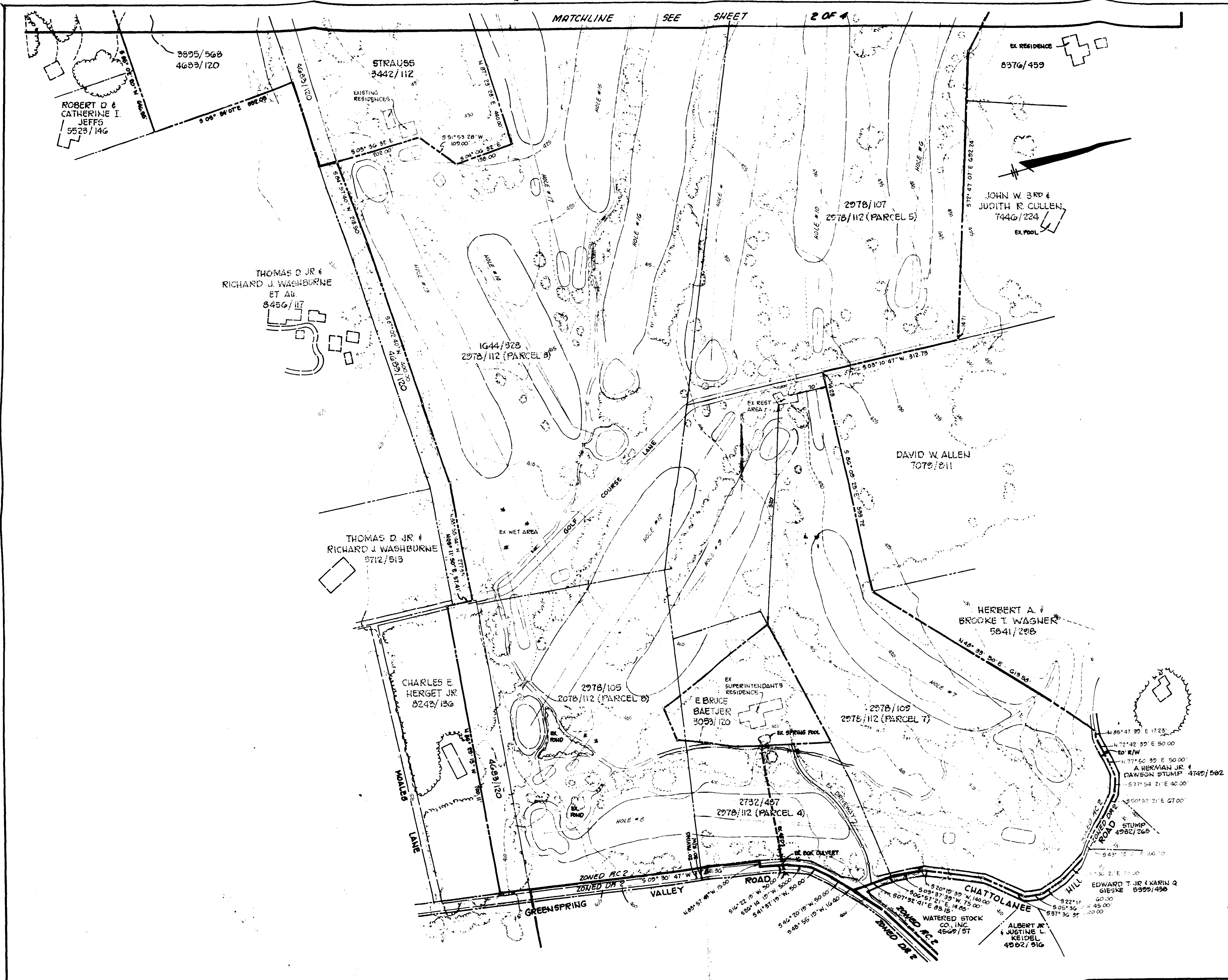
GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GARRISON, MARYLAND 21117
ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992 SCALE: 1" = 100'

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



SHEET 2 OF 4





MICROFILMED

**PLAN TO ACCOMPANY
A SPECIAL EXCEPTION HEARING**

GREENSPRING VALLEY HUNT CLUB
20 GREENSPRING VALLEY ROAD, GREENSBORO, N.C. 27409

DISTRICT DISTRICT 9 COUNTY COUNCIL DISTRICT 4
APRIL 1, 1992 SCALE 1"=100'

**GEORGE WALLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
ONE HARRISON DRIVE, SUITE 100
GREENSBORO, N.C. 27409
(319) 852-5100

GWS

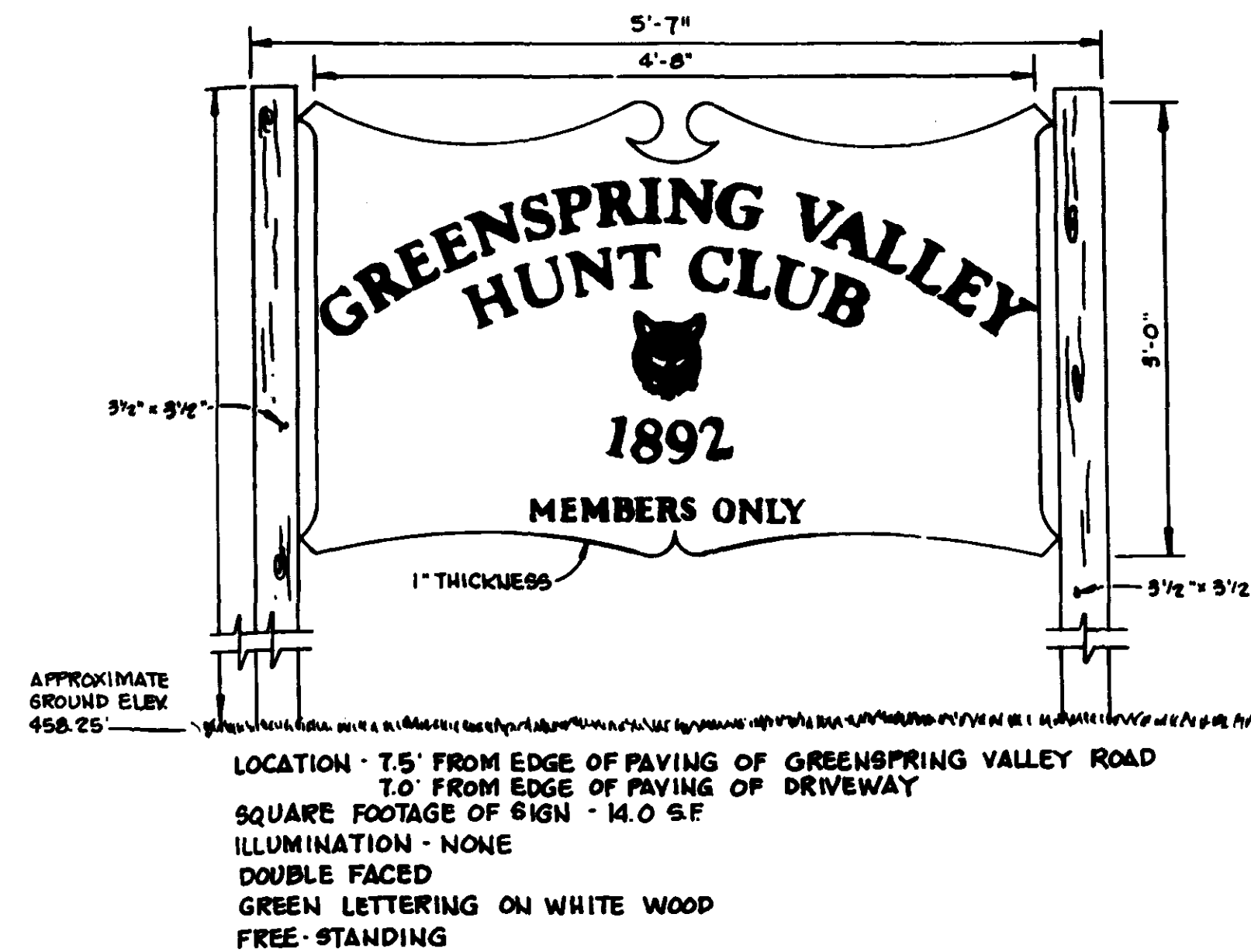
SHEET 2 OF 4

REASON FOR PETITION FOR SPECIAL EXCEPTION

The use of the subject property is non-conforming. The Green Spring Valley Hunt Club does not want to restrict further improvements to a maximum of 25% of the existing ground floor area of the on-site buildings per Section 104.3 of the B.C.Z.R. To that end, the Club is filing for a special exception for a country club and golf course per Section 1A01.2.C.10 of the B.C.Z.R.

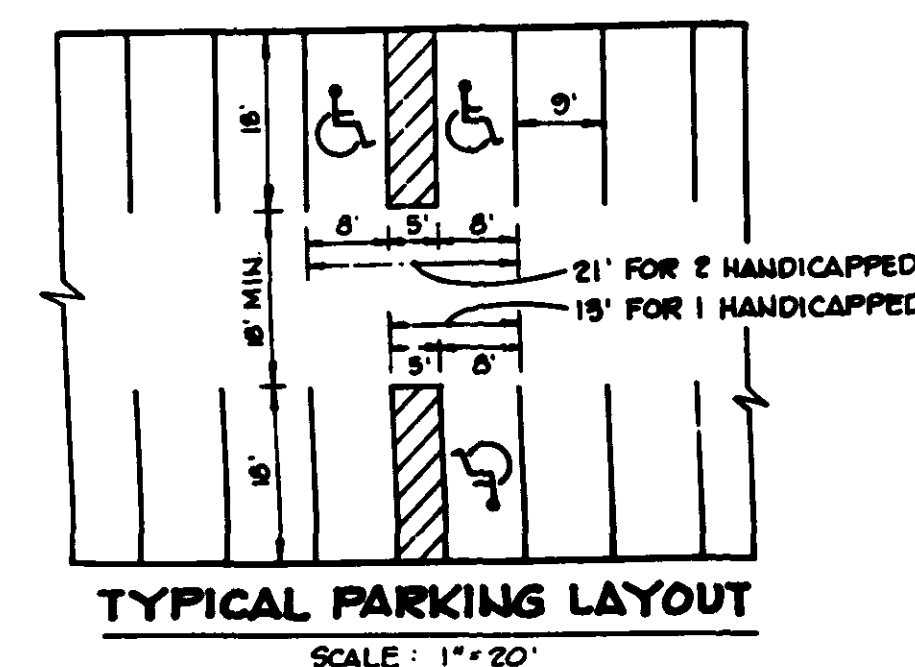
VARIANCES REQUESTED

1. To permit a principal structure (the Club House) to have a 72 foot setback from the center line of Greenspring Valley Road in lieu of the required 75 foot setback as required per Section 1A01.3.B.3 of the B.C.Z.R.
2. To permit a minimum setback between buildings to be 23 feet in lieu of the 70 feet as required by Sections 1A01.3.B.3 and 102.2 of the B.C.Z.R.
3. To permit the existing on-site single faced identification sign to be 14 square feet in lieu of the one square foot per Section 413.1a of the B.C.Z.R.
5. To permit 132 off-street parking spaces in lieu of the 144 parking spaces as required per Section 409.6.A.4 of the B.C.Z.R.



EXISTING WOOD SIGN

SCALE: 1" = 1'



GENERAL NOTES:

1. EXISTING ZONING - RC 2 AND DR 3.5 AND RC 5
2. EXISTING USE - PRIVATE COUNTRY CLUB - NON-CONFORMING USE
3. PROPOSED USE - PRIVATE COUNTRY CLUB
4. GROSS AREA -
5. ELECTION DISTRICT - #3
6. COUNCILMANIC DISTRICT - #3
7. CENSUS TRACT - #4037
8. WATERSHED - GWYNNS FALLS
9. EXISTING BUILDING AREA - 18,011 SF
10. PROPOSED ADDITIONAL AREA - 2,004 SF (ADDITIONAL 11.12%)
11. TOTAL PROPOSED BUILDING AREA - 20,015 SF
12. USED REFERENCE - ALL OR A PART OF GLO 2201012, LOTS 9-13 ENCL. J 5612/009, 078 4685/120, N-43825/568
13. TAX ACCOUNT NO. - 17-00-000172
14. THE PARKING LOT IS TO BE STRIPED.
15. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
16. THE EXISTING WATER METER WILL BE USED FOR THE PROPOSED FACILITY.
17. THE EXISTING TREE LINE THAT IS LOCATED AROUND PROPERTY WILL BE RETAINED (WHERE FEASIBLE TO SERVE AS A BUFFER).
18. TO THE BEST OF OUR KNOWLEDGE THERE IS NO CRITICAL AREA, ARCHEOLOGICAL SITES, ENDANGERED SPECIES OR ENDANGERED HABITAT ON SITE (SEE ENVIRONMENTAL EFFECTS REPORT FOR HAZARDOUS MATERIALS).
19. A STORM WATER MANAGEMENT WAIVER HAS BEEN APPROVED.
20. EXISTING TREE LINE WILL BE RETAINED FOR THE SCREENING OF THE PARKING LOT WHERE FEASIBLE.
21. EXISTING BUILDING HEIGHT AND PROPOSED ADDITIONS ARE LESS THAN 35'.
22. PARKING: REQUIRED - 8 X 18 = 144 SPACES PROVIDED - 132 SPACES
23. ORIGINAL CONSTRUCTION OCCURRED IN 1892; THE CLUB HOUSE BURNED DOWN AND WAS RECONSTRUCTED IN 1947.

PLAN TO ACCOMPANY A SPECIAL EXCEPTION HEARING

GREENSPRING VALLEY HUNT CLUB
30 GREENSPRING VALLEY ROAD, GAITHERSBURG, MARYLAND 20878
ELECTION DISTRICT 3 COUNTY COUNCIL DISTRICT 3
APRIL 7, 1992 SCALE: AS SHOWN

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

SHEET 4 OF 4

