1

25 1997

To: Mike
SEE ME
8/25 mon

John Lewis,

zoning case 92-437-X

I am writing you to get approval to start a nursery school (30-45 kids, ages 3-5) at my facility. The facility is currently used for a swim/tennis club and a summer day camp for about 120 6-13 year olds. I spoke to you on the phone on 8/22/97 to try to clear up some confusion on my site plan.

After speaking to you, I reviewed my siteplan and I think I know where the confusion is coming from, as we have not added or modified anything on the property without permits. I've enclosed a copy of my latest building permit, the one in which I renovated the building I am proposing to use for the nursery school, and also a copy of the siteplan on which I've marked the areas of possible confusion.

A - This parking lot has always been laid out in this manner, but the engineer who drew up the original plans drew it backwards for some reason, I guess he saw no importance to drawing the parking lines exactly as they were as this site plan was for the renovated building.

B - This area is not a building, it is a paved space that has picnic tables sitting on it.

C - This area is not a building, it is adjacent to the existing bath house, and it is a fenced-in paved area used to play games (dodge ball mainly).

Sorry for any confusion I've caused. I thought I was helping by polishing up this site-plan.

We are very anxious to get rolling on this project, but it is very difficult to hire/keep current staff, enroll children and buy the new needed supplies for a nursery school when I don't know when the county is going to let me start. Any help you can give would be greatly appreciated by all. Thanks and let me know at your earliest convenience.

Speed Letter

In the interest of speed and economy, we are replying to your letter with compliment cards. If you need more information, do not hesitate to call or write. Thank you for your interest.

Frank Holtschneider
(410) 668-9888 phone
(410) 663-3654 fax

14th Election District
September 5, 1997

Dear Mr. Holtschneider:

Please be advised that the Department of Permits and Development Management, Bureua of Zoning Review, will approve the proposed nursery school use on the basis that the school will be located within an existing approved structure. All future additions may need to be approved by a special hearing to amend the previous special exception. In addition, when applying for all future approvals, please reference all zoning history on the property including building permit and zoning hearing approvals.

Mi[illegible] [illegible]ellman
Di[illegible]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 042617

DATE 8/[illegible] ACCOUNT [illegible]

AMOUNT $ [illegible]

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
CASHIER'S VALIDATION

97-4324
8/18/97
cg
To JL
8/19/97
CC/ATTER 8/19

Baltimore County Zoning Review Request

To: Arnold Jablon, Director
Permits & Development Management
Room 111, Co. Office Bldg.
111 West Chesapeake Avenue
Towson, Maryland 21204
Telephone - 410-887-3391

NOTICE TO APPLICANT: Please be aware Section 424 Balto. Co. Zoning Regulations controls these uses. If you are not certain of the requirements necessary for complying with these regulations, please contact the P.D.M. Office before submitting this form.

A NEW CHILD CARE CENTER LICENSE has been requested for the following facility:

NAME OF CENTER: Pine Valley Learning Center

ADDRESS OF CENTER: 4638 White Marsh Rd. [illegible] MD 21236

NAME OF APPLICANT/LICENSEE: _____

TELEPHONE: 410 668 9888

EXISTING USE OF BUILDING: for Youth Camp

IF NEW BUILDING, PROPOSED USE: N/A

COUNTY BUILDING AND/OR CHANGE OF USE/OCCUPANCY PERMIT NUMBER: N/A
(non-residential only)

PROPOSED CHILD CARE USE: CHECK ONE

Class A Group Child Care (9-12 Children)	___
Class B Group Child Care (13 or More Children)	___
Nursery School	✓

Along with this form the following information is required for zoning review. Completing this form does not guarantee zoning approval. Other information or particular requirements may be necessary.

1. IF ANY, list zoning history/zoning hearing case numbers or prior zoning approval actions relating to the child care use: ~~N/A~~ 92-437-X FOR CARETAKER'S RESIDENCE IN A COMMERCIAL BLDG ON 2ND + 3RD FLRS, OF AUDITORIUM
Provide photocopies of the latest zoning public hearing order, use permit or letter.

2. Provide an as-built scaled site plan (1 inch = 30 FT or larger) with existing and proposed uses shown and street vicinity map showing the location and outline of the site. Show all fence requirements to comply with Section 424.1.B (BCZR) for fences abutting residential property.

3. Provide a copy of the 1" = 200' scale official zoning map* with the adjacent street names, site, and building outlines and all uses and play areas drawn to scale and properly identified. Also identify all existing and proposed uses on adjacent properties and note if any child care uses exist on these adjacent properties. *Copy available at the P.D.M. (Zoning Review) information counter during normal working hours.

4. Provide a $40 review fee (money order or check, fee subject to change without notice) made payable to Baltimore County, Maryland.

After review, please complete the following and send to the Child Care Administration at the address listed below:

CCA, Region III
409 Washington Avenue
Suite LL8
Towson, Maryland 21204
Mail Stop 64

A CHILD CARE CENTER MAY OPERATE AT THE ABOVE-NAMED ADDRESS:
Yes_____ No ✓ (If No, please specify the grounds for disapproval and additional action required of the applicant.)

THIS SITE HAS BEEN THE SUBJECT OF THE ABOVE REFERENCED ZONING HEARING. THE SITE PLAN PROVIDED SHOWS SUBSTANTIAL CHANGES FROM THE APPROVED SITE PLAN IN THIS ZONING CASE. DUE TO THESE CHANGES (ALTHOUGH THE USE IS ONE WHICH IS PERMITTED IN THE B.M. ZONE) A SPECIAL HEARING TO APPROVE THE REVISIONS TO THE ~~[illegible]~~ HEARING PLAN IS REQUIRED BEFORE THIS USE CAN BE APPROVED.

[illegible] FOR ARNOLD JABLON DIRECTOR P.D.M.
8/19/97.

CC 92-437-X

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S White Marsh Road, 1740 ft.
NE of Bucks School House Road
4636 White Marsh Road
(Pine Valley Tennis Club)
14th Election District
5th Councilmanic District
Douglas Holtschneider, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE No. 92-437-X

****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for a caretaker's residence (living quarters in a commercial building) for that property located at 4636 White Marsh Road in the Fullerton subdivision of Baltimore County.

The Petitioners/property owners, Douglas and Mary Holtschneider, are the owners of the Pine Valley Tennis Club which operates on site. By their Petition, they seek approval to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence. The balance of the site, which is currently engaged in the tennis club operation, will not be affected.

The property owners appeared and testified at the hearing. Also appearing was Edward Walsh and Harvey Silberman of Silberman and Associates, the engineering/surveying firm who prepared Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception. There were no Protestants present.

The subject site abuts White Marsh Road and is 13.61 acres in area. It is zoned B.M. Presently, it is improved by a tennis facility and ten (10) existing tennis courts. There is also an existing pool, bath house, residence and one story storage building. Further, there is an existing

ORDER RECEIVED FOR FILING
Date 7/23/92
By M. Hoorak

parking lot to support the tennis operation. The Petitioners propose to construct a second and third floor addition to the existing storage building to accommodate a caretaker's residence. The total area of the addition will be 2,340 sq. ft., and a deck of 905 sq. ft. will be added. The Petitioners testified that the caretaker's quarters was necessary in order to provide a residence for the caretaker who will manage and oversee the tennis operation. It is to be noted that the balance of the existing site and improvements to support same will not be disturbed. Further, the Petitioners noted that the ZAC comment from the Bureau of Traffic Engineering is in error. The proposed construction is elevated and does not block access to the eight (8) tennis courts which lie on the rear of the property.

It is clear that the B.C.Z.R. permits the use proposed in a B.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. <u>Schultz v. Pritts</u>, 291 Md. 1, 432 A2d 1319 (1981).

ORDER RECEIVED FOR FILING
Date 7/23/92
By M. Hoorak

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition 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 23rd day of July, 1992 that the Petition for Special Exception for permission to add a proposed addition to an existing one-story storage building so as to accommodate a caretaker's residence, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time 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:mmn

ORDER RECEIVED FOR FILING
Date 7/23/92
By M. Hoorak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 21, 1992

Mr. and Mrs. Douglas Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237

RE: Petition for Special Exception
Case No. 92-437X

Dear Mr. and Mrs. Holtschneider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has 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:mmn
att.

470

Petition for Special Exception

to the Zoning Commissioner of Baltimore County 92-437-X

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

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/Lessee:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Douglas Holtschneider
(Type or Print Name)
Signature
Mary Holtschneider
(Type or Print Name)
Signature

Attorney for Petitioner:
Stuart D. Kaplow
Mark T. Holtschneider
(Type or Print Name)
Signature
Frank, Bernstein, Conaway & Goldman
Address 300 East Lombard Street
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: (410) 625-3500

4636 White Marsh Road (410) 661-0006
Address Phone No.
Baltimore, Maryland
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mark T. Holtschneider
Name
300 East Lombard Street
Baltimore, MD 21202 (410) 625-3500
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING -1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ___ OTHER ___
REVIEWED BY: ___ DATE 5/12/92

ORDER RECEIVED FOR FILING
Date
By

470

SILBERMANN & ASSOCIATES, INC.
Engineers • Planners • Surveyors
3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(410) 661-5888
FAX No. 661-0728

92-437-X

MAY 12,1992

DESCRIPTION OF A PARCEL OF LAND IN THE 14TH ELECTION DISTRICT ,KNOWN AS THE PINE VALLEY TENNIS CLUB AT # 4636 WHITE MARSH ROAD,BALTIMORE COUNTY,MARYLAND.

BEGINNING AT A POINT IN WHITE MARSH ROAD 1740 FEET NORTHEASTERLY FROM THE CENTERLINE OF BUCK'S SCHOOL HOUSE ROAD EXTENDED;
THENCE, 1. NORTH 06° EAST 829.46 FEET
TO INTERSECT THE SOUTHERN LINE OF THE ACQUISITION BY THE STATE HIGHWAY ADMINISTRATION PLAT # 50144 ;
2. WITH A CURVE TO THE RIGHT WITH RADIUS OF 1759.86 FEET, FOR AN ARC LENGTH OF 115.67 FEET,SUBTENDED BY A CHORD BEARING SOUTH 73°46'34" WEST 115.65 FEET;
3. NORTH 78°34'55" EAST 366.34 FEET;
4. NORTH 78°34'55" EAST 4.20 FEET;
5. WITH A CURVE TO THE RIGHT ,RADIUS OF 1779.86 FEET, FOR AN ARC LENGTH OF 191.71 FEET,SUBTENDED BY A CHORD BEARING SOUTH 89°15'19" EAST 191.62 FEET
6. SOUTH 09°51' WEST 448.31 FEET;
7. SOUTH 26°41' WEST 200.93 FEET;
8. NORTH 48°59' WEST 165.59 FEET ;
9. SOUTH 06° WEST 542.0 FEET ;
TO WHITE MARSH ROAD
10. NORTH 70° WEST 453.75 FEET;
TO THE PLACE OF BEGINNING.
<u>CONTAINING</u> 592,851.60 SQUARE FEET OF LAND,OR 13,61 ACRES.
<u>BEING</u> THE REMAINDER OF THE LAND FROM TWO DEEDS: LIBER 3887,FOLIO 019, AND LIBER 5369,FOLIO 569.

HARVEY SILBERMANN,P.E.
PROFESSIONAL ENGINEER
MARYLAND P.E. # 4240

STATE OF MARYLAND
HARVEY SILBERMANN
No. 4240
REGISTERED
PROFESSIONAL ENGINEER

92-437-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: 6/6/92
Posted for: Special Hearing
Petitioner: Douglas + Mary Holtschneider
Location of property: N/S White Marsh Rd, 1740' N/E Buck School Hous Rd — 4636 White Marsh Rd
Location of Signs: Facing roadway, on property of Petitioner
Remarks:
Posted by: (signature)
Signature
Date of return: 6/12/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1992

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 May 28, 1992.

THE JEFFERSONIAN,

S. Zake Orlan
Publisher

$44.73

receipt

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

92-437-X

Date

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/12/92

5/13/92 H9200470

PUBLIC HEARING FEES	QTY	PRICE
050 -SPECIAL EXCEPTION	1 X	$300.00
	TOTAL:	$300.00

LAST NAME OF OWNER: HOLTSCHNEIDER

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 123492

DATE 5/12/92 ACCOUNT R001-6150

AMOUNT $ 300.00

RECEIVED FROM: D. HOLTSCHNEIDER.

FOR: SPECIAL EXCEPTION.

92-437-X

04A04#0073MICHRC $300.00
R4 04A0424MOE 10 02
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

receipt
6/22/92 Lerin

Account: R-001-6150

Date

92-437

Number

Please Make Checks Payable To: Baltimore County $79.73
BA 002:24PM06-18-92

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/8/92

Douglas and Mary Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237

RE:
CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtschneider

Dear Petitioner(s):

Please be advised that $ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: Stuart Kaplow/Mark Holtschneider

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-437-X
N/S White Marsh Road, 1740' NE of Bucks School House Road
4636 White Marsh Road - Pine Valley Tennis Club
14th Election District - 5th Councilmanic
Petitioner(s): Douglas and Mary Holtschneider
HEARING: MONDAY, JUNE 22, 1992 at 2:00 p.m.

Special Exception for a caretaker's residence (living quarters in a commercial building).

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Dooglas and Mary Holtschneider
Stuart Kaplow/Mark Holtschneider

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 2, 1992

Stuart D. Kaplow, Esquire
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street
Baltimore, MD 21202

RE: Item No. 470, Case No. 92-437-X
Petitioner: Douglas Holtschneider, et ux
Petition for Special Exception

Dear Mr. Kaplow:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

4th day of May, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Douglas Holtschneider, et ux

Petitioner's Attorney: Stuart D. Kaplow

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 470

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

If the variance is granted, the residential parcel adjacent to the parking lot should be screened per Class A of the Landscape Manual. A landscape plan is required for the addition permit.

Robert W. Bowling /DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUN 2 1992
ZONING OFFICE

DPW/Developers Engineering Division (Public Services) 06/01/92
Development Review Committee Response Form
Authorized signature Dennis A. Kennedy Date 6/1/92

File Number	Project Name / Waiver Number	Zoning Issue	Meeting Date	
✓	Phillip And Carol Faulkenklous	461	5-18-92	NC
DED DEPRM RP STP TE				
✓	August J. And Elsie W. Seifert	464		Comment
DED DEPRM RP STP TE				
✓	Francis D. And Suzanne L. Boyle	465		NC
DED DEPRM RP STP TE				
✓	Robert N. And Joan M. Greene	466		NC
DED DEPRM RP STP TE				
✓	Joseph P. And Gloria G. Connore	467		NC
DED DEPRM RP STP TE				
✓	Kilmarnock Associates	468		Comment
DED DEPRM RP STP TE				
✓	Automaster, Inc.	469		Comment
DED DEPRM RP STP TE				
✓	Douglas And Mary Holschneider	470		Comment
DED DEPRM RP STP TE				
✓	Reisterstown Bible Church	471		Comment
DED DEPRM RP STP TE				
✓	Pikesville Partnership	472		Comment
DED DEPRM RP STP TE				
✓	Batimore Gas And Electric Company	475		Comment
DED DEPRM RP STP TE				
✓	Charles R. Carroll	476		Comment
DED DEPRM RP STP TE				

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: May 22, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 18, 1992

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

Baltimore Gas & Electric Co. - Item 475

Douglas Holtschneider - [redacted]

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.

RECEIVED
JUN 2 1992
ZONING OFFICE

5_18_92a.txt
Petitns.txt

92-437-X 6-22-92 6180-92 JW 6/1/92 S

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 22, 1992

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

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 18, 1992

ITEM NUMBER: 470

The existing access to the 8 tennis courts in the rear seem to be blocked off by the proposed deck. This issue needs to be clearly addressed.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/dm

Department of ~~Recreation and Parks~~
Development Review Committee Response Form
Authorized signature _____ Date 6/1/92

Project Name / File Number	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenklous		461	5-18-92
DED DEPRM RP STP TE		No Comments	
August J. And Elsie W. Seifert		464	
DED DEPRM RP STP TE		No Comments	
Francis D. And Suzanne L. Bovle		465	
DED DEPRM RP STP TE		No Comments	
Robert N. And Joan M. Greene		466	
DED DEPRM RP STP TE		No Comments	
Joseph P. And Gloria G. Connore		467	
DED DEPRM RP STP TE		No Comments	
Kilmarnock Associates		468	
DED DEPRM RP STP TE		No Comments	
Automaster, Inc.		469	
DED DEPRM RP STP TE		No Comments	
Douglas And Mary Holschneider		470	
DED DEPRM RP STP TE		No Comments	
Reisterstown Bible Church		471	
DED DEPRM RP STP TE		No Comments	
Pikesville Partnership		472	
DED DEPRM RP STP TE		No Comments	
Batimore Gas And Electric Company		475	
DED DEPRM RP STP TE		No Comments	
Charles R. Carroll		476	
DED DEPRM RP STP TE		No Comments	

92-437-X 6-22 6377-92 JW 6/16/92 S

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 1992

FROM: Mr. J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 470
#4636 White Marsh Road
Pine Valley Tennis Club
Zoning Advisory Committee Meeting of May 18, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

No permits will be issued for this property until the site is brought into compliance with the above regulations.

LJP:sp

JABLON/S/TXTSBP

RECEIVED
JUN 16 1992
ZONING OFFICE

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Mark Holtschneider	8504 Westerman Cir. Balto. 21236
Doug Holtschneider	4636 White Marsh Rd Balto. 21237
Frank Holtschneider	" " " " " "
Edward Walsh	3527 EAST JOPPA ROAD BALTO. 21234
Harvey Silbermann	" " " " " "

Baltimore County Government
Fire Department

6079-92 JW 5/14/92 S

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

(301) 887-4500

MAY 22, 1992

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

RE: Property Owner: DOUGLAS HOLTSCHNEIDER AND MARY HOLTSCHNEIDER

Location: #4636 WHITE MARSH ROAD - PINE VALLEY TENNIS CLUB

Item No.: +470 (JLL) Zoning Agenda: MAY 18, 1992

Gentlemen:

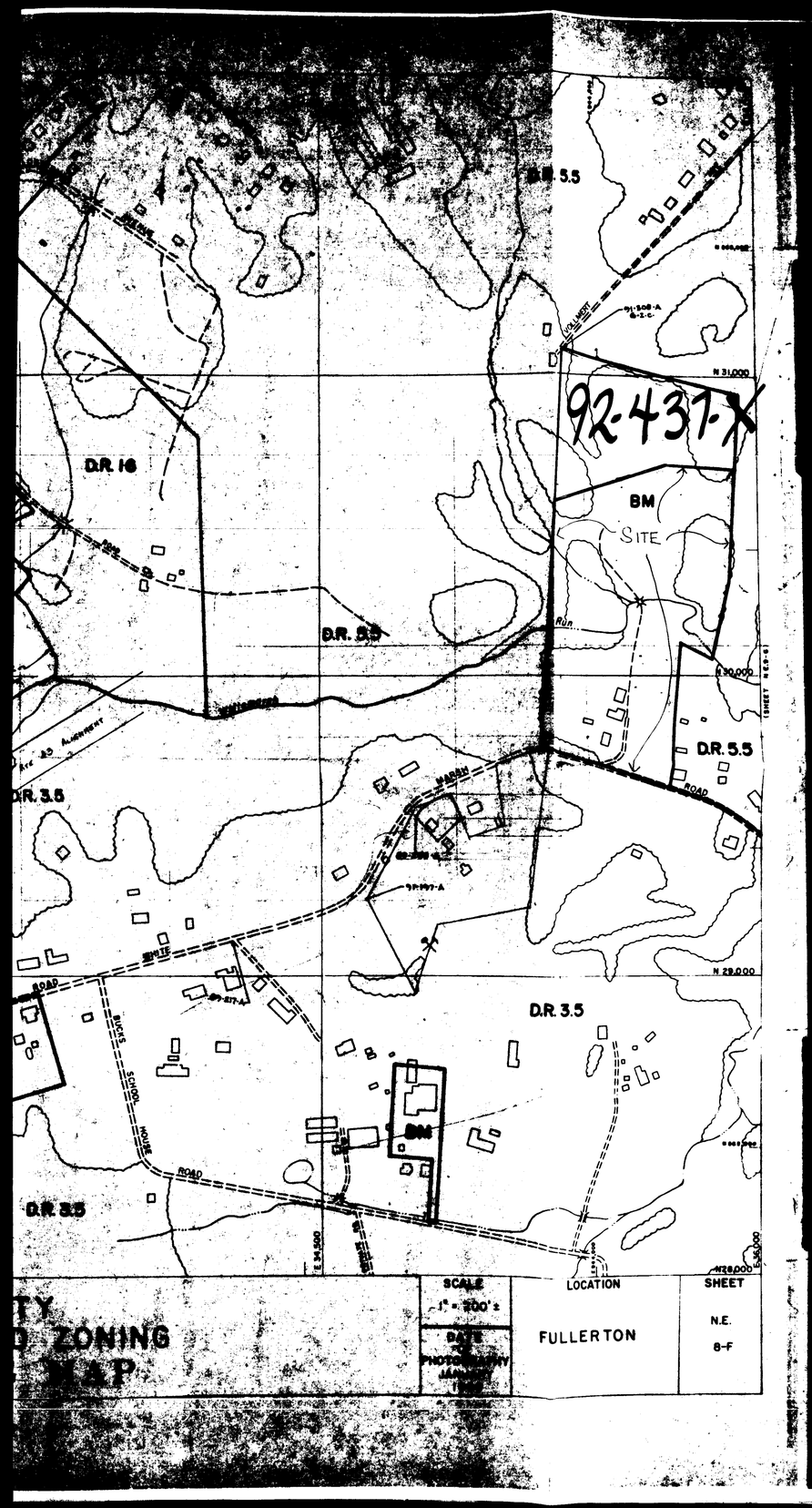
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Jerry Pinder Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

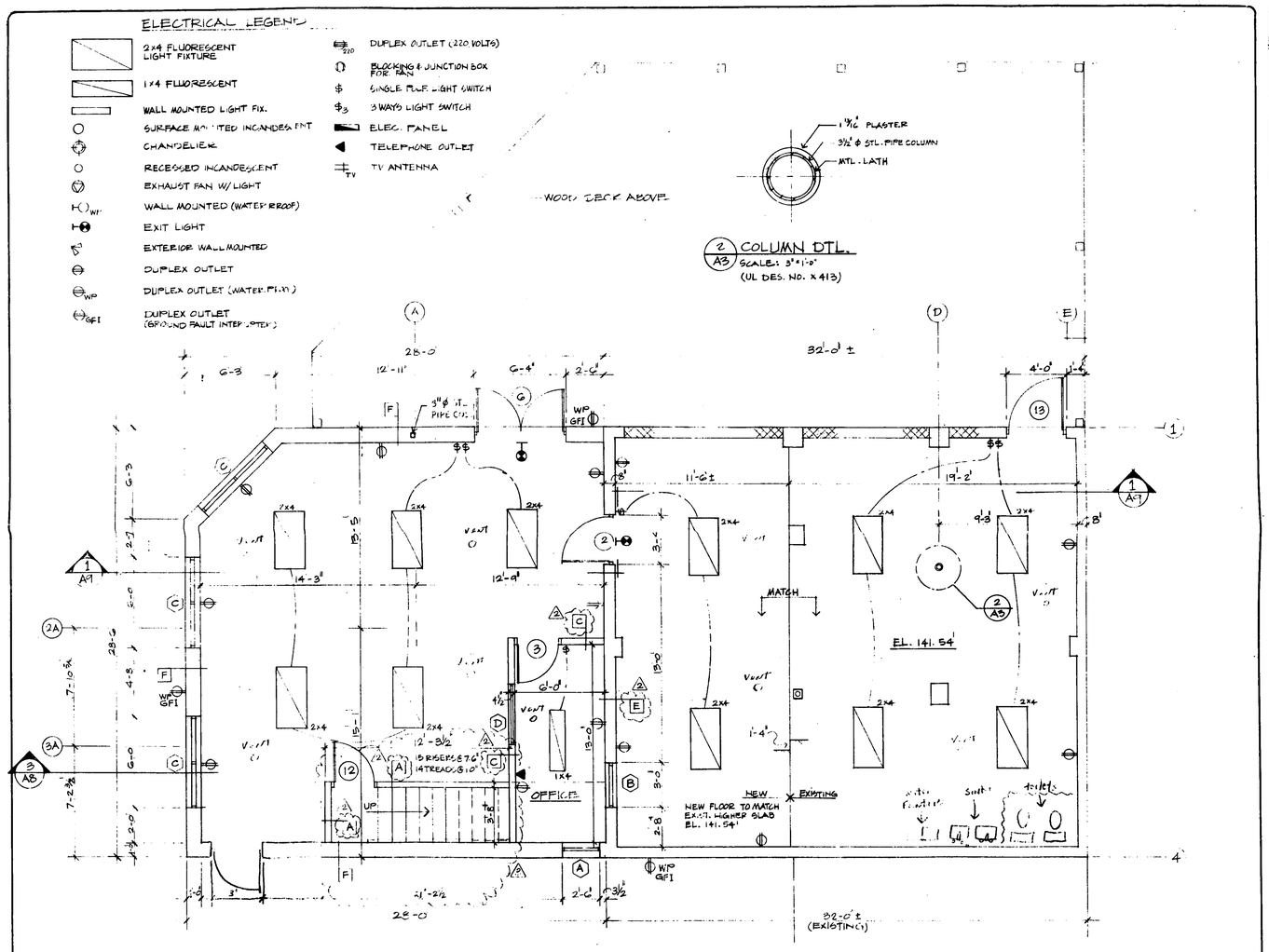
JP/KEK

RECEIVED
MAY 26 1992
ZONING OFFICE



ELECTRICAL LEGEND

- 2x4 FLUORESCENT LIGHT FIXTURE
- 1x4 FLUORESCENT
- WALL MOUNTED LIGHT FIX.
- SURFACE MOUNTED INCANDESCENT
- CHANDELIER
- RECESSED INCANDESCENT
- EXHAUST FAN W/ LIGHT
- WALL MOUNTED (WATERPROOF)
- EXIT LIGHT
- EXTERIOR WALL MOUNTED
- DUPLEX OUTLET
- DUPLEX OUTLET (WATERPROOF)
- DUPLEX OUTLET (GROUND FAULT INTERRUPTER)
- DUPLEX OUTLET (220 VOLTS)
- BLOCKING & JUNCTION BOX FOR FAN
- SINGLE POLE LIGHT SWITCH
- 3 WAYS LIGHT SWITCH
- ELEC. PANEL
- TELEPHONE OUTLET
- TV ANTENNA



1 A3 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"

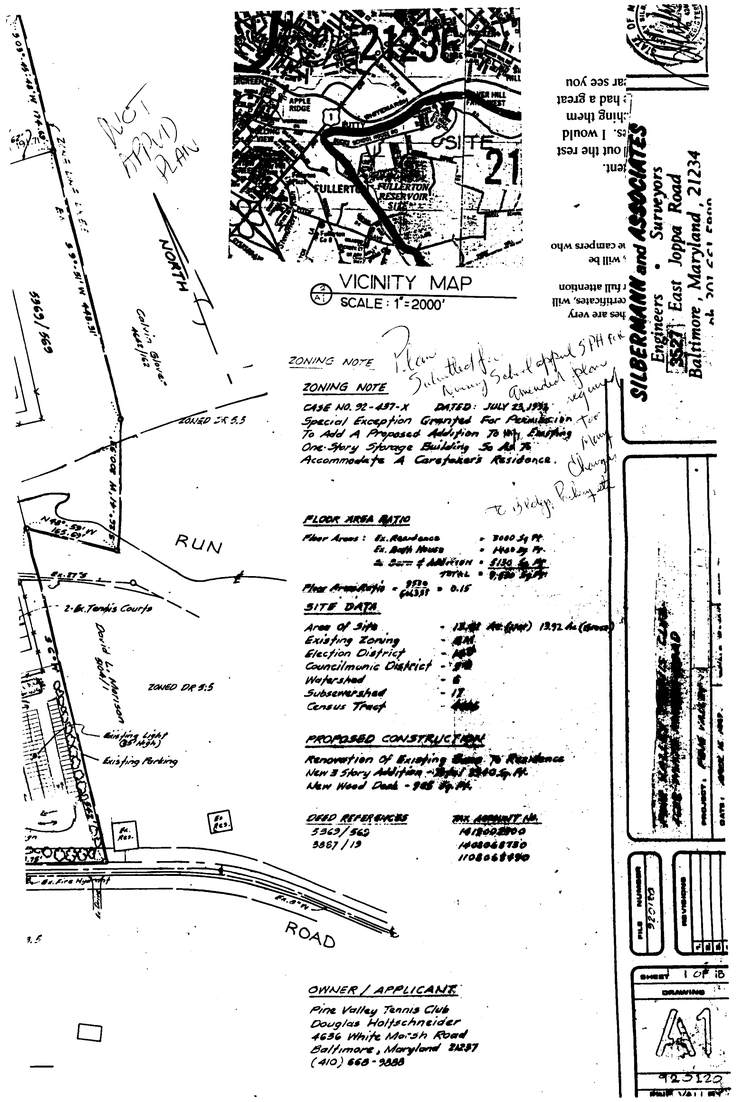
SILBERMANN and ASSOCIATES
Engineers • Surveyors
3527 East Joppa Road
Baltimore, Maryland, 21234
ph.:301-661-5888

FILE NUMBER 92-1-6c

REVISIONS
1 3/9/92
2 9-8-92
3
4

SHEET 3 OF 18
DRAWING A3
92012
PINE VALLEY

VICINITY MAP
SCALE: 1"=2000'



ZONING NOTE

Plan Submitted for Zoning Sub-division approval 5/14/92 for Amended plan required for Plan Change to Bldg. Parking etc.

ZONING NOTE

CASE NO. 92-497-X DATED: JULY 23, 1992
Special Exception Granted For Permission To Add A Proposed Addition To The Existing One-Story Storage Building So As To Accommodate A Caretaker's Residence.

FLOOR AREA RATIO

Floor Areas: Ex. Residence = 7060 Sq. Ft.
Ex. Bath House = 1400 Sq. Ft.
Prop. Barn & Addition = 5130 Sq. Ft.
TOTAL = 13590 Sq. Ft.

Floor Area Ratio = 13590 / 665337 = 0.15

SITE DATA

Area of Site - 13.28 Ac. (Gross) 13.27 Ac. (Gross)
Existing Zoning - RC
Election District - 14
Councilmanic District - 5th
Watershed - 6
Subwatershed - 13
Census Tract - 4006

PROPOSED CONSTRUCTION

Renovation Of Existing Barn To Residence
New 3 Story Addition - Total 2340 Sq. Ft.
New Wood Deck - 985 Sq. Ft.

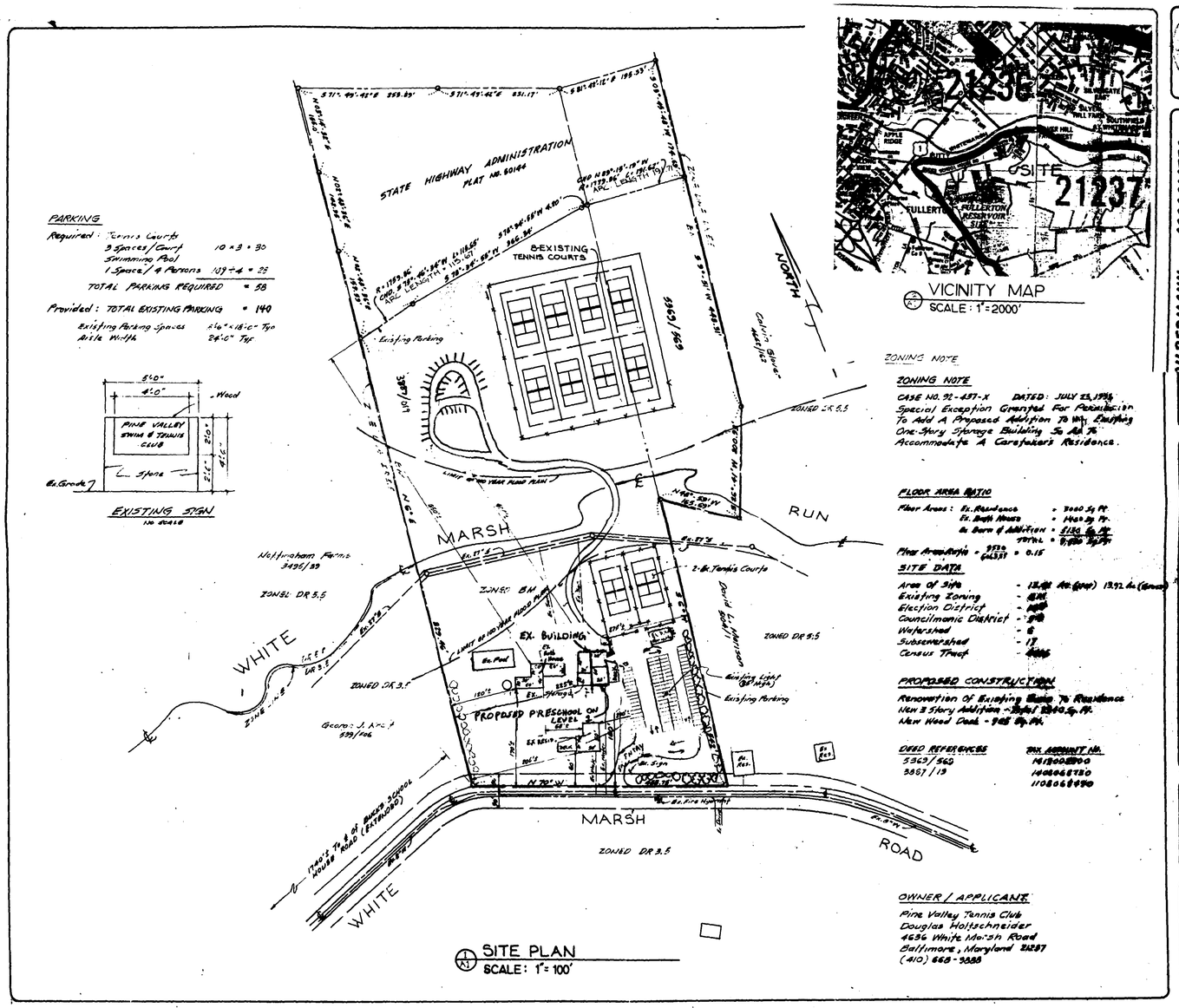
DEED REFERENCES	TAX ACCOUNT NO.
5969/969	1818002800
9887/13	1408068780
	1108068990

OWNER / APPLICANT

Pine Valley Tennis Club
Douglas Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237
(410) 668-9888

SILBERMANN and ASSOCIATES
Engineers • Surveyors
5527 East Joppa Road
Baltimore, Maryland, 21234
Ph. 301-661-5000

SHEET 1 OF 10
DRAWING A1



SITE PLAN
SCALE: 1" = 100'

VICINITY MAP
SCALE: 1" = 2000'

PARKING

Required: Tennis Courts
3 Spaces / Court — 10 × 3 = 30
Swimming Pool
1 Space / 4 Persons — 109 ÷ 4 = 28
TOTAL PARKING REQUIRED = 58

Provided: TOTAL EXISTING PARKING = 140
Existing Parking Spaces — 9'-0" × 18'-0" Typ
Aisle Width — 24'-0" Typ.

EXISTING SIGN
NO SCALE

ZONING NOTE

ZONING NOTE
CASE NO. 92-457-X DATED: JULY 23, 1992
Special Exception Granted For Permission To Add A Proposed Addition To My Existing One-Story Storage Building So As To Accommodate A Caretaker's Residence.

FLOOR AREA RATIO
Floor Areas: Ex. Residence = 2060 Sq. Ft.
Ex. Bath House = 1440 Sq. Ft.
Ex. Barn & Addition = 5130 Sq. Ft.
TOTAL = 8630 Sq. Ft.
Floor Area Ratio = 8630 / 63,501 = 0.15

SITE DATA
Area Of Site - 13.92 Ac. (Gross) 13.92 Ac. (Gross)
Existing Zoning - DR 3.5
Election District - 2nd
Councilmanic District - 2nd
Watershed - 8
Subwatershed - 17
Census Tract - 4005

PROPOSED CONSTRUCTION
Renovation Of Existing Barn To Residence
New 2 Story Addition - Total 2040 Sq. Ft.
New Wood Deck - 985 Sq. Ft.

DEED REFERENCES
5363/560
3887/13

TAX ACCOUNT No.
1418000000
1408068780
1108068890

OWNER / APPLICANT
Pine Valley Tennis Club
Douglas Holtschneider
4636 White Marsh Road
Baltimore, Maryland 21237
(410) 668-3888

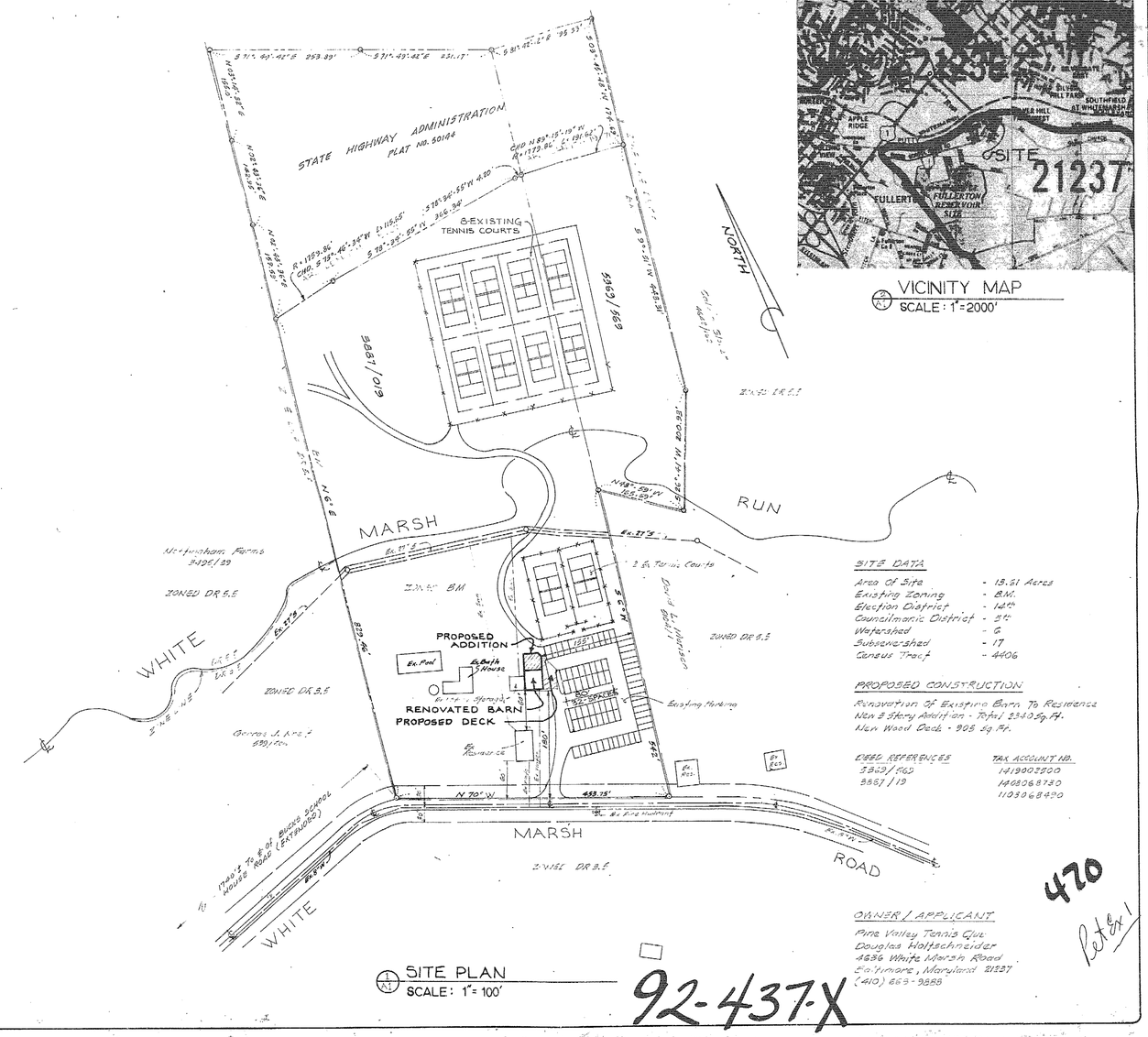
SILBERMANN and ASSOCIATES
Engineers • Surveyors
3527 East Joppa Road
Baltimore, Maryland 21234
ph. 301-661-5888

HARRY F. SILBERMANN
NO. 6 NO. 4960

DATE: APRIL 16, 1992
DRAWN BY: [illegible]
PROJECT: PINE VALLEY
SCALE: [illegible]

PRE-PLAN SUBMISSION 92-0170
REVISIONS
J F M A

SHEET 1 OF 15
DRAWING
A1
92-0122
PINE VALLEY



SITE PLAN
SCALE: 1"= 100'

VICINITY MAP
SCALE: 1"=2000'

SITE DATA

Area Of Site	- 13.51 Acres
Existing Zoning	- B.M.
Election District	- 14th
Councilmanic District	- 5th
Watershed	- G
Subwatershed	- 17
Census Tract	- 4406

PROPOSED CONSTRUCTION

Renovation Of Existing Barn To Residence
New 2 Story Addition - Total 2340 Sq. Ft.
New Wood Deck - 905 Sq. Ft.

DEED REFERENCES	TAX ACCOUNT NO.
5959/560	1419002300
3887/119	1408068750
	1103068420

OWNER / APPLICANT

Pine Valley Tennis Club
Douglas Wolfschneider
4636 White Marsh Road
Baltimore, Maryland 21237
(410) 663-9888

470

Peter Ex 1

92-437-X

SILBERMANN and ASSOCIATES
Engineers • Surveyors
3527 East Joppa Road
Baltimore, Maryland, 21234
ph.:301-661-5888

MARYLAND REGISTERED PROFESSIONAL ENGINEER
HANS-WILLI SILBERMANN
No. 7777

PLAT TO ACCOMPANY
PETITION FOR HEARING
PINE VALLEY TENNIS CLUB
4636 WHITE MARSH ROAD

PROJECT: PINE VALLEY - BARN RENOVATION
DATE: APRIL 6, 1992
SCALE: 1" = 100'
DWG. BY:

FILE NUMBER
920.10

REVISIONS
1.
2.
3.
4.

SHEET 1 OF 1
DRAWING
A1
PINE VALLEY