

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 N/S Whitmarsh Rd., 1740' (+/-) *) ZONING COMMISSIONER
 NE of c/l Buckschool House Rd. * OF BALTIMORE COUNTY
 4636 White Marsh Road * Case No. 95-261-X
 14th Election District
 5th Councilmanic District
 Douglas Holtschneider, et ux
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 4636 White Marsh Road in eastern Baltimore County. Special exception relief is requested for approval of a miniature golf course in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (BCZR). The Petition is filed by Doug Holtschneider and Mary Holtschneider, his wife, property owners. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Douglas Holtschneider, property owner/co-Petitioner. Also present was Raymond Holtschneider, his son, the operator of the proposed business. The Petitioner was represented by another son, Mark Holtschneider, Esquire. Numerous residents from the surrounding locale appeared in opposition to the request. These included Kathleen G. Waxman, Mary Glover and Calvin A. Glover, Jr., all members of the Glover family, who are property owners in the immediate vicinity. Also testifying were Mary Tyner and Sharon Rusinovich. Numerous other neighbors from the surrounding locale appeared in opposition to the Petition.

Testimony and evidence offered by the Petitioners is that the subject site is approximately 13.61 acres in area and is zoned B.M. As noted

ORDER RECORDED FOR FILING
 5:20
 BY *M. Hawk*

MICROFILM

above, the property is located adjacent to White Marsh Road in White Marsh. The property is presently the site of the Pine Valley Tennis and Swim Club. As to improvements on the property, there are presently ten tennis courts. Eight of these tennis courts are grouped to the rear of the property. The remaining two are on the front of the property. The site is also improved with an existing pool, bath house and other improvements to facilitate the operation of the tennis club, swim club and a summer camp for children.

The property is also improved by an existing home which is occupied by Mr. and Mrs. Douglas Holtschneider. A caretaker residence is also under construction. This residence was approved pursuant to the Order of this Zoning Commissioner dated July 23, 1992. Within that Order, approval of a Petition for Special Exception to add a proposed addition to an existing one story storage building so as to convert same into a caretaker's residence was granted. Although the construction is not completed, it is envisioned that one of the Holtschneider sons will reside in the caretaker's cottage. The balance of the site is improved with a parking area and driveway. It is also to be noted that the site is bisected by a stream (White Marsh Run) and that a significant area adjacent to the stream is in a floodplain.

Douglas Holtschneider testified that he has owned the property for approximately 35 years. For the past twenty years, he has operated the tennis club on the site. Approximately 110 individuals are members of the tennis club. The tennis club operates year round depending upon the weather conditions.

Approximately, five years ago, a swim club was also added. The pool, as described above, was constructed as well as a deck around same, a jacuzzi and similar improvements. The pool club has approximately 200 members.

ORDER RECEIVED FOR FILING
Date 3/15/95
By M. Birch

It is primarily open between Memorial Day and Labor Day. Both the swim club and tennis club are private and the use of these facilities is for members only.

The Petitioner proposes installing a miniature golf course on the site. The miniature golf course will be installed on that portion of the property where the front two tennis courts are now located. Those 2 front courts will be eliminated to make room for the miniature golf course. The miniature golf course will be open to the public. During the Summer, the anticipated hours of operation are from 11:00 A.M. to 10:00 P.M. Sunday through Thursday and 11:00 A.M. to 11:00 P.M. on Friday and Saturday. It will be open 7 days a week during the Summer and weekends in the warmer months during the Spring and Fall. Raymond Holtschneider will be the supervisor/proprietor of the miniature golf course. It is envisioned that the golf course facility will cater towards families with young children. Mr. Holtschneider did admit that some teenagers could be expected, however, he wishes to operate the golf facility consistent with the swim and tennis clubs which are geared towards family members. Mr. Holtschneider admitted that no traffic studies or environmental studies had been done for this project. However, he opined that the proposed activity would not cause any detriment to the surrounding locale.

Testimony was also offered as to the parking arrangements. One hundred ten (110) spaces are available on site. These are separated into two lots. The front lot accommodates 80 spaces and a rear lot contains 30 spaces. Under the Baltimore County parking requirements, Mr. Holtschneider testified that 101 spaces will be required. These are broken down into 24 spaces required for the tennis courts, 50 for the pool and 27 for the miniature golf facility. Thus more than sufficient parking is available, at least, under the regulations.

ORDER RECEIVED FOR FILING
3/15/95
By: M. G. G. G.

As noted above, significant testimony was offered by surrounding neighbors. Several members of the Glover family testified in opposition. They own a large tract which is adjacent to the subject site. Their concerns primarily relate to anticipated traffic and parking congestion. They note that the portion of White Marsh Road which abuts this property is very narrow. They are concerned with the increased volumes of traffic which will be brought by the miniature golf facility. This is a particular concern in their view in that the miniature golf facility, unlike the tennis and swim club, will be open to the public. They are also concerned over the point of access to the Club from White Marsh Road.

In view of the Protestants concerns, I conducted a site inspection following the hearing. It is, indeed, true that White Marsh Road is very narrow at this location. Although a new residential subdivision has been built nearby; (i.e., Timberbrook) the road improvements associated with that construction were not extended onto that portion of White Marsh Road fronting this Club. Moreover, the entrance to and from the site is difficult. This is particularly noted when exiting the site to turn right onto White Marsh Road. The entrance to the site offers poor visibility to oncoming traffic coming from the left. I also particularly noted that the parking area was in need of improvement. The macadam was rough and uneven and many of the spaces not clearly marked.

Other concerns were offered by additional witnesses. These witnesses stated that, often times during the Summer, children from the camp leave the property and enter neighbor's premises. Other concerns over noise and increased light associated with the proposed miniature golf course were offered.

In considering the Petition for Special Exception, I must adjudge the request in accordance with the standards set forth in Section 502.1 of the

COPIES RECEIVED FOR FILING

Date

By

3/1/91
M. H. Hark

BCZR. Essentially, this section designates a list of criteria which must be evaluated to determine if the proposed use would cause detriment to the health, safety and welfare of the community.

In this case, I am persuaded that the Petitioner has not satisfied their burden and that the request should be denied. My decision, in this respect, is largely based on two factors. The first of which is that the miniature golf course will be open to the public. Although this site may be able to accommodate members of the swim and tennis clubs, these members are repeat visitors who are familiar with the area and road network. Moreover, the members are regulated by the proprietor of the Club and membership privileges can be revoked or suspended if a member conducts obnoxious activity on the site which would be detrimental to the neighborhood. A public miniature golf course, on the other hand, offers less ability for control of unruly patrons. The Petitioner's plans, in this respect, were less than certain and definitive. I was not satisfied by the information provided as to how public guests on the golf course would be controlled and regulated.

The second factor which is significant is the road network and parking expectations. White Marsh Road is, indeed, very narrow at this location and egress/access to the site is difficult. Moreover, the parking lot is in rough condition. Overflow parking on White Marsh Road would not be possible. Utilization of the rear lot in the event of crowded conditions would be difficult in view of its location some distance away from the miniature golf facility and the stream and floodplain area which separates the lot from that area. For all of these reasons, I am not persuaded that the Petitioner has satisfied its burden, therefore, shall order that the Petition for Special Exception be denied.

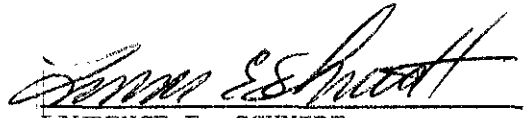
ORDER RECEIVED FOR FILING

Date

By

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1995 that, pursuant to the Petition for Special Exception, approval for a miniature golf course be and is hereby DENIED.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

3/14/95

By

M. Hawk

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 10, 1995

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

RE: Petition for Special Exception
Case No. 95-261-X
Property: 4636 White Marsh Road

Dear Mr. and Mrs. Holtschneider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been denied 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 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. Raymond Holtschneider
Mrs. Kathleen G. Waxman
Mrs. Mary Glover
Mr. Calvin A. Glover, Jr.
Mrs. Mary Tyner
Mrs. Sharon Rusinovich





Petition for Special Exception

75-261-X

to the Zoning Commissioner of Baltimore County

for the property located at 4636 WHITE MARSH RD
which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Regulations of Baltimore County, to use the herein described property for

A MINIATURE GOLF COURSE

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

RAYMOND HOLTSCHEIDER
(Type or Print Name)

[Signature]
Signature

98 ROLLING BROOK WAY
Address

CATONSVILLE MARYLAND 21228
City State Zipcode

Attorney for Petitioner:

MARK HOLTSCHEIDER
(Type or Print Name)

[Signature]
Signature

USFG, 100 LIGHT ST., 32nd Fl. 410/547-3008
Address Phone No.

BALTIMORE MARYLAND 21201
City State Zipcode

Legal Owner(s):

DOUG HOLTSCHEIDER
(Type or Print Name)

[Signature]
Signature

MARY HOLTSCHEIDER
(Type or Print Name)

[Signature]
Signature

4636 WHITE MARSH RD 410/666-0006
Address Phone No.

BALTIMORE MARYLAND 21237
City State Zipcode

Name, Address and phone number of representative to be contacted.

RAYMOND HOLTSCHEIDER
Name

98 ROLLING BROOK WAY 410/744-2841
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 1-26-95

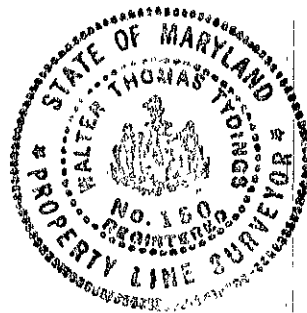
~~1-25-95~~ 263



95-261-X

**Deed Description
of the Douglas Holtschneider Property**

Beginning for the same at a point on White Marsh Road and running thence N 70 W 453.75' to a point, thence N 6 E 829.46' to a point on the southern right-of-way line of Route 43 as shown on State Highway Administration plat No. 50144 and running with said right-of-way by a curve to the right having a radius of 1759.86' and arc length of 115.67' and being subtended by a chord bearing S 73-46-34 W 115.65' to a point, thence S 78-34-55 W 366.34 to a point, thence S 78-34-55 W 4.20' to a point, thence by a curve to the right having a radius of 1779.86' and arc length 191.71' and being subtended by a chord bearing N 89-15-19 W 191.62' to a point, thence leaving said right-of-way S 9-51 W 448.31' to a point, thence S 26-41 W 200.93' to a point, thence N 48-59W 165.69' to a point, thence S 6 W 542.00' to the place of beginning. Containing 13.61 acres of land more or less.



263

WALTER THOMAS FOYINGS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-761-X
Towson, Maryland

District: 14th Date of Posting: 2/12/95

Posted for: Special Exception

Petitioner: Pine Valley Tennis Club

Location of property: 4636 White Marsh Rd.

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by: M. Healy Date of return: 2/17/95
Signature

Number of Signs: 1



[Faint handwritten text]

CERTIFICATE OF PUBLICATION

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-261-X
(Item 263)
4636 White Marsh Road -
Pine Valley Tennis Club
N/S White Marsh Road,
1740' +/- Buckschool
House Road
14th Election District
5th Councilmanic
Legal Owner(s):

Douglas Holtschneider
and Mary Holtschneider
Contract Purchaser
Raymond Holtschneider
Hearing: Monday,
February 27, 1995 at
11:00 a.m. in Rm. 118, Old
Courthouse.

Special Exception for a miniature golf course.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
2/129 February 9.

TOWSON, MD., 2/10, 1995

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 2/9, 1995.

THE JEFFERSONIAN,

A. Henricksen

LEGAL AD. - TOWSON

~~Resubmitted~~



Baltimore County
 Zoning Administration &
 Development Management
 112 West Chesapeake Avenue
 Towson, Maryland 21204

~~#222~~ 262

receipt

95-261-X

Account: R-001-6150

Number JCM

Date 1-11-95

DOUG HOLTSCHEIDER ————— 4636 WHITEMARSH RD.

SPEC EX. (050) ————— 300.00

POSTING (080) ————— 35.00

335.00

PAID TO ORDER

Please Make Checks Payable To: Baltimore County

Cashier Validation

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 263

Petitioner: DOUG HOLTSCHEIDER

Location: 4636 WHITEMARSH RD, BALD, MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 661-0006

TO: PUTUXENT PUBLISHING COMPANY
February 9, 1995 Issue - Jeffersonian

Please forward billing to:

Douglas Holtschneider
4636 White Marsh Road
Baltimore, MD 21237
661-0006

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-261-X (Item 263)
4636 White Marsh Road - Pine Valley Tennis Club
N/S Whitmarsh Road, 1740'+/- NE of c/l Buckschool House Road
14th Election District - 5th Councilmanic
Legal Owner: Douglas Holtschneider and Mary Holtschneider
Contract Purchaser: Raymond Holtschneider
HEARING: MONDAY, FEBRUARY 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a miniature golf course.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 2, 1995

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-261-X (Item 263)
4636 White Marsh Road - Pine Valley Tennis Club
N/S Whitmarsh Road, 1740'+/- NE of c/l Buckschool House Road
14th Election District - 5th Councilmanic
Legal Owner: Douglas Holtschneider and Mary Holtschneider
Contract Purchaser: Raymond Holtschneider
HEARING: MONDAY, FEBRUARY 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a miniature golf course.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Douglas and Mary Holtschneider
Raymond Holtschneider
Mark Holtschneider, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 21, 1995

Mark Holtschneider, Esquire
100 Light Street, 32nd floor
Baltimore, Maryland 21201

RE: Item No.: 263
Case No.: 95-261-X
Petitioner: Doug Holtschneider

Dear Mr. Holtschneider:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



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

TO: Mr. Arnold Jablon, Director February 22, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #263 - Pine Valley Tennis Club
4636 White Marsh Road
Zoning Advisory Committee Meeting of February 6, 1995

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

Environmental Impact Review

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

If the proposed redevelopment of the 2 tennis courts into a miniature golf course is within 100 feet of the bank of Whitemarsh Run or within 25 feet of the 100-year floodplain, a variance application for the Protection of Water Quality, Streams, Wetlands and Floodplains must be submitted to DEPRM for review and approval.

JLP:KK:sp

c: Raymond Holtschneider

PINEVAL/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: February 15, 1995

SUBJECT: 4636 White Marsh Road

INFORMATION:

Item Number: 263

Petitioner: Doug and Mary Holtschneider

Property Size: _____

Zoning: _____

Requested Action: _____

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Unless the miniature golf course is to be used by club members, this request should be denied. In addition, the applicant should clearly demonstrate to the satisfaction of the Zoning Commissioner that the use will not adversely impact the surrounding neighborhood.

Use of the property for public use of the miniature golf course raises the following concerns:

1. Vehicular access to the site is via a narrow, local road through a residential area. White Marsh Road is less than 15 feet wide at this location.
2. Access to the nearest major thoroughfare (i.e., Belair Road) is nearly a mile from this site.
3. The surrounding land is zoned for residential purposes. A miniature golf course would likely be less compatible with residential uses than the two existing tennis courts.

MICROFILMED

4. The distance of the proposed miniature golf course from the adjacent residential property to the east appears to be less than 30 feet which seems very inadequate.

Prepared by: Jeffrey W. Lee

Division Chief: Barry L. Kerns

PK/JL:lw

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: Arnold Jablon, Director DATE: February 13, 1995
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 13, 1995
Items 246, 256, 257, 260, 261 and 263

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



**Maryland Department of Transportation
State Highway Administration**

O James Lighthizer
Secretary
Hal Kassoff
Administrator

2-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *+263 (JCM)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246,252,253,254,255,
256,257,258,259,260,261 AND 263.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 11, 1995

TO: File

FROM: Joseph C. Merrey
Planner I, ZADM

SUBJECT: Item #263
4636 White Marsh Road

1. Zoning descriptions must be sealed.
2. Portions of the plan are not to scale.
3. Proposed mini-golf is not specifically shown on the plan.
4. See prior Special Exception #92-437-X.
5. No parking calculations; spaces not dimensioned.
6. Zone line?

JCM:scj

RECEIVED
JAN 14 1995

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
4636 White Marsh Road - Pine Valley Tennis	*	ZONING COMMISSIONER
Club, N/S Whitemarsh Road, 1740'+/- NE	*	OF BALTIMORE COUNTY
of c/l Buckschool House Road, 14th	*	CASE NO. 95-261-X
Election District, 5th Councilmanic	*	
Douglas and Mary Holtschneider	*	
Petitioners	*	
	*	
* * * * *		

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Mark Holtschneider, Esquire, 100 Light Street, 32nd Floor, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

95-261-X

Special Exception

Mark Heltshneider - Esq. -
~~for Relitones~~

OPENING

at property for 35 years
20 years - tennis club
5 years ago - swim
club added

Club members -
camp kids

2 tennis
ct to be
removed

Labor Day - Memorial

18 hole mature golf course proposed
primarily during summer -

weekends only in colder mos.

members, campers, public

Perry Hall area -

Raymond Hottelmer

son of Douglas -

will be built on A5 112

no additional A's.

Hrs of operation -

~~Apr - Oct~~ April - May) weeks
Sept - Oct

Summer - 7 days per week

Hrs of operation (11:30 / 11 - 10 Sun - Thur
11 - 11 Fri - Sat

Raymond will be supervisor -

fence will be relocated -

split/rail fence proposed

Members - 200 pool } only overlap
110 tennis } members

John

typical players - family w/ young children
- some teens

Ray will run mini-golf course -

Summer of 1996

Row of white fences between Ct's +
Morrison prop. line -
Morrison -

Kathy Waxman -) Protestants
Many types -)

Cross -

Has not done any traffic study

No environmental review per ~~the~~ se

Admits no other private clubs
have miniature golf

Thinks he can control his kids customers

what would you do to keep kids
under control -

- Site 13.6 acres -

- miniature golf - no alcohol allowed,
~~and~~ can't

No direct.

quiet activity
no change in topography

No back ground sound anticipated.
How about music -

lighting - tennis courts are
lit now

Plans to advertise -

1.5 spaces

24 tennis cts

50 spaces for pool

27 for miniature

101 required

parking

lights on 4 corners of ct. -

Noise - will work w/ neighbours -

Douglas Haltscheder -

owned ~~to~~ since 1961

lives there -

lives there year round -

son & wife will live in care taking
cottage

will not allow anything to detract
from area -

Club is nice thing to have
Members of Club

110 - tennis

240-250 - swim numbers

no effect to eliminate 2 tennis
courts -

parking not a problem -

no parking on the street - people
park in grounds

Very narrow street

Different hours of operation -

tennis, swim & mini golf
will have different peak times

Sees no problem w/ parking

hd is 18 feet wide on front
of club -

Cross - don't sell alcohol,
allow ~~it~~ it to be
brought in

typical county rd -

~~about~~

Admits that there will be a
problem w/ public there for
miniature golf using club
facilities

3/1/11 to 12/11) Tennis club

Memorial Day to Labor Day) Summer club

Club here since 1976

Never had accident or liability

No sidewalk on either

Have no intention to make changes

Son Frank runs summer club -

would monitor traffic

Kathleen Waxman

1 Chukowie Ct

Tokeyville 21030

Questions about club's accountability
will club be maintained

White Marsh Rd -

narrow road
ditches on both sides

no center line on road -

Senior residents have concerns -
single family houses.

impact on White Marsh Sen

care takers cottage - stop & start -

Cross -

Mary Turner -

live about 1/4 mile away

21 hours after club before
it deadends

she has problems w/ children
~~deed~~ from property -

Senior camp -

very narrow entrance

Calvin Glover

road widened by development -
narrow here

Road is very dark at night
lights are spread out - very
low impact -

* He sees a big difference between
public use & private club
many people are neighbours but
golf course

Public Use not controlled -

Sharon Rusinovich

4918 White Marsh Rd -

been there 7 years

- Distinction between public & private
- advertised

Closing - This is B.M.

Council
is
wrong } other uses are allowed
not a question of what could
be there but this

Parking - comply w/ Code
Traffic is not a problem
different peak times

Traffic - no more get hung round
snow

None - no problem w/ this
not a loud activity

Entrance is wider than road -

Environmental - not changing the terms
counts

Runs thru 502.1

Piney Valley

White Marsh
Poffenden

Blackburn Sigs

95-261

Item 263

873-95

3/1/95
TO
68
file

4615 White Marsh Road
Baltimore, Maryland 21237

February 27, 1995

95-261

The Baltimore County Zoning Commission
TO WHOM IT MAY CONCERN:

This letter is in reference to the zoning notice for a miniature golf course to be built in the Pine Valley Swimming and Tennis Club on White Marsh Road.

This is a statement against this addition. We do not want this added in our neighborhood. The street is narrow with no sidewalks and definitely a traffic hazard as it stands now with the club.

This is a statement voting "no"!

Sincerely,

Ruth E. Weinreich

Ruth E. Weinreich

95-261-X

RECEIVED

MAR 1 1995

ZADM

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Judith Glover Wayman	1 Chilhowie Ct Cockeysville 21050
Mary Tynor	4716A White Marsh Rd 21237
Mary Glover	4706 White Marsh Rd 21231
Calvin G. Storm, Jr	22 BORNOLD COURT 21234
Alvin Koester	4718 White Marsh Rd 21237
Sharon Businovich	4918 White Marsh Rd 21237
Charles Koester Sr	4718 White Marsh Rd,
David J. Smith	5026 WHITE MARSH RD. 21237
Judy Tynor	4716A White Marsh RD 21237
Dea Cole representing Councilman for	Boonville, 4th Dist.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mark Holschneider *ES*

8504 westerman cir. Baltimore MD

Raymond Holschneider

98 Rolling Brook way Catonsville MD 21236

Douglas Holschneider

4636 white Marsh Rd Baltimore 21228

21237

Mark Holschneider

43

Plot No 2

Petition Against Miniature Golf Course

We are opposed to a miniature golf course to be located at 4636 White Marsh Road if it is open to the public, including rental use of this course.

We live in a quiet residential area and White Marsh Rd. cannot handle increased traffic. It is a narrow dead end street with several dangerous curves and the exit from 4636 White Marsh Road has a very limited sight distance.

We would not oppose the miniature golf course under these conditions:

- limited to use by swim and/or tennis club members
- use by company/business or individual that has rented the swimming pool for a private party

NAME	ADDRESS
Gene McLeod	4716 White Marsh Rd
Mary Tyner	4716A White Marsh Rd
Ford Jones	4716A White Marsh Rd
Abbie Koester	4718 White Marsh Rd
Sharon Susnowich	4918 White Marsh Rd
Mary E Susnowich	4918 White Marsh Rd
Larry M. Susnowich	4918 White Marsh Rd
Leanne Susnowich	4918 " " "
Palma Dieter	5069 Whitmarsh Rd
BILL DIETER	" " "
Lindy Byrnes	5046 Whitmarsh Rd
Dorothy Byrnes	5046 Whitmarsh Rd
Barbara Dieter	5044 Whitmarsh Rd.
Dusan Esposito	5044 Whitmarsh Rd.
Lory Elliott	5044 WHITEMARSH RD

MICROFILMED

Petition Against Miniature Golf Course

NAME	ADDRESS
DAVID DIETER	5026 WHITEMARSH RD
JACKIE DIETER	5026 White Marsh Rd
Jouise Incurio	5020 White Marsh Rd
Mary Tiscaro	5020 White Marsh Rd
NE Robinson	5004 Whitmarsh Rd
Linda Rosier	4910 Whitmarsh Rd.
Nadyn Suetuch	4708 Whitmarsh Rd.
John L. Suetuch	4708 White Marsh Rd
Ruth E. Weimich	4615 White Marsh Rd.
Alan Weimich	" " " "
A. J. Kreit	4612 WHITE MARSH RD
Lois Kreit	4612 White Marsh Rd.
Jaini Koskinen	4600 White Marsh Rd.
Rafael Koskinen	4600-White Marsh Rd
Wm Wund	4504 White Marsh Rd.
Cathy Ward	4504 White Marsh Rd
Paula R. Fayla	4504 White Marsh Rd
Rosa DiPeppe	23 Hardwood Drive
Arch DiPeppe	23 Hardwood Drive
Jasper Jones	8104 Timberbrook Rd.
John Korus	8104 Timberbrook Rd
Joe Kreit	4614 Whitmarsh Rd
Dot Kreit	4614 White Marsh Rd
Ronald Krostel	5038 White Marsh Rd
Esther Krostel	5038 White Marsh Rd
Charles Krostel	4718 White Marsh Rd
Charles Krostel	4716 White Marsh Rd
Mary A. Bevest	4706 White Marsh Rd.
Christine Dore	5 Hardwood Dr.
Lee Dore	5 Hardwood Dr.
Kim Huber	11 Hardwood Drive
Festus W. 33-1	25 Hardwood Drive

Petition Against Meriverture Golf Course

NAME	ADDRESS
Daryl Chulmer	2 HARDWOOD b/L
Joe Schuel	12 Handwood Drive
Shelley Baker	14 Handwood Drive
John & Baker, Jr	14 Handwood Drive
JAY LOUCL	22 HARDWOOD DR.
John E. DuHaine	24 Handwood Dr.
Thomas Hoff	36 HARDWOOD DR.
Walter Hoff	32 HARDWOOD DR
Joseph A. Fante	32 HARDWOOD DR
Joseph A. Fante	40 HARDWOOD DRIVE 21237
Joseph A. Fante	40 HARDWOOD DR 21237
William M. W. W.	40 HARDWOOD DR. 21237
Joseph A. Fante	56 Handwood Dr 21237
Steve Hoff	8112 TIMBER BROOK 21237
Renee Jensen	8110 Timberbrooke 21237
John Sellers	8113 Timberbrooke Rd 21237
Bob Reider	8111 Timberbrooke Rd 21237
Howard F. Reed	8103 TIMBERBROOKE RD. 21237
Mary F. Paul	8103 Timberbrooke Rd. 21237
Helen Harold	8101 Timberbrooke Rd. 21237
Jillie Stieb	9 Perry Ridge Ct 21237
Wife Lynn	14 Perry Ridge Ct 21237
Daniel Kelly	18 Perry Ridge Ct 21237
Joseph Russell	4628 White Marsh 21237
Bethann Russell	4628 White Marsh 21237
Godwin Dieter	5011 WHITE MARSH RD. 21237
Louise Dieter	5011 White Marsh Rd. 21237

Petition Against Miniature Golf Course

NAME	ADDRESS
Gina Vizzard	25 Hardwood Dr. Baltimore MD 21237
Ray Harris	27 Hardwood Dr. Baltimore Md 21237
Debrah Brown	27 Hardwood Dr Balto. Md 21237
Tacey Carron	51 Hardwood Dr. Balto. Md. 21237
Lynnie Carron	51 Hardwood Dr. Balto. Md. 21237
Lisa Comotto	60 Hardwood Dr. Balto, MD 21237
Comotto	60 HARDWOOD DR. Balto, MD 21237
Gilbert M. Leppert Jr.	8109 TIMBERBROOKE RD BALTO, MD. 21237
Pat Leppert	8109 TIMBERBROOKE RD BALTO. MD. 21237
Dorina Jaldowski	13 Perry Ridge Cl. Balto MD 21237

**OBJECTIONS TO THE PROPOSED
MINATURE GOLF COURSE
AT
PINE VALLEY SWIM & TENNIS CLUB**

*Protestants
Ex No 1
2000*

TO: Baltimore County Zoning Commissioner

FROM: Mary A. Glover, 4706 White Marsh Road, Baltimore, Md. 21237
Represented by:
Kathleen Glover Waxman
Calvin A. Glover, Jr.
Bryan W. Glover

DATE: February 27, 1995

Please consider the following issues regarding further development i.e., (Miniature Golf Course) to the Pine Valley Swim and Tennis Club.

It is hoped that this information will warrant further investigation by this agency before providing approval for this or any future projects.

Ref # 95-261-X

Prop # 1

Objections to the addition of a miniature golf course at the Pine Valley Swim and Tennis Club are as follows:

I. Safety

- A. Exhaustion of White Marsh Road's capacity to handle any additional traffic
1. Dead end street. Cars are forced to turn around in road and/or driveways.
 2. Curvature of road. Entrance of club is not clearly visible to oncoming traffic.
 3. Road is too narrow to accommodate additional two-way traffic. The County was not willing to put a yellow line down the center of the road, stating that the "road is too narrow."
 4. White Marsh Road has numerous ditches on either side. Drivers are often forced off the road.
 5. Parking is limited, sometimes overflowing onto White Marsh Road, further compromising visibility and safety on this narrow stretch.
 6. Pedestrian activity has increased due to new construction of homes and club activity without the benefit of sidewalks, making the road more hazardous for both pedestrians and drivers. An attraction such as a miniature golf course will further increase the number of pedestrians and vehicles.
- B. Residential safety
1. Concern for attracting strangers into an isolated rural area.
 2. Opportunities for crime and loitering.
 3. Many elderly residents whose safety could be compromised.

II. Residential Concerns

- A. This is a purely residential setting. The Club, its buildings, pool, and grounds are inconsistent with the aesthetics of this rural setting.
- B. Noise and traffic from Club and its activities detract from residential appeal of surrounding properties. This includes, but is not limited to, traffic, noise from courts, camp, and pool, loud music and fireworks.
- C. The addition of a golf course is a potential for increased noise, lights, and traffic into the club affecting the tranquility of the neighborhood. What considerations have been made for buffers between Club and adjacent properties?
- D. Club's appearance is inconsistent with community.
1. Pool located at front of property.
 2. Playground covered with tarp and leaves.
 3. Caretaker's quarters/storage barn is unfinished. The building itself is not architecturally suited for this area.
 4. Decks and observations decks have been added.
 5. A miniature golf course would further detract from the appearance of all properties.

- E. Miniature golf is more consistent with a carnival attraction rather than a private club activity. Even if presented as a "members only" attraction, the level of commercialism in the community rises. Neighbors could be forced into the position of monitoring the Club's activities with no recourse to its enforcement.
- F. Enough is enough. There has been sufficient commercial development in this residential area.

III. Environmental Issues

- A. Is this change in topography going to impact on the flood plain.
- B. How will this affect the runoff into White Marsh Stream.

IV. Past, Present, and Future

- A. Past
 - 1. Since the club's inception, its growth has been in various stop/start stages.
 - 2. Club's growth appears to be ongoing without community notification.
- B. Present
 - 1. Currently the club provides tennis courts, a swimming pool, camp and playground activities, and viewing decks.
 - 2. Caretaker's quarters/storage shed (currently under construction) gives the appearance of being something more.
 - 3. Extensive construction is already on the property.
 - 4. No consideration has been given to increasing accessibility in and out of the property.
 - 5. Parking is limited.
- C. Future
 - 1. Given the club's history, we are concerned about future intentions.
 - 2. 4706 White Marsh Road is disturbed that the club might directly or indirectly try to gain access by resurrecting an old **residential** right of ingress and egress through its property.
 - 3. **Complete, accurate, current and future plans (a ten year plan) need to be made available so that all parties - residents, club owners, and Zoning Boards can make informed decisions.**

1. Photos showing approach to Tennis Club from Buckschoolhouse Road and White Marsh Road (note yellow sign). Width and curvature of road with ditches on each side of road. Hidden entrance of Club to oncoming traffic.

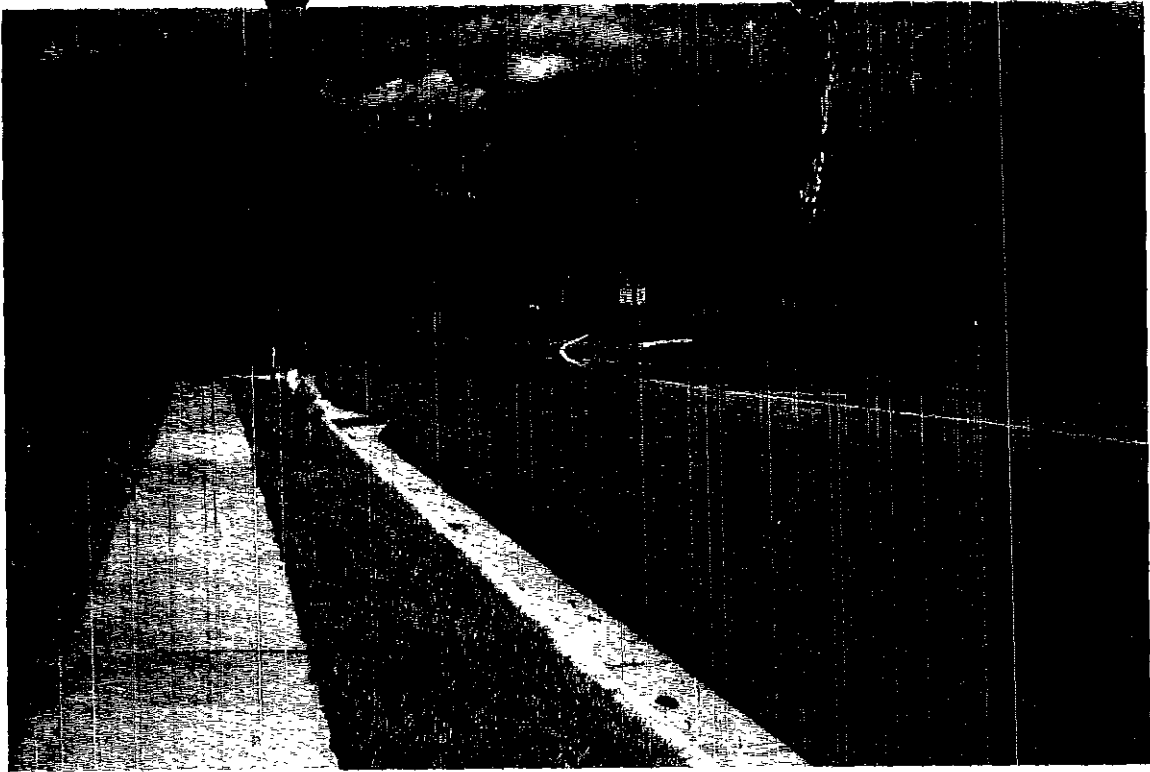


1a

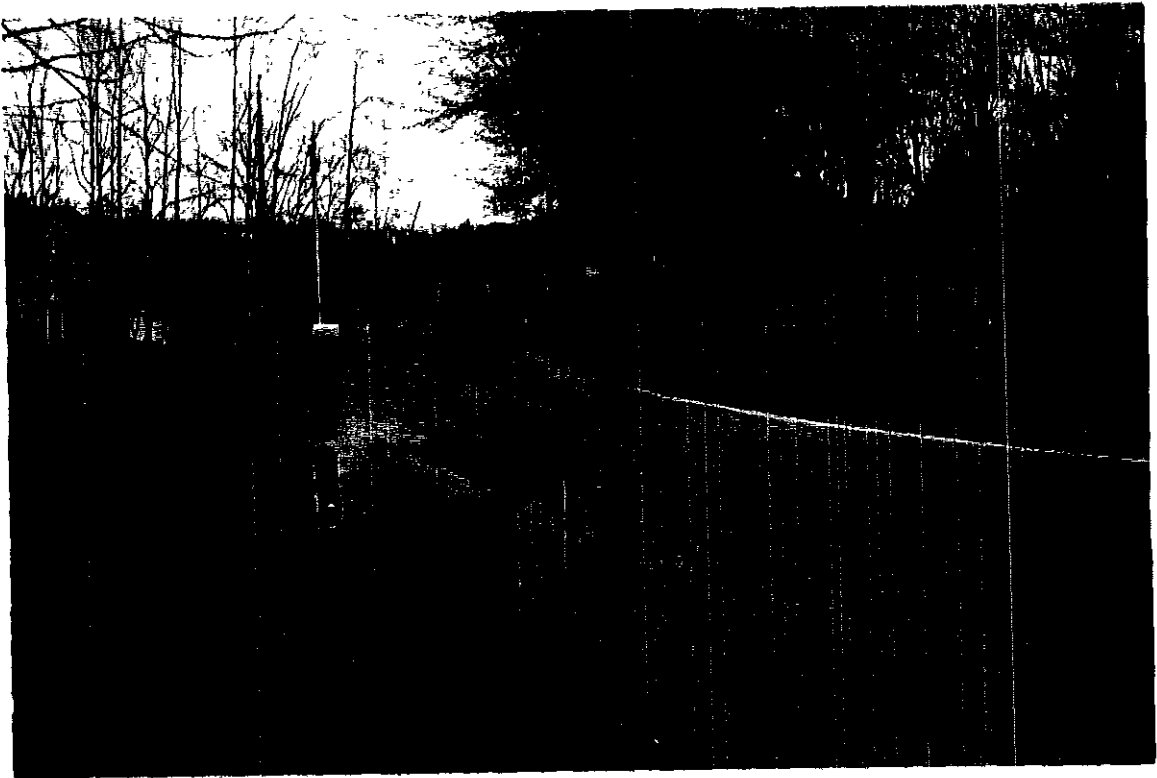


1b

MICROFILMED

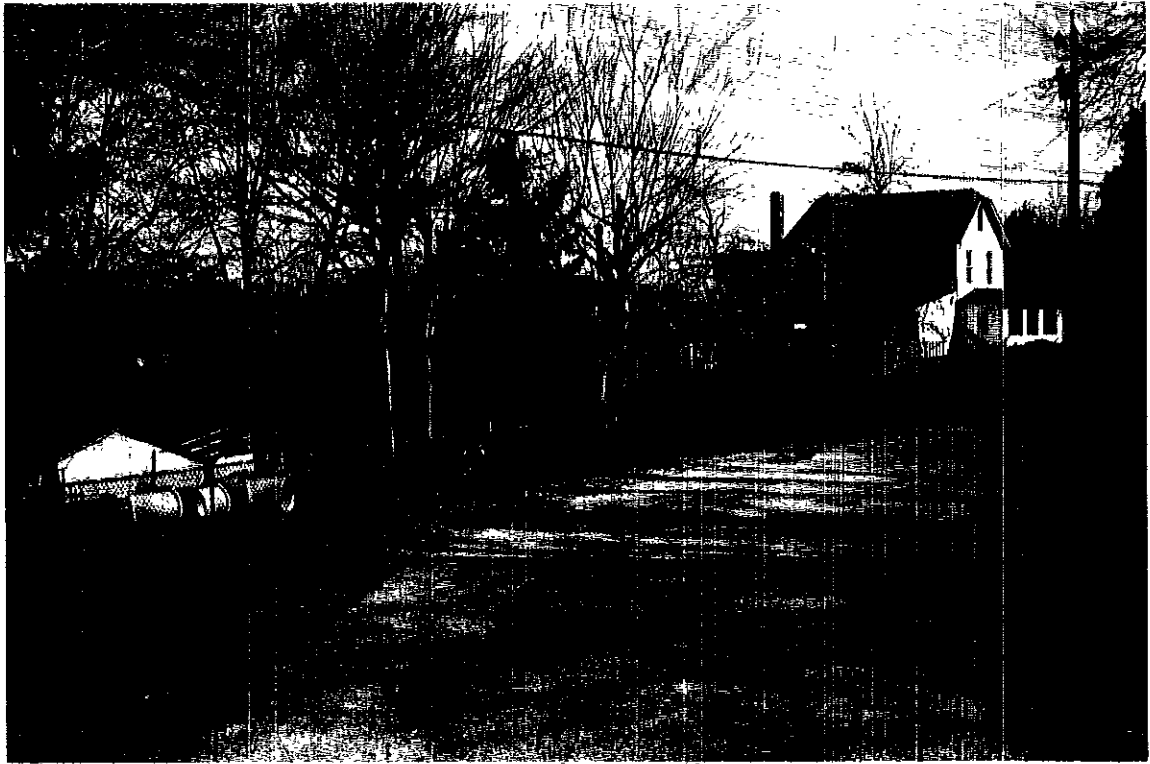


1c

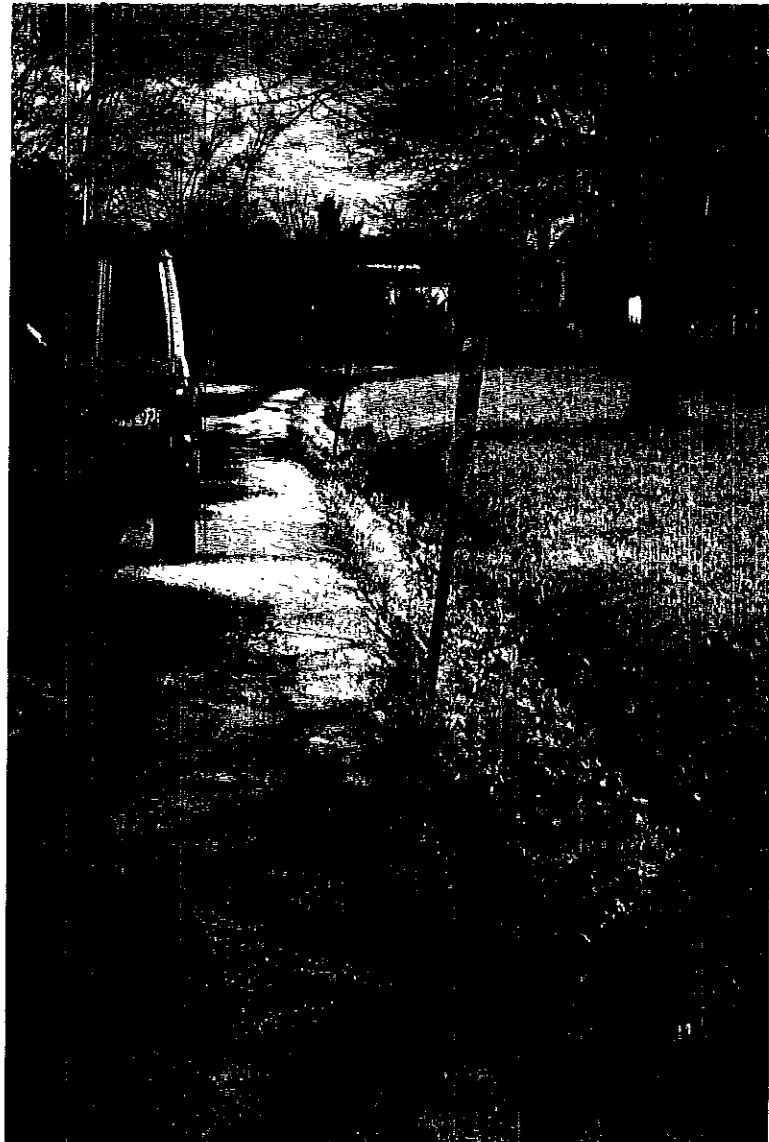


1d

11/11/11



12



18



1g



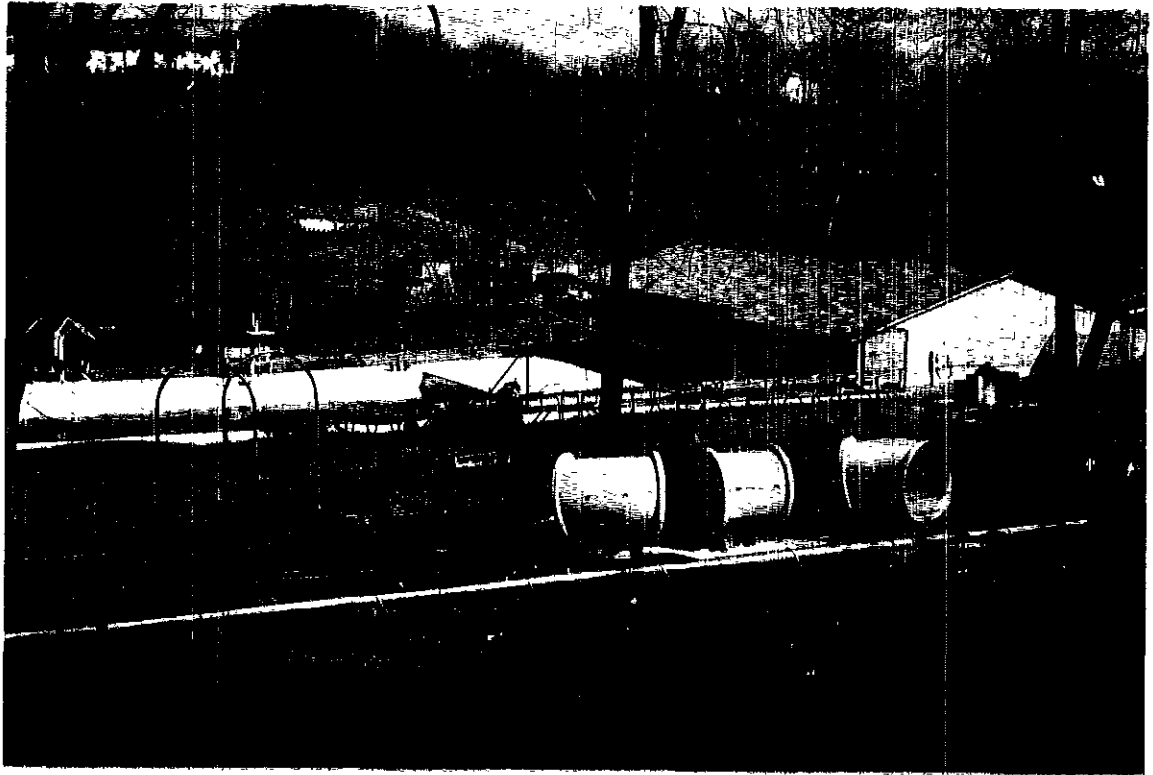
1h



12

10/10/2000 11:11:11

2. View of Club from White Marsh Road



2a

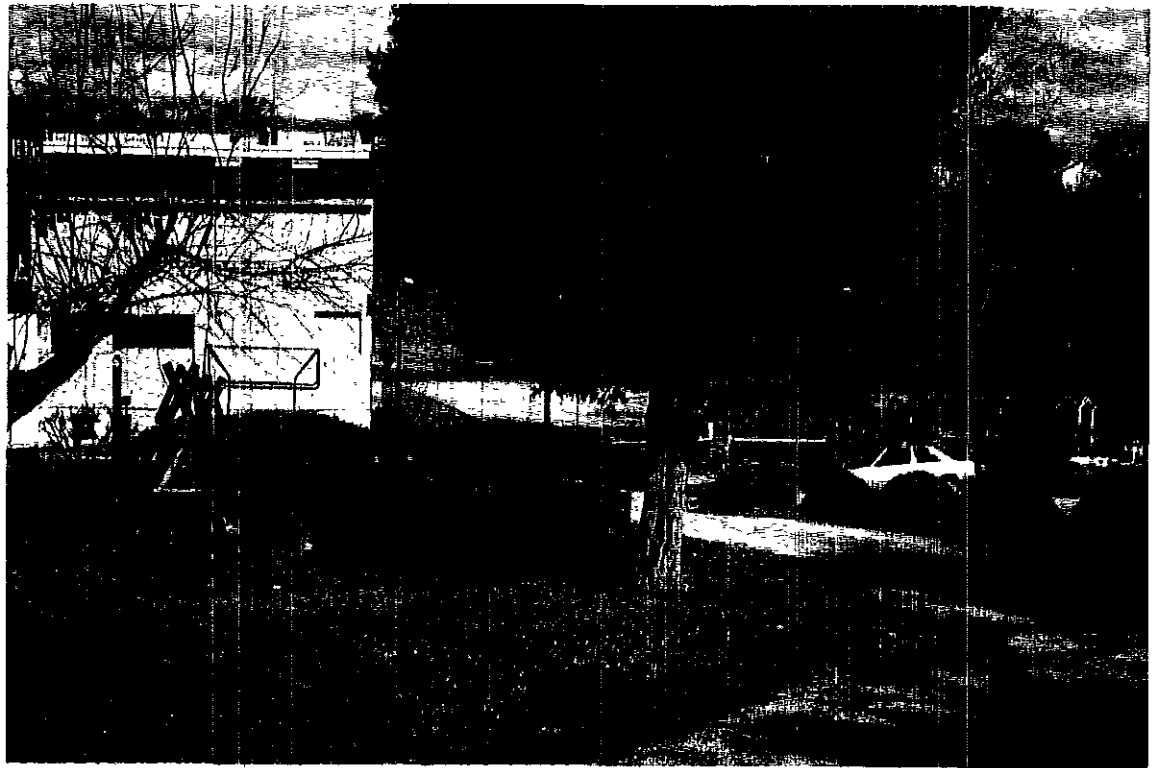


2b

White Marsh Road

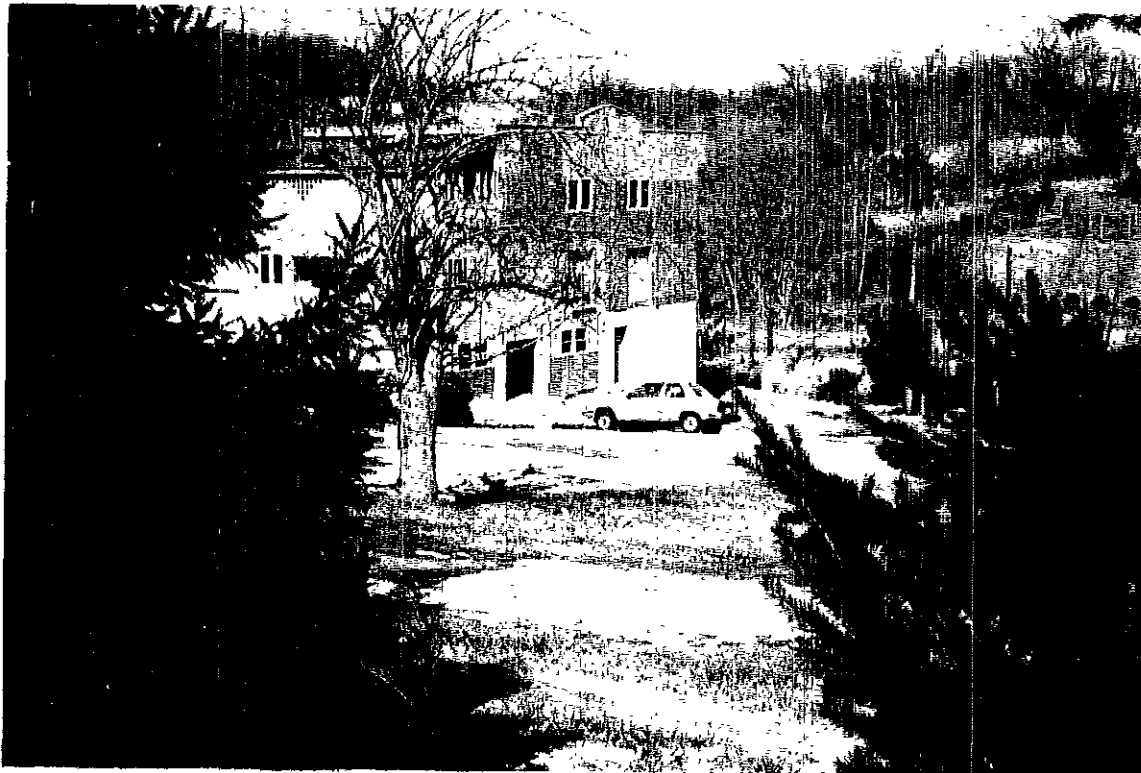


2c



2d

3. View of caretaker's cottage from White Marsh Road and driveway of 4706 White Marsh Road. Entrance and parking of Club.





3c

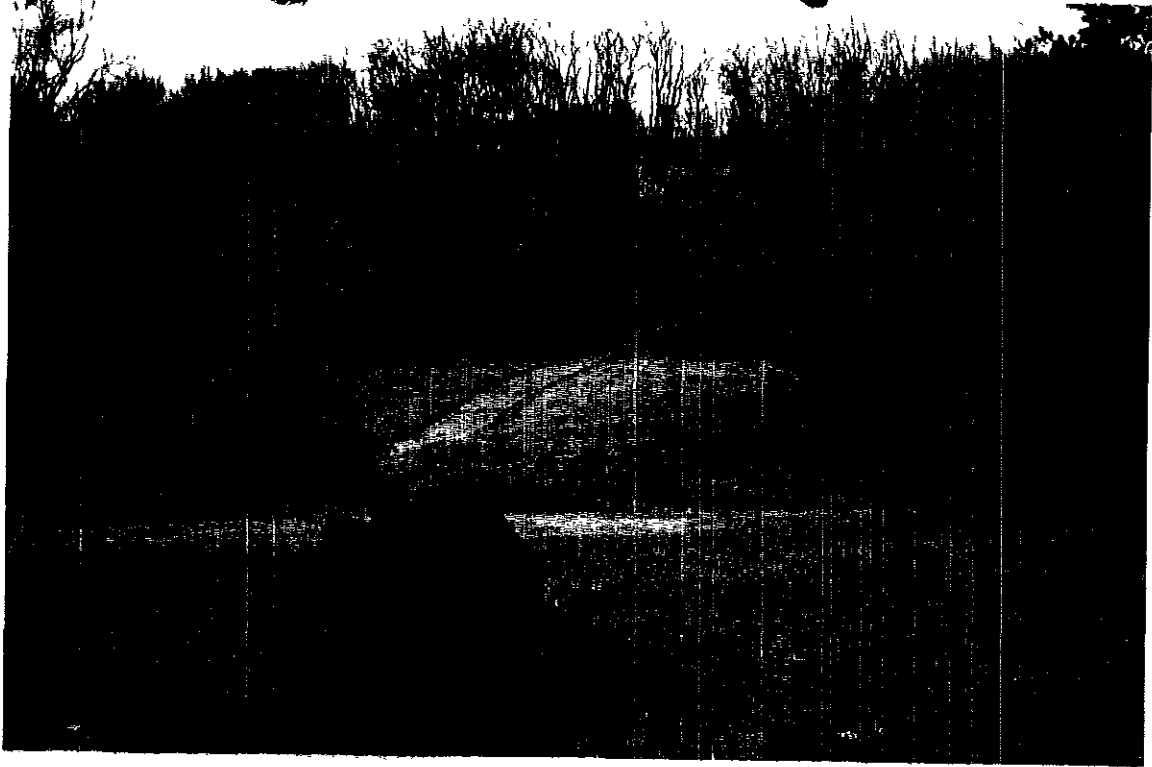


3d

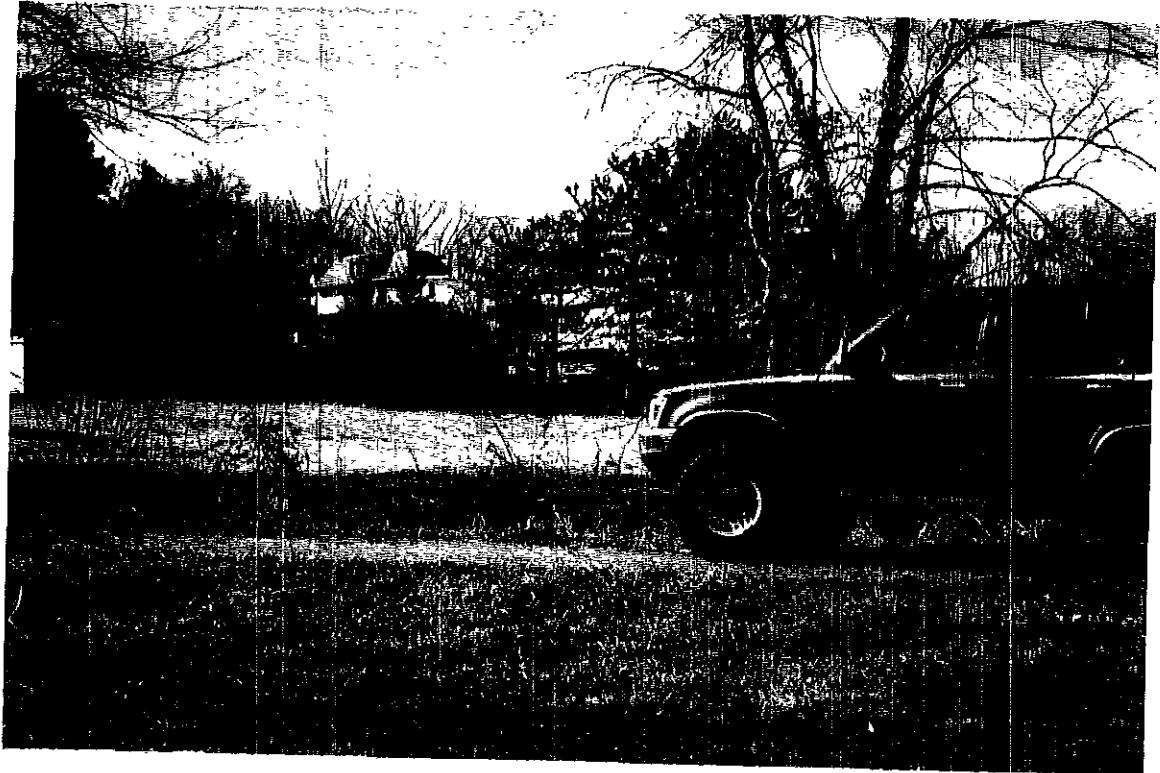


3e

Highway 101, 10/10/10



4c.



4d

4. 4706 White Marsh Road and driveway leading out to White Marsh Road

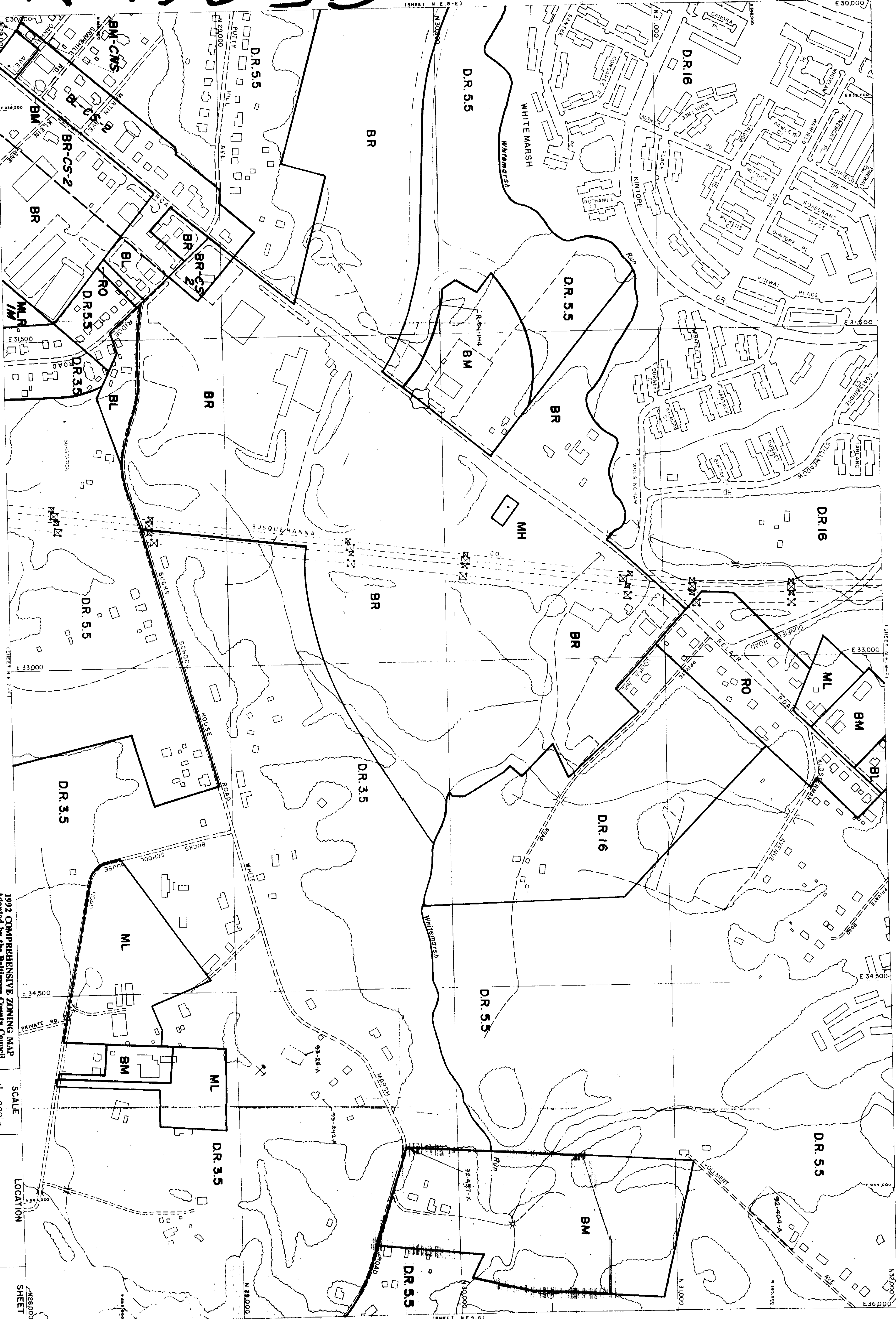


4a



4b

95-261-X



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Hunter
Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
FULLERTON	NE. 8-F
LOCATION	NE. 8-F
SHEET	NE. 8-F

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

MICROFILMED

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Whitmarsh Rd., 1740' (+/-) * ZONING COMMISSIONER
NE of c/l Buckschool House Rd. * OF BALTIMORE COUNTY
4636 White Marsh Road *
14th Election District *
5th Councilmanic District * Case No. 95-261-X
Douglas Holtschneider, et ux *
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 4636 White Marsh Road in eastern Baltimore County. Special exception relief is requested for approval of a miniature golf course in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (BCZR). The Petition is filed by Doug Holtschneider and Mary Holtschneider, his wife, property owners. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Douglas Holtschneider, property owner/co-Petitioner. Also present was Raymond Holtschneider, his son, the operator of the proposed business. The Petitioner was represented by another son, Mark Holtschneider, Esquire. Numerous residents from the surrounding locale appeared in opposition to the request. These included Kathleen G. Waxman, Mary Glover and Calvin A. Glover, Jr., all members of the Glover family, who are property owners in the immediate vicinity. Also testifying were Mary Tyner and Sharon Rusinovich. Numerous other neighbors from the surrounding locale appeared in opposition to the Petition.

Testimony and evidence offered by the Petitioners is that the subject site is approximately 13.61 acres in area and is zoned B.M. As noted

above, the property is located adjacent to White Marsh Road in White Marsh. The property is presently the site of the Pine Valley Tennis and Swim Club. As to improvements on the property, there are presently ten tennis courts. Eight of these tennis courts are grouped to the rear of the property. The remaining two are on the front of the property. The site is also improved with an existing pool, bath house and other improvements to facilitate the operation of the tennis club, swim club and a summer camp for children.

The property is also improved by an existing home which is occupied by Mr. and Mrs. Douglas Holtschneider. A caretaker residence is also under construction. This residence was approved pursuant to the Order of this Zoning Commissioner dated July 23, 1992. Within that Order, approval of a Petition for Special Exception to add a proposed addition to an existing one story storage building so as to convert same into a caretaker's residence was granted. Although the construction is not completed, it is envisioned that one of the Holtschneider sons will reside in the caretaker's cottage. The balance of the site is improved with a parking area and driveway. It is also to be noted that the site is bisected by a stream (White Marsh Run) and that a significant area adjacent to the stream is in a floodplain.

Douglas Holtschneider testified that he has owned the property for approximately 35 years. For the past twenty years, he has operated the tennis club on the site. Approximately 110 individuals are members of the tennis club. The tennis club operates year round depending upon the weather conditions.

Approximately, five years ago, a swim club was also added. The pool, as described above, was constructed as well as a deck around same, a jacuzzi and similar improvements. The pool club has approximately 200 members.

ORDER RECEIVED FOR FILING
Date 3/14/95
By M. Holtschneider

It is primarily open between Memorial Day and Labor Day. Both the swim club and tennis club are private and the use of these facilities is for members only.

The Petitioner proposes installing a miniature golf course on the site. The miniature golf course will be installed on that portion of the property where the front two tennis courts are now located. Those 2 front courts will be eliminated to make room for the miniature golf course. The miniature golf course will be open to the public. During the Summer, the anticipated hours of operation are from 11:00 A.M. to 10:00 P.M. Sunday through Thursday and 11:00 A.M. to 11:00 P.M. on Friday and Saturday. It will be open 7 days a week during the Summer and weekends in the warmer months during the Spring and Fall. Raymond Holtschneider will be the supervisor/proprietor of the miniature golf course. It is envisioned that the golf course facility will cater towards families with young children. Mr. Holtschneider did admit that some teenagers could be expected, however, he wishes to operate the golf facility consistent with the swim and tennis clubs which are geared towards family members. Mr. Holtschneider admitted that no traffic studies or environmental studies had been done for this project. However, he opined that the proposed activity would not cause any detriment to the surrounding locale.

Testimony was also offered as to the parking arrangements. One hundred ten (110) spaces are available on site. These are separated into two lots. The front lot accommodates 80 spaces and a rear lot contains 30 spaces. Under the Baltimore County parking requirements, Mr. Holtschneider testified that 101 spaces will be required. These are broken down into 24 spaces required for the tennis courts, 50 for the pool and 27 for the miniature golf facility. Thus more than sufficient parking is available, at least, under the regulations.

ORDER RECEIVED FOR FILING
Date 3/14/95
By M. Holtschneider

As noted above, significant testimony was offered by surrounding neighbors. Several members of the Glover family testified in opposition. They own a large tract which is adjacent to the subject site. Their concerns primarily relate to anticipated traffic and parking congestion. They note that the portion of White Marsh Road which abuts this property is very narrow. They are concerned with the increased volumes of traffic which will be brought by the miniature golf facility. This is a particular concern in their view in that the miniature golf facility, unlike the tennis and swim club, will be open to the public. They are also concerned over the point of access to the Club from White Marsh Road.

In view of the Protestants concerns, I conducted a site inspection following the hearing. It is, indeed, true that White Marsh Road is very narrow at this location. Although a new residential subdivision has been built nearby; (i.e., Timberbrook) the road improvements associated with that construction were not extended onto that portion of White Marsh Road fronting this Club. Moreover, the entrance to and from the site is difficult. This is particularly noted when exiting the site to turn right onto White Marsh Road. The entrance to the site offers poor visibility to oncoming traffic coming from the left. I also particularly noted that the parking area was in need of improvement. The macadam was rough and uneven and many of the spaces not clearly marked.

Other concerns were offered by additional witnesses. These witnesses stated that, often times during the Summer, children from the camp leave the property and enter neighbor's premises. Other concerns over noise and increased light associated with the proposed miniature golf course were offered.

In considering the Petition for Special Exception, I must adjudge the request in accordance with the standards set forth in Section 502.1 of the

ORDER RECEIVED FOR FILING
Date 3/14/95
By M. Holtschneider

BCZR. Essentially, this section designates a list of criteria which must be evaluated to determine if the proposed use would cause detriment to the health, safety and welfare of the community.

In this case, I am persuaded that the Petitioner has not satisfied their burden and that the request should be denied. My decision, in this respect, is largely based on two factors. The first of which is that the miniature golf course will be open to the public. Although this site may be able to accommodate members of the swim and tennis clubs, these members are repeat visitors who are familiar with the area and road network. Moreover, the members are regulated by the proprietor of the Club and membership privileges can be revoked or suspended if a member conducts obnoxious activity on the site which would be detrimental to the neighborhood. A public miniature golf course, on the other hand, offers less ability for control of unruly patrons. The Petitioner's plans, in this respect, were less than certain and definitive. I was not satisfied by the information provided as to how public guests on the golf course would be controlled and regulated.

The second factor which is significant is the road network and parking expectations. White Marsh Road is, indeed, very narrow at this location and egress/access to the site is difficult. Moreover, the parking lot is in rough condition. Overflow parking on White Marsh Road would not be possible. Utilization of the rear lot in the event of crowded conditions would be difficult in view of its location some distance away from the miniature golf facility and the stream and floodplain area which separates the lot from that area. For all of these reasons, I am not persuaded that the Petitioner has satisfied its burden, therefore, shall order that the Petition for Special Exception be denied.

ORDER RECEIVED FOR FILING
Date 3/14/95
By M. Holtschneider

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 1995 that, pursuant to the Petition for Special Exception, approval for a miniature golf course be and is hereby DENIED.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 10, 1995

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

RE: Petition for Special Exception
Case No. 95-261-X
Property: 4636 White Marsh Road

Dear Mr. and Mrs. Holtschneider:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been denied 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 887-3353.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.
cc: Mr. Raymond Holtschneider
Mrs. Kathleen G. Waxman
Mrs. Mary Glover
Mr. Calvin A. Glover, Jr.
Mrs. Mary Tyner
Mrs. Sharon Rusinovich



Petition for Special Exception
to the Zoning Commissioner of Baltimore County
75-261-X

for the property located at 4636 WHITE MARSH RD
which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Regulations of Baltimore County, to use the herein described property for:

A MINIAURE GOLF COURSE

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.

Contract Purchaser/Lessee

RAYMOND HOLTSCHNEIDER

38 ROLLING BROOK WAY
CATONSVILLE MARYLAND 21228

4636 WHITE MARSH RD 410/887-4386

BALTIMORE MARYLAND 21237

USFG, 100 LIGHT ST 30th Fl 410/607-3008

BALTIMORE MARYLAND 21201

With its signature thereon and after, under the penalties of perjury that they are the legal owner(s) of the property which is the subject of the Petition.

Legal Owner(s)

DOUG HOLTSCHNEIDER

MARY HOLTSCHNEIDER

MARY HOLTSCHNEIDER

4636 WHITE MARSH RD 410/887-4386

BALTIMORE MARYLAND 21237

RAYMOND HOLTSCHNEIDER

38 ROLLING BROOK WAY 410/607-3008

BALTIMORE MARYLAND 21201

USFG, 100 LIGHT ST 30th Fl 410/607-3008

BALTIMORE MARYLAND 21201

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING: _____

The following date is available for hearing: _____

ALL OTHER: _____

REVIEWED BY: _____ DATE: 3-26-95

263

95-261-X

Deed Description
of the Douglas Holtschneider Property

Beginning for the same at a point on White Marsh Road and running thence N 70 W 453.75' to a point, thence N 6 E 829.46' to a point on the southern right-of-way line of Route 43 as shown on State Highway Administration plat No. 50144 and running with said right-of-way by a curve to the right having a radius of 1759.86' and arc length of 115.67' and being subtended by a chord bearing S 73-46-34 W 115.65' to a point, thence S 78-34-55 W 366.34 to a point, thence S 78-34-55 W 4.20' to a point, thence by a curve to the right having a radius of 1779.86' and arc length 191.71' and being subtended by a chord bearing N 89-15-19 W 191.62' to a point, thence leaving said right-of-way S 9-51 W 448.31' to a point, thence S 26-41 W 200.93' to a point, thence N 48-59W 165.69' to a point, thence S 6 W 542.00' to the place of beginning. Containing 13.61 acres of land more or less.



263

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: West Date of Posting: 2/14/95
Posted for: Special Exception
Petitioner: Douglas Holtschneider
Location of property: West White Marsh Rd.
Location of Signs: Along roadway on property being zoned
Remarks:
Posted by: [Signature] Date of return: 2/14/95
Number of Signs: 1

263
receipt
95-261-X
Account: R001-6150
Number: JCM
Date: 1-11-95
Doug Holtschneider 4636 Whitmarsh Rd.
Spec Ex. (050) 300.00
Posting (080) 35.00
335.00
Please Make Checks Payable To: Baltimore County

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on February 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: 95-261-X (Item 263)
4636 White Marsh Road - Pine Valley Tennis Club
NE White Marsh Road, 1740 +/- Buckschool House Road
14th Election District - 5th Councilmanic
Legal Owner: Douglas Holtschneider and Mary Holtschneider
Contract Purchaser: Raymond Holtschneider
Hearing Monday, February 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse.
Special Exception for a miniature golf course.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

CERTIFICATE OF PUBLICATION
TOWSON, MD., 2/16, 1995
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 2/4, 1995.
THE JEFFERSONIAN,
A. Hensel
LEGAL AD. - TOWSON

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 263
Petitioner: DOUG HOLTSCHNEIDER
Location: 4636 WHITMARSH RD. BALD., MD. 21237

PLEASE FORWARD ADVERTISING BILL TO:
NAME: SAME
ADDRESS: _____
PHONE NUMBER: 661-0006

Arj:ggg (Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
February 9, 1995 Issue - Jeffersonian

Please forward billing to:
Douglas Holtschneider
4636 White Marsh Road
Baltimore, MD 21237
661-0006

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-261-X (Item 263)
4636 White Marsh Road - Pine Valley Tennis Club
NE White Marsh Road, 1740 +/- NE of c/1 Buckschool House Road
14th Election District - 5th Councilmanic
Legal Owner: Douglas Holtschneider and Mary Holtschneider
Contract Purchaser: Raymond Holtschneider
HEARING: MONDAY, FEBRUARY 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a miniature golf course.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

FEBRUARY 2, 1995
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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-261-X (Item 263)
4636 White Marsh Road - Pine Valley Tennis Club
NE White Marsh Road, 1740 +/- NE of c/1 Buckschool House Road
14th Election District - 5th Councilmanic
Legal Owner: Douglas Holtschneider and Mary Holtschneider
Contract Purchaser: Raymond Holtschneider
HEARING: MONDAY, FEBRUARY 27, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Exception for a miniature golf course.

[Signature]
Arnold Jablon
Director

cc: Douglas and Mary Holtschneider
Raymond Holtschneider
Mark Holtschneider, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and Development Management
February 22, 1995
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #263 - Pine Valley Tennis Club
4636 White Marsh Road
Zoning Advisory Committee Meeting of February 6, 1995

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

Environmental Impact Review
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

If the proposed redevelopment of the 2 tennis courts into a miniature golf course is within 100 feet of the bank of Whitmarsh Run or within 25 feet of the 100-year floodplain, a variance application for the Protection of Water Quality, Streams, Wetlands and Floodplains must be submitted to DEPRM for review and approval.

JLP:KK:sp

c: Raymond Holtschneider
PINEVAL/DEPRM/TXTSBP

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
February 21, 1995

Mark Holtschneider, Esquire
100 Light Street, 32nd floor
Baltimore, Maryland 21201

RE: Item No.: 263
Case No.: 95-261-X
Petitioner: Doug Holtschneider

Dear Mr. Holtschneider:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Director
Office of Planning and Zoning
DATE: February 15, 1995
SUBJECT: 4636 White Marsh Road

INFORMATION:
Item Number: 263
Petitioner: Doug and Mary Holtschneider
Property Size:
Zoning:
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:
Unless the miniature golf course is to be used by club members, this request should be denied. In addition, the applicant should clearly demonstrate to the satisfaction of the Zoning Commissioner that the use will not adversely impact the surrounding neighborhood.

- Use of the property for public use of the miniature golf course raises the following concerns:
1. Vehicular access to the site is via a narrow, local road through a residential area. White Marsh Road is less than 15 feet wide at this location.
 2. Access to the nearest major thoroughfare (i.e., Belair Road) is nearly a mile from this site.
 3. The surrounding land is zoned for residential purposes. A miniature golf course would likely be less compatible with residential uses than the two existing tennis courts.

4. The distance of the proposed miniature golf course from the adjacent residential property to the east appears to be less than 30 feet which seems very inadequate.

Prepared by: Jeffrey M. L...
Division Chief: Carol L. K...
PK/JL:lw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section
RE: Zoning Advisory Committee Meeting
for February 13, 1995
Items 246, 256, 257, 260, 261 and 263
The Developers Engineering Section has reviewed the subject zoning item and we have no comments.
RWB:gw

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
Re: Baltimore County
Item No: 4263 (JCM)

Dear Ms. Watson:
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.
Please contact Bob Small at 410-333-1350 if you have any questions.
Thank you for the opportunity to review this item.
Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/
My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2298 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.
B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 246, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261 AND 263.

RECEIVED
FEB 8 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: January 11, 1995
TO: File
FROM: Joseph C. Merrey
Planner I, ZADM
SUBJECT: Item #263
4636 White Marsh Road

1. Zoning descriptions must be sealed.
2. Portions of the plan are not to scale.
3. Proposed mini-golf is not specifically shown on the plan.
4. See prior Special Exception #92-437-X.
5. No parking calculations; spaces not dimensioned.
6. Zone line?

JCM:scj

RE: PETITION FOR SPECIAL EXCEPTION
4636 White Marsh Road - Pine Valley Tennis
Club, N/S Whitmarsh Road, 1740 +/- NE
of c/l Buckschool House Road, 14th
Election District, 5th Councilmanic
Douglas and Mary Holtschneider
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-261-X

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Mark Holtschneider, Esquire, 100 Light Street, 32nd Floor, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

95-261-X

Special Exception
Mark Holtschneider - Eng. -
for Petitioner

OPENING
at property for 25 years
20 years - tennis club
5 years ago - swim
club added
Club members -
camp kids 2 teams
to be removed
Labor Day - Memorial
18 hole miniature golf course proposed
mainly during summer -
weekends only in colder mo.
members, camps, public
Perry Hall area

Raymond Habtschelder

son of Douglas -
could be built on lots 112
no additional lots.

time of operation -

Hot spot (April - May) weekends
Sept - Oct

Summer - 7 days per week

Hours of operation (11-10 Sun-Thu
11-11 Fri-Sat)

Raymond will be supervisor -

fence will be relocated -

yield/rail fence proposed

Members - 200 pool
110 tennis } overlap
numbers } numbers

Chick

Typical player - family w/ young children
- some tennis

Ray will run mini-golf course -

Summer of 1976

Row of white fences between lots +
Morrison pay. line -
Morrison -

Kathy Warner - } Protestants
Mary Tynes - }

Cross -

Has not done any traffic study

No environmental review per ~~case~~ se

Admits no other private clubs
have miniature golf

Thinks he can control his ~~club's~~ customers

What would you do to keep kids
under control -

- Site 13.61 acres -

- miniature golf - no alcohol allowed,
with con it

No direct.

quiet activity
no change in topography

No back ground sound anticipated.
How about music -

Lighting - tennis courts are
lit now

Plans to advertise -

1.5 spaces

24 tennis obs
30 spaces for pool } parking
17 for miniature }

101 required

lights on 4 corners of lot -

Noise - will work w/ neighbors -

Douglas Habtschelder -

owned since 1961

lives there -

lives there year round -

son + wife will live in care taking
cottage

will not allow anything to detract
from area -

Club is nice thing to have

Members of club

110 - tennis

240-250 - swim numbers

no effect to eliminate 2 tennis
courts -

parking not a problem -

no parking on the street - people
park in grounds

Very narrow street

Different hours of operation -

tennis season - mini golf
will have different peak times

Sees no problem w/ parking

lot is 18 feet wide on front
of club.

Cross - don't sell alcohol,
allow it to be
brought in

Typical County Rd -

Alaska

Admits that there will be a
problem w/ public. There for
miniature golf using club
facilities

7/11 to 12/11 } Tennis club

Memorial Day to Labor Day } Lawn Club

Club here since 1976

Never had accident or liability

No sidewalk on either

Have no intention to make changes

Sam Frank runs swim club -

should monitor traffic

Kathleen Warner

1 Chilhowie Ct

Coopersville 21030

Questions about club's accountability
will club be maintained

White Marsh Rd -

narrow road
ditches on both sides

no center line on road -

Senior residents have concerns -
single family houses.

inquest on what should be

care taking cottage - stop 15 ft -

Cross -

Mary Tynes -

live about 1/4 mile away

21 hour after club before
it starts

she has problems w/ children
from property -

Summer Camp -

very narrow entrance

Calvin Glover -

Road widened by development - narrow here

Road is very dark at night lights are spread out - very low impact -

* He sees a big difference between public use & private club many people are neighbors but golf course

Public Use not controlled -

Sharon Rusinovich -

4918 White Marsh Rd -

been there 7 years

- Distinction between public & private
- advertised

Closing - this is B.M.

Convent is wrong } other uses are allowed
} not a question of what could be there but this

Parking - comply w/ code Traffic is not a problem different peak times

Traffic - no more golf during rain or snow

None - no problem if this not a loud activity

Entrance is under the road -

Environmental - not changing the tennis courts

News thru 502.1

Pine Valley

White Marsh
Applicants

Blacking Sign

95-261

Item 263

3/1/95
TO: ES file

4615 White Marsh Road
Baltimore, Maryland 21237

February 27, 1995

95-261

The Baltimore County Zoning Commission
TO WHOM IT MAY CONCERN:

This letter is in reference to the zoning notice for a miniature golf course to be built in the Pine Valley Swimming and Tennis Club on White Marsh Road.

This is a statement against this addition. We do not want this added in our neighborhood. The street is narrow with no sidewalks and definitely a traffic hazard as it stands now with the club.

This is a statement voting "no"!

Sincerely,

Ruth E. Weinreich
Ruth E. Weinreich

RECEIVED

MAR 1 1995

ZADM

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

Table with columns for NAME and ADDRESS. Includes names like Kathleen Glover Waxman, Mary A. Glover, etc.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Table with columns for NAME and ADDRESS. Includes names like Mark Heitschauer, Raymond Heitschauer, Douglas Heitschauer.

Protestants
Ex No 1

95-261

OBJECTIONS TO THE PROPOSED
MINATURE GOLF COURSE
AT
PINE VALLEY SWIM & TENNIS CLUB

TO: Baltimore County Zoning Commissioner
FROM: Mary A. Glover, 4706 White Marsh Road, Baltimore, Md. 21237
Represented by: Kathleen Glover Waxman, Calvin A. Glover, Jr., Bryan W. Glover
DATE: February 27, 1995

Please consider the following issues regarding further development i.e., (Miniature Golf Course) to the Pine Valley Swim and Tennis Club.
It is hoped that this information will warrant further investigation by this agency before providing approval for this or any future projects.

Rf + 95-261-X

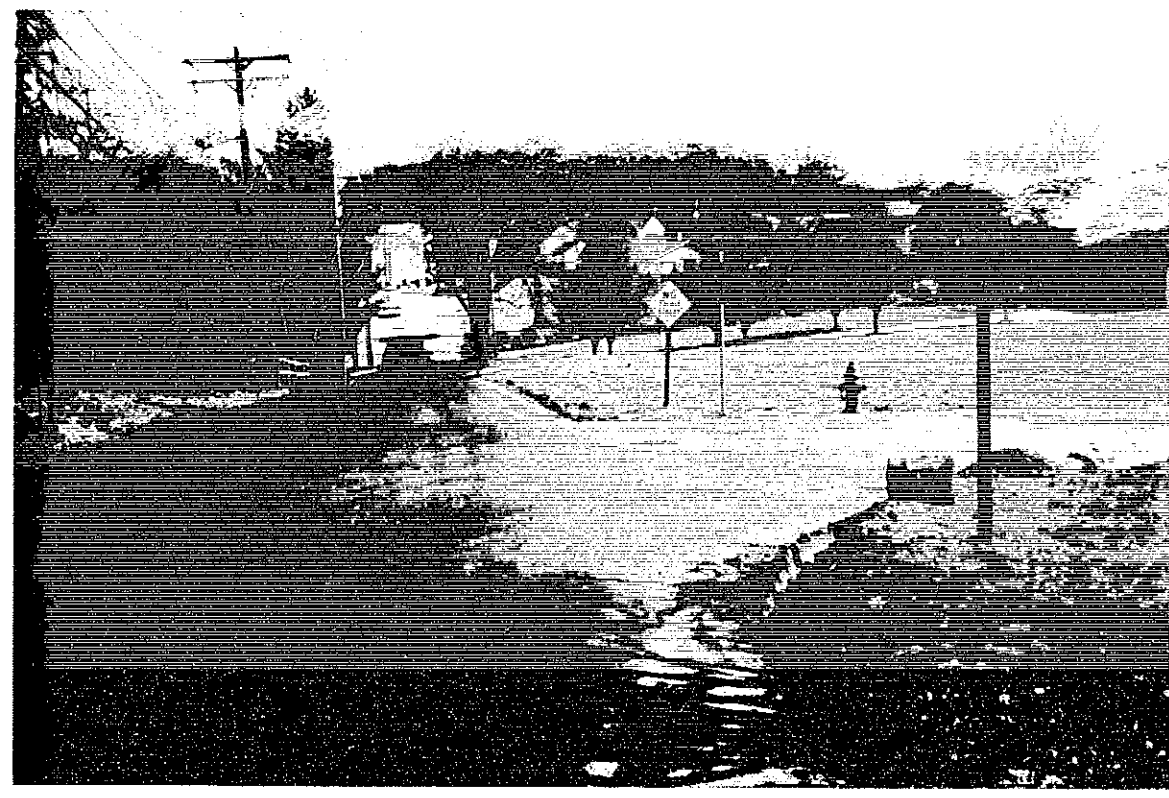
Prot #1

Objections to the addition of a miniature golf course at the Pine Valley Swim and Tennis Club are as follows:

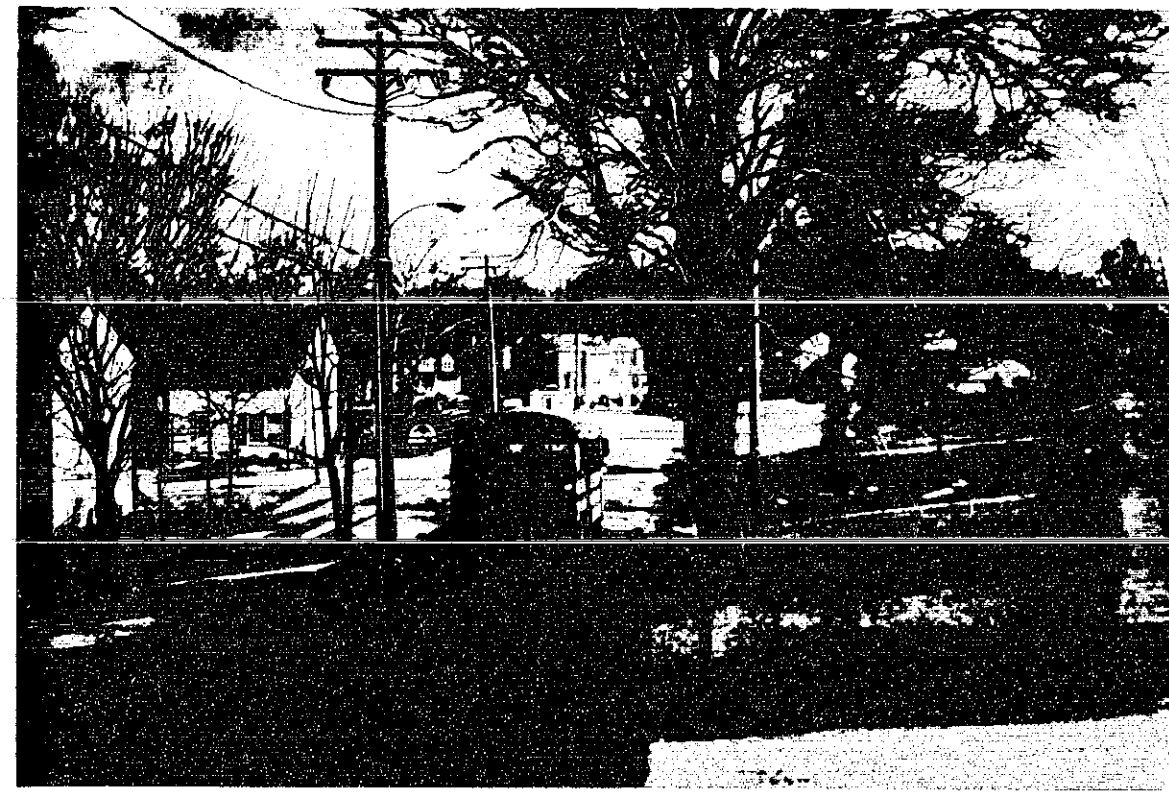
- I. Safety
A. Exhaustion of White Marsh Road's capacity to handle any additional traffic
1. Dead end street. Cars are forced to turn around in road and/or driveways.
2. Curvature of road. Entrance of club is not clearly visible to oncoming traffic.
3. Road is too narrow to accommodate additional two-way traffic. The County was not willing to put a yellow line down the center of the road, stating that the "road is too narrow."
4. White Marsh Road has numerous ditches on either side. Drivers are often forced off the road.
5. Parking is limited, sometimes overflowing onto White Marsh Road, further compromising visibility and safety on this narrow stretch.
6. Pedestrian activity has increased due to new construction of homes and club activity without the benefit of sidewalks, making the road more hazardous for both pedestrians and drivers. An attraction such as a miniature golf course will further increase the number of pedestrians and vehicles.
B. Residential safety
1. Concern for attracting strangers into an isolated rural area.
2. Opportunities for crime and loitering.
3. Many elderly residents whose safety could be compromised.
II. Residential Concerns
A. This is a purely residential setting. The Club, its buildings, pool, and grounds are inconsistent with the aesthetics of this rural setting.
B. Noise and traffic from Club and its activities detract from residential appeal of surrounding properties. This includes, but is not limited to, traffic, noise from courts, camp, and pool, loud music and fireworks.
C. The addition of a golf course is a potential for increased noise, lights, and traffic into the club affecting the tranquility of the neighborhood. What considerations have been made for buffers between Club and adjacent properties?
D. Club's appearance is inconsistent with community.
1. Pool located at front of property.
2. Playground covered with tarp and leaves.
3. Caretaker's quarters/storage barn is unfinished. The building itself is not architecturally suited for this area.
4. Decks and observation decks have been added.
5. A miniature golf course would further detract from the appearance of all properties.

- E. Miniature golf is more consistent with a carnival attraction rather than a private club activity. Even if presented as a "members only" attraction, the level of commercialism in the community rises. Neighbors could be forced into the position of monitoring the Club's activities with no recourse to its enforcement.
F. Enough is enough. There has been sufficient commercial development in this residential area.
III. Environmental Issues
A. Is this change in topography going to impact on the flood plain.
B. How will this affect the runoff into White Marsh Stream.
IV. Past, Present, and Future
A. Past
1. Since the club's inception, its growth has been in various stop/start stages.
2. Club's growth appears to be ongoing without community notification.
B. Present
1. Currently the club provides tennis courts, a swimming pool, camp and playground activities, and viewing decks.
2. Caretaker's quarters/storage shed (currently under construction) gives the appearance of being something more.
3. Extensive construction is already on the property.
4. No consideration has been given to increasing accessibility in and out of the property.
5. Parking is limited.
C. Future
1. Given the club's history, we are concerned about future intentions.
2. 4706 White Marsh Road is disturbed that the club might directly or indirectly try to gain access by resurrecting an old residential right of ingress and egress through its property.
3. Complete, accurate, current and future plans (a ten year plan) need to be made available so that all parties - residents, club owners, and Zoning Boards can make informed decisions.

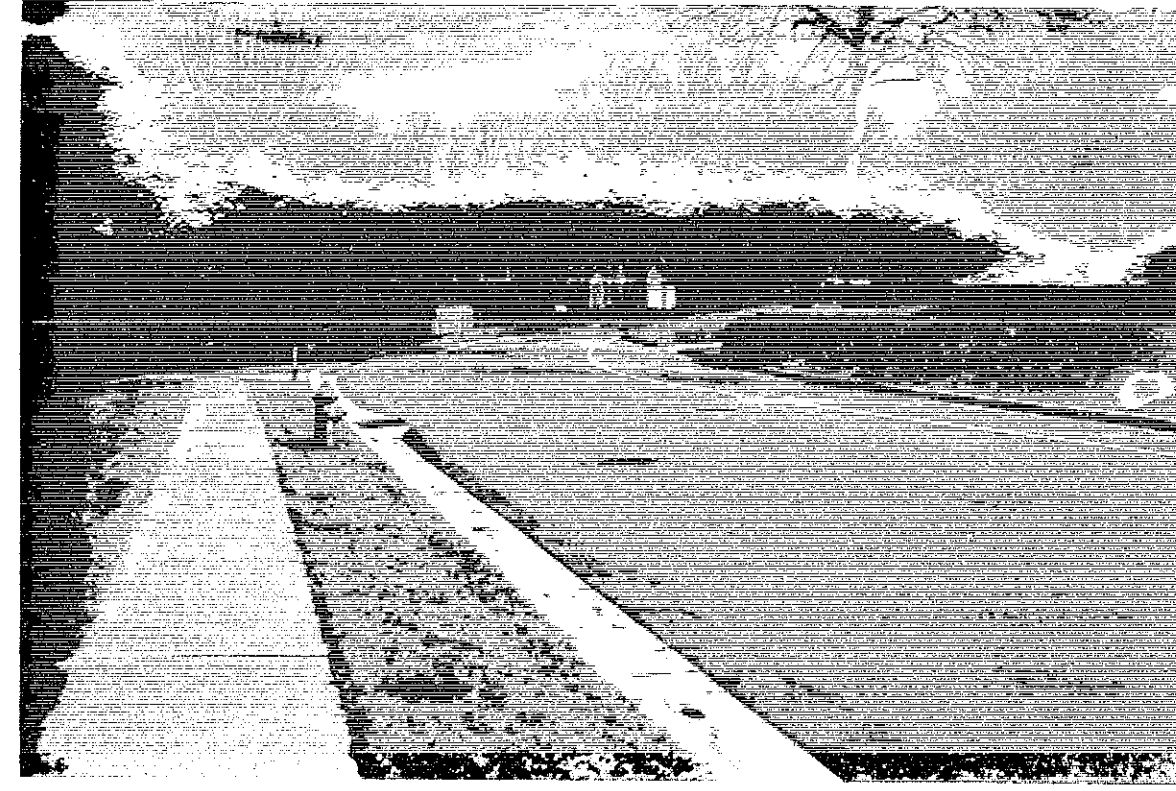
1. Photos showing approach to Tennis Club from Buckschoolhouse Road and White Marsh Road (note yellow sign). Width and curvature of road with ditches on each side of road. Hidden entrance of Club to oncoming traffic.



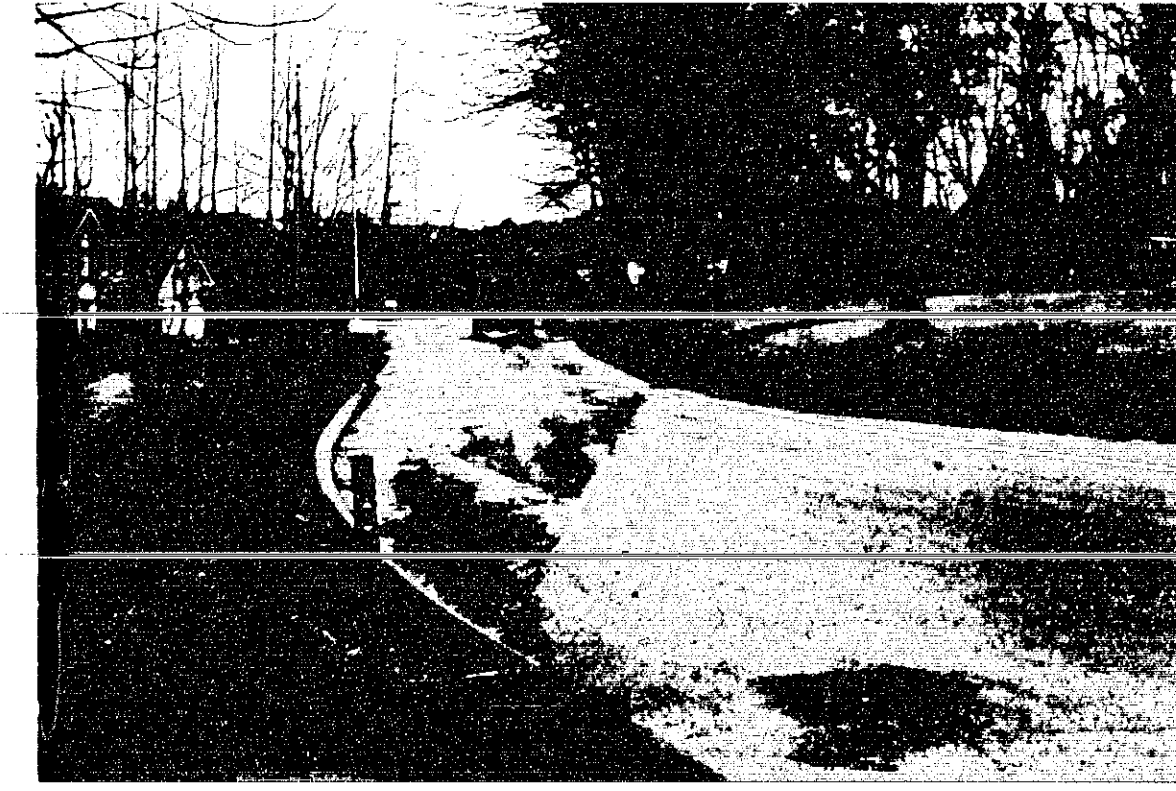
1a



1b



1c



1d



1e



1f

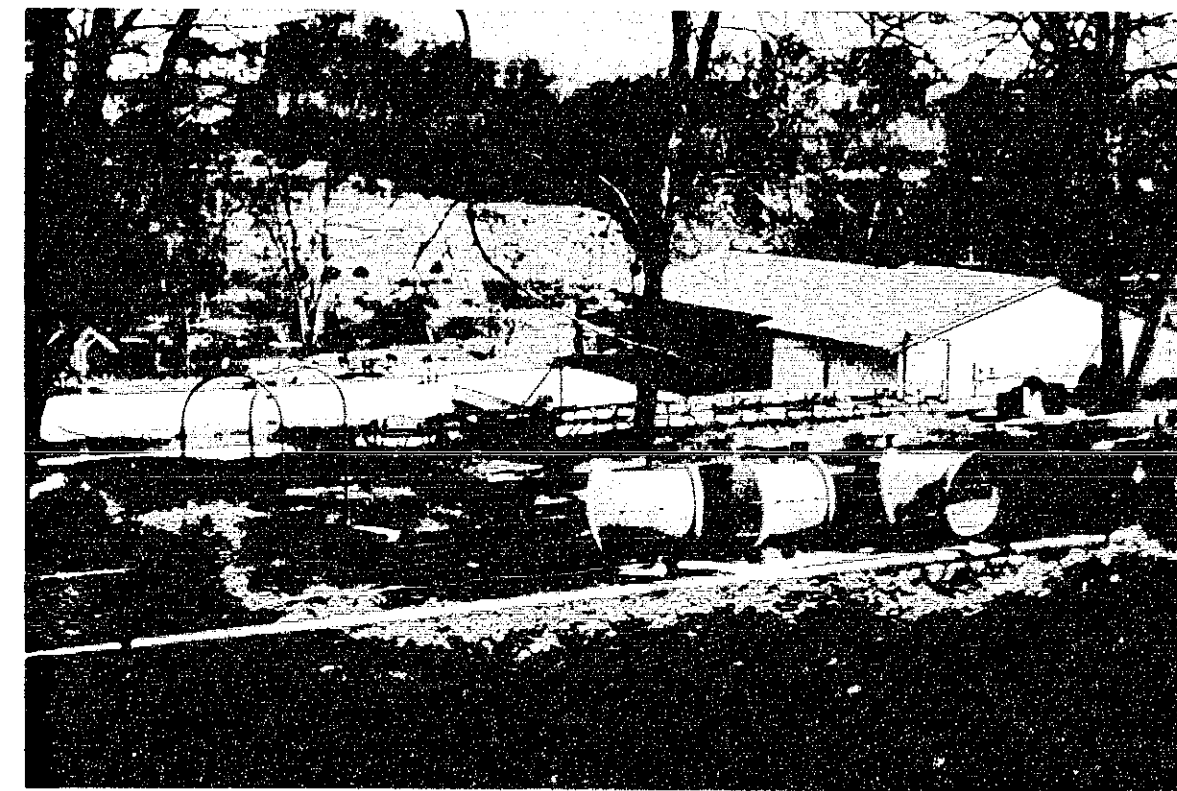


1g



1h

2. View of Club from White Marsh Road



2a



2b



2c



2d

3. View of caretaker's cottage from White Marsh Road and driveway of 4706 White Marsh Road. Entrance and parking of Club.



3a



3b



1i



3c

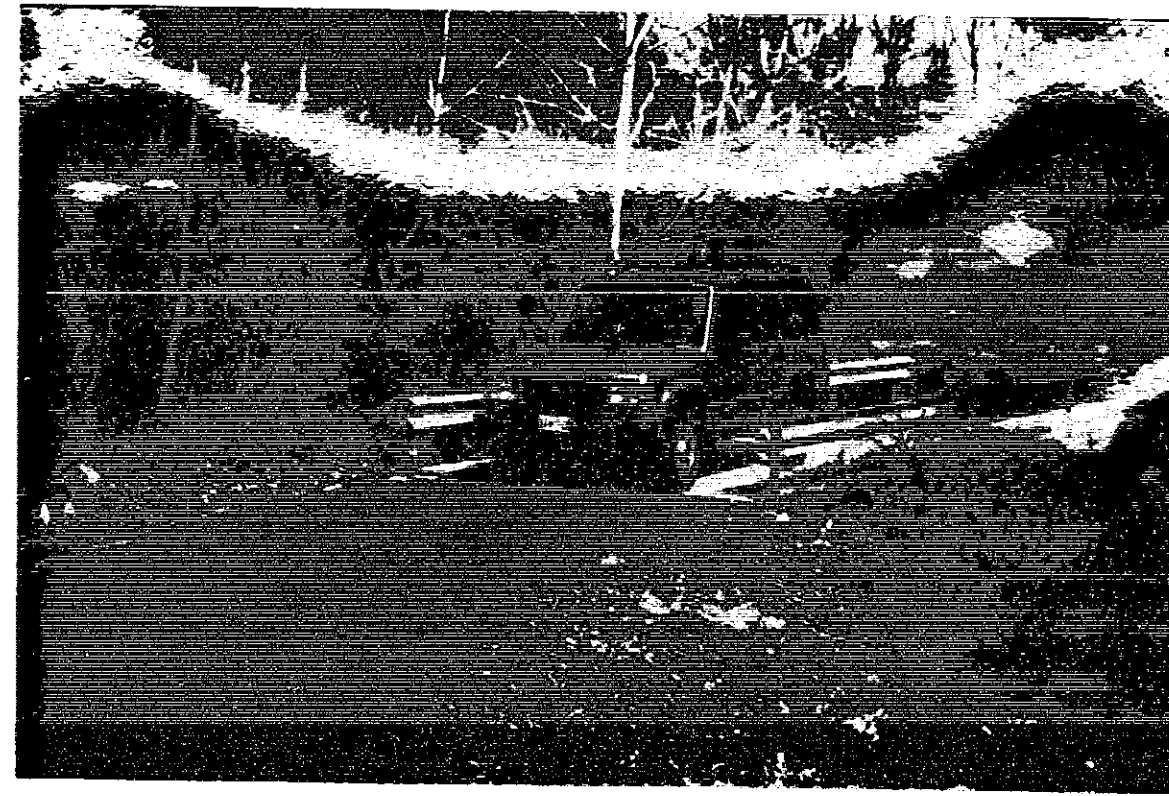


3d

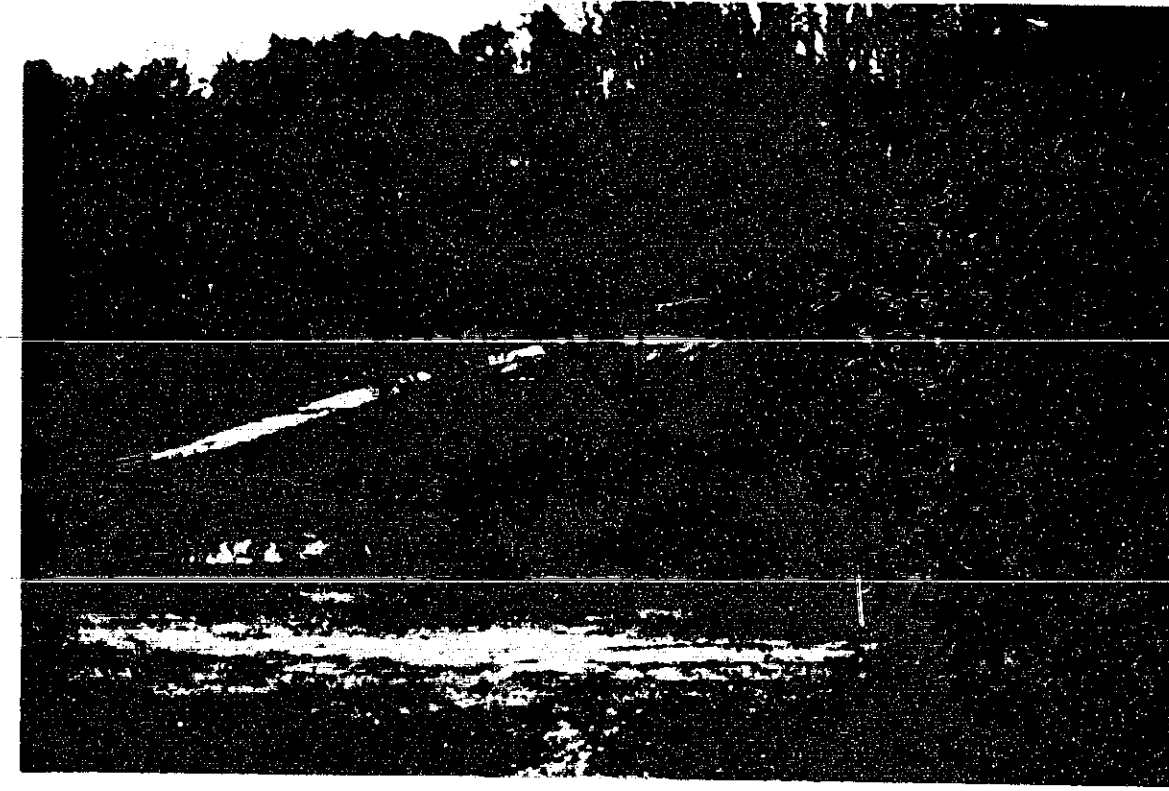


3e

4. 4706 White Marsh Road and driveway leading out to White Marsh Road



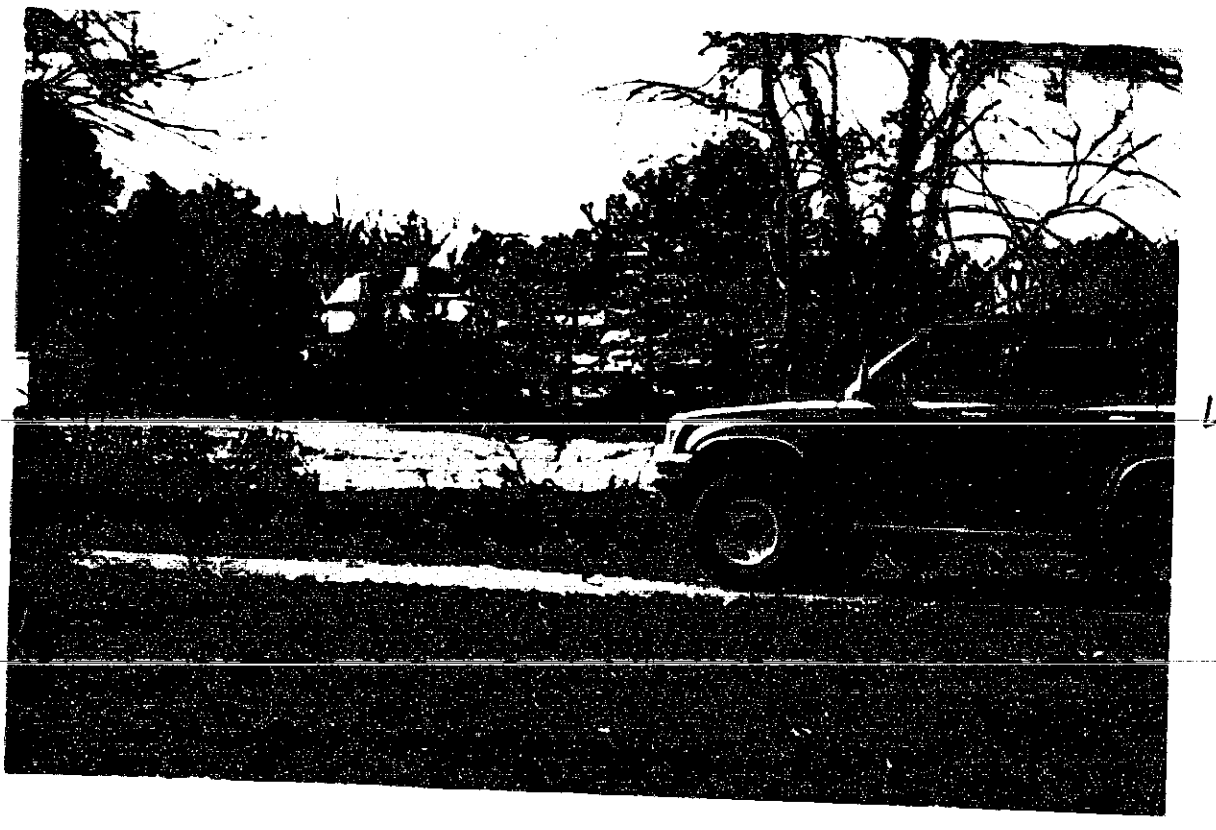
4a



4b



4c



4d

23

Petition Against Miniature Golf Course

We are opposed to a miniature golf course to be located at 4636 White Marsh Road if it is open to the public, including rental use of this course.

We live in a quiet residential area and White Marsh Rd. cannot handle increased traffic. It is a narrow dead end street with several dangerous curves and the exit from 4636 White Marsh Road has a very limited sight distance.

We would not oppose the miniature golf course under these conditions:

- limited to use by swim and/or tennis club members
- use by company/business or individual that has rented the swimming pool for a private party

NAME	ADDRESS
Joe McDaniel	4716 White Marsh Rd
Maryanne	4716A White Marsh Rd
Frank Jones	4721A White Marsh Rd
Walter Keating	4725 White Marsh Rd
Sharon Quenowich	4918 White Marsh Rd
Mary E. Quenowich	4918 White Marsh Rd
Larry M. Quenowich	4918 White Marsh Rd
Robert J. Quenowich	4918 " "
Bill Dieter	5044 Whitmarsh Rd
Bill Dieter	5044 Whitmarsh Rd
Donna Byrne	5046 Whitmarsh Rd
Robert Jones	5046 Whitmarsh Rd
Barbara Dietz	5044 Whitmarsh Rd
Nancy Sprague	5044 Whitmarsh Rd
Larry Miller	5044 Whitmarsh Rd

Petition Against Miniature Golf Course

NAME	ADDRESS
LINDA DIETER	5026 WHITEMARSH RD
JACKIE DIETER	5026 White Marsh Rd
JENNIFER DIETER	5020 White Marsh Rd
MARIE J. DIETER	5020 White Marsh Rd
NE BOADWIN	5004 Whitmarsh Rd
Linda Roemer	4910 Whitmarsh Rd.
Frank Dietz	4708 Whitmarsh Rd.
John E. Dietz	4708 White Marsh Rd.
John E. Weymisch	4615 White Marsh Rd.
John Weymisch	" "
A. T. Sweet	4612 White Marsh Rd
Robert Sweet	4612 White Marsh Rd.
Jane Moskison	4600 White Marsh Rd.
Rafael Koskison	4600 White Marsh Rd.
Wm Wood	4509 White Marsh Rd
Cathy Ward	4504 White Marsh Rd
John R. Taylor	4504 White Marsh Rd
Robert Taylor	83 Hardwood Drive
Arch Wilgus	23 Hardwood Drive
John Wilgus	2104 Timberbrook Rd
John Wilgus	8104 Timberbrook Rd
Joe Krut	4614 Whitmarsh Rd
Dot Krut	4614 White Marsh Rd.
Ronald Krut	5038 White Marsh Rd.
Esther Krut	5038 White Marsh Rd.
Charles Krut	4715 White Marsh Rd
Charles Krut	4716 White Marsh Rd
Charles Krut	4716 White Marsh Rd
Christine Dan	5 Hardwood Dr.
Joe Dan	5 Hardwood Dr.
Jim Dan	11 Hardwood Drive
Richard Dan	25 Hardwood Drive

Petition Against Miniature Golf Course

NAME	ADDRESS
Donna Chalmers	2 HARDWOOD DR
John Chalmers	13 Hardwood Drive
Marilyn Babin	14 Hardwood Drive
John Babin	14 Hardwood Drive
John Babin	22 Hardwood Dr.
John Babin	24 Hardwood Dr.
John Babin	26 Hardwood Dr.
John Babin	28 Hardwood Dr.
John Babin	32 HARDWOOD DR
John Babin	40 HARDWOOD DRIVE 21237
John Babin	40 HARDWOOD DR 21237
John Babin	42 HARDWOOD DR 21237
John Babin	56 Hardwood Dr 21237
John Babin	8103 TIMBERBROOK 21237
John Babin	7110 Timberbrook 21237
John Babin	8103 Timberbrook Rd 21237
John Babin	8103 Timberbrook Rd 21237
John Babin	8103 Timberbrook Rd 21237
John Babin	9100 Perry Ridge Ct 21237
John Babin	14 Perry Ridge Ct 21237
John Babin	18 Perry Ridge Ct 21237
John Babin	4628 White Marsh 21237
John Babin	4628 White Marsh 21237
John Babin	5011 WHITE MARSH RD. 21237
John Babin	5011 White Marsh Rd 21237

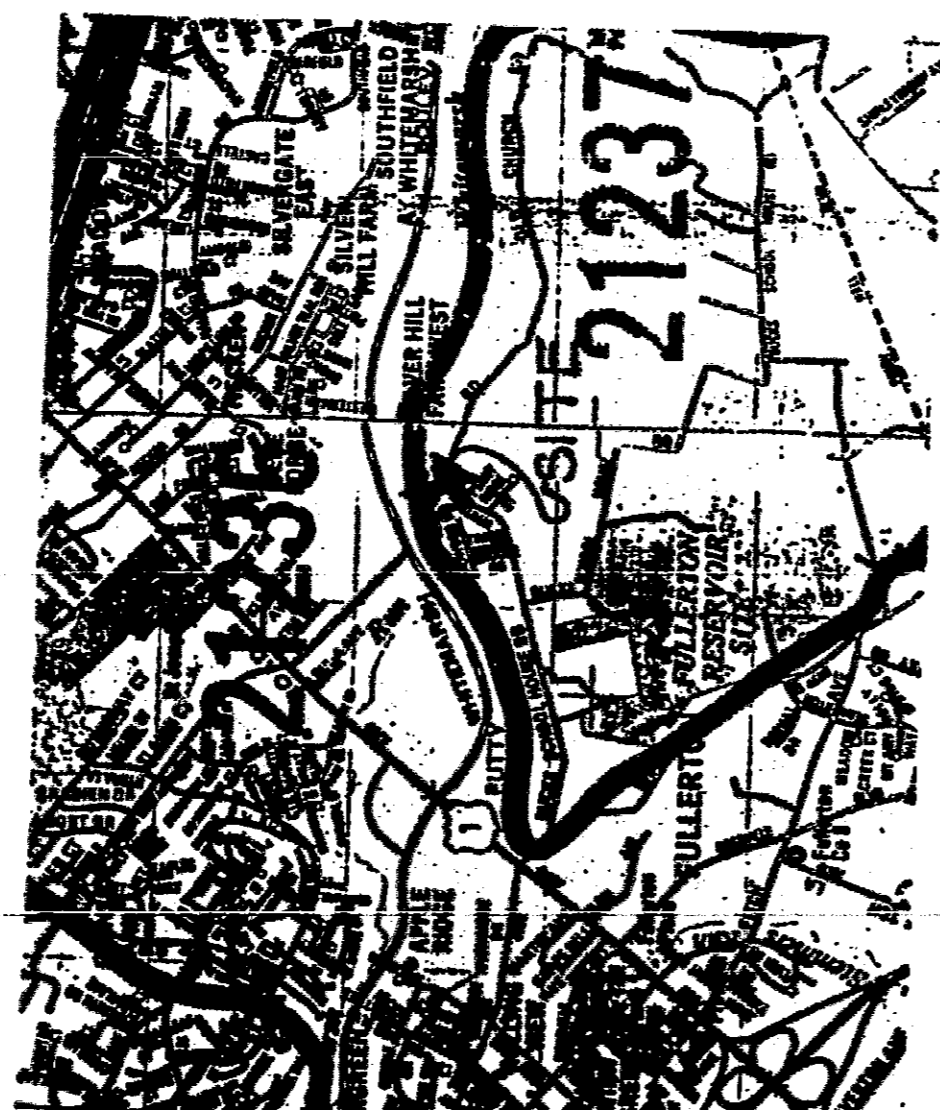
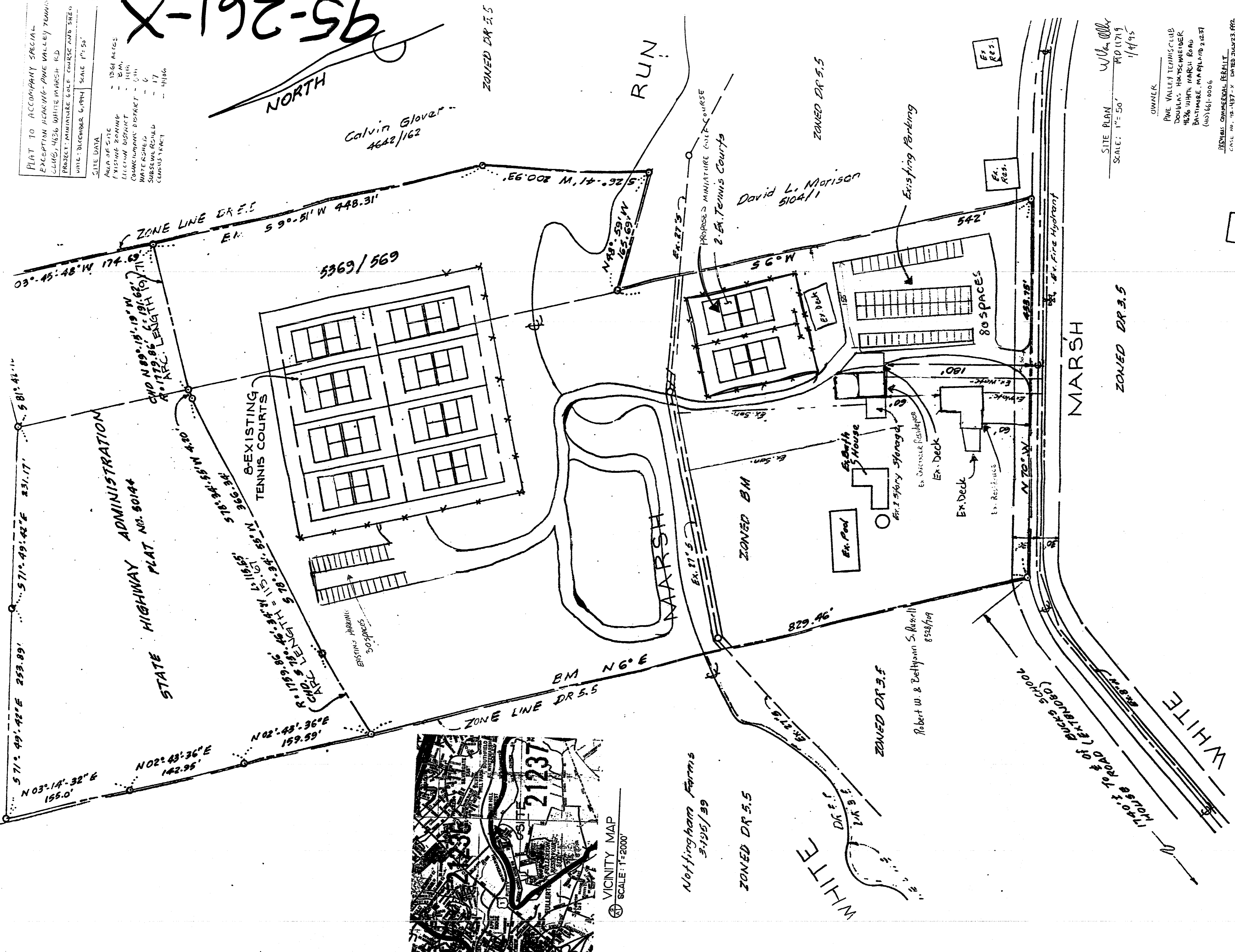
Petition Against Miniature Golf Course

NAME	ADDRESS
John Vinograd	25 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	27 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	27 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	51 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	51 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	60 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	60 HARDWOOD DR. BALTIMORE MD 21237
John Vinograd	8109 TIMBERBROOK RD BALTO MD 21237
John Vinograd	8109 TIMBERBROOK RD BALTO MD 21237
John Vinograd	13 Perry Ridge Ct Balto MD 21237

PLAT TO ACCOMPANY SPECIAL EXCEPTION HEARING - PINE VALLEY TENNIS CLUB, 4836 WHITE MARSH RD PROJECT: MINIATURE GOLF COURSE AND SHED DATE: DECEMBER 6, 1994 SCALE: 1"=50'

SITE DATA
 AREA OF SITE - 15.61 ACRES
 EXISTING ZONING - R.M.
 ELECTION DISTRICT - 1119
 COUNCILMAN'S DISTRICT - 2119
 WATER SHED - 6
 SUBSEWER ROUNDED - 17
 CENSUS TRACT - 4406

95-261-X



VICINITY MAP
 SCALE: 1"=2000'

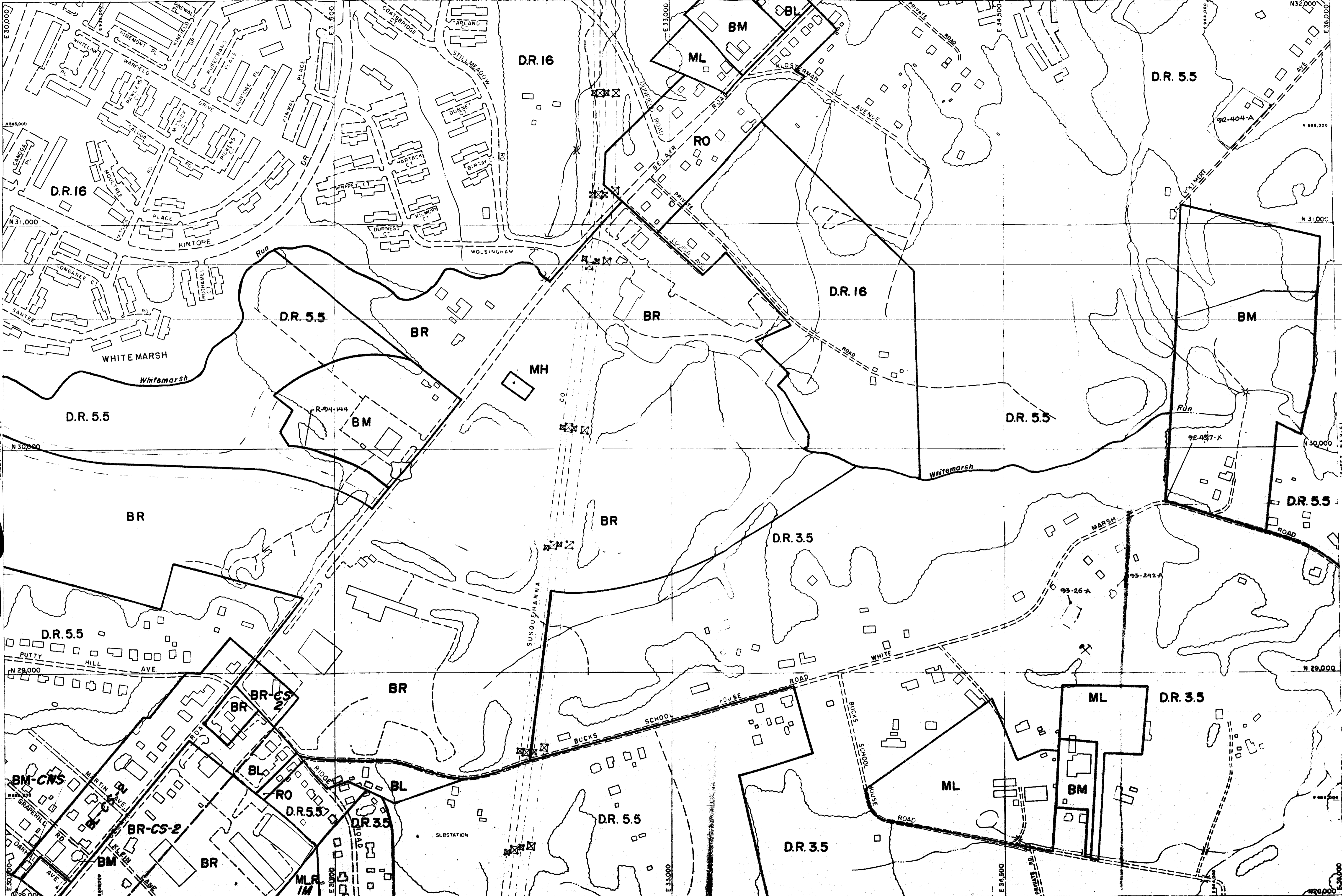
SITE PLAN
 SCALE: 1"=50'

OWNER
 PINE VALLEY TENNIS CLUB
 DOUGLAS HORTSCHMIEDER
 4836 WHITE MARSH ROAD
 BALTIMORE, MARYLAND 21271
 (410) 661-0006

PREVIOUS COMMERCIAL PERMIT
 CASE NO. 192-457-X DATED JULY 23, 1992
 SPECIAL EXCEPTION GRANTED FOR
 PERMITTED TO ADD A PROPOSED MINIMAL
 TO AN EXISTING ONE-STORY APARTMENT
 BUILDING SO AS TO ACCOMMODATE
 A CARPENTER'S RESIDENCE, 9 STORY
 ADDITION AND WOOD DECK.
 PARKING DATA
 BUSINESS USE
 110 SPACES SHOWN
 27 SPACES REQUIRED
 TYPICAL SPACE SIZE 8.5 X 20
 PAVING TYPE: ASPHALT
 SPACES PERMANENTLY STRIPPED
 ALL STRUCTURES AND USES
 WITHIN 200' ARE SHOWN.

PETITIONER'S
 EXHIBIT
 NO. 120

95-261-X



N - SE M - SW
 N - NE M - NW

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

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

Chairman, County Council

SCALE
 1" = 200' ±
 DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 FULLERTON

SHEET
 N.E.
 8-F

William A. Howard