

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/End of Candlewick Lane, 470' W
of the c/l Joppa Road * DEPUTY ZONING COMMISSIONER
(2003 West Joppa Road)
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 98-52-A
A. Thomas Ward, III
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, A. Thomas Ward, III. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fenced, lighted, private tennis court (accessory structure) in an interior, non-public road, front yard/side yard. Pursuant to Section 26-127 of the Baltimore County Code, the Petitioner filed the Petition through the administrative variance process. However, at the request of an adjoining property owner, Thomas E. Carski, a hearing was scheduled to determine the appropriateness of the relief requested.

Appearing at the hearing on behalf of the Petition were Mr. & Mrs. Thomas Ward, and their attorney, Newton A. Williams, Esquire. Appearing in opposition to the request were several residents from the surrounding community, all of whom signed the Protestant's Sign In Sheet. Several of the Protestants were represented by Deborah Dopkin, Esquire.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.49 acres, zoned D.R.1, and is improved with a single family dwelling, a detached garage, and a cemetery, all of which are historic structures, a swimming pool, pool house, and a water garden. The property is located at the terminus of Candlewick Lane, just west of Joppa Road in the Ruxton/Riderwood area of Baltimore County. Mr. Ward

ORDER RECEIVED FOR FILING
Date 12/8/97
By [Signature]

purchased the subject property in 1980 and has made substantial improvements, not only to the dwelling, but also to the many accessory structures that exist on the property. Mr. Ward is now desirous of constructing a tennis court on the subject property, the size and location of which are shown on the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated that due to the location of existing improvements on the property and the orientation of the dwelling, the only feasible location for the proposed tennis court is in the front yard. Mr. Ward testified that he contacted American Tennis Courts, an apparently well-known tennis court manufacturer and installer. The proposed tennis court will be 40' x 100' in dimension, with a dark green surface, and appropriate fencing around its perimeter. Mr. Ward also proposes to install lighting for night time play. The light standards proposed are 20 feet in height.

As noted above, many residents from the surrounding community appeared in opposition to Mr. Ward's request. Leading the concerned neighbors was Mr. Thomas Carski, who owns the adjacent property located immediately north of the proposed tennis court facility. While Mr. Carski has not yet built his residence on this property, he intends to do so in the near future. Mr. Carski is strongly opposed to the construction of a tennis court in the location proposed due to its close proximity to his front yard. Furthermore, Mr. Carski is concerned that the lighting of the tennis court will spill over, not only onto his property, but also onto his neighbors' properties. Mr. Carski, as well as others in attendance, identified their particular community as a quiet residential community within which there is limited activity. The main road leading to these homes is a dead-end roadway, thus, traffic and activity is at a minimum. In addition, in the evening hours after sunset, the area is quite dark and

the lighted tennis court would be very conspicuous. Therefore, Mr. Carski and others voiced strong opposition, not only to the tennis court itself, but also to the proposed lighting.

Mr. Carski further testified as to the visibility of the tennis court from his property, even in the daytime hours. Mr. Carski has a clear view of the proposed location of this tennis court from the proposed location of his dwelling. One of the major pieces of landscaping relied upon by Mr. Ward in selecting the location for the proposed tennis court was a bush that is located on Mr. Carski's property. Mr. Carski has no vegetation on his property at this time and apparently intends to remove this bush in that it is unsightly and overgrown and is not a landscaping feature that he wishes to maintain. Therefore, the landscape buffer between the proposed location for the tennis court and Mr. Carski's property will be limited.

It was also pointed out by those who appeared in opposition that several trees on Mr. Ward's property would have to be eliminated in order to place the tennis court where proposed. Furthermore, it was noted that the proposed tennis court will actually be located closer to the proposed location of Mr. Carski's house than the Ward house.

Also appearing in opposition to the request was Mr. Rick Huetler, President of the Sunset Knoll Community Association. Speaking on behalf of himself and his association, Mr. Huetler, expressed strong opposition to the proposed tennis court in the location shown on the site plan. Mr. Huetler, as well as others in attendance, feel that the more appropriate location for the proposed tennis court would be in Mr. Ward's rear yard. Mr. Ward indicated that his rear yard could not be used due to the location of a septic reserve area thereon. As to the issue of a septic field

on the property, there was some testimony that Mr. Ward could abandon the septic reserve area on his property in that public sewer has been made available to all of the citizens in this particular area of Baltimore County. Mr. Carski even offered to provide an easement across his property for Mr. Ward to connect into the public sewer system, thereby obviating the need to maintain a septic reserve area in his rear yard. When that issue was discussed by the Petitioners, Mrs. Ward noted that locating the tennis court in that area of the rear yard would reduce the play area for their children and interfere with their ability to walk without obstruction to the swimming pool and pool house. The Petitioners would be forced to walk around the tennis court in order to access the swimming pool and pool house. Therefore, the Ward's wish to proceed with the proposed plan and leave the septic reserve area undisturbed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

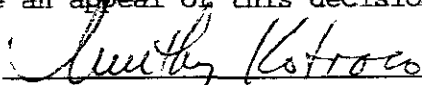
After due consideration of the testimony and evidence presented,

I am persuaded to deny the variance. The Petitioners failed to satisfy the burden imposed upon them to justify locating the tennis court in their front yard. Many of the improvements on the Ward property which restrict the placement of the tennis court were constructed by the Petitioner. The garage, which includes a wine tasting room, the swimming pool, pool house, and water garden, are all accessory structures which were added by Mr. Ward to his property. Therefore, some of the hardship and practical difficulty expressed by Mr. Ward is self-created. Furthermore, it appeared from the testimony that Mr. Ward could connect to the public sewer system thereby allowing him to abandon the septic reserve area to the rear of his property. This would make available the rear yard for the tennis court. In my view, locating the tennis court in the rear of the property would buffer the proposed use from surrounding residents, and make the tennis court and use thereof more palatable to Mr. Ward's neighbors.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fenced, lighted, private tennis court (accessory structure) in an interior, non-public road front yard/side yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 8, 1997

Newton A. Williams, Esquire
Nolan, Plunhoffs & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/End of Candlewick Lane, 470' W of the c/l Joppa Road
(2003 West Joppa Road)
9th Election District - 4th Councilmanic District
A. Thomas Ward, III - Petitioner
Case No. 98-52-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. A. Thomas Ward, P.O. Box 432, Riderwood, Md. 21139

Deborah Dopkin, Esq., 502 Washington Ave., Suite 220, Towson, Md. 21204
Mr. & Mrs. Thomas Carski, 514 Hampton lane, Towson, Md. 21286
Mr. Rick Huether, President, Sunset Knoll Association
5 Hillspoint Court, Riderwood, Md. 21139
Ms. Peggy Squitieri, Ruxton-Riderwood-Lake Roland Area Impr. Assoc.
P.O. Box 204, Riderwood, Md. 21139

People's Counsel; Case Files





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2003 W. Joppa Road

which is presently zoned D.R.I.

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 Variance from Section(s) 400.1 to permit a fenced, lighted, private tennis court in an interior, non-public road front yard/side yard. (Accessory)

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

see attached reasons

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

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

(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

State

Zipcode

Attorney for Petitioner Newton A. Williams
Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

502 Washington Avenue
Suite 700 - Nottingham Centre
410-823-7800

Address

Towson

Phone No

MD

21204

City

State

Zipcode

Legal Owner(s).

A. Thomas Ward, III

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P.O. Box 432 410-321-1215

Address

Phone No

Riderwood

MD

21139

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Newton A. Williams
Nolan, Plumhoff & Williams

Name 502 Washington Avenue

Suite 700 410-823-7800

Address

Towson, MD 21204

Phone No.

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be rezoned.

**DROP OFF
NO REVIEW**

REVIEWED BY DATE

ESTIMATED POSTING DATE

8/8/97 WCR

Printed with Soybean Ink
on Recycled Paper

ITEM #: 52

RECEIVED AUG 21 1997

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2003 W. Joppa Road

address Lutherville MD 21093
Riderwood 21159
City State Zip Code

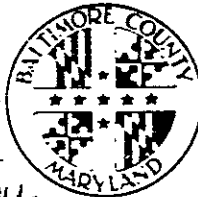
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. The property is an interior estate of 3.49 Acres.
2. The property is heavily screened from Candlewick Road, a private road.
3. The proposed tennis courts' best location is in a front/side yard.
4. Abutting properties to south, Boatwright have a tennis court at 1930 Old Court Road, ^{front right side} and Waidner have a pool on side ^{not rear} of property, both Old Court Road properties.
5. If placed in rear yard, court would crowd an historic house, historic cemetery, Pool and Pool House, and Garage, and Water garden, as well as septic

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

A. Thomas Ward, III
(signature)

A. Thomas Ward, III
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{CARROLL} to wit:

I HEREBY CERTIFY, this 17th day of July, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

A. Thomas Ward, III

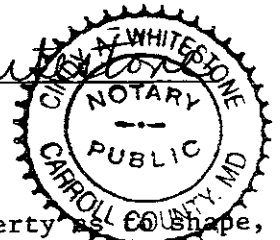
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

date July 17, 1997

Cindy A. Whitestone
NOTARY PUBLIC

My Commission Expires 5/12/99



tank and drainage field.

6. The correct location is as proposed on this unique property as CO shape, existing buildings, cemetery, etc., and without the requested variance(s) the Wards will sustain practical difficulty and unreasonable hardship.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2003 W. Joppa Road

which is presently zoned

D.R.1.

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 Variance from Section(s) 400.1 to permit a fenced, lighted, private tennis court in an interior, non-public road front yard/side yard.

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

see attached reasons

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

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

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

Legal Owner(s).

(Type or Print Name)

A. Thomas Ward, III
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner Newton A. Williams
Nolan, Plumhoff & Williams

P.O. Box 432 410-321-1215
Address Phone No

(Type or Print Name)

Riderwood MD 21139
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

Newton A. Williams
502 Washington Avenue
Suite 700 - Nottingham Centre
410-823-7800

Newton A. Williams
Nolan, Plumhoff & Williams

Address Phone No
Towson MD 21204
City State Zipcode

Name 502 Washington Avenue
Suite 700 410-823-7800
Address Towson, MD 21204 Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be recasted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____

DATE: _____

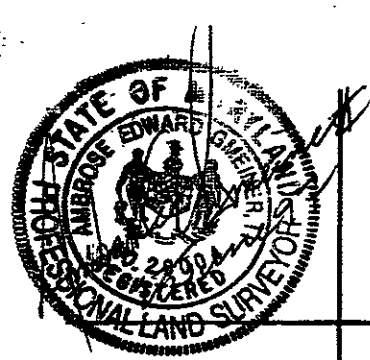


Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ESTIMATED POSTING DATE: _____

52



MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

98-52-A

June 23, 1997

ZONING DESCRIPTION OF 2300 WEST JOPPA ROAD AS RECORDED IN DEED LIBER 6195 FOLIO 785 FOR ARTHUR THOMAS WARD, III

Beginning for the same in the center of Candlewick Road a 30' private right-of-way at a point 470 feet more or less southwesterly from the center of Joppa Road. Thence by a line to the south side of said Candlewick Road

- 1) South 03° 23' East, 15 feet and running; thence around the above mentioned parcel of land the eleven (11) following courses; viz
- 2) South 54° 01' 30" West, 334.44 feet,
- 3) South 71° 13' West, 377.16 feet,
- 4) North 00° 09' 30" West, 385.86 feet,
- 5) North 75° 53' 10" East, 203.65 feet,
- 6) South 71° 09' 30" East, 183.09 feet, thence binding on the west end of Candlewick Road
- 7) South 05° 02' 40" East, 47.31 feet, thence along the south side of said right-of-way, the following two (2) courses, viz;
- 8) South 62° 44' 40" East, 1.50 feet and

ZONING DESCRIPTION OF
2300 WEST JOPPA ROAD

June 23, 1997

Page Two

98-52-A

- 9) by a line curving to the left having a radius of 175 feet and an arc length of 15.81 feet and subtended by a chord bearing and distance of South 65° 20' East 15.79 feet; thence to a point in the center of Candlewick Road;
- 10) North 05° 02' 40" West 17.07 feet; thence following said center of Candlewick Road the following two (2) courses viz;
- 11) by a line curving to the left, having a radius of 160 feet and an arc length of 77.78 feet and being subtended by a chord bearing and distance of South 79° 03' 30" East 77.02 feet, and
- 12) North 87° 01' East 163.37 feet to the place of beginning containing 3,555 acres of land more or less.

This description is for zoning purposes only and is not to be used for the conveyance of property.

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 in Towson, Maryland on the property identified herein as follows:

Case #98-52-A
2003 West Joppa Road
St. Andrew's Episcopal Church, approx-
imately 470' W of West
Joppa Road

9th Election District

4th Councilmanic

Legal Owner(s):

A. Thomas Ward, III

Variance: to permit an ac-
cessory structure (tennis
court) in the front yard in lieu
of the required rear yard.

Hearing: Wednesday, Octo-
ber 8, 1997 at 9:00 a.m.
Room 407 Courts Bldg., 407
Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
Special accommodations,
Please Call: (410) 887-3353.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

9/24/97 Sept. 18 0174432

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 18, 19 97

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 Sept. 18, 19 97.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 043364

DATE 8/13/97 ACCOUNT 01-615

AMOUNT \$ 40.00

RECEIVED FROM: 7.00 Cash

FOR: 1.00 Cash

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 035918

DATE 8/8/97 ACCOUNT 001-6150

AMOUNT \$ 50.00 (WCR)

RECEIVED FROM: Nolan, Plumbhoff & Williams

FOR: #010 - VARIANCE - \$50.00

2003 West Joppa Road
98-52-A Drop-Off Petition; No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTION TIME
8/28/1997 8/27/1997 15:04:42

REQ NO. 001 CASHIER CLERK CML DRAFTER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 000134 09/13
CR NO. 003364

40.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

PAID RECEIPT

PROCESSED ACTION TIME
8/11/1997 8/11/1997 07:55:24

REQ NO. 002 CASHIER JRIC JMR DRAFTER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 009736 09/13
CR NO. 003918

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-52 A

Petitioner/Developer: WARD, ETAL

C/O NEWTON WILLIAMS, ESQ
FAX-296-2765

Date of Hearing/Closing: 10/8/97
0900AM

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2003 W. JOPPA RD.
& AT SITE CANDLEWICK RD. (2) SIGNS

The sign(s) were posted on 9/21/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/2/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

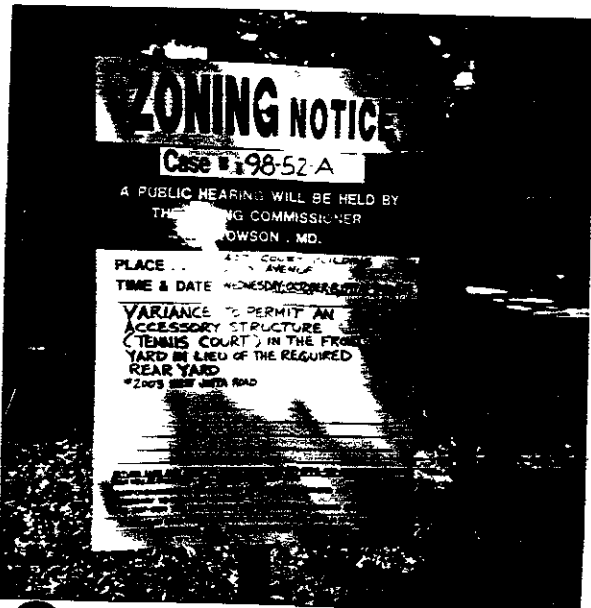
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) ~~410-8571~~



2-MS 98-52-A
2003 W. JOPPA RD. - WARD.
#-10/8/97

ADMIN. VARIANCE

RE: Case No.:

98-52-A

Petitioner/Developer:

A.T. WARD III, ETAL

% NEWTON WILLIAMS, ESQ

Date of Hearing/Closing:

9/2/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2003 JOPPA RD.

2- SIGNS W/ DIRECTIONAL

The sign(s) were posted on

8/18/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/25/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

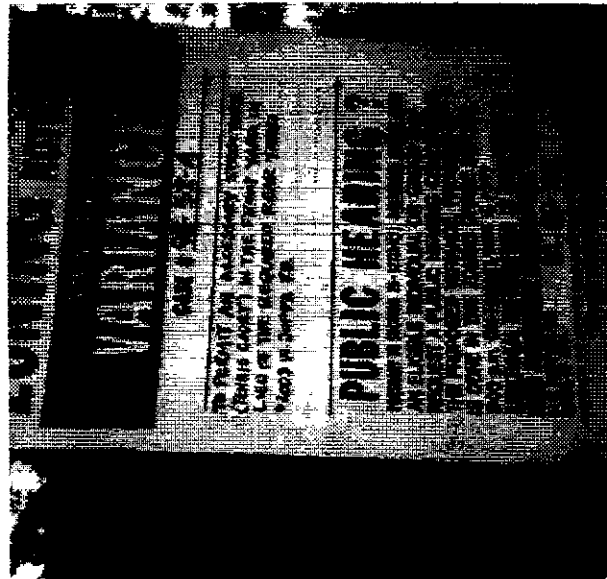
Pager (410) 646-8354

(Telephone Number)



#98-52 A. ADMIN.
#2003 W. JOPPA RD.
A.T. WARD.

CL-9/2/97



98-52-A (ADMIN.)
#2003 W. JOPPA RD.

CL-9/2/97

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 98-52A
Petitioner(s): A. THOMAS WARD III
Location: 2003 W. JORRA RD

I/WE, THOMAS E. CARSKI
Name(s) (TYPE OR PRINT)

(☒) Legal Owners () Residents, of

2005 WEST JORRA ROAD.
Address

TOWSON, MARYLAND 21286
City/State/Zip Code Phone

which is located approximately ± 14' feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

Thomas E. Ward III 8-27-97
Signature Date

Signature Date

MAILING ADDRESS

514 HAMPTON LANE

TOWSON, MD 21286



Baltimore County
Department of Permits and
Development Management

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

August 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-52-A

2003 West Joppa Road

S/S/end Candlewick Lane, approximately 470' W of West Joppa Road

9th Election District - 4th Councilmanic

Legal Owner(s): A. Thomas Ward, III

Post by Date: 08/17/97

Closing Date: 09/02/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: A. Thomas Ward, III
Newton A. Williams, Esq.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 52

Petitioner: A. THOMAS WARD, III

Location: 2003 W. VODPA RD,

PLEASE FORWARD ADVERTISING BILL TO:

NAME: A. Thomas Ward, III

ADDRESS: P.O. Box 432
Ridgwood, Md. 21139

PHONE NUMBER: 410-823-7014

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

August 8, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue
Suite 700 - Nottingham Centre
Towson, MD 21204

RE: Drop-Off Petition (Item #52)
2003 West Joppa Road
9th Election District

Dear Mr. Williams:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized "f/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than *8-17-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-52-A

ADMINISTRATIVE VARIANCE TO PERMIT AN
ACCESSORY STRUCTURE (TENNIS COURT) IN THE
FRONT YARD IN LIEU OF THE REQUIRED
REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

* 9-1-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
September 18, 1997 Issue - Jeffersonian

Please forward billing to:

A. Thomas Ward, III
P. O. Box 432
Riderwood, MD 21139
410-823-7014

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-52-A
2003 West Joppa Road
S/S/end Candlewick Lane, approximately 470' W of West Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): A. Thomas Ward, III

Variance to permit an accessory structure (tennis court) in the front yard in lieu of the required rear yard.

HEARING: WEDNESDAY, OCTOBER 8, 1997 at 9:00 a.m., Room 407 Court Building, 401 Bosley Avenue.

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
Department of Permits and
Development Management

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

September 12, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-52-A
2003 West Joppa Road
S/S/end Candlewick Lane, approximately 470' W of West Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): A. Thomas Ward, III

Variance to permit an accessory structure (tennis court) in the front yard in lieu of the required rear yard.

HEARING: WEDNESDAY, OCTOBER 8, 1997 at 9:00 a.m., Room 407 Court Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: A. Thomas Ward, III
Newton A. Williams, Esq.
David Cronwell
Thomas E. Carski

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 23, 1997
(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
Department of Permits and
Development Management

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

August 27, 1997

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
502 Washington Avenue
Suite 700, Nottingham Centre

RE: Item No.: 52
Case No.: 97-52-A
Petitioner: A. Thomas Ward, III

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1997.

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 (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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 8/26/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 25, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

52

53

56

57

58

60

61

62

63

64

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 25, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 52, 53, 55, 56, 57, 60, 61, 62, and 64

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

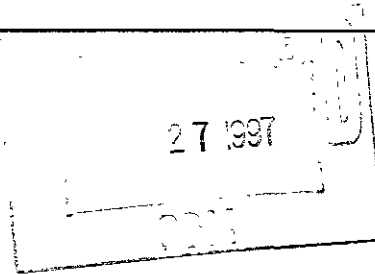
Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 25, 1997

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 AUGUST 25, 1997

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.

2 The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

052, 055, 057, 058, 060, 061, AND 064

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal's Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County
Department of Permits and
Development Management

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

September 2, 1997

Newton A. Williams, Esquire
502 Washington Avenue
Suite 700 - Nottingham Centre
Towson, MD 21204

RE: Drop-Off Petition Review (Item #52)
2003 West Joppa Road
9th Election District

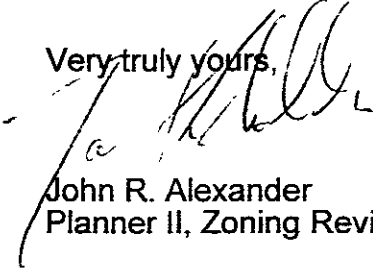
Dear Mr. Williams:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

The address on the description does not match the address on the plan or the address on the petition form.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John R. Alexander
Planner II, Zoning Review

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner



52

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7856

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

August 7, 1997

Honorable Lawrence E. Schmidt
Zoning Commissioner
Fourth Floor - Courts Building
Towson, Maryland 21204

Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
Fourth Floor - Courts Building
Towson, Maryland 21204

Re: The Ward Property, 2003 West Joppa Road
Request for Administrative Variance to Place Proposed Tennis Court
In Apparent Front Yard (Actually More of A Side Yard)

Dear Commissioner Schmidt and Commissioner Kotroco:

Mr. A. Thomas Ward, III, is the owner of a very attractive, beautifully landscaped 3.49 acre estate property on Candlewick Lane on the west side of Joppa Road, north of Old Court Road, in the Riderwood section of Baltimore County.

This is an interior property, and has no true front yard in the sense that it can be seen from the road, and the apparent front yard actually abuts in turn as follows:

1. To the north, an existing spring house vacant property in the development of Sunset Knoll, as well as two homes at the end of a cul de sac, with both of these homes 300 feet or so away and screened by extensive planting.

2. To the east, Candlewick Road, and the very long and deep yards of other estate properties, which are screened by a series of trees.

3. To the south, the rear yard of the Waidner property which fronts on Old Court Road, and which has an existing swimming pool in the side yard. The Waidner property is more than 250 feet from the property line, and will be screened and continued to be screened by trees which will remain.

4. To the southwest, the Boatwright property, which has its own tennis court immediately adjacent to the house, and which will be more than 320 feet from the proposed tennis court.

Honorable Lawrence E. Schmidt
Honorable Timothy M. Kotroco
August 6, 1997
page two

5. To the west, the proposed tennis court will only affect the historic Ward house, which has been beautifully restored, an existing, older cemetery which dates to the 19th Century and the late 18th Century, an existing water garden, and an existing swimming pool and pool house and the Ward garage.

As you can see from the site plan, the central, southern and western portions of the property are already taken up by the existing Ward dwelling, the water garden, the existing cemetery, the built-in pool and the existing garage.

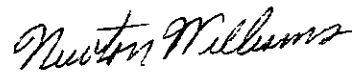
Thus, the appropriate place for this tennis court is not in the rear yard, which is occupied by the pool, pool house and garage, as well as the septic area including surface cleanouts as well as sculpture areas, but rather in this front/side yard which abuts the driveway and which is the furthest from all of the Ward neighbors.

I know that the Wards have spoken to the Waidners, and that they have no objections, and it is very unlikely that anyone would have an objection, and of course that will be handled by the appropriate posting.

We would suggest as far as posting, that two signs be posted, one at the entrance on Joppa Road and another at the tip of the property.

Mr. and Mrs. Ward would welcome an opportunity to show either one of you the property, as would I, and we also, of course, have included photographs, a marked plat and other materials. Thanking either and both of you for your consideration of this matter, I am

Respectfully,



Newton A. Williams

NAW:mao
encls.

CC - Mr. A. Thomas Ward, III, P.O. Box 432, Redwood, Md. 21139
CC: Mr. Xee and Assoc. Inc., Annapolis, 5 Chesapeake, Hunt Valley, Md. 21039

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

Mr. Arnold Jablon, Director
Mr. Carl Richards, Zoning
PDM
County Office Bldg.
Towson, Md. 21204

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

Administrative
Re: Varance Petition
Ward Property -
2003 W. Joppa Rd.

July 24, 1997
August 5, 1997

52

Dear Mr. Jablon and Mr. Richards:

Please find enclosed for review and acceptance the following:

1. Our check # 10413, \$150.00 to fill this Varance Fee;
2. Three Copies of Petition for Administrative Varance with completed Affidavit in Support;

3. Three (3) Descriptions; Cape Jolly sewer valley
4. Two (2) 200 scales; John Alexander
5. Twelve Copies of Site Plan; and
6. A series of photos of the site and nearby properties.

Thank you for your consideration,
Sincerely, Norton

7. Cover Letter to Z.C. re Request.

SPECIAL CIRCUMSTANCES AND
UNIQUE FEATURES OF THE
WARD PROPERTY: 2003 WEST JOPPA ROAD

The Ward home is affected by the following special circumstances and unique features, namely:

1. Historic home which has been sensitively restored and added onto, this is a very unique feature. Probably the oldest house in Ruxton/Riderwood.
2. The Ward home is the last property on Candlewick Road, ● a unique feature.
3. Existing, historic Hunt's Cemetery is a unique feature.
4. Pool and pool house are rather unique features.
5. The Water Garden is a unique feature.
6. The location of the septic area in the rear yard is a limiting feature.
7. The free standing garage/wine tasting and storage building is a unique feature.
8. The arrangement of these items on the periphery of the property is a unique feature and special circumstance.
9. The combination of all of these factors renders the Ward property very unique and affected by special circumstances.
10. The combination of these features amounts to practical difficulty and unreasonable hardship.
11. The presence of tennis courts on area properties is not a unique feature.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

DANIEL FEINTAG, M.D.

2 Hillspoint Ct LUTHERVILLE
MD 21093

Barbara Feintag

Stephanie Hirschfeld

1 Sunset Knoll Ct

→ Rick Huetter (Pres Sunset Knoll Assoc)

5 Hillspoint Court

Peggy Southerland Ruxton-Riderwood-Like Roland Area Improvement Assoc
P.O. Box 204
Riderwood MD 21139

DEBORAH CARSKI

514 HAMPTON LANE TOWSON 21286

OWNER OF LOT 11 HILLSPONT

Affrey Farley

4 Hillspoint Ct.

Richard Howard

8 Hillspoint Ct.

David Cromwell

1932 OLD COURT RD + 10 HILLSPONT CT

LON GORE

2 CONISTON RD

Deborah Dopkin

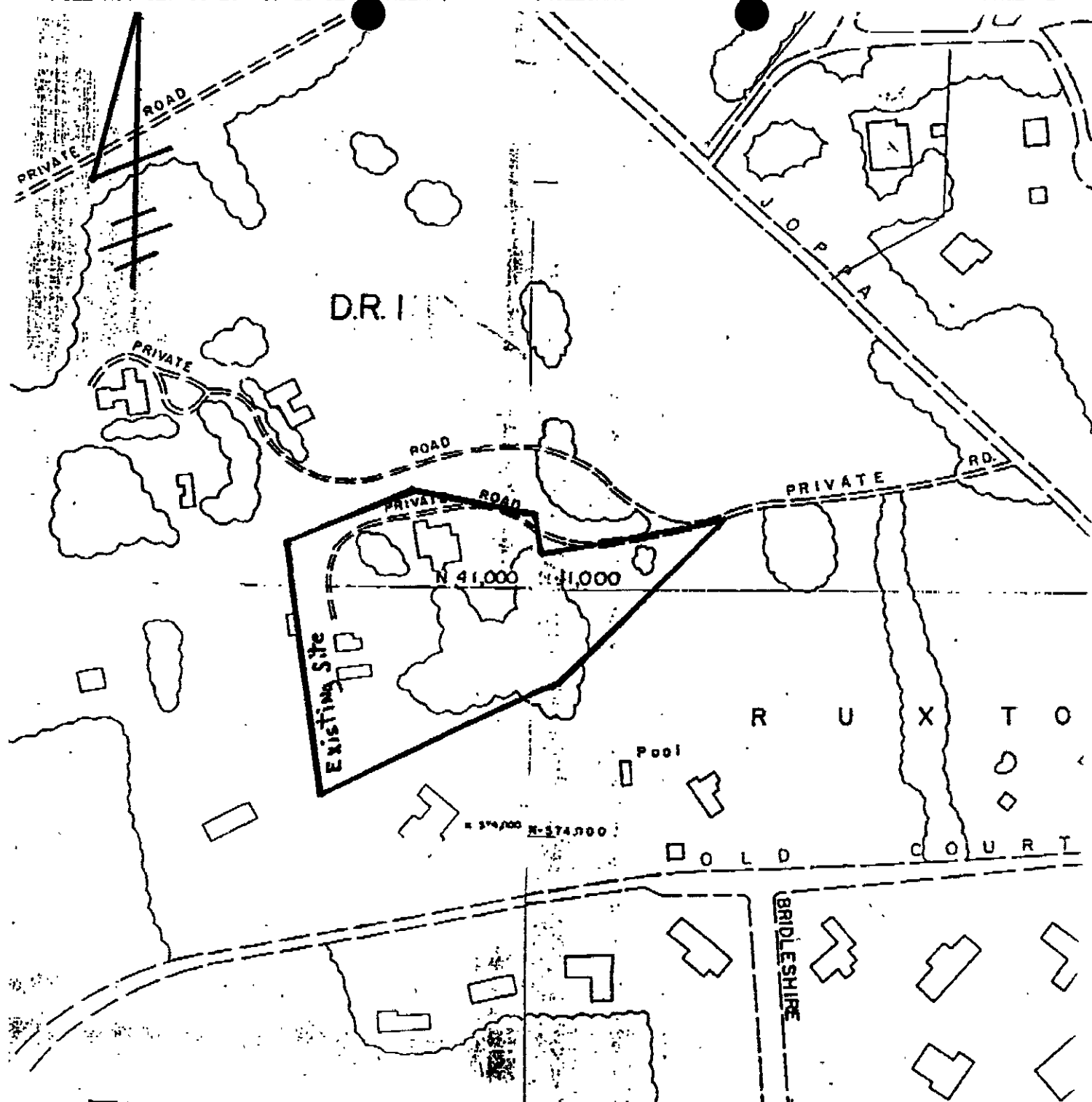
502 Washington Ave 21204

TOM CARSKI

514 HAMPTON LANE 21286

SAM CROZIER

10015 OLD SHILOH RD
COLUMBIA MD
21046



SCALE	LOCATION	SHEET
1" = 200' ±	BROOKLANDVILLE	N. W.
DATE OF PHOTOGRAPHY		11-C
JANUARY 1986		11-B

S. Wood Home - Storage in background looking W.



98-52-A

PETTYOVER'S
EXHIBIT 2

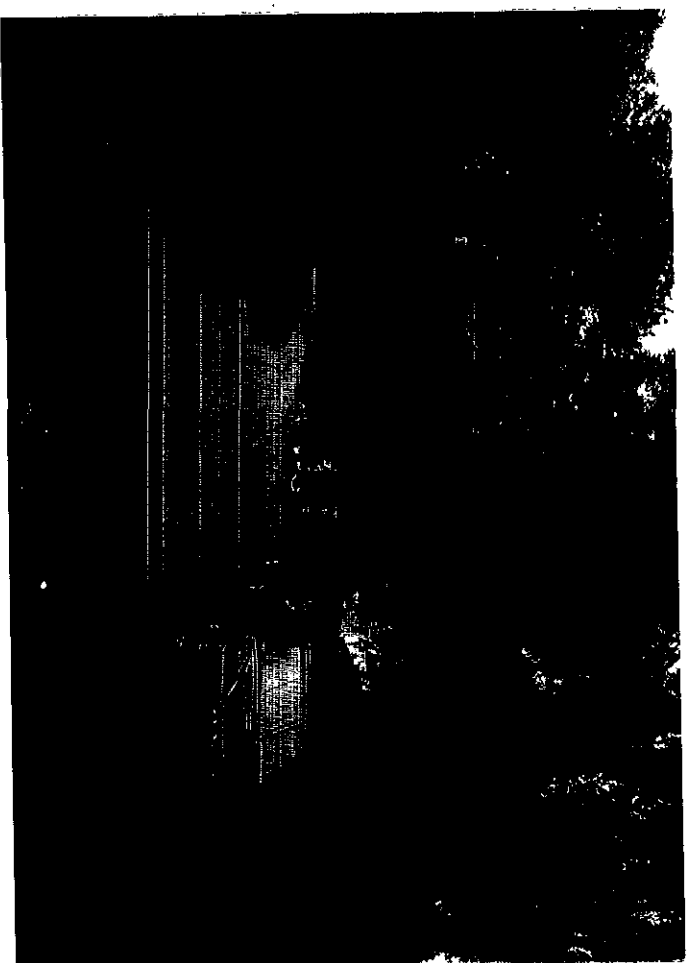
52



A. Ward. Home on N/5 of Property

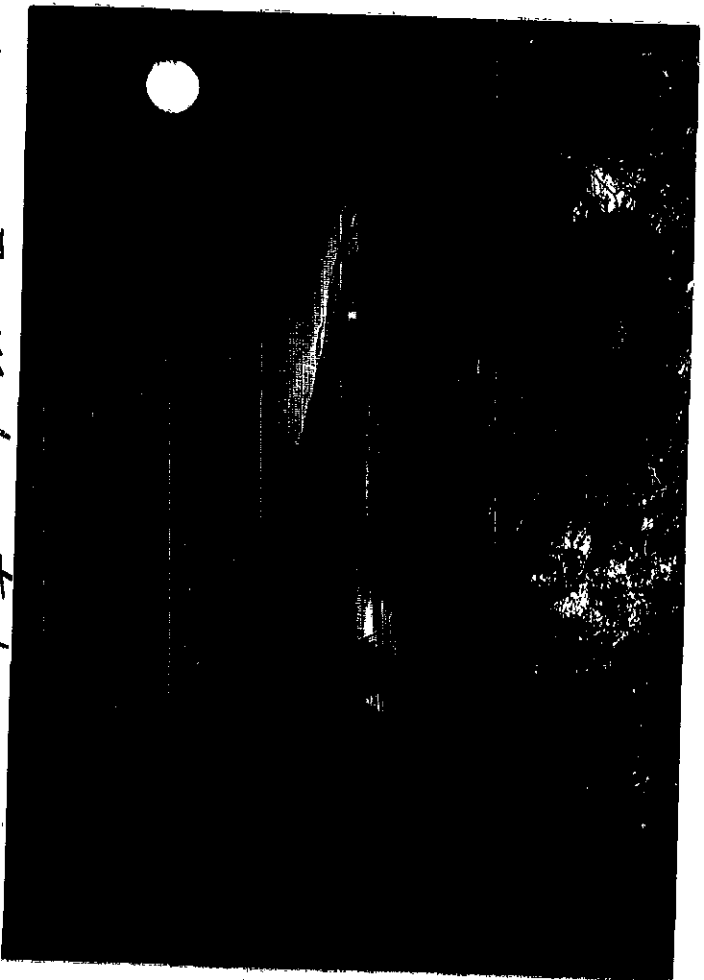
The Ward Property.
2003 West Joplin Rd.

98-52-A



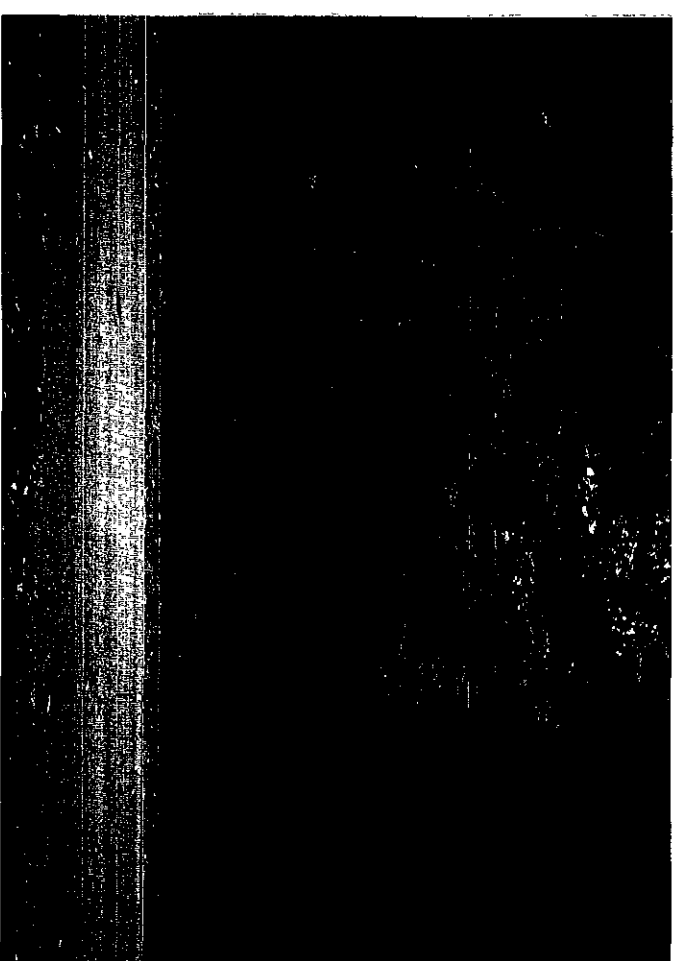
B. Looking N on driveway beside home.

52



C, Looking E on road private drive

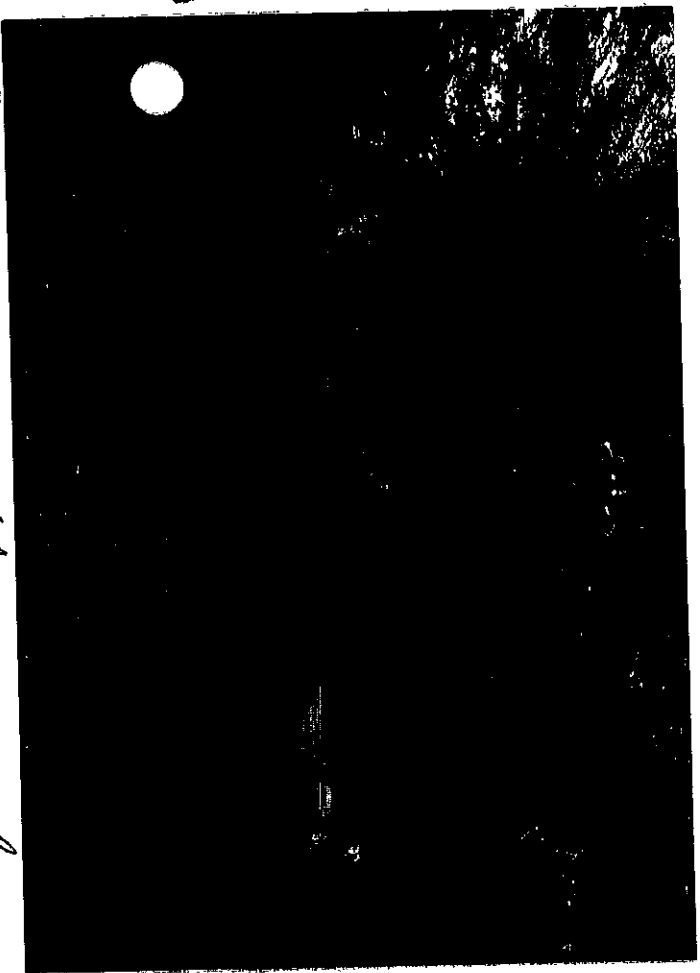
98-52-A



D, Looking S from private drive in vicinity of proposed court.

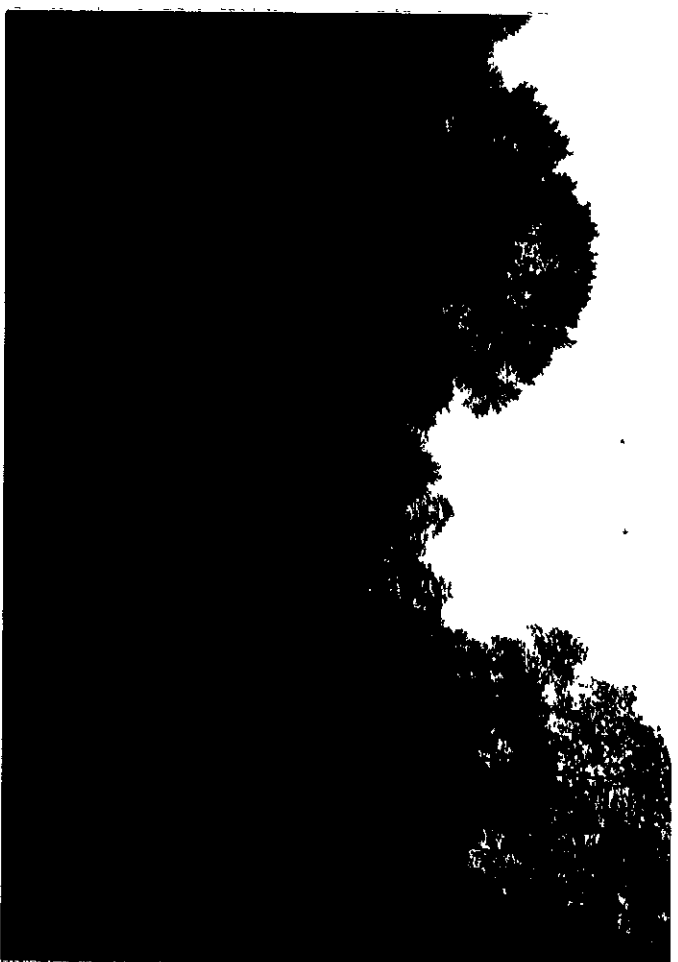
52

E. Looking W from vicinity of proposed cut.

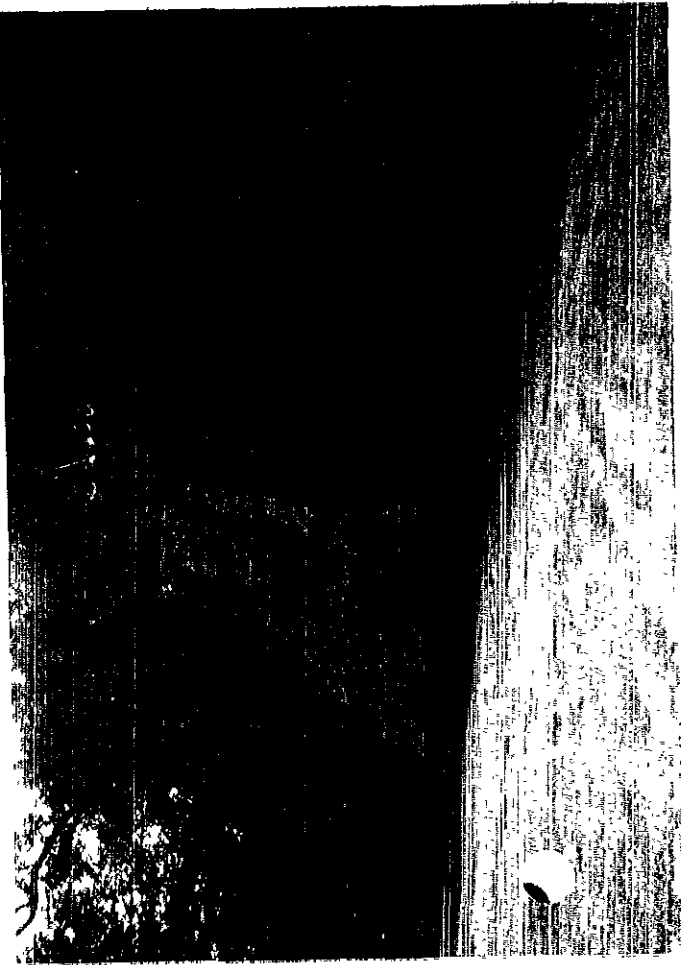


98-52-A

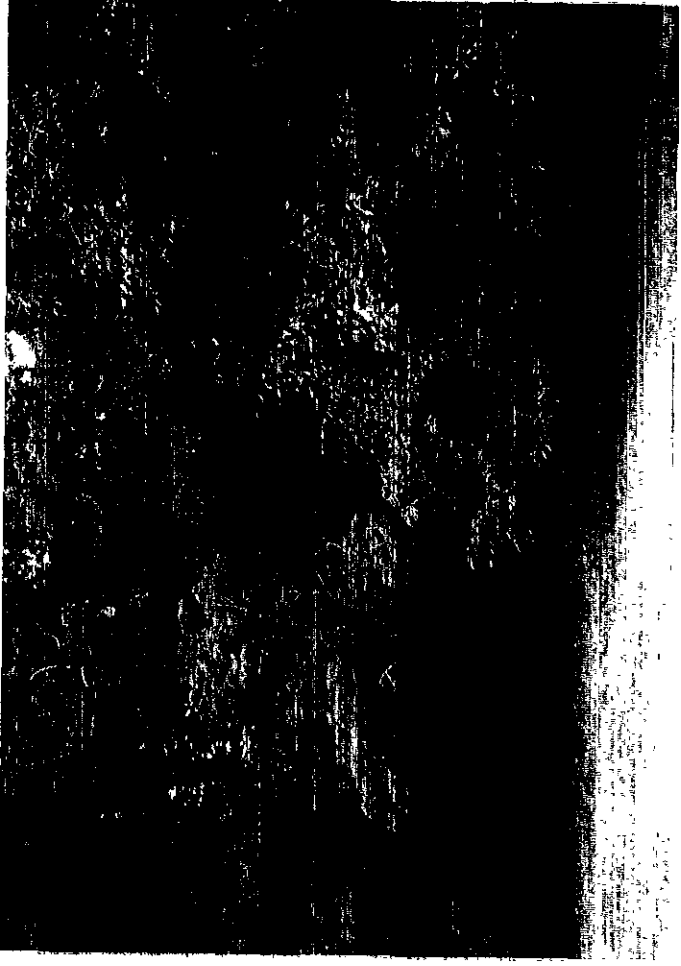
F. Armville Property to S of
proposed cut.



52



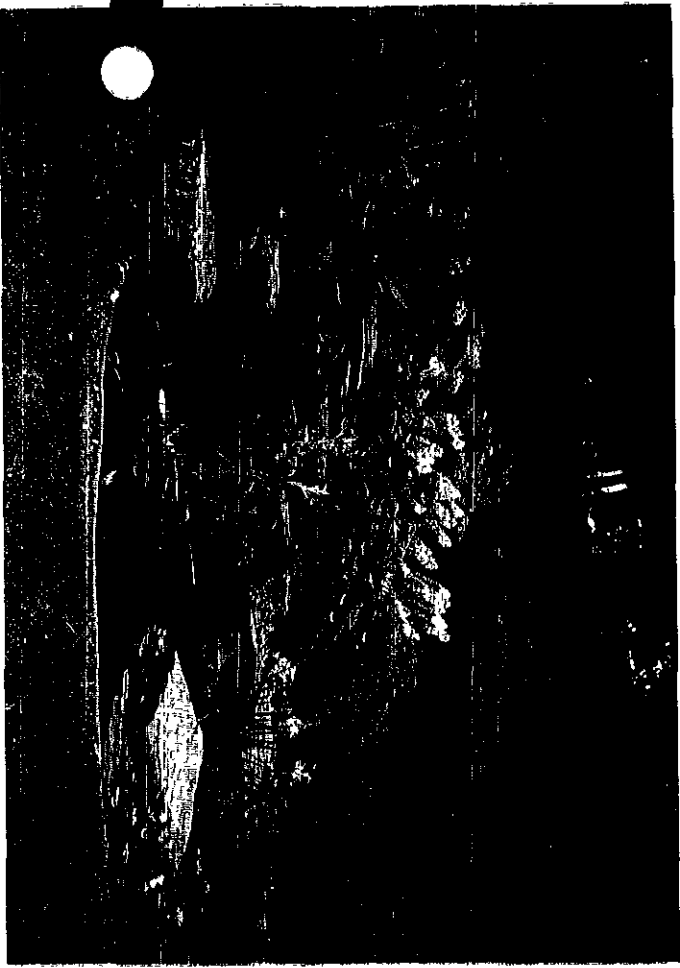
G. Tree Border on S/S of Road —
N/S of Somerville



H. Same showing boundary stake

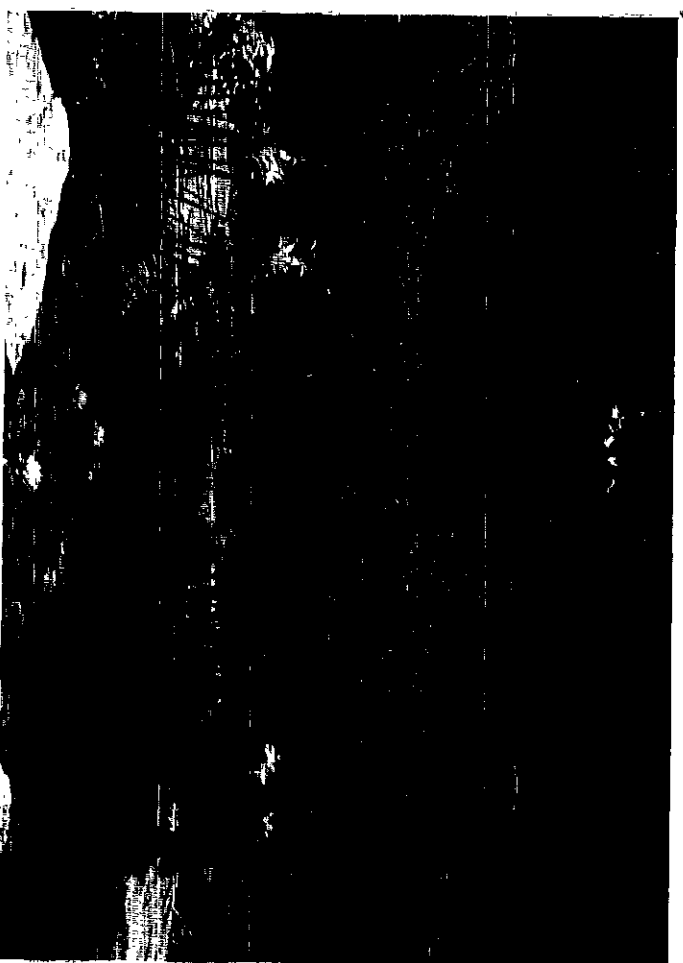
98-52-A

52



J. Water Harder

98-52-A



K, Close up of Water Harder sculpture

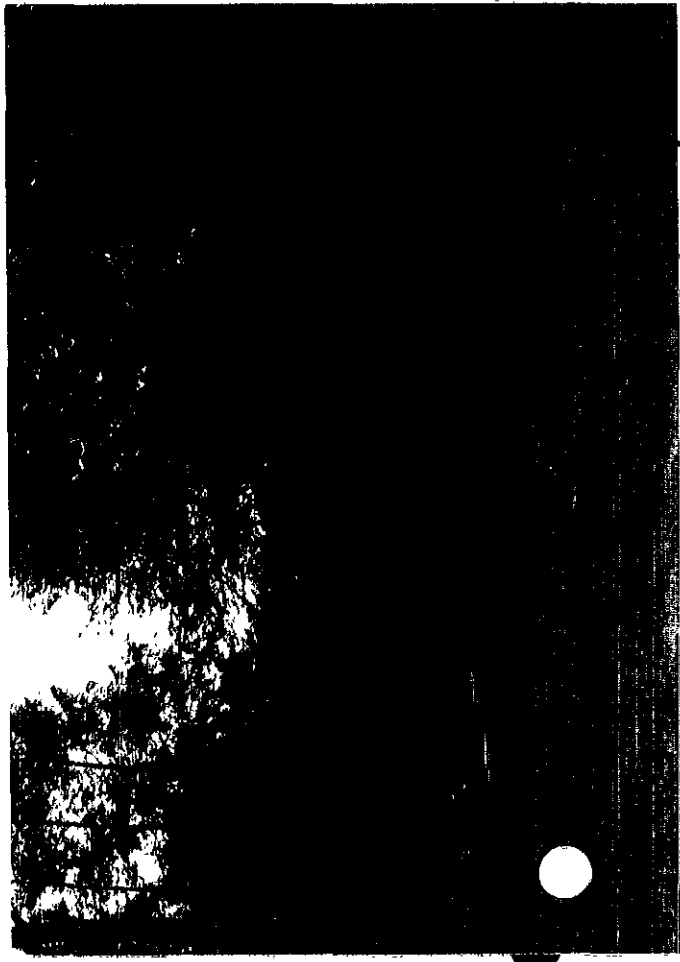
52

2.5 end of Mand House.



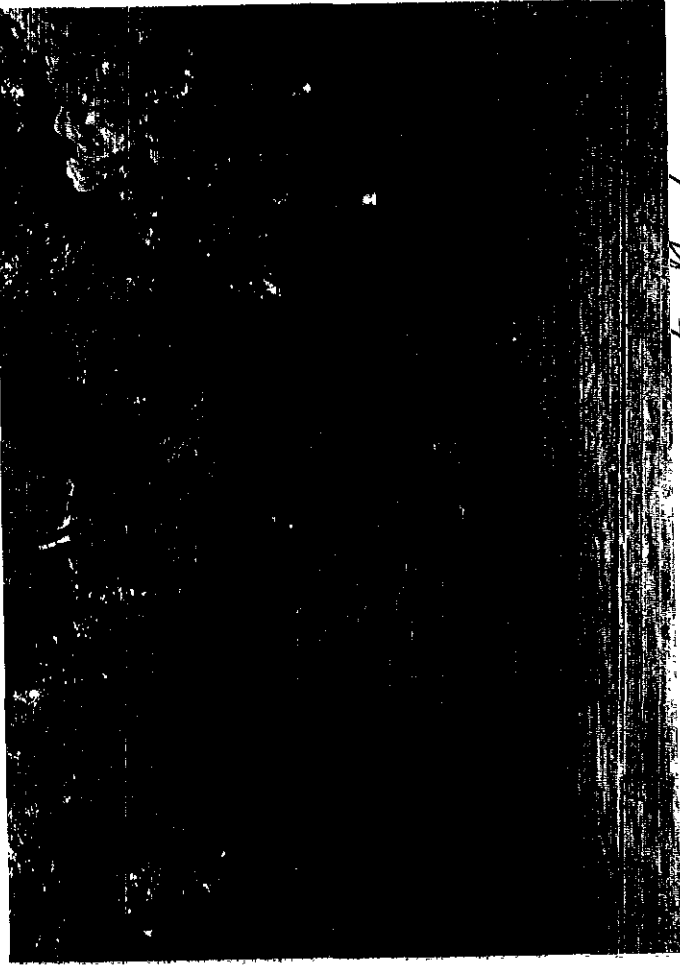
98-52-A

52



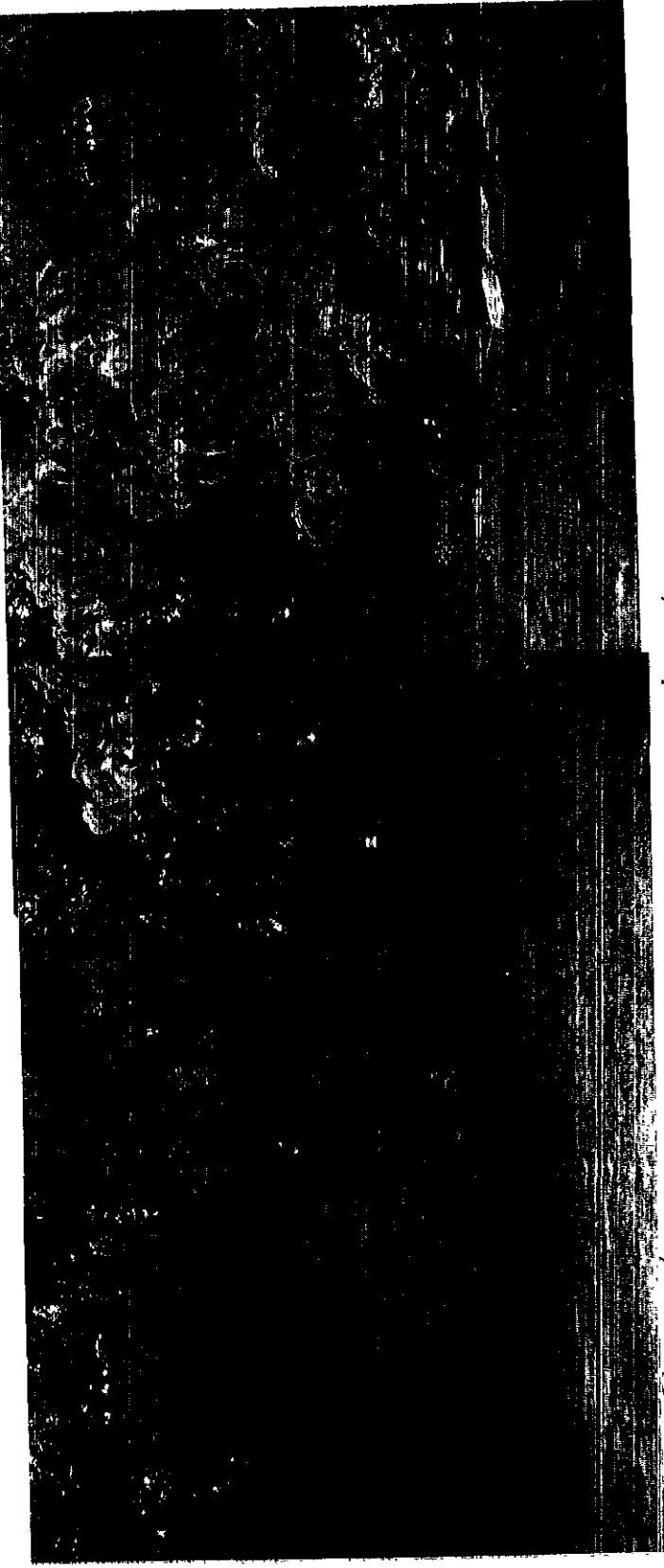
M. Looking E from front yard toward
proposed Court area.

98-52-A



M. Looking S/E - E of Water Garden.

52



O. Boundary Area Trees and Water Garden looking S.

98-52-A

52

98-52-A

52

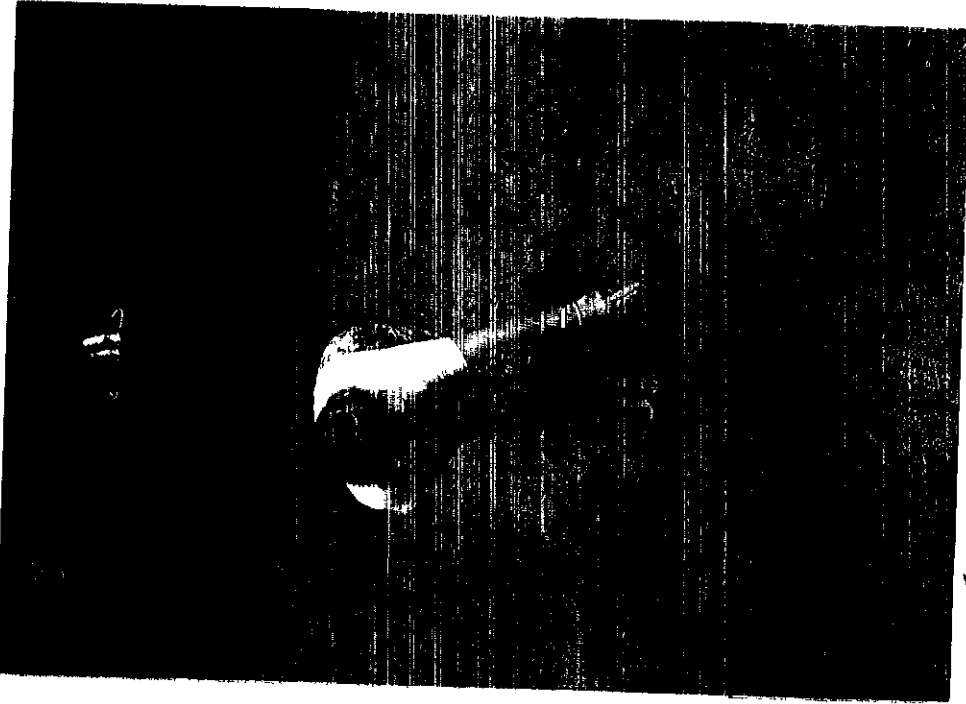
T, Water Garden looking SW

24, Looking Wood - side of house



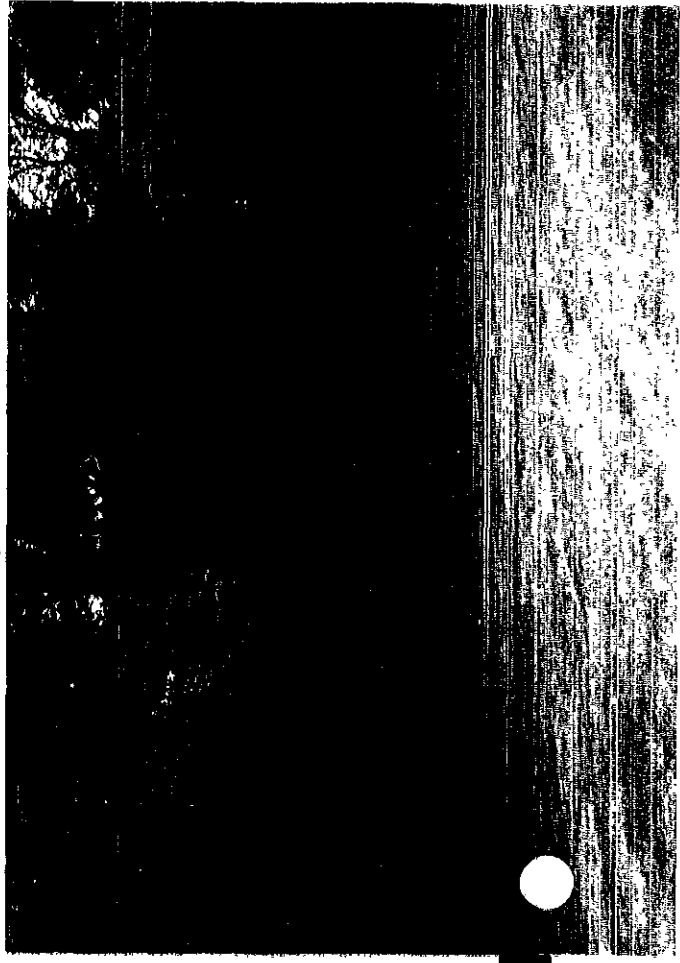
R. Sculpture in rear yard

98-52-A



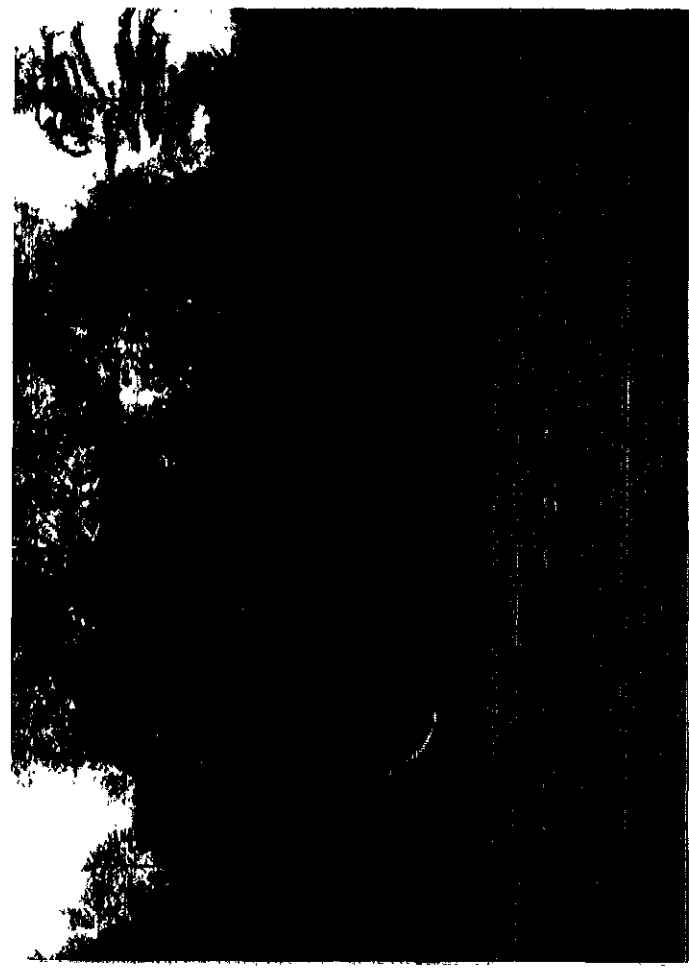
*S. Septic clean out in
rear yard.*

52



Q. Private Cemetery looking S from
side yard / front yard.

98-52-A

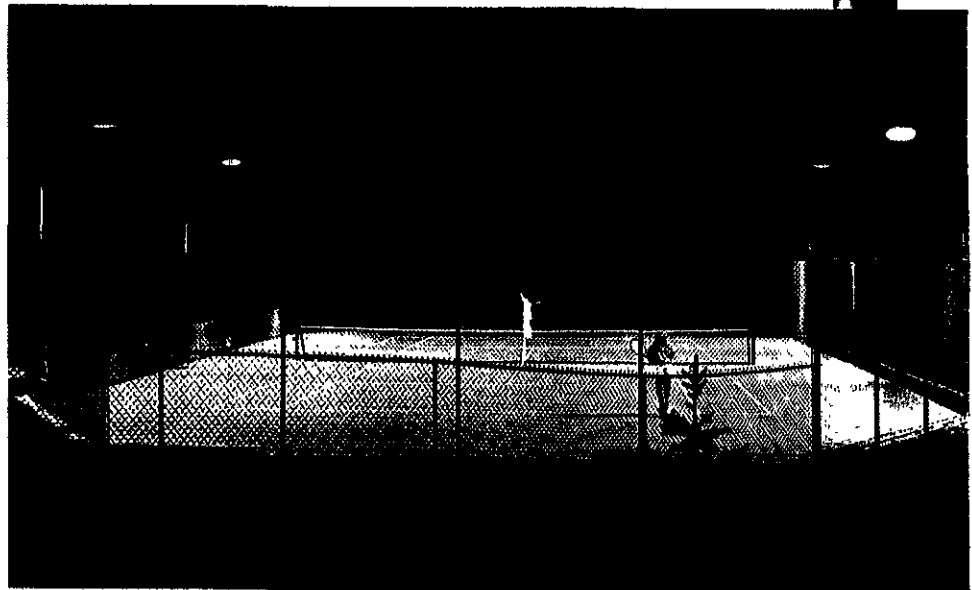
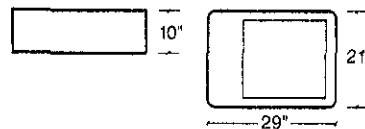
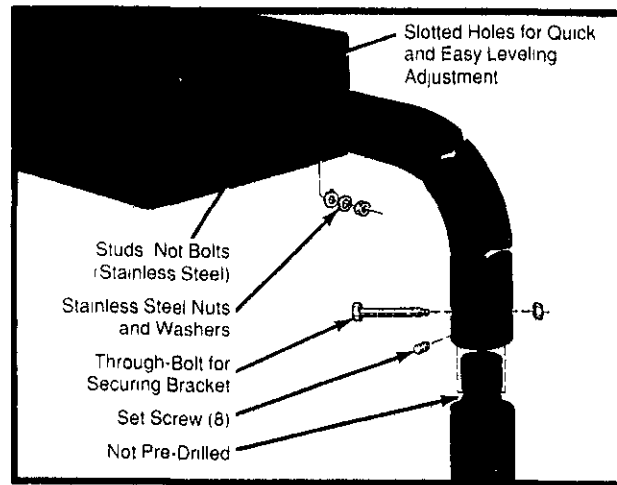
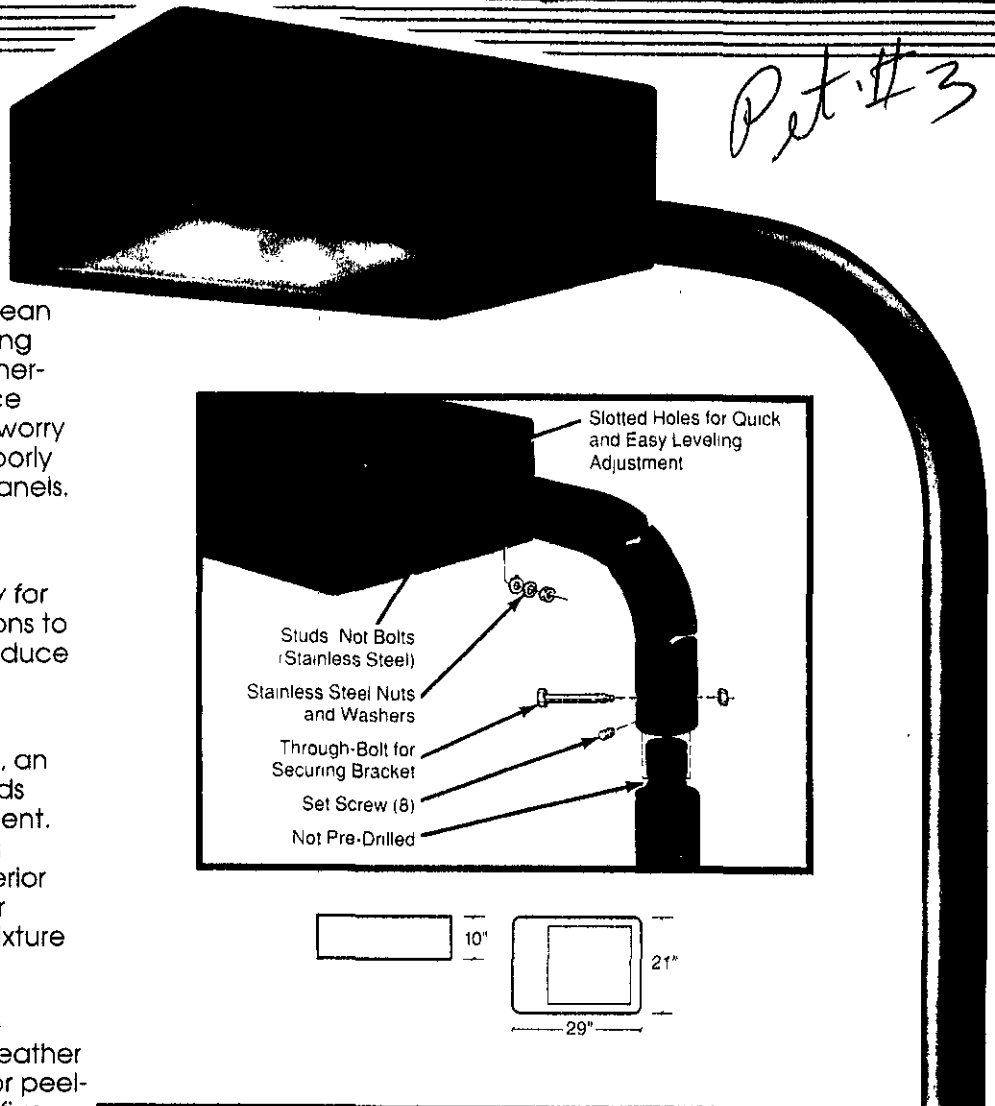


Q. Pool and pool house in SW corner

52

Features

- The one-piece aluminum housing features radiused or square corners which are welded to produce a clean edge while increasing housing strength and ensuring weather-tight construction. One-piece construction eliminates the worry of moisture entering from poorly sealed top pans and side panels.
- The Courtsider XL offers a Forward Throw (FT) reflector system designed specifically for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff.
- The standard finish for the Courtsider XL is tennis green, an appealing finish which blends well into the court environment. DuraGrip®, Courtsider Sports Lighting's revolutionary superior baked-on polyester-powder finishing process, gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.
- The Courtsider XL is designed to utilize a Metal Halide lamp.
- Porcelain sockets feature spring-reinforced contacts for long life.
- Four-inch diameter bracket slipfits four-inch diameter tenon pole for a smooth transition. Hardware to level the bracket is internally threaded, concealing it from view for a cleaner appearance.
- Clear flat tempered glass lens.
- Continuous one-piece EPDM gasket for maximum sealing.



Newton - Court will have 10' cut off each corner as shown above.

XSPORTS*"Bringing Tennis Technology to the World"*

Tel: (516) 767-9114 * Fax: (516) 767-7548



specifically for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff.

- The standard finish for the Courtsider XL is tennis green, an appealing finish which blends well into the court environment. DuraGrip®, Courtsider Sports Lighting's revolutionary superior baked-on polyester-powder finishing process, gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.
- The Courtsider XL is designed to utilize a Metal Halide lamp.
- Porcelain sockets feature spring-reinforced contacts for long life.

CROZIER

ASSOCIATES

SAMUEL CROZIER

98 52-A
PROTESTANT'S
EXHIBIT NO. 1

Education

Ohio State University, Bachelor of Landscape Architecture, 1962
University of Michigan, Master of Landscape Architecture, 1964

Registration

State of Maryland / Landscape Architecture

Professional Background

17 years as principal of Crozier Associates, 10 years with other firms

Qualifications

After three years with the Rouse Company working with multidisciplinary teams on large scale land planning projects in the new town of Columbia, and on land use feasibility studies for projects throughout the country, Sam Crozier began his own firm in Baltimore, Md. Under his guidance, Crozier Associates has developed a reputation for unique and creative land planning and landscape architecture.

Sam Crozier has successfully completed many public and private projects ranging from zoning, land use and feasibility studies to detailed site design and construction implementation. He has directed collaborative teams of architects, engineers and environmental consultants on commercial, industrial, institutional, community design and park planning projects.

His public clients include the City of Baltimore, Howard, Baltimore, Montgomery, Prince George's, and Fairfax Counties as well as the State of Maryland (DGS, SHA, Frederick and Prince George's Community Colleges). Public projects have included campus planning, park and recreation planning and design and highway projects.

Significant

Projects

Owings Mills Stream Valley Park System Owings Mills, MD.

The John's Hopkins Bayview Research Campus Community Park Baltimore City

Double Rock Park Baltimore County, MD.

Gwynn Oak Park Baltimore County, MD.

Reedbird Park Baltimore City

Lewinsville Park Fairfax, VA.

Backlick Park Fairfax County, VA

Pointer Ridge Recreation Center Bowie, MD

Huntington South Recreation Center Prince George's County, MD.

Pimlico Good Neighbor Park Baltimore City, MD.

Middle Branch Park System Baltimore City, MD.

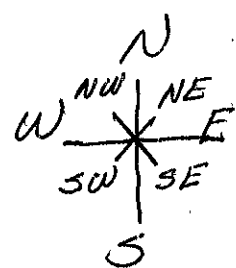
Professional Affiliations

American Society of Landscape Architects, member
ASLA Maryland Chapter, past president and current president elect
State of Maryland Board of Examiners of Landscape Architects 1982
Baltimore County Master Plan Review Committee, 1990
Baltimore County Steering Committee for the Design Review Panel

52



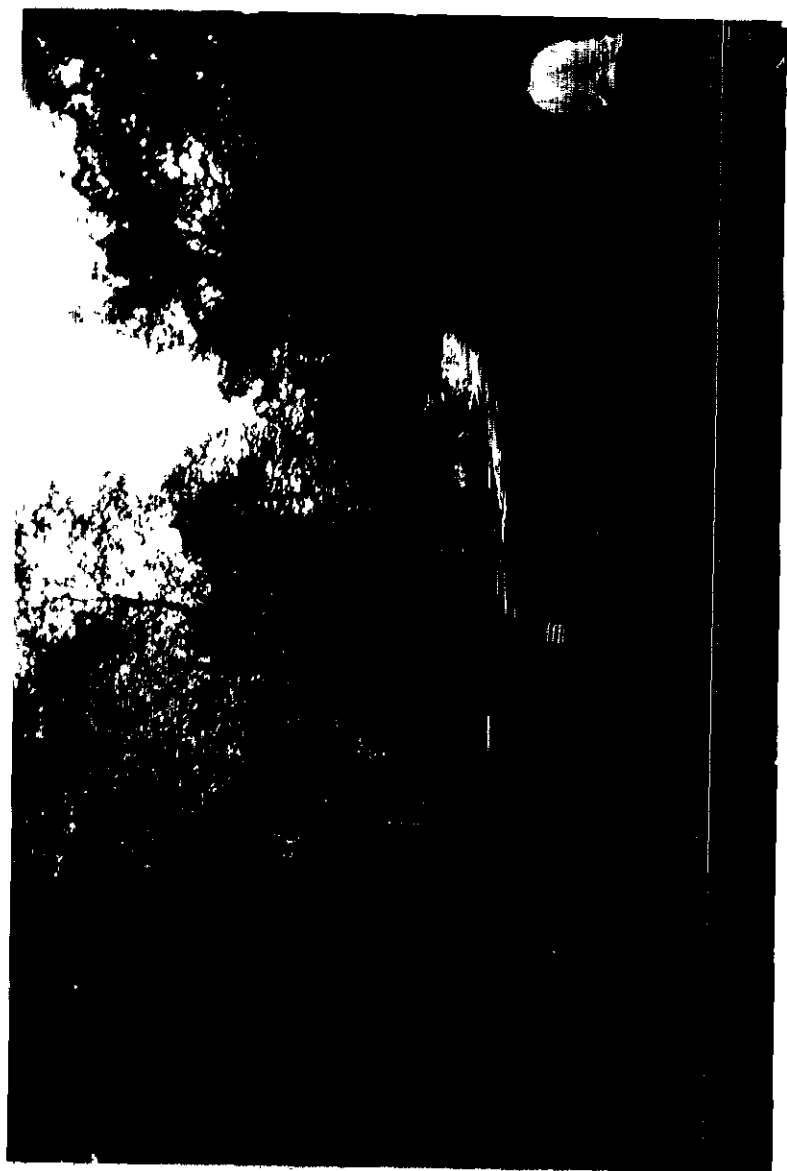
Candlewood Rd.
→ To Joppa Rd.
Ward Property
2003 W Joppa Rd.
Old Court Rd.

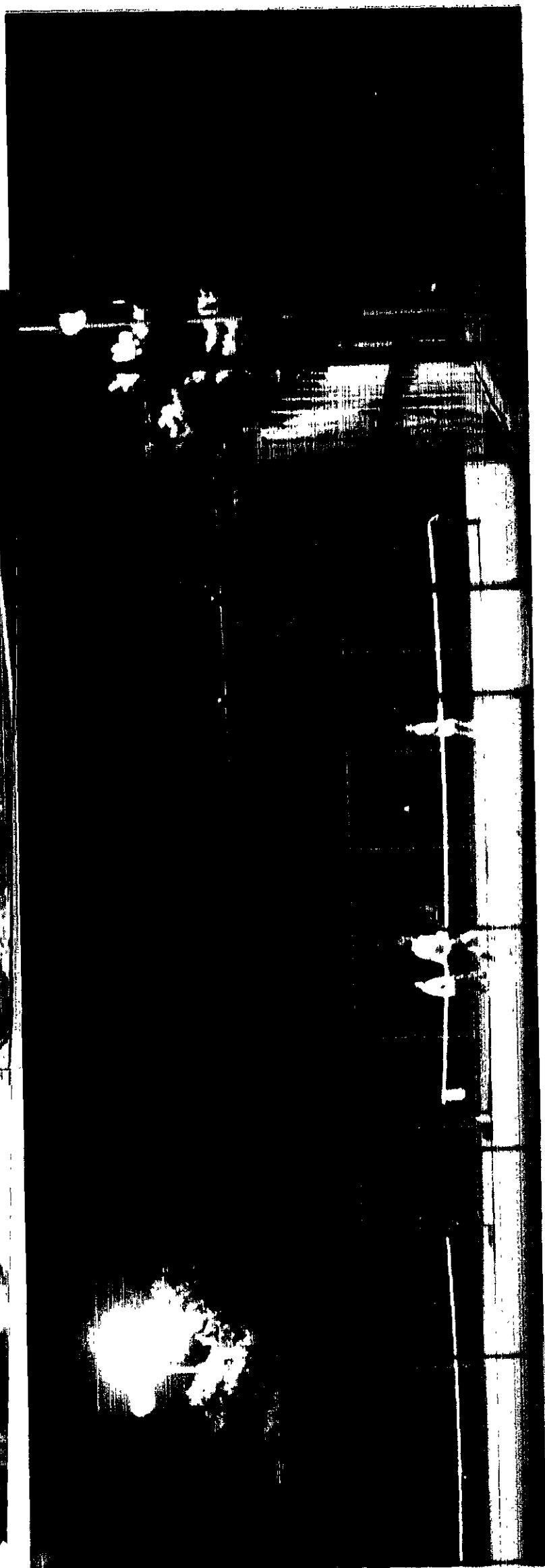
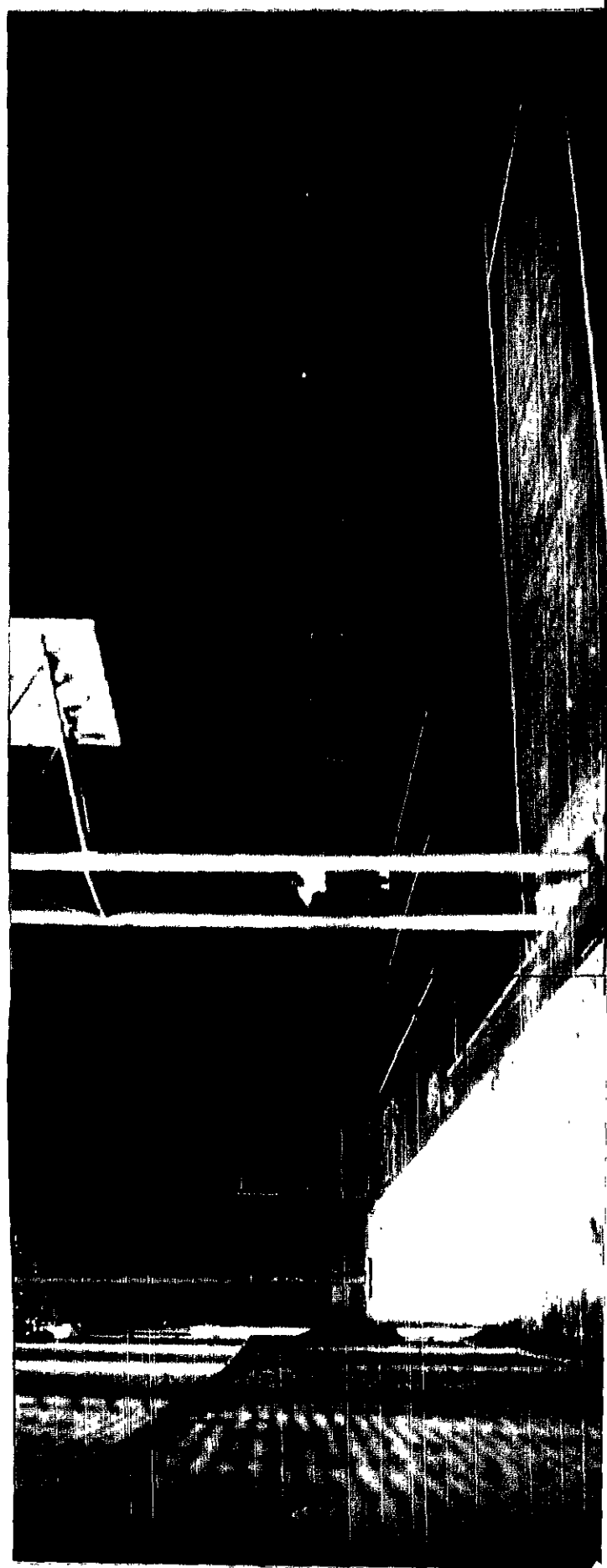


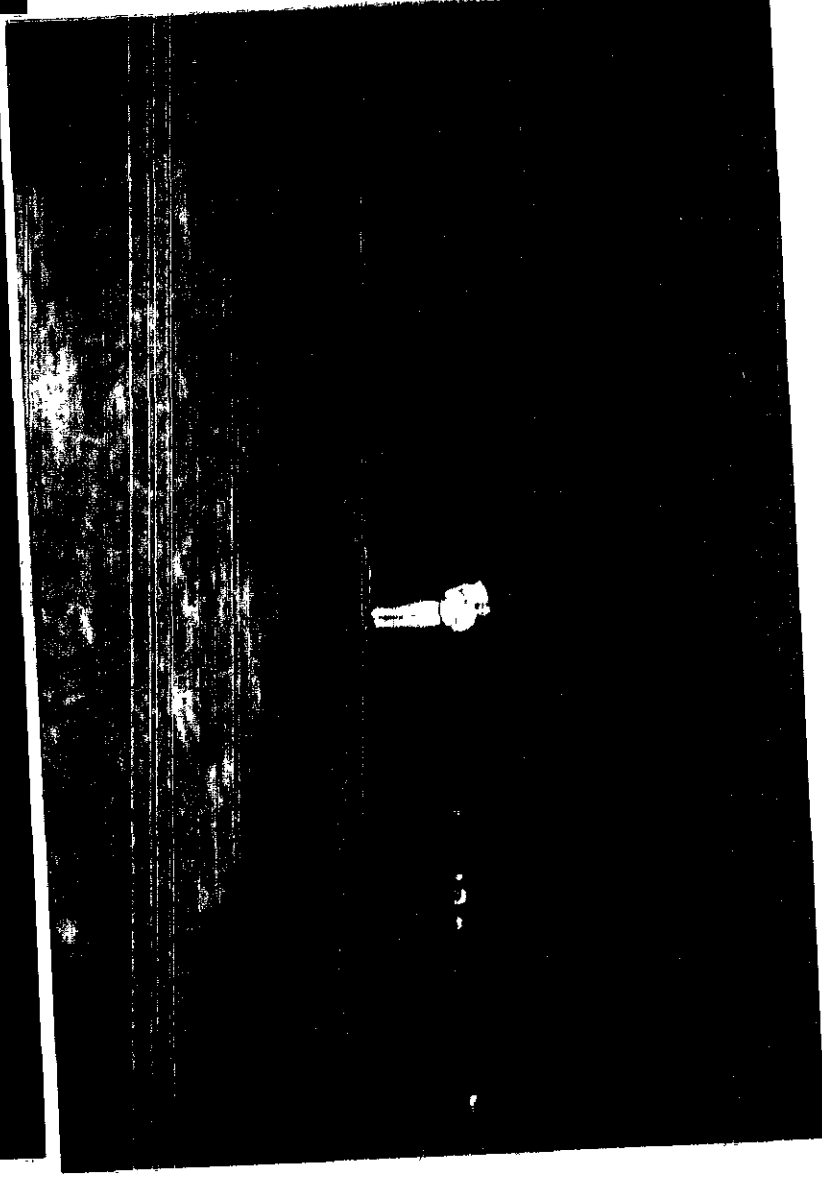
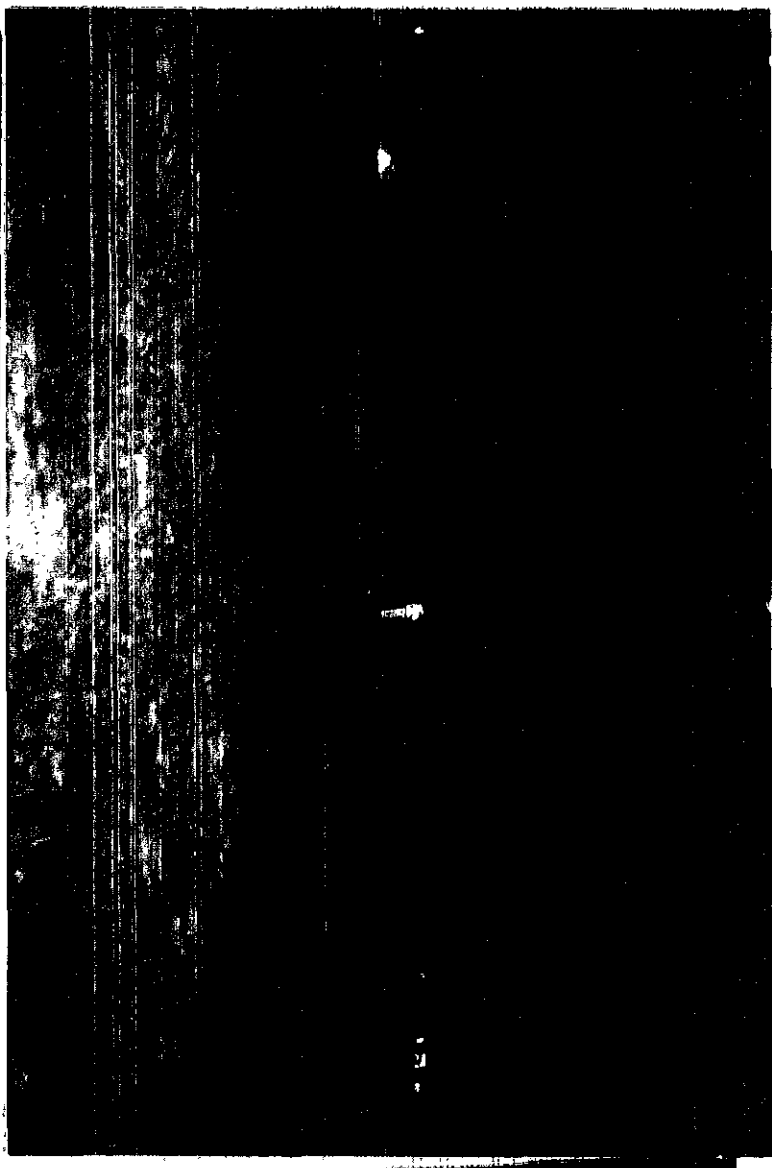
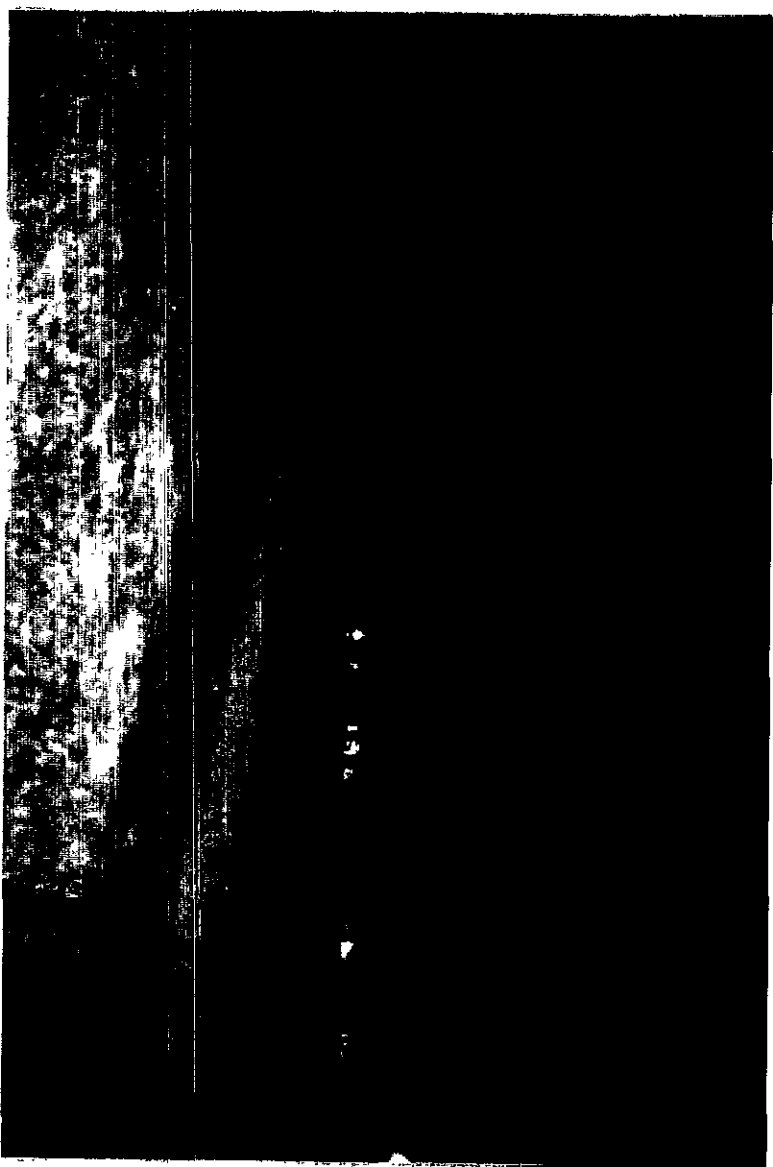
SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	BROOKLANDVILLE 98-52-A	N.W. 11-C

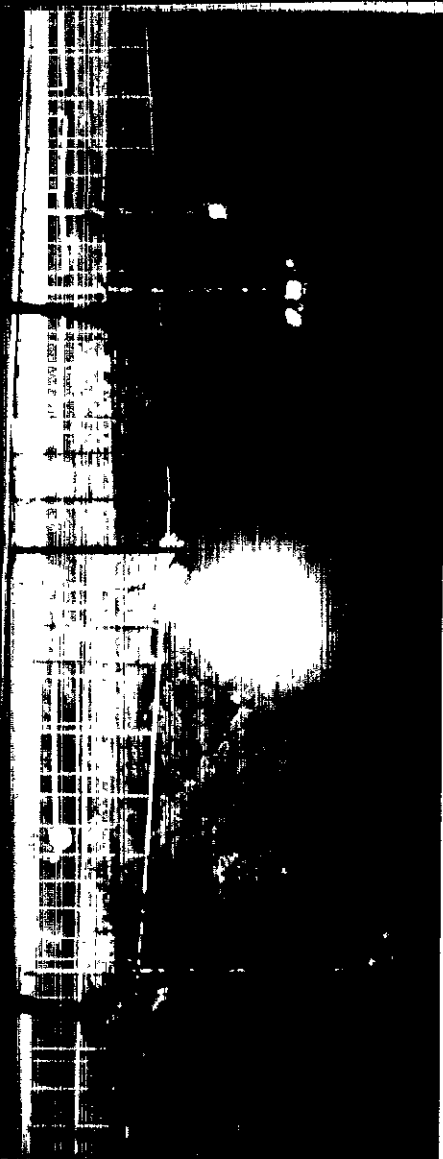
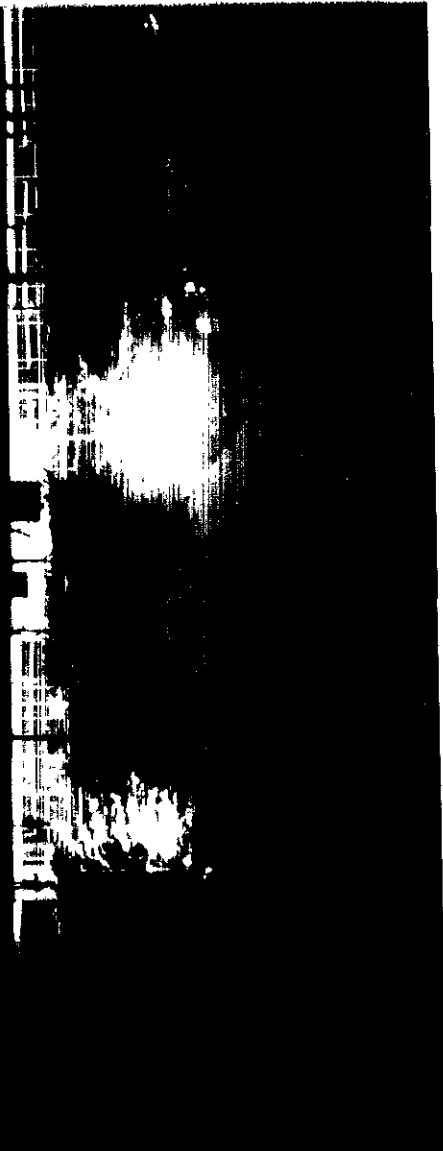
MICROFILMED

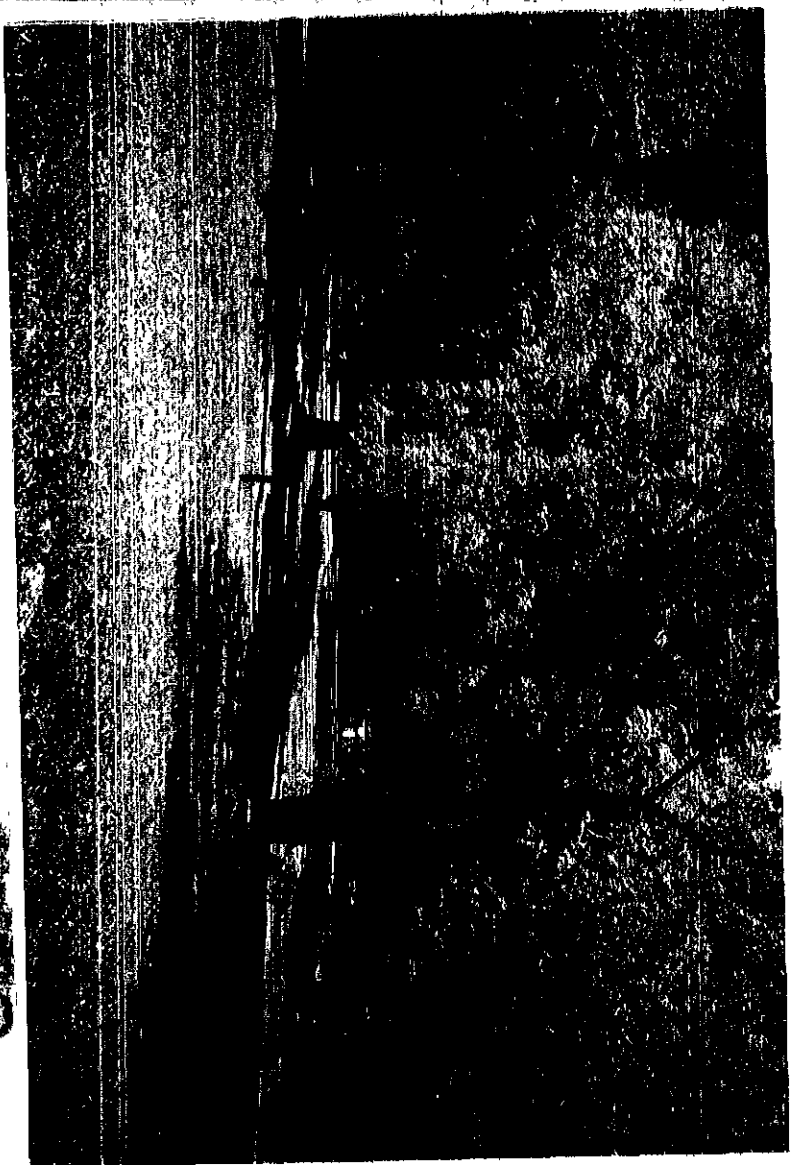
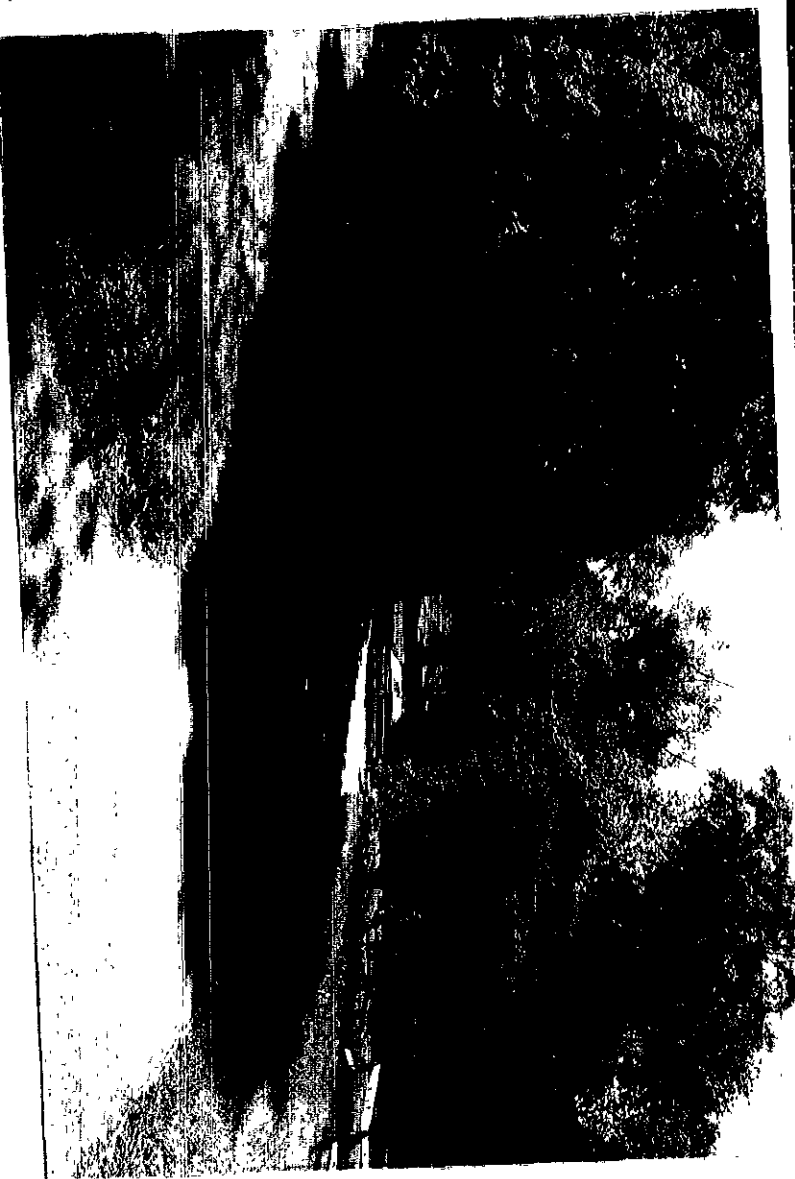


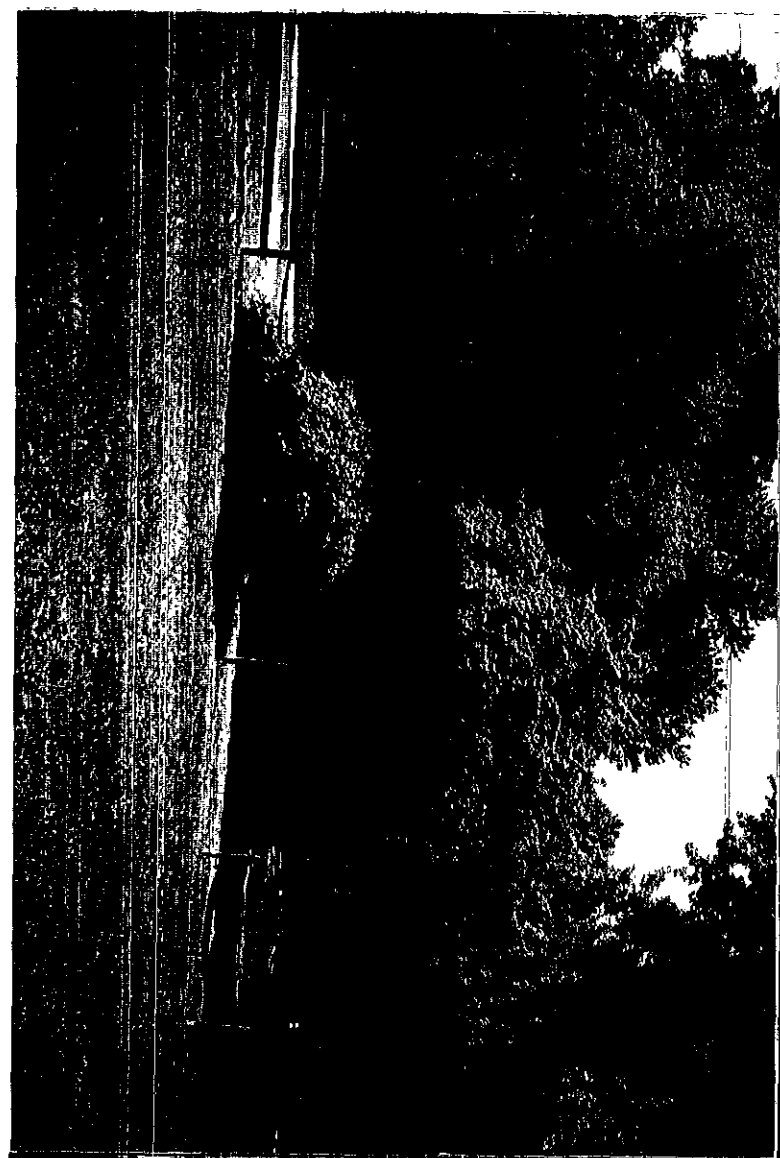
















FARLEY Lot #12

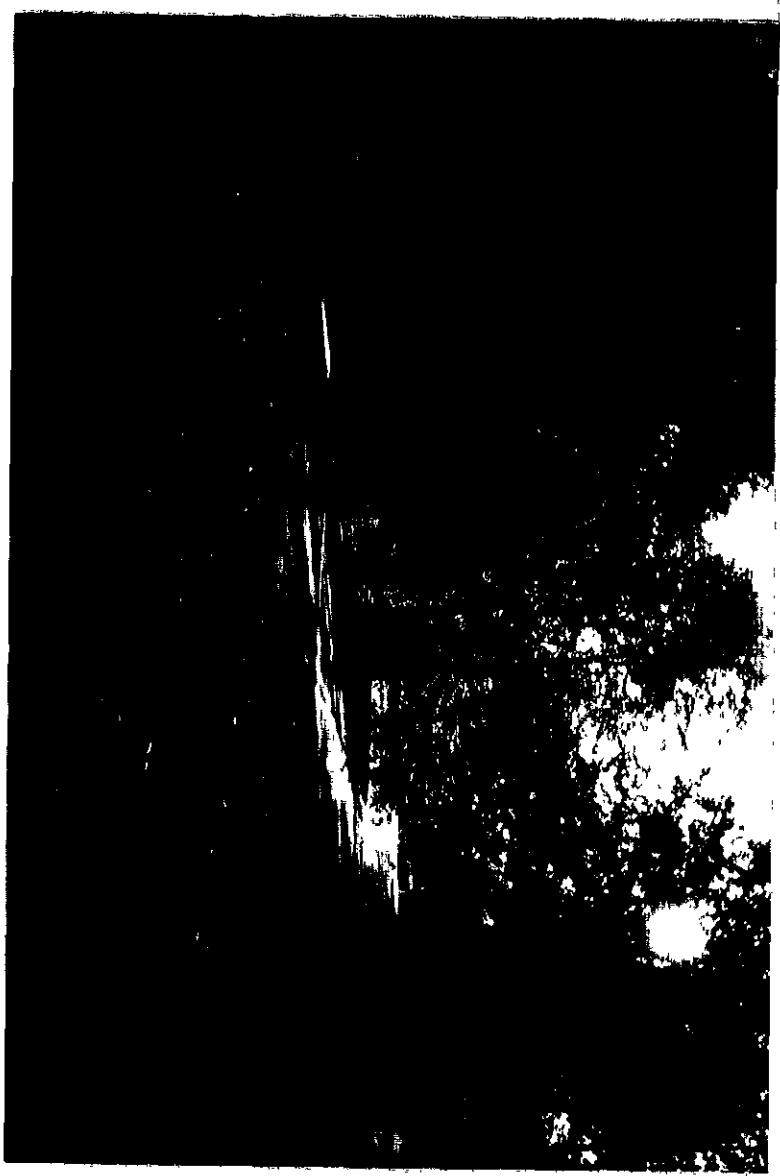
GEORGE Lot #13

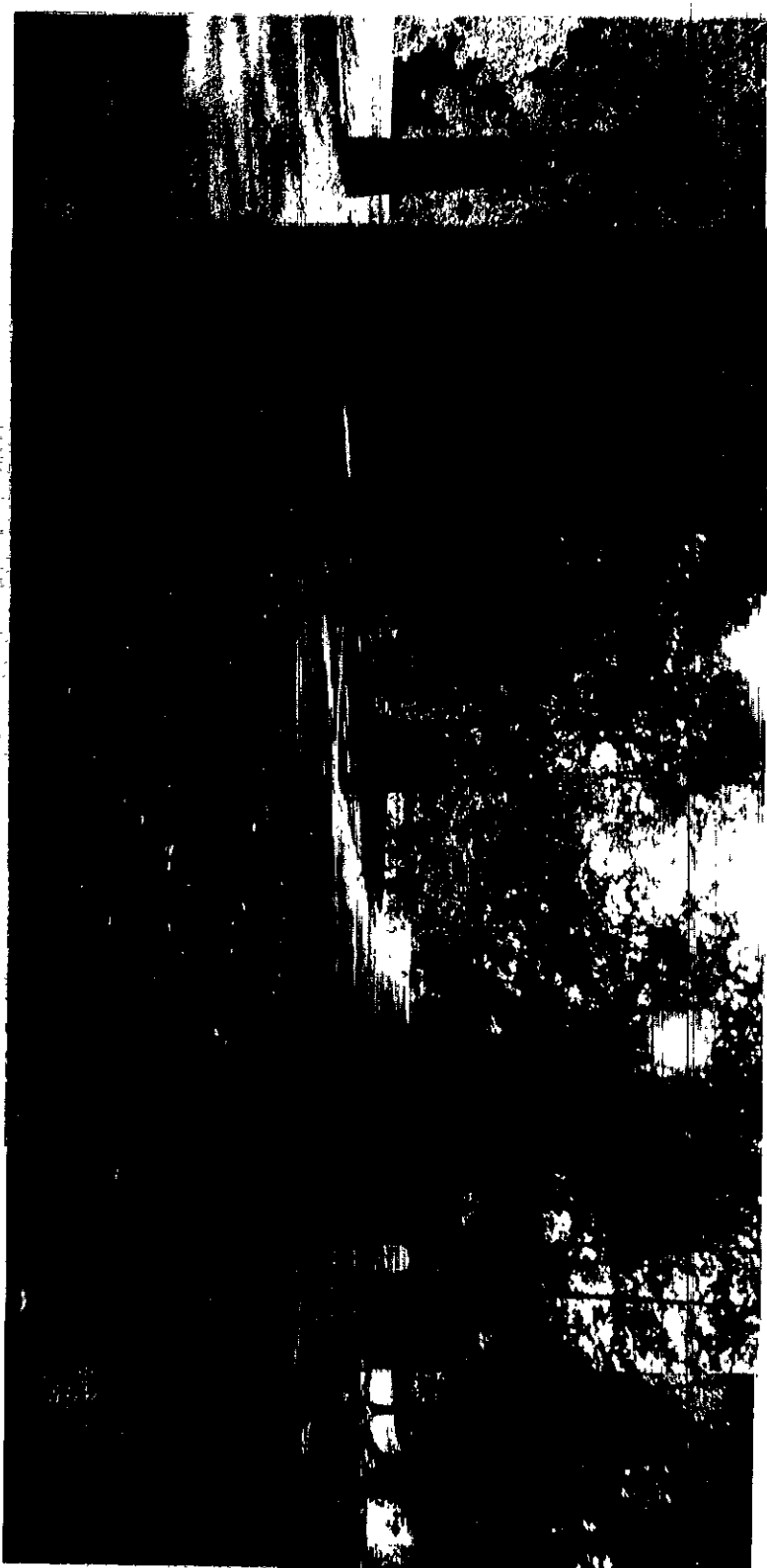
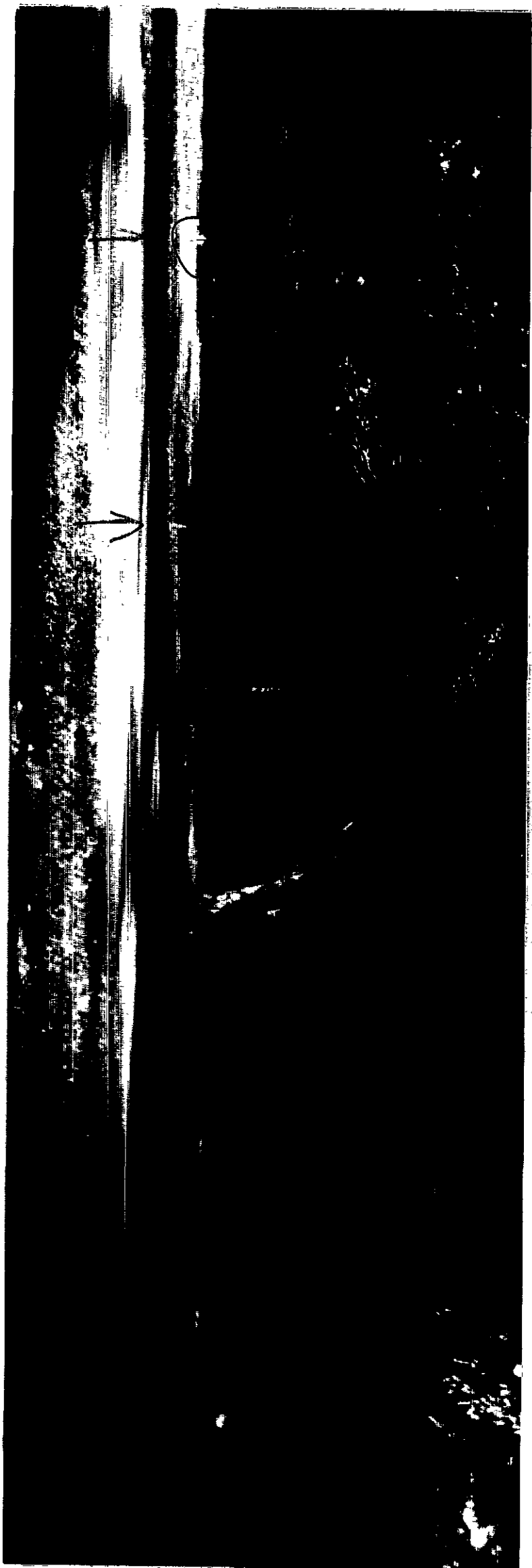
HOWARD Lot #14

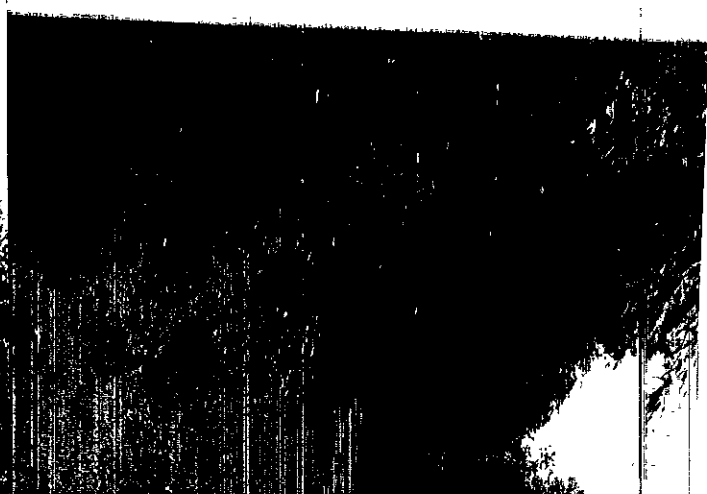
GARTMAN(prior) Lot#6

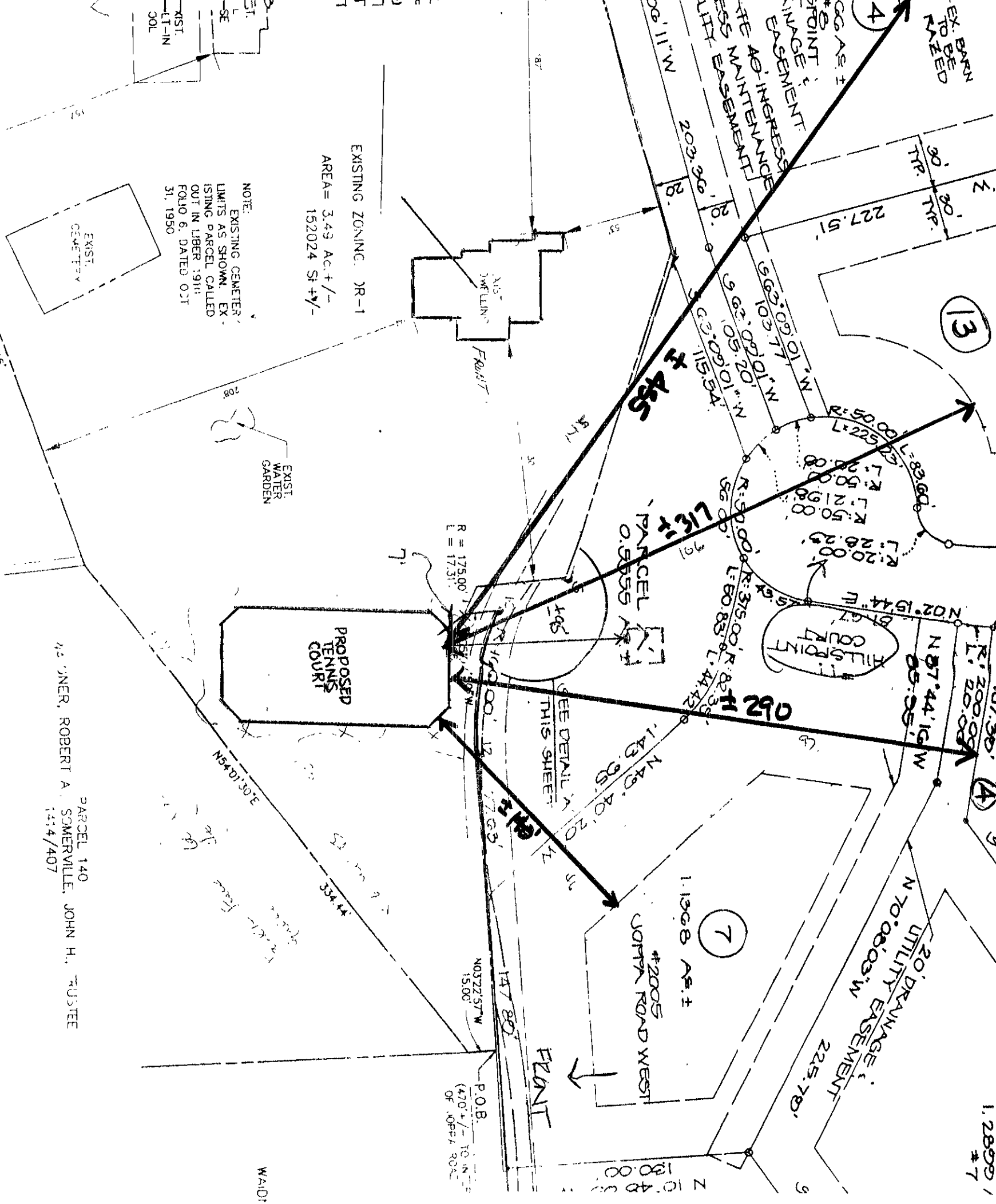






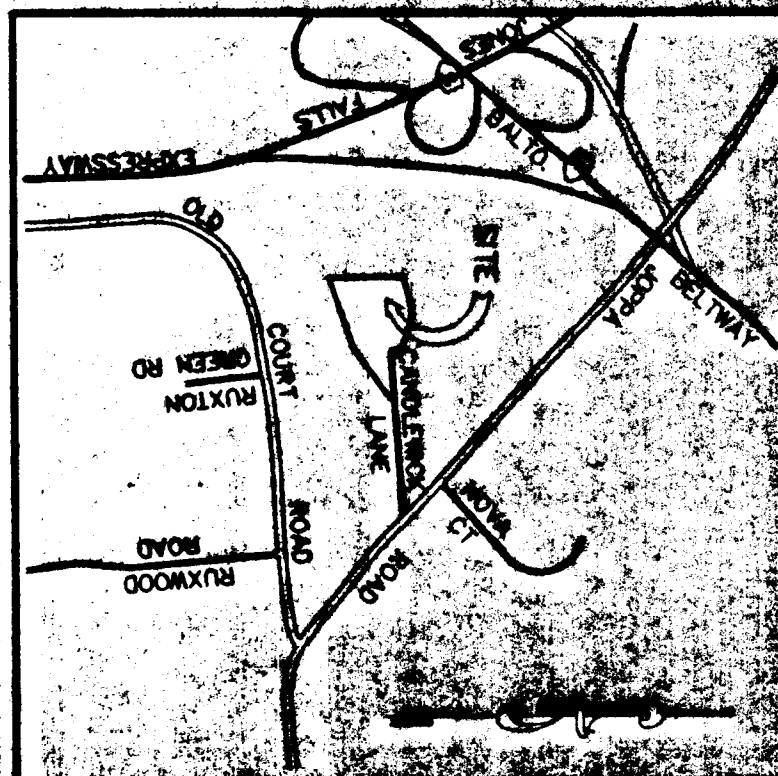
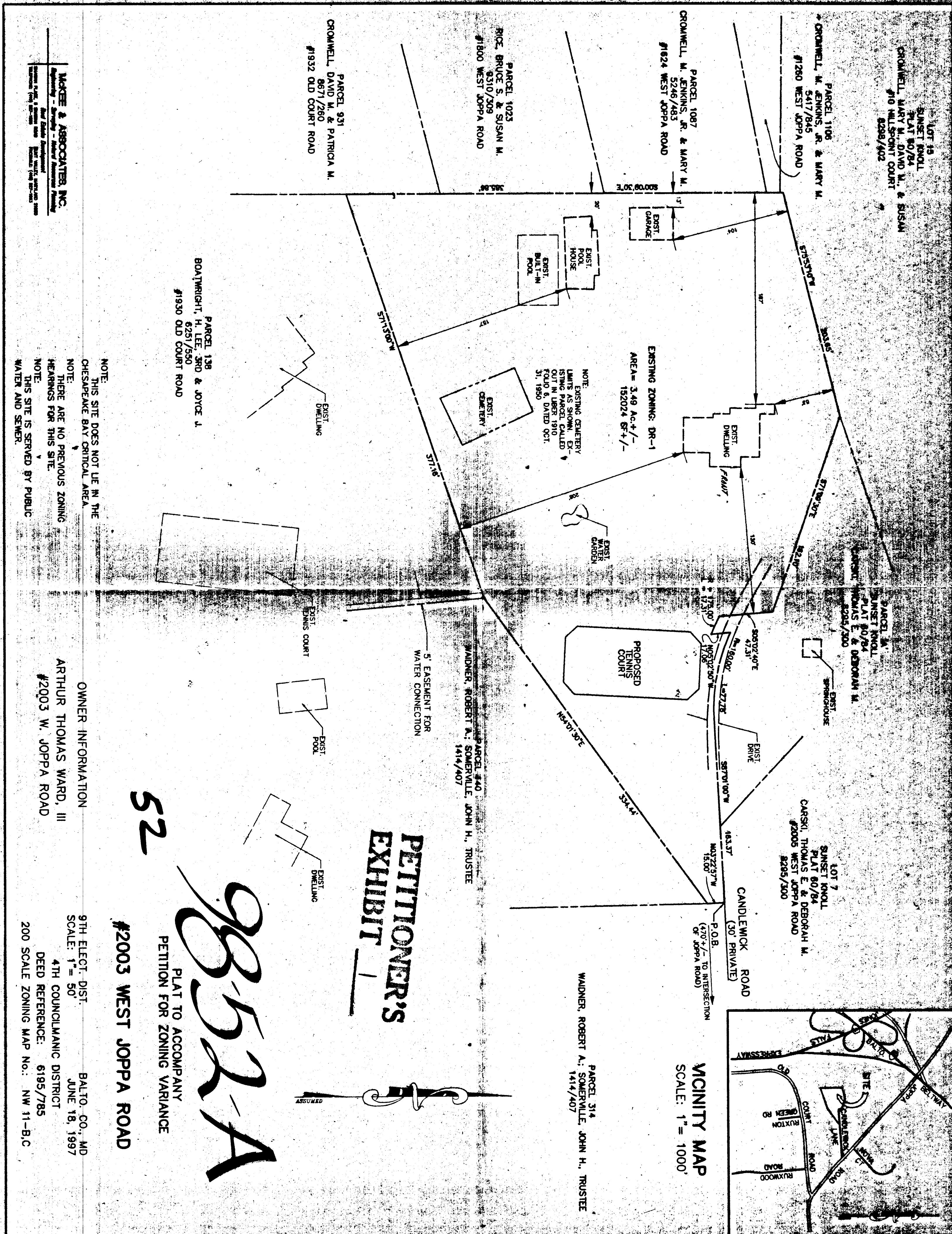






MAP

"Board's Proposed
Lighted Tennis Court"



VICINITY MAP
SCALE: 1" = 1000'

PETITIONER'S EXHIBIT

9852-A

#2003 WEST JOPPA ROAD

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

OWNER INFORMATION

ARTHUR THOMAS WARD, III
#2003 W. JOPPA ROAD

9TH ELEC. DIST. BALTO. CO., MD
SCALE: 1" = 50' JUNE 18, 1997

4TH COUNCILMANIC DISTRICT
DEED REFERENCE: 6195/785
200 SCALE ZONING MAP NO.: NW 11-B,C

NOTE:
THIS SITE DOES NOT LIE IN THE
CHESAPEAKE BAY CRITICAL AREA.
NOTE:
THERE ARE NO PREVIOUS ZONING
HEARINGS FOR THIS SITE.
NOTE:
THIS SITE IS SERVED BY PUBLIC
WATER AND SEWER.

MCKEE & ASSOCIATES, INC.
Surveying - Engineering - Survey Management
10000 LANE 1, SUITE 100 BALTIMORE, MD 21234
(410) 326-1000 FAX (410) 326-1001