

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - NW/S Caves Road,
N & S/S Park Heights Avenue
(2916 Blendon Road)
4th Election District
3rd Councilmanic District

Caves Valley Golf Club, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-352-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Caves Valley Golf Club, Inc., by Nancy S. Palmer, General Manager, through their attorney, George Nilson, Esquire. The Petitioner seeks approval of amendments to the previously approved site plans in prior Cases Nos. 89-409-X, 89-476-SPHA, and 91-251-SPH, to change the minimum distance between existing cottages "J", "K", "L", and "O" from 70 feet to 25 feet. In addition, the Petitioner seeks variance relief from Sections 102.2 and 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a new cottage "P" to be separated from existing cottage "L" by 25 feet in lieu of the required 70 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Nancy Palmer, General Manager for the Caves Valley Golf Club, hereinafter referred to as the "Club", Jesse Lindsay, a representative of Whitney, Bailey, Cox & Magnani, the consulting firm which prepared the site plan for this property, and George Nilson, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date 5/12/98

By [Signature]

Testimony and evidence offered revealed that the subject property is the site of the Caves Valley Golf Club, which consists of a gross area of 384 acres, more or less, split zoned R.C.2 and R.C.5, and is comprised of an 18-whole golf course, practice area and related buildings used in conjunction with the golf course operation. In addition, 34 residential homesites are available on the property. As indicated above, the property has been the subject of numerous prior zoning cases since 1989 in which approvals were obtained for the existing golf course and accessory amenities. Development of the subject property has proceeded through many phases. At the present time, the Club is concentrating on the construction of several cottages which are to be utilized by members and their guests for overnight accommodations as the need arises. Those cottages are located on the east side of the fairway to the first hole, just south of the Clubhouse facility, and are depicted on the site plan as Buildings J, K, O, L and P. Several of these cottages have already been constructed; however, the Club is finalizing the construction of Cottages "O" and "P". As construction of these cottages commenced, the Club became aware that a minimum distance of 70 feet was required between these cottages. The architect who designed the layout of the golf course and these buildings grouped the cottages together in order to give them more of a community feel and to keep them located in a more central area. In addition, the Petitioner did not want the cottages to be located within the path of travel of any shots off the first tee. Thus, the cottages are shown in locations alongside the fairway in a manner that fits into the overall concept and layout of the Club. The Club was aware that they could have connected these cottages to one another thereby avoiding the need to maintain certain setback distances; however, doing so was not aesthetical-

ly pleasing and did not fit into the character and design of the overall development. Thus, the Petitioner comes before me seeking the requested special hearing and variance relief to permit the proposed modifications. In addition, representatives for the Club indicated that they had originally received approval to build a dormitory style residence for guests and visitors; however, the Petitioner has opted to eliminate the construction of that dormitory-type building and construct the cottages as proposed.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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 grant the special hearing and variance relief requested. It is clear that strict compliance with the zoning regulations will unduly restrict the use of the subject property and that the proposed modifications to the previously approved site plans are within the spirit and

intent of the zoning regulations and will not result in any detriment to the health, safety or general welfare of the surrounding locale.

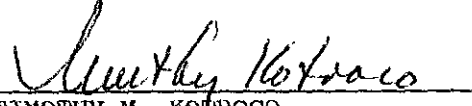
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance relief should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of May, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plans in prior Cases Nos. 89-409-X, 89-476-SPHA, and 91-251-SPH, to change the minimum distance between existing cottages "J", "K", "L", and "O" from 70 feet to 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 102.2 and 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a new cottage "P" to be separated from existing cottage "L" by 25 feet in lieu of the required 70 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/15/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 15, 1998

George Nilson, Esquire
Piper & Marbury
36 S. Charles Street
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Caves Road, N & S/S Park Heights Avenue
(2916 Blendon Road)
4th Election District - 3rd Councilmanic District
Caves Valley Golf Club, Inc. - Petitioner
Case No. 98-352-SPHA

Dear Mr. Nilson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Nancy S. Palmer, General Manager, Caves Valley Golf Club, Inc.
2910 Blendon Road, Owings Mills, Md. 21117

Mr. Jesse Lindsay, Whitney, Bailey, Cox & Magnani
849 Fairmount Avenue, Suite 100, Baltimore, Md. 21286

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2916 Blendon Road, Owings Mills, MD

which is presently zoned RC2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

to change the minimum distance between existing cottages J, K, L and O from 70 feet to 25 feet. An ammendment to zoning cases nos. 89-409-X, 89-476-SPHA, and 91-251.

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

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

Correct Petitioner/Assessor:

(Type or Print Name)

Signature

Address

City State Zipcode

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

Legal Owner(s):

CAVES VALLEY GOLF CLUB, INC.

(Type or Print Name)

Nancy S. Palmer - General Manager

(Type or Print Name)

Signature

2916 Blendon Road 410-356-1313

Address Phone No.

Owings Mills MD 21117

City State Zipcode

Name, Address and phone number of representative as set connected.

WHITNEY, CHILLET, COX & HANSEN

Address

849 EAGLEMAN AVE SUITE 100 BALTO, MD (410) 582-4523

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Indicate the hearing

The following date

ALL OTHER

REVIEWED BY: CAM DATE 29 Mar 91

Attorney for Petitioner:

George Nilson, Piper Marbury L.L.P.

(Type or Print Name)

George Nilson

Signature

36 S. Charles Street 410-576-1769

Address Phone No.

Balto MD 21201

City State Zipcode

Name, Address and phone number of representative as set connected.

The following date

ALL OTHER

REVIEWED BY: CAM DATE 29 Mar 91

Name, Address and phone number of representative as set connected.

The following date

ALL OTHER

REVIEWED BY: CAM DATE 29 Mar 91

Name, Address and phone number of representative as set connected.

The following date

ALL OTHER

REVIEWED BY: CAM DATE 29 Mar 91

Revised 9/5/95

98-352-SPHA

352

ORDER RECEIVED FOR FILING

Date



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2916 Blendon Road, Owings Mills, MD

which is presently zoned

RC2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situated 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 ~~the~~ the

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

S. 102.2 and 1A-01.2.B3
to permit the construction of a new cottage "P" to be separated from existing cottage "L" by 25 feet in lieu of the required 70 feet.

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 we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Contract Purchaser(s):

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

George Nilson, Piper Marbury L.L.P.

(Type or Print Name)

Signature

36 S. Charles Street 410-576-1769

Baltimore, MD 21201

City

State

Zipcode

DAVE'S VALLEY GOLF CLUB, INC.

(Type or Print Name)

Signature

Nancy S. Palmer

(Type or Print Name)

Signature

2910 Blendon Road 410-356-1313

Address

Phone No

Owings Mills MD 21117

City

State

Zipcode

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

WHITNEY, BAILEY, COX & MAGNANI

Name

840 FAIRMOUNT AVE. SUITE 100 EAST MD (410) 742-4500

Address

21204

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

minutes for hearing

By following date

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

Printed with Soy-based Ink on Recycled Paper

Revised 9/5/95

98-352-SPHA

352

ORDER RECEIVED FOR FILING

Date

By

WHITNEY BAILEY



COX MAGNANI

ZONING DESCRIPTION
PLAT ONE OF
CAVES VALLEY GOLF CLUB
ELECTION DISTRICT 4, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the bed of Park Heights Avenue on or near the centerline thereof located 470.00 feet, more or less, as measured in a northwesterly direction along the centerline of said Park Heights Avenue from the intersection thereof with the centerline of Caves Road, said point of beginning being located on the outline of a plat entitled "Plat One of Caves Valley Golf Club," which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 63 at folio 63, at the point designated "BN530" on said plat, said point of beginning having coordinates referred to the grid meridian of the Baltimore County Metropolitan District of North 51441.88, and West 33533.68 as shown on said plat;

THENCE leaving said point of beginning, referring all courses of this description to said meridian of the Baltimore County Metropolitan District, running with and binding on the outline of said plat to describe said outline for zoning purposes only, and not for the purpose of conveyancing of property, the forty-nine (49) following courses and distances, viz;

- (1) North 51 degrees 08 minutes 56 seconds West 1043.67 feet, thence
- (2) North 51 degrees 08 minutes 56 seconds West 485.00 feet, thence
- (3) North 51 degrees 14 minutes 51 seconds West 1925.00 feet, thence
- (4) North 51 degrees 10 minutes 33 seconds West 983.00 feet, thence
- (5) North 51 degrees 36 minutes 35 seconds West 600.00 feet, thence
- (6) North 47 degrees 00 minutes 46 seconds West 100.00 feet, thence
- (7) North 32 degrees 22 minutes 55 seconds West 100.00 feet, thence
- (8) North 19 degrees 18 minutes 38 seconds West 100.00 feet, thence
- (9) North 15 degrees 55 minutes 04 seconds West 20.45 feet, thence
- (10) North 15 degrees 36 minutes 14 seconds West 83.52 feet, thence
- (11) North 12 degrees 21 minutes 06 seconds West 100.00 feet, thence
- (12) North 09 degrees 40 minutes 26 seconds West 100.00 feet, thence
- (13) North 05 degrees 20 minutes 17 seconds West 238.56 feet, thence
- (14) North 02 degrees 41 minutes 09 seconds West 100.00 feet, thence
- (15) North 05 degrees 43 minutes 51 seconds West 100.00 feet, thence
- (16) North 24 degrees 44 minutes 39 seconds West 100.00 feet, thence

98-352-SPHA
352

WHITNEY BAILEY



COX MAGNANI

- (17) North 35 degrees 16 minutes 39 seconds West 24.15 feet,
thence leaving the centerline of Park Heights Avenue
- (18) South 80 degrees 10 minutes 35 seconds West 60.38 feet,
thence crossing Park Heights Avenue
- (19) North 07 degrees 49 minutes 59 seconds East 189.36 feet, thence
- (20) North 34 degrees 17 minutes 25 seconds East 197.08 feet, thence
- (21) North 05 degrees 07 minutes 12 seconds East 392.90 feet, thence
- (22) North 79 degrees 53 minutes 21 seconds East 1385.71 feet, thence
- (23) South 49 degrees 31 minutes 14 seconds East 168.51 feet
to the center of Blendon Road (private),
thence continuing the same course
- (24) South 49 degrees 31 minutes 14 seconds East 76.63 feet, thence
- (25) North 50 degrees 52 minutes 39 seconds East 101.48 feet, thence
- (26) North 82 degrees 17 minutes 25 seconds East 397.96 feet, thence
- (27) North 69 degrees 33 minutes 34 seconds East 337.70 feet, thence
- (28) North 51 degrees 51 minutes 28 seconds East 391.07 feet, thence
- (29) South 89 degrees 39 minutes 23 seconds East 168.08 feet, thence
- (30) South 70 degrees 13 minutes 30 seconds East 1123.33 feet, thence
- (31) North 17 degrees 06 minutes 44 seconds East 370.96 feet, thence
- (32) South 66 degrees 59 minutes 38 seconds East 269.35 feet, thence
- (33) South 01 degrees 25 minutes 56 seconds West 411.38 feet, thence
- (34) South 43 degrees 33 minutes 58 seconds East 574.89 feet, thence
- (35) North 48 degrees 43 minutes 51 seconds East 441.36 feet, thence
- (36) South 29 degrees 50 minutes 32 seconds East 327.13 feet, thence
- (37) South 65 degrees 19 minutes 43 seconds West 455.16 feet, thence
- (38) South 16 degrees 24 minutes 33 seconds East 396.28 feet, thence

WHITNEY BAILEY



COX MAGNANI

(39) South 01 degrees 00 minutes 26 seconds West 340.68 feet, thence
(40) South 26 degrees 25 minutes 37 seconds East 257.42 feet, thence
(41) South 35 degrees 19 minutes 26 seconds East 317.62 feet, thence
(42) South 26 degrees 46 minutes 52 seconds East 702.02 feet, thence
(43) South 12 degrees 17 minutes 58 seconds West 187.28 feet, thence
(44) South 47 degrees 59 minutes 13 seconds West 366.25 feet, thence
(45) South 60 degrees 17 minutes 31 seconds West 445.25 feet, thence
(46) South 40 degrees 22 minutes 42 seconds East 415.25 feet, thence
(47) South 42 degrees 56 minutes 30 seconds West 869.23 feet, thence
(48) South 50 degrees 58 minutes 40 seconds East 393.92 feet, thence
(49) South 38 degrees 44 minutes 05 seconds West 906.66 feet, thence
to the point of beginning

SAVING AND EXCEPTING THEREFROM, however, the following parcel comprising the outline of Plats Two and Three, which lies within the interior of the above described parcel;

COMMENCING at the end of the twenty-first (21st) course of the above described parcel and running through said parcel

South 78 degrees 33 minutes 27 seconds East 1890.50 feet

to the point of beginning of a parcel described as follows, to be excluded from said above described parcel

THENCE leaving said point of beginning and binding on the outline of said plats Two and Three the twenty-six (26) following courses and distances, viz;

(1) North 02 degrees 44 minutes 57 seconds East 150.98 feet

to the center of John Carroll Road (private),

thence continuing the same course

(2) North 02 degrees 44 minutes 57 seconds East 84.60 feet, thence

(3) North 84 degrees 46 minutes 47 seconds West 207.77 feet, thence

(4) North 73 degrees 07 minutes 39 seconds East 477.22 feet, thence

(5) South 81 degrees 56 minutes 35 seconds East 357.60 feet, thence

WHITNEY BAILEY



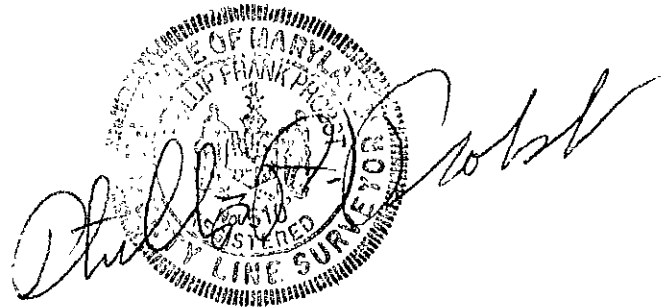
COX MAGNANI

- (6) South 59 degrees 49 minutes 56 seconds East 550.19 feet, thence
- (7) South 76 degrees 58 minutes 17 seconds East 706.32 feet, thence
- (8) South 15 degrees 56 minutes 25 seconds East 284.36 feet, thence
- (9) South 06 degrees 54 minutes 53 seconds West 97.94 feet, thence
- (10) South 34 degrees 00 minutes 05 seconds West 44.21 feet, thence
- (11) South 30 degrees 36 minutes 09 seconds West 192.27 feet, thence
- (12) South 25 degrees 09 minutes 50 seconds West 103.41 feet, thence
- (13) South 36 degrees 58 minutes 15 seconds West 109.04 feet, thence
- (14) South 22 degrees 25 minutes 31 seconds West 469.27 feet, thence
- (15) North 56 degrees 10 minutes 07 seconds West 46.65 feet, thence
- (16) North 50 degrees 32 minutes 27 seconds West 240.20 feet, thence
- (17) North 59 degrees 37 minutes 45 seconds West 86.33 feet, thence
- (18) North 13 degrees 38 minutes 27 seconds West 415.17 feet, thence
- (19) North 48 degrees 35 minutes 06 seconds West 350.23 feet, thence
- (20) North 80 degrees 38 minutes 45 seconds West 88.17 feet, thence
- (21) North 73 degrees 33 minutes 29 seconds West 170.49 feet, thence
- (22) North 81 degrees 57 minutes 52 seconds West 124.92 feet, thence
- (23) North 85 degrees 52 minutes 44 seconds West 147.24 feet, thence
- (24) North 69 degrees 16 minutes 29 seconds West 216.57 feet, thence
- (25) North 44 degrees 44 minutes 52 seconds West 443.42 feet, thence
- (26) South 82 degrees 01 minutes 42 seconds West 154.38 feet

to the point of beginning of said parcel to be excluded.

CONTAINING a net area of 384 acres, more or less.

WP/9728800D 501



**NOTICE OF ZONING
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: #98-352-SPHA
2918 Blanton Road
NE/S Park Heights Avenue,
470' NW of centerline, Caves
Road
4th Election District
3rd Councilmanic District
Legal Owner(s):
Caves Valley Golf Club, Inc.
Special Hearing: to change
the minimum distance be-
tween existing cottages J, K, L,
and O from 70 feet to 25 feet
and an amendment to zoning
case numbers 89-409-X,
89-476-SPHA, and 91-251.
Variance: to permit the con-
struction of a new cottage "P"
to be separated from existing
cottage "L" by 25 feet in lieu of
the required 70 feet.
Hearing: Thursday, May 7,
1998 at 11:00 a.m., in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3363.
(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3381.

4/23/98 April 16 C221131

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/16/, 19 98

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 4/16/, 19 98.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1798

DATE 24 Mar 98 ACCOUNT R-001-6150

352
AMOUNT \$ 500.00

RECEIVED
FROM:

Caves Valley Club Inc

FOR:

SPHA 2916 Blendon Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

3/25/1998 3/24/1998 15:05:57

REC 0002 CASHIER ORIG DNR DEPT

5 MISCELLANEOUS CASH RECEIPT

Receipt # 082424

CR NO. 001798

500.00 CHECK

Baltimore County, Maryland

98-352-SPHA

CASHIER'S VALIDATION

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
2916 Blendon Road (FKA 11747 Park	*	ZONING COMMISSIONER
Heights Avenue), NE/S Park Heights Ave.,		
470' NW of c/l Caves Rd.	*	OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic		
	*	CASE NO. 98-352-SPHA
Caves Valley Golf Club, Inc.		
Petitioner	*	

* * * * *

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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to George Nilson, Esq., Piper & Marbury, 36 S. Charles Street, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No. 98-352-SPHA

Petitioner/Developer: CAVES VALLEY

GOLF CLUB, ETAL

NANCY PALMER

Date of Hearing/Closing: 5/7/98

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 BOTH GATES @
ENTRANCES BREEDS RD & BLENDON RD
N/S PARK HEIGHTS & GREENSPRING AVES.

2 The sign(s) were posted on 4/16/98
(Month, Day, Year)

Sincerely,

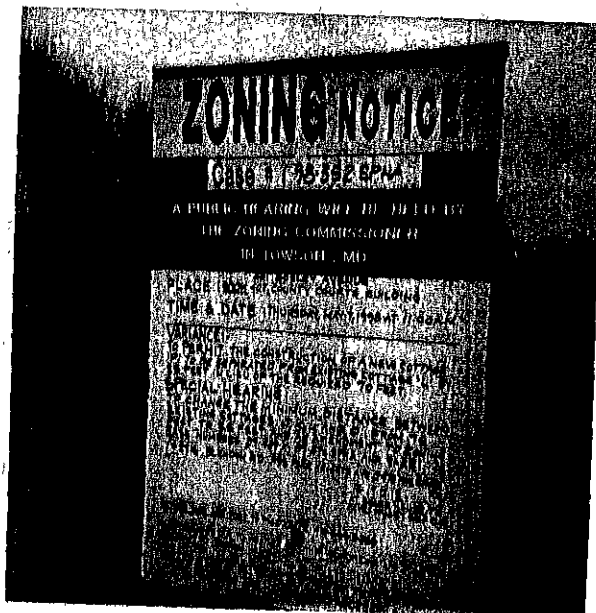
Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-851
(Telephone Number)



98-352-SPHA
GATE @ BREEDS RD.
H-5/7/98



Baltimore County
Department of Permits and
Development Management

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

April 2, 1998

NOTICE OF ZONING 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: 98-352-SPHA

2916 Blendon Road

NE/S Park Heights Avenue, 470' NW of centerline Caves Road

4th Election District - 3rd Councilmanic District

Legal Owner: Caves Valley Golf Club, Inc.

Special Hearing to change the minimum distance between existing cottages J, K, L, and O from 70 feet to 25 feet and an amendment to zoning case numbers 89-409-X, 89-476-SPHA, and 91-251. Variance to permit the construction of a new cottage "P" to be separated from existing cottage "L" by 25 feet in lieu of the required 70 feet.

HEARING: Thursday, May 7, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: George Nilson, Esquire
Whitney, Bailey, Cox & Magnani
Caves Valley Golf Club, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

George Nilson, Esquire 410-576-1769
Piper & Marbury, LLP
36 South Charles Street
Owings Mills, MD 21117

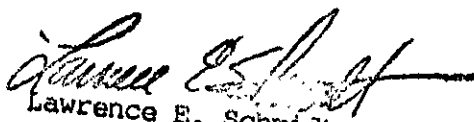
NOTICE OF ZONING HEARING

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CASE NUMBER: 98-352-SPHA
2916 Blendon Road
NE/S Park Heights Avenue, 470' NW of centerline Caves Road
4th Election District - 3rd Councilmanic District
Legal Owner: Caves Valley Golf Club, Inc.

Special Hearing to change the minimum distance between existing cottages J, K, L, and O from 70 feet to 25 feet and an amendment to zoning case numbers 89-409-X, 89-476-SPHA, and 91-251. Variance to permit the construction of a new cottage "P" to be separated from existing cottage "L" by 25 feet in lieu of the required 70 feet.

HEARING: Thursday, May 7, 1998 at 11:00 a.m. in Room 407, County Courts Building,
- 401 Bosley Avenue


Lawrence E. Schmidt scs

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 CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-352-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit separation of cottages
to be 25' in lieu of the reg 70' and
Special Hearing to amend Zoning cases
91-251-SPH, 89-476-SPHA and 89-409-X

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Fire Department

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

April 16, 1998

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

RE: Property Owner: MCDONOGH OAKS, L.C.

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: 356 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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 16, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for April 13, 1998
Item Nos. 348, 350, 352, 353, 355,
356, 357, 358, 359, and 360

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 4/2/92

SUBJECT: Zoning Advisory Committee
Meeting Date: April 6, 92

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

Item #'s: 350
353
354
356
358
360

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-3-9 ✓
Item No. 356 JLL

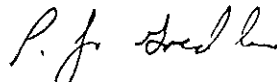
Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 3, 1998

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 No. 320, 347, (356), 357, 358, and 360

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 M. 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

April 16, 1998

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

RE: Property Owner: AAI CORPORATION
CAVES VALLEY GOLF CLUB, INC.
BETHEL PARK LIMITED PTNP.

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: 350, (352), 353

Zoning Agenda:

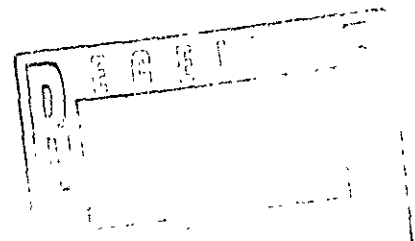
Gentlemen:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File



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

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
 Department of Permits & Development
 Management

Date: April 16, 1998

FROM: *Rwb* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item Nos. 348, 350, 352, 353, 355,
 356, 357, 358, 359, and 360

 The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM
FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *April 6, 98*

DATE: *4/16/98*

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

Item #'s:

(352)
357

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.8.91
Item No. 352 CAM

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for P. J. Snelb
Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

hs
5/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 1998

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 No. 350, 351, 352, and 362

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

Richard Wm. Magnani, P.E.
Douglas F. Suess, P.E.
Wm. Preston Davis, P.E.
Philip Der, P.E.
David G. Mongan, P.E.
849 Fairmount Avenue
Suite 100
Baltimore, Maryland 21286
410.512.4500
Fax 410.324.4100

WHITNEY BAILEY



Consulting Engineers

COX MAGNANI

Associates
Brian D. Jones, P.E.
Burriss E. Holoway, P.E.
Leon J. Knobel, P.E.
W. Howard Garner, P.E.
John J. Knight, P.E.
James W. Halls, P.E.
Paul B. Ford
Charles E. Linnick, P.E.
Joseph G. DiGirolamo, P.E.
Mervin T. Longenecker, P.E.
Mark C. Kitch, P.E.
Sally Kuntz, P.E.
Thomas M. Jurek, P.E.
Randall R. Jones, P.E.

March 24, 1998

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

ATTN: Ms. Kate Milton

RE: Caves Valley Golf Club
Zoning Variance and Special Hearing
WBCM Job No. 97288.01.1

Gentlemen:

Upon the approval of the request for variance and special hearing, we agree to pay the cost of microfilming the submitted plans, on behalf of our client, Caves Valley Golf Club, Inc. When this is necessary, please contact me or David Powlen at the above address.

If you have any questions, or require additional information, please do not hesitate to contact us.

Very truly yours,

WHITNEY, BAILEY, COX & MAGNANI

Jesse M. Lindsay
Project Engineer

JML:kal
WD/9728801L.701

98-352-SPHA



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

GEORGE NILSON

Pipe & Marbury
30 S. Charles St

JESSE LINDSAY

WHITNEY, BAILEY, CUX & MAGNANI
849 FAIRMOUNT AVE
SUITE 100
BALT. MD 21286

Nancy Palmer

Caves Valley Golf Club
2910 Blendon Road
Dwight Mills MD 21117

