

IN RE: PETITION FOR SPECIAL HEARING
SE/S Stone Hill Road, 445.67' N of c/l
Dulaney Valley Road
(12801 Stone Hill Road)
10th Election District
6th Council District

Towson Golf & Country Club, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-173-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Towson Golf & Country Club, Inc., by Patricia Savidge, General Manager, through their attorney, Deborah C. Dopkin, Esquire. The Petition, as filed, requests a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 70-66-X and 89-423-SPH to permit the relocation and construction of a new maintenance building. More specifically, the Petitioners seek approval to construct a new maintenance building and two additions to the existing clubhouse. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Patricia Savidge, General Manager of the Towson Golf & Country Club, Inc., property owners; Pat Bartholme, a member and co-Chairman of the Club's Planning Committee; Michael Fisher, Registered Landscape Architect; and, Deborah C. Dopkin, Esquire, attorney for the Petitioners. The following individuals appeared as Protestants/interested persons: Dominic and Helen Averza, Herbert Mathews, Sr., Scott Turnbaugh, Charles and Kimberly Fontelieu, and Michael C. King.

The subject property is a large, irregular shaped parcel located on the north side of Dulaney Valley Road not far from its intersection with Loch Raven Road and the Loch Raven Reservoir in Phoenix. The property contains a gross area of 217.21 acres, more or less, zoned

ORDER RECEIVED FOR FILING

Date

By

R.C.4, and has been the site of the Towson Golf & Country Club since 1969. The Club features an 18-hole golf course, tennis courts, and related amenities. As noted above, special exception relief was granted for the subject use on October 2, 1969 in Case No. 70-66-X. Later, on May 2, 1989, additional relief was granted in Case No. 89-423-SPH for certain additions and modifications to the existing buildings. The Petitioners now come before me seeking relief for a proposed maintenance building, and two additions to the existing clubhouse. One addition will allow the expansion of the clubhouse dining area, and the second will provide additional office space. The maintenance building, however, is the most controversial.

On behalf of the Club, Mr. Fisher presented the site plan and testified extensively regarding these proposals. He indicated that the Club is in need of an additional maintenance building to provide storage for lawn tractors and similar equipment. Additionally, a small parking area containing 14 spaces will be provided adjacent to the maintenance building for workers.

Testimony was also received from Patrick Bartholme, a member of the Club and co-Chairman of the Planning Committee. Mr. Bartholme testified as to the history of the Club, which opened in 1971, and noted that there are approximately 545 members at the present time, including 400 golf members. Mr. Bartholme described the use, which is typical of private country clubs in the area. Mr. Bartholme also testified about the existing maintenance building, which he described as inadequate. Presently, vehicles are left outside the building because of a lack of interior space. Mr. Bartholme testified that the proposed facility is needed to provide additional interior storage space for lawn tractors and other maintenance equipment. Testimony indicated that construction is proposed in two phases. Building elevation drawings of the proposed building were submitted into evidence and marked as Petitioner's Exhibits 5 and 6.

As to the proposed improvements to the clubhouse, they will not actually provide more capacity. Mr. Bartholme described the existing office area as over-crowded and that the proposed addition on that side of the building will provide more space. The addition to the restaurant will provide additional area for a bar. No additional dining space is proposed.

ORDERED FOR FILING
2/25/12
LPS

Extensive testimony and evidence was offered by a number of neighbors to the site. Many of their concerns do not relate to the proposed improvements, per se, but the existing operation. The Protestants concur that interior storage of maintenance equipment would be preferable to the current situation from an aesthetic standpoint. However, there were also concerns expressed about an open meadow on the grounds, which apparently is now used as a dumping area. Photographs were submitted showing that tree limbs, grass cuttings, and similar material was disposed of in this area. In addition, the condition of several dilapidated buildings was also discussed.

As to the new maintenance facility, itself, there were objections to its proposed location, which was described as an open area that is presently inhabited by wildlife on the grounds. Some of the Protestants were concerned about the aesthetics of the property and the impacts of the proposed facility thereon.

Upon due consideration of the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my judgment, the proposed additions to the clubhouse are consistent with the use of the property as a private country club/golf course. The additions represent an upgrade to the utility of that structure and will surely have no detrimental impact on the surrounding locale. As to the maintenance facility, I am also persuaded that relief should be granted. The maintenance building is a legitimate accessory structure, incidental to the use of the property as a country club, and it appears that once completed, the building will help resolve some of the Protestants legitimate concerns regarding the storage of equipment. Moreover, the proposed maintenance building will provide additional interior storage space and result in an improved aesthetic appearance for the Club.

Although I will grant the requested relief, the Club should be mindful of its relationship with its neighbors. The Club is required to comply with all Baltimore County codes and regulations, including those related to maintenance of property. Certainly, it is not in the interest of either the Club or the neighborhood for the appearance of the property to deteriorate. It appears that with a conscientious effort, minimal arrangements could be made to insure that the aesthetics

of the property are maintained in a manner consistent with existing improvements on site and the neighborhood. The citizens who appeared are reminded that inspections of the property to insure compliance with all health and environmental codes can be made through the Code Enforcement Division of the Department of Permits and Development Management.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of February, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 70-66-X and 89-423-SPH to permit the construction of a new maintenance building and additions to the existing clubhouse, in accordance with Petitioner's Exhibits 1, 5 and 6, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) The proposed additions/maintenance building shall be constructed substantially in accordance with the building elevation drawings submitted into evidence as Petitioner's Exhibits 5 and 6.
- 3) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management, dated November 30, 2001, a copy of which is attached hereto and made a part hereof.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING
Date 2/20/02
By [Signature]

LES:bjs

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner

February 20, 2002

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/S Stone Hill Road, 445.67' N of the c/l Dulaney Valley Road
(12801 Stone Hill Road)
10th Election District – 6th Council District
Towson Golf & Country Club, Inc. - Petitioners
Case No. 02-173-SPH

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Patricia Savidge, General Manager,
Towson Golf & Country Club, Inc., 12801 Stone Hill Road, Phoenix, Md. 21131
Mr. & Mrs. Dominic Averza, 3602 Golden Eagle Drive, Phoenix, Md. 21131
Mr. Herbert Mathews, Sr., 12895 Eagle View Road, phoenix, Md. 21131
Mr. & Mrs. Scott Turnbaugh, 12897 Eagle View Road, Phoenix, Md. 21131
Mr. & Mrs. Charles Fontelieu, 3600 Golden Eagle Drive, Phoenix, Md. 21131
Mr. Michael C. King, 3512 Golden Eagle Drive, Phoenix, Md. 21131
DEPRM; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12801 Stone Hill Road
which is presently zoned R.C. 4

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

an amendment to the plan previously approved in Case 89-423-SPH and 70-66X to permit the relocation and construction of a new maintenance facility.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print _____
Signature Deborah C. Dopkin
Deborah C. Dopkin, P.A.
Company _____
409 Washington Avenue, Suite 920 (410) 494-8080
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Towson Golf and Country Club
Name - Type or Print _____
By: Patricia Savidge
Signature _____
Patricia Savidge, General Manager
Name - Type or Print _____
Signature _____
12801 Stone Hill Road 410-252-4983
Address _____ Telephone No. _____
Phoenix, Maryland 21131
City _____ State _____ Zip Code _____

Representative to be Contacted:

Deborah C. Dopkin
Name _____
409 Washington Ave., #920 (410) 494-8080
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 10/30/01

Case No. 02-173-SPH

200 9/15/98

ORDER RECEIVED FOR FILING
Date 2/26/02
By [Signature]

ZONING DESCRIPTION TOWSON GOLF & COUNTRY CLUB

Beginning at a point on the North side of Dulaney Valley Road, distant South 86°36'32" West 445.67 feet from the intersection of said north side of Dulaney Valley Road, said Dulaney Valley Road having a right of way width of 80 feet, with the centerline of Stone Hill Road, said Stone Hill Road with a paving width of 24 feet and a right of way width of 50 feet; thence leaving Dulaney Valley Road and running North 03°23'28" West, 250.00 feet; thence with a curve to the left having an arc length of 861.64 feet, and a radius of 1098.93 feet, subtending a chord bearing of North 24°25'20" West, with a chord length of 839.74 feet; thence with a curve to the right having an arc length of 861.64 feet, and a radius of 1098.93 feet, subtending a chord bearing of North 24°25'20" West, with a chord length of 839.74 feet; thence North 74°59'10" East, 626.25 feet; thence North 73°24'00" East, 83.00 feet; thence North 05°26'11" East, 273.99 feet; thence North 59°06'29" East, 498.88 feet; thence North 52°59'58" East, 165.25 feet; thence North 46°30'27" East, 322.55 feet; thence North 42°28'26" East, 288.78 feet; thence North 55°23'40" East, 242.99 feet; thence North 62°30'53" East, 556.85 feet; thence South 57°32'36" East 260.97 feet; thence with a curve to the left having an arc length of 209.21 feet, and a radius of 300.00 feet, with a chord bearing of North 17°08'36" East, with a chord length of 205.00 feet; thence North 87°09'53" East 225.64 feet; thence North 18°55'40" West 221.64 feet; thence with a curve to the left having an arc length of 483.00 feet, and a radius of 550.00 feet, with a chord bearing of North 45°54'52" East, with a chord length of 467.63 feet; thence North 20°45'24" East 261.89 feet; thence with a curve to the right having an arc length of 342.63 feet, and a radius of 355.00 feet, with a chord bearing of North 48°24'24" East, with a chord length of 329.49 feet; thence North 76°03'24" East 24.48 feet; thence South 13°56'36" East 220.00 feet; thence North 76°03'24" East 298.80 feet; thence South 64°30'09" East 72.01 feet; thence South 19°56'28" West 1106.13 feet; thence South 49°19'44" East 330.59 feet; thence South 58°09'06" West 500.35 feet; thence South 22°25'20" East 990.00 feet; thence South 51°23'00" West 1058.50 feet; thence South 50°34'23" East 1336.36 feet; thence South 50°53'00" East 125.00 feet to intersect the North side of Dulaney Valley Road; thence binding thereon with a curve to the left having an arc length of 569.63 feet, and a radius of 620.00 feet, with a chord bearing of North 77°12'14" West, with a chord length of 549.81 feet; thence South 76°28'32" West 1190.34 feet; thence with a curve to the right having an arc length of 503.15 feet, and a radius of 2844.93 feet, with a chord bearing of South 81°32'32" West, with a chord length of 502.50 feet; thence South 86°36'32" West 1165.05 feet to the point of beginning, Containing 9,461,650 square feet or 217.2096 acres more or less, located in the Tenth Election District, Sixth Councilmanic District, Baltimore County, Maryland.

The lands described herein being the same lands described in previous zoning cases for Towson Golf and Country Club Inc., said description does not accurately represent the lands currently owned by Towson Golf and Country Club, Inc. as their have been off conveyances from the above described lands.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

06629

DATE 10-30-01 ACCOUNT 001-006-6150

AMOUNT \$ 250.00

RECEIVED
FROM:

The Towson Golf & Country Club Inc.

FOR:

12801 Stone Hill Rd

ITEM # 173

040 - SDH

TAKEN BY: JRP

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
0/30/2001 10/30/2001 15:04:24

RE WS04 CASHIER DOCL DWD DRAWER 2

>> RECEIPT # 162772

OFLN

Det 5 528 ZONING VERIFICATION

CR NO. 006629

Recpt Tot 250.00

250.00 CK .00 EA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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 #02-173-SPH
12801 Stone Hill Road
N/S of Dulaney Valley Road,
445.67' from centerline of
Stone Hill Road

10th Election District
6th Councilmanic District
Legal Owner(s): Patricia Savidge,
Towson Golf & Country Club
Special Hearing: to ap-
prove an amendment to the
plan previously approved in
Case 89-423-SPH & 70-66X
to permit the relocation and
construction of a new
maintenance facility.

Hearing: Wednesday,
January 30, 2002 at 10:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/1/694 Jan. 15 C515473

CERTIFICATE OF PUBLICATION

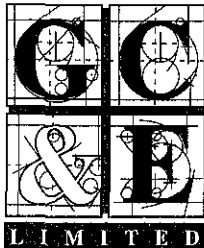
1/17/2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 1/15/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-173-SPH
PETITIONER/DEVELOPER:
Patricia Savidge, Towson Golf &
Country Club
DATE OF HEARING:
January 30, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

12801 Stone Hill Road
East side of Stone Hill Road, North of Dulaney Valley
Road, 20'+- south of the driveway to the club house

DATE: January 16, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

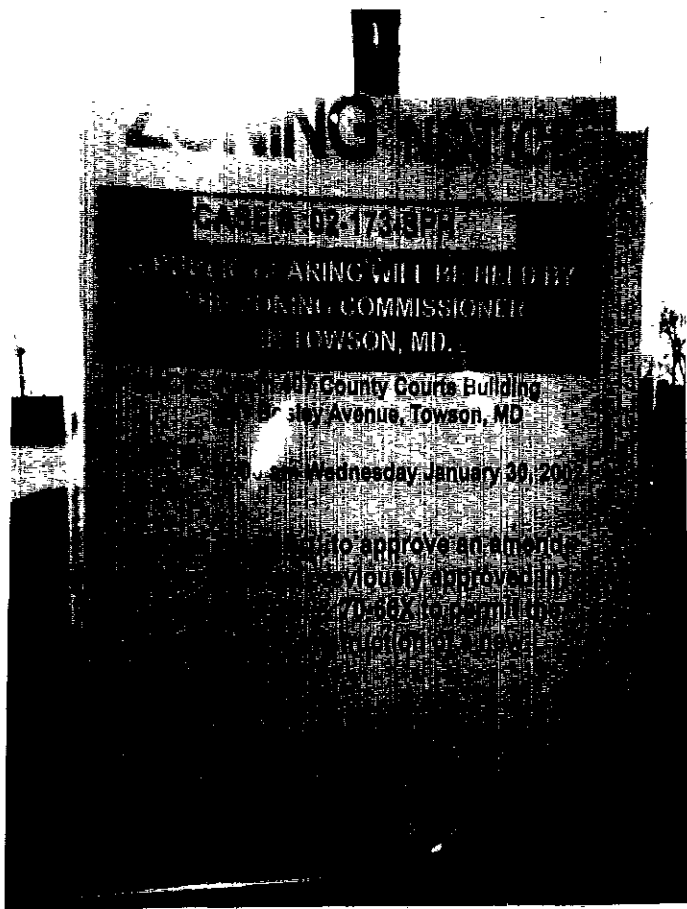
320EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON : January 14, 2002



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-173 SPH

Petitioner: TOWSON GOLF & COUNTRY CLUB

Address or Location: 12801 STONE HILL ROAD PHOENIX MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN, ESQ

Address: 409 WASHINGTON AVE ST 920
TOWSON MD 21204

Telephone Number: 410 494 8080

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 20, 2001 Issue – Jeffersonian

Please forward billing to:

Deborah C Dopkin Esquire
409 Washington Avenue
Suite 920
Towson MD 21204

410 494-8080

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: 02-173-SPH

12801 Stone Hill Road

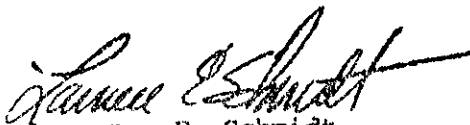
N/S of Dulaney Valley Road, 445.67' from centerline of Stone Hill Road

10th Election District – 6th Councilmanic District

Legal Owner: Patricia Savidge, Towson Golf & Country Club

Special Hearing to approve an amendment to the plan previously approved in Case 89-423-SPH & 70-66X to permit the relocation and construction of a new maintenance facility.

HEARING: Friday, January 4, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 3, 2001

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: 02-173-SPH
12801 Stone Hill Road
N/S of Dulaney Valley Road, 445.67' from centerline of Stone Hill Road
10th Election District – 6th Councilmanic District
Legal Owner: Patricia Savidge, Towson Golf & Country Club

Special Hearing to approve an amendment to the plan previously approved in Case 89-423-SPH & 70-66X to permit the relocation and construction of a new maintenance facility.

HEARING: Friday, January 4, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon 672
Director

C: Deborah C Dopkin Esquire, 409 Washington Ave, Ste 920, Towson 21204
Patricia Savidge, Towson Golf & Country Club, 12801 Stone Hill Avenue
Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 20, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 15, 2001 Issue – Jeffersonian

Please forward billing to:
Deborah C Dopkin Esquire
409 Washington Avenue
Suite 920
Towson MD 21204

410 494-8080

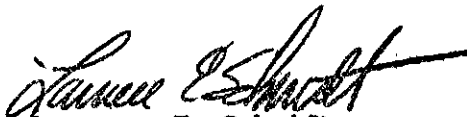
NOTICE OF ZONING HEARING

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: 02-173-SPH
12801 Stone Hill Road
N/S of Dulaney Valley Road, 445.67' from centerline of Stone Hill Road
10th Election District – 6th Councilmanic District
Legal Owner: Patricia Savidge, Towson Golf & Country Club

Special Hearing to approve an amendment to the plan previously approved in Case 89-423-SPH & 70-66X to permit the relocation and construction of a new maintenance facility.

HEARING: Wednesday, January 30, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 13, 2001

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: 02-173-SPH

12801 Stone Hill Road

N/S of Dulaney Valley Road, 445.67' from centerline of Stone Hill Road

10th Election District – 6th Councilmanic District

Legal Owner: Patricia Savidge, Towson Golf & Country Club

Special Hearing to approve an amendment to the plan previously approved in Case 89-423-SPH & 70-66X to permit the relocation and construction of a new maintenance facility.

HEARING: Wednesday, January 30, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Deborah C Dopkin Esquire, 409 Washington Ave, Ste 920, Towson 21204
Patricia Savidge, Towson Golf & Country Club, 12801 Stone Hill Avenue
Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 15, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

January 28, 2002

Deborah C Dopkin Esquire
409 Washington Avenue
Suite 920
Towson MD 21204

Dear Ms. Dopkin:

RE: Case Number: 02-173-SPH, 12802 Stone Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Patricia Savidge, Towson Golf & Country Club, 12801 Stone Hill Road,
Phoenix 21131
People's Counsel

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 20, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos.* 151, 152, 155, 157, 161, 164,
165, 167, 168, 170, 171, 172, ~~173~~, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

December 10, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 26, 2001

Item No.: See Below

Dear Ms. Stephens:

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

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

151, 152, 155, 156, 157, 159, 161, 164, 165, 166, 167, 168, 169,
170, 171, 172, ~~173~~ 174, and 175

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 11/30/01

SUBJECT: Zoning Item ~~173~~
Address 12801 Stone Hill Road

Zoning Advisory Committee Meeting of 11/26/01

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: David Lykens

Date: 11/30/01

Ho
1/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2002

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

JAN 24

SUBJECT: 012801 Stone Hill Road

INFORMATION:

Item Number: 02-173

Petitioner: Towson Golf and Country Club

Zoning: RC 4

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided the proposed construction is in accordance with the architectural elevations submitted to this office.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.3.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

JRF

Dear Mr. Zahner:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL HEARING
12801 Stone Hill Road, N/S Dulaney Valley Rd,
445.67' from c/l Stone Hill Rd
10th Election District, 6th Councilmanic

Legal Owner: Towson Golf and Country Club
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-173-SPH

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

January 29, 2002

To the Baltimore County Zoning Board:

As residents of the Eagles Nest neighborhood, we would like to express our vigorous opposition to the proposal by the Towson County Club to relocate a new maintenance facility in the open field area. We feel there are logical alternatives to be taken advantage of that will gain the Club more maintenance space **and** keep the neighborhood scenic.

First, let me note why we oppose the new site:

- 1) **Destruction of a green space.** There is currently an open field where the club proposes to build the new facility. Deer are a common site here and the field makes for a scenic view when driving on Dulaney Valley Road and when on Stone Hill Road. This is exactly the kind of space Maryland's Smart Growth initiatives are designed to protect.
- 2) **Poor care of existing facilities.** The Club currently maintains three existing outbuildings for maintenance purposes. These buildings are not well maintained and often have old equipment or trash in front of them. If the club can't keep it's current facilities in order, we are concerned that the new facility will simply become another eyesore.
- 3) **Property values.** Another unkempt facility could adversely impact the value of our homes. Our home is located at the top of the hill and currently overlooks the Club and meadow below. Views from the neighborhood would be interrupted by any new buildings or night lighting.
- 4) **Possibility of traffic dangers.** The proposed facility will be located on a curve in the road. We are concerned that golf carts crossing the road will create a safety hazard to neighborhood drivers, people on bikes, as well as to club members as they travel to the club. We feel that a remodel of the current facility will keep golf carts on the proper side of the road and thus lessen the possibility of an accident with a cart.
- 5) **Waste issues.** We are concerned that gas, fertilizers or the like stored in a shed on this side of Stone Hill could cause issues with well water or could harm the wildlife in the meadow.

We feel that reasonable alternatives exist that allow the Club to meet its needs and the community to keep its green space. A logical solution to this problem would be to either:

- a) **Expand** the current maintenance facility - a large barn - located on the golf course side of the road so that it can accommodate the necessary equipment; or
- b) **Raze** the current dilapidated building on the opposite side of the road -- that is, the burned out house directly across from the maintenance barn -- and construct a new facility there. This puts the two facilities directly across the road from each other; keeps golf cart traffic on Stone Hill to a minimum; keeps the views as green as possible; and eliminates an eyesore in the burned out building.

Both of these options are easier on the environment. And with proper planning, upkeep and attention to architectural detail, they could actually **improve** the look of the drive along Stone Hill road. Destroying a beautiful field serves no one.

Thank you for your time and consideration of this matter.

Sincerely,

Scott Turnbaugh : Elizabeth Turnbaugh

Scott and Elizabeth Turnbaugh
12897 Eagles View Road
Phoenix, MD 21131
410-561-9879

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael Fisher

14307 Jarrettsville Pike

PAT BARTHELEME

Phoenix, MD 21131
314 CHAPELWOOD LA

PATRICIA SAWIDGE

LUTHERVILLE, MD

12801 Stone Hill Rd.

Deborah Dopkin

Phoenix, MD 21131

409 Washington Ave 21204



Printed with Soybean Ink
on Recycled Paper

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Photos

02-173-5PH



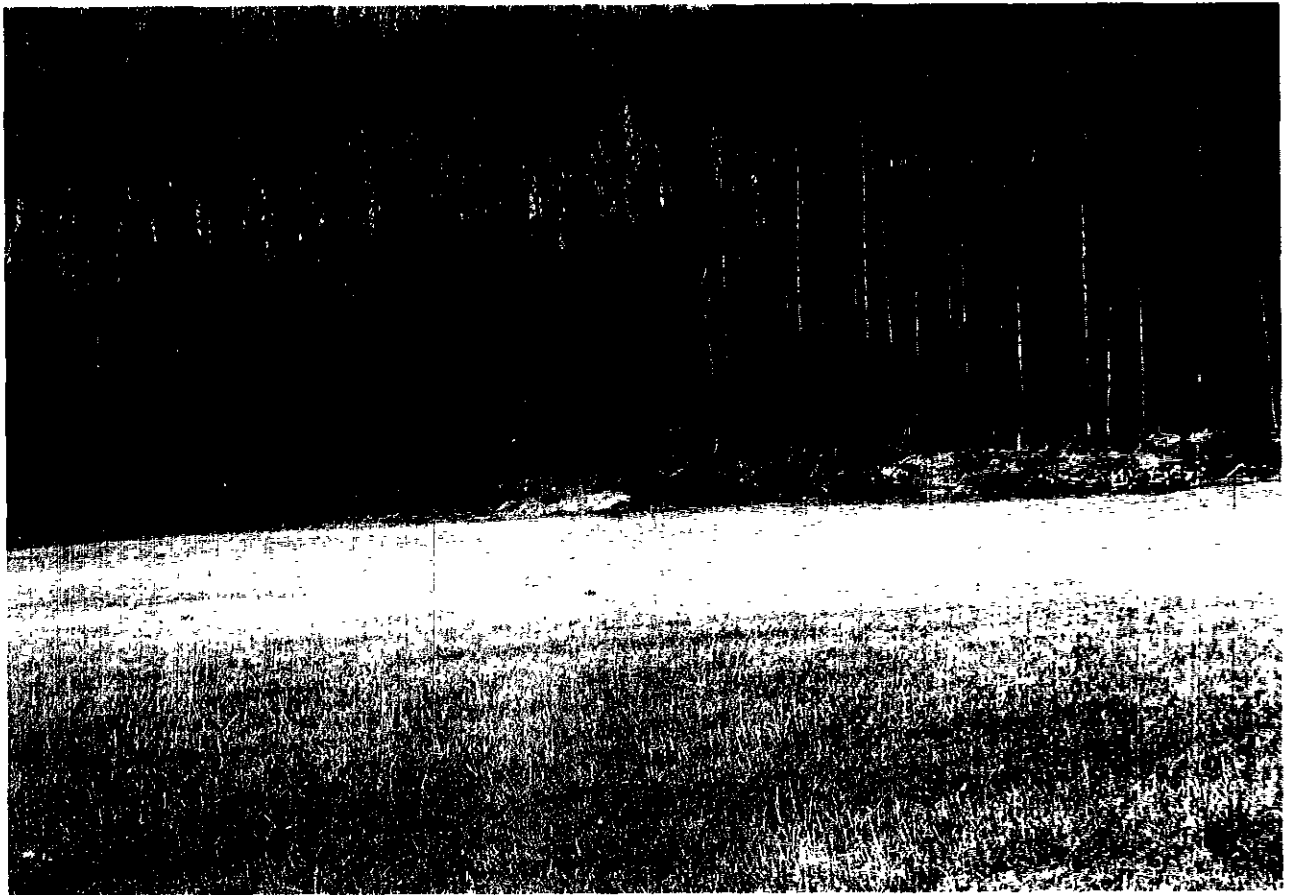




















ZONING NOTICE

CASE # 102-00000000

PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSION
IN TOWSON, MD.

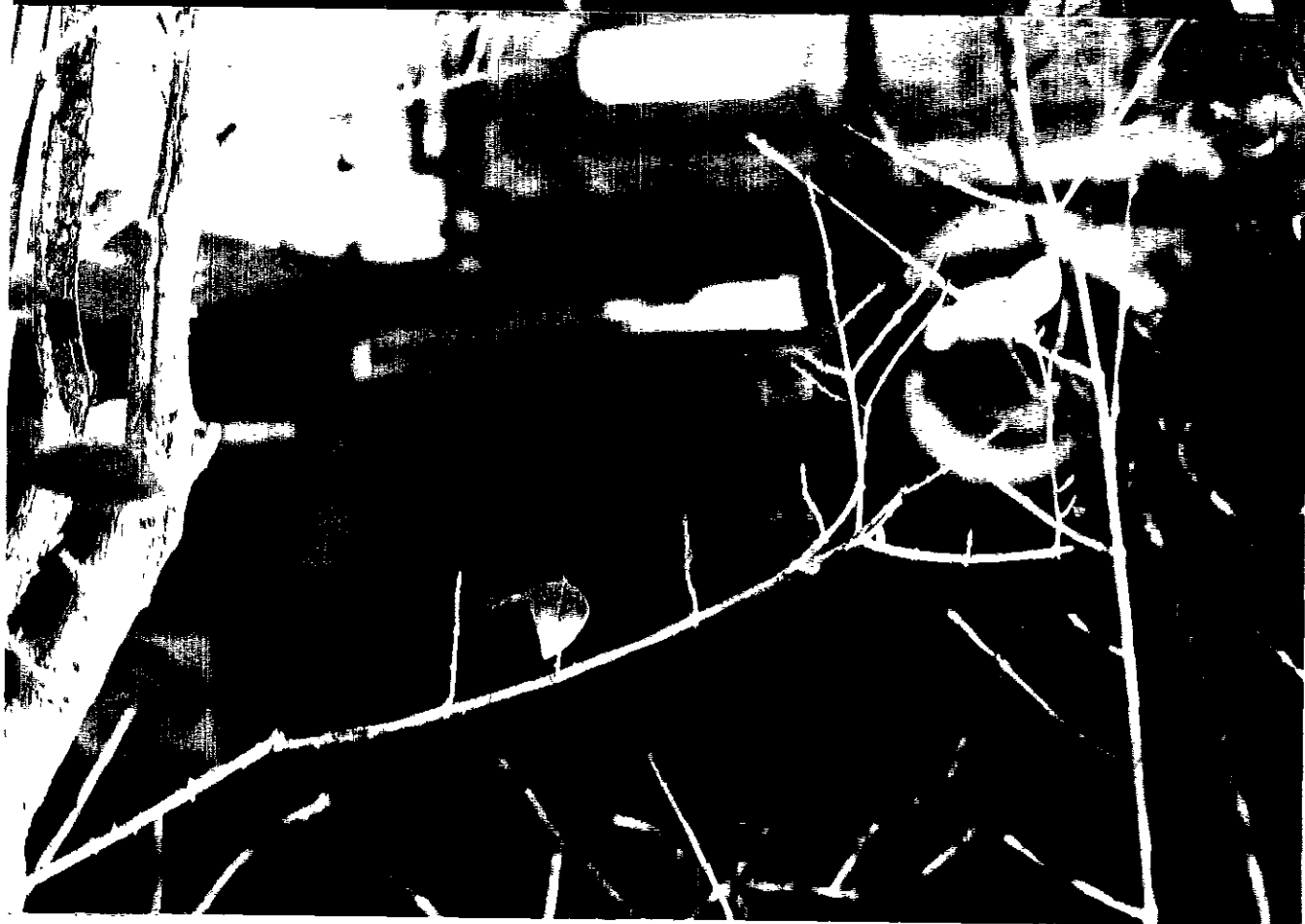
PLACE: Room 407 County Council Building
7401 Bosley Avenue, Towson, MD 21204

TIME & DATE: Monday, January 10, 1999
10:00 AM - 12:00 PM

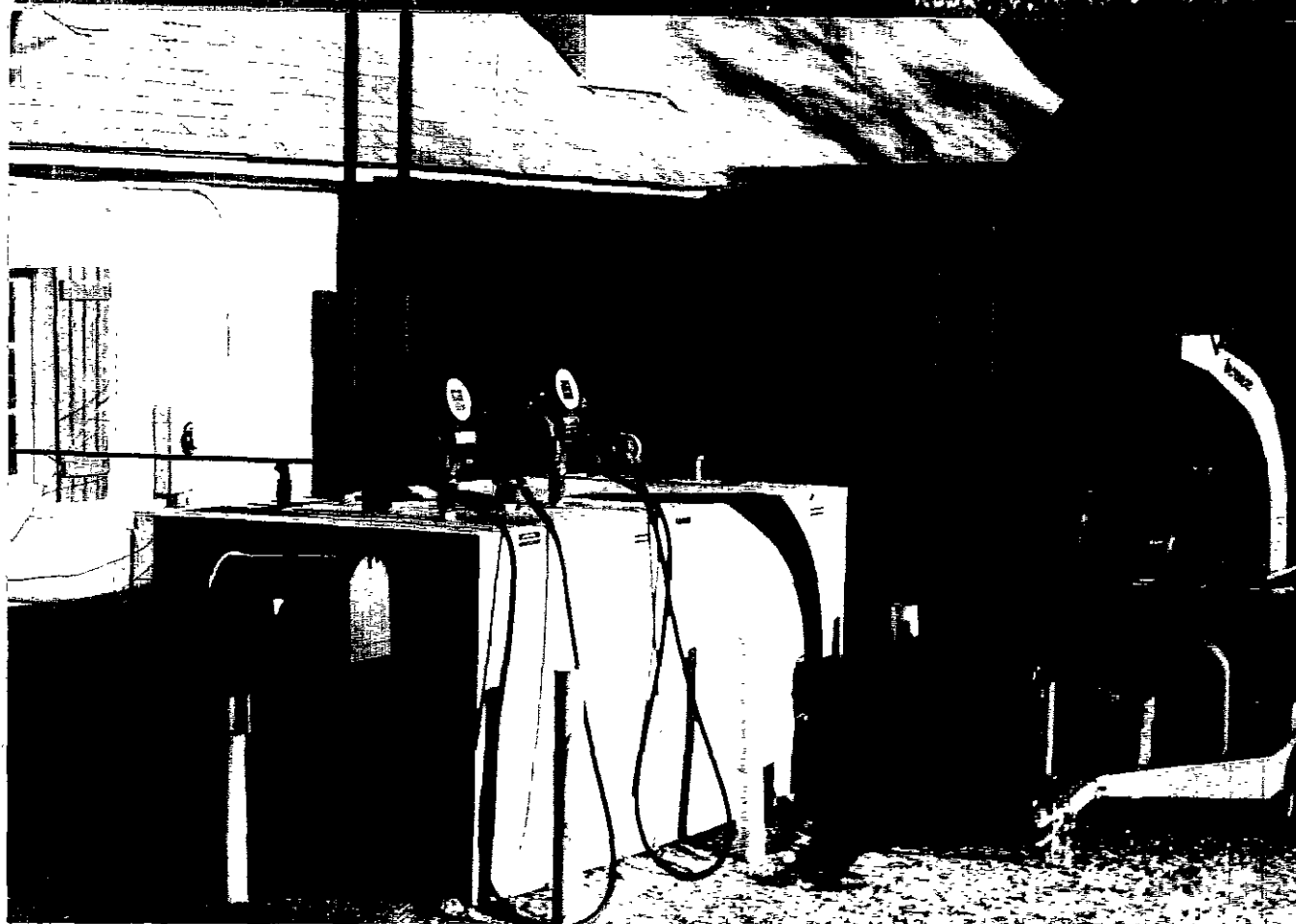
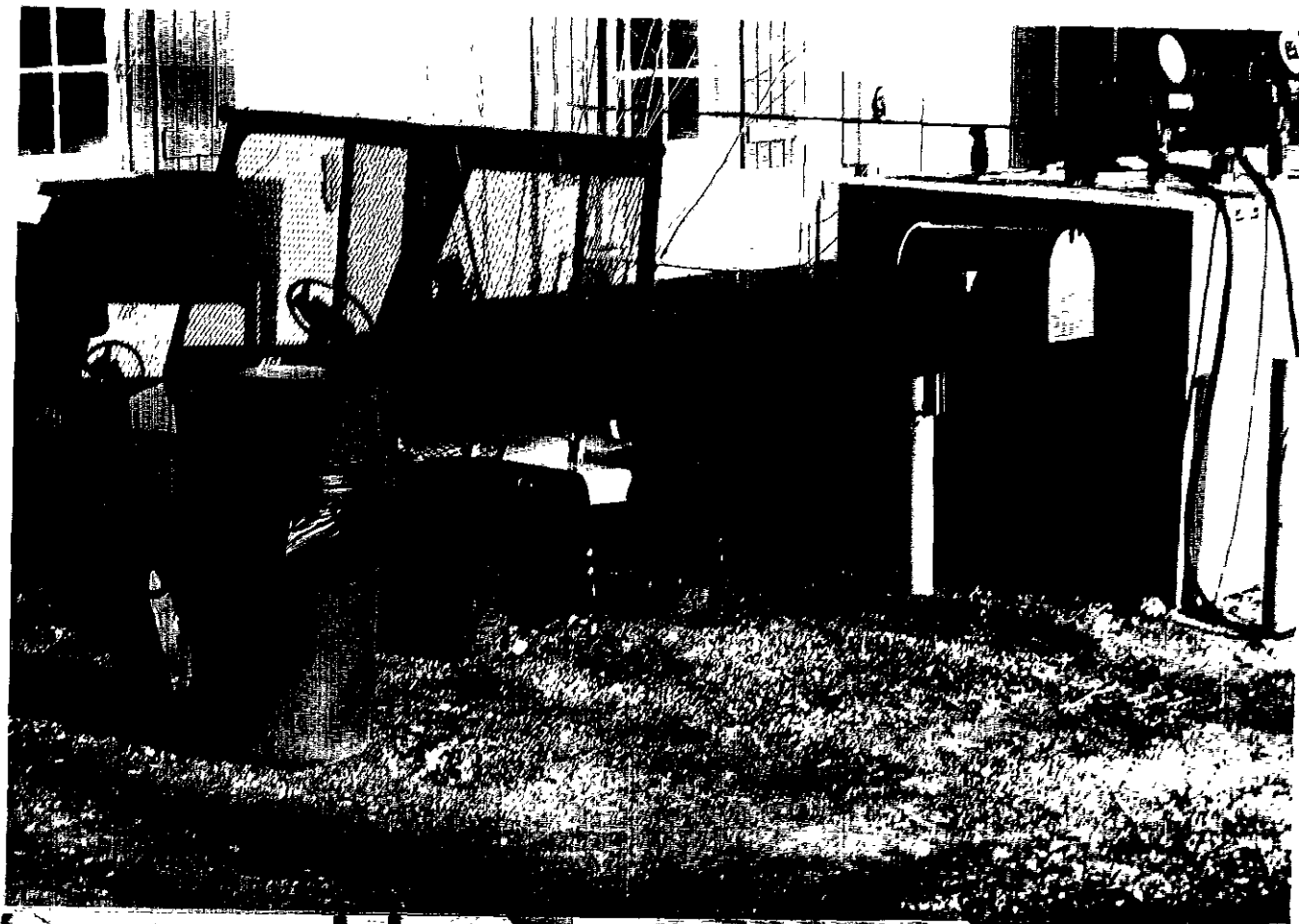
Special Meeting of the Zoning Commission
to consider the application for a Special
Use Permit for the proposed development
on the property located at 7401 Bosley Avenue,
Towson, MD 21204. The property is currently
zoned RS-1 (Residential Single-Family). The
applicant is requesting a Special Use Permit
for the proposed development.

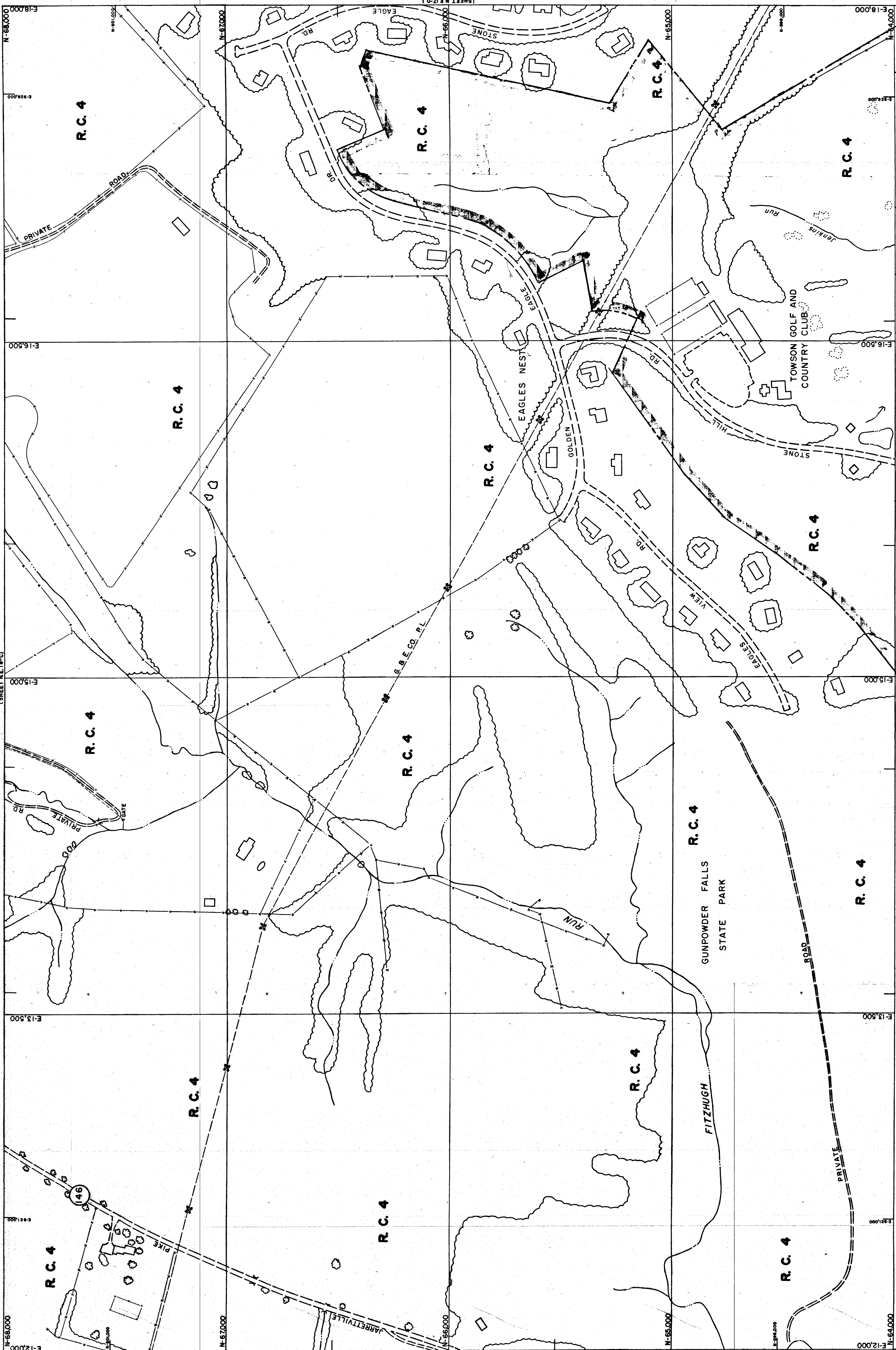












U-SW U-SE U-NW U-NE	2000 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.	LOCATION SOUTH OF JARRETTVILLE ROAD		SHEET NE 17-C
		SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986	

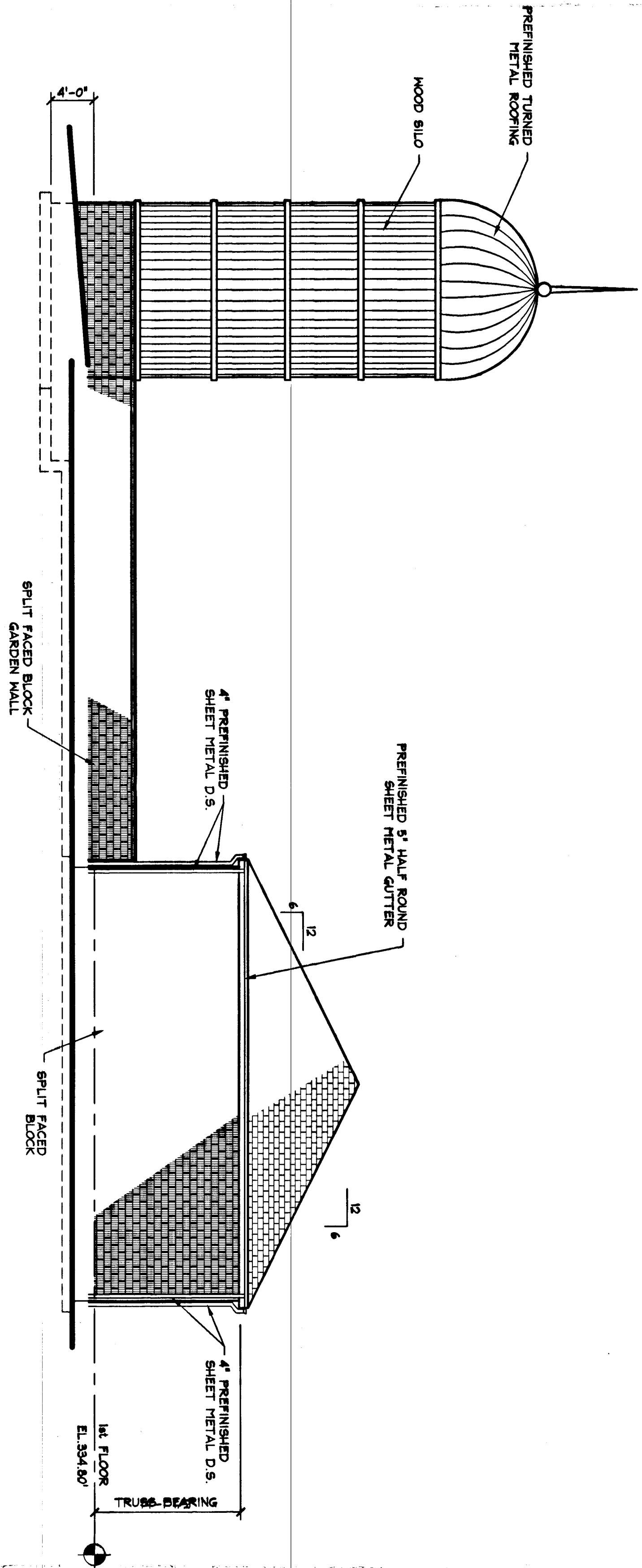
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

Joseph Battaglia
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21216

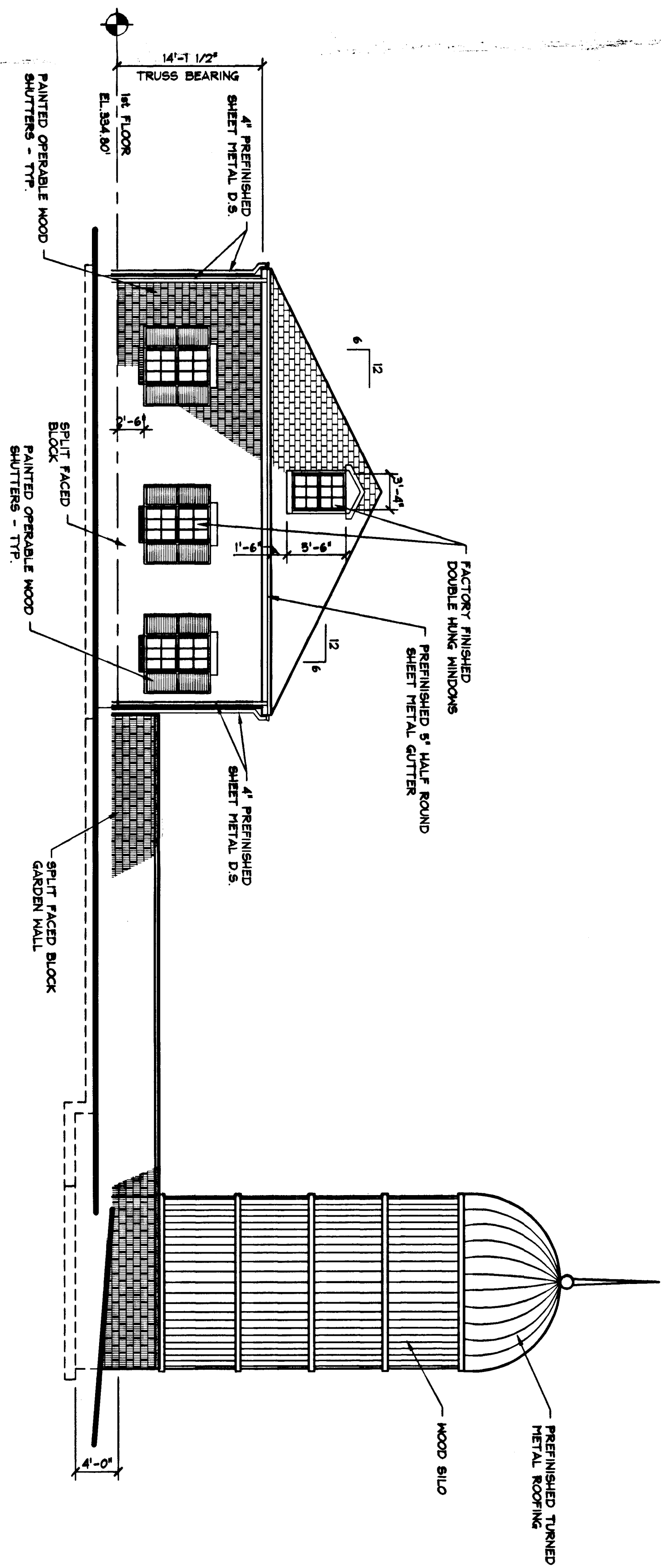
NORTH ELEVATION

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



SOUTH ELEVATION VIEW FROM DULANEY VALLEY ROAD

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



GANT HART BRUNETT
15 West Valley Street
Phoenix, Arizona 85001-1486
Telephone: (602) 954-4444

THESE DOCUMENTS HAVE BEEN
PREPARED FOR THE PROJECT BY THE
FIRM OF GANT HART BRUNETT ARCHITECTS
AND ARE NOT TO BE USED FOR ANY
OTHER PROJECTS WITHOUT THE
APPROVAL AND PARTICIPATION OF
GANT HART BRUNETT ARCHITECTS.
REPRODUCTION IS PROHIBITED.
(C) GANT HART BRUNETT ARCHITECTS

CONSULTANTS:

PROJECT:

MAINTENANCE FACILITY
TOWSON GOLF & COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MARYLAND 21131

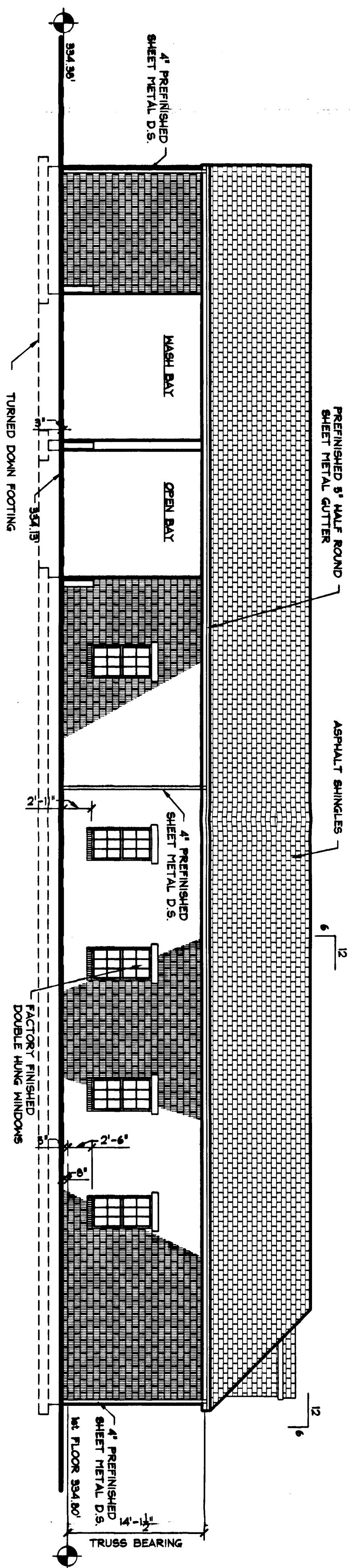
PROJ. NO.	20072
DATE	8/20/01
SCALE	1/8"=1'-0"
REVISION	

ELEVATIONS

1 of 2

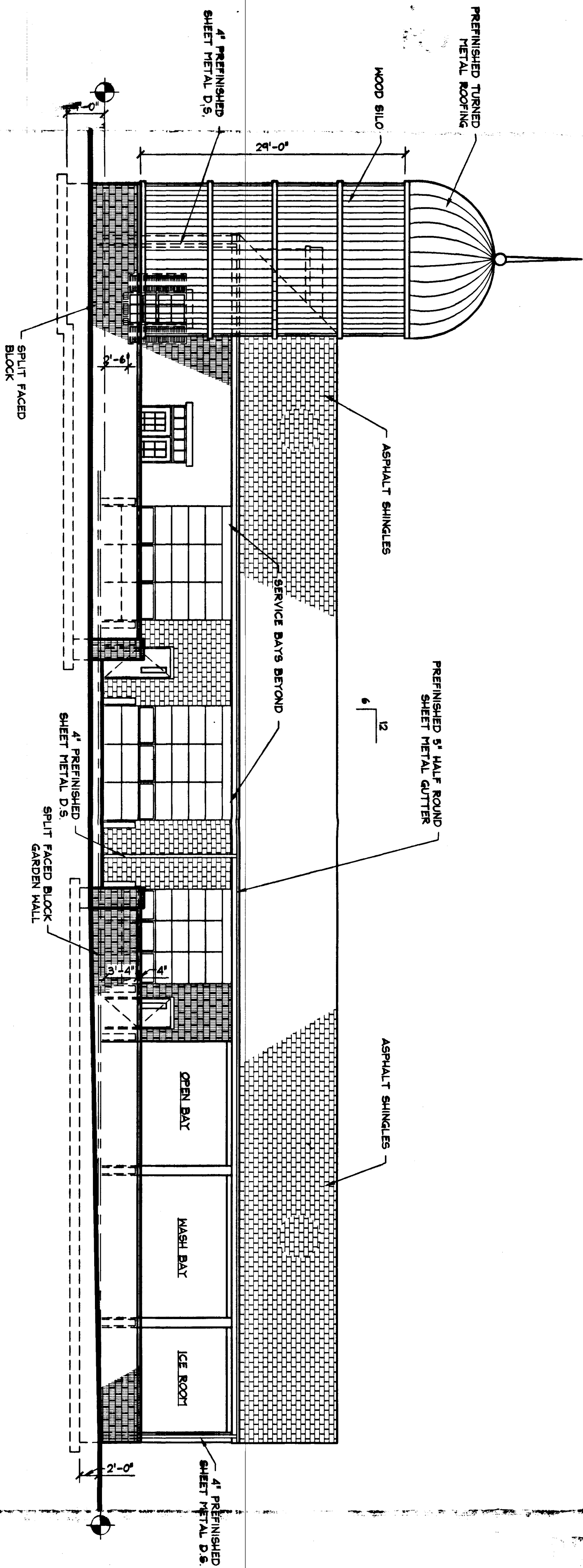
SHEET NO. 4 OF 7

A201



WEST ELEVATION

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



EAST ELEVATION

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



CANT HART BRUNETTI
15 West Main Street
Phoenix, Arizona 85001-1100
Telephone: (602) 254-1441

THESE DOCUMENTS HAVE BEEN
PREPARED FOR THE PROJECT NAMED
HEREIN AND ARE NOT TO BE USED
FOR ANY OTHER PROJECT WITHOUT THE
APPROVAL AND PARTICIPATION OF
CANT HART BRUNETTI. REPRODUCTION
OR REUSE OF ANY PART OF THESE
DOCUMENTS IS PROHIBITED.
CANT HART BRUNETTI ARCHITECTS

PROJECT:

MAINTENANCE FACILITY
TOWSON GOLF & COUNTRY CLUB
12801 STONE HILL ROAD
PHOENIX, MARYLAND 21131

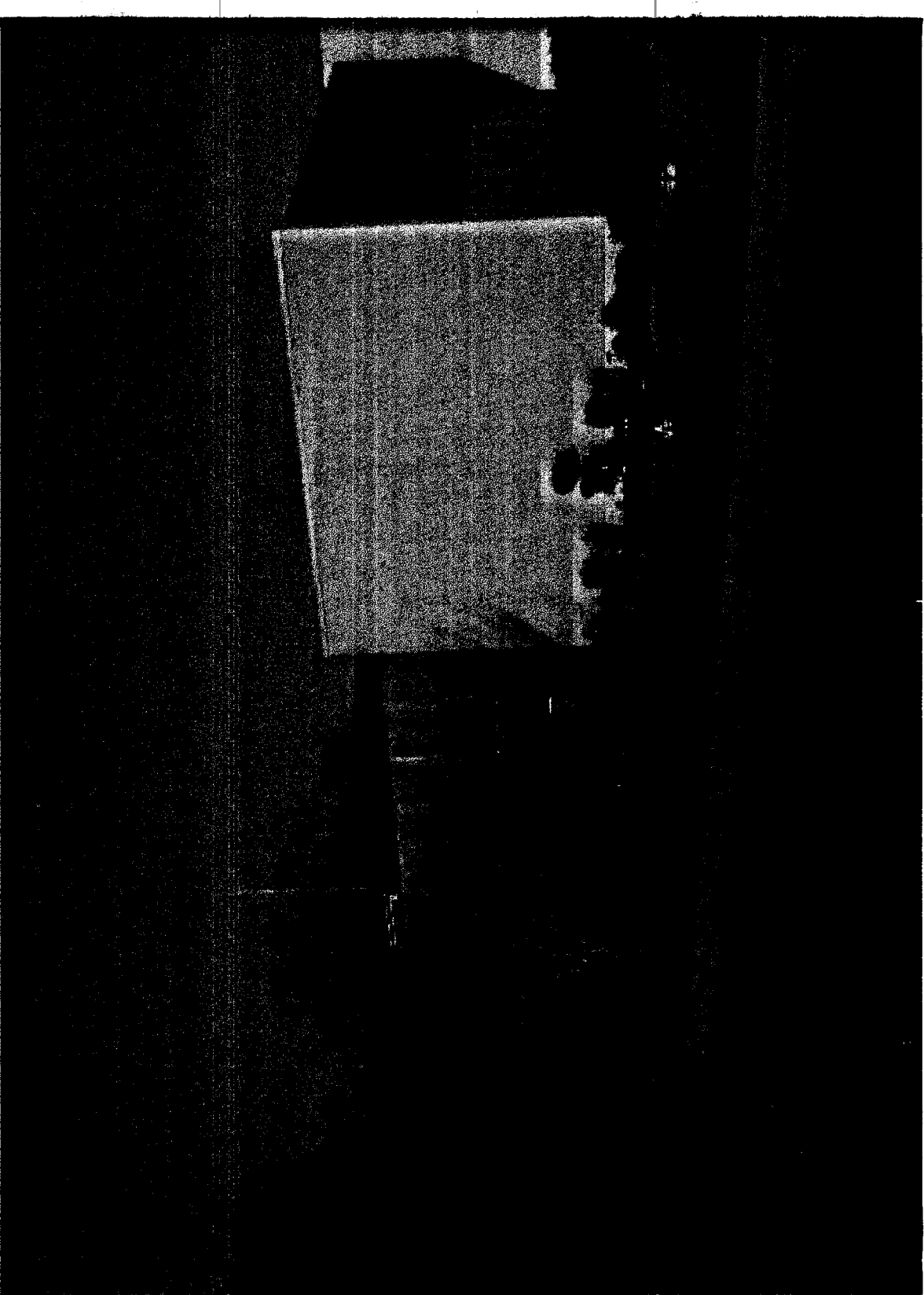
PROJ. NO.	2002
DATE	6/20/01
SCALE	1/8"=1'-0"
REVISION	

ELEVATIONS

10/1/05

SHEET NO. 4 OF 7

A202



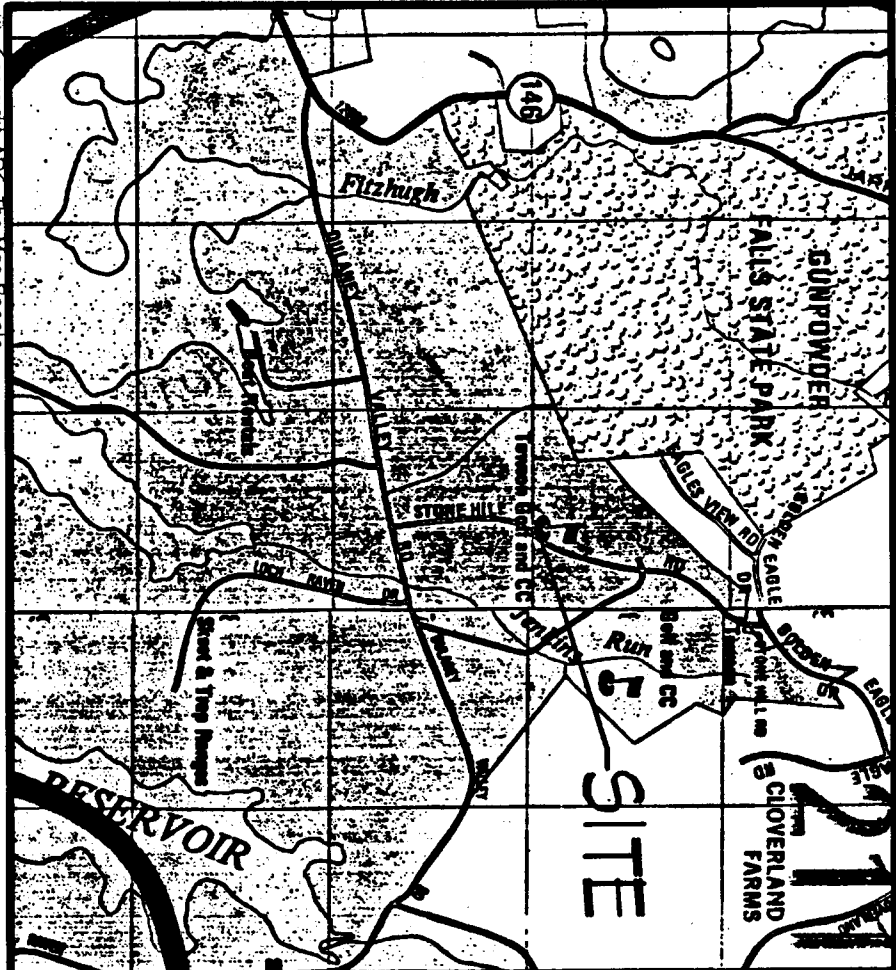
Looking South on Stonehill Rd @ Club Entrance

Looking North on Stonehill Rd @ Club Entrance

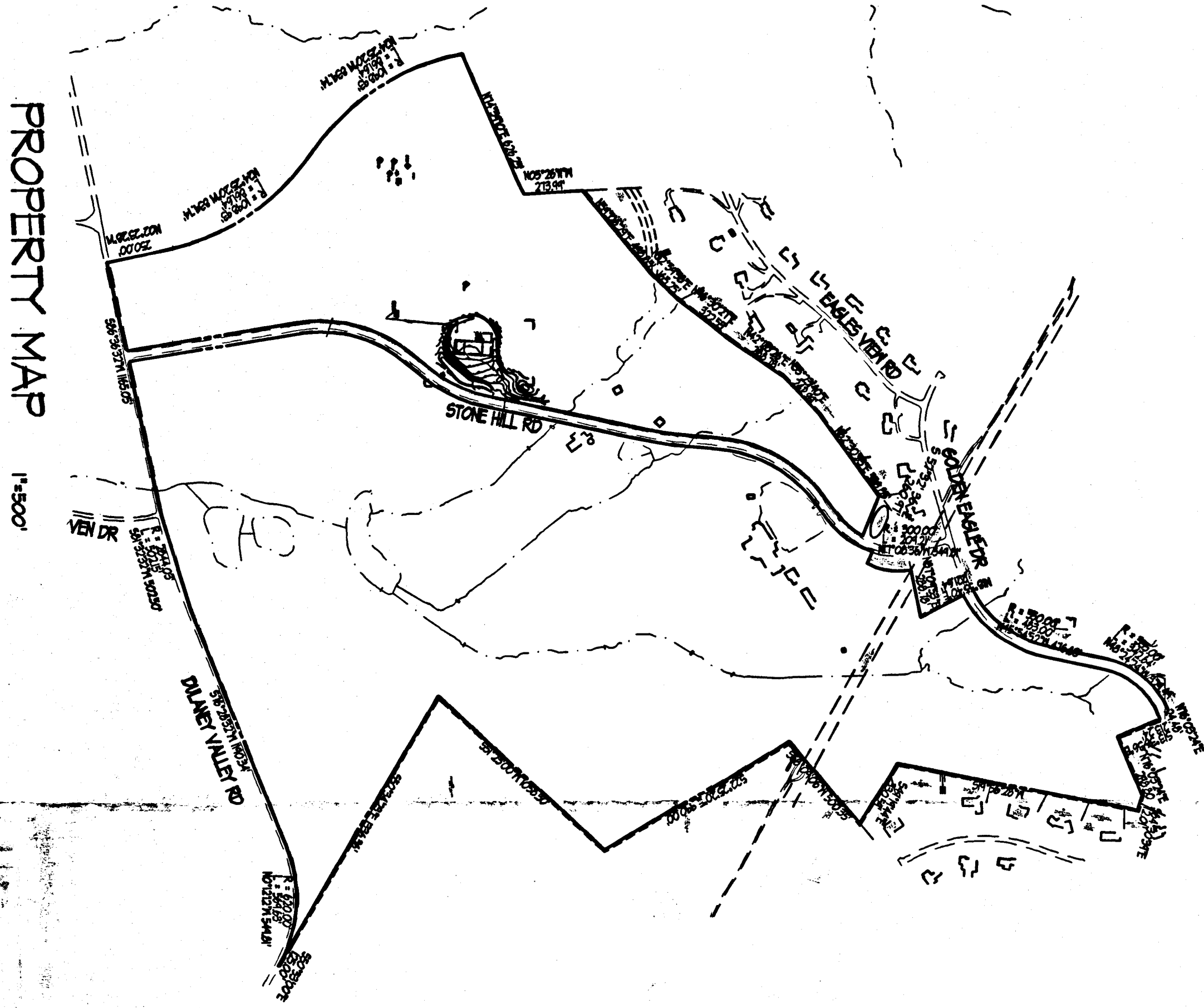
Looking N on Stonehill Rd Approx. 50' S of Club Entrance

Ref No 4

Towson Golf & Country Club Club House



VICINITY MAP 1"=1000'



PROPERTY MAP 1"=500'



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING BUILDINGS
- EXISTING STORM DRAINS
- RIGHT-OF-WAY LINE
- SPOT ELEVATIONS

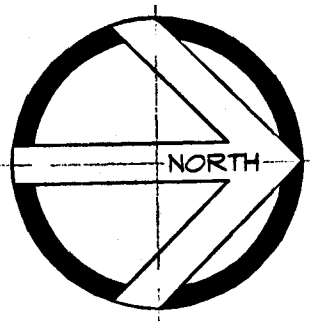
- GENERAL NOTES
1. CURRENT OWNER: TOWSON GOLF AND COUNTRY CLUB, INC.
12801 STONE HILL ROAD
PICOCA, MD 21091
 2. SITE AREA: 204,719 AC.
 3. EXISTING USE: GOLF COURSE
 4. SITE DATA: TAX MAP NO. 18-000000441
DEED REFERENCE: 9449/214
ELECTION DISTRICT 10
COUNTY: BALTIMORE COUNTY, MD
 5. TOPOGRAPHY: 1:500 SCALE
6. PROPOSED SITE IMPROVEMENTS: MAINTENANCE FACILITY
7. PROPOSED PARKING: 18 REGULAR, 1 VAN ACCESSIBLE HANDICAPPED

SITE PLAN

Maintenance Facility
Towson Golf And Country Club

PROPERTY OF
10th ELECTION DIST. BALTIMORE COUNTY, MD

REVISIONS



SITE RESOURCES
INCORPORATED
Geographic Land Planning & Site Design Services
14077 Landville Pl. • Pikesville, Maryland 21111
(410) 885-3388 • Fax: (410) 885-3389

DRAWN BY: SGI	CONTRACT NO.:
DESIGNED BY: SGI	SCALE: 1" = 50'
CHECKED BY: SGI	SRI PROJECT NO: 01014
DATE: 10/30/01	SHEET 1 OF 6

Site Plan
10/30/01

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	AVERZA
<u>Dominic Averza</u>	<u>- DOMINIC</u>
<u>Bob M. H. H.</u>	
<u>Scott Turley</u>	<u>- Scott Turnbaugh</u>
<u>Helen J. Averza</u>	<u>- Helen AVERZA</u>
<u>Kimberly Fonteliev</u>	<u>- Kimberly Fonteliev</u>
<u>Charles Fonteliev</u>	<u>- Charles Fonteliev</u>

MICHAEL C. KING

ADDRESS
<u>3602 Golden Eagle Dr. - 21131</u>
<u>12895 Eagle View Rd - 21131</u>
<u>12897 Eagles View Rd - 21131</u>
<u>3602 Golden Eagle Dr. 21131</u>
<u>3600 Golden Eagle Dr. 21131</u>
<u>3512 GOLDEN EAGLE DR. 21131</u>

