

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – W/S Falls Road,
Across from Chestnut Ridge Drive
(11700 Falls Road)
8th Election District
3rd Council District

Chestnut Ridge Country Club, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-178-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Chestnut Ridge Country Club, Inc., by David Cohen, President, through their attorney, Stanley S. Fine, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 89-270-SPHXA, 90-42-SPHA, and 90-427-SPHXA to reflect the proposed modifications. In addition, variance relief is requested from Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between the proposed pool building and tennis courts of 80 feet in lieu of the previously approved 95 feet, and a distance between the proposed pool building and clubhouse of 15 feet in lieu of the previously approved 21 feet. 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 requests were David S. Cohen, President of the Chestnut Ridge Country Club, Inc., property owners, Fred Thompson, Professional Engineer who prepared the site plan for this property, and Stanley S. Fine, Esquire, attorney for the Petitioners. Also appearing were Arnold Wallenstein and Michael Bayer, nearby property owners and members of the Chestnut Ridge Country Club. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

2/19/02
[Signature]

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the west side of Falls Road, across from its intersection with Chestnut Ridge Road in Lutherville. The property contains a gross area of 299.465 acres, more or less, zoned R.C.5, and is improved with a golf course/country club, which has existed on the site since the 1950s. The Club features an 18-hole golf course, driving range, clubhouse, swimming pool, tennis courts, and other similar amenities. Although the property has been used as a country club for nearly 50 years, the first zoning hearing was held in 1988 under Case No. 89-270-SPHXA. In that case, special hearing, special exception and variance relief were granted on January 31, 1989 to legitimize existing conditions on the site as well as proposed improvements. The second zoning case was Case No. 90-42-SPHA, in which relief was granted on August 31, 1989 to allow an amendment to the previously approved site plan to reduce parking and certain setback requirements for the addition of two tennis courts. Thereafter, in Case No. 90-427-SPHXA, relief was granted on May 15, 1990 to amend the previously approved site plan and special exception and variance relief to provide for further expansions.

The Petitioners now come before me seeking relief to allow certain additional improvements. Presently, there is extensive renovation of one of the buildings on the property to provide additional office space and amenity area, as shown on the site plan (Petitioner's Exhibit 1) and photographs submitted at the hearing (collectively marked as Petitioner's Exhibit 2). In addition to this renovation, the Petitioners propose improvements to the building located near the existing swimming pool. As shown on the site plan and the elevation drawing submitted into evidence as Petitioner's Exhibit 3, the existing pool building is to be razed and a new building constructed in its place. Due to the proposed configuration of the building, variance relief is requested to approve reduced setbacks between the pool building and the tennis courts and clubhouse. Testimony and evidence offered indicated that the variances are needed due to the configuration of the property and the location of the existing swimming pool and tennis courts. Obviously, the pool building must be located in close proximity to the swimming pool; thus, relief is warranted.

ORDER RECEIVED FOR FILING
Date 2/19/02
By [Signature]

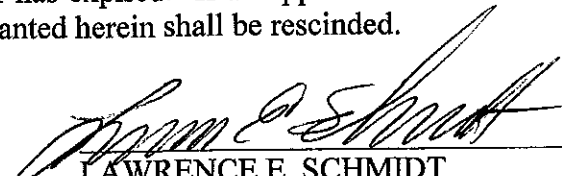
Based upon the testimony and evidence offered, I am persuaded to grant the relief. There were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency. Moreover, as noted above, no one appeared in opposition to the requests. Neither of the variances requested impact lot lines and both are for internal distances. Additionally, letters in support of the requests were submitted from the immediate neighbors. Thus, it appears that relief can be granted without detriment to the health, safety and 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 set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of February, 2002 that the Petition for Special Hearing to approve an amendment to the site plans approved in prior Cases Nos. 89-270-SPHXA, 90-42-SPHA, and 90-427-SPHXA to reflect the proposed modifications, 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 Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a distance between the proposed pool building and tennis courts of 80 feet in lieu of the previously approved 95 feet, and 15 feet between the proposed pool building and clubhouse in lieu of the previously approved 21 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

February 15, 2002

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

Stanley S. Fine, Esquire
Rosenberg, Proutt, Funk & Greenberg, LLP)
25 S. Charles Street, Suite 2115
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
W/S Falls Road, across from Chestnut Ridge Drive
(11700 Falls Road)
8th Election District – 3rd Council District
Chestnut Ridge Country Club, Inc. - Petitioners
Case No. 02-178-SPHA

Dear Mr. Fine:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. David S. Cohen, 12110 Tullamore Court, Unit 301, Timonium, Md. 21093
Mr. Fred Thompson, Gower-Thompson, Inc., 429 E. Lake Avenue, Baltimore, Md. 21212
Mr. Arnold Wallenstein, 12651 Greenspring Avenue, Owings Mills, Md. 21117
Mr. Michael Bayer, 1300 Musgrove Road, Timonium, Md. 21093
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11700 Falls Road

which is presently zoned RC-5

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 site plans and zoning orders in Case Numbers 89-270-SPHXA, 90-42-SPHA, and 90-427-SPHXA.

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:

Stanley S. Fine

Baltimore

Name - Type or Print

Signature

Rosenberg Proutt Funk & Greenberg, LLP
Company

25 S. Charles St., Suite 2115 410-727-6600

Address Telephone No.

Baltimore

MD

21201

City State Zip Code

Legal Owner(s):

Chestnut Ridge Country Club, Inc.

Name - Type or Print

Signature

David Cohen, President

Name - Type or Print

Signature

11700 Falls Road

410-252-2400

Address

Telephone No.

Lutherville

MD

21093

City

State

Zip Code

Representative to be Contacted:

Fred Thompson c/o Gower Thompson, Inc.

Name

429 E. Lake Avenue

410-532-0101

Address

Telephone No.

Baltimore

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

11/1/01

Case No. 02-178-SPHA

Date

9/15/98

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11700 Falls Road

which is presently zoned RC-5

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 Variance from Section(s) 307.1 (Setbacks), to approve a

setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building and the club house in lieu of the previously approved 21 feet.

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

Special circumstances or conditions exist that are peculiar to the land and structures which are the subject of the variance requests and strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The special circumstances or conditions will be presented at the hearing

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

I, or we, agree to pay expenses of above Variance, 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:

Stanley S. Fine

Baltimore

Name - Type or Print

City

Signature

Rosenberg Proutt Funk & Greenberg, LLP

Company

410-727-6600

25 S. Charles Street, Suite 2115

Address

Telephone No.

Baltimore

MD

21201

City

State

Zip Code

Legal Owner(s):

Chestnut Ridge Country Club, Inc.

Name - Type or Print

Signature

David Cohen, President

Name - Type or Print

Signature

11700 Falls Road

410-252-2400

Address

Telephone No.

Lutherville

MD

21093

State

Zip Code

Representative to be Contacted:

Fred Thompson c/o Gower Thompson, Inc.

Name

429 E. Lake Avenue

410-532-0101

Address

Telephone No.

Baltimore

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 11/1/01

ORDER RECEIVED FOR FILING

Date 2/19/02
By [Signature]

REV 9/15/98

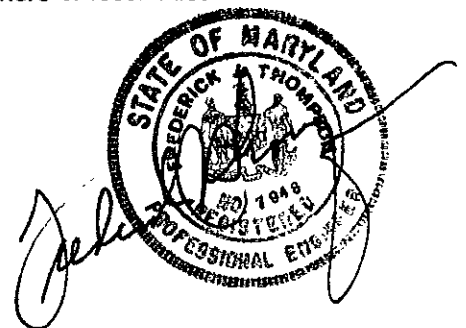
No. 02-178-SPHA

ZONING DESCRIPTION

Beginning at a point near the centerline of Falls Road which is 25 feet south of the centerline of Chestnut Ridge Drive extended. Thence extending:

1. North 11 degrees 18 minutes 50 seconds West, 60.65 feet;
2. South 86 degrees 29 minutes 00 seconds West, 1,001.77 feet;
3. North 03 degrees 27 minutes 17 seconds West, 145.00 feet;
4. South 86 degrees 29 minutes 00 seconds West, 450.00 feet;
5. South 03 degrees 27 minutes 17 seconds East, 145.00 feet;
6. South 01 degrees 44 minutes 57 seconds East, 341.66 feet;
7. South 81 degrees 04 minutes 17 seconds West, 636.15 feet;
8. South 79 degrees 29 minutes 37 seconds West, 212.38 feet;
9. North 79 degrees 09 minutes 28 seconds West, 344.96 feet;
10. North 48 degrees 44 minutes 31 seconds West, 267.04 feet;
11. North 62 degrees 54 minutes 53 seconds West, 412.40 feet;
12. South 83 degrees 10 minutes 48 seconds West, 220.45 feet;
13. South 02 degrees 53 minutes 39 seconds East, 477.80 feet;
14. North 86 degrees 31 minutes 52 seconds West, 208.85 feet;
15. South 41 degrees 21 minutes 51 seconds West, 507.48 feet;
16. South 09 degrees 41 minutes 11 seconds East, 1,036.22 feet;
17. South 03 degrees 47 minutes 50 seconds East, 924.00 feet;
18. North 88 degrees 26 minutes 50 seconds East, 1,181.24 feet;
19. South 08 degrees 31 minutes 30 seconds East, 543.38 feet;
20. South 08 degrees 54 minutes 13 seconds East, 119.25 feet;
21. South 75 degrees 08 minutes 40 seconds East, 66.00 feet;
22. South 78 degrees 04 minutes 26 seconds East, 528.00 feet;
23. South 88 degrees 48 minutes 00 seconds East, 152.60 feet;
24. North 03 degrees 09 minutes 28 seconds West, 673.24 feet;
25. South 89 degrees 35 minutes 45 seconds East, 834.49 feet;
26. North 00 degrees 24 minutes 15 seconds East, 158.45 feet;
27. South 89 degrees 35 minutes 45 seconds East, 165.00 feet;
28. South 00 degrees 24 minutes 15 seconds West, 95.96 feet;
29. South 89 degrees 35 minutes 45 seconds East, 152.41 feet;
30. North 02 degrees 04 minutes 57 seconds West, 117.96 feet;
31. North 51 degrees 35 minutes 48 seconds West, 48.97 feet;
32. North 38 degrees 24 minutes 12 seconds East, 125.75 feet;
33. North 84 degrees 45 minutes 59 seconds East, 272.71 feet;
34. North 04 degrees 55 minutes 53 seconds West, 230.73 feet;
35. North 47 degrees 43 minutes 06 seconds East, 129.13 feet;
36. North 25 degrees 24 minutes 34 seconds East, 306.48 feet;
37. North 74 degrees 16 minutes 09 seconds East, 124.58 feet;
38. North 10 degrees 36 minutes 06 seconds West, 719.45 feet;
39. North 16 degrees 50 minutes 05 seconds West, 407.43 feet;
40. North 19 degrees 55 minutes 24 seconds West, 405.75 feet;
41. North 83 degrees 34 minutes 47 seconds East, 85.86 feet;
42. North 01 degrees 15 minutes 38 seconds West, 263.25 feet;
43. North 07 degrees 53 minutes 02 seconds West, 255.23 feet;
44. North 86 degrees 29 minutes 00 seconds East, 288.41 feet to the place of beginning as recorded in Deed Liber 331 Folio 181. Containing 229.465 acres more or less. Also known as 11700 Falls Road and located in the 8th Election District.

02-178-SPNA



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07714

DATE 11/1/01 ACCOUNT R-001-006-6150
AMOUNT \$ 500.00

RECEIVED FROM: Gower Thompson, Inc.

FOR: 02-178-SPHA (Crested Ridge Country Club)
11700 Falls Road

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/01/2001	11/01/2001	3:20:44
REG 4503	CASHIER RBOS LRD	DRAPER 5
RECEIPT # 220391		DFLN
Dept 5	528 ZONING VERIFICATION	
CR MD.	007714	

Receipt Tot 500.00
500.00 CK .00 En
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: #02-178-SPHA

11700 Falls Road

W/S Falls Road, 25' S of Chestnut Ridge Road

8th Election District: 3rd Councilmanic District

Legal Owner(s): David Cohen, President

Variance: to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case No. 89-270-SPHA and 90-427-SPHA.

Hearing: Tuesday, January 15, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/1/618 Jan. 1

CS13109

CERTIFICATE OF PUBLICATION

1/3/, 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 1/1/, 2002

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

J. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-178-SPHA

Petitioner/Developer: _____

Chestnut Ridge Country Club

Date of Hearing/Closing: 1.30.02

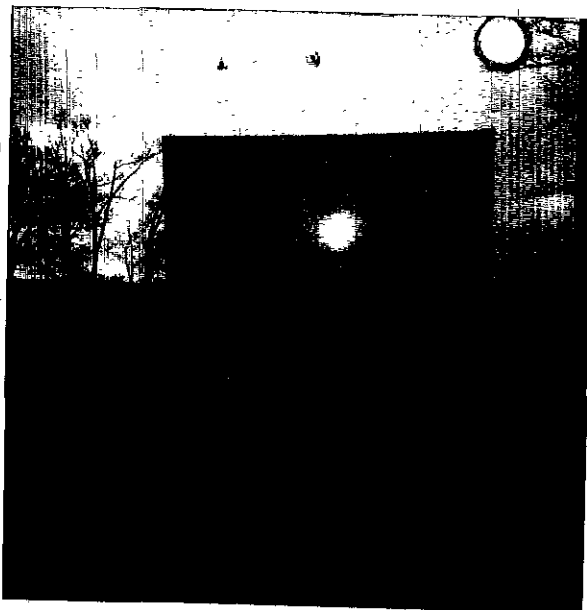
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 11700 Falls Road
Lutherville, MD 21093

The sign(s) were posted on January 15, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 1/15/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

CERTIFICATE OF POSTING

Re-posting
(Original Sign Stolen)

RE: Case No.: 02-178-SPHA

Petitioner/Developer: _____

Chestnut Ridge Country Club

Date of Hearing/Closing: 1-30-02

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 11700 Falls Road
Lutherville, MD 21093

The sign(s) were posted on January 22, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 1/22/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

**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: 02-178-SPHA
Petitioner: Chestnut Ridge Country Club, Inc.
Address or Location: 11700 Falls Road, Lutherville, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: GOWER THOMPSON INC.
Address: 429 E LAKE AVE
BALTIMORE MD 21212
ATTN.: F. THOMPSON
Telephone Number: 410-532-0101

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 24, 2001 Issue – Jeffersonian

Please forward billing to:
Fred Thompson
Gower Thompson Inc
429 E Lake Avenue
Baltimore MD 21212

410 532-0101

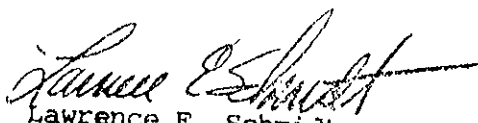
NOTICE OF ZONING HEARING

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: 02-178-SPHA
11700 Falls Road
W/S Falls Road, 25' S of Chestnut Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: David Cohen, President

Variance to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case Nos 89-270-SPHXA and 90-427-SPHXA.

HEARING: Monday, January 7, 2002 at 2 00 P.M. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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 12, 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: 02-178-SPHA
11700 Falls Road
W/S Falls Road, 25' S of Chestnut Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: David Cohen, President

Variance to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case Nos. 89-270-SPHXA and 90-427-SPHXA.

HEARING: Monday, January 7, 2002 at 2:00 P.M. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Stanley S Fine, Rosenberg Proutt Funk & Greenberg LLP, 25 S Charles Street,
Suite 2115, Baltimore 21201
David Cohen, President, Chestnut Ridge Country Club, Inc, 11700 Falls Road,
Lutherville 21093
Fred Thompson, c/o Gower Thompson Inc, 429 E Lake Avenue, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 23, 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 01, 2002 Issue – Jeffersonian

Please forward billing to:
Fred Thompson
Gower Thompson Inc
429 E Lake Avenue
Baltimore MD 21212

410 532-0101

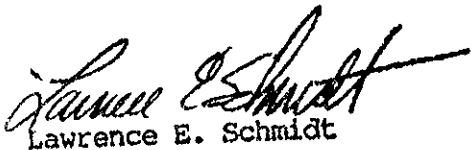
NOTICE OF ZONING HEARING

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: 02-178-SPHA
11700 Falls Road
W/S Falls Road, 25' S of Chestnut Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: David Cohen, President

Variance to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case Nos. 89-270-SPHXA and 90-427-SPHXA.

HEARING: Tuesday, January 15, 2002 at 2:00 P.M. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.2
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 17, 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: 02-178-SPHA
11700 Falls Road
W/S Falls Road, 25' S of Chestnut Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: David Cohen, President

Variance to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case Nos. 89-270-SPHXA and 90-427-SPHXA.

HEARING: Tuesday, January 15, 2002 at 2:00 P.M. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.²
Director

C: Stanley S Fine, Rosenberg Proutt Funk & Greenberg LLP, 25 S Charles Street,
Suite 2115, Baltimore 21201
David Cohen, President, Chestnut Ridge Country Club, Inc, 11700 Falls Road,
Lutherville 21093
Fred Thompson, c/o Gower Thompson Inc, 429 E Lake Avenue, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 31, 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

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

January 11, 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: 02-178-SPHA
11700 Falls Road
W/S Falls Road, 25' S of Chestnut Ridge Road
8th Election District – 3rd Councilmanic District
Legal Owner: David Cohen, President

Variance to approve a setback of 80 feet between the proposed pool building and the tennis courts in lieu of the previously approved 95 feet; to approve a setback of 15 feet between the proposed pool building the club house in lieu of the previously approved 21 feet; to determine whether or not the Zoning Commissioner should approve an amendment to the site plans and zoning orders in Case Nos. 89-270-SPHXA and 90-427-SPHXA.

HEARING: Wednesday, January 30, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Stanley S Fine, Rosenberg Proutt Funk & Greenberg LLP, 25 S Charles Street,
Suite 2115, Baltimore 21201
David Cohen, President, Chestnut Ridge Country Club, Inc, 11700 Falls Road,
Lutherville 21093
Fred Thompson, c/o Gower Thompson Inc, 429 E Lake Avenue, Baltimore 21212

- 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 25, 2002

Stanley S Fine
Rosenberg Proutt Funk & Greenberg LLP
25 S Charles Street, Suite 2115
Baltimore MD 21201

Dear Mr. Fine:

RE: Case Number: 02-178-SPHA, 11700 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 1, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C David Cohen, Chestnut Ridge Country Club, Inc, 11700 Falls Road,
Lutherville 21093
Fred Thompson, c/o Gower Thompson Inc, 429 Lake Avenue, Baltimore 21212
People's Counsel

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



LSP
1/7/02
H/S
1/30

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** December 26, 2001
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, 177, ~~178~~, 179, 181, 184,
185, 186, 187, 188, 189, 193, 190, 191,
193, 194, 195, 196, 197, 198, 199, and
223

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 12, 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 December 3, 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:

176, 177, ~~178~~ 179, 180, 181, 182, 183, 184, 185, 186, 187,
188, 190, 191, 192, 193, 195, 198, 199, 223

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

As
1/9
1/15
1/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 12, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-178, 02-181, 02-185, 02-187, 02-192,
02-193, 02-198, & 02-199

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

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

RE: Baltimore County

Item No. 176 JNP

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 26th are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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
PETITION FOR VARIANCE
11700 Falls Road, W/S Falls Rd,
25' S of Chestnut Ridge Dr
8th Election District, 3rd Councilmanic

Legal Owner: Chestnut Ridge Country Club, Inc.
Petitioner(s)

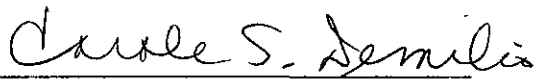
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-178-SPHA

* * * * *

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 ^{20th}~~19th~~ day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Stanley S. Fine, Esq., Rosenberg, Proutt, Funk, 25 S. Charles Street, Suite 2115, Baltimore, MD 21201, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

FRED THOMPSON

GOWER THOMPSON INC.
429 E. LAKE AVE BAYO 21212

Arnold Wallenstein

12651 Greenspring Ave. 21117

MICHAEL BAYER

1300 MUSGROVE RD 21093

DAVID S. COHEN

12110 TULLAMORE CT UNIT 301 T.M. MD 21093





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

January 11, 2002

Mr. Stanley S Fine
Rosenberg Proutt Funk & Greenberg LLP
25 S Charles Street
Suite 2115
Baltimore MD 21201

Dear Mr. Fine:

RE: Case Number: 02-178-SPHA 11700 Falls Road

The above matter, previously scheduled for Tuesday, January 15, 2002 at 2:0 p.m., has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

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

Arnold Jablon GDZ
Director

AJ:

C:



4102521668

01/30/2002 12:27

4102521668

CRCC

PAGE 01

Case Number: 02-178-SPHA
Chestnut Ridge Country Club
11700 Fall Road
Lutherville MD. 21093

Re.: Variance Hearing about pool building renovation
Hearing Wednesday, January 30, 2002 @ 2:00p.m.

I, Paul Belman reside at 11541 St. David's Lane, Lutherville, MD 21093. I am a Club member and I am in favor of granting approval by the Zoning Commissioner of Baltimore County of the Petition for Variance and Petition for Special Hearing by Chestnut Ridge Country Club, Inc. for the property at 11700 Fall Road to construct a new pool building at the property because the proposed new pool building will not be detrimental to or endanger the public health, safety or general welfare of the community and will not disturb the residents of the area.

Signature



GEORGE,

I WILL BE ON VACATION DEC. 5
THROUGH DEC. 15 AND WOULD
APPRECIATE IT IF THE HEARING
COULD BE SCHEDULED OUTSIDE OF
THAT PERIOD. (BEFORE IS BETTER)

THANKS,

FRED HAMPTON

PETITION

We, the undersigned, favor the granting of approval by the Zoning Commissioner of Baltimore County of the Petition for Variance and Petition for Special Hearing by Chestnut Ridge Country Club, Inc. for the property at 11700 Falls Road to construct a new pool building at the property because the proposed new pool building will not be detrimental to or endanger the public health, safety or general welfare of the community and will not disturb the residents of the area.

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL + RENEE SHILLING	11609 ST. DAVID'S LA. 21093
ARNOLD + BONNYE LEVI	1306 MUSGROVE RD
Dr. Sam [unclear] [unclear]	1304 MUSGROVE RD
Michael Bayer	1300 Musgrave Rd

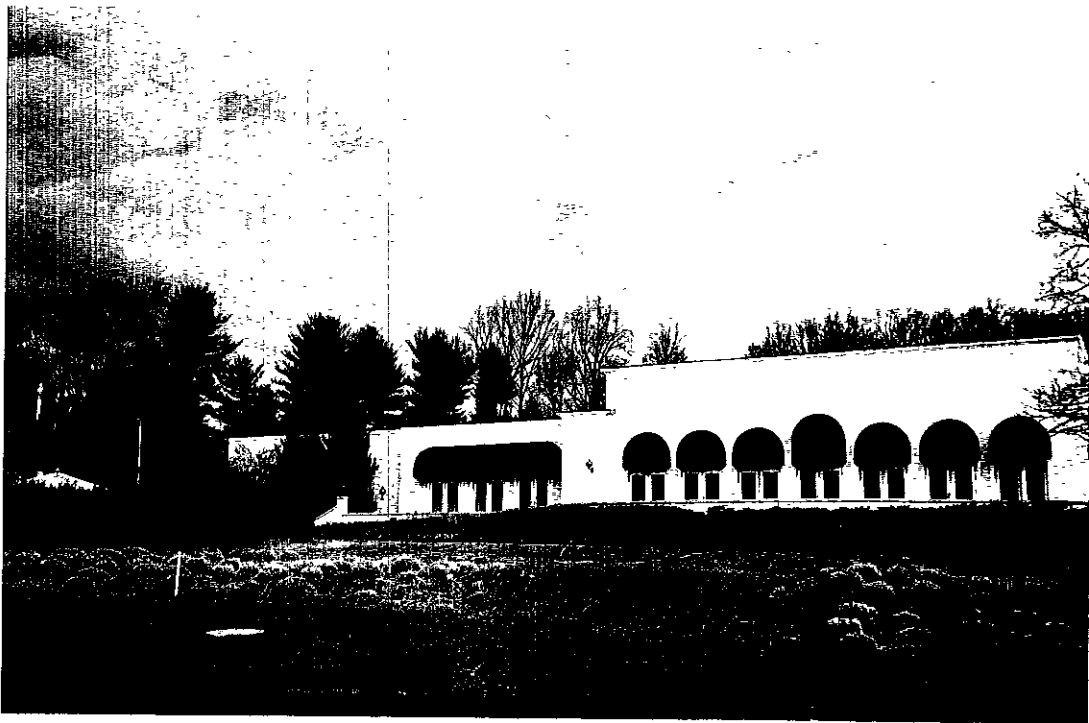
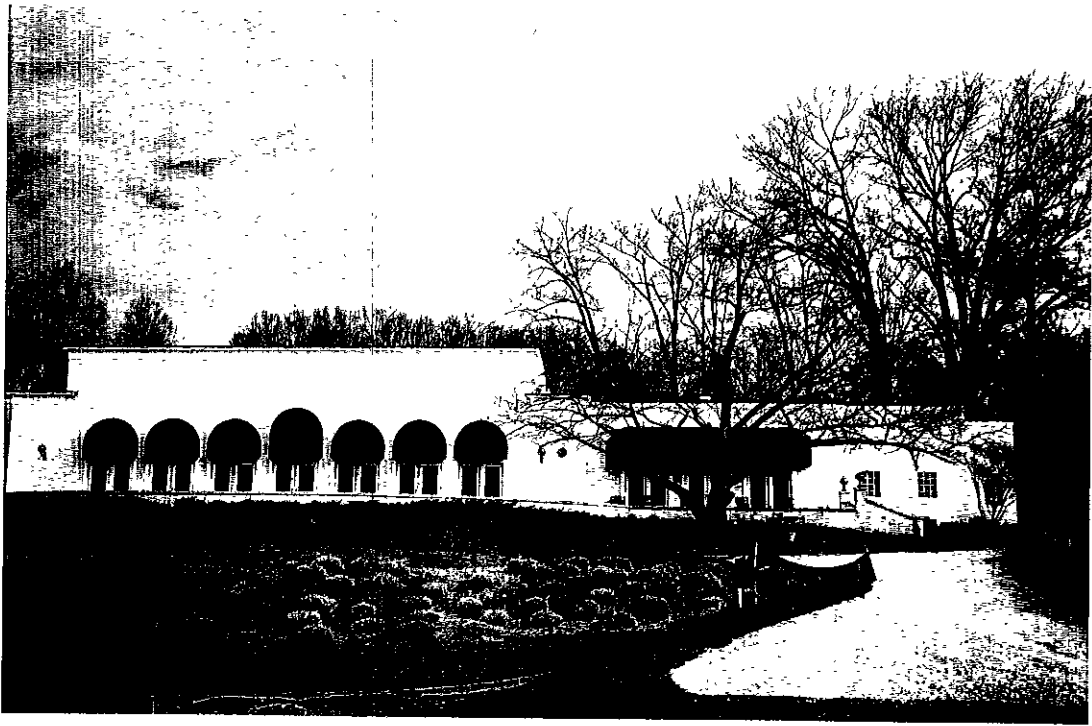
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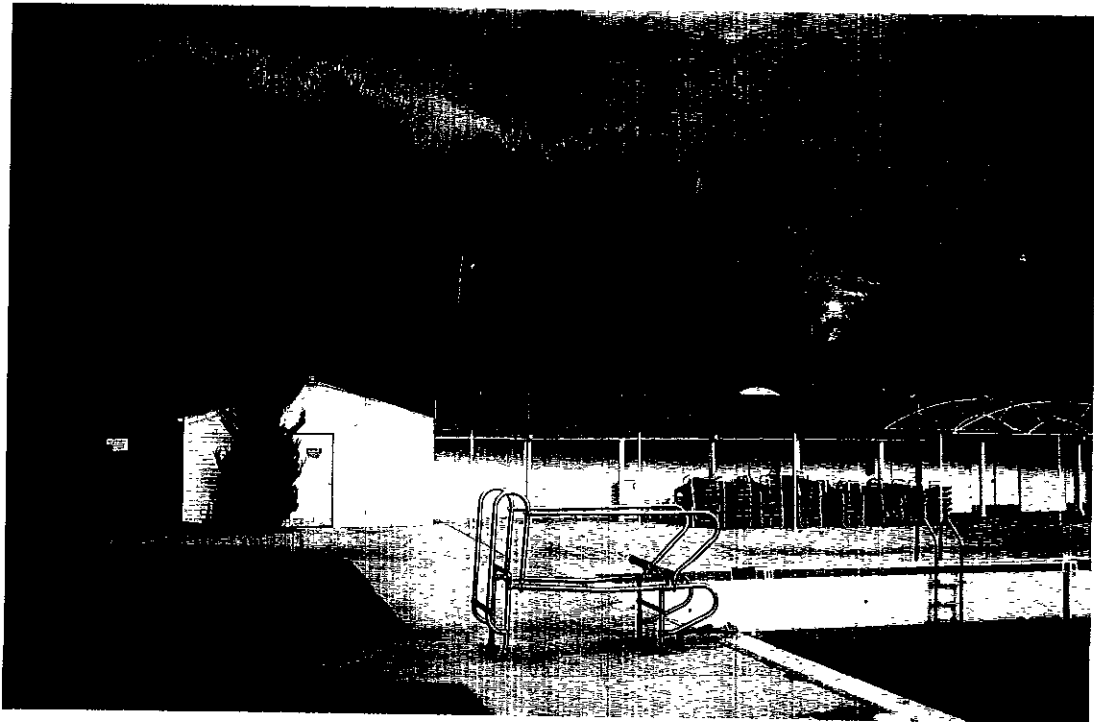
Ref. dx. 2
02-178-5PNA

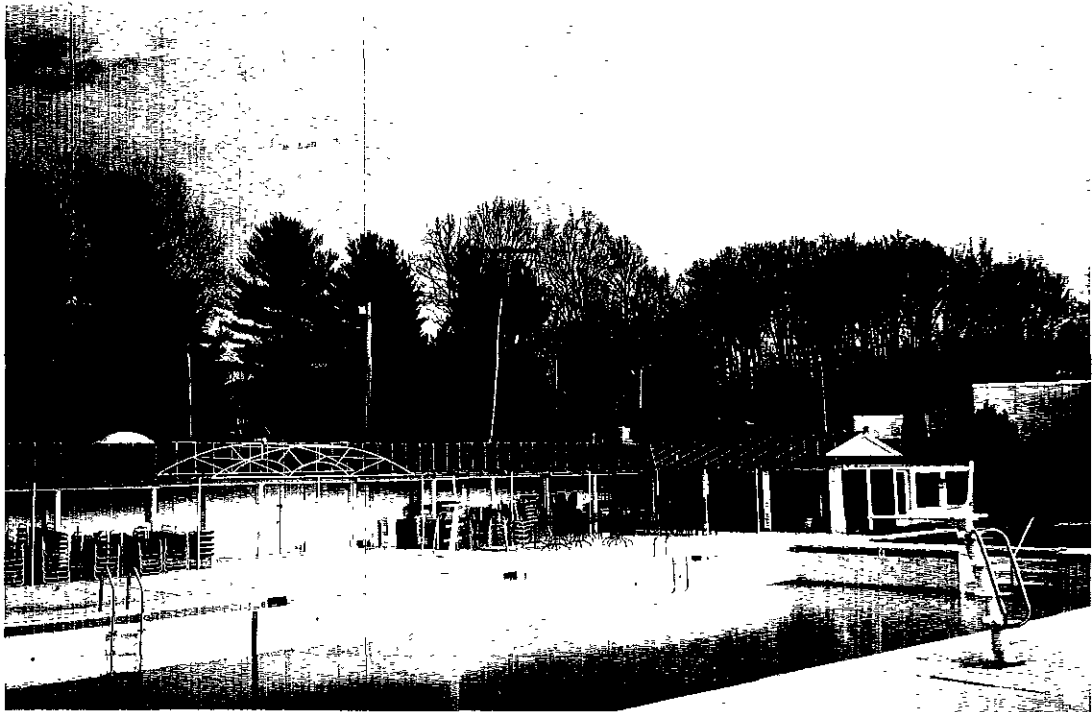








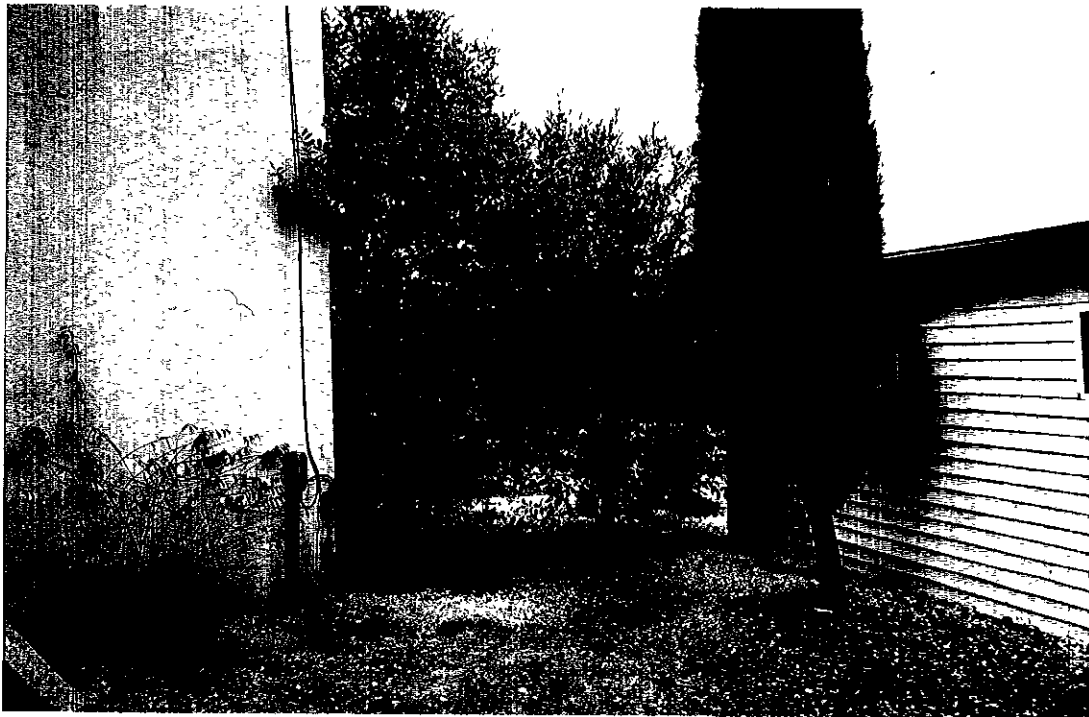
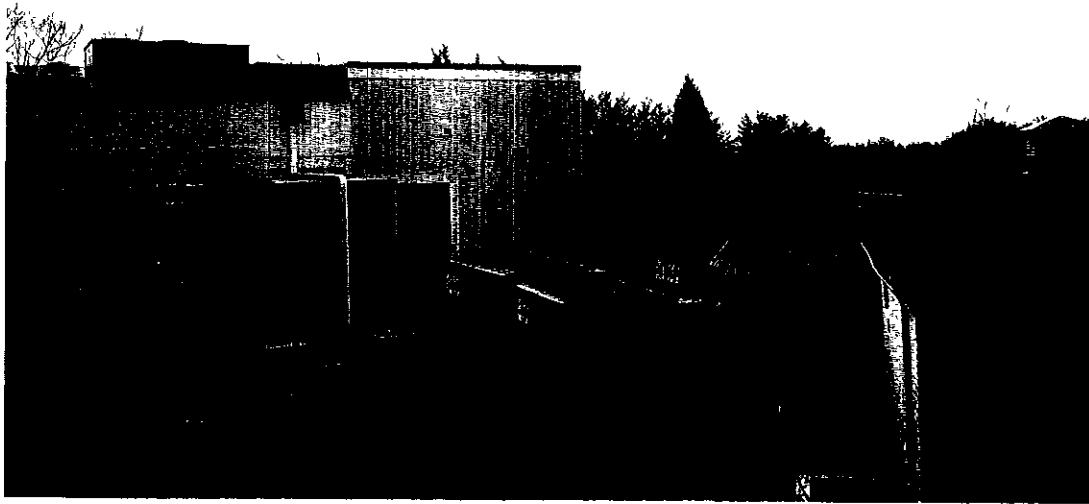














REVISIONS	
NO.	DESCRIPTION

PROJECT:

CHESTNUT
RIDGE
COUNTRY
CLUB

11700 FALLS ROAD
LUTHERVILLE, MD 21093

POOL
BUILDING

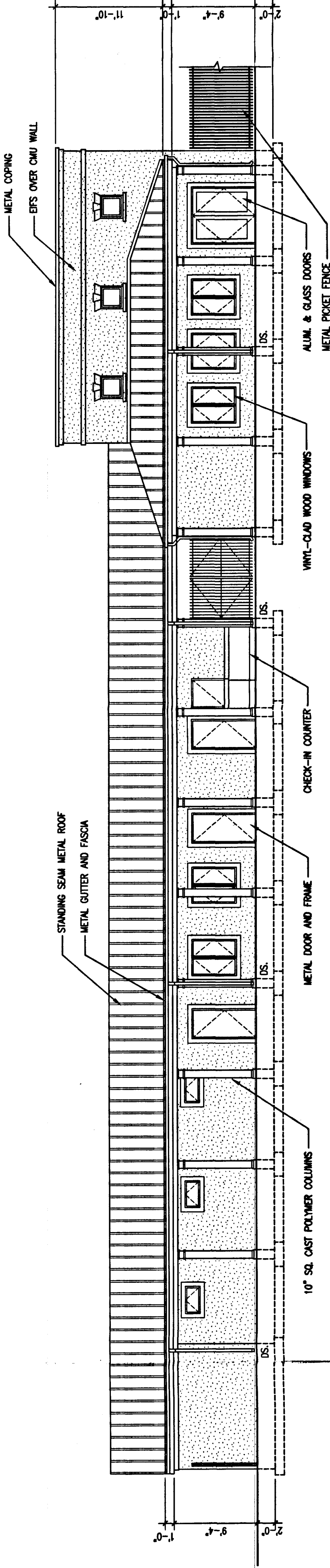
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NOT FOR CONSTRUCTION

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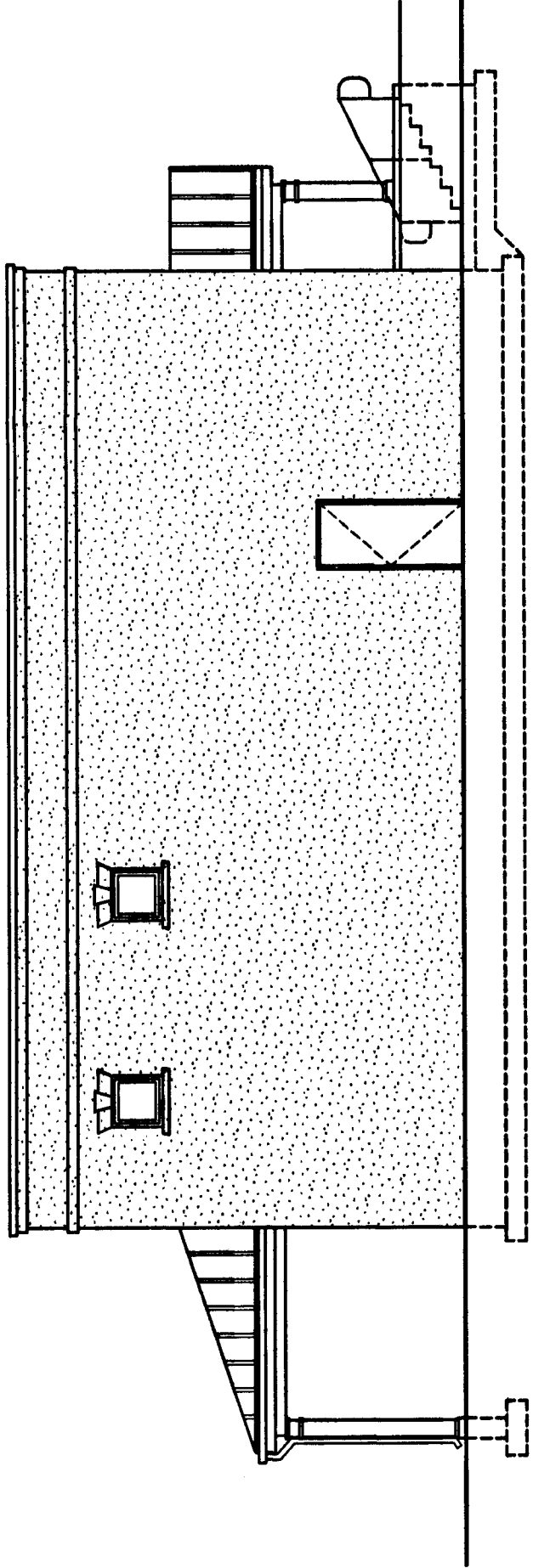
EXTERIOR ELEVATIONS

DESIGNED	JOB NO.	210014
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CHECKED	DATE	1/4/02
FRM	DRAWING	
BP&P		

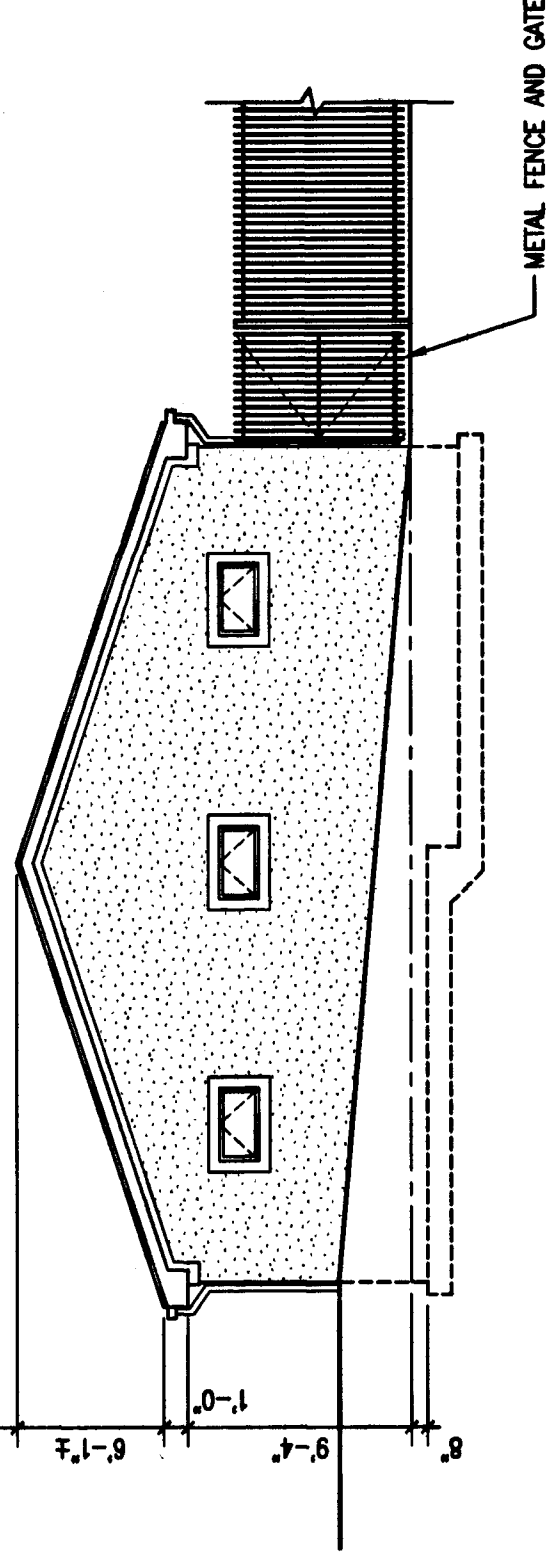
A-2



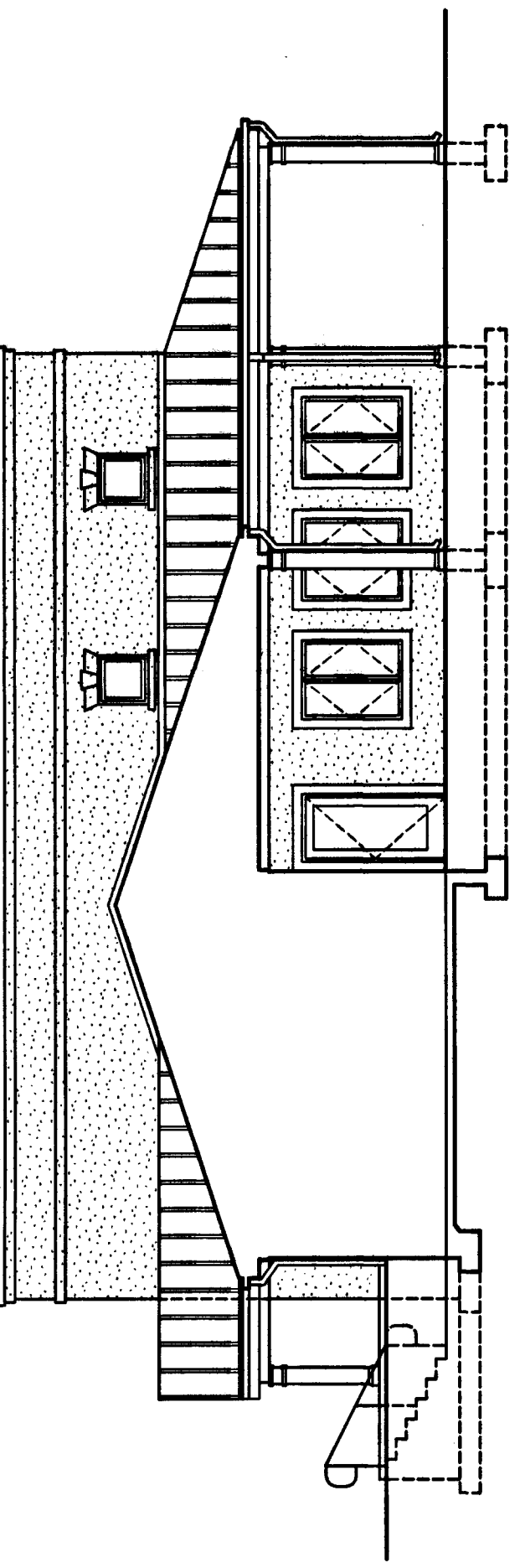
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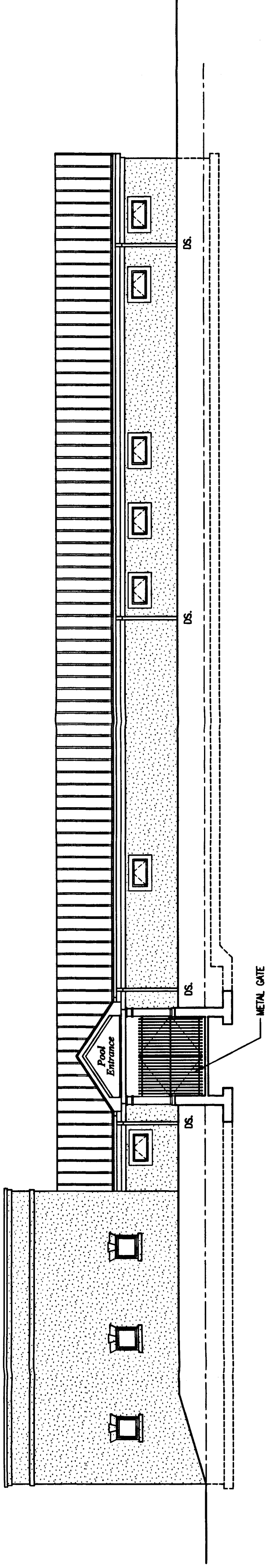
2 West Elevation
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"



4 East Elevation/Section
SCALE: 1/8" = 1'-0"



5 North Elevation
SCALE: 1/8" = 1'-0"

BECK
POWELL &
PARSONS

Architecture - Planning - Interior Design
29 W. Susquehanna, Suite 300
Towson, Maryland 21204
410-828-9220 / Fax: 410-828-9661
Copyright (c) BECK, POWELL, & PARSONS, INC.

REVISIONS	
NO.	DESCRIPTION

PROJECT:

CHESTNUT
RIDGE
COUNTRY
CLUB

11700 FALLS ROAD
LUTHERVILLE, MD 21093

POOL
BUILDING

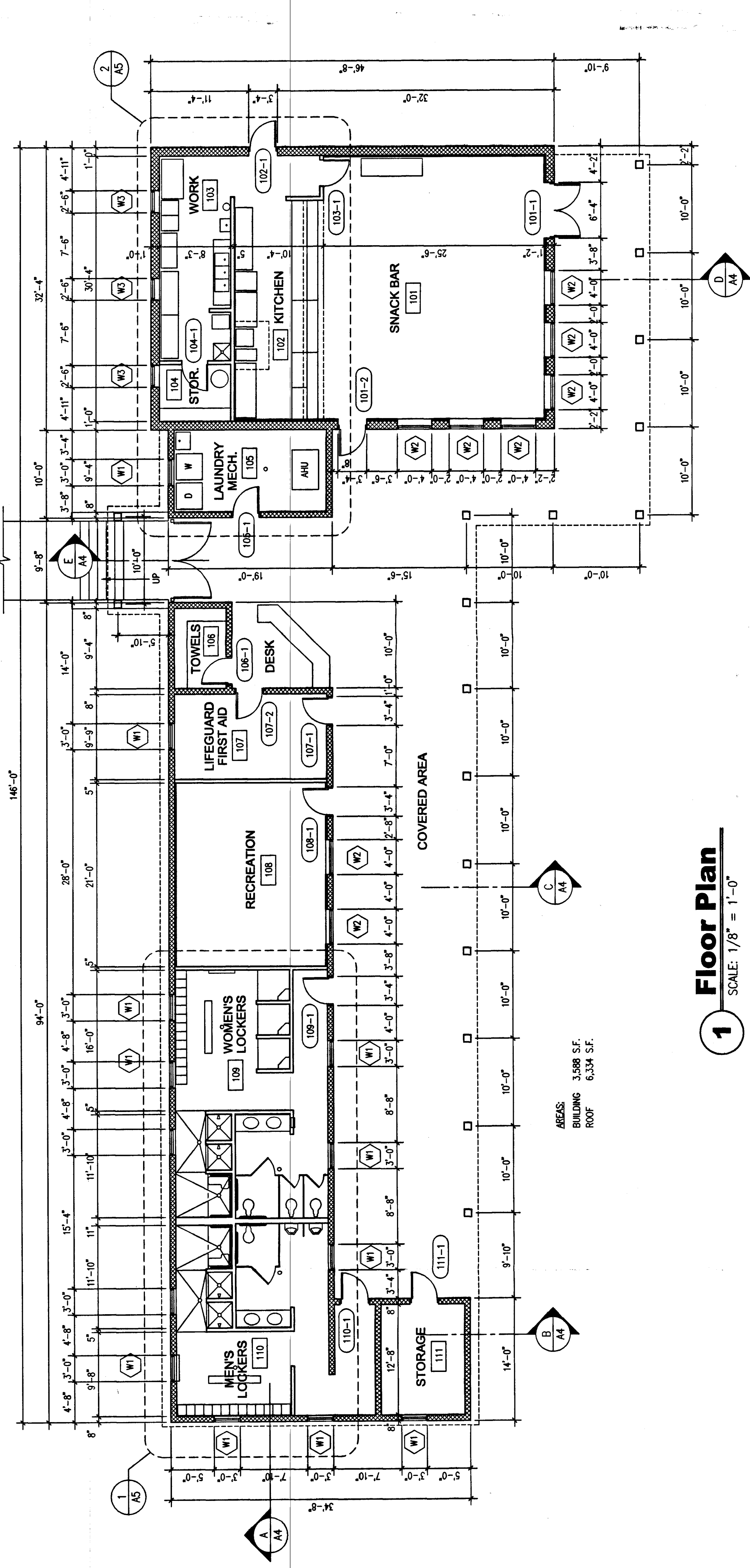
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NOT FOR CONSTRUCTION

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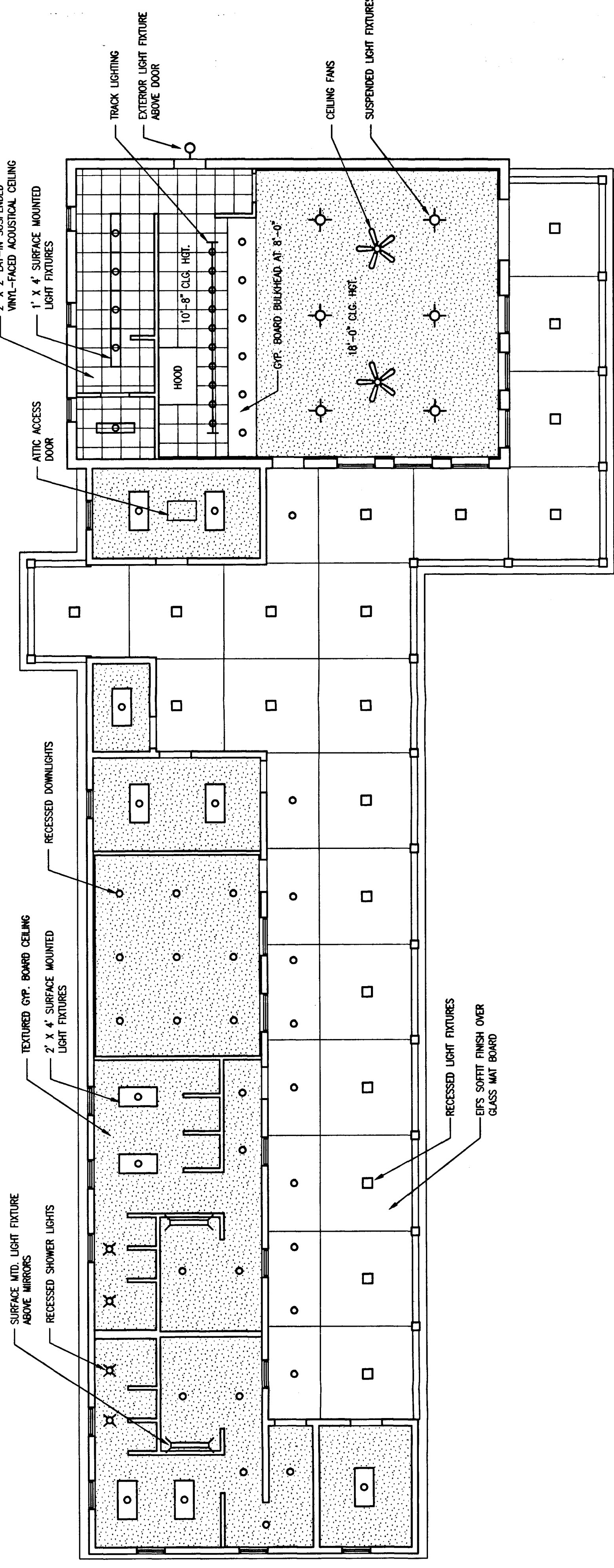
FLOOR AND
CEILING PLANS

DESIGNED	JOB NO. 2100114
DRAWN	SCALE 1/8" = 1'-0"
CHECKED	DATE 1/4/02
FIRM	DRAWING A-1

PETITIONER'S EXHIBIT 3



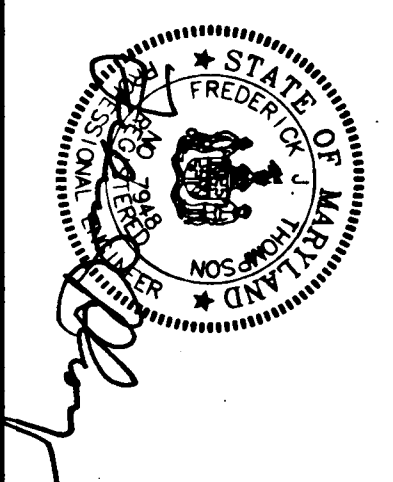
1 Floor Plan
SCALE: 1/8" = 1'-0"



2 Reflected Ceiling Plan
SCALE: 1/8" = 1'-0"

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429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0104
Email GOWERTHOMP@AOL.COM



PROJECT:

LUTHERVILLE, MD 21093

BUILDING

VARIANCE

GTI

02-178-SHA



TOTAL	<u>41,963 SF</u>	<u>42,010 SF</u>
-------	------------------	------------------

PARKING REQUIREMENTS

TOTAL PROVIDED 373 SPACES

LEGEND



SPIRIT and INTENT LETTER



August 16, 2001

**R.E. Chastant Ridge Country Club Sports and
Fish Education Director**

and Internet Case No. 09-270-SPTXLA.

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND ORDER IN ZONING CASE B-579-SPHX

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

Lloyd T. Morley
President, H. Zinsburg Partners

Count with the County's Wheels in Wrentham, and a

29 W. Susquehanna, Suite 300
Towson, Maryland 21204
410-828-9220 / Fax: 410-828-9661
Copyright (c) BECK, POWELL, & PARSONS, INC.

429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0104
GOWERTHOMP@AOL.COM



REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT:

**CHESTNUT
RIDGE
COUNTRY
CLUB**

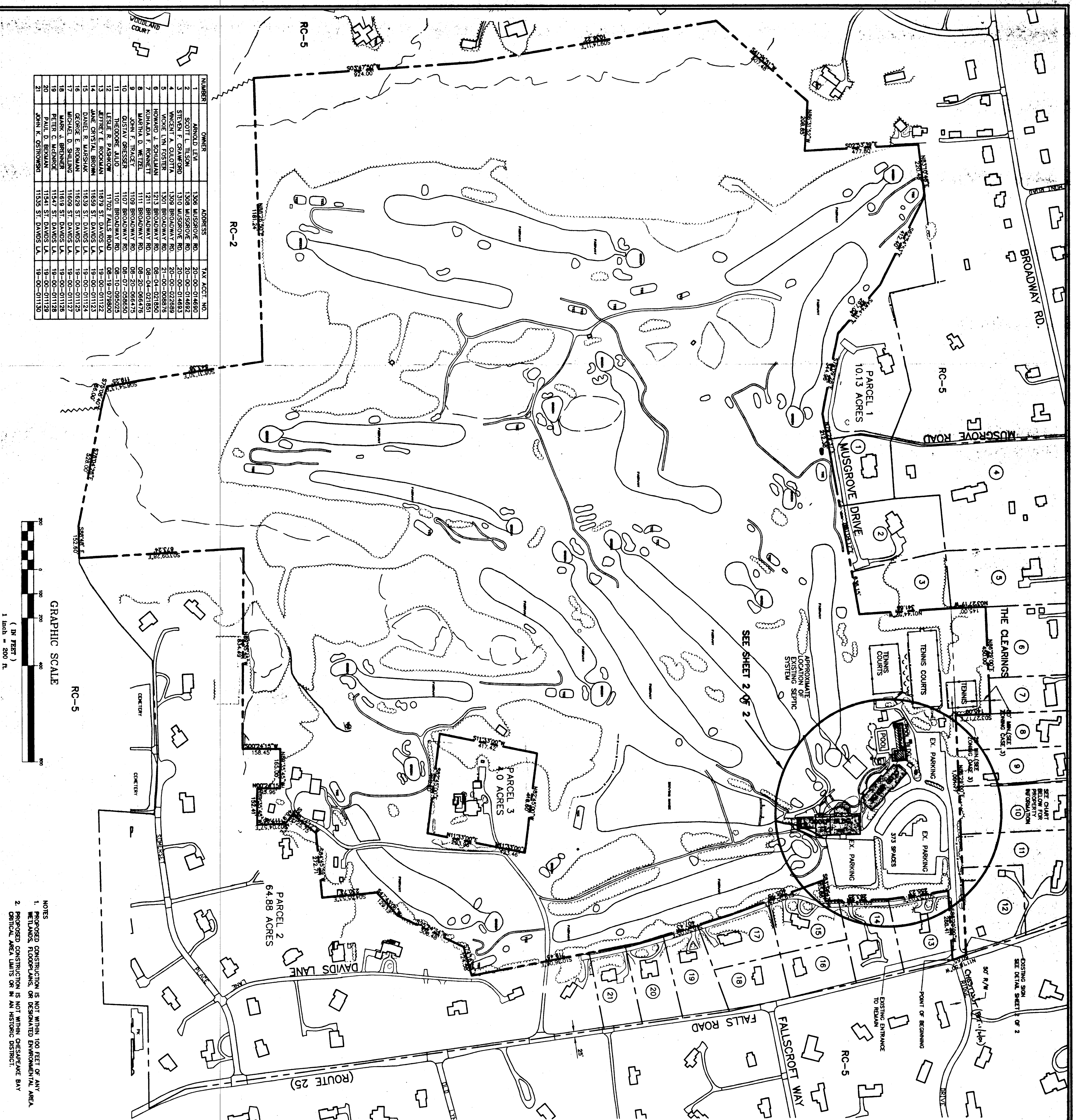
11700 FALLS ROAD
LUTHERVILLE, MD 21093

POOL BUILDING

DRAWING TITLE:
PLAN TO ACCOMPANY
SPECIAL HEARING &
VARIANCE REQUEST

DESIGNED	JOB NO.
FJT	SCALE
DRAWN	1"=200'
GTT	DATE
CHECKED	10/23/01
CAG	DRAWING
FIRM	
GTT	

1 of 2



NOTES

1. PROPOSED CONSTRUCTION IS NOT WITHIN 100 FEET OF ANY WETLANDS, FLOODPLAINS, OR DESIGNATED ENVIRONMENTAL AREA.
2. PROPOSED CONSTRUCTION IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA LIMITS OR IN AN HISTORIC DISTRICT.

1. CASE NO. 220-SPHIA, PETITION FOR SPECIAL EXCEPTION AND VARIANCES TO APPROVE EXISTING NON-CONFORMING USE AND TO PERMIT STRAYBACK VARIANCES.

THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 31ST DAY OF JANUARY, 1989 THAT THE PETITION FOR SPECIAL HEARING TO APPROVE THE NONCONFORMING USE OF THE SUBJECT PROPERTY AS A COUNTRY CLUB BE AND IS HEREBY GRANTED, AS WELL AS AND

IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT A COUNTRY CLUB AND/OR GOLF COURSE IN AREA C, IN CONFORMANCE WITH PRESENT BUILDING STRAYBACK OF 88 FEET BETWEEN THE PROPOSED TENNIS COURTS AND THE EXISTING CLUB HOUSE, A BUILDING STRAYBACK OF 58 FEET BETWEEN THE PROPOSED TENNIS COURTS AND THE EXISTING CLUB HOUSE, AND PROPOSED ADDITION TO THE EXISTING CLUB HOUSE, A BUILDING STRAYBACK OF 50 FEET BETWEEN THE PROPOSED ADDITION TO THE EXISTING CLUB HOUSE AND THE LOCKER BUILDING, A STRAYBACK OF 50 FEET BETWEEN THE EXISTING TENNIS COURTS AND EXISTING TENNIS COURTS AND EXISTING GOLF HOUSE, ALL IN LIEU OF THE REQUIRED 100 FEET EACH, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 6, BE AND ARE HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION:

THE PETITIONER MAY APPLY FOR ITS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, NO WORK SHALL BE UNDERTAKEN UNTIL THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

2. CASE NO. 89-42-SPHIA, AMEND APPROVED ZONING CASE TO REDUCE PARKING REQUIREMENTS AND AMEND STRAYBACKS.

THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 31ST DAY OF AUGUST, 1989 THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE SITE PLAN PREVIOUSLY APPROVED IN CASE NO. 89-270-SPHIA TO REDUCE THE NUMBER OF PARKING SPACES FROM 410 TO 365 SPACES, BE AND IS HEREBY GRANTED, AND:

IT IS FURTHER ORDERED THAT THE PETITIONERS FOR ZONING VARIANCE TO PERMIT 365 FEET IN LIEU OF THE 400 FEET REQUIRED BETWEEN THE BUILDING STRAYBACK OF 20 FEET IN LIEU OF THE 50 FEET FOR TENNIS COURTS, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

3. CASE NO. 90-422-SPHIA, PETITION TO AMEND THE AREA OF THE SITE AND FOR YARD VARIANCES.

THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 15TH DAY OF MAY, 1990, THAT PETITION FOR SPECIAL EXCEPTION TO APPROVE THE SUBJECT 1.5 ACRE PARCEL, FOR USE WITH THE SUBJECT COUNTRY CLUB IS HEREBY GRANTED, AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION GRANTED IN CASE NO. 89-270-SPHIA TO INCREASE THE SUBJECT SITE BY 1.5 ACRES IS HEREBY GRANTED, AND:

IT IS FURTHER ORDERED THAT THE PETITION FOR ZONING VARIANCE TO ALLOW SIDE AND REAR YARD STRAYBACKS OF 20 FT. IN LIEU OF THE REQUIRED 50 FT. IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH ARE CONDITIONS PRECEDENT TO THE FURTHER GRANTING HEREIN:

THE PETITIONER MAY APPLY FOR ITS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, NO WORK SHALL BE UNDERTAKEN UNTIL THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.

THE PETITIONER SHALL PROVIDE A LANDSCAPE PLAN TO THE OFFICE OF CURRENT PLANNING AND DESIGN, BALTIMORE COUNTY, IN CONFORMANCE WITH THE ZONING COMMISSIONER FOR APPROVAL. THE APPROVED LANDSCAPE PLAN SHALL BECOME A PERMANENT PART OF THE RECORD AND FILE IN THIS MATTER.

THE PROPOSED TRENS COURTS SHALL NOT BE ARTIFICIALLY LIGHTED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1.

4. SPRINT AND INTENT LETTER, A SPRINT AND INTENT LETTER WAS ISSUED 6/6/01 FOR PROPOSED CONSTRUCTION AT THE GOLF BUILDING, SEE SHEET 2 OF 2 FOR LETTER.