IN RE: PETITION FOR SPECIAL HEARING
E/S of Trenton Mill Road, 455 ft. S
centerline of Trenton Mill Rd along 60 ft.
ingress/egress easement 865 ft. from
centerline of Thomas Shilling Court
5th Election District
3rd Councilmanic District
(5301 Trenton Mill Road)

Piney Branch Golf and Country Club

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 05-141-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, Piney Branch Golf and Country Club, by H. Thomas McGown, President, 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 Case Nos. 64-13-X, 80-184-SPH, 87-142-SPH, 88-39-SPH, 90-466-SPHA and 93-235-SPH to seek approval to construct an addition 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 H. Thomas McGown, President, Norman Rockwell, Chairman of the Building Committee; Wayne Weller of LDE, Inc., a registered land surveyor; Ian Forrest and Deborah C. Dopkin, Esquire, attorney for the Petitioners.

On behalf of the Club, Mr. Weller presented the site plan and testified extensively regarding these proposals. He indicated that the Club consists of approximately 203 acres lying primarily in Baltimore County, all of which is zoned R.C.2. The golf course extends into Carroll County. The property is the home of the Piney Branch Golf Course, which has existed as this

MAN CONTRACTOR AND CO

location since the early 1960's and has been the subject of various zoning hearings; the first, Case No. 64-13-X, granted a special exception for a golf course. Subsequent cases approved modifications relating to the clubhouse, maintenance facility and uses accessory to the golf course.

Testimony was also received from Mr. McGown and Norman Rockwell with respect to the proposed addition to the clubhouse. The addition would replace the existing original kitchen with a new facility and expand the dining area to accommodate club events and dinners. The club would also add a patio area adjoining the dinning room.

The proposed improvements to the clubhouse will provide additional services and conveniences for members. Adequate parking is provided with additional parking proposed for the future.

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.

The Petitioner had the burden of adducing testimony and evidence, which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz Pritts, 432 A.2d 1319 (1981).

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the Petition for Special Hearing should be granted.

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 day of November, 2004 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Case Nos. 64-13-X, 80-184-SPH, 87-142-SPH, 88-39-SPH, 90-466-SPHA and 93-235-SPH to permit the construction of an addition to the clubhouse, in accordance with Petitioner's Exhibits 1, 2, and 3, 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

IT IS FURTHER ORDERED, that pursuant to Baltimore County Zoning Regulations §502.3, Petitioner shall have up to five (5) years in which to implement this approval.

Zoning Commissioner For Baltimore County

# Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



# Baltimore County

James T. Smith, Jr., County Executive.
William J. Wiseman III, Zoning Commissioner.

November 9, 2004

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

Re: Petition for Special Hearing
Case No. 05-141-SPH
Property: 5301 Trenton Mill Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

William J. Wiseman, III

Zoning Commissioner for Baltimore County

WJW,III:raj Enclosure

c: H. Thomas McGown, President, Piney Branch Golf & Country Club, Inc., 5301 Trenton Mill Road, Hampstead, MD 21074 Norman E. Rockwell, Jr., 14200 Cooper Road, Phoenix, MD 21131 Wayne Weller, 9250 Rumsey Rd., Ste. 106, Columbia, MD 21045 Ian Forrest, 4331 Black Road Rd., Upperco, MD 21155



Visit the County's Website at www.baltimorecountyonline.info



# Petition for Special Hearing

for the property located at \_\_\_\_

to the Zoning Commissioner of Baltimore County

5301 Trenton Mill Road

which is presently zoned R.C. - 5

This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Special Hearing ur County, to determine whether or not the Zoning Commissioner	h is described in the description and plat attached hereto a index Section 500.7 of the Zoning Requistions of Baltim	204
amend the plan previously approved in Case	Nos. 64-13-X, 80-184-SPH, 87-142-SPH,	,
amend the plan previously approved in Case 88-39-SPH, 90-466-SPHA and 93-235-SPH.	APPROVE AN ADDITION TO THE	r
EXISTING CLUBHOUSE.Sun		,
Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Special Hearing, advertising zoning regulations and restrictions of Baltimore County adopted pursu	on posting etc. and further scree to and are to be bounded by	the
	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.	h
Contract Purchaser/Lessee:	Legal Owner(s):	
Name - Type or Print	Piney Branch Golf and Country Club, Inc. Name - Type or Print	<del></del>
Signature	By: Signature	 
Address Telephone No.	H. Thomas McGown, President Name - Type or Print	·
	- Horm Milde	1
21010 21p 0000	Signature	<del></del> ,
<u> Attorney For Petitioner:</u>	5301 Trenton Mill Road Address Telephone N	No.
Deborah C. Doopkin, Esquire	Hampstead, MD 21074	<u></u>
Devoral Of Worken.	City State Zip Cod	de
ignature	Representative to be Contacted:	
Deborah C. Dopkin, P.A.	<u>Deborah C. Dopkin, Esquire</u> Name	· · · · · · ·
409 Washington Avenue, #1000 410-821-0200	409 Washington Avenue, #1000 410-821-0	
Towson, Maryland 21204	Address Telephone No. Towson, Maryland 21204	<b>5.</b>
State Zip Code	City State Zip Cod	le '·
	OFFICE USE ONLY	i
	ESTIMATED LENGTH OF HEARING	·
Case No. 05-141 SPH	UNAVAILABLE FOR HEARING 10-25->10-29	٠ ٥٠
Review	wed By Date 9.1504	<u>)</u>

### ZONING DESCRIPTION "A"

Beginning at a point on an existing 60 foot wide Ingress, Egress and Regress Easement approximately 455 feet South of the centerline of Trenton Mill Road which is approximately 865 feet west of the centerline of the nearest improved intersecting street Thomas Shilling Court. Thence the following courses and distances:

- 1. North 83 degrees 52 minutes East 100.30 feet; thence
- 2. North 14 degrees 52 minutes 17 seconds West 387.74 feet; thence
- 3. North 14 degrees 52 minutes 17 seconds West 171.50 feet; thence
- 4. North 58 degrees 42 minutes 13 seconds East 2388.80 feet; thence
- 5. South 35 degrees 13 minutes 32 seconds East 211.00 feet; thence
- 6. South 49 degrees 20 minutes 17 seconds East 135 feet; thence
- 7. South 03 degrees 54 minutes 18 seconds West 879.10 feet; thence
- 8. South 84 degrees East 267 feet; thence
- 9. South 04 degrees 25 minutes West 635 feet; thence
- 10. South 89 degrees 39 minutes West 614 feet; thence
- 11. South 66 degrees 50 minutes 26 seconds East 1446.94 feet; thence
- 12. South 22 degrees 30 minutes 25 seconds West 350.18 feet; thence
- 13. North 70 degrees 49 minutes 53 seconds West 1266.50 feet; thence
- 14. South 26 degrees 49 minutes 15 seconds West 190.54 feet; thence
- 15. South 52 degrees 43 minutes East 690 feet; thence
- 16. South 32 degrees 10 minutes 25 seconds East 769.51 feet; thence
- 17. South 73 degrees 33 minutes 33 seconds East 374.07 feet; thence
- 18. North 50 degrees 20 minutes East 610 feet; thence
- 19. North 09 degrees 40 minutes West 242 feet; thence
- 20. North 52 degrees 40 minutes West 515 feet; thence
- 21. North 22 degrees 30 minutes 25 seconds East 400.20 feet; thence
- 22. South 52 degrees 40 minutes East 775 feet; thence
- 23. South 09 degrees 40 minutes East 923 feet; thence
- 24. South 76 degrees 17 minutes 54 seconds West 611.37 feet; thence
- 25. South 16 degrees 45 minutes West 458 feet; thence
- 26. South 37 degrees 58 minutes 20 seconds West 553.08 feet; thence
- 27. North 56 degrees 57 minutes West 235.00 feet; thence
- 28. North 33 degrees 13 minutes 38 seconds West 1118.51 feet; thence
- 29. South 33 degrees 03 minutes West 308 feet; thence
- 30. North 53 degrees 35 minutes 47 seconds West 635.52 feet; thence
- 31. North 53 degrees 35 minutes 47 seconds West 1431.32 feet; thence
- 32. North 89 degrees 21 minutes 42 seconds West 1449.68 feet; thence
- 33. North 02 degrees 01 minutes 27 seconds West 289.65 feet; thence
- 34. North 02 degrees 01 minutes 27 seconds West 506.22 feet to the place of beginning as recorded in Deed Liber 4379 Page 464, containing 185.3386 acres, more or less. Also known as 5301 Trenton Mill Road and located in the 5<sup>th</sup>. Election District.

F:\04-009-1\DOCUMENTS\ZONING1.doc

### ZONING DESCRIPTION "B"

Beginning for the same at the beginning of the seventeenth line of Zoning Description "A". Thence the following courses and distances:

- 1. South 73 degrees 28 minutes 57 seconds East 374.07 feet; thence
- 2. North 50 degrees 24 minutes 36 seconds East 610.00 feet; thence
- 3. North 9 degrees 35 minutes 24 seconds West 242.00 feet; thence
- 4. North 52 degrees 35 minutes 24 seconds East 515.00 feet; thence
- 5. North 22 degrees 35 minutes 02 seconds East 400.20 feet; thence
- 6. North 52 degrees 38 minutes 09 seconds West 31.03 feet; thence
- 7. South 22 degrees 35 minutes 02 seconds West 1323.73 feet to the place of beginning as recorded in Deed Liber 10076 Page 422, containing 10.466 acres, more or less and located in the 5<sup>th</sup> Election District.

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# 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: #05-141-SPH
5301 Trenton Mill Road
E/side of Trenton Mill, 455 ft. s/of centerline of Trenton Mill Road, along 60 ft. Ingress/egress easement, 865 ft. from centerline of Thomas Stilling Road Court.
5th Election District - 3rd Councilmanic District
Legal Owner(s): Piney Branch Golf and Country Club, Inc., H. Thomas McGown, President
Special Hearing: to amend the previously approved in Case Numbers 64-13-X, 80-184-SPH, 87-142-SPH, 88-39-SPH, 90-466-SPHA and 92-235-SPH, and to approve an addition to the existing clubhouse.
Hearing: Monday, November 8, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

LAWRENCE E. SCHMIDT

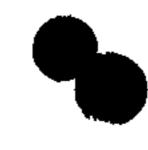
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Cohtact the Zoning Commissioner's Office at (410) 887-4386,
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

26405

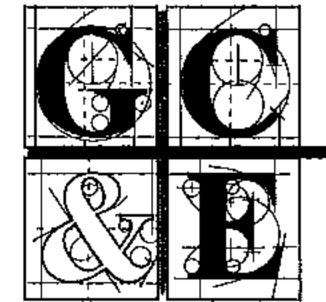
# CERTIFICATE OF PUBLICATION

1021,200+
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 10 21,2004.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News

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 NO. 05-141-SPH
PETITIONER/DEVELOPER:
Piney Branch Golf and Country Club,
Inc. / H. Thomas McGown, President
DATE OF HEARING: November 8,
2004

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

**ATTENTION: KRISTEN MATTHEWS** 

**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:** 

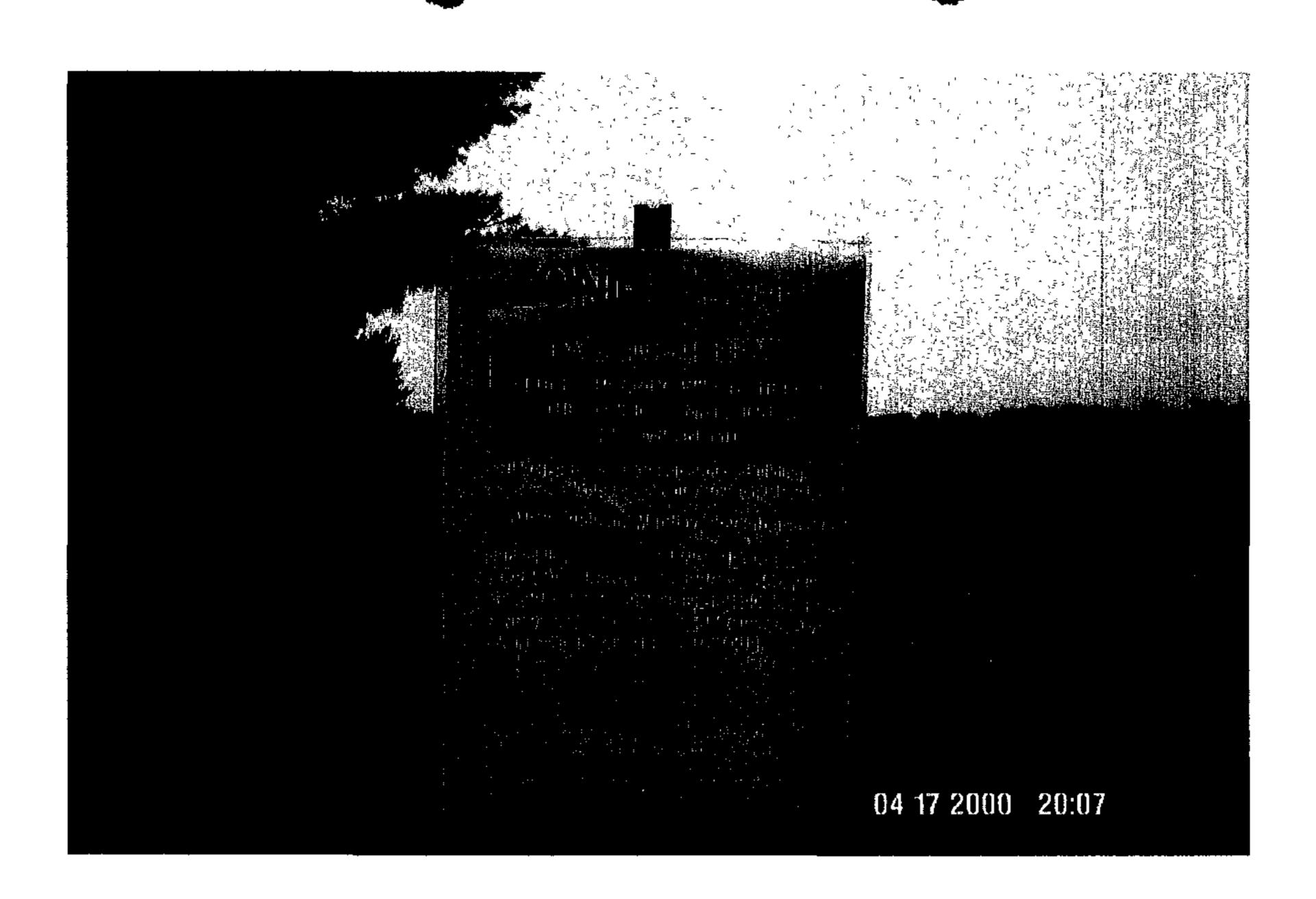
5301 Trenton Mill Road

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: October 22, 2004



TO: PATUXENT PUBLISHING COMPANY

Thursday, October 21, 2004 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin

410-821-0200

409 Washington Avenue, Ste. 1000

Towson, MD 21204

# **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: 05-141-SPH

5301 Trenton Mill Road

E/side of Trenton Mill, 455 ft. s/of centerline of Trenton Mill Road, along 60 ft. ingress/egress easement, 865 ft. from centerline of Thomas Shilling Road Court

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Piney Branch Golf and Country Club, Inc., H. Thomas McGown, President

Special Hearing to amend the previously approved in Case Numbers 64-13-X, 80-184-SPH, 87-142-SPH, 88-39-SPH, 90-466-SPHA and 92-235-SPH, and to approve an addition to the existing clubhouse.

Hearing: Monday, November 8, 2004 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson, MD 21204

LAWRENCE E. SCHMIDT

Awrence E. Schmidt

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.

# Department of Permits and Development Management

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 27, 2004

# **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: 05-141-SPH

5301 Trenton Mill Road

E/side of Trenton Mill, 455 ft. s/of centerline of Trenton Mill Road, along 60 ft. ingress/egress easement, 865 ft. from centerline of Thomas Shilling Road Court

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Piney Branch Golf and Country Club, Inc., H. Thomas McGown, President

Special Hearing to amend the previously approved in Case Numbers 64-13-X, 80-184-SPH, 87-142-SPH, 88-39-SPH, 90-466-SPHA and 92-235-SPH, and to approve an addition to the existing clubhouse.

Hearing: Monday, November 8, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco

Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204 H. Thomas McGown, 5301 Trenton Mill Rd., Hampstead 21074

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 23, 2004.

- (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.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

# ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:  /t  Item Number or Case Number
Petitioner. PINEY BRANGH GOLF AND COUNTRY CLUB
Address or Location: 5301 TRENTON MILL FOAD
PLEASE FORWARD ADVERTISING BILL TC  Name: Deborah C Dopkin
Address 409 Washington Are St 1000  TOWSON, MD 21204
10 W 30 0 M 10 E1204
Telephone Number: 410-821-0200

# Department of Permits and Development Management

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



# Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 3, 2004

Deborah C. Dopkin 409 Washington Avenue, # 1000 Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 05-141-SPH, 5301 Trenton Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 2004.

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.

U. Carl Richal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Piney Branch Golf and Country Club, Inc. H. Thomas McGown 5301 Trenton Mill Rd.
Hampstead 21074



Visit the County's Website at www.baltimorecountyonline.info

# Fire Department

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



# Baltimore County

James T Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 29, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: September 27, 2004

Item No.:

138-143

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 7, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting For October 4, 2004 Item Nos. 138, 139, 140, (141,)142,

and 143

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

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco					
FROM:	John D. Oltman, Jr 500					
DATE:	December 10, 2004	-				
SUBJECT:	Zoning Item # 05-141 Address Piney Branch Golf & Country Club					
Zoning	Advisory Committee Meeting of September 27, 2004.					
The Department of Environmental Protection and Resource Management h comments on the above-referenced zoning item.						
	partment of Environmental Protection and Resource Management of owing comments on the above-referenced zoning item:	ffers				
·	Development of the property must comply with the Regulations for a Protection of Water Quality, Streams, Wetlands and Floodplains (Set 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 othe Sections, of the Baltimore County Code).						
Additional Comments:						
Prior to building permit approval, a Usage Letter and Water Balance Assessment must be submitted to the Groundwater Management section of this Department for review.						
Reviev	er: Dave Lykens, Sue Farinetti Date: December 10, 2	2004				

FW (11/6)

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: October 6, 2004

RECEIVED

OCT - 8 2004

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 5-141

ZONING COMMISSIONER

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:

Division Chief:

MAC/LL



State Highway
Administration

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

JCM

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Maryland Department of Transportation

Date: 9.28.04

Baltimore County

Item No. 141

RE:

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

Dear. Ms. Matthews:

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1. 1. Hould

RE: PETITION FOR SPECIAL HEARING

5301 Trenton Mill Road; E/side Trenton Mill,

865' c/line Thomas Shilling Court

5<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts Legal Owner(s): Piney Branch Gold &

Country Club, Inc - H. Thomas McGown, Pres

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

05-141-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and 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 4<sup>th</sup> day of October, 2004, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

OCT 0 4 2004

People's Counsel for Baltimore County

Personensense

# Case No.: O5-141 SPH

# **Exhibit Sheet**


	Petitioner/Developer	Protestant
No. 1 LDE, NC	1-B AZATAL TOPOGRAPHY 1-E AZATAL PHOTO	TON.
No. 2	Aerial Photo	
No. 3	Panoiamic View	
No. 4		
No. 5		
No. 6		
No. 7	- -	
No. 8		
No. 9		
No. 10	· - · · · · · · · · · · · · · · · · · ·	
No. 11		
No. 12		


PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER O5-14/
DATE SP#

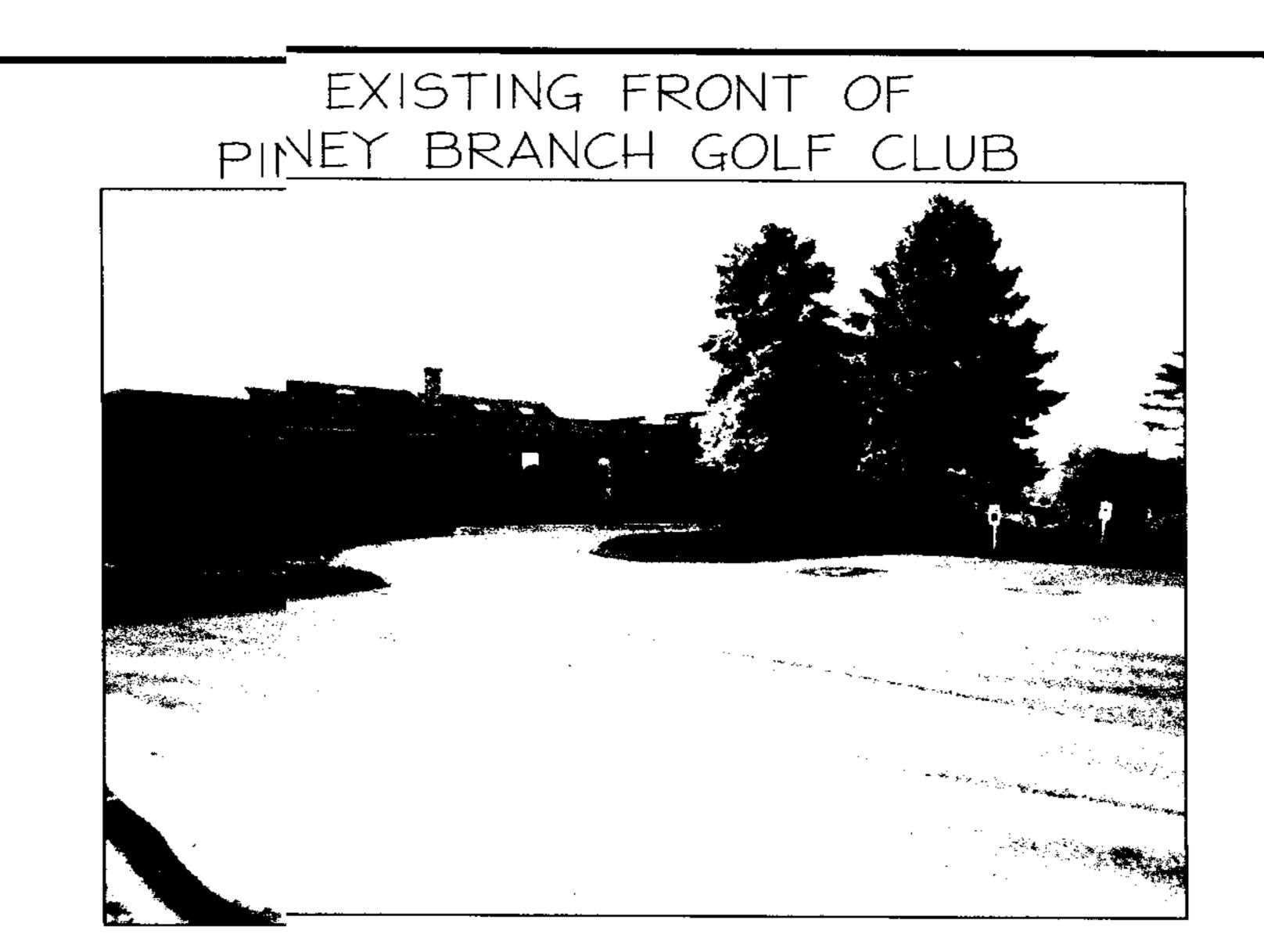
# PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL.
rah Durkin	409 W454 Werow AVE	Touson MD 21204	Solopkin Dolopkin faus Con
12 WELLER	SO Ringe Ro	lum By sa My	
こう たれ と 5 )	479	7 200 CM	1 James [ @ dol. com-
OM INCGOUN	10 BRIAN JANIEL ~ 1-	14015 FERS TOWN , M.D. 21136	Inchown @ Wassungy Services. Com
Notaland E. Lastewall Tr.	14200 GOOPSR RO.	om >	MCRCNERS - ADL







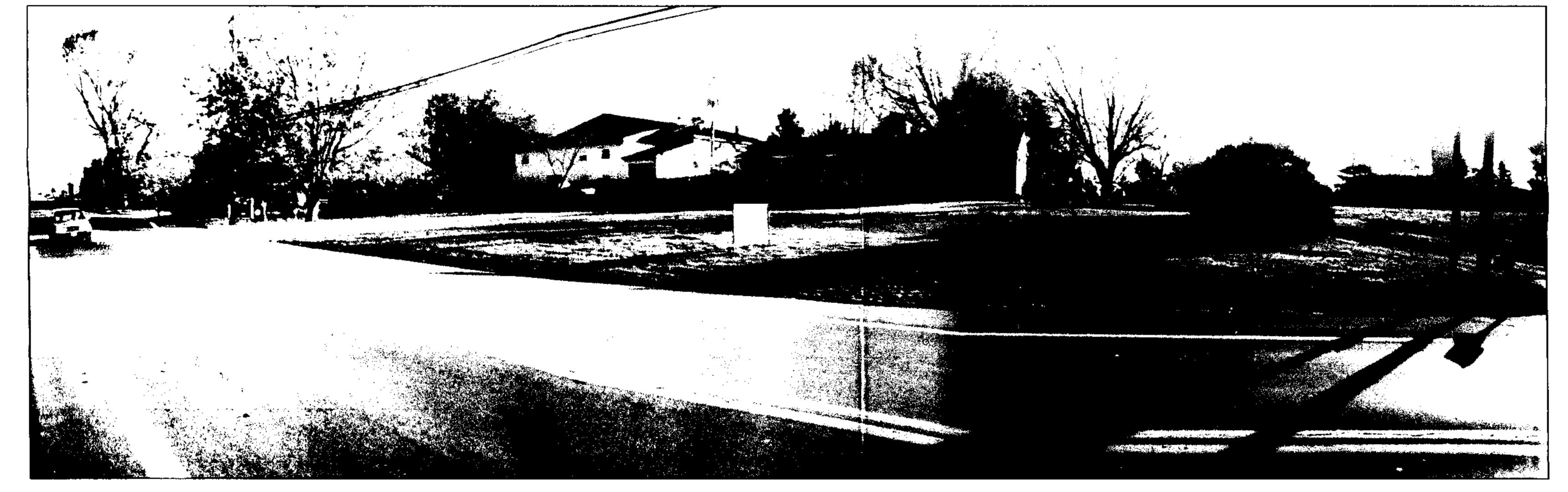




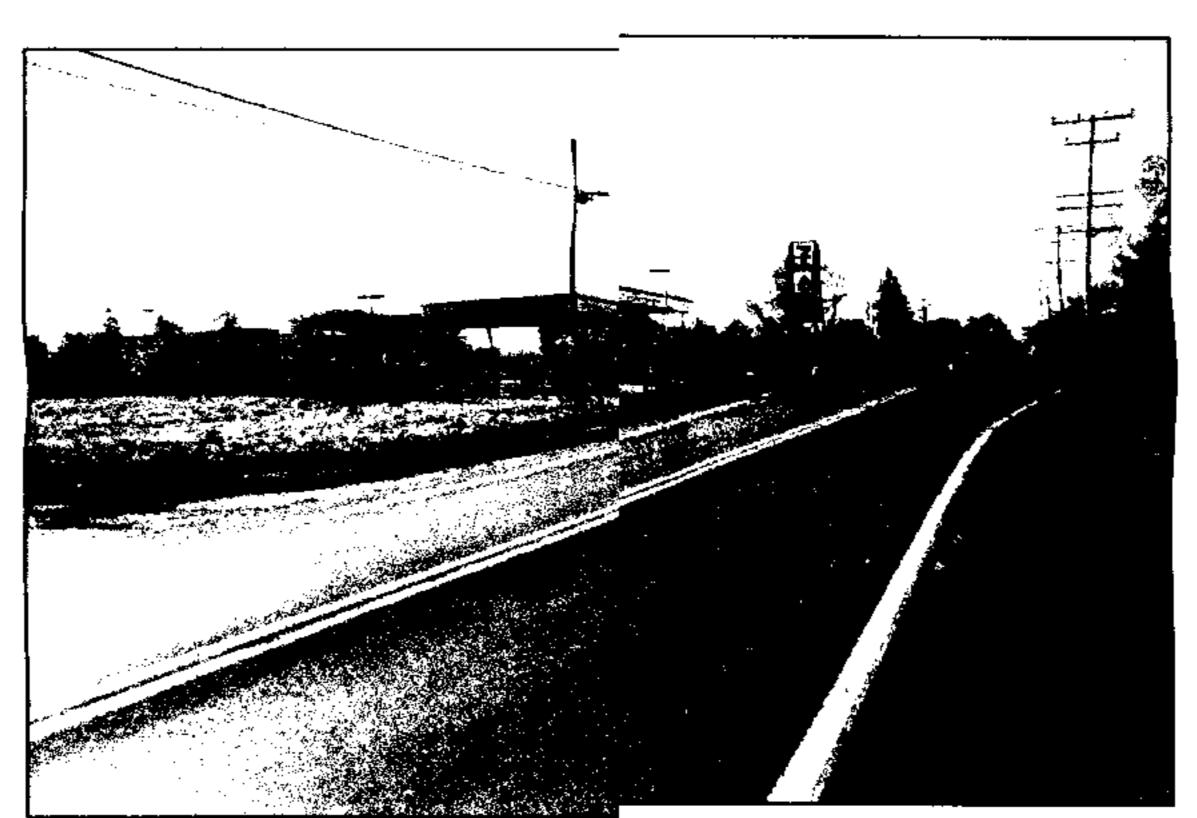
PANORAMIC VIEW FROM ENTRANCE ROAD TOWARD EXISTING PATIO / HOLE 18



PANORAMIC VIEW FROM SOUTH SIDE OF EXISTING PATIO / HOLE 18 TOWARD ENTRANCE ROAD



PANORAMIC VIEW FROM EXISTING COMMERCIAL USES CROWN GAS STATION TOWARD 7-11 / CITGO GAS STATION



EXISTING COMMERCIAL USE 7-11 / CITGO GAS STATION



EXISTING COMMERCIAL USE CROWN GAS STATION

# OWNER'S / DEVELOPER'S CERTIFICATION:

when nemerby peritors, first arm, littlandrap, grading, construction and/or as a beneficial to the same and a serious plan and that any Transport ble personal in the line to construction project will have a continuate or Attendance at a Haryland Department of the Ericle intend apprecial training program for the control of sediment and enablican referent explanation project. If Z Wallalso centify that the stellurill be repetited at the end of each working day, and that — control plan with the owner/developer. ric exceded maintenance will be completed so as to insure that all and energy control or a topic and left on operational condition. III/ We at the more than match is earth, and the particular on site evaluation by the Brail thore count, fields that, feel District, Board of Supervisors on the constant from the state of the

Date

and the state of billion of the first of the state of the

# CONSULTANT'S CERTIFICATION:

practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment



EXISTING COMMERCIAL USE	
APARTMENT COMPLEX	
TRENTON MILL ROAD	

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

				EDS	PINEY BRANCH
	R	EVI	510NS	DRAWN	GOLF CLUB
).	Date	Ву	Description	EDS	Tax Map No. 25 - Block 4 \$ 5 - Parcel 183 \$ 290 3rd Councilmanic District - Zoning: RC 2 5th Election District - Baltimore County, Maryland
<u>-</u>				CHECKED BDB	Tax Account #: Parcel 183: 0516045132, 1600008409, 17000 1700010169, 1800002911 \$ 1800003656 Parcel 290: 2200 Previous Submittals: 64-13-X 80-184-5PU 87-142-5PU 88

- Parcel 183 \$ 290 - Zoning: RC 2 e County, Maryland | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 PINEY BRANCH GOLF AND COUNTRY CLUB INC.

5301 Trenton Mill Road
Hampstead, 2074