IN RE: **PETITION FOR SPECIAL HEARING** **(13709 A Harcum Road)** 10th Election District 3rd Council District Summer Hill Club, Inc. *Legal Owner* **Petitioner**	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2019-0431-SPH**

* * * * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Partial Reconsideration filed in the above noted matter by Petitioner's counsel Richard C. Burch, Esq., seeking a reconsideration of my Order, dated March 12, 2020, granting with conditions Petitioner's request for a variance.

Counsel asks for reconsideration of the Order as it relates to my determination to increase the permitted membership of the swim club to 275 members, a number in excess of that requested by the Petitioner (who asked for a cap of 250); as well as my order that the fence on the easement originally created be removed.

The Order is clear that I believe that my determination of the membership cap is within the authority granted under § 500.7 of the Baltimore County Zoning Regulations ("BCZR"). That section states, in part, "Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations."

My Order sets out why I believe that Special Hearing procedures is not only appropriate to address the Petitioner's requests, but also allows, under § 500.7 to make those adjustments in the 50-year old Special Exception conditions that are appropriate to reflect the evolution of the swim club.

ORDER RECEIVED FOR FILING

Date 7-1-2020

By

As set out and explained in my Order, "[i]n this case the 1968 RC-6 special exception set conditions, the more recent RC-6 being 'of-right', sets no restrictions. Being a more strict approval process of the Petitioner's use, I believe the special exception is the better of the standards to measure and control the continued use by the Petitioner of the site. The County Board of Appeals in 1968 did not possess a "50 year crystal ball" to know how the Petitioner would evolve while still serving the purposes for which the special exception was granted. The intent of the special hearing procedures is to allow flexibility in uses and clarification of zoning issues in light of individual and sometimes changing circumstances. Accordingly, applied to this case, I believe that the special hearing procedure is appropriate to examine and, if necessary, re-evaluate the special exception conditions set a half-century ago. I believe this is an especially valid position in an effort to maintain the availability of the clearly positive character of the Petitioner's use in the past, present, and for future generations."

As regards the easement in the site plan, whose existence is adopted as one of the conditions in the original special exception, and any fence thereupon, its language is clear – that the ingress/egress to the permitted pool by the referred to easement, would continue until "Bardon Road" was "laid out and paved and made accessible as a public thoroughfare. The construction of that road has not taken place; and therefore any limitation or "burden" upon it must be removed.

THEREFORE, IT IS ORDERED, this **1st** day of **July**, **2020**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration, be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 7-1-2020

By

IN RE: PETITION FOR SPECIAL HEARING:	*	BEFORE THE
(13709 A Harcum Road)		
10TH Election District	*	OFFICE OF
3rd Council District		
Summer Hill Club, Inc.	*	ADMINISTRATIVE HEARINGS
Legal Owner		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	**Case No. 2019-0431-SPH**

* * * * * * * * * * * * * *

CONSENT ORDER

The parties, by and through their undersigned counsel, having reached an agreement in the captioned matter, which are set forth in this Consent Order, it is therefore this 27th day of July, 2020, by the Baltimore County Office of Administrative Hearings, hereby **ORDERED**, with the consent of the parties:

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968, granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at 9:00 a.m.
      ii. Preparation for swim meets may begin at 8:30 a.m., and
      iii. Swim meets may begin at 9:00 a.m.

   c. No playing of music shall be permitted.

ORDER RECEIVED FOR FILING
Date 7/27/20
By

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

ORDER RECEIVED FOR FILING
Date 7/27/20
By

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

ORDER RECEIVED FOR FILING
Date 7/27/20
By

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

March 12, 2020

Donna M. B. King, Esq.
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Richard C. Burch, Esq.
Mudd, Harrison & Burch, L.L.P.
401 Washington Avenue, Suite 900
Towson, Maryland 21204-4835

RE: Petition for Special Hearing
Case No. 2019-0431-A
Property: 13709 A Harcum Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMM:sln
Enclosure

IN RE: **PETITION FOR SPECIAL HEARING** **(13709 A Harcum Road)** 10th Election District 3rd Council District Summer Hill Club, Inc. *Legal Owner* **Petitioner**	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2019-0431-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of the Summer Hill Club, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR"): **(1)** to make changes to prior Zoning Case No. 68-151-X to include changes in number and type of family membership; **(2)** to approve existing lighting; **(3)** to approve hours of operation; **(4)** to approve music and loud speaker equipment; **(5)** to permit members to bring alcoholic beverages; **(6)** to change the permitted means of filling the pool. A site plan was marked and admitted as Petitioner's Exhibit 1.

Richard C. Burch, Esq. appeared in support of the petition. Donna M.B. King, Esq., represented Petitioner. Several members of the community (whose names are reflected on the sign-in sheets contained in the file) attended the hearing to obtain additional information regarding the project. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP").

The subject property is 2.25 acres in size and is zoned RC-6.

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Date 3/12/2020
By

The Petitioner in this matter operates a swim club in the Summer Hill community, which is a residential sub-division built in stages from 1977 to 1966 and thereafter. The Developer, Vickery Land Corporation transferred property (Lot 17 of the sub-division) to the Petitioner for the pool club. The sub-division (including Lot 17) was at the time zoned RC-6; subject pool was permitted as a special exception use. The Baltimore County Board of Appeals, by its Order dated February 13, 1968 ultimately approved the special exception for the Petitioner to operate the pool. However, it imposed a number of restrictions, including the following:

1. No lighting shall be permitted with the exception of one (1) night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.
2. Hours of operation shall be from 11 am to 8 pm on any given day.
3. There shall be no playing of music.
4. Alcoholic beverages on the premises are prohibited.
5. No loud speaking equipment shall be permitted except in the case of emergency.
6. Water to be used in filling the pool shall be brought in by means of tank trucks.
7. That membership to the pool shall be limited to not more than 200 family memberships.
8. That total membership of families living outside of the Summer Hill Development shall be limited to not more than 15% of the total club membership.
9. The site plan to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning.

It should be noted that at the time of the Board of Appeals approval, the pool to be constructed was provided access on an as yet unconstructed street "Bardon Road". Accordingly, Vickery also granted an easement for the benefit of Lot 17 as follows:

"for the purposes of ingress and egress, either by foot and/or vehicle over the Northernmost 30 feet of Lot No. (4), Section B, as shown on the aforesaid Plat of the Addition to Summer Hill, from the lot herein conveyed into Harcum Road, until such time as Bardon Road, as shown on said Plat is laid out and paved and made accessible as a public thoroughfare."

ORDER RECEIVED FOR FILING
Date 3/12/2020
By

Over the past one-half century, the pool has been modernized and its activities have evolved through the years. Unfortunately, it is now in violation of most of the restrictions set out in the original special exception approval by the County Board of Appeals. Petitioner appears before the Office of Administrative Hearings requesting approval and or alteration of those items which are in violation.

Protestants purchased a house on one of the two lots which contain the aforesaid easement. Their request is that the restrictions set out in the 1968 Board of Appeals Special Exception approval be enforced. They also claim that the easement "over burdens" their property rights.

First, as to the pool itself. It was approved in 1968 as a valid special exception use in an RC-6 zone. That approval is still in force and effect. The present zoning is still RC-6, except that it is now a "use-by-right". It is permitted in the present zoning as "accessory to a dwelling or residential sub-division only." Without question, a special exception use is a more restricted and difficult to obtain use permission. Petitioners originally met that burden. Moreover, nothing in the zoning regulations then or now define or limit what is considered a "residential sub-division"; it then or now does not include any language as to additional users (or members in this matter) outside the "sub-division".

Petitioner is a pool serving a residential sub-division. It is operated by that community, its leadership and workers are volunteers. It is open to all members of the community. The original special exception clearly contemplated and permitted a percentage of pool members who would be permitted to come from areas other than within the Summer Hill residential sub-division. Put another way, if the pool still met all the conditions set out in the 1968 order, would the Protestant have it closed because the existence of the permitted percentage of outside members put it in technical "violation" of the present RC-6 zoning language? I do not so believe. As it pre-dates

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Date 3/12/2020
By

the present zoning, the special exception should control. The pool is an integral part of the community and should remain so.

There was much testimony from the community regarding the history, programs, events, and use of the pool; including a long standing history of its "swim team" and "swim meets" over the many years. There was also testimony as to the very real financial issues being faced by the Petitioner. It is abundantly clear to me that the pool has been and is a positive factor in the continuing life of the community and the surrounding close by neighborhoods. The membership has in many cases been multi-generational, both in the use of the pool and in the various activities over 50 years. Having said this, even if the Petitioner is and should be permitted to continue, and believing that the existence, events, and programs are positive and beneficial, does that allow for a "carte blanch" to alter the conditions of the original special exception order?

First, §500.7 of the Baltimore County Zoning Regulations ("BCZR") states:

"Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations."

In this case the 1968 RC-6 special exception set conditions, the more recent RC-6 being "of-right", sets no restrictions. Being a more strict approval process of the Petitioners use, I believe the special exception is the better of the standards to measure and control the continued use by the Petitioner of the site. The County Board of Appeals in 1968 did not possess a "50 year crystal ball" to know how the Petitioner would evolve while still serving the purposes for which the special exception was granted. The intent of the special hearing procedures is to allow flexibility in uses and clarification of zoning issues in light of individual and sometimes changing circumstances.

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Date 3/12/2020
By Den

Accordingly, applied to this case, I believe that the special hearing procedure is appropriate to examine and if necessary, re-evaluate the special exception conditions set a half-century ago. I believe this is an especially valid position in an effort to maintain the availability of the clearly positive character of the Petitioners use in the past, present, and for future generations.

That said, there is still the need and responsibility under the special hearing procedure to examine those changes that are now admittedly in violation of the 1968 order and to determine which, if any require evaluation and evolution. There was testimony at our hearing about membership fees, and opinions as to the number of people needed, etc. The memorandum of both Counsel devoted comment to these "economics". I do not see the issue of relative economics as dispositive of the membership numbers, as numbers change year to year. Likewise, the present percentage of members from outside of the original Summer Hill community (which is considerably above the 1968 cap) is not, to my mind, the issue. The County Board of Appeals allowed that a percentage of members could come from outside the immediate residential sub-division. The number they chose was arbitrary and a true "guesstimate", as construction in the area was on-going. I believe that, like all membership institutions, the numbers will ebb and flow over the years, as they obviously have the past 50 years. I do believe that, giving the realities of membership organizations of all kinds since the late 1960's, some adjustment makes common sense and recognizes those realities. Will it be difficult 30 or 50 years from now to utilize present membership numbers? - - possibly yes and possibly no. Will that require review and adjustment at that time? - - yes, if we are to maintain the quality, life-style and services of our future neighborhoods. The ability to act under §500.7 is the vehicle to allow citizens and government to recognize that some conditions placed on property and special exception decisions will over time need responsible and reasonable review.

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Date 3/12/2020
By

The Petitioner requests an extended limit of 250 families in lieu of the presently permitted 200 in the 1968 order, and that the order be changed, setting forth that at least 30% of members shall come from the greater Summer Hill community in lieu of the 15% restriction of the 1968 order. While this may reflect the present situation of membership, I am concerned that a significant change in the percentage of membership of Summer Hill could in fact in the future change the nature of the pool as it relates to the community. In light of the testimony as to the present membership and percentage of families from outside the Summer Hill community, I believe that the approval of an increase in the number of families from the outside communities is reasonable. However, in relation to the percentage minimum of member families from within the community, and in order that the Petitioner should remain an entity primarily serving the Summer Hill community, the minimum percentage of outside members could be more than the present 15%. At the same time, testimony was received that after 50 years of development in the immediate area, considerable other communities (most within 10 minutes of the Petitioner) should be permitted to be a source of membership. I believe that given those realities, the minimum percentage of membership from within the Summer Hill community itself should be high enough to ensure that the primary needs of the Summer Hill community are served and controlled.

As to the additional conditions imposed in the 1968 order:

Lighting – The existence of the club and the activities of the Petitioner must balance serving their members while maintaining and doing no harm to surrounding properties and residents. Technologically, the art of outside lighting today is literally generations improved from that which existed in 1968. The lighting on Petitioners property must be re-evaluated and means found to direct lights on the parking lot only, and that those lights be aimed and set so as to reduce

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Date 3/12/2020
By

completely or at least to minimize their effect on neighboring properties; all to be approved by the Baltimore County Landscape Architect.

Hours of Operation- There was much testimony as to the events and scheduling of the Petitioners activities. While the swim team and two (2) to three (3) swim meets yearly testified to are truly activities that have spanned multiple generations and are an integral part of the Summer Hill community, there must again be a recognition that such activities cannot be carried on to the detriment of neighboring residents. The testimony as to some individuals arriving at 6:30 A.M. to prepare for meets is unacceptable; as is 9:00 A.M. starts for practices, with the attendant motor vehicles and participant noise.

Loud Speaker Equipment - I see and recognize the use of loud speaker equipment as necessary at swim meets and some special activities. The use of such equipment shall be permitted one-half hour before, during and one-half hour after meets and special events, which shall be defined as Memorial Day, July 4th, and Labor Day.

Water- There was testimony as to conversations with the Baltimore County Department of Environmental Protection and Sustainability as to the sewage and water arrangements on the subject site. A comment provided by DEPS as part of the file in this matter shall be included in the order. With the concurrence of DEPS, water for filling the pool will continue to be brought in by tank trucks; unless directed otherwise by DEPS. As to the sewage issues raised in the DEPS comments the Petitioner must address those issues to DEPS satisfaction.

Music and Alcohol- It was the clear intent of the 1968 CBA order that the Petitioner operate with the least disturbance to others during operations. Music is not essential to the existence and operations of the pool, nor is the consumption of alcohol. Both shall continue to be prohibited as per the 1968 order.

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Date 3/12/2020
By

Site Plan- The requirements for the site plan shall remain as set forth in the 1968 order. There was considerable testimony and discussion as to the easement granted to the Petitioner for ingress and egress of the pool site. Protestants who purchased their home on one of the two properties over which the easement exists, set out that although they were not aware of the easement until settlement, they nevertheless completed settlement after being so advised. Moreover, the easement, which is a drive-way, was present for years prior to their purchase and was certainly obvious to them upon inspection of their lot. Its physical presence and their knowledge of its existence prior to the completion of settlement, is to me, an acceptance by the Protestants of the easement and of the conditions of its continued use until, as clearly set out in the easement, the construction of Bardon Road is actually completed. At present time that has not happened. Whether or not it was the responsibility of the last 50 years of members of the community to see that the road was completed is not relevant; nor is the discussion of whether or not Baltimore County was aware or believed that such a road was needed to be built. Accordingly, the fence placed upon the easement by the Protestants violates the easement granted to the Petitioner and must be removed.

Counsel for Protestant complains that the easement "exacerbates the burdens already imposed on the Blums property". I disagree. The easement existed before the Blums purchase. It is clear as to the purpose and the easement itself states with specificity when it ends. It was visually apparent to the Blums before their purchase and was known to them prior to the completion of settlement. Their actions to limit the use of the easement for the purposes for which it was created is, in fact, a "burden" to the Petitioners.

Having therefore considered the testimony, Exhibits and submissions of the parties, it this **12th** day of **March, 2020** by the Office of Administrative Hearings ORDERED:

ORDER RECEIVED FOR FILING
Date 3/12/2020
By

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968 granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 am to 8:00 pm with the exceptions as to the following:

      i. Swim team practices may begin at 10:00 am,
      ii. Preparation for swim meets may begin 9:00 am, and
      iii. Swim meets may begin 10:30 am

   c. No playing of music shall be permitted.

   d. Alcohol beverages on the premises are prohibited.

   e. Loud speaker use shall be permitted one half hour before, during and one half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

   f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

   g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

   h. Membership shall be limited to 275 families.

   i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

   j. All fences or other obstructions upon the easement granted by deed dated August 3, 1968 to the Petitioner shall be removed immediately.

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Date 3/12/2020
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Any appeal of this decision must be filed within thirty (30) days of the date of this Order.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS: sln

ORDER RECEIVED FOR FILING
Date 3/12/2020
By

IV-28-19

RECEIVED
OCT 18 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0431-SPH
Address 13709-A Harcum Road
(Summer Hill Club, Inc. Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

X The Department of Environmental Protection and Sustainability has comments on the above-referenced zoning item.

Ground Water Management (GWM) has concerns to the requested change to the Zoning Order 68-151-X. Specifically, GWM recommends that the requirement that the water used to fill the pool come from offsite via tanker trucks should be maintained. The two onsite wells do not have adequate yield to support the filling of the pool in addition to the sanitary facilities already onsite. Such use may also have adverse effects on surrounding domestic water supplies.

In addition, GWM has general concerns about potential changes in use at the facility as it relates to onsite sewage disposal. The septic system serving the site was installed in 1967 and is estimated to be sized to handle approximately 400 gallons per day. Based on percolation testing conducted in 2011, the existing drywells may be installed into shallow bedrock and consequently not receiving adequate treatment prior to encountering groundwater. Any proposed increase is daily sewage flows to the existing system must reviewed and approved by GWM. Be advised that modifications to the system may be required.

Reviewer: Kevin Koepenick, Manager, Ground Water Management

ORDER RECEIVED FOR FILING
Date 10/18/2019
By

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RECEIVED
OCT 22 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/16/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-431

INFORMATION:
Property Address: 13709 A Harcum Road
Petitioner: Summer Hill Club, Inc.
Zoning: RC 6
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve changes to Order 68-151-X as identified on the attachment submitted in support of the petition.

A site visit was conducted on September 19, 2019. The subject site is located in a Resource Preservation Land Management Area. The Baltimore County Master Plan 2020 sets as a policy for such land management areas is to *"Preserve valuable cultural, historic, recreational, and environmental resources by limiting development and acquiring available land for public benefit."*(MP2020 pg. 91).

The Department has in its files a copy of a letter of support dated 9/22/2019 from the President of the Greater Summer Hill Association.

The Department has no objection to granting the petitioned zoning relief. The Department recommends that subsequent to the hearing that any conditions emanating from said hearing be incorporated specifically into the decision and order, if approved, so that there be no misunderstandings between the Summer Hill Club and the neighboring community.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:
Lloyd T. Moxley

Division Chief:
Jenifer G. Nugent

CPG/JGN/LTM/
c: Wally Lippincott
Donna M. B. King
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 3/12/2020
By

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PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13709A Harcum Road which is presently zoned RC 6

Deed References: 49/4/529 10 Digit Tax Account # 1019085500

Property Owner(s) Printed Name(s) Summer Hill Club, INC.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Changes to Zoning Order 68-151-X, see attached

2. ____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ____ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

to be presented at hearing, see attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

ORDER RECEIVED FOR FILING
Date 3/12/2020
By JEN

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Summer Hill Club, Inc.
Name #1 – Type or Print Name #2 – Type or Print

Donna King, attorney
Signature #1 Signature # 2

P.O. Box 13, Phoenix, MD
Mailing Address City State

21131, 410-494-1005,
Zip Code Telephone # Email Address

Attorney for Petitioner:

Donna M.B. King
Name- Type or Print

Donna King
Signature

309 W. Pa. Ave, Towson MD
Mailing Address City State

21204, 410-494-1005, dking@dking-law.com
Zip Code Telephone # Email Address

Representative to be contacted:

Donna M.B. King
Name – Type or Print

Donna King
Signature

309 W. Pa Ave, Towson, MD
Mailing Address City State

21204, 410-494-1005, dking@dking-law.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0431-SPH Filing Date 8/19/19 Do Not Schedule Dates: _____ Reviewer RJT

REV. 10/4/11

Summer Hill Club – Special Hearing Request

13709-A Harcum Road

Request is to approve: changes to prior Zoning Order 68-151-X to include changes in number and type of family memberships, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool.

2019-0431-SPH

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13709A Harcum Road **which is presently zoned** RC 6

Deed References: 4914/529 10 Digit Tax Account # 1019085500

Property Owner(s) Printed Name(s) Summer Hill Club, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
Changes to Zoning Order 68-151-X, see attached

2. ____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**.

to be presented at hearing, see attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

ORDER RECEIVED FOR FILING
Date 3/12/2020
By DEN

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Summer Hill Club, Inc.
Name #1 – Type or Print Name #2 – Type or Print

Donna King, attorney
Signature #1 Signature # 2

P.O. Box 13, Phoenix, MD 21131
Mailing Address City State

21131
Zip Code Telephone # Email Address

Attorney for Petitioner:

Donna M.B. King
Name- Type or Print

Donna King
Signature

309 W. Pa. Ave., Towson MD
Mailing Address City State

21204, 410-494-1005, dKing@dKing-law.com
Zip Code Telephone # Email Address

Representative to be contacted:

Donna M.B. King
Name – Type or Print

Donna King
Signature

309 W. Pa. Ave., Towson, MD
Mailing Address City State

21204, 410-494-1005, dKing@dKing-law.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0431-SPH **Filing Date** 8/19/19 **Do Not Schedule Dates:** ____ **Reviewer** RJ

REV. 10/4/11

Summer Hill Club – Special Hearing Request

13709-A Harcum Road

Request is to approve: changes to prior Zoning Order 68-151-X to include changes in number and type of family memberships, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool.

2019-0431-SPH

Polaris
LAND CONSULTANTS

57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM



7/2/19

ZONING DESCRIPTION OF
SUMMER HILL CLUB, INC.
13709 ½ HARCUM ROAD
10TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point located South 75 degrees 20 minutes 54 seconds East, 287.43 feet and North 31 degrees 22 minutes 52 seconds East, 70.93 feet from a point on the easterly right of way line of Harcum Road that is at the distance of 600 feet more or less South of the center of Manda Mill Lane and being known as Lot 17, Block B as shown on the plat titled "Addition to Summer Hill" as recorded in Plat Book 31 Page 69.

Containing 2.4 acres of land, more or less, as recorded in deed Liber 4914, folio 529.

2019-0431-SPH

Polaris
LAND CONSULTANTS

57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

7/2/19

ZONING DESCRIPTION OF
SUMMER HILL CLUB, INC.
13709 ½ HARCUM ROAD
10TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point located South 75 degrees 20 minutes 54 seconds East, 287.43 feet and North 31 degrees 22 minutes 52 seconds East, 70.93 feet from a point on the easterly right of way line of Harcum Road that is at the distance of 600 feet more or less South of the center of Manda Mill Lane and being known as Lot 17, Block B as shown on the plat titled "Addition to Summer Hill" as recorded in Plat Book 31 Page 69.

Containing 2.4 acres of land, more or less, as recorded in deed Liber 4914, folio 529.

2019-0431-SPH

Case No.: 2019-0431-SPH 13709 A Harcum Road

Exhibit Sheet

DW 8-27-20

Petitioner/Developer

Protestants

SEN 3-12-20

No. 1	COUNTY RECORDS 1968 SF. EXC.	(1) Blu Deed 6-1-06
No. 2	Property Plat	(2) Photo light
No. 3	Rec. Changes to 1968 SF. EXC.	(3) Photo. Driveway Paint on R/Way
No. 4	BUILDING PERMIT 2012 POOL CONSTRUCTION	(4) Parked Cars
No. 5	LETTER DATED 9-22-19 SUMMER HILL RES	(5) Parked Cars
No. 6	Neighborhood Petition	(6) Parked Cars - MAILBOX
No. 7	LETTER TO HARCUM Rd & MIRANDA MILL RESIDENTS	(7) EMAIL TO BURCH FORWARDING OF 7-3-19 CLUB EMAIL
No. 8	MEMBER ATTENDANCE STATISTICS	(8) "JOIN US" FLYER FROM CLUB
No. 9	LETTERS OF SUPPORT	(9) CU - DOAK
No. 10	A-LETTER FROM DEPS - COMMENT 10-18-19 B-MEMO DEPS 10-25-19	(10) PLAT - ADDITION TO SUMMER HILL
No. 11	Facebook page SWIM MEET	(11) 1968 DEED LAND CORP TO SUMMER HILL CLUB
No. 12	EMAIL - 1-21-20 SHSC Bd Meeting	

(CONTINUE TO PAGE 2)

Case No.: 2019-0431 SPH 13709A HARCUM DD.

Exhibit Sheet

	Petitioner/Developer	Protestants
No. 13	EMAIL 1-11-19 DIXON TO BLUM	
No. 2 14	MEMBERSHIP FIGURES 2015-2019	
No. 3 15	POOL CONSTRUCTION PERMIT DRAWING	
No. 4 16	POOL MEMBERSHIP LIST 2019	
No. 5 17	CLUB LOG OF VOTING MEMBERS 5-22-11	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN THE MATTER OF THE PETITION FOR SPECIAL HEARING OF SUMMER HILL SWIM CLUB, INC. Legal Owner 13709A HARCUM ROAD, South of Intersection of Manda Mill 10TH Election and 3rd Councilmanic Districts	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-0431-SPH

* * * * * * * * * * * * *

PETITIONER'S EXHIBITS

1. County Records of 1968 Special Exception
2. Property Plat
3. Description of Petitioner's Requested Changes to 1968 Special Exception
4. Building Permit for 2012 pool construction
5. September 22, 2019 Letter of Greater Summer Hill Association
6. Neighborhood Petition
7. Letter of Harcum Road and Manda Mill Neighbors
8. Statistics of Member Attendance
9. Additional Letters of Support of Petition

100% Recycled 30% PCW

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

68-151-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, The Maryland Land Corp., legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ..... zone to an ..... zone; for the following reasons.

10TH DIST
MAP
SE 3-D
'X'

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Swimming Pool

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

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

Owings Mill Realty, Inc.
By: W. D. Wendler
Contract purchaser

The Maryland Land Corporation
By: [illegible]
Legal Owner

Address 10221 Owings Mills Road
Owings Mills, Maryland 21117

Address 305 Allegheny Avenue
Towson, Maryland

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1967 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

THE VICTORY LAND CORP. #68-151-X
N/S Owings Mills Road (Old) 10th Road from Hanna Hill
10th

68-151-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY
N/S Dartion Road 60' from Manoa Mill Road - 8th District : ZONING COMMISSIONER
The Vickery Land Corporation, Pet. NO. 68-151-X : OF
: BALTIMORE COUNTY
:

::: ::: :::

This is a Petition for a Special Exception requesting permission to construct a community swimming pool on the subject property, which consists of 2.4 acres

A large number of people appeared at the hearing, most of whom were in favor of the requested Special Exception. There was some dissent, however, and the Deputy Zoning Commissioner advised that no formal Order would be signed until the Summer Hill Community Association had a chance to discuss the Petition at a meeting. On January 24, 1968, a letter from the improvement association signed by Mr. Robert J. Quinn, President, was submitted as an exhibit in the subject proceeding. It would appear that the majority of the neighborhood wants a community swimming pool. Various other letters from concerned property owners were received.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels the granting of this Special Exception for a community pool would not have an adverse effect on the neighborhood and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met. The Special Exception should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13 day of February, 1968, that a Special Exception for a community swimming pool should be and the same is granted, from and after the date of this order, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot and this light shall be directed away so as not to reflect on the Thomas residence.

2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.

3. There shall be no playing of music.

4. Alcoholic beverages on the premises are prohibited.

5. No loud speaking equipment shall be permitted except in the case of emergency.

ORDER RECEIVED FOR FILING
DATE 2/13/68
BY JC Deputy Zoning Commissioner

6. Water to be used in filling the pool shall be brought in by means of tank trucks.

7. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning.

Edward D Hardesty
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 2/13/64

BY [signature]

December 21, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

The Hickory Land Corporation
305 Allegheny Avenue
Towson, Maryland 21204
Attns Mr. Preston Scheffenacker, Pres.

SUBJECT: Special Exception for a Community swimming pool, for the Hickory Land Corporation, located NS Gordon Road, SW of Honda Mill Lane
8th District
(Item 41, December 12, 1967)

Dear Sirs

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:
Water and sewer not available.
Roads to be developed as shown on the submitted plan.

STATE ROADS COMMISSION:
There are no State roads involved - therefore this office has no comment.

HEALTH DEPARTMENT:
Public utilities are not available to this site, therefore, private water well, sewage disposal facilities and disposal for backwash water from the pool filter must be provided. A revised plan should be submitted showing proposed locations of the above utilities.

Prior to approval of a building application for the pool and bathhouse two complete sets of plans and specifications must be submitted to this office for review and approval. Also, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION:
Revised plans must be submitted in accordance with Health Dept. comments prior to the hearing.

If the petition is granted, no occupancy may be had until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning, 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engr.
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

The Victory Land Corporation
305 Allegheny Avenue
Towson, Maryland 21204
Attention Mr. P. Schaffhauser, Pres.

December 21, 1967

Very truly yours,

JOHN G. Pick,
Principal Zoning Technician

JGPick

cc: Carlyle Brumbaugh of Engrs; John Hayes-State Roads Commission; William Grammell-Health Dept.

I HEREBY CERTIFY that on this 21st day of June, 1961, a copy of the foregoing petition was served upon the County Board of Appeals of Baltimore County.

Counsel for Appellants and Petitioners

ORDERED this ____ day of _____, 1961.

I HEREBY CERTIFY that on this 20th day of June, 1961, a copy of the foregoing petition was mailed to Mr. Robert Glenn Hughes, 4th Floor Tower Building, Baltimore, Maryland 21201 and to J. Thomas Bollinger, 614 Calvert Building, Baltimore, Maryland 21202, Attorneys for the Property Line Corporation.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date January 5, 1968

FROM George E. Gavrelis, Director of Planning

SUBJECT Pet. #68-131-X. North side of Boston Road 601 feet from Marsh Mill Road.
Petition for Special Exception for a Community Swimming Pool.
The Vickery Land Corporation - Petitioner.

10th District

HEARING: Monday, January 15, 1968. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a community swimming pool. It has the following advisory comments to make with respect to pertinent planning factors:

1. As a special exception, the proposed swimming pool will have to meet the provisions required in Section 502.2 of the Zoning Regulations. Will a swimming pool have an adverse effect on adjoining properties? In light of the general situation in the area with respect to ground water supply, will a swimming pool have such an adverse effect on water supply in the area? Is the site such that it can accommodate the waste from club members on a lot that was essentially established for one family?

2. The staff notes that access to the proposed facility would be by means of a driveway through Vercum Road. It appears that access from Boston Road would be more suitable and would have less of an impact on adjoining properties. The staff also notes that parking is provided, but that no screening for that parking is proposed. The staff also is uncertain as to whether or not the parking for 60 cars would in fact be adequate to accommodate the proposed use here.

[redacted]

[redacted]

DESCRIPTION TO ACCOMPANY PLAT OF SUBDIVISION

Beginning for the same at a point situate on the northerly right of way line of Bandon Road, said point being also situate the following courses and distances from the intersection of the northerly right of way line of Bandon Road and the easterly right of way line of Hands Mill Lane, north 80 degrees, 04 minutes, 32 seconds West, 59.51 feet to a point of curvature, thence by a curve to the left have a Radius of 665.00 feet an arc distance of 241.43 feet to the aforementioned point of being, thence leaving the said point of beginning and running with the line of division for Lot 10 North 40 degrees 17 minutes 17 seconds West, a distance of 331.84 feet to a point, thence with the lines of division for Lots 8 and 9, north 31 degrees 22 minutes 38 seconds West a distance of 222.81 feet to a point, thence with the line of division for Lot 7, North 23 degrees 17 minutes 02 seconds West a distance of 130.07 feet to a point, thence with the line of division for Lot 6 North 03 degrees 39 minutes 14 seconds West a distance of 247.07 feet to a point on the southerly most property line of the land now or formerly of Robert E. Thomas, Trustee, in the land records of Baltimore County in Liber E. H. K. 340 folio 71 thence running with a part of said line North 72 degrees 04 minutes 38 seconds East a distance of 231.67 feet to a point on the southerly right of way line of Bandon Road, thence with said right of way line by a curve to the right having a radius of 633.00 feet an arc distance of 239.60 feet to the point of beginning

Containing 2.6 Acres ±

Subject to the full of a 10 foot drainage and utility easement along the westerly and northerly most lines and a 10 foot drainage and utility easement along the southerly most line.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James Dyer Date December 13, 1967

FROM William Stoneall
Department of Health

SUBJECT Item No. 43 of Zoning Advisory Committee on Tuesday, December 12, 1967 regarding special exception for watering pool to be located on Harden Road - 4th District

Public utilities are not available to this site. Therefore, private water wells, sewage disposal facilities and disposal for backwash water from the pool filter must be provided. A revised plan should be submitted showing proposed locations of the above utilities.

Prior to approval of a building application for the pool mechanisms two complete sets of plans and specifications must be submitted to this office for review and approval. Also, soil tests must be conducted to determine the suitability of the soil for subsurface sewage disposal.

Chief
Water and Sewer Section
Bureau of Environmental Health

WSS:ca

IN RE: PETITION FOR SPECIAL EXCEPTION for a Community Swimming Pool S/S Beehive Road 600' West Meade Mill Road, 10th District The Fishery Land Corp., Petitioner Sumner Hill Club, Inc., Contract Purchaser	:	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 69-192-X

OPINION

The petitioner in this case seeks a special exception to construct a community swimming pool on property located in the Sumner Hill development, in the tenth Election District of Baltimore County.

The Sumner Hill development is a low residential community zoned R-6, but being without public road water facilities the lot sizes in the subdivision are all one acre or more. A community swimming pool is a permitted use in all residential zones except R-O on a special exception. The only question before the Board is whether or not the construction of the community swimming pool proposed by the petitioner would violate Section 502.1 of the Zoning Regulations.

Testimony produced by the petitioner indicated that a large number of the residents in the Sumner Hill development desire a community swimming pool primarily for the use of the residents of the Sumner Hill subdivision. The developer of Sumner Hill testified that the subdivision as plated (petitioner's exhibit #1) is laid out in 182 lots, and that 112 to 115 homes have been built. He also testified that the corporation owns an additional 25 acres next to the existing subdivision which it intends to develop in the near future. He testified that many residents of the community have expressed the desire for a community swimming pool, and that as a consequence a swimming club corporation was formed and has agreed to purchase the subject site from him, which is lot #17 on Block B of the plat of subdivision of Sumner Hill. He further testified that he had no interest whatsoever in the swimming club other than to sell the corporation the land on which the pool is proposed to be constructed.

Mr. Jerry Klein, an expert in the business of constructing and managing swimming pools, testifying on behalf of the petitioner, stated that he has a contract to build the pool and introduced petitioner's exhibit #2 showing the proposed construction. In his opinion the sanitary facilities are more than adequate to conform to the Health Department regulations, and the water use of the pool [illegible] would be in all probability considerably less than if the property were improved with one house. He and other witnesses further testified that in their opinion the pool would be a financial success, and that there are adequate assurances of support among the residents of Sumner Hill to insure this.

Mr. William Wheeler, President of the Summer Hill Club, Inc. (the pool corporation) testified that they presently have 83 paid up members, and have stopped taking applications for further membership pending the outcome of obtaining proper zoning. He further testified that the subject site, Lot #17, was selected because of its distance from existing homes in the development. The witness went into great detail as to the intent and purposes of the Summer Hill Club, Inc. and the financial details of constructing and maintaining the pool.

An expert land planner, Mr. Lawrence Williamson, testified that the construction of the pool as proposed would not in any way violate Section 502.1 of the zoning regulations, and that indeed it would be a benefit to the community in that it would meet what he described as a great need for a recreational facility in the neighborhood.

The petitioners, in a further effort to insure that the pool would not be detrimental to the general community, agreed to an additional set of restrictions on the use of the pool, which restrictions were incorporated into the Order of the Deputy Zoning Commissioner.

George E. Gavrelis, Director of Planning for Baltimore County, testified and a comment dated January 5, 1968 were introduced into the record as petitioner's exhibit "B". Mr. Gavrelis took no position either for or against the proposed pool, merely stating that the burden was on the petitioner to show that the pool would not have any adverse effect on surrounding property or violate Section 502.1 of the zoning regulations.

The protestants generally feared an increase in traffic on the streets within the development, a lowering of the water table, and a fear that children in going from their home to the pool would cut across private property rather than use the public streets to reach the facility. There was also testimony by some of the protestants that they feared the pool would interrupt the peace and tranquility of the community.

The Board does not feel from the testimony of the witnesses, that all proper restrictions placed upon the special exception the pool will not violate Section 502.1(a) of the regulations. Further, due to the fact that there are no through streets in the development and with proper restrictions there would be practically no additional traffic generated from outside the development, the proposed use would not violate Section 502.1(b) of the regulations. The Board also finds from all of the testimony that the special exception, if granted, would not "be detrimental to the health, safety and general welfare of the locality involved". We particularly deal with these three subsections of Section 502.1 as there is nothing in the testimony that would indicate

that the protestants seriously contend that the special exception, if granted, would violate subsections a, d, and f of the above-mentioned section.

For the reasons given above the Board finds as a fact that the special exception will not in any way violate Section 502.1 of the zoning regulations and, therefore, should be granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed only so as not to reflect on nearby residences.

2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.

3. There shall be no playing of music.

4. Alcoholic beverages on the premises are prohibited.

5. No loud speaking equipment shall be permitted except in the case of emergency.

6. Water to be used in filling the pool shall be brought in by means of tank trucks.

7. That membership to the pool shall be limited to not more than 250 family memberships.

8. That total membership of families living outside of the Stevens Hill development shall be limited to not more than 15% of the total club membership.

9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

Re: Vickery Land Corp. - #88-151-X

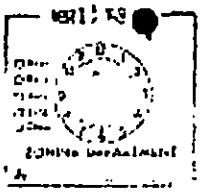
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Wilson, Chairman

Ian A. Miller

Robert A. Keller, Jr.

ELK/jr/cm
1/15/81



IN: PETITION FOR SPECIAL EXCEPTION
8/S Linden Road 600' from Ranie Mill
Road - 10th District
The Verbury Land Corporation, Pet.
No. 80-180-X

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

[illegible]

[illegible]

Please enter an appeal from the decision rendered by the Deputy Zoning Commissioner, Mr. Edward D. Gardenly, dated February 13, 1981 wherein he granted a special exception for a community swimming pool on the above-entitled case.

Please enter appeal on behalf of the following people, individually and collectively: Larry A. Thornton [illegible] Summer Hill Drive, Phoenix, Maryland 21131; [illegible] and Kelly M. Roberts, Summer Hill Drive, Phoenix, Maryland 21131; John M. Zimmerman and Barbara M. Zimmerman, Summer Hill Drive, Phoenix, Maryland 21131; John A. Arp and [illegible] Linden Road, Phoenix, Maryland 21131; William M. [illegible] Jr. & Wendolyn, Summer Hill Drive, Phoenix, Maryland 21131; and Ken Brock, Linden & Brunswick Roads, Phoenix, Maryland 21131; [illegible] Linden Road, Phoenix, Maryland 21131; William A. [illegible] Brunswick Road, Phoenix, Maryland 21131; [illegible] and the Baltimore County Board of Appeals, Room 200, Court House, Towson, Maryland 21204.

[illegible]

Jean F. Moser, Summer Hill Drive, Phoenix, Maryland 21131; Larry H. Leyett and Doris V. Leyett, Summer Hill Drive, Phoenix, Maryland 21131; Howard E. Bosley and Lora Bosley, 501 Brook Road, Towson, Maryland 21204; and Charles Clayton McNally, Gordon Road, Phoenix, Maryland 21131.

Albert L. Moser, Jr.
900 Nottingham Building
Towson, Maryland 21204
823-1600

Attorney for Larry H. Thornton and Peggy Sheridan Kerman v. Richard and Betty M. Nicholas; E. Allan Zimmerman and Barbara E. Zimmerman; John W. Ary and Sandra S. Ary; William M. Marlatt, Jr. and Ina S. Marlatt; Rita Rowland; Paul J. Mark and Catalina H. Mark; Wallace T. Fewell and Elizabeth Fewell; Albert E. Schaible and Elizabeth L. Schaible; Thomas Moser and Elizabeth Luther; Jean H. Moser; Larry H. Leyett and Doris V. Leyett; Howard E. Bosley and Lora Bosley; and Charles Clayton McNally.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

[redacted]
[redacted]
[redacted]
[redacted]
President

County Office Building
111 W. Chesapeake Avenue
[redacted], Maryland 21204

Your petition has been received and accepted for filing this
[redacted] day of [redacted], 1967

John G. Rose,
Zoning Commissioner

Petitioner [redacted]

Petitioner's Attorney _____ Reviewed by [redacted]
Chairman of Advisory Com.

INVOICE

No. 51726

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE [illegible]

PAID BY [illegible]

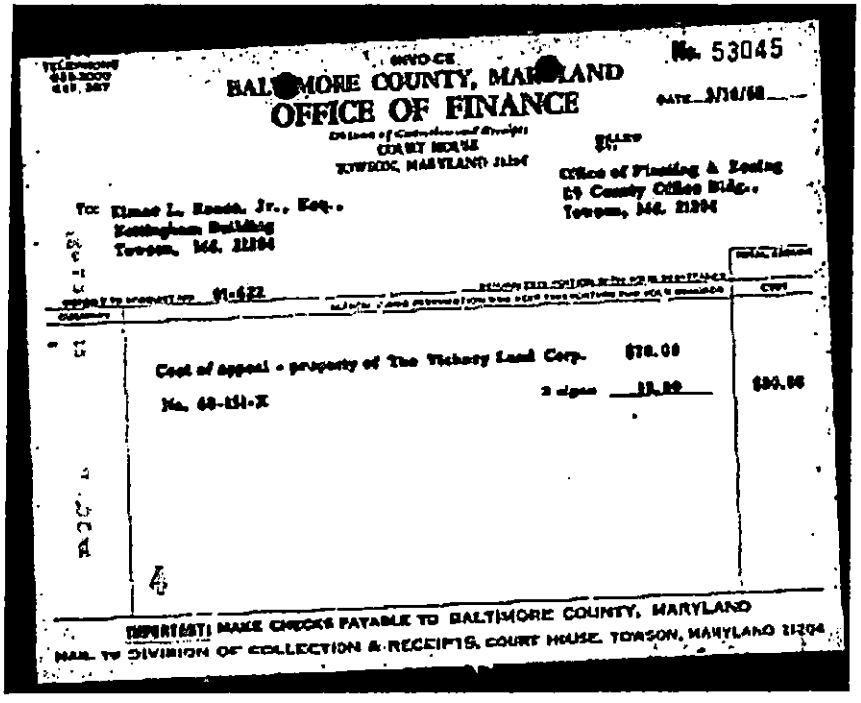
To:

[illegible]

Advertising and posting of property for the Hickory Land Co.	[illegible]

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



INVOICE

No. 53045

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE 3/16/68

SOLD TO:
Office of Planning & Zoning
County Office Bldg.
Towson, Md. 21204

TO: Elmer L. Roark, Jr., Esq.
Nottingham Building
Towson, Md. 21204

QUANTITY	DESCRIPTION		COST
	Cost of appeal - property of The Victory Land Corp.	$70.00	
	No. 68-151-X	2 signs 10.00	$80.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE

No. 50672

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

PAID
Baltimore County, Maryland

DATE May 1967

TO:

	Petition for Special Exception for the Victory Land Corp.	30.00
	4	

(Appeal)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 11th

Date of Posting [illegible]

Posted for [illegible]

Petitioner [illegible]

Location of property [illegible]

Location of Signs [illegible]

Remarks

Posted by [illegible] Date of return [illegible]

Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD., ... 19..

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of [illegible] successive weeks, the first publication appearing on the 25th day of January, 19 62, the 3rd publication appearing on the 25th day of January, 19 62.

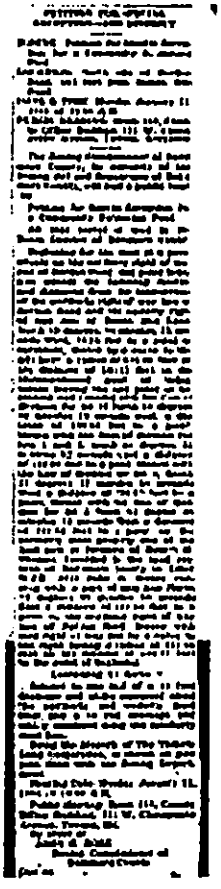
THE JEFFERSONIAN,

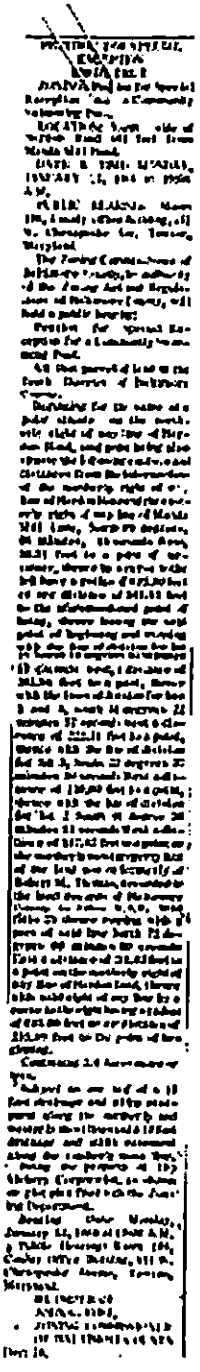
Manager

Cost of Advertisement, $ .....

True Copy Test

Deputy Commissioner of Baltimore County





OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
[illegible], Md

THE HERALD - ARGUS
Catonsville, Md

No. 1 Newburg Avenue CATONSVILLE, MD

[illegible] 19[illegible]

THIS IS TO CERTIFY, that the annexed advertisement of

[illegible]

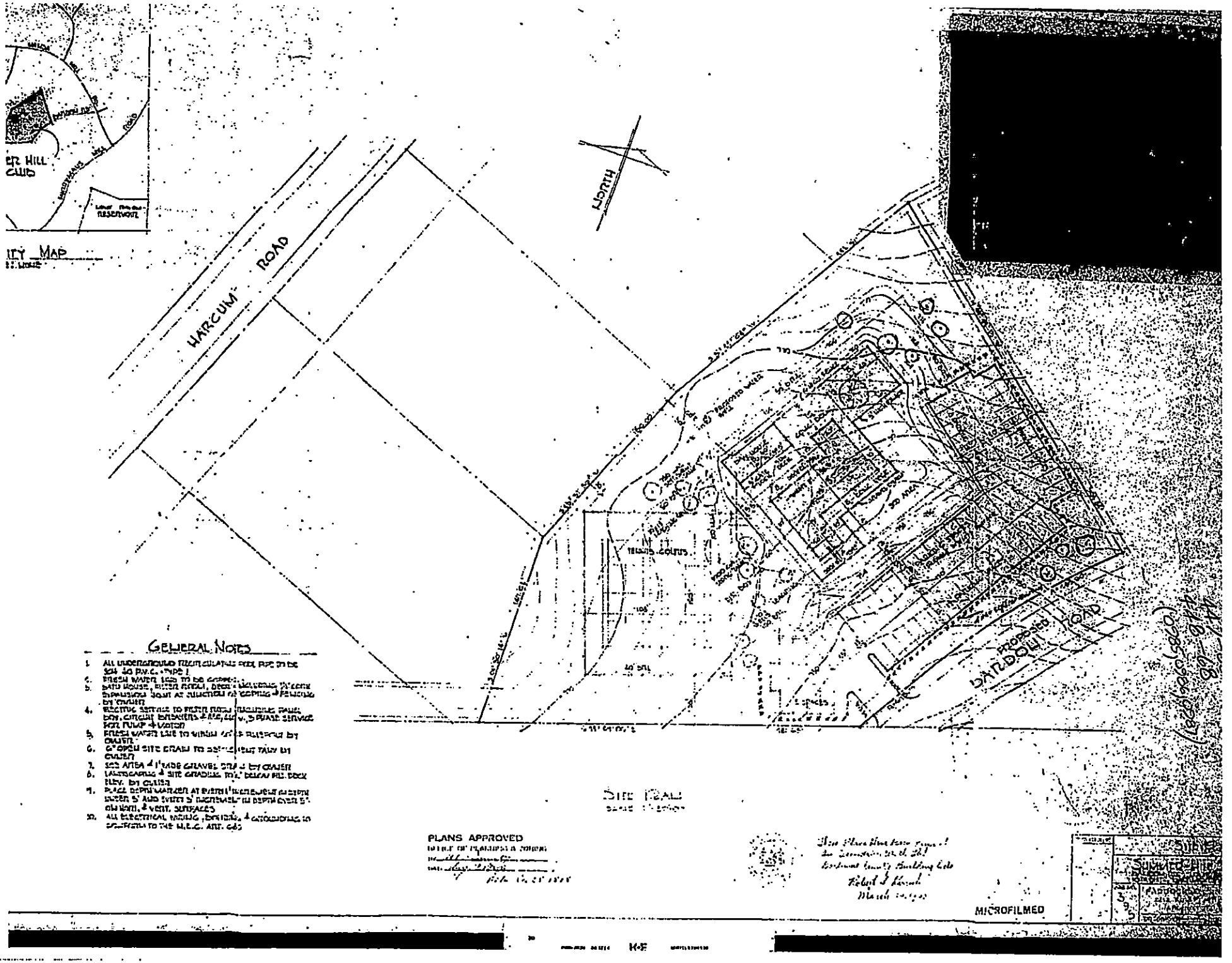
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for [illegible] successive weeks before the [illegible] day of [illegible], 19[illegible]. That is to say the same was inserted in the issues of

[illegible]

THE BALTIMORE COUNTIAN

By [illegible]

Editorial Manager



General Notes

1. ALL UNDERGROUND FIRE PROTECTION PIPE TO BE SCH. 40 P.V.C. - TYPE I
2. FRESH WATER LOOP TO BE CLOSED
3. DATA HOUSE, WATER HEATER, DEDICATED RECEPTACLE EXPANSION JOINT AS REQUIRED AS SHOWN & PROVIDED BY OWNER
4. ELECTRIC SERVICE TO METER FROM TRANSFORMER PANEL BOX, CIRCUIT BREAKERS & WIRE, ALL 3 PHASE SERVICE FOR PUMP & MOTOR
5. FRESH WATER LINE TO WASH AREA AS REQUIRED BY OWNER
6. 6" OPEN SITE DRAIN TO DISPOSAL AS REQUIRED BY OWNER
7. SOD AREA & 1" TAMPED GRAVEL DRIVE BY OWNER
8. LANDSCAPING & SITE GRADING TO DELAW PIT DOCK ELEV. BY OWNER
9. PLACE DEPTH MARKER AT EVERY 1' INCREMENT IN DEPTH UNDER 5' AND EVERY 5' INCREMENT IN DEPTH OVER 5'. ON WATL & VERT. SURFACES
10. ALL ELECTRICAL WIRING, DEVICES, & CONDUITING TO CONFORM TO THE N.E.C. ART. 680

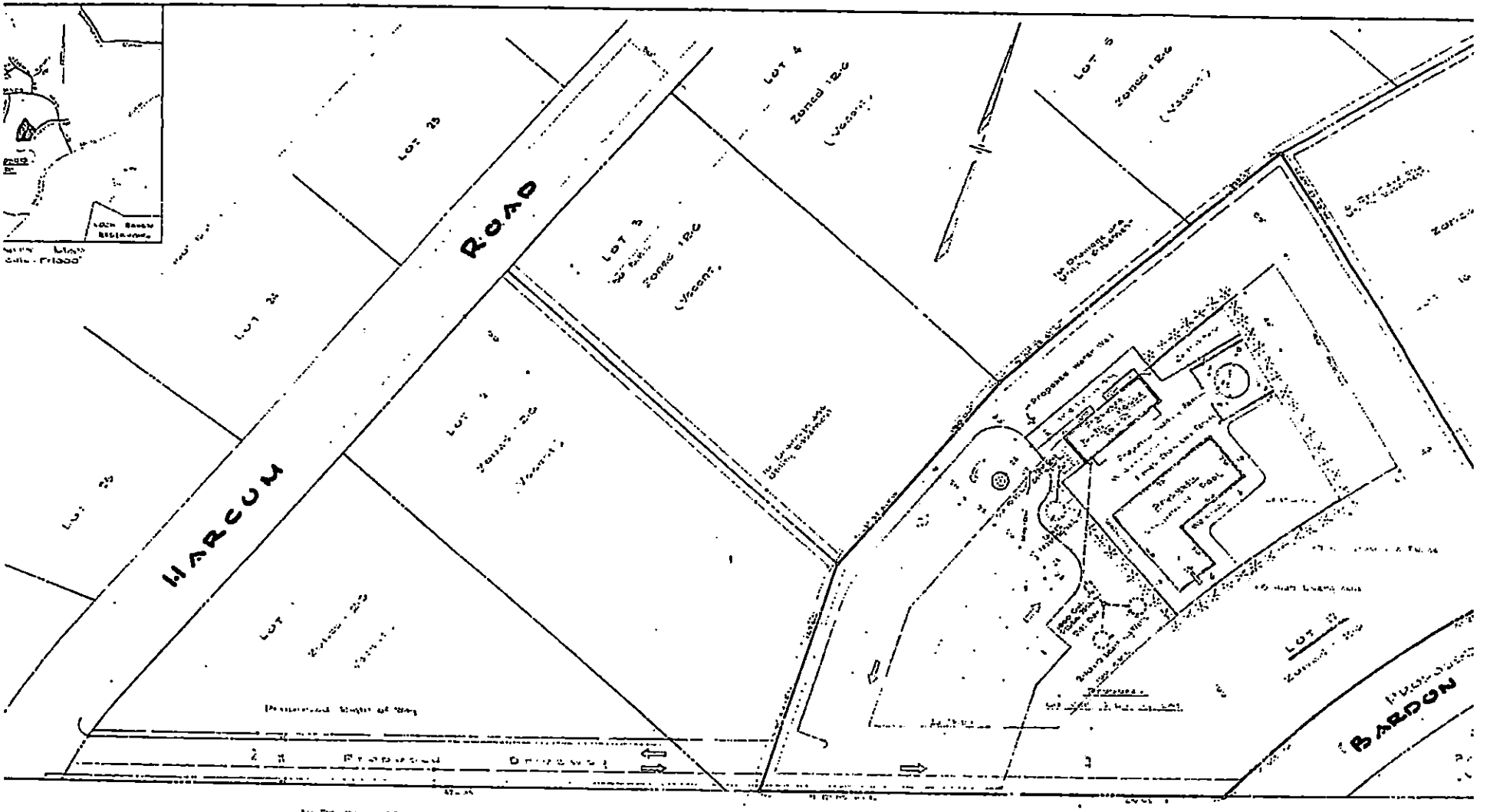
Site Plan

Scale: 1" = 50'

Now Please Have Your Engineer Submit Two Copies of the Revised Site Plan to the Bucks County Planning Commission for Review and Approval.

Robert J. Kowal
March 1990

SUBMITTED	
APPROVED	



GENERAL NOTES

Proposed Use of Property	: Club & Pool
Existing Use of Property	: Vacant Lot
Proposed Use of Property	: Swimming Club
Present Zoning of Property	: R-6
Proposed Zoning of Property	: R-6 with Special Exception
Water and Sewage	: City, Phila. Co.
Electric	: City

NOTE: Where spot grades are applied, it shall be understood that the slope is such that no water will be spilled on adjacent properties.

ZONING PLAN

SUMMER HILL SWIM CLUB

LOT 1, BLOCK B, SUMMER HILL

November 19, 1961 — Scale: 1"=50'

Revised: January 8, 1962

68-151-X

E COUNTY OFFICE OF PLANNING AND ZONING

November 17, 1970

Michael G. Ventura, Esquire
601 North Broadway
Baltimore, Maryland 21205

Re: Summer Hill Club, Inc.
N/S of Bordon Road 600'± from
Manda Mill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Ventura:

As a result of a personal field examination of the subject property and after careful consideration of all pertinent facts relative to the site, I am this day approving a revised site plan.

A copy of this revised site plan will be on file in the Zoning Office for your perusal.

Very truly yours,

George E. Gavrelis

GEORGE E. GAVRELIS,
Director

CC: Messrs. Edward D. Hardesty
George H. Pryor, Jr.

68-151-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZC

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR

Edward D. Hardesty
ZONING COMMISSIONER

November 19, 1970

Lee Stuart Thomson, Esquire
Attorney, Summer Hill Swim Club
Jefferson Building
Towson, Maryland 21204

Re: File No. 68-151-x
Summer Hill Club, Inc.
N/S of Bordon Road 600'
Manda Mill Road
10th Election District
Baltimore County, Maryl

Dear Mr. Thomson:

The revised site plan for the subject property subcitted by you to the Office of Planning was approved by Mr. George E. Gavrelis, Director of Planning, on November 17, 1970.

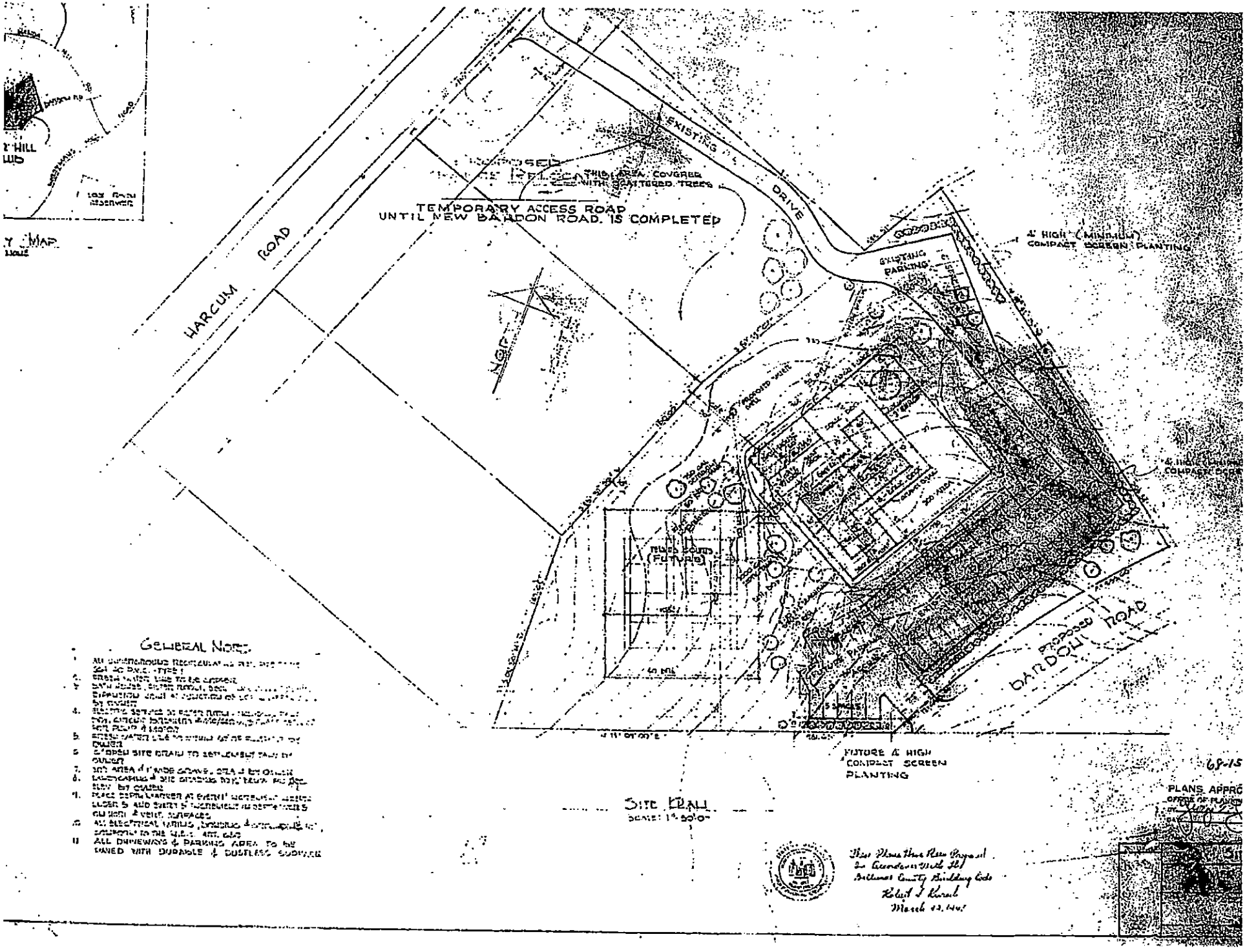
Enclosed please find a copy of the aforementioned approved plan for your records.

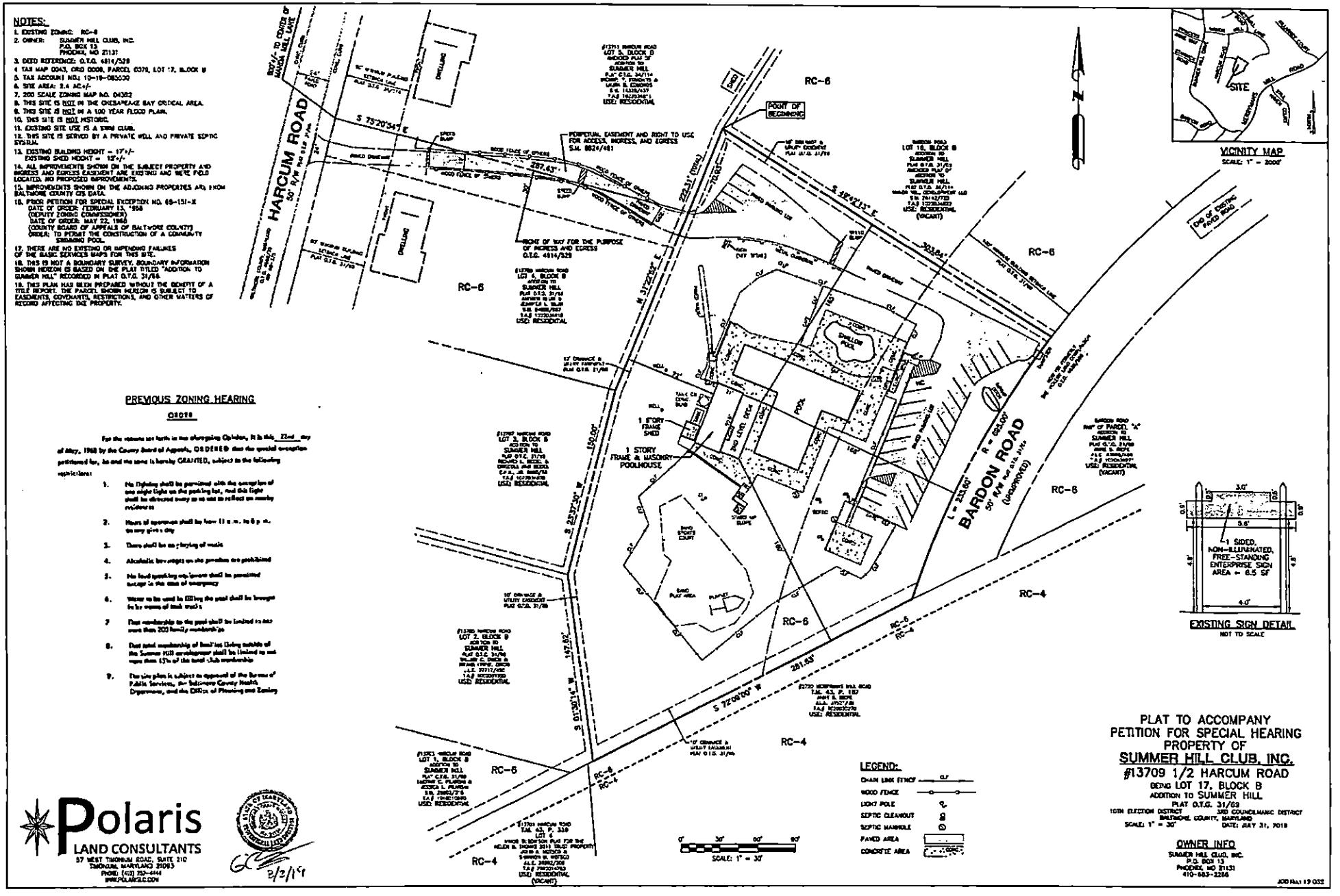
Very truly yours,

Edward D. Hardesty
Zoning Commissioner

CC: County Board of Appeals
(Enclosure)

Mr. George H. Pryor
(Enclosure)


HARCUM ROAD
EXISTING DRIVE
TEMPORARY ACCESS ROAD
UNTIL NEW BARDON ROAD IS COMPLETED
THIS AREA COVERED WITH SCATTERED TREES
4' HIGH (MINIMUM) COMPACT SCREEN PLANTING
EXISTING PARKING
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED ROAD
BARDON
FUTURE 4' HIGH COMPACT SCREEN PLANTING
SITE PLAN
SCALE: 1" = 50'-0"
GENERAL NOTES
PLANS APPRO



PREVIOUS ZONING HEARING

68-151-X

For the reasons set forth in the aforegoing Opinion, it is this 23rd day of May, 1968 by the County Board of Appeals, **ORDERED** that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day
3. There shall be no playing of music
4. Alcoholic beverages on the premises are prohibited
5. No food vending machines shall be permitted except in the case of emergency
6. Water to be used in filling the pool shall be brought in by means of tank trucks
7. Pool membership to the pool shall be limited to not more than 300 family memberships
8. Pool pool membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning

Polaris
LAND CONSULTANTS
57 WEST TIMONIUM ROAD, SUITE 210
TIMONIUM, MARYLAND 21093
PHONE: (410) 252-4466
WWW.POLARISLC.COM

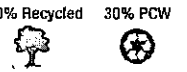
2/2/19

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING PROPERTY OF SUMMER HILL CLUB, INC.

#13709 1/2 HARCUM ROAD
BEING LOT 17, BLOCK B
ADDITION TO SUMMER HILL
PLAT O.T.G. 31/66
10TH ELECTION DISTRICT — 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' — DATE: MAY 31, 2019

OWNER INFO
SUMMER HILL CLUB, INC.
P.O. BOX 13
PHOENIX, MD 21131
410-683-2286

JOB No.: 19-032


100% Recycled
30% PCW

ORDER May 22, 1968 to petition for changes:

5

Reasons:

The special exemptions to the 1968 zoning petition are requested to ensure the longevity and financial stability of the Summer Hill Club, Inc. The vision of the community pool, as laid out in 1968, has served the Greater Summer Hill Community for over 50 years and been a positive asset to the neighborhood. The Board of Directors has been responsive to its pool operations to meet the needs of the community and membership. When the pool was renovated in 2012, the Board of Directors engaged the membership in 2011 and received their support in moving forward with investing in this neighborhood and community pool.

For perspective to this petition, in 1968 there were 112 of the 115 homes built in the neighborhood with 189 lots laid out. In 2019, there are now 307 homes in the Greater Summer Hill Community, including Summer Hill proper, Greenlands, Wetherbee and Kilkerry. Over this timeframe, there has been significant expansion in surrounding communities. Based solely on the growth of the neighborhood of 207%, membership increases to 250 represents a growth of 25%.

The Board of Directors of the Summer Hill Club remains committed to the investment of the Greater Summer Hill Community as an asset to the children and families living in the neighborhood, as well those living in close proximity and attending the Jacksonville and Carroll Manor Elementary Schools. The 15% restriction to membership outside of the neighborhood severely restricts the financial stability of this community pool. The Board is committed to annually reviewing the % of membership from the 21131 zip code, as well the Greater Summer Hill Community with the goal with this combined footprint to be X %. To ensure the Board of Directors maintains its commitment to the Greater Summer Hill Community, it will work to amend the by-laws to require a majority of Board membership be comprised of the residents of the Greater Summer Hill community, as well as create two tiers of membership for Greater Summer Hill community residents (Family and Sustainer Membership levels). Membership history and typical use of the Summer Hill Club, Inc., indicates that families "age out" of the pool and do not continue to be members even though they have valued the community pool during the years their children were young. The desire is that by creating a Sustainer membership level, additional residents of the Greater Summer Hill Community will rejoin the community pool. We will continue to work with the Greater Summer Hill neighborhood association to communicate Summer Hill Club updates and address any neighborhood concerns as related to the operations of the pool.

The increasing costs to operate and maintain pools over the past five years has been the priority of the Board of Directors in order to sustain this community asset in the Greater Summer Hill Community. The financial impact of minimum wage increases over the past three years and the new Maryland State mandate will continue to provide a hardship to maintain affordable membership costs as the Summer Hill Club that only operates for 3.5 months of the year. By requesting these exceptions to the 1968 zoning petition, the Board of Directors demonstrates its commitment to continue to evaluate operational costs, while providing opportunities for youth

employment, and a clean, well maintained pillar in the Greater Summer Hill Community for children and families to enjoy. These requests for current operations to be approved for the Summer Hill Club are not deemed to negatively impact or disrupt the current flow of traffic, noise or safety in the Greater Summer Hill community. (want to enter some data about current usage and language about cars and parking?)

1. No lighting shall be permitted with the exception of one (1) night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.

We propose to utilize the existing lighting on the property to ensure the safety of the pool members, staff and neighborhood. The lighting includes, one (1) post at the top of the parking lot, three (3) pole lights (2 in lower parking lot and 1 up on the hill), and sensor lights are mounted on the pool house. The four (4) pole lights are hard-wired, on a timer and are to be turned off by 10pm on a normal pool operation day. No lighting is in use during the off season (mid' September – mid' May).

2. Hours of operation shall be from 11am to 8pm on any given day

Normal pool operation hours open to members after Baltimore County School conclude:
11am – 8pm (Sunday – Thursday)
11am – 9pm (Friday – Saturday)

Prior to the end of the Baltimore County Public School:
1pm – 7pm (Monday – Thursday)
1pm – 9pm (Friday)
1pm – 9pm (Saturday)
11am – 7pm (Sunday)

A special exemption to permit the Summer Hill Stingrays swim team operate swim team practices from 9am – 11am, at the commencement of Baltimore County Public Schools and through the end of July. The swim team operates 2-3 swim meets each season at the Summer Hill Club, Inc. These meets run from 9am – approximately 12pm, with set up beginning at 6:30am. Attendance at the pool during these times will be limited to swim team members and families. The swim team schedule is determined at the beginning of the season.

A special exemption to permit pool hours to extend to 10pm for monthly Teen Nights, Movie Nights and other special events that are scheduled by the Board of Directors.

3. There shall be no playing of music.

The pool reserves the right to play music using speakers mounted on the pool house during the normal operating hours.

4. Alcoholic beverages on the premises are prohibited.

Summer Hill Club, Inc. will not sell alcoholic beverages. (as stated in our pool rules) Alcohol may be consumed on Club property after 4:00PM on weekdays and after 2:00PM on weekends and holidays subject to the following guidelines: no glass or glass containers; no minors (under 21 years of age) are permitted to consume or possess alcoholic beverages at any time; all alcoholic beverages must be placed into a plastic cup and may not be consumed directly from the container; all empty containers should be disposed of properly in a trash receptacle or removed from the property. Members assume responsibility for the conduct of their guests. Any member in violation of this policy may face immediate suspension or termination of Club privileges. *Note: As a family pool with a large number of teens and young children present, it is essential that all members and their guests act appropriately while consuming alcoholic beverages and adhere to the guidelines that have been established. We all must remember that we need to get a positive example for our children as well as the children of others. Any inappropriate behavior will not be tolerated.*

5. No loud speaking equipment shall be permitted except in the case of emergency

A microphone system is requested to be used during swim meets, during holiday or special events to announce activities.

6. Water to be used in filling the pool shall be brought in by means of tank trucks.

It is requested that the Board of Directors has permission to evaluate the need to use tank trucks to fill the pool at the beginning of the season. The Summer Hill Club, Inc. invested in a pool cover in 2016 which eliminates the need to fully drain the pool to its entirety and fill 100% each season. When needed, the Board of Directors uses tank trucks to fill the pool to ensure the two wells are not overburdened. Decisions are made based on the availability of funds to be committed to tank trucks each season.

7. That membership to the pool shall be limited to not more than 200 family memberships.

It is requested that the Board of Directors will maintain membership limit based upon county zoning and health dept guidelines." Current membership limit is 250 family memberships. Insert weekend usage # from past year.

8. That total membership of families living outside of the Summer Hill Development shall be limited to not more than 15% of the total club membership.

It is requested to lift the restriction of a specified restriction on memberships outside the Greater Summer Hill community. This restriction excessively burdens the financial stability of the community pool.

The goal is to maintain at least 30% of membership within the Greater Summer Hill community. If there was a wait list at the Summer Hill Club, residents of the Summer Hill Club Inc. are given priority to membership when a slot becomes available.

9. The site plan to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning.

Over the history of the Summer Hill Club, Inc. we have remained in compliance with the Baltimore County Health Department, providing water samples during the operating season, as well as participate in annual inspections. All permits are up to date.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

Arnold Jablon, Deputy Administrative Officer & Director

Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B776453 CONTROL #: RSC- DIST: 10 PREC: 01
DATE ISSUED: 12/22/2011 TAX ACCOUNT #: 1019085500 CLASS: 04

PLANS: CONST 00 PLOT 3 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 13709 HARCUM RD
SUBDIVISION: SUMMER HILL

OWNERS INFORMATION
NAME: SUMMER HILL CLUB INC
ADDR: P O BOX 13 PHOENIX MD 21131

TENANT:
CONTR: AEROHEAD POOLS
ENGNR:
SELLR:
WORK: CONSTRUCT (2) INGROUND SWIMMING ON PROPERTY: MAIN POOL-75X96=4,140SF,DEPTH=2'6"-10' AND WADING POOL-41X36=650SF,DEPTH-0'-1'6",SAND FILTERS,FILLED BY PERMANENT WATER LINE.SEPARATE PERMIT REQ'D FOR FENCE.SEE B770209 FOR RAZING TWO EXISTING POOLS.
BLDG. CODE:
RESIDENTIAL CATEGORY: OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: COMMUNITY POOL HOUSE & TWO POOLS
EXISTING USE: COMMUNITY POOL HOUSE

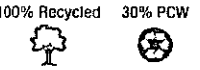
TYPE OF IMPRV: NEW BULDING CONTRUCTION
USE: OTHER - NON-RESIDENTIAL
FOUNDATION: BASEMENT:
SEWAGE: PRIV. EXISTS WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 2.250AC
FRONT STREET:
SIDE STREET:
FRONT SETB: 98'
SIDE SETB: 130'/77'
SIDE STR SETB:
REAR SETB: 78'

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES


100% Recycled
30% PCW

September 22, 2019

To whom it may concern,

I am the president of the Greater Summer Hill Association (GSHA). The GSHA is a homeowners' association representing the 300+ homeowners of the Summer Hill, Wetherbee, Greenlands and Kilkerry neighborhoods. The GSHA board is made up of homeowners elected to two-year staggered terms. The GSHA board meets quarterly to discuss items of importance to the neighborhood. The GSHA does not have binding homeowner covenants; it is a group of neighbors that coordinate various neighborhood committees and act as a clearinghouse and central point of contact for issues of importance to the neighborhood. The GSHA is not affiliated with the "pool" or the pool board.

In July (2019) members of the Summer Hill Pool board informed me that the pool would be requesting updates to the existing 1968 zoning exceptions to more accurately reflect the actual operating profile that exists in 2019. The pool board asked the GSHA to provide opinions and feedback regarding the proposed updates and to communicate any concerns. I reached out to the eight GSHA elected board members to get feedback. These board members represent different portions of the neighborhood. Below is a summary of feedback from those board members:

My observations (Manda Mill Lane):

> "The Summer Hill pool is an integral part of our neighborhood; in the summertime the pool is a place where neighbors meet, socialize, recreate, and develop a sense of community. I live on Manda Mill Lane directly opposite of Harcum; from this location I can view traffic coming to/from the pool; with the exception of the occasional swim meet or exodus due to a thunderstorm closure, I do not see any excessive traffic coming to/from the pool.
>
> I believe the pool is a good neighbor and I support the updates to the covenants."

Princess Anne neighbor:

> "I fully support the changes to the pool covenants. The pool is an asset to the neighborhood."

Bardon neighbor:

> "I fully support the Summer Hill pool..."
> "The pool and its board are very responsible and respectful of the neighbors and community"

Hesspar neighbor:

> "I support a letter from the SHA board to the county in support of the pool."

Princess Anne neighbor:

> "I support the pool in any effort."

Summer Hill Drive neighbor:

> "The community pool was one of the major reasons we moved to Summer Hill. We supported the pool while our children were growing up. I will support this measure as well."

Wetherbee neighbor:

> "...the pool is a great asset for Summerhill and fully support them."

Hess Mill neighbor:

> "... I 100% support the Pool Board's covenant update requests and completely agrees that the pool is an asset to our community."

In addition to the comments from GSHA board members above, board members and I spoke with 10 neighbors from Harcum and 5 neighbors from Manda Mill who are either adjacent to the pool property or are within "ear shot" of the pool. With the exception of one neighbor (see notes below) these neighbors all support the pool and the request to update the zoning exceptions to bring them in line with the current operational profile.

Relevant to the proposed zoning exceptions, one neighbor expressed a concern about the lights sometimes being left on after closing and trash on the pool driveway.

While this survey of the neighborhood was not exhaustive, I believe it is a representative view of the neighborhood at large.

Summer Hill is a family friendly residential community. The pool is a meeting place for neighborhood residents, a place of recreation and employment for our children/young adults, and a subject of pride and positive memories for the members/former members of the Stingray swim team.

The GSHA supports the request to update the zoning exceptions. Also, given the level of community support, we also believe the county fines levied for non-compliance to the 1968 zoning exceptions should be waived as the pool board proceeds with updating these exceptions.

Regards,

Greg Bacinski
President, Greater Summer Hill Association
13721 Manda Mill Lane
Phoenix, MD 21131
gbacinski@comcast.net
410-733-8790



This petition has collected
153 signatures
using the online tools at ipetitions.com

Printed on 2019-10-18

Support Summer Hill Pool

About this petition

We, the undersigned residents of the greater Summer Hill community, support the current operating procedures of the Summer Hill Club, Inc. The Club has been an integral part of our neighborhood for 50 years and nothing regarding current operations has negatively impacted my property or our community. I fully support the updates to the Special Exemption that would allow the Summer Hill Club, Inc. to continue operating as it has for decades.

Signatures

1. Name: Michele Petrella on 2019-09-22 11:50:30
Comments:
Enter your address:

---

2. Name: Greg Bacinski on 2019-09-24 02:43:01
Comments: I fully support the pool. It is an asset to the neighborhood.
Enter your address: 13721 Manda Mill Lane

---

3. Name: James Williamson on 2019-09-24 02:45:17
Comments:
Enter your address: 13710 Cripplegate Rd

---

4. Name: Victoria storrie on 2019-09-24 02:46:18
Comments: I fully support then
Pool!
Enter your address: 13709 Princess Anne Way

---

5. Name: Laura Wilson on 2019-09-24 03:04:07
Comments:
Enter your address: 13807 Hess Mill Road

---

6. Name: Cheryl Bitner on 2019-09-24 03:05:49
Comments:
Enter your address: 21 Hunt Valley View Terrace

---

7. Name: Jennifer Kirkpatrick on 2019-09-24 03:08:26
Comments:
Enter your address: 13724 princess anne way

---

8. Name: Daniel Offutt on 2019-09-24 03:09:26
Comments:
Enter your address: 13805-A Princess Anne Way

---

9. Name: Sasha Day Shultz on 2019-09-24 03:11:39
Comments:
Enter your address: 13809 Hess Mill Rd

---

10. Name: Annette Dow on 2019-09-24 03:21:41
Comments: We support the pool and are glad It is in the neighborhood.
Enter your address: 13705 Princess Anne Way

---

11. Name: Carly Furman on 2019-09-24 03:24:57

Comments:
Enter your address: 8 crestmill ct Phoenix md 21131

---

12. Name: Evgeny Furman on 2019-09-24 03:26:00
Comments:
Enter your address: 8 crestmill ct Phoenix md 21131

---

13. Name: Ann Nichols on 2019-09-24 07:28:04
Comments:
Enter your address: 2500 Garsden ct.

---

14. Name: Karen Caffi-Lalle on 2019-09-24 07:43:45
Comments: I fully support the updates to the special exemption
Enter your address: 6 Crestmill Court, Phoenix MD

---

15. Name: Peter Lalle on 2019-09-24 07:45:36
Comments:
Enter your address: Kandpjunkmail@gmail.com

---

16. Name: Todd Confer on 2019-09-24 09:16:27
Comments:
Enter your address: 13615 Bardon RD

---

17. Name: Mike Gerardo on 2019-09-24 09:19:10
Comments: We support the pool and the requested zoning updates they requested. It's an important part of our neighborhood
Enter your address: Stowed05@aol.com

---

18. Name: Ben Tomasiello on 2019-09-24 09:23:05
Comments: The pool is part of the reason we moved into this neighborhood!
Enter your address: 5 Crestmill Ct Phoenix, Md 21121

---

19. Name: SARAH G KACHUR on 2019-09-24 09:32:51
Comments: The pool is an asset to the neighborhood, and is well-managed and family-friendly.
Enter your address: Phoenix MD

---

20. Name: Dave Hochrein on 2019-09-24 09:38:10
Comments: In full support!!
Enter your address: 13704 Summer Hill Drive

---

21. Name: Mike Petrella on 2019-09-24 09:51:59
Comments:
Enter your address: 13907 Green Branch Drive, Phoenix, MD 21131

22. Name: George Connor on 2019-09-24 09:55:40
Comments:
Enter your address: 13709 Summer Hill Drive

---

23. Name: Rachel Reinke on 2019-09-24 10:09:28
Comments: I fully support having the Summer Hill Club in our neighborhood/community! The swim club is a wonderful asset to the neighborhood and a benefit we enjoy utilizing in the summer months.
Enter your address: 13715 Summer Hill Drive, Phoenix, MD, 21131

---

24. Name: Megan McFaul on 2019-09-24 10:11:07
Comments:
Enter your address: 9A Wetherbee Ct.

---

25. Name: Elizabeth Tomasiello on 2019-09-24 10:26:19
Comments:
Enter your address: 5 Crestmill Ct Phoenix

---

26. Name: Allison Townsend on 2019-09-24 10:28:18
Comments: I fully support the pool and their zoning requests. The pool is an important part of our community.
Enter your address: 13801 Hess Mill Road

---

27. Name: Mary Claire Storey on 2019-09-24 10:28:34
Comments:
Enter your address: 13727 Manda Mill Lane

---

28. Name: Penny Heisler on 2019-09-24 10:35:36
Comments: I fully support the updates.
Enter your address: 13811 Cripplegate Rd

---

29. Name: Thomas Lowdermilk on 2019-09-24 11:07:19
Comments: Fully support
Enter your address: 13912 Green Branch Dr, Phoenix MD 21131

---

30. Name: Diane Dritt Amin on 2019-09-24 11:07:40
Comments:
Enter your address: 2427 Stanwick Road

---

31. Name: kristen connor on 2019-09-24 11:08:17
Comments: The pool is such an important part of our neighborhood/community and helps bring us all together!
Enter your address: 13709 summer hill dr, phoenix

32. Name: Michelle Potter on 2019-09-24 11:11:08
Comments:
Enter your address: 13705 Killarney Court Phoenix MD

---

33. Name: SCOTT TOWNSEND on 2019-09-24 11:11:29
Comments: Full Support of the zoning updates
Enter your address: 13801 Hess Mill Road, Phoenix MD 21131

---

34. Name: Jeff Krafft on 2019-09-24 11:22:20
Comments:
Enter your address: 3 Dalebrook Dr Phoenix, MD 21131

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35. Name: Colton Potter on 2019-09-24 11:36:06
Comments:
Enter your address: 13705 Killarney Ct, Phoenix, MD 21131

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36. Name: Michele Wassel on 2019-09-24 11:40:20
Comments: Full support! Part of the community and culture of Summer Hill!
Enter your address: 19 Hunt Valley View Terrace

---

37. Name: Jessica Pastore on 2019-09-24 11:44:05
Comments:
Enter your address: jlwpastore@yahoo.com

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38. Name: Susan Pike on 2019-09-24 11:46:06
Comments: I support the Summer Hill Club and pool.
Enter your address: 2501 Garsden Ct., Phoenix, MD

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39. Name: Rick McFaul on 2019-09-24 11:50:57
Comments:
Enter your address: 9A Wetherbee Court Phoenix, MD 21131

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40. Name: Jeffrey L Cougnet on 2019-09-24 11:51:18
Comments:
Enter your address: 13724 Princess Anne Way

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41. Name: John Joseph Griggs Jr on 2019-09-24 12:09:33
Comments: The Summer Hill Pool is an integral part of this community and is one of the main reasons for moving to this community.
Enter your address: 13803 Summer Hill Drive

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42. Name: Scott Fahdt on 2019-09-24 12:16:18
Comments: The Summer Hill pool has been an asset to the community for decades, and

has operated as a good neighbor to the residents of Summer Hill for all that time. The loss of this community asset would be detrimental to the neighborhood and those who reside there.
Enter your address: 13804 Summer Hill Drive

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43. Name: Alexandra macleod on 2019-09-24 12:20:15
Comments: The pool is such an important part of our community. It hires kids from the neighborhood
Living where kids can't really walk anywhere having this pool is a great way for our children to be able to walk to be with their friends
It helps build a strong community with Friday night family get togethers
It builds our community stronger
Enter your address: 13804 summer hill drive

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44. Name: Elisabeth Richard on 2019-09-24 12:26:18
Comments: I fully support the Summer Hill Club pool and the request for zoning. The pool is an integral part of our neighborhood, and the greater Jacksonville/Phoenix community.
Enter your address: 13509 Summer Hill Dr, Phoenix MD 21131

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45. Name: Donna Lyon on 2019-09-24 12:27:16
Comments:
Enter your address: 13726 Princess Anne way

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46. Name: F Keith Duncan on 2019-09-24 12:36:23
Comments:
Enter your address: 13912 Foxland Rd

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47. Name: Lynn Reed on 2019-09-24 13:15:07
Comments: The pool is a great asset to the community. We are in favor of it continuing as it is.
Enter your address: 13905 Summer Hill Dr.,

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48. Name: Renae Howard on 2019-09-24 13:33:25
Comments: The Summer Hill pool has operated well and.been an asset to the neighborhood for many years. It is one of the reasons we chose to live in Summer Hill.
Enter your address: 13804 Princess Anne Way

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49. Name: BILL and FRANCES POGODA on 2019-09-24 13:43:22
Comments:
Enter your address: 2403 STANWICK RD

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50. Name: Jennifer Tremper on 2019-09-24 13:44:08
Comments: I support the pool. It is an important part of our community.
Enter your address: 13711 Princess Anne Way Phoenix, MD 21131

51. Name: Laura Kaminski on 2019-09-24 13:48:57
Comments:
Enter your address: 13704 Summer Hill Drive

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52. Name: Steve Smith on 2019-09-24 13:49:13
Comments:
Enter your address: 2703 Merrymans Mill Rd, Phoenix, 21131

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53. Name: Sally Barker on 2019-09-24 13:49:24
Comments: The pool is an essential asset in the Summer Hill neighborhood !
Enter your address: 13707 Princess Anne Way

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54. Name: Tom Whartenby on 2019-09-24 14:05:14
Comments: My wife and I have been residents of Summerhill since 1976 and members/officers of the pool for many years. We fully support the improved quality of life and increased value this important asset provides for residents and members.
Enter your address: 13807 Princess Anne Way, Phoenix MD 21131

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55. Name: Karen MacLaren on 2019-09-24 14:08:42
Comments: The pool is part of the community. It's where the local children and their families come together during the summer months. It provides a sense of community To a rural area where walking to a local park isn't an option.

There's a swim team and many fun events for all ages.

Thank you!
Enter your address: Maclarenk@verizon.net

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56. Name: Bill Dixon on 2019-09-24 14:09:58
Comments:
Enter your address: 13705 Harcum Rd

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57. Name: William Leeb on 2019-09-24 14:20:57
Comments:
Enter your address: 2421 Stanwick Rd

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58. Name: Steven Bookoff on 2019-09-24 14:22:07
Comments:
Enter your address: 7 Hunt Valley View Terrace

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59. Name: Patrick Pike on 2019-09-24 14:24:43
Comments: I support the Summerhill club and pool.
Enter your address: 2501 Garsden Ct, Phoenix,, MD 21131

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60. Name: Elizabeth Miller on 2019-09-24 14:40:19
Comments:
Enter your address: 13911 Green Branch Drive, Phoenix, MD 21131

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61. Name: Matt Miller on 2019-09-24 14:40:42
Comments:
Enter your address: 13911 Green Branch Drive, Phoenix, MD 21131

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62. Name: Margaret Rew on 2019-09-24 14:58:43
Comments:
Enter your address: 2 Wetherbee Court

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63. Name: Roy Craig on 2019-09-24 15:04:12
Comments: We support the operating procedures of the Summer Hill Club, Inc
Enter your address: 6 Shanneybrook Ct.

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64. Name: DONALD WILSON on 2019-09-24 15:08:40
Comments:
Enter your address: 2428 Stanwick Road

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65. Name: Heidi J Bowen on 2019-09-24 15:50:41
Comments: I fully support! The Summer Hill neighborhood and surrounding neighborhoods are fortunate to have such an affordable and wonderful community gathering place to enjoy summer with family & friends where our kids feel safe and cared for.
Enter your address: 13805 Summer Hill Dr

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66. Name: Mike Dow on 2019-09-24 15:57:15
Comments: Really unfortunate that this is necessary.
Enter your address: 13705 Princess Anne Way

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67. Name: Jennifer Genovese on 2019-09-24 15:57:48
Comments: Full support for the Summer Hill Swim Club and the request for zoning updates.
Enter your address: 13800 Princess Anne Way

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68. Name: Tanya Mowbray on 2019-09-24 16:20:06
Comments: I support the Summerhill Pool. We have been members since 2011 and I grew up as a neighbor of the community since 1972 and have always loved having the pool nearby! It is a great place for families to have a place to go throughout the summer.
Enter your address: 2803 Merrymans Mill Road

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69. Name: Michael Norton on 2019-09-24 16:52:47
Comments: This is one of the greatest places on earth!
Enter your address: 2420 Stanwick Road, Phoenix MD, 21131

70. Name: Erin E Norton on 2019-09-24 16:52:57
Comments: The pool is a huge part of the reason we decided to live in Summer Hill, a huge part of our family's summer each year, and a wonderful example of the kind of community I want my children to grow up in.
Enter your address: 2420 Stanwick Road Phoenix, MD 21131

71. Name: Marni Rommel on 2019-09-24 16:59:26
Comments:
Enter your address: 13717 PRINCESS ANNE WAY

72. Name: Jack and Mary Grewe on 2019-09-24 17:17:21
Comments: The pool has been serving summer hill and the immediate surrounding residents successfully for many decades!
Enter your address: 2601 Merrymans mill Rd., Phoenix

73. Name: Karin Rak on 2019-09-24 17:34:44
Comments:
Enter your address: 1 Hesspar Ct.

74. Name: Matt Finck on 2019-09-24 17:36:35
Comments:
Enter your address: 13623 Bardon Rd

75. Name: Dick and Driscoll Keidel on 2019-09-24 18:03:09
Comments: Been members of the pool for most of the 48 years we have lived in Summer Hill. Great place to take the kids and grandkids!
Enter your address: 13707 Harcum Road

76. Name: Courtney Gahagan on 2019-09-24 18:24:19
Comments:
Enter your address: Killarney Court

77. Name: Danielle confer on 2019-09-24 19:16:27
Comments:
Enter your address: 13615 Bardon road Phoenix md 21131

78. Name: Bart Rommel on 2019-09-24 19:36:58
Comments: The pool is a huge asset to the Summer Hill, Grennbranch, Weatherbee and surrounding neighborhoods
Enter your address: 13717 Princess Anne Way

79. Name: Mary Ellen Kokoska on 2019-09-24 20:39:11
Comments: Having a community pool is a wonderful feature of our neighborhood.

Enter your address: 13606 Royal Crest Road

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80. Name: Doug Menapace on 2019-09-24 20:58:29
Comments: Love our pool and the community it serves!
Enter your address: 13555 Poplar Hill Road, Phoenix, MD 21131

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81. Name: Matt James on 2019-09-24 21:27:15
Comments:
Enter your address: 4455 Carroll Manor Road, Baldwin, MD 21013

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82. Name: Jan Anecharico on 2019-09-24 21:28:34
Comments:
Enter your address: 2604 Brigadoon Dr.

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83. Name: Julie Behm on 2019-09-24 22:53:34
Comments:
Enter your address: 13809 Princess Anne Way, Phoenix, MD 21141

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84. Name: Abby Mull on 2019-09-25 00:31:51
Comments:
Enter your address: 13702 Cripplegate Rd

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85. Name: Denise Cassady on 2019-09-25 01:32:39
Comments:
Enter your address: 13811 PRINCESS ANNE WAY

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86. Name: Colin Cassady on 2019-09-25 01:44:06
Comments:
Enter your address: 13811 Princess Anne Way

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87. Name: Kara Minoglio on 2019-09-25 02:06:04
Comments: We love SH and so do our kids! Very thankful for this community pool and all that it offers!
Enter your address: Minogliofamily@gmail.com

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88. Name: Julie diangelo on 2019-09-25 02:20:29
Comments:
Enter your address: 3030 shepperd road 21111

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89. Name: Rene Bookoff on 2019-09-25 02:35:58
Comments: It's one of the few pools within 10 miles of here
Enter your address: 7 hunt valley view terrace. Phoenix,md 21131

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90. Name: Leslie Gibbons on 2019-09-25 09:33:49

Comments: Summerhill is a wonderful community pool. It is a highlight for my family in the summer months.
Enter your address: 7 Windy Hill Road, Gken Arm, MD 21057

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91. Name: Denise Gendimenico on 2019-09-25 09:49:47
Comments:
Enter your address: 67 Haverhill Rd

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92. Name: Laura keeney on 2019-09-25 10:24:28
Comments:
Enter your address: Keeneyslp@gmail.com

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93. Name: Sarah Samels on 2019-09-25 10:39:02
Comments:
Enter your address: Sssamels1@verizon.net

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94. Name: Stacey woodward on 2019-09-25 11:02:00
Comments:
Enter your address: 3005 jackson ridge court

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95. Name: Magdalena Felton on 2019-09-25 11:40:14
Comments: Summerhill petition
Enter your address: 2524 paper mill rd, Phoenix MD 21131

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96. Name: Erick Gibbons on 2019-09-25 12:31:10
Comments:
Enter your address: 7 Windy Hill Road, Glen Arm, MD 21057

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97. Name: Jen Silberzahn on 2019-09-25 12:43:29
Comments: I support the Summer Hill Club and pool!
Enter your address: 13704 Princess Anne Way

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98. Name: Broc Silberzahn on 2019-09-25 12:52:59
Comments: As a new home owner in the Summer Hill neighborhood, and new member of the Summer Hill Swim Club, I fully support the updates to the Special Exemption.
Enter your address: 13704 Princess Anne Way

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99. Name: Robert and Cara Bowman on 2019-09-25 15:15:01
Comments:
Enter your address: 2906 York manor road

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100. Name: Mike Keeney on 2019-09-25 15:23:53
Comments:
Enter your address: 13609 Devonbrook Rd Baldwin MD 21013

101. Name: Alicia matesa on 2019-09-25 15:24:25
Comments:
Enter your address: 34 Club view Ln Phoenix mD

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102. Name: Derek Bowen on 2019-09-25 16:44:11
Comments: Great Pool for families, we have been members for 13 years and have enjoyed it immensely.
Enter your address: Summer Hill Drive

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103. Name: Rosemary Maas on 2019-09-25 17:09:24
Comments:
Enter your address: 4 Wetherbee Ct Phoenix MD 21131

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104. Name: Any Valentino on 2019-09-25 18:14:44
Comments:
Enter your address: 13719 Manda Mill Lane

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105. Name: Diane Waite on 2019-09-25 21:33:38
Comments: Awesome pool! My kids love it!
Enter your address: 13609 Bardon Rd

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106. Name: Nicola James on 2019-09-26 00:47:38
Comments: Wonderful community pool.
Enter your address: physionic@yahoo.com

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107. Name: JULIE MORTON on 2019-09-26 01:31:26
Comments:
Enter your address: Bardon Road

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108. Name: kevin and chris sniffen on 2019-09-26 01:48:11
Comments: we are in complete support of the Summer Hill Swim club's petition
Enter your address: 13714 Summer Hill Drive Phoenix MD 21131

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109. Name: Alex Nichols on 2019-09-26 02:16:00
Comments:
Enter your address: 2500 Garsden Ct Phoenix mD 21131

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110. Name: Kerry white on 2019-09-26 10:08:49
Comments:
Enter your address: 13714 Harcum Rd 21131

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111. Name: Lois Abts on 2019-09-26 12:48:48
Comments: We totally support the pool!!

Enter your address: 13807 Cripplegate Rd

---

112. Name: Briana Dixon on 2019-09-26 13:04:29
Comments:
Enter your address: 13705 Harcum road

---

113. Name: Trent Walter on 2019-09-26 13:11:52
Comments:
Enter your address: 13904 summer hill dr

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114. Name: Sean cassady on 2019-09-26 15:00:51
Comments: I wholeheartedly sign this petition
Enter your address: 13811 Princess Anne Way, Phoenix MD 21131

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115. Name: Sean cassady on 2019-09-26 15:00:51
Comments: I wholeheartedly sign this petition
Enter your address: 13811 Princess Anne Way, Phoenix MD 21131

---

116. Name: Steve szalczyk on 2019-09-26 15:27:02
Comments: we support the petition 100% without question!
it is sad we have to go through this.
Enter your address: 4 Seven Springs Court

---

117. Name: Christian J Genovese on 2019-09-26 16:44:47
Comments:
Enter your address: 13800 Princess Anne Way

---

118. Name: deborah crawford on 2019-09-27 01:48:38
Comments: the pool unites our neighborhood and surrounding community
Enter your address: 13610 Bardo Rd Phoenix , md

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119. Name: Maureen Mummert on 2019-09-27 06:57:03
Comments: We NEED this pool, please
Enter your address: 13716 Killarney Ct Phoenix Md 21131

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120. Name: Shawn Cassady on 2019-09-27 11:20:52
Comments: My kids learned to swim here as little tikes on the swim team. They walked or bicycled to morning practice, and went on to swim in high school and college. Summerhill pool is a treasure.
Enter your address: 13811 Princess Anne Way

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121. Name: Katherine Holman on 2019-09-27 13:13:07
Comments:
Enter your address: 13716 Princess Anne Way

122. Name: Shawn Goldfaden on 2019-09-28 14:57:59
Comments:
Enter your address: 2 shanneybrook ct Phoenix md 21131

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123. Name: Ryan McKinney on 2019-09-28 19:57:24
Comments:
Enter your address: 2 dunscombe ct

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124. Name: Gail Overcash on 2019-09-28 21:58:33
Comments:
Enter your address: 13720 Princess Anne Way Phoenix

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125. Name: Christopher Overcash on 2019-09-28 21:59:41
Comments:
Enter your address: 13720 Princess Anne Way Phoenix

---

126. Name: Kathleen and Joseph Walther on 2019-09-29 01:13:35
Comments:
Enter your address: 13614 Bardon Road, Phoenix, MD 21131

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127. Name: Patrick Gahagan CPA on 2019-09-29 02:23:45
Comments: Please don't close our pool. It is the center of our community.
Enter your address: 13714 Killarney Ct, Phoenix MD 21131

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128. Name: Adam Tremper on 2019-09-29 14:10:16
Comments:
Enter your address: 13711 Princess Anne Way Phoenix MD 21131

---

129. Name: Bryarly Szalczyk on 2019-09-29 16:31:35
Comments:
Enter your address: 4 Seven Springs Ct 21131

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130. Name: Jessica Franz on 2019-09-29 19:26:01
Comments:
Enter your address: 2 green peak ct

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131. Name: Lauree Woodring on 2019-09-30 13:32:43
Comments:
Enter your address: 11815 Hunters Run Drive, Cockeysville, MD 21030

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132. Name: The Barnett Family on 2019-09-30 14:17:40
Comments: We moved to Summer Hill last year and this was our first summer as members the SHSC. The pool was a big part of our decision to buy here and we were not

disappointed. The extra activities like Teen Night and the Adult Crab Feast were also great ways to meet others and get involved.
Enter your address: 4 Dunscombe Court

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133. Name: Karla Smith on 2019-09-30 16:21:33
Comments:
Enter your address: 2703 Merrymans Mill Rd

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134. Name: Julie Funderburk on 2019-09-30 22:46:02
Comments:
Enter your address: 13602 Royal Crest Road

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135. Name: Brian Miller on 2019-09-30 23:04:31
Comments: Summer Hill Swim Club is a compelte asset to our neighborhood. One of the reasons we moved here with our young boys. It provides a convivial and safe atmosphere for all members and strives to provide a fun and relaxed space for adults and children alike.
Enter your address: 13602 Royal Crest Road

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136. Name: John Krol on 2019-09-30 23:14:44
Comments:
Enter your address: 2409 Stanwick Road

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137. Name: Michele Krueger on 2019-10-01 00:06:51
Comments:
Enter your address: 13709 Killarney Court

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138. Name: Erin Harberts on 2019-10-03 01:14:24
Comments:
Enter your address: 13729 Princess Anne Way, Phoenix, MD 21131

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139. Name: Derek Harberts on 2019-10-03 01:15:40
Comments:
Enter your address: 13729 Princess Anne Way, Phoenix, MD 21131

---

140. Name: Bill Pyle on 2019-10-03 10:45:51
Comments:
Enter your address: 5 Wetherbee Ct

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141. Name: William Wilkinson on 2019-10-03 11:10:28
Comments: The pool is a huge positive for our neighborhood
Enter your address: 1 Dunscombe Court

---

142. Name: Lisa LaVina on 2019-10-03 12:30:17

Comments: We support summer hill pool.
Enter your address: Lmlavina@gmail.com

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143. Name: Suki Falcone on 2019-10-03 13:49:51
Comments:
Enter your address: 6 Glen Highland Ct

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144. Name: Stephanie Erhardt on 2019-10-03 20:01:21
Comments: I support summer hill pool. We have been members for 13 years. It has been a place of community for our family. It is a place that our family cherishes. My children have made friends with other children there and fostered those friendships into high school. The swim team is an asset to our area providing another opportunity for children to be engaged and involved in an organized activity. The sense of community is priceless.
Enter your address: PO Box 12 Baldwin, MD 21013

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145. Name: todd nicusanti on 2019-10-03 20:31:29
Comments: Great place for the community to come together. Thank you to all who make it happen!
Enter your address: 3121 Paper Mill Road

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146. Name: Peter Roth on 2019-10-03 22:16:18
Comments:
Enter your address: 13719 princess anne way Phoenix, MD 21131

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147. Name: Jane Woltereck on 2019-10-04 22:34:02
Comments:
Enter your address: 13600 Royal crest road

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148. Name: Cristina Reitmeyer on 2019-10-05 17:44:13
Comments:
Enter your address: 13701 Alliston Drive Baldwin MD 21013

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149. Name: David Reitmeyer on 2019-10-05 17:46:40
Comments:
Enter your address: 13701 Alliston Drive

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150. Name: Jennifer Vickery on 2019-10-06 18:46:52
Comments:
Enter your address: 14 Blueleaf Court, Hunt Valley, MD 21030

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151. Name: Amy Radcliffe on 2019-10-06 18:56:22
Comments:
Enter your address: alradcliffe74@yahoo.com

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152. Name: Ernie Dinsmore on 2019-10-09 22:07:20
Comments:
Enter your address: 13600 Royal Crest Road Phoenix, MD 21131

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153. Name: David ANDREW Lauritzen on 2019-10-14 02:50:19
Comments: We support the pool - 100% and it is an important part of the neighborhood
Enter your address: 13606 Summer Hill Dr

100% Recycled

30% PCW


September 17, 2019

To the Baltimore County Zoning Board:

We are writing to show our support for the Summer Hill Club and their request to update the 1968 zoning special exception to reflect how the pool has operated for over the past decade.

The Summer Hill Club is an important and special part of our community. Having a vibrant, active pool in Summer Hill is a benefit to the neighborhood and our properties. Many of us have made lifelong friends there, including with people outside of the Summer Hill community, and enjoyed time with our families at the pool over the years we have lived here -- whether it's through participating in the swim team, social events, hiring neighborhood and pool membership kids to work at the pool or just spending relaxing time there on a sunny day.

The Board of the Summer Hill Club is actively engaged with the community, encouraging us and our neighbors to be members and contribute to the long-term health of the pool. When the pool underwent renovations in 2012, the Board brought the community together, members and non-members alike, to review the plan and get input from those closest to the pool's property. They installed lights in the parking lot to ensure the pool isn't a target for criminal activity that would threaten the safety of our community, and checked in with those around the pool to make sure noise nor traffic was impacting their neighbors. The Board has also used our community communication channels, such as our General Membership Meeting and Google Group message board, to share information about the pool and invite neighbors to participate in community events.

Although the reason for the need for this letter appears to have originated from one property owner, please understand that some residents continue to maintain positive relationships with the complainant despite differences regarding the operation of the pool. It is the hope that these positive relationships will continue despite these differences.

On a day to day basis, the pool is essentially invisible to the surrounding houses and properties. We find the membership of Summer Hill Club to be respectful of the pool's location in our community. That is not to say that having a pool in the neighborhood is without impact. During swim meets and on the occasional holiday, there may be cars parked on Harcum Rd., and from time to time guests may stop to ask residents of Summer Hill how to find the pool, since there is no sign. However, these impacts pale in comparison to the overall benefit that Summer Hill Club brings to our neighborhood. We are confident that the Board is committed to being good neighbors, addressing issues quickly when they arise, and ensuring that the pool stays a family and community-oriented place.

Sincerely,

Residents on Harcum Rd. and Manda Mill Rd.

Tim & Jess Pilarski — 13703 Harcum Rd.

Bill & Briana Dixon — 13705 Harcum Rd.

Jason & Sharyn Grove — 13710 Harcum Rd.

Scott & Elena ~~White~~ Bradley — 13715 Harcum Rd.

Jay & Jamie Beynon — 13702 Manda Mill Lane

Peter & Kathleen Shaffer — 13704 Manda Mill Lane

Greg & Felicia Bacinski — 13721 Manda Mill Lane

Jeff McGee — 13708 Manda Mill Lane

Tom & Lisa McClellan — 13709 Manda Mill Lane

John & Barbara Lazzati — 13710 Manda Mill Lane

Sean & Noelle Naughton — 13711 Manda Mill Lane

John & Megan Anecharico — 13715 Manda Mill Lane

Ric & Amy Valentino — 13719 Manda Mill Lane

Scott & Sarah Dev — 13720 Manda Mill Lane

Total for the season:

- 41 families per day average
- 138 members and guests per day average

Memorial Day Weekend:

- 317 total families/105 per day average
- 1130 total members and guests/376 per day average

July 4th (4th - 7th)

- 215 families/53 per day average
- 780 total members and guests/195 per day average

Labor Day Weekend

- 167 total families/55 per day average
- 595 total members and guests/198 per day average

Monday - Thursday analysis

- 39 families per day average
- 124 total members and guests per day average

Friday - Sunday analysis

- 50 families per day average
- 170 total members and guests per day average

100% Recycled 30% PCW

October 22, 2019

Dear Michelle,

I am writing in support of the Summer Hill Swim club. I want to emphasize how important and vital the swim club is to the neighborhood, to each homeowner, to the community at large, and especially to the children and the swim team.

The pool was opened in 1968. At the time the members consisted of homeowners in the Summer Hill neighborhood. The cap of 200 seemed reasonable at the time. Later the neighborhood was extended adding Wetherbee and then the Greenlands. The cap was raised to 250 members and included families living outside this development in order to be at capacity for the much-needed revenue to keep the pool going. This 250 number is critical as realized during my term as president.

We moved to the neighborhood in 1993 along with dozens of new families during that time period. 1994 was our first season at the pool. The pool was run down, dirty, worn out, overgrown, nothing for the kids to do when they weren't swimming and no food service. The pool is a 501c7 and is managed by the members.

Many of the new neighbors and pool members wanted things to change so at the fall members meeting October 1997, I was elected president and the board was made up of previous board members and new additions, both in and outside the neighborhood, men and women. We all didn't know each other previously to the election but we all had one goal in common - to improve the facility and atmosphere of the pool. Each board member had a project to oversee. We learned the pool had been mismanaged as the finances were in the red and the membership was under 200.

We surveyed the membership and the results (which are in the records) revealed - "more activities for the children" "Swim team" "Food concession" and "adult swim." Those were the ones that stood out. We started with Swim America in 1998 and joined the country club league. We received pro bono guidance from Meadowbrook and we joined the Central Maryland Swim League a couple years later; I became the first swim team rep with CMSL.

The pool must operate at 250 members to be solvent. To do that we put together revenue producing programs and ran a tight operation. No freebies. All board members paid the same as everyone else for everything. We created a book of guest passes and the guard at the gate collected all fees due - no free walk-ins - memberships were checked and folks had to sign in; rental of the balcony for parties; teen night; sleepovers for swim team; and of course the swim team. The swim team attracts new memberships and we realized full capacity our first summer and had a two year waiting list to join for many years after my term and involvement at the pool.

To be transparent we created a membership directory and posted the rules. To make the place safer and more functional we cleaned up the sandlot pushing the overgrown border back, added a volleyball net and the wooden pirate ship, plus the steps up to the sandlot; we added garden plantings to improve the appearance in and outside the gate; repainted the lines in the parking lot adding a handicap space; rejuvenated the bathrooms; and moved the lifeguards out of the

room on the left of the pool house to the room on the right in order to create a concession stand complete with NSF equipment. We moved the fence creating more space for members to spread out. And we had the help and support of the membership at large understanding the pool is a non-profit co-op. Several members offered services from their businesses at cost or pro-bono. We had a two-year wait list for years keeping the finances strong. But the pool must have strong oversight by adults.

All of this is to say the pool needs a full membership roster of 250 to keep it afloat.

The swim team brought life back into the club and a healthy and full paying membership. We quickly rose up the divisions and more and more kids went to Straehles. My two boys benefited greatly by not only becoming terrific swimmers but by creating friendships with kids/families from different schools and neighborhoods many of whom they are still friends with to this day. That bond would not have happened without swim team. Swimming is an excellent sport, especially for kids who are interested in a summer sport not offered in school or rec councils. The summer hill swim club fostered a love of swimming through the swim team, even producing Olympic team swimmers.

It is unfortunate the pool has been saddled with neighbors who are bleeding this small recreational non-profit of funds. I do hope Baltimore County will waive the $5,000 citation and that you win the lawsuit. The swim team activity has kept the pool active for 20+ years; the board must continue to support it financially. <u>The swim team is a benefit not a burden. Swim team is an investment not a cost.</u>

Sincerely,

Jane Woltereck
13600 Royal Crest Rd

October 25, 2019

To Whom It May Concern:

Please accept this letter of support for the Summer Hill Swim Club.

I'm a native Summer Hill resident; one of those people in Maryland when you ask where I went to school, I answer with Dulaney High and when asked where I grew up my answer is Summer Hill.

As a youngster, going to the Summer Hill Pool each day over the summer was the best part of summer. I got to see my friends, meet new pals and swim all day! My mom would use the pool as a bribe to get out chores done. "If you clean your room, we can go to the pool" or "pull the weeds and we can have dinner at the pool", she would say. We lived on Princess Anne Way, about a mile from the pool, and every day after we'd finish our tasks, we'd pack the car with lunch and snacks and head to the pool. We'd stay for hours since the majority of our friends were there, and it was the highlight of the summer! As we grew older, we could walk to the pool ourselves and our mom may meet us there later in the day. It was the summer community center for the children and for our "stay at home mom" it was her social network. There was always a chair available and it never felt crowded but there were always enough people to make the pool a community hub.

As I matured and had children of my own, I wanted the same opportunity for my family! When a home in Summer Hill became available in 2003, we made an offer without even looking at the house. We quickly added our name to the pool waiting list and crossed our fingers it wouldn't be long before a spot opened. The pool was run by Meadowbrook at the time, and the waiting list consisted of members from both the Summer Hill neighborhood as well as the local community. As members terminated their memberships, the pool management company would accept new members providing the residents of Summer Hill priority membership. In 2004, we were granted membership to the swim club. It was perfect! My children were 4, 2 and one on the way. We went to the pool almost every day and my children played with their friends for hours. When my son was 3, he would bring his "Army men" to the pool and he and his buddies would play in the sand and set up imaginary battles. My children are now in college and high school but I am certain to this day army men fossils could still be located deep in the sand.

In 2006, my oldest daughter watched the Summer Hill Stingrays (the pool swim team) practicing. A shy and very timid child, she stepped out of her shell and decided to give swimming a try. Thirteen years later, she is now a freshman in college and still swimming competitively. The pool has provided all of my children opportunities more than just a place to socialize and make new friends. They have earned volunteer hours, been employed, and all have been part of the Stingray team learning about physical fitness, sportsmanship, and leadership.

Now as my children are older, we seldom visit the pool, however, we are still members and pay those annual dues so we can attend the teen nights, the crab feasts and most importantly participate as members of the swim team. I've threatened to cancel the membership but each year the MacLaren children beg to stay so they can have their last Summer Hill swim meet as a graduating senior.

The Summer Hill pool is a treasure in the community. It's small and manageable for parents with young children, local and safe for adolescents and a social enterprise for the adults. I often wonder what families do in the summer if they don't belong to a pool and I can't imagine what our lives would be like without the memories we have created there. I am very hopeful the pool will provide new families in the local community the same experience we have had over the year!

Sincerely,

Karen, Janna, Maura, and Jack MacLaren
"Go Rays"

October 25, 2019

To Whom It May Concern:

Please accept this letter of support for the Summer Hill Swim Club.

We joined Summer Hill in 2004 because we live about five minutes away, and friends from Jacksonville Elementary said it was a great place to be with other families. A year later, we also joined the Summer Hill Stingrays Swim Team and the pool became a focal point of our summers every year.

We have been swimmers, volunteers, team reps, coaches, lifeguards and even served on the committee to rebuild the pool. Summer Hill Swim Club has been a wonderful place to make friends, gain valuable skills that can literally save lives, and learn important lessons about self-improvement, physical fitness and sportsmanship.

A swim team is somewhat unique in that kids of all ages are teammates and a five-year old can score just as many points for the team as a teenager. Hosting a meet requires 60 volunteers to step up on a summer Saturday morning. We have never tried to count the hours we spent, but we have no doubt they were well worth it.

Summer Hill Swim Club is a hidden gem in our community. It is a great place to swim, socialize and relax. We cannot imagine how different our lives would be without it and truly hope that other families will continue to have the same opportunity to share in the joy it has brought to us and so many of our neighbors and friends.

Sincerely,

Bill, Andrea, Justin and Patrick Fitzgerald
Stingrays For Life!

PETITIONER'S EXHIBIT NO. 10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0431-SPH
Address 13709-A Harcum Road
(Summer Hill Club, Inc. Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

X The Department of Environmental Protection and Sustainability has comments on the above-referenced zoning item.

Ground Water Management (GWM) has concerns to the requested change to the Zoning Order 68-151-X. Specifically, GWM recommends that the requirement that the water used to fill the pool come from offsite via tanker trucks should be maintained. The two onsite wells do not have adequate yield to support the filling of the pool in addition to the sanitary facilities already onsite. Such use may also have adverse effects on surrounding domestic water supplies.

In addition, GWM has general concerns about potential changes in use at the facility as it relates to onsite sewage disposal. The septic system serving the site was installed in 1967 and is estimated to be sized to handle approximately 400 gallons per day. Based on percolation testing conducted in 2011, the existing drywells may be installed into shallow bedrock and consequently not receiving adequate treatment prior to encountering groundwater. Any proposed increase is daily sewage flows to the existing system must reviewed and approved by GWM. Be advised that modifications to the system may be required.

Reviewer: Kevin Koepenick, Manager, Ground Water Management

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

10

DATE: October 25, 2019

TO: File

FROM: Kevin Koepenick, L.E.H.S, Manager Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: 13709 ½ Harcum Ave, Summer Hill Club, Election District 10

On this date, I met with the current president of the Board for the Summer Hill Club, Ms. Michele Petrella, to discuss the comments my office submitted regarding the special zoning hearing scheduled for October 28, 2019.

Ms. Petrella, indicated that the purpose of the zoning hearing was not to make any new changes to the Club operations but to officially obtain permission to continue doing what the Club has been doing for the last 20 years or more. The Club is open seasonally for 14 weeks out of the year. It consists of a family/adult pool, a toddler pool, and 1 building used for bathrooms and a snack bar. There is also a small paved athletic court and a sand lot area for volleyball. She explained that while membership is currently capped at 250 families, in practice the Club will see no more than 110 families (330 people) a day for their major events (Memorial Day, Labor Day, Swim Meets, which occur no more than 6 days out of the season), and an average of about 40 families (120 people) a day that attend the Club during typical pool operations.

The Club has a "low priority" food permit which limits food sales to pre-packaged goods and snow cones, and they use disposable plates, cups and utensils so there is little to no water used in food preparation or clean-up.

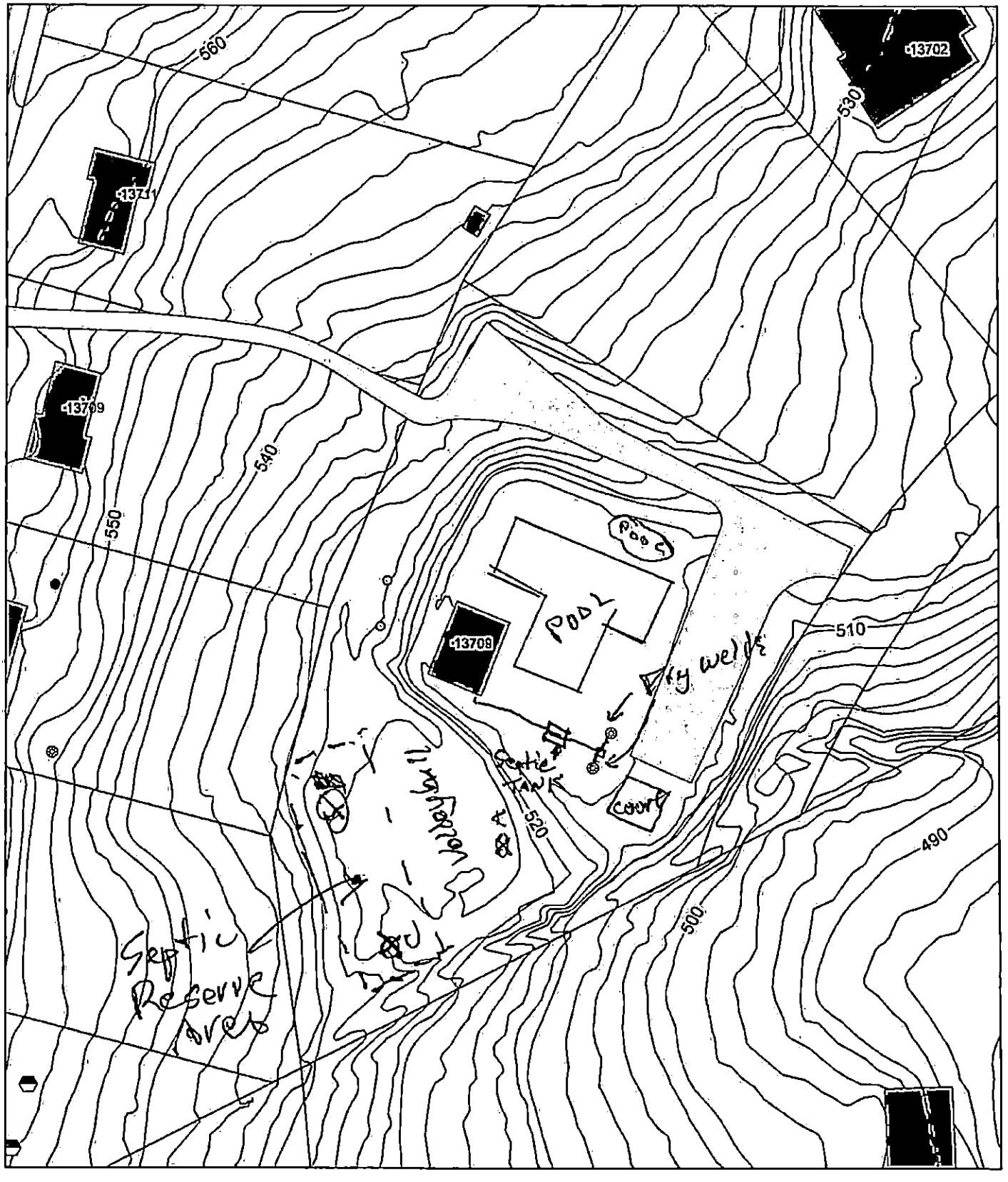
Based on the Club attendance described and my experience with similar operations, I estimate that the peak flow to the septic system is approximately 1,000 gallons per day (gpd) for the major events, with average flows of approximately 400 gpd for normal operations.

The water supply serving the Club consists of two wells, one with a yield of 1.3 gpm, and the other with a yield of 3.4 gpm based on testing conducted in 2011. The wells estimated to be between 160 and 180 deep.

The septic system consists of (1) 1,000 gallon septic tank and (2) drywells, one that is 8' x 16' and the other is 8' x 14.' My inspection of the property on this date indicated that the 16' drywell had only an inch of effluent in the bottom; the 14' drywell had approximately 1' of effluent in the bottom. The Club reports that they

have the septic tank pumped every two years and have never had any problems with back-ups or odors. In 2011, Percolation testing was performed and a suitable repair area was established just above the volleyball court. Based on the estimated sewage flows, and the current observations, the existing septic system appears to be working satisfactorily and suitable for continued use. The only recommendation I have at this time is for the Club to install a properly sized sewage effluent filter at the outlet of the septic tank. This will help minimize solids and non-biodegradable material from getting to the drywells.

During my inspection it was also observed that there is a 2,500 gallon storage tank behind the building that is reportedly filled from the onsite wells and used to periodically "top off" the pool—a practice which has apparently been going on for a number of years without known impacts or problems. Given the combined well yield of 4.7 gpm, the volume of the pool (1" of the main pool is calculated to be approximately 2750 gallons) and the known geologic conditions in the area, this office remains opposed to allowing the wells to be used as the primary source of filling the pools. However, I would be willing to consider a proposal from the Club detailing a standard operating procedures for occasionally using onsite well water for topping off the pool. Such a proposal would have to take into account the duration and timing of pumping to minimize dewatering of the wells and risk to adjacent wells.



SUMMER HILL POOL

October 2019

0 25 50 100 150 200
Feet

1:956
1 inch = 80 feet

N

PETITIONER'S

EXHIBIT NO. 11

5

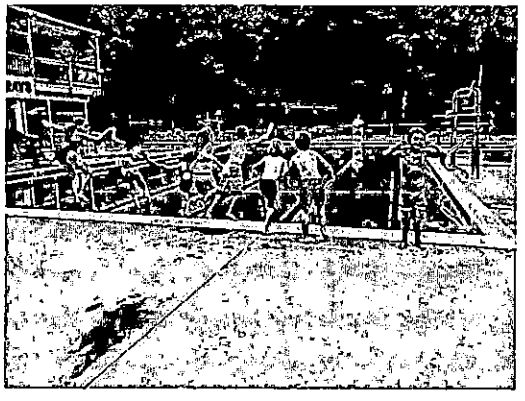
1:02 81%

Search

Like Comment

Jamie Beynon is with **Jennifer Lewis Blum** and **Sarah Grogan Dey.**
Aug 11, 2018 at 8:45 PM •

Home Sweet Home with our BFFs. #ohZ
@sarahannedey @izzygrace91



Mary Warren Scholtes and 24 others 6 Comments

Like Comment

Elena Bradley is with **Jennifer Lewis Blum** and **Kara Minoglio** at **Coppermine 4 Seasons.**
Jul 28, 2018 at 8:05 AM •

Petrella, Michele <michelepetrella@ymaryland.org>

Fwd: Invitation: SHSC Board Meeting @ Wed Jun 6, 2018 6pm - 7:30pm (EDT) (Jennifer Blum)

Michele <michelekraft1@yahoo.com> Tue, Jan 21, 2020 at 9:47 AM
To: "michelepetrella@ymaryland.org" <michelepetrella@ymaryland.org>

Sent from my iPhone

PETITIONER'S EXHIBIT NO. 12

Begin forwarded message:

From: Michele Kraft <michelekraft1@yahoo.com>
Date: December 11, 2019 at 8:28:22 AM EST
To: Donna King <dking@dking-law.com>, Trent Walter <ctrentwalter@gmail.com>
Subject: Fw: Invitation: SHSC Board Meeting @ Wed Jun 6, 2018 6pm - 7:30pm (EDT) (Jennifer Blum)

~~Good morning,~~

~~I wanted to send along this email exchange with Jen from 2018.~~

----- Forwarded Message -----
From: Jennifer Gmail <jlewisblum@gmail.com>
To: Michele <michelekraft1@yahoo.com>
Sent: Sunday, May 20, 2018, 03:09:31 PM EDT
Subject: Re: Invitation: SHSC Board Meeting @ Wed Jun 6, 2018 6pm - 7:30pm (EDT) (Jennifer Blum)

Thanks. Makes sense. I will be there.

...Jen

On May 20, 2018, at 10:46 AM, Michele <michelekraft1@yahoo.com> wrote:

Morning! I've put it out there to the board that you are interested in joining the board. I think the best format is for you to be a part of the full meeting and then make a decision at the end of the meeting in how you think best to move forward.

Hope you can make the meeting!

Sent from my iPhone

On May 20, 2018, at 8:55 AM, Jennifer Gmail <jlewisblum@gmail.com> wrote:

Hi Michele,

Thanks for the invite.

What do I need to be prepared with for the meeting? Am I coming as a (potential) new board member or coming to make my case for compensation with regards to the easement or both?

Hope you're having a good weekend.
Jen

Begin forwarded message:

From: board01.summerhillpool@gmail.com
Date: May 19, 2018 at 8:43:24 AM EDT
To: jlewisblum@gmail.com, Trent Walter <ctrentwalter@gmail.com>, summerhillstingrays@gmail.com, Bill Dixon <billdixon82@gmail.com>, rewma16@gmail.com, nathandexter@chesapeakepools.com, sszalczyk@alliedfirst.com, smfalcone2@yahoo.com, dmenapace2266@outlook.com, summerhill12@verizon.net, erictseiler@hotmail.com
Subject: Invitation: SHSC Board Meeting @ Wed Jun 6, 2018 6pm - 7:30pm (EDT) (Jennifer Blum)
Reply-To: board01.summerhillpool@gmail.com

SHSC Board Meeting

more details »

Agenda attached

When Wed Jun 6, 2018 6pm – 7:30pm Eastern Time

Where Pool Deck (map)

Calendar Jennifer Blum

Who
- board01.summerhillpool@gmail.com

- organizer

- Trent Walter
- summerhillstingrays@gmail.com
- Bill Dixon
- rewma16@gmail.com
- Jennifer Blum
- nathandexter@chesapeakepools.com
- sszalczyk@alliedfirst.com
- smfalcone2@yahoo.com
- dmenapace2266@outlook.com
- summerhill12@verizon.net
- erictseiler@hotmail.com

Attachments Summer Hill Pool Board Meeting 6.6.18

Going?
Yes -
Maybe -
No more options »

Invitation from Google Calendar

You are receiving this email at the account jlewisblum@gmail.com because you are subscribed for invitations on calendar Jennifer Blum.

To stop receiving these emails, please log in to https://www.google.com/calendar/ and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response. Learn More.

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Summer Hill Pool Board Meeting 6.6.18

April Attendees Meeting: Michele Petrella, Trent Walter, Bill Dixon, Suki Falcone, David Lauritzen, Steve Szalczk (Minutes taken by Trent Walter)

June Attendees:

I. Operations

1. Chesapeake update on Pool Opening, Staffing, Concerns (Nathan)
2. SHSC update on Snack & Front Gate Procedures, Staffing, Concerns (Garet)
3. Stingrays Update (Kara)

II. Membership

1. 2018 Membership: 214 (85.6%) 24 New; 69 Early Bird, 95 ($700), 22 ($750), 4 Board
2. Wild Apricot
3. Membership Incentive Program

III. 2018 Budget- Bill

Status Update, Line of Credit

IV. 2018 Contracts

Waste Connections: Dumpster, Grassworks- Grass cutting

V. June Events (Trent)

Corn Hole League Updates, Movie Night, Burgers & Dogs Chick fil A

VI. Facilities (Doug & Eric)

1. Nicolas Waite
2. Updates on projects
3. Needs and Estimates

VII. Future Projects

Water System Upgrades, Driveway, Furniture, Pavilion/Deck

VII. Committees: Engaging Membership

1. Finance: 501c3 status (Shannon Menapace taking lead)
2. Beautification
3. Events
4. Maintenance
5. Operations (Membership and Website)
6. Board Open Position

Gmail SHSC Board <board01.summerhillpool@gmail.com>

Re: Summer Hill Club

Bill Dixon <billdixon82@gmail.com> Fri, Jan 11, 2019 at 5:58 PM
To: Jennifer Gmail <jlewisblum@gmail.com>
Cc: SSzalczyk@alliedfirst.com, ctrentwalter@gmail.com, smfalcone2@yahoo.com, dmenapace2266@outlook.com, erictseiler@hotmail.com, board01.summerhillpool@gmail.com

Jen, I truly apologize if my email came across as condescending - it wasn't my intention. I just wanted to provide some background on the decision and what we took into account since this offer was different than how I left it with Andy in the fall.

I'm sorry this isn't the resolution you were looking for. At this point we've had numerous discussions as a group and a vote, so I would consider this matter closed.

Bill

> On Jan 11, 2019, at 5:10 PM, Jennifer Gmail <jlewisblum@gmail.com> wrote:
>
> Bill,
>
> With all due respect, I am not going to mince words at this point. I feel that the below offer that "the board" approved is a slap in the face to Andy and I. Here's why:
>
> -"the board" decision on this matter is clearly not whole or fair as it did not include me and according to your email it did include Michele (who said she would recuse herself from the decision).
> -the Edmonds issue and ours is related because of the easement but in no way equivalent. We own 80% of the pool road and the Edmonds own 20% and their property has a signed agreement pre-dating their ownership of the property saying they have given up all rights to compensation from the pool. Another differentiator unique to Andy and I, is that our property shares the 13709 Harcum address with the pool- this causes us to have many more issues than the Edmonds or any other surrounding address as a direct result of the pool. Andy and I are all for the Edmonds getting compensated, but we are in disagreement that our offers should be the same. Furthermore, discussing other neighbors that happen to live on the same road or "near" the pool is irrelevant and frankly insulting to us.
> - "the board" is offering to compensate our property with a waived initiation fee to future owners. This is shameful as we all know that initiation fees are often waived (as recently as last summer) by the board to meet membership goals. Additionally, we as the board have discussed doing away with initiation fees in the future. Note- we paid this when we originally joined the pool 12 years ago.
> - we pay real estate taxes and our home insurance is also based off of our plot which includes the pool's driveway. These fees are equal to or greater than the pool's annual membership fee. For "the board" to allow us to pay for the pool road's property taxes, associated home insurance and membership dues amounts to double (or triple) dipping. Not sure how "the boards" offer of a one time $600 dues forgiveness compensates us for the past 12 years of taxes or the ongoing annual costs.
>
> I'm sorry that I am not making this sound as eloquent (or condescending) as your email (that was never received but supposedly sent to Andy and I months ago), but I am extremely disappointed in "the boards" offer to what they feel is ethical, fair and mutually agreeable. Andy and I have been extremely generous in our support of the pool and cannot comprehend how "the board" came to this offer. As a Director at a nonprofit, I am extremely well-versed in doing more with less financially, but not at the quality of our services, ethics or reputation.
>
> If the board is willing to reconsider their decision and take another look at this issue, Andy and I would be happy to discuss again. We are proud to be a part of the Summer Hill community and I genuinely would love to continue to serve on the pool board again for the 2019 year, but cannot in good conscience be a part of a board that does not respect its neighbors and their contributions.
>
> Your neighbor,
> Jen
>
>> On Jan 11, 2019, at 10:40 AM, Bill Dixon <billdixon82@gmail.com> wrote:
>>
>> Jen and Andy - I sent a note to one of you a few months ago asking if you wanted to sit down and talk about an

PETITIONER'S EXHIBIT NO. 13

additional offer of compensation that the Board discussed, but I didn't hear back. I'm not sure if you received it or not but my apologies for not following up sooner - the holidays were busy! Anyway, I wanted to provide an official offer of compensation in writing below. Just so you know, this is the same offer that we are giving to the Edmonds and was approved by the board in the fall. Please let me know if you have any questions or if you want to discuss it further.
>>
>> Bill
>>
>> ---
>>
>> As you are aware, the Board has been reviewing and discussing options for how to best proceed with both families whose property borders the driveway to the pool. Please understand that the Board has fully considered your request (and that of the Edmonds) and are committed to providing a resolution that both takes your situation into account but also serves the interest of the pool, both in the present and future. I can assure you that your request has been taken very seriously and that our goal is to provide a mutually agreeable solution. We are all neighbors, and the pool provides a benefit to our entire community -- we are hopeful that this offer reflects that to you.
>>
>> 1) We are offering free membership for one season (value of $700). I understand that your requests in the past have been for a yearly discount, but I'm hoping that having 1 full season at no cost to you will provide the same benefit but with easier administration (as the Board can turn over from season to season). Being that the 2018 dues weren't paid, we could consider this matter closed and invite you to join in 2019.
>>
>> 2) We will, at our expense, create a legal document that can be included with your real estate information as well as the files of the pool that any new residents/owners of your house will be able to join the pool with no initiation fee (which is currently set at $550 but will likely go up over the next few years). This would be something you could share with prospective buyers so it is clear what benefit they would receive from joining the pool if they decide to purchase your home.
>>
>> We understand that you feel that you should receive compensation for the easement that is partly on your property. We also recognize that as homeowners, if you decide to sell your home in the future, you want to make sure that potential buyers clearly understand the implications of buying the house so close to the pool and see it as a benefit. As such, the Board has approved compensation that will hopefully benefit both you personally as well as the property itself. This offer was voted on and approved by the full Board (minus Jen) and represents our final offer of compensation; we would like to consider this matter closed and allow the impacted families and the Board to be able to enter the 2019 season with this matter behind us.
>>
>> As I have been learning as treasurer over the past 2 years, the expenses involved in running the pool are increasing at a faster pace than we feel we would be able to balance with rate increases to keep membership at the level we need. Because of the size and nature of our club, we have to be extremely mindful in managing expenses year to year, and have very little wiggle room. Our goal is to make sure that the Summer Hill Club continues to be an active place that serves our community, and is also a good neighbor to those families whose properties we border (that includes you, the Edmonds, the Keidels, my family, etc.) We hope that this offer reflects that balance that as board members we are asked to hold.
>>
>> If you'd like to discuss this further, please let me know.
>>
>> Thank you,
>>
>> Bill Dixon
>> Treasurer, Summer Hill Club

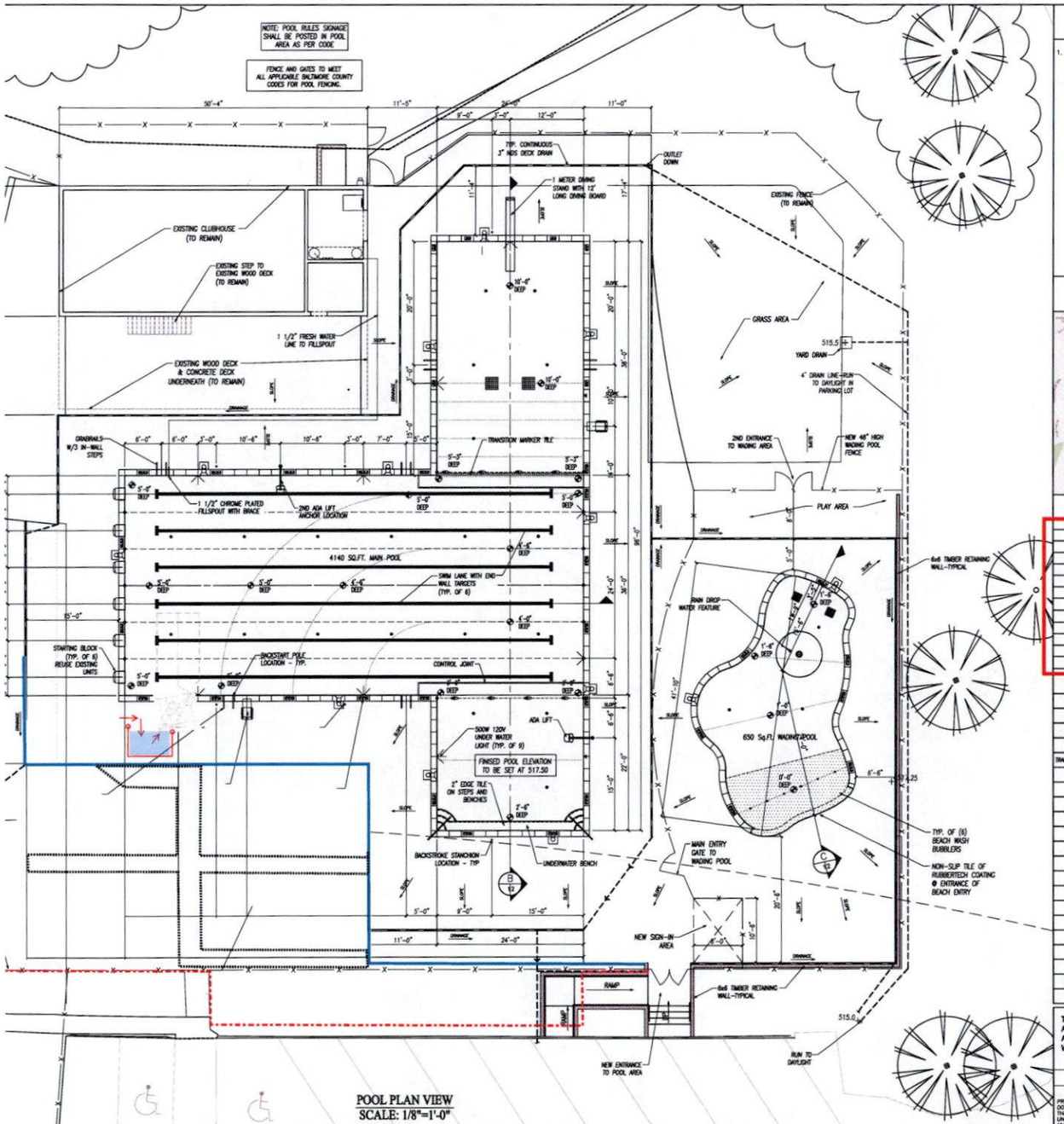
Membership Tracking	# family memberships	Annual Declines
2015	250	45
2016	247	23
2017	236	54
2018	236	35
2019	235	43

PETITIONER'S

EXHIBIT NO. 14

PETITIONER'S

EXHIBIT NO. 15

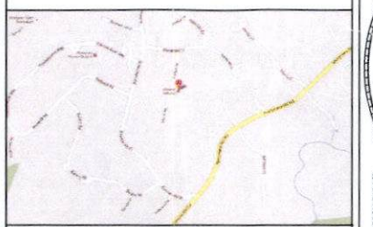


POOL PLAN VIEW
SCALE: 1/8"=1'-0"

JOB NOTES

1. BATHER LOAD CALCULATIONS:
DIVING: 26 PERSONS - [(912 SF-300 SF) / 24] + 1 (PER DIVING BOARD)
NON-DIVING<5': 58 PERSONS - 850 SF / 15
NON-DIVING>5': 198 PERSONS - 2378 SF / 12
TOTAL: 280 PERSONS

VICINITY MAP



DATA

	MAIN POOL	WADING POOL
POOL DIMENSION	36'x75' w/24'X38' & 24'x22' AREAS	21'x33'
POOL PERIMETER	342 Ln.Ft.	110 Ln.Ft.
SURFACE AREA	4140 Sq.Ft.	650 Sq.Ft.
GALLONAGE	164,500 Gal.	4,350 Gal.
DEPTHS	2'-6" TO 3'-6" TO 5'-0" TO 10'-0"	0'-0" TO 1'-6"
FILTER RATE	342 GPM	36 GPM
TURNOVER TIME	8 Hrs.	2 Hrs.
BATHER LOAD	280 PERSONS (EST.)	54 PERSONS (EST.)
DECK AREA	7,100 Sq.Ft. +/-	

POOL/DECK FITTINGS EQUIPMENT LIST

COPING		FEDERAL STONE "DU" SERIES COPING
INTERIOR FINISH		WHITE PLASTER
WATERLINE TILE		6" FROSTPROOF CERAMIC TILE BAND - COLOR CHOICE BY OWNER
SWIM LANE TILE		6" X 6" NON-SLIP BLACK TILE W/MATCHING END WALL TARGETS
TRANSITION MARKER TILE		4" WIDE NON-SLIP DARK COLORED CERAMIC TILE - COLOR CHOICE BY OWNER
STEP EDGE TILE		2" WIDE NON-SLIP DARK COLORED CERAMIC TILE - COLOR CHOICE BY OWNER
IN POOL DEPTH MARKERS		4" HIGH BLACK NUMERALS ON 6X6 WHITE TILE PIECE
DECK DEPTH MARKERS		4" HIGH BLACK NUMERALS ON 6X6 WHITE TILE PIECE-INSET INTO COPING STONE
UNDERWATER LIGHTS	9	PENTAIR AMERILITE 500W 120V U.W. LIGHT WITH LARGE S.S. NICHE
JUNCTION BOXES	9	HAYWARD 1" LEGRAN 2GX
HANDRAILS	2	SR SMITH 60" 3-BEND RAIL 1.90" x .065 S.S. TUBING
GRABRAILS	6	SR SMITH LF-X-30 COMMERCIAL 3-STEP LADDER
LIFE GUARD CHAIR	2	SR SMITH 6LGC-204 ELEVATED GUARD CHAIR
HANDICAP LIFT	1	SPECTRUM AQUATICS ASPEN MODEL 8350 LIFT W/EXTRA ANCHOR SLEEVE
DIVING STAND	1	SR SMITH 70-308-522 1 METER STEEL STAND FOR 12' BOARD
DIVING STAND RAILS	1	SR SMITH 70-308-502 RAILS FOR 1 METER STEEL STAND W/12' BOARD
DIVING BOARD	1	SR SMITH 66-308-6122 12' FRONTIER III COMMERCIAL GRADE DIVING BOARD
ROPE ANCHORS	14	HAYWARD SP-1040 SHO TYPE RECESSED LANE MARKER ANCHOR
SAFETY ROPE	2	24' x 1/2" MULTI COLORED ROPE W/ 1/2" HOOKS AND SKT BLUE/WHITE FLOATS
LANE DIVIDERS ROPES	5	75' x 3/8" MULTI-COLORED ROPE W/ 1/2" HOOKS AND 3IS BLUE/WHITE FLOATS
STARTING BLOCKS	6	REUSE EXISTING STARTING BLOCKS

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF ARROWHEAD POOLS & AND AREA NOT TO BE COPIED IN ANY FASHION WITHOUT APPROPRIATE CONSENT.

ENGINEERS CERTIFICATION

PROFESSIONAL CERTIFICATION. I HEARBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER: _____, EXPIRATION DATE: _____.

ENGINEERS SEAL

REVISIONS
9/9/2011 - REV.
DRAINAGE
11/8/2011 - REV.
FLOOR SLOPES

ARROWHEAD POOLS, L.L.C.
263 RIDGE VALLEY ROAD
MOUNT AIRY MD 21771
(P) 717-829-6462
(F) 717-829-6464

Summer Hill Recreation Center

13709 Harcum Road
Sparks, Maryland 21131
Baltimore County

Date:	8/24/2011
Scale:	1/8"=1'-0"
Drawn:	JEK
Job:	MPA2011-0101
Sheet	1
Of	5 Sheets

PETITIONER'S

EXHIBIT NO. 16

SUMMER HILL FULL SEASON VISITOR DATA 2019

ID	Sign in time	Total number of guests entering	Total number of members entering	Member E-mail Address
51019858	5/25/19 10:25	0	2	ctren
51019985	5/25/19 10:32	0	1	rewn
51020503	5/25/19 10:58	0	2	michj
51020523	5/25/19 10:58	0	1	michj
51020593	5/25/19 11:01	0	1	sasha
51020614	5/25/19 11:02	1	5	jbwa
51020632	5/25/19 11:03	0	4	bethi
51020654	5/25/19 11:04	0	3	megt
51020682	5/25/19 11:04	2	4	utzyf
51020747	5/25/19 11:07	0	1	k.m.c
51020763	5/25/19 11:08	0	1	julieb
51021014	5/25/19 11:21	0	2	naug
51021099	5/25/19 11:25	1	1	dscot
51021448	5/25/19 11:42	0	4	katie
51021549	5/25/19 11:47	0	2	sashi
51021571	5/25/19 11:48	0	2	smfal
51021621	5/25/19 11:50	0	4	carlsi
51021703	5/25/19 11:54	0	2	julieb
51021879	5/25/19 12:00	0	4	erine
51022097	5/25/19 12:07	4	4	amyb
51022334	5/25/19 12:15	0	1	cigeri
51022341	5/25/19 12:16	0	3	sashi
51022422	5/25/19 12:20	0	3	julieb
51022640	5/25/19 12:30	0	1	gtrac
51023236	5/25/19 12:48	2	4	sawo
51023273	5/25/19 12:49	0	5	jhad
51023286	5/25/19 12:50	0	5	claire
51023317	5/25/19 12:52	1	2	dscot
51023376	5/25/19 12:55	0	3	jsarri
51023395	5/25/19 12:55	0	1	chrisl
51023581	5/25/19 13:01	2	4	amyb
51023706	5/25/19 13:05	1	2	stepl
51023808	5/25/19 13:09	0	4	robes
51023910	5/25/19 13:13	0	3	ctren
51023939	5/25/19 13:15	0	1	kdell
51023994	5/25/19 13:17	0	3	smfal
51024027	5/25/19 13:18	0	1	brysi
51024192	5/25/19 13:26	0	2	charl
51024215	5/25/19 13:27	0	1	charl
51024286	5/25/19 13:30	2	2	colto
51024365	5/25/19 13:34	0	4	efhar
51024386	5/25/19 13:35	2	4	colto
51024399	5/25/19 13:36	0	2	carly
51024542	5/25/19 13:44	0	1	sherr
51024592	5/25/19 13:47	0	2	lgenx
51024966	5/25/19 14:02	2	3	katie
51025119	5/25/19 14:09	2	3	tiffar
51025397	5/25/19 14:23	1	5	spad
51025512	5/25/19 14:28	0	1	beths
51025539	5/25/19 14:29	0	1	stepl
51025635	5/25/19 14:33	2	4	kranx
51025672	5/25/19 14:36	0	4	katie
51025691	5/25/19 14:37	0	3	thetr
51025707	5/25/19 14:38	1	2	mallr
51025730	5/25/19 14:39	0	1	karal
51025755	5/25/19 14:40	0	3	lippe
51025930	5/25/19 14:48	0	2	amar
51026296	5/25/19 15:04	0	5	saral
51026332	5/25/19 15:05	0	8	amyl
51026389	5/25/19 15:08	0	2	heidi
51026406	5/25/19 15:09	0	3	charl
51026440	5/25/19 15:11	0	2	roger
51026640	5/25/19 15:22	0	3	vwtu
51026800	5/25/19 15:29	0	5	patri
51026913	5/25/19 15:34	3	3	tiffar
51026943	5/25/19 15:36	0	4	rocca
51026964	5/25/19 15:37	0	1	dwal
51026994	5/25/19 15:39	0	4	kater
51027059	5/25/19 15:43	0	6	ecler
51027116	5/25/19 15:46	0	6	emily
51027145	5/25/19 15:47	0	5	jsarn
51027305	5/25/19 15:56	0	3	heidi
51027424	5/25/19 16:01	0	5	beth
51027433	5/25/19 16:01	0	5	katyl
51027757	5/25/19 16:19	0	3	kcmr
51027788	5/25/19 16:21	1	3	brysi
51027880	5/25/19 16:26	0	4	vicke
51027937	5/25/19 16:29	0	1	emsi
51028122	5/25/19 16:38	1	5	mille
51028662	5/25/19 17:03	1	4	brysi
51028675	5/25/19 17:03	5	5	mille
51028717	5/25/19 17:05	0	3	mdyl
51028787	5/25/19 17:09	0	3	herk
51028821	5/25/19 17:11	0	2	swbr
51028867	5/25/19 17:14	0	5	mele
51029045	5/25/19 17:25	0	5	jamk
51029089	5/25/19 17:28	0	4	mich

51029157	5/25/19 17:31	0	3	m
51029821	5/25/19 18:12	1	5	sa
51030170	5/25/19 18:34	0	4	jel
51030191	5/25/19 18:35	0	5	m
51036959	5/26/19 11:06	5	5	ka
51036969	5/26/19 11:07	0	5	j.h
51036980	5/26/19 11:08	0	1	ab
51036986	5/26/19 11:08	2	3	lip
51037024	5/26/19 11:11	1	6	jul
51037072	5/26/19 11:14	6	3	re
51037090	5/26/19 11:16	1	1	jh
51037098	5/26/19 11:17	0	4	gir
51037105	5/26/19 11:18	0	3	an
51037235	5/26/19 11:28	1	5	mi
51037426	5/26/19 11:45	0	4	mi
51037437	5/26/19 11:46	1	1	sc
51037443	5/26/19 11:47	0	1	ell
51037453	5/26/19 11:47	1	1	ste
51037487	5/26/19 11:49	0	4	aa
51037679	5/26/19 12:02	0	4	tpi
51037692	5/26/19 12:03	0	4	rol
51037819	5/26/19 12:10	0	4	sm
51037840	5/26/19 12:12	1	4	the
51037964	5/26/19 12:20	0	2	kai
51038032	5/26/19 12:26	2	5	hul
51038054	5/26/19 12:28	4	4	eri
51038074	5/26/19 12:29	0	4	car
51038085	5/26/19 12:30	0	4	cai
51038094	5/26/19 12:30	0	2	lmi
51038110	5/26/19 12:32	2	1	dsl
51038152	5/26/19 12:35	2	1	tlm
51038168	5/26/19 12:36	0	2	lau
51038198	5/26/19 12:37	0	4	mo
51038214	5/26/19 12:38	0	2	swl
51038238	5/26/19 12:40	0	1	chr
51038265	5/26/19 12:42	0	1	vwl
51038304	5/26/19 12:45	0	4	col
51038391	5/26/19 12:52	0	2	nsn
51038407	5/26/19 12:53	0	3	tod
51038419	5/26/19 12:54	0	1	jcle
51038467	5/26/19 12:56	1	2	pyk
51038591	5/26/19 13:04	0	3	kat
51038660	5/26/19 13:08	0	2	kab
51038687	5/26/19 13:10	1	3	jill
51038726	5/26/19 13:12	0	2	jbp
51038791	5/26/19 13:16	0	3	ant
51038810	5/26/19 13:17	0	5	sar
51038825	5/26/19 13:17	0	3	mik
51038842	5/26/19 13:19	1	2	jul
51038859	5/26/19 13:19	0	2	sav
51038917	5/26/19 13:22	0	3	jam
51039039	5/26/19 13:31	0	2	pet
51039079	5/26/19 13:33	0	4	hen
51039190	5/26/19 13:42	4	4	cdl
51039235	5/26/19 13:44	0	1	bry
51039260	5/26/19 13:46	0	3	mdj
51039321	5/26/19 13:49	0	4	kod
51039338	5/26/19 13:50	0	1	mat
51039359	5/26/19 13:52	0	5	batl
51039510	5/26/19 14:00	0	1	dre
51039529	5/26/19 14:01	0	1	cha
51039546	5/26/19 14:02	0	3	em
51039866	5/26/19 14:19	0	4	drel
51039874	5/26/19 14:20	0	7	amj
51039971	5/26/19 14:26	0	4	che
51040130	5/26/19 14:34	0	3	catt
51040199	5/26/19 14:38	4	4	ctre
51040324	5/26/19 14:45	0	3	dahl
51040564	5/26/19 14:59	0	3	ldus
51040792	5/26/19 15:12	0	2	chrk
51040800	5/26/19 15:12	0	1	mor
51040873	5/26/19 15:16	0	3	djva
51040900	5/26/19 15:19	0	3	kell
51041062	5/26/19 15:29	0	1	k.m.
51041181	5/26/19 15:38	0	4	erlo
51041196	5/26/19 15:39	0	4	mep
51041220	5/26/19 15:41	0	3	pyle
51041322	5/26/19 15:46	0	5	mlk
51041434	5/26/19 15:52	0	2	crelt
51041450	5/26/19 15:52	0	1	kdel
51041456	5/26/19 15:53	0	2	roge
51041603	5/26/19 16:01	2	2	edm
51041648	5/26/19 16:04	0	4	cwm
51041656	5/26/19 16:04	0	4	evan
51041674	5/26/19 16:05	0	1	jacq
51041687	5/26/19 16:06	0	3	katyl
51041727	5/26/19 16:08	0	5	clain
51041770	5/26/19 16:11	0	2	brys
51041814	5/26/19 16:14	0	3	chris
51041829	5/26/19 16:15	0	6	dme
51041862	5/26/19 16:17	0	3	kran
51041887	5/26/19 16:19	0	4	don
51041979	5/26/19 16:26	0	2	stev

51042093	5/26/19 16:33	0	4	mic
51042172	5/26/19 16:38	0	3	dwa
51042194	5/26/19 16:39	1	4	keel
51043136	5/26/19 17:28	0	1	dscr
51043150	5/26/19 17:28	0	1	sash
51043302	5/26/19 17:39	0	4	idus
51043357	5/26/19 17:43	0	3	held
51043479	5/26/19 17:52	0	3	bryi
51045126	5/26/19 19:10	0	1	sash
51045188	5/26/19 19:13	1	2	jani
51045471	5/26/19 19:30	0	4	jaso
51067079	5/27/19 10:51	0	1	rew
51067435	5/27/19 11:01	2	4	joan
51067486	5/27/19 11:02	0	1	tcml
51067510	5/27/19 11:03	1	4	utry
51067607	5/27/19 11:06	0	3	kate
51067625	5/27/19 11:06	0	5	sara
51067646	5/27/19 11:07	0	5	ginS
51067818	5/27/19 11:12	0	4	jbra
51067951	5/27/19 11:16	4	4	cate
51067993	5/27/19 11:18	0	4	pete
51068031	5/27/19 11:19	6	4	earli
51068050	5/27/19 11:20	0	3	rrell
51068167	5/27/19 11:23	0	1	keni
51068181	5/27/19 11:24	0	3	mlci
51068287	5/27/19 11:28	0	3	dsco
51068315	5/27/19 11:29	0	5	step
51068341	5/27/19 11:29	0	1	char
51068352	5/27/19 11:30	0	2	lmst
51068448	5/27/19 11:33	0	3	anti
51068486	5/27/19 11:34	0	2	smfs
51068519	5/27/19 11:36	0	3	carly
51068549	5/27/19 11:37	0	4	aam
51068814	5/27/19 11:47	0	2	rlpri
51068828	5/27/19 11:48	0	4	Geni
51069056	5/27/19 11:55	0	4	tpali
51069082	5/27/19 11:56	0	6	vmln
51069333	5/27/19 12:04	0	3	cjgei
51069378	5/27/19 12:05	0	4	vicki
51069780	5/27/19 12:20	2	4	Clme
51069824	5/27/19 12:22	0	1	k.ms
51069842	5/27/19 12:23	0	2	kayti
51069851	5/27/19 12:23	2	2	julie
51069857	5/27/19 12:24	0	1	jden
51069879	5/27/19 12:24	4	4	odim
51069915	5/27/19 12:26	0	1	kpen
51069954	5/27/19 12:27	0	3	allsc
51070022	5/27/19 12:29	0	4	katle
51070032	5/27/19 12:30	2	1	ava.t
51070118	5/27/19 12:33	0	3	sawe
51070129	5/27/19 12:34	1	2	
51070143	5/27/19 12:35	2	4	thetr
51070271	5/27/19 12:40	0	4	allsc
51070294	5/27/19 12:40	0	1	amai
51070301	5/27/19 12:41	0	4	herki
51070338	5/27/19 12:43	0	1	kcmt
51070358	5/27/19 12:44	0	1	macl
51070483	5/27/19 12:49	1	5	patri
51070500	5/27/19 12:49	0	6	eder
51070645	5/27/19 12:54	0	3	amyr
51070661	5/27/19 12:54	1	5	clalre
51070919	5/27/19 13:02	0	4	robe
51070937	5/27/19 13:03	0	2	laura
51070962	5/27/19 13:04	0	4	krani
51071034	5/27/19 13:06	0	3	heidl
51071065	5/27/19 13:08	0	4	mary
51071252	5/27/19 13:16	1	5	kelli
51071273	5/27/19 13:17	3	3	emsc
51071289	5/27/19 13:17	0	3	ldusz
51071303	5/27/19 13:18	0	6	jbkat
51071591	5/27/19 13:31	0	2	naug
51071595	5/27/19 13:31	0	2	swbr
51071611	5/27/19 13:32	0	5	sarah
51071645	5/27/19 13:33	0	4	krgor
51071678	5/27/19 13:35	1	1	kdelh
51071702	5/27/19 13:36	0	5	jtarri
51071737	5/27/19 13:38	0	2	morg
51071771	5/27/19 13:39	4	4	erica
51071807	5/27/19 13:41	0	2	karer
51071843	5/27/19 13:43	4	4	glypn
51071950	5/27/19 13:47	1	3	vwtu
51072057	5/27/19 13:51	0	1	nsnat
51072236	5/27/19 13:57	0	2	[jt38!
51072268	5/27/19 13:58	0	4	Lhacl
51072291	5/27/19 13:58	0	4	kodZ
51072313	5/27/19 13:59	0	3	efhar
51072369	5/27/19 14:01	0	4	creitr
51072558	5/27/19 14:07	0	1	kandy
51072574	5/27/19 14:12	3	3	mdyk
51072739	5/27/19 14:15	0	3	dsilkd
51072752	5/27/19 14:16	0	6	ellsb
51072763	5/27/19 14:17	1	7	tyme
51072816	5/27/19 14:20	0	7	dmer

51072842	5/27/19 14:21	0	3	jonel
51072856	5/27/19 14:21	0	4	erica
51072873	5/27/19 14:22	0	3	mdw
51072878	5/27/19 14:22	2	4	mary
51072950	5/27/19 14:25	0	4	thwl
51072981	5/27/19 14:26	0	3	dahli
51072996	5/27/19 14:26	0	1	mow
51073269	5/27/19 14:37	0	3	sashv
51073501	5/27/19 14:45	0	2	asap
51074166	5/27/19 15:08	0	6	emily
51074192	5/27/19 15:10	2	1	nsnat
51074222	5/27/19 15:11	0	2	spad
51074379	5/27/19 15:18	0	1	dwal
51074398	5/27/19 15:19	0	9	amyt
51074475	5/27/19 15:22	0	3	evan
51074603	5/27/19 15:28	0	3	colto
51074738	5/27/19 15:35	0	3	jlwpa
51074865	5/27/19 15:41	0	4	karej
51074979	5/27/19 15:47	2	3	mpar
51075027	5/27/19 15:49	0	2	stowi
51075048	5/27/19 15:50	0	4	keen
51075136	5/27/19 15:54	0	3	pyleh
51075148	5/27/19 15:55	0	4	megt
51075227	5/27/19 15:57	0	5	mike
51075451	5/27/19 16:06	0	4	epeif
51075495	5/27/19 16:08	0	3	nicho
51075536	5/27/19 16:10	4	2	ctren
51075611	5/27/19 16:14	3	1	m.e.i
51075716	5/27/19 16:19	0	5	maryj
51075724	5/27/19 16:20	4	5	betha
51075851	5/27/19 16:26	0	2	stalcj
51075861	5/27/19 16:26	0	2	roges
51076242	5/27/19 16:46	0	4	jfund
51076531	5/27/19 16:58	0	4	11811
51076555	5/27/19 16:59	0	2	marri
51076582	5/27/19 17:00	0	1	dwait
51077028	5/27/19 17:21	0	3	rhale
51077441	5/27/19 17:44	0	3	cwmi
51077576	5/27/19 17:51	0	4	willia
51077591	5/27/19 17:51	0	3	kellya
51077815	5/27/19 18:00	1	3	jjt@g
51077859	5/27/19 18:02	0	4	felicie
51077905	5/27/19 18:04	0	4	tracej
51077920	5/27/19 18:05	0	5	matja
51440009	5/31/19 13:11	1	3	christ
51441406	5/31/19 13:25	0	2	karen
51441648	5/31/19 13:27	0	1	jdem
51441937	5/31/19 13:30	0	4	rachd
51442826	5/31/19 13:39	0	4	jldiar
51446145	5/31/19 14:07	0	3	kellya
51446165	5/31/19 14:08	0	2	sarah
51446279	5/31/19 14:09	0	1	jbrad
51446331	5/31/19 14:09	0	2	karen
51446887	5/31/19 14:15	0	2	catbe
51449660	5/31/19 14:46	0	2	smfai
51450206	5/31/19 14:51	0	3	kcmd
51450265	5/31/19 14:51	0	3	glypn
51450575	5/31/19 14:54	0	2	gareli
51453479	5/31/19 15:23	0	4	betha
51454716	5/31/19 15:37	0	2	nancj
51455368	5/31/19 15:46	0	5	emily
51455795	5/31/19 15:51	0	4	kathe
51457393	5/31/19 16:07	0	4	shaffe
51457522	5/31/19 16:10	4	4	bwelf
51457778	5/31/19 16:13	0	3	julleb
51457953	5/31/19 16:16	0	1	macla
51458106	5/31/19 16:18	0	5	felicie
51458310	5/31/19 16:21	1	1	mont
51458585	5/31/19 16:25	0	2	vwtur
51458721	5/31/19 16:26	2	3	Clmes
51458971	5/31/19 16:30	0	5	sarah
51459247	5/31/19 16:33	0	4	emsd
51459360	5/31/19 16:35	0	1	dwalt
51459431	5/31/19 16:36	0	2	there
51459499	5/31/19 16:37	0	4	dunca
51460292	5/31/19 16:49	0	3	dscon
51460374	5/31/19 16:50	0	5	eaper
51460643	5/31/19 16:54	0	3	katle
51460704	5/31/19 16:54	0	3	herkl
51460741	5/31/19 16:55	0	3	creitn
51460897	5/31/19 16:56	0	3	sawo
51461688	5/31/19 17:06	0	1	rjmor
51461758	5/31/19 17:07	0	2	kdella
51461815	5/31/19 17:08	0	1	creitn
51461892	5/31/19 17:10	0	3	laural
51461945	5/31/19 17:10	0	2	cjgen
51462166	5/31/19 17:14	4	5	betha
51462279	5/31/19 17:16	4	4	katle
51462926	5/31/19 17:28	0	2	sasha
51463112	5/31/19 17:31	0	4	laury
51463398	5/31/19 17:37	0	3	rreink
51463436	5/31/19 17:37	0	3	thoch
51463677	5/31/19 17:42	0	4	evan

51463783	5/31/19 17:45	0	2	jbrade
51463992	5/31/19 17:49	0	6	eclem
51464040	5/31/19 17:50	0	1	sbrow
51464403	5/31/19 17:56	0	4	carlss
51464986	5/31/19 18:05	0	4	jeb23
51465250	5/31/19 18:12	0	3	megai
51465776	5/31/19 18:23	0	3	carlyf
51466248	5/31/19 18:35	0	2	jfunde
51466277	5/31/19 18:35	0	3	swbra
51466916	5/31/19 18:52	0	3	maryi
51466957	5/31/19 18:53	1	5	claire
51467324	5/31/19 19:01	0	2	rogeri
51480262	6/1/19 11:02	0	4	betha
51480313	6/1/19 11:04	0	3	ezelkr
51480409	6/1/19 11:07	0	3	amyl(
51480482	6/1/19 11:10	0	4	kathn
51480609	6/1/19 11:16	0	3	rretnl
51480641	6/1/19 11:17	9	4	staep
51480679	6/1/19 11:20	0	3	shaff
51480687	6/1/19 11:20	0	4	robel
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51489583	6/1/19 18:20	0	2	tohara4@hotmail.com
51489622	6/1/19 18:23	0	1	damselfly21@gmail.com
51489799	6/1/19 18:37	0	5	mattjames74@yahoo.co.uk
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51489877	6/1/19 18:43	0	3	avalonacupuncture@gmail.com
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51498974	6/2/19 12:47	0	1	kdellaw@aol.com
51498983	6/2/19 12:47	0	4	colton.r.potter@gmail.com
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51499080	6/2/19 12:52	0	1	bryzzakzyk@gmail.com
51499088	6/2/19 12:52	0	1	charlymm99@yahoo.com
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51499166	6/2/19 12:57	0	2	kayholman@gmail.com
51499186	6/2/19 12:57	0	1	k.m.connor@comcast.net
51499193	6/2/19 12:58	0	2	JulieJones213@yahoo.com
51499235	6/2/19 12:59	5	5	millerfamily16@comcast.net
51499288	6/2/19 13:02	0	3	michelekraft1@yahoo.com
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51499315	6/2/19 13:03	0	5	sarahannedey@gmail.com
51499332	6/2/19 13:04	0	4	robertedouglass@gmail.com
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51499458	6/2/19 13:11	0	4	tomfamily03@gmail.com
51499475	6/2/19 13:12	0	3	dsconfer@me.com
51499494	6/2/19 13:13	4	4	erinenorton@gmail.com
51499547	6/2/19 13:16	0	2	chrissporer@outlook.com
51499562	6/2/19 13:17	0	4	keeneysp@gmail.com
51499601	6/2/19 13:20	0	3	vickeryjen@netscape.net
51499664	6/2/19 13:24	0	2	jill@jba-group.com
51499678	6/2/19 13:25	0	4	laurynmorris21@gmail.com
51499727	6/2/19 13:27	0	3	joebryson0213@gmail.com
51499872	6/2/19 13:35	0	3	lduzza81@gmail.com
51499887	6/2/19 13:36	0	4	lgendimenico@hotmail.com
51499944	6/2/19 13:39	0	3	brian.online@brianandlis.com
51500013	6/2/19 13:44	0	2	dmenapace2166@outlook.com
51500049	6/2/19 13:46	0	5	Katuckrity@yahoo.com
51500070	6/2/19 13:48	0	1	kdellaw@aol.com
51500080	6/2/19 13:49	0	2	swbradley23@hotmail.com
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51500299	6/2/19 13:59	1	4	hochrein11@gmAil.com
51500341	6/2/19 14:01	0	4	11815hrd@gmail.com
51500410	6/2/19 14:04	1	2	maggiefelton@yahoo.com
51500438	6/2/19 14:05	0	2	maryferch@comcast.net
51500518	6/2/19 14:09	0	3	asarrates@comcast.net
51500542	6/2/19 14:10	1	4	ellisbunch1@gmail.com
51500625	6/2/19 14:14	0	2	jfunderburk1@msn.com
51500721	6/2/19 14:18	1	4	roccolattanzi@yahoo.com
51500924	6/2/19 14:27	0	3	cdimarino@bcps.org
51500938	6/2/19 14:28	0	4	lmlavina@gmail.com
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51500987	6/2/19 14:31	0	3	witpatti@gmail.com
51501052	6/2/19 14:34	0	4	katherine_noonan@hotmail.com
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51501247	6/2/19 14:43	0	3	mckinney11@gmail.com
51501449	6/2/19 14:53	0	5	traceycrowl@juno.com
51501471	6/2/19 14:54	0	4	krand@bps.org
51501641	6/2/19 15:03	0	3	amylunday@comcast.net
51501914	6/2/19 15:19	0	3	John.anecharico@bd.com
51502002	6/2/19 15:23	0	4	almatesa@yahoo.com
51502019	6/2/19 15:24	0	2	nleecollins@gmail.com
51502082	6/2/19 15:27	0	1	sashashultz@gmail.com
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51502167	6/2/19 15:32	2	3	rreinke4@gmail.com
51502184	6/2/19 15:32	0	1	patrick_deborde@yahoo.com
51502395	6/2/19 15:46	0	4	colton.r.potter@gmail.com
51502433	6/2/19 15:49	0	3	jenokafka@gmail.com
51502474	6/2/19 15:52	0	2	adamtremper@hotmail.com
51502480	6/2/19 15:52	0	5	sarahludwig77@gmail.com
51502504	6/2/19 15:54	0	5	gin5254@hotmail.com
51502671	6/2/19 16:02	0	2	kimbryson25@gmail.com

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52020117	6/8/19 15:03	0	2	mickey
52020235	6/8/19 15:08	0	6	eclemr
52020289	6/8/19 15:11	0	4	tpalanl
52020433	6/8/19 15:17	0	4	aamtm
52020445	6/8/19 15:17	0	2	kcmckt
52020669	6/8/19 15:26	0	4	lgendir
52020944	6/8/19 15:40	0	2	krajnik
52021081	6/8/19 15:47	0	2	mickey,
52021320	6/8/19 15:58	0	4	skac19?

52021414	6/8/19 16:02	0	1	dirtde
52021447	6/8/19 16:03	0	4	geran
52021554	6/8/19 16:08	3	1	hochr
52021593	6/8/19 16:09	0	5	patric
52021701	6/8/19 16:14	0	4	karen
52021754	6/8/19 16:17	0	3	dirtde
52022281	6/8/19 16:44	0	1	mckin
52022539	6/8/19 16:56	0	4	shaffe
52022646	6/8/19 17:01	0	3	mdyk
52022738	6/8/19 17:06	0	2	casth
52023015	6/8/19 17:22	0	4	betha
52023057	6/8/19 17:24	0	2	szalcz
52023202	6/8/19 17:36	0	4	earley
52023824	6/8/19 18:16	1	2	pylefe
52024495	6/8/19 18:56	0	4	avalor
52024787	6/8/19 19:21	0	1	miche
52024792	6/8/19 19:21	0	1	sashar
52024797	6/8/19 19:22	0	1	dscon
52032187	6/9/19 11:29	2	3	carly.r
52032201	6/9/19 11:31	0	4	krajnil
52032445	6/9/19 11:51	3	3	mpark
52032664	6/9/19 12:04	0	1	dscon
52032725	6/9/19 12:07	0	2	pylefe
52032783	6/9/19 12:11	2	2	drewd
52032814	6/9/19 12:13	0	1	sashar
52032926	6/9/19 12:21	0	4	bwein
52032977	6/9/19 12:24	0	3	erinen
52032986	6/9/19 12:25	0	4	cjgeno
52033002	6/9/19 12:26	0	2	karen
52033022	6/9/19 12:27	2	2	pavel.l
52033063	6/9/19 12:30	0	4	castho
52033160	6/9/19 12:38	0	4	kgwoo
52033189	6/9/19 12:39	0	4	erin.hi
52033465	6/9/19 12:57	0	3	jhunde
52033479	6/9/19 12:58	0	3	allison
52033945	6/9/19 13:29	0	4	evanse
52034079	6/9/19 13:38	0	5	experl
52034484	6/9/19 14:00	0	3	dmeni
52034604	6/9/19 14:04	0	4	megbr
52034765	6/9/19 14:11	0	1	jhunde
52035135	6/9/19 14:29	1	4	herkin
52035281	6/9/19 14:38	0	4	ethans
52036286	6/9/19 15:34	0	3	mckej
52036539	6/9/19 15:50	0	3	christo
52037342	6/9/19 16:34	0	2	catbek
52037361	6/9/19 16:34	0	2	rogern
52037662	6/9/19 16:51	0	3	felidel
52038689	6/9/19 17:49	0	2	heidi.b
52211697	6/11/19 14:50	0	4	skyklnj
52218131	6/11/19 15:49	0	4	sarahl
52219398	6/11/19 15:58	0	3	bobbyl
52219675	6/11/19 16:00	0	4	krgorn
52220224	6/11/19 16:05	0	3	kellyar
52220467	6/11/19 16:07	0	3	jill@jb
52220586	6/11/19 16:09	0	1	stephv
52222313	6/11/19 16:30	0	1	cjgeno
52222427	6/11/19 16:31	0	3	krandl
52223355	6/11/19 16:44	0	4	erin.ha
52223496	6/11/19 16:45	0	5	kimbrj
52223611	6/11/19 16:47	0	3	herkim
52224184	6/11/19 16:52	0	4	vminoj
52224296	6/11/19 16:54	0	4	julia.j.c
52224345	6/11/19 16:54	0	3	ezelko
52224565	6/11/19 16:56	0	3	kristal.
52224612	6/11/19 16:56	0	3	saraha
52224693	6/11/19 16:57	0	4	claren
52224790	6/11/19 16:58	0	3	118151
52225104	6/11/19 17:00	0	4	gin525
52225274	6/11/19 17:01	0	3	erica.b
52225334	6/11/19 17:02	0	1	krandl
52225701	6/11/19 17:06	0	4	duncar
52225837	6/11/19 17:08	0	2	aziems
52225881	6/11/19 17:08	0	4	megbu
52226208	6/11/19 17:13	5	5	millerf
52226664	6/11/19 17:21	0	2	evanse
52227127	6/11/19 17:28	0	3	carlsso
52227219	6/11/19 17:29	0	4	katie.b
52227284	6/11/19 17:30	0	3	cheryl.
52230227	6/11/19 18:06	0	2	tanner.
52324243	6/12/19 15:24	0	4	bethan
52325342	6/12/19 15:35	0	2	alwals
52326901	6/12/19 15:51	0	4	mepst
52327317	6/12/19 15:54	0	1	cjgeno
52327391	6/12/19 15:55	0	5	Meleal
52327613	6/12/19 15:56	0	1	bryszal
52327703	6/12/19 15:57	0	3	kellyan
52327763	6/12/19 15:57	0	1	jill@ju
52328300	6/12/19 16:00	0	4	ellisbu
52329462	6/12/19 16:12	0	4	teralpa
52330870	6/12/19 16:28	0	3	ilsgree
52332538	6/12/19 16:49	0	5	kimbry
52332561	6/12/19 16:49	0	4	earley.
52332670	6/12/19 16:50	0	1	dwalto

52332774	6/12/19 16:51	0	4	claire
52332819	6/12/19 16:51	0	2	11815
52332977	6/12/19 16:53	0	1	jill@jt
52333215	6/12/19 16:54	0	3	katie2
52333356	6/12/19 16:56	0	3	kristal
52333423	6/12/19 16:56	0	2	ezelke
52333466	6/12/19 16:57	0	3	sarahi
52333514	6/12/19 16:57	0	2	naugh
52333549	6/12/19 16:57	0	3	erin.h
52333639	6/12/19 16:58	0	3	skac1
52333700	6/12/19 16:59	0	3	asarra
52333760	6/12/19 16:59	0	1	aziem
52333802	6/12/19 16:59	0	2	micke
52334220	6/12/19 17:03	0	4	dunca
52334469	6/12/19 17:06	0	3	carlss
52334521	6/12/19 17:06	0	2	rogerr
52334644	6/12/19 17:08	0	2	spade
52334857	6/12/19 17:11	0	1	julia.j
52335679	6/12/19 17:23	0	4	jfunde
52335963	6/12/19 17:27	0	2	
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52337203	6/12/19 17:47	0	4	tanner
52338747	6/12/19 18:03	0	3	michel
52339745	6/12/19 18:18	0	4	felicie
52520987	6/14/19 14:03	0	2	creitm
52521828	6/14/19 14:11	0	4	colton
52522086	6/14/19 14:15	0	3	marys
52522776	6/14/19 14:22	0	4	castho
52523916	6/14/19 14:35	0	3	katielo
52525473	6/14/19 14:52	0	1	sim.a
52525474	6/14/19 14:51	2	1	tracey
52525556	6/14/19 14:53	0	1	stacey
52526744	6/14/19 15:02	0	1	rewm
52527124	6/14/19 15:06	0	1	barwi
52527275	6/14/19 15:07	0	2	catesc
52529252	6/14/19 15:20	0	3	jtremp
52529383	6/14/19 15:32	1	1	ellisbu
52529412	6/14/19 15:33	0	1	bryszal
52529502	6/14/19 15:34	3	1	ericerh
52529610	6/14/19 15:35	1	1	macian
52529647	6/14/19 15:36	4	1	stephv
52529680	6/14/19 15:36	0	1	charlyn
52529761	6/14/19 15:38	0	2	pyleferg
52530186	6/14/19 15:44	0	1	bowen
52530593	6/14/19 15:49	0	2	rogerre
52530674	6/14/19 15:50	0	2	megan
52531033	6/14/19 15:54	0	4	tpalanb
52532668	6/14/19 16:13	0	2	kayhol
52533247	6/14/19 16:23	0	3	kcmcke
52534039	6/14/19 16:36	3	5	patrick
52535560	6/14/19 16:58	0	3	lisgreer
52536999	6/14/19 17:24	0	3	sarahar
52537181	6/14/19 17:27	0	4	katie29
52537239	6/14/19 17:28	0	2	szalczyl
52537898	6/14/19 17:42	0	4	felicie.t
52538820	6/14/19 17:58	2	2	
52539243	6/14/19 18:06	4	2	
52539368	6/14/19 18:09	1	4	roccola
52539519	6/14/19 18:12	0	3	
52539691	6/14/19 18:15	0	3	
52539755	6/14/19 18:17	0	2	cdimarl
52539989	6/14/19 18:22	0	3	carabo
52540022	6/14/19 18:23	0	4	rachelk
52540051	6/14/19 18:24	0	4	asarrati
52540882	6/14/19 18:42	0	4	jeb237
52555969	6/15/19 11:06	0	4	matthe
52556171	6/15/19 11:15	0	4	utzyfb3
52556237	6/15/19 11:19	0	3	billdixo
52556448	6/15/19 11:30	4	4	lexylelg
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52556944	6/15/19 11:52	0	1	gtracy2
52557311	6/15/19 12:03	2	4	erin.ha
52557608	6/15/19 12:13	1	2	chrisspe
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52558037	6/15/19 12:32	A0	3	todd.sk
52558394	6/15/19 12:46	0	3	thetroy
52558523	6/15/19 12:52	0	3	carabo
52558602	6/15/19 12:55	0	3	carly.m
52559062	6/15/19 13:12	3	3	tiffanyl
52559166	6/15/19 13:17	0	4	roberte
52559420	6/15/19 13:29	2	4	colton.r
52559465	6/15/19 13:31	0	2	joebrys
52559555	6/15/19 13:35	2	5	hulland
52559577	6/15/19 13:36	0	2	dwalte
52559650	6/15/19 13:40	0	1	sashash
52559660	6/15/19 13:40	0	4	ellisbun
52559745	6/15/19 13:44	0	4	cdimarl
52559790	6/15/19 13:46	0	4	keeneyt
52559861	6/15/19 13:50	0	4	katie29
52559897	6/15/19 13:52	0	3	julieJon
52559962	6/15/19 13:55	0	4	erineno
52560298	6/15/19 14:07	5	5	millerfa

52560432	6/15/19 14:12	0	4	erica.b
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52560510	6/15/19 14:15	0	5	ashleyc
52560648	6/15/19 14:21	0	3	john.ar
52560894	6/15/19 14:33	0	2	rogerrc
52561051	6/15/19 14:40	0	2	megan_
52561109	6/15/19 14:44	0	2	jlt3835
52561245	6/15/19 14:50	0	3	herkim
52561272	6/15/19 14:52	0	3	jtremp
52561341	6/15/19 14:55	0	4	kodz28
52561378	6/15/19 14:57	0	1	avalon
52561415	6/15/19 14:58	3	3	jbpettit
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52561678	6/15/19 15:09	0	5	jamiem
52561848	6/15/19 15:16	0	5	rachelk
52561862	6/15/19 15:17	1	3	katielo
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52562077	6/15/19 15:27	0	2	jenokaf
52562220	6/15/19 15:35	0	2	marnik
52562260	6/15/19 15:37	0	4	kristal.s
52562272	6/15/19 15:38	0	3	katie.b
52562379	6/15/19 15:43	0	4	gerardl
52563502	6/15/19 16:36	0	10	amybui
52563503	6/15/19 16:37	0	5	rachel.j
52563504	6/15/19 16:11	0	4	peter.fi
52564107	6/15/19 17:10	0	3	jlwpasb
52564461	6/15/19 17:32	0	5	jtarrate
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52564767	6/15/19 17:52	0	4	traceyo
52565146	6/15/19 18:18	0	2	staceyc
52565219	6/15/19 18:23	4	4	ajndax@
52565493	6/15/19 18:40	0	2	eclemn
52565653	6/15/19 18:49	0	2	jfunder
52565776	6/15/19 18:57	0	2	gareinn
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52573134	6/16/19 11:10	0	3	amyluo
52573204	6/16/19 11:16	0	4	utzyfba
52573545	6/16/19 11:44	0	3	tymena
52574045	6/16/19 12:14	0	3	megbur
52574096	6/16/19 12:17	0	4	efhanst
52574278	6/16/19 12:29	0	4	erineno
52574398	6/16/19 12:37	0	2	dwalter
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52575460	6/16/19 13:37	0	1	chrisbu
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52575655	6/16/19 13:48	0	5	duncani
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52575734	6/16/19 13:52	0	4	patrick
52575812	6/16/19 13:55	0	2	djbowe
52575851	6/16/19 13:58	0	4	williams
52576372	6/16/19 14:27	0	2	michele
52576388	6/16/19 14:28	0	1	dsconfe
52576397	6/16/19 14:29	0	2	chrisspe
52576548	6/16/19 14:35	0	3	laurabla
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52577196	6/16/19 15:10	0	1	cwmmo
52577322	6/16/19 15:18	0	5	Meleahl
52577507	6/16/19 15:29	2	2	pavel.be
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52577749	6/16/19 15:45	0	4	Katuckr
52579645	6/16/19 17:43	0	2	mckinn
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52641971	6/17/19 13:06	0	5	felide.b
52642356	6/17/19 13:10	0	1	k.m.con
52642416	6/17/19 13:10	0	3	jacquie
52643538	6/17/19 13:23	0	3	kellyan
52645139	6/17/19 13:38	0	3	bobbytf
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52646172	6/17/19 13:47	0	3	katie.bu
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52650469	6/17/19 14:23	0	4	jamiemj
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52650600	6/17/19 14:24	0	3	kcmcke
52650659	6/17/19 14:25	0	4	clairem
52650969	6/17/19 14:28	0	3	kluszak
52651224	6/17/19 14:30	0	1	jbwacht
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52651798	6/17/19 14:36	2	3	Clmead
52651996	6/17/19 14:39	0	3	jill@ba
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52654881	6/17/19 15:03	0	4	sarahu
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52657061	6/17/19 15:30	0	5	klmbn
52657162	6/17/19 15:32	0	3	tpalan
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52658341	6/17/19 15:46	0	2	naugh
52659706	6/17/19 15:58	0	2	jbradc
52660515	6/17/19 16:05	0	2	christl
52662153	6/17/19 16:28	5	5	ecleri
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52664429	6/17/19 16:59	0	2	tanner
52664479	6/17/19 16:59	0	2	djbow
52667824	6/17/19 17:53	0	3	gerard
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52729643	6/18/19 11:16	0	1	sashai
52732168	6/18/19 11:36	0	4	courtg
52733181	6/18/19 11:44	0	3	efhans
52734477	6/18/19 11:53	0	3	bobby
52734656	6/18/19 11:54	0	1	krister
52735237	6/18/19 11:57	0	4	jamier
52735482	6/18/19 11:58	0	1	saraha
52737662	6/18/19 12:13	0	5	emilyh
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52742796	6/18/19 12:54	0	2	rachel
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52743023	6/18/19 12:55	3	3	jfunde
52743204	6/18/19 12:56	1	3	katyke
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52747190	6/18/19 13:26	0	4	erinen
52747332	6/18/19 13:27	0	4	saraha
52747732	6/18/19 13:30	3	2	sims.a
52747879	6/18/19 13:31	0	2	rsteim
52747920	6/18/19 13:32	0	1	lisgree
52748205	6/18/19 13:34	0	2	mikem
52748465	6/18/19 13:36	0	2	elliepu
52748511	6/18/19 13:37	0	2	dwalte
52749028	6/18/19 13:42	0	1	kayhol
52749061	6/18/19 13:42	0	1	julliejoi
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52754059	6/18/19 14:20	0	4	skyklrq
52754307	6/18/19 14:22	0	2	angleb
52756397	6/18/19 14:41	0	2	11815l
52756710	6/18/19 14:44	1	4	jeff.kr
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52762761	6/18/19 15:38	0	4	mikueg
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52763175	6/18/19 15:44	0	1	justinn
52763545	6/18/19 15:46	0	2	k.m.co
52763631	6/18/19 15:47	0	4	clairen
52764456	6/18/19 15:54	0	2	tanner
52765774	6/18/19 16:03	0	2	catesci
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52769181	6/18/19 16:45	0	5	spade_
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52773799	6/18/19 17:46	0	2	jan@lc
52774230	6/18/19 17:52	0	4	ajnlaxj
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52853066	6/19/19 12:52	0	3	allison
52853857	6/19/19 12:56	0	4	jtremp
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52855866	6/19/19 13:08	4	4	tiffanyl
52856156	6/19/19 13:11	0	2	karafo
52856376	6/19/19 13:12	0	3	jll@jb
52856905	6/19/19 13:17	0	3	kellyar
52856984	6/19/19 13:18	1	3	wruthl
52857246	6/19/19 13:20	0	1	darina
52858720	6/19/19 13:32	3	3	jfunde
52860138	6/19/19 13:44	0	3	laurabl
52860767	6/19/19 13:48	1	4	kelliela
52860804	6/19/19 13:48	0	4	kelliela
52861526	6/19/19 13:53	4	1	stephy
52861980	6/19/19 13:56	3	4	erinen
52862121	6/19/19 13:56	2	3	jbpettl
52862277	6/19/19 13:57	0	3	erin.hz
52862332	6/19/19 13:57	0	3	erinen
52862390	6/19/19 13:58	0	2	jbpettl
52865722	6/19/19 14:25	0	4	traceyr
52865853	6/19/19 14:26	2	3	Clmea
52866093	6/19/19 14:28	0	4	sawoo
52867561	6/19/19 14:42	0	3	krgorr
52867891	6/19/19 14:45	0	3	ghypn2

52869313	6/19/19 14:55	0	4	rachel
52870494	6/19/19 15:02	0	5	kimbr
52871499	6/19/19 15:12	0	1	nancy
52873360	6/19/19 15:31	0	3	lisgre
52873911	6/19/19 15:38	0	4	mlkus
52874326	6/19/19 15:43	1	3	mana
52874874	6/19/19 15:48	0	2	garvia
52881068	6/19/19 16:54	0	2	stowe
52881351	6/19/19 16:56	0	3	amydi
52882307	6/19/19 17:05	0	3	mlker
52947168	6/20/19 11:14	0	6	almab
52949347	6/20/19 11:31	0	4	jbkard
52956152	6/20/19 12:17	0	3	epeifk
52958533	6/20/19 12:37	0	1	kimbr
52958580	6/20/19 12:38	1	4	roccol
52958668	6/20/19 12:39	0	2	jill@jt
52959885	6/20/19 12:48	0	1	felicle
52961164	6/20/19 12:55	0	4	sarahi
52963178	6/20/19 13:07	0	4	rachel
52963898	6/20/19 13:14	0	2	jidiang
52968002	6/20/19 13:49	0	3	creitr
52970754	6/20/19 14:04	0	4	evans
52971534	6/20/19 14:11	0	4	keene
52974061	6/20/19 14:33	0	2	kellya
52978358	6/20/19 15:07	0	1	cheryl
52979961	6/20/19 15:24	3	3	erlner
52981596	6/20/19 15:42	0	5	flabuti
52982548	6/20/19 15:51	0	2	amacl
52982893	6/20/19 15:53	2	2	kdella
52983125	6/20/19 15:55	0	1	dunsti
52985995	6/20/19 16:22	0	3	glypni
52986116	6/20/19 16:23	0	2	vwturl
52986595	6/20/19 16:29	0	2	rogerr
52987703	6/20/19 16:44	0	4	kristal
52987869	6/20/19 16:46	0	4	megbi
52990435	6/20/19 17:12	0	3	jennifi
52990916	6/20/19 17:20	0	3	emsch
52991186	6/20/19 17:24	0	3	jamier
52991557	6/20/19 17:29	0	2	carly.s
52992841	6/20/19 17:49	0	1	vwturl
52993745	6/20/19 17:59	0	1	chrisb
52994848	6/20/19 18:15	0	3	stowe
52995107	6/20/19 18:19	0	3	ctrent
52995520	6/20/19 18:26	0	3	tymen
52998812	6/20/19 19:23	0	2	tanner
53048510	6/21/19 11:39	0	4	mattji
53053344	6/21/19 12:16	0	3	sawoc
53054979	6/21/19 12:32	0	4	christl
53055812	6/21/19 12:40	0	4	casthc
53056331	6/21/19 12:45	2	2	Clmea
53056376	6/21/19 12:46	0	2	glypni
53057054	6/21/19 12:51	0	3	allison
53057165	6/21/19 12:52	0	1	macla
53057537	6/21/19 12:54	0	2	thetro
53058789	6/21/19 13:02	0	1	navgh
53059912	6/21/19 13:13	0	4	jlwpas
53060796	6/21/19 13:22	0	2	alextrl
53063119	6/21/19 13:47	0	4	erin.hi
53063632	6/21/19 13:51	0	3	herkin
53065298	6/21/19 14:04	1	3	kcmck
53066185	6/21/19 14:14	0	3	avalor
53068588	6/21/19 14:41	0	2	mall@
53068978	6/21/19 14:46	0	1	allison
53069138	6/21/19 14:47	2	4	heathi
53069174	6/21/19 14:48	0	1	Jacqui
53071817	6/21/19 15:13	0	1	felicle
53073715	6/21/19 15:37	0	2	juliejo
53074044	6/21/19 15:41	0	4	jtremy
53074280	6/21/19 15:44	0	3	julieb1
53074953	6/21/19 15:51	0	3	ava.d1
53076939	6/21/19 16:14	2	2	mdwa
53076979	6/21/19 16:15	0	1	
53077009	6/21/19 16:15	0	1	
53077045	6/21/19 16:16	0	1	sashas
53077101	6/21/19 16:17	0	3	dscon
53077607	6/21/19 16:24	0	1	nancy
53078269	6/21/19 16:34	4	0	
53078633	6/21/19 16:40	0	5	flabut
53078712	6/21/19 16:42	0	3	jlo197
53078838	6/21/19 16:44	0	2	ctrent
53079825	6/21/19 16:57	0	5	sarahs
53079984	6/21/19 16:59	3	2	jk383
53080290	6/21/19 17:04	0	5	hullan
53080502	6/21/19 17:08	0	3	
53080653	6/21/19 17:11	0	2	stacey
53080678	6/21/19 17:11	0	6	almab
53080882	6/21/19 17:15	2	4	tpalan
53080937	6/21/19 17:16	2	0	
53081026	6/21/19 17:18	0	4	earley
53081112	6/21/19 17:19	3	3	rickm
53081199	6/21/19 17:21	0	5	kimbr
53081482	6/21/19 17:26	0	3	
53081845	6/21/19 17:34	1	5	jayber

53081894	6/21/19 17:35	0	3	jennif
53082245	6/21/19 17:42	0	4	katle
53082283	6/21/19 17:43	0	4	spade
53082446	6/21/19 17:47	2	2	edmo
53082538	6/21/19 17:49	1	2	miché
53082656	6/21/19 17:51	0	3	
53082876	6/21/19 17:55	0	2	mckin
53083736	6/21/19 18:10	0	1	
53084309	6/21/19 18:25	0	3	jbwac
53084479	6/21/19 18:29	0	2	stowa
53084564	6/21/19 18:32	0	3	bamtr
53084703	6/21/19 18:33	0	1	sashar
53085311	6/21/19 18:47	0	2	szalcz
53085872	6/21/19 18:59	0	2	brysze
53086138	6/21/19 19:03	0	4	efhan
53086429	6/21/19 19:10	0	4	gerard
53087553	6/21/19 19:47	0	3	dmen
53100873	6/22/19 11:21	2	4	colton
53101177	6/22/19 11:34	0	4	krand
53101242	6/22/19 11:38	0	2	dreitn
53101460	6/22/19 11:50	0	4	cdima
53101596	6/22/19 11:55	2	1	ava.d
53101909	6/22/19 12:05	0	1	manag
53102458	6/22/19 12:29	0	3	billdb
53102652	6/22/19 12:37	0	2	krajnil
53102774	6/22/19 12:42	2	3	thetro
53103140	6/22/19 12:58	1	1	katlefc
53103592	6/22/19 13:13	0	3	emsch
53103623	6/22/19 13:14	0	3	jill@jb
53103758	6/22/19 13:21	0	2	joebry
53104122	6/22/19 13:37	0	3	robert
53104418	6/22/19 13:53	0	4	jtremp
53105647	6/22/19 14:42	0	3	dreckı
53105823	6/22/19 14:49	0	4	epeiffe
53106145	6/22/19 15:03	0	2	naughi
53106346	6/22/19 15:11	0	2	sashas
53106608	6/22/19 15:23	0	2	jjt3835
53106645	6/22/19 15:25	0	2	djbow
53106991	6/22/19 15:40	0	3	rreinki
53107178	6/22/19 15:49	0	3	jlwpas
53107301	6/22/19 15:54	0	3	juliejo
53107522	6/22/19 16:05	0	4	krgorn
53107623	6/22/19 16:10	0	1	christe
53107647	6/22/19 16:12	0	4	donna
53107664	6/22/19 16:13	0	2	jbrado
53107741	6/22/19 16:16	1	3	michel
53107819	6/22/19 16:19	0	5	jamien
53107918	6/22/19 16:24	0	4	kather
53107996	6/22/19 16:28	0	4	earley.
53108011	6/22/19 16:28	0	2	11815l
53108055	6/22/19 16:31	0	4	jlo197l
53108172	6/22/19 16:37	0	2	bethar
53108647	6/22/19 17:03	3	4	jfunde
53108697	6/22/19 17:05	0	1	jacqul
53109143	6/22/19 17:29	0	4	sawoo
53109230	6/22/19 17:35	0	3	dsconf
53109565	6/22/19 17:58	0	4	carlssa
53110498	6/22/19 18:40	0	5	rachell
53111125	6/22/19 19:02	0	4	kristal
53111680	6/22/19 19:29	0	4	spade_
53119297	6/23/19 11:16	0	2	dreitm
53119307	6/23/19 11:17	0	4	matthe
53119338	6/23/19 11:18	0	4	peter.l
53119486	6/23/19 11:31	0	3	carly.n
53119509	6/23/19 11:33	0	3	vwturb
53119551	6/23/19 11:36	0	3	rreinke
53119573	6/23/19 11:38	0	3	dahllar
53119623	6/23/19 11:42	0	3	jennife
53119908	6/23/19 12:01	0	3	kdellav
53119938	6/23/19 12:03	0	4	krajnik
53120093	6/23/19 12:11	0	1	robbyd
53120136	6/23/19 12:13	0	3	billdbd
53120282	6/23/19 12:22	0	1	michel
53120288	6/23/19 12:22	0	3	dsconf
53120716	6/23/19 12:49	0	4	amylur
53120780	6/23/19 12:53	0	4	cdimar
53120856	6/23/19 12:57	0	4	roberti
53120965	6/23/19 13:02	0	3	jenokar
53121243	6/23/19 13:17	0	5	flabuth
53121271	6/23/19 13:18	0	3	thetron
53121324	6/23/19 13:21	0	4	herkim
53121363	6/23/19 13:23	2	4	colton.
53121397	6/23/19 13:26	0	2	julliebn
53121452	6/23/19 13:29	0	3	laurabl
53121459	6/23/19 13:29	1	3	dsilldo
53121496	6/23/19 13:32	0	2	jenokal
53121503	6/23/19 13:33	7	3	nichols
53121554	6/23/19 13:36	3	4	djvalld
53121587	6/23/19 13:38	0	3	camcoi
53121902	6/23/19 13:54	0	4	dsconf
53122543	6/23/19 14:22	0	2	juliejor
53122568	6/23/19 14:23	0	2	jjt3835
53122692	6/23/19 14:29	0	2	11815l

53122744	6/23/19 14:32	0	1	sashi
53122901	6/23/19 14:41	0	3	avalo
53122981	6/23/19 14:45	0	3	hulla
53123070	6/23/19 14:50	0	4	jtrem
53123086	6/23/19 14:51	0	3	cates
53123092	6/23/19 14:51	0	4	trace
53123173	6/23/19 14:55	1	2	mike
53123340	6/23/19 15:02	0	1	jbpet
53123363	6/23/19 15:03	0	4	efhan
53123475	6/23/19 15:08	1	3	jbwa
53123618	6/23/19 15:16	3	3	allson
53123638	6/23/19 15:17	0	2	maryl
53123655	6/23/19 15:18	0	1	tcmfa
53123894	6/23/19 15:29	0	5	sarah
53123901	6/23/19 15:29	0	5	mlkut
53124050	6/23/19 15:38	0	2	jan@l
53124094	6/23/19 15:40	0	4	betha
53124314	6/23/19 15:52	0	2	lmsug
53124329	6/23/19 15:53	0	4	aamtr
53124456	6/23/19 16:00	0	6	eclem
53124467	6/23/19 16:01	0	4	kathe
53124472	6/23/19 16:01	0	4	gerar
53124583	6/23/19 16:07	0	4	keene
53124607	6/23/19 16:08	0	4	curtis
53125288	6/23/19 16:50	0	1	jacqul
53125299	6/23/19 16:51	0	3	creltm
53125821	6/23/19 17:20	0	5	matjai
53125908	6/23/19 17:25	0	3	mlckel
53126131	6/23/19 17:40	0	5	jamle
53127093	6/23/19 18:29	0	4	evans
53127111	6/23/19 18:30	0	2	dmeni
53174026	6/24/19 11:06	0	3	jfund
53174135	6/24/19 11:08	0	4	betha
53174251	6/24/19 11:08	0	3	kcmck
53174404	6/24/19 11:10	0	2	mel@j
53174499	6/24/19 11:11	1	1	edmoi
53174605	6/24/19 11:12	0	1	mcsto
53174651	6/24/19 11:12	0	1	edmor
53174691	6/24/19 11:13	0	3	smfalc
53176727	6/24/19 11:31	1	3	courtg
53177548	6/24/19 11:38	0	4	sawoo
53180064	6/24/19 11:56	0	3	jlwpas
53181910	6/24/19 12:09	0	3	amacl
53182318	6/24/19 12:13	0	3	rachel
53183720	6/24/19 12:26	0	4	jkliang
53184819	6/24/19 12:35	1	2	lmlavl
53185185	6/24/19 12:39	0	5	rachell
53185549	6/24/19 12:42	0	2	mail@
53186856	6/24/19 12:52	0	3	katie.b
53189211	6/24/19 13:07	0	5	eaperk
53189313	6/24/19 13:08	1	2	jbwach
53190113	6/24/19 13:16	3	0	smfalo
53191731	6/24/19 13:32	0	5	emilyk
53192781	6/24/19 13:43	1	2	michel
53194008	6/24/19 13:53	1	3	jullejo
53194394	6/24/19 13:56	0	2	nsnauj
53195548	6/24/19 14:03	0	2	ashley
53196489	6/24/19 14:13	0	3	creltm
53197648	6/24/19 14:26	0	2	alwalsl
53199388	6/24/19 14:45	6	5	patrick
53199747	6/24/19 14:49	0	2	jfunde
53199823	6/24/19 14:49	0	2	heathe
53200609	6/24/19 14:55	0	4	hullchr
53202007	6/24/19 15:07	0	5	jamlen
53202575	6/24/19 15:14	0	3	gofrogl
53202911	6/24/19 15:18	0	4	mlkuej
53204310	6/24/19 15:35	1	2	dirtdet
53205046	6/24/19 15:45	0	4	jtremp
53206699	6/24/19 16:00	0	4	flabutk
53206816	6/24/19 16:01	0	1	thochr
53206906	6/24/19 16:02	0	5	flabutk
53207387	6/24/19 16:07	2	4	clmeac
53208261	6/24/19 16:19	0	3	krgorm
53208443	6/24/19 16:22	0	4	shyking
53208837	6/24/19 16:27	0	3	laurabl
53209231	6/24/19 16:33	0	2	carly.m
53209524	6/24/19 16:37	4	4	katiele
53211179	6/24/19 16:58	0	4	keeney
53212821	6/24/19 17:23	0	10	amybu
53215035	6/24/19 17:56	0	0	carncn
53216156	6/24/19 18:12	0	2	tanner
53274812	6/25/19 11:05	0	4	peter.f
53275305	6/25/19 11:09	0	4	bethan
53276915	6/25/19 11:23	0	2	timothi
53278731	6/25/19 11:36	0	2	sfnasor
53280116	6/25/19 11:47	0	1	cdlmarl
53280586	6/25/19 11:50	1	4	roccola
53287203	6/25/19 12:39	0	3	charlyn
53287560	6/25/19 12:42	0	2	mail@l
53287696	6/25/19 12:43	5	5	millerfa
53288129	6/25/19 12:47	1	3	jbwach
53291230	6/25/19 13:04	0	2	dsconfe
53291931	6/25/19 13:09	0	3	jlwpass

53292235	6/25/19 13:13	0	1	naugh
53292464	6/25/19 13:15	1	3	julielo
53292536	6/25/19 13:16	0	5	miller
53293308	6/25/19 13:23	0	1	k.m.cc
53296131	6/25/19 13:46	1	1	sims.s
53296404	6/25/19 13:48	0	3	rachel
53296705	6/25/19 13:50	0	1	nsnaug
53297915	6/25/19 13:57	0	3	creltm
53298973	6/25/19 14:03	0	1	jacqui
53300089	6/25/19 14:14	0	4	dunca
53300183	6/25/19 14:15	0	4	alwal
53302020	6/25/19 14:32	0	6	almat
53302332	6/25/19 14:34	0	1	naugh
53302369	6/25/19 14:35	0	2	ldussa
53302789	6/25/19 14:39	0	1	riprice
53302895	6/25/19 14:41	0	2	jenoki
53303292	6/25/19 14:45	0	2	laurab
53306363	6/25/19 15:07	0	1	darina
53306471	6/25/19 15:08	0	1	kellieli
53307984	6/25/19 15:25	0	5	jamlej
53308509	6/25/19 15:31	0	3	skae1
53310127	6/25/19 15:49	2	3	jbrado
53311790	6/25/19 16:00	0	1	kcmcl
53312647	6/25/19 16:10	3	1	carter
53312686	6/25/19 16:10	0	2	heathi
53313809	6/25/19 16:24	0	4	herklr
53314201	6/25/19 16:28	0	3	katielo
53315050	6/25/19 16:38	0	1	edmor
53315359	6/25/19 16:42	0	10	amybu
53316108	6/25/19 16:51	0	2	tanner
53318727	6/25/19 17:21	0	5	carlyer
53318876	6/25/19 17:23	0	4	colton.
53318959	6/25/19 17:24	0	3	teralp
53319271	6/25/19 17:28	3	3	jfunde
53319584	6/25/19 17:32	0	2	djbow
53320208	6/25/19 17:42	0	4	epeiffe
53320953	6/25/19 17:51	0	5	mattja
53322292	6/25/19 18:04	0	5	bethar
53322555	6/25/19 18:07	0	4	evanse
53323152	6/25/19 18:17	0	3	joebry
53323514	6/25/19 18:24	0	3	11815l
53323552	6/25/19 18:25	0	3	ktroch
53323581	6/25/19 18:25	0	3	nichol
53323636	6/25/19 18:26	0	3	mickej
53323771	6/25/19 18:28	0	4	dreckz
53323992	6/25/19 18:31	0	2	bobbyj
53324298	6/25/19 18:35	0	3	mowa
53324557	6/25/19 18:40	0	5	rachell
53326810	6/25/19 19:13	0	5	jsarra
53382110	6/26/19 10:55	1	1	aamtro
53382190	6/26/19 10:55	0	4	bethan
53384307	6/26/19 11:07	0	3	
53384562	6/26/19 11:09	0	4	peter.f
53384675	6/26/19 11:10	2	3	therea
53384756	6/26/19 11:11	0	2	skyklnj
53384821	6/26/19 11:11	0	4	saraha
53385511	6/26/19 11:18	4	3	rachel.
53388600	6/26/19 11:42	0	2	maclar
53388643	6/26/19 11:42	2	4	maryle
53389791	6/26/19 11:50	1	4	creltm
53389908	6/26/19 11:51	1	3	courtg
53390321	6/26/19 11:53	0	2	alextfl
53390828	6/26/19 11:55	1	3	roccol
53391409	6/26/19 11:58	0	2	timoth
53392349	6/26/19 12:03	0	3	jldlang
53396186	6/26/19 12:33	1	2	lmlavir
53396224	6/26/19 12:33	0	3	racheli
53396709	6/26/19 12:37	0	2	laurabl
53400947	6/26/19 13:04	0	2	mel@g
53401666	6/26/19 13:09	0	4	nsnaug
53402811	6/26/19 13:20	0	1	maryle
53402922	6/26/19 13:21	0	5	karafo
53403292	6/26/19 13:23	4	4	tiffany
53404385	6/26/19 13:32	0	1	stowe
53405386	6/26/19 13:41	0	1	darina
53405505	6/26/19 13:42	0	3	kellielz
53406377	6/26/19 13:49	0	2	carly.m
53406504	6/26/19 13:50	0	2	
53409079	6/26/19 14:04	1	2	
53409806	6/26/19 14:10	0	4	keeney
53411092	6/26/19 14:21	0	3	stepho
53411639	6/26/19 14:26	0	3	gofrog
53411922	6/26/19 14:29	0	4	witpatt
53412189	6/26/19 14:31	0	3	amadi
53412304	6/26/19 14:32	0	2	
53412348	6/26/19 14:32	0	2	tomfan
53412805	6/26/19 14:37	0	2	jfunde
53413613	6/26/19 14:44	0	5	hullan
53414623	6/26/19 14:52	0	2	christi
53416565	6/26/19 15:05	0	3	asarrat
53417057	6/26/19 15:09	0	3	jill@jb
53419874	6/26/19 15:39	0	4	mlkue
53420893	6/26/19 15:49	0	3	allson

53424894	6/26/19 16:26	0	3	amydı
53424963	6/26/19 16:26	0	4	jtremj
53425594	6/26/19 16:34	0	1	edmo
53427870	6/26/19 16:58	0	3	emsch
53428415	6/26/19 17:03	0	3	dsilldc
53429095	6/26/19 17:11	0	3	erin.hi
53430002	6/26/19 17:25	4	3	vwtur
53430465	6/26/19 17:30	0	2	ktroch
53430762	6/26/19 17:34	0	3	vwtur
53431445	6/26/19 17:46	0	4	kather
53431686	6/26/19 17:49	0	3	spade
53431894	6/26/19 17:51	0	4	mail@
53492486	6/27/19 11:02	0	4	peter.
53493156	6/27/19 11:07	0	4	bethai
53493150	6/27/19 11:08	1	2	jbwad
53493369	6/27/19 11:09	0	1	carlyfc
53494575	6/27/19 11:20	2	2	nleeco
53494778	6/27/19 11:21	1	2	nleeco
53495194	6/27/19 11:24	0	4	sarahi
53495901	6/27/19 11:30	0	2	charlei
53496437	6/27/19 11:34	0	5	jamlen
53496502	6/27/19 11:34	0	2	
53497131	6/27/19 11:40	2	3	Cmeai
53499885	6/27/19 11:58	0	1	glypnZ
53500677	6/27/19 12:02	0	4	felicie
53501322	6/27/19 12:06	0	4	utzyfb
53502165	6/27/19 12:13	0	1	
53503491	6/27/19 12:25	0	5	
53503818	6/27/19 12:27	0	2	sfnaso
53503858	6/27/19 12:28	0	2	laurab
53505716	6/27/19 12:44	1	2	lmlavli
53506658	6/27/19 12:50	0	5	gln525
53506900	6/27/19 12:51	0	3	creitm
53507548	6/27/19 12:55	0	3	kod22
53508394	6/27/19 12:59	0	5	eaperl
53510955	6/27/19 13:18	0	2	christi
53511797	6/27/19 13:25	2	3	rsteim
53516201	6/27/19 13:58	0	2	ava.dil
53517609	6/27/19 14:06	1	3	JulieJo
53517646	6/27/19 14:06	0	1	Jacqule
53519286	6/27/19 14:22	0	4	krgom
53520007	6/27/19 14:29	0	2	karenc
53520274	6/27/19 14:31	0	5	gln525
53521717	6/27/19 14:45	1	4	spade
53523074	6/27/19 14:55	0	5	flabuth
53523848	6/27/19 14:59	0	1	nancyc
53524924	6/27/19 15:08	0	4	alwalsl
53526348	6/27/19 15:22	0	3	Juliebn
53526728	6/27/19 15:26	0	2	elizm4
53526774	6/27/19 15:27	0	2	nsnauj
53526840	6/27/19 15:28	0	3	mlkem
53526923	6/27/19 15:28	2	2	ovbaks
53527069	6/27/19 15:30	0	5	sarahl
53527377	6/27/19 15:33	0	5	mlkuej
53528002	6/27/19 15:41	0	3	dirtdel
53528209	6/27/19 15:43	0	2	mel@j
53529099	6/27/19 15:51	0	5	stephv
53529484	6/27/19 15:54	0	3	cheryl
53529560	6/27/19 15:55	0	3	allison
53529817	6/27/19 15:57	0	4	heidl.b
53530648	6/27/19 16:03	0	3	epelfie
53532153	6/27/19 16:20	2	4	heathe
53532226	6/27/19 16:21	0	3	dsilldo
53532355	6/27/19 16:23	2	3	angleb
53534027	6/27/19 16:43	0	4	erin.hi
53534754	6/27/19 16:51	0	3	vwturk
53534851	6/27/19 16:52	0	2	joebry
53535206	6/27/19 16:55	0	4	herkim
53535511	6/27/19 16:58	0	2	edmon
53535697	6/27/19 16:59	0	3	bryszal
53536014	6/27/19 17:02	0	2	dsconf
53536331	6/27/19 17:06	0	6	carlyer
53536507	6/27/19 17:09	0	2	asarrat
53536963	6/27/19 17:16	0	3	thochr
53536989	6/27/19 17:16	0	4	jidlang
53537014	6/27/19 17:16	1	1	JulieJo
53537059	6/27/19 17:17	0	0	kkproe
53537107	6/27/19 17:18	0	4	kristal
53537132	6/27/19 17:18	0	3	jennlfe
53537208	6/27/19 17:19	0	3	parson
53537245	6/27/19 17:20	0	4	emsch
53537415	6/27/19 17:22	0	4	katheri
53537873	6/27/19 17:28	0	2	jbrado
53538020	6/27/19 17:30	0	1	mckln
53538989	6/27/19 17:45	0	5	duncar
53539671	6/27/19 17:54	0	3	carisso
53540129	6/27/19 17:58	0	1	hochre
53540432	6/27/19 18:01	0	4	gerard
53542445	6/27/19 18:30	0	3	mowal
53542832	6/27/19 18:36	0	2	ezelko
53542930	6/27/19 18:38	0	3	jlwpas
53542978	6/27/19 18:39	0	3	jimcan
53543197	6/27/19 18:43	0	1	carlyfu

53590597	6/28/19 11:02	0	3	jasong
53590673	6/28/19 11:03	0	4	bethan
53590827	6/28/19 11:04	0	2	edmon
53590879	6/28/19 11:05	0	1	mestor
53593671	6/28/19 11:33	9	3	staepri
53594905	6/28/19 11:45	0	5	flabutk
53595940	6/28/19 11:53	0	3	jlmcam
53596786	6/28/19 11:58	0	3	rstelma
53597175	6/28/19 12:01	0	4	Meleak
53597536	6/28/19 12:03	0	6	ellisbur
53597653	6/28/19 12:04	1	2	michel
53598211	6/28/19 12:09	1	3	garvinn
53598455	6/28/19 12:12	0	2	sfnasor
53598614	6/28/19 12:13	0	1	karenci
53599789	6/28/19 12:25	0	2	laurabl
53600148	6/28/19 12:28	0	4	wsaun
53601071	6/28/19 12:36	0	2	lmlavin
53601138	6/28/19 12:37	0	2	cjgenov
53601826	6/28/19 12:44	0	3	jbwachs
53605579	6/28/19 13:10	0	3	jill@ja
53606291	6/28/19 13:17	0	4	sawood
53607032	6/28/19 13:25	3	3	erineno
53608464	6/28/19 13:41	0	1	k.m.cor
53608611	6/28/19 13:43	0	3	mail@k
53609871	6/28/19 13:53	2	2	carterv
53609964	6/28/19 13:54	0	2	heather
53610316	6/28/19 13:57	0	3	gofrogk
53610422	6/28/19 13:58	1	2	ava.dla
53611661	6/28/19 14:08	0	3	mikeme
53613017	6/28/19 14:25	0	3	11815h
53614428	6/28/19 14:40	2	2	kkproef
53617711	6/28/19 15:13	1	1	laurynn
53618789	6/28/19 15:27	1	2	laurynn
53618945	6/28/19 15:29	0	4	jtrempe
53619895	6/28/19 15:42	0	4	mikueg
53620921	6/28/19 15:55	0	6	emilyk6
53621032	6/28/19 15:56	0	3	naughtt
53621092	6/28/19 15:56	0	1	drewdo
53621149	6/28/19 15:57	3	2	jjt383s
53622786	6/28/19 16:17	4	3	billdkoi
53622841	6/28/19 16:18	0	3	courtgal
53623881	6/28/19 16:33	0	3	lgendim
53623899	6/28/19 16:34	1	1	maggiel
53624222	6/28/19 16:39	0	3	carlsson
53624347	6/28/19 16:42	0	3	jacquies
53624396	6/28/19 16:42	0	1	rachelkr
53624423	6/28/19 16:43	0	4	traceyci
53624438	6/28/19 16:43	0	4	heidLbn
53625224	6/28/19 16:55	0	4	dtchunj
53625639	6/28/19 17:01	0	10	amybutl
53625788	6/28/19 17:03	0	5	jlwpastc
53626127	6/28/19 17:09	0	5	millerfa
53626190	6/28/19 17:13	0	1	juliejont
53626449	6/28/19 17:16	0	5	sarahan
53626656	6/28/19 17:20	0	3	rreinke4
53626845	6/28/19 17:24	0	3	earley.c
53627269	6/28/19 17:33	0	2	edmond
53627541	6/28/19 17:39	0	2	ctrentw
53628279	6/28/19 17:54	0	6	eclemm
53628491	6/28/19 17:58	0	1	ktroch@
53629389	6/28/19 18:17	0	4	asarrate
53629407	6/28/19 18:17	0	1	carabow
53629424	6/28/19 18:18	1	5	jeff.kraf
53629492	6/28/19 18:19	0	3	dirtdete
53629511	6/28/19 18:20	0	3	bryszalc
53630282	6/28/19 18:36	0	1	juliejont
53630572	6/28/19 18:44	0	3	mcstore
53630594	6/28/19 18:45	2	4	michelel
53632007	6/28/19 19:25	0	3	dmenap
53632220	6/28/19 19:32	0	4	gerard.b
53632483	6/28/19 19:42	0	1	damselfl
53645949	6/29/19 11:18	0	10	amybutl
53646156	6/29/19 11:27	0	3	laurabla
53646188	6/29/19 11:29	0	2	julia.j.ea
53646326	6/29/19 11:34	0	3	carlyfurr
53647272	6/29/19 12:08	0	3	peter.f.s
53647565	6/29/19 12:22	0	4	emschm
53647819	6/29/19 12:32	0	4	earley.e
53648018	6/29/19 12:40	0	3	allisondj
53648051	6/29/19 12:42	0	3	vwturbo
53648655	6/29/19 13:06	0	4	erinenor
53648869	6/29/19 13:15	0	2	erin.hart
53649092	6/29/19 13:25	0	3	thatroya
53649114	6/29/19 13:25	0	3	dmenap
53649760	6/29/19 13:53	0	3	mikemcc
53650108	6/29/19 14:05	1	1	montanu
53651323	6/29/19 14:41	0	5	hullandy
53651528	6/29/19 14:49	0	2	ktroch@
53651898	6/29/19 15:07	0	2	stowedd
53652099	6/29/19 15:15	0	4	evansen
53652122	6/29/19 15:17	0	3	Katuckn
53652165	6/29/19 15:19	5	3	jbpettin
53654139	6/29/19 17:05	0	2	gareinm

53654245	6/29/19 17:10	0	3	rhale
53654600	6/29/19 17:35	0	4	dtchr
53663610	6/30/19 11:01	0	4	matti
53663692	6/30/19 11:07	0	4	utzyf
53663711	6/30/19 11:09	0	5	peter
53663853	6/30/19 11:20	1	2	joanu
53663937	6/30/19 11:27	0	6	jbkar
53663971	6/30/19 11:29	0	2	tcmfi
53664000	6/30/19 11:31	0	3	jrelnl
53664211	6/30/19 11:48	1	2	glnS2
53664383	6/30/19 11:56	0	4	chark
53664544	6/30/19 12:03	0	4	wsau
53664942	6/30/19 12:26	1	3	kellyr
53665000	6/30/19 12:30	0	3	laura
53665130	6/30/19 12:37	0	1	mary
53665175	6/30/19 12:40	0	5	millet
53665588	6/30/19 13:03	0	4	ktrod
53665745	6/30/19 13:10	0	5	julleji
53665834	6/30/19 13:15	0	2	chrlst
53665846	6/30/19 13:16	0	4	vicke
53665893	6/30/19 13:19	0	4	rstelk
53665907	6/30/19 13:20	0	4	nicho
53665960	6/30/19 13:23	0	4	robbj
53666001	6/30/19 13:24	0	2	eaust
53666037	6/30/19 13:25	0	3	billdb
53666083	6/30/19 13:28	1	4	jbwac
53666093	6/30/19 13:28	0	3	thetn
53666114	6/30/19 13:29	0	4	kellie
53666124	6/30/19 13:29	1	1	mont
53666271	6/30/19 13:37	0	3	carly
53666331	6/30/19 13:41	1	2	nsnat
53666520	6/30/19 13:52	1	2	ctrent
53666539	6/30/19 13:53	0	3	lgend
53666734	6/30/19 14:03	0	1	karen
53666742	6/30/19 14:03	0	5	tymes
53666753	6/30/19 14:04	0	3	jbpet
53666760	6/30/19 14:05	0	2	vwtut
53666777	6/30/19 14:05	2	5	rache
53666847	6/30/19 14:08	0	1	brysz
53667004	6/30/19 14:16	0	5	alradc
53667060	6/30/19 14:19	0	3	cheryl
53667106	6/30/19 14:22	0	1	Jason
53667127	6/30/19 14:23	0	5	ellisb
53667148	6/30/19 14:25	0	5	Melei
53667168	6/30/19 14:26	1	4	rocco
53667216	6/30/19 14:29	0	1	djbow
53667304	6/30/19 14:34	0	5	betha
53667359	6/30/19 14:37	3	4	miche
53667376	6/30/19 14:38	0	4	keene
53667686	6/30/19 14:52	0	3	katiek
53667816	6/30/19 14:59	0	4	mlken
53668026	6/30/19 15:12	0	5	erlcm
53668082	6/30/19 15:15	0	4	chrisb
53668131	6/30/19 15:18	0	4	ava.dl
53668253	6/30/19 15:23	0	3	nleeoc
53668288	6/30/19 15:24	0	2	dwalb
53668359	6/30/19 15:27	0	3	imsug
53668592	6/30/19 15:38	0	4	jgrost
53668607	6/30/19 15:39	0	5	dunca
53668700	6/30/19 15:44	0	3	katie.l
53668766	6/30/19 15:48	0	2	Jeffcw
53668964	6/30/19 15:58	0	4	betha
53668990	6/30/19 15:59	0	2	marni
53669157	6/30/19 16:08	0	4	sarahr
53669168	6/30/19 16:09	0	2	rogerr
53669194	6/30/19 16:10	0	2	eatesc
53669302	6/30/19 16:15	4	3	alhgrc
53669335	6/30/19 16:19	0	3	maryn
53669412	6/30/19 16:23	0	4	willar
53669749	6/30/19 16:38	0	5	jsarra
53669795	6/30/19 16:40	0	4	swbra
53670029	6/30/19 16:52	0	10	amybi
53670172	6/30/19 16:59	0	1	naugh
53670275	6/30/19 17:04	0	4	epelfr
53670374	6/30/19 17:09	0	1	medm
53670492	6/30/19 17:15	0	3	katyke
53670814	6/30/19 17:31	0	3	katucl
53670862	6/30/19 17:34	0	4	gerarc
53671234	6/30/19 17:56	0	4	karenl
53671386	6/30/19 18:03	0	1	mcsto
53671694	6/30/19 18:17	0	4	evans
53672007	6/30/19 18:34	0	5	mattji
53715110	7/1/19 11:03	0	6	mlnog
53716116	7/1/19 11:14	0	4	rachel
53717980	7/1/19 11:33	1	3	courtj
53718095	7/1/19 11:35	1	2	ctrent
53719009	7/1/19 11:43	4	4	asarra
53719976	7/1/19 11:52	0	5	sarahl
53722255	7/1/19 12:10	0	4	jbwad
53722310	7/1/19 12:10	1	1	lsafuk
53723206	7/1/19 12:19	1	1	thochs
53724333	7/1/19 12:30	0	2	laurab
53725201	7/1/19 12:40	0	2	sfnasc

53725801	7/1/19 12:46	4	10	amybu
53726282	7/1/19 12:50	1	4	rlprice
53727542	7/1/19 12:59	0	5	carlyer
53728922	7/1/19 13:13	1	3	monta
53729054	7/1/19 13:15	0	2	marysi
53729651	7/1/19 13:22	3	4	erinen
53729730	7/1/19 13:23	0	3	castho
53730780	7/1/19 13:34	0	3	JulieJo
53730837	7/1/19 13:34	0	3	Jacquk
53730953	7/1/19 13:36	0	2	megbu
53731173	7/1/19 13:39	0	4	J.hacke
53731206	7/1/19 13:39	0	3	jfunde
53732473	7/1/19 13:52	0	3	naught
53732981	7/1/19 13:56	0	2	maryle
53734520	7/1/19 14:10	0	5	gofrog
53734946	7/1/19 14:16	0	4	saraha
53735682	7/1/19 14:24	1	3	darina
53735717	7/1/19 14:25	0	1	kellieiz
53735758	7/1/19 14:25	0	2	carly.n
53736386	7/1/19 14:32	0	2	jan@lc
53737392	7/1/19 14:45	0	3	spade_
53738890	7/1/19 14:58	0	4	gin525
53739426	7/1/19 15:03	0	3	bwelns
53739459	7/1/19 15:03	0	4	mlkuej
53739664	7/1/19 15:05	0	5	kellieiz
53740027	7/1/19 15:09	0	3	tpalanl
53740076	7/1/19 15:10	0	3	amylur
53740659	7/1/19 15:18	0	4	alwalsh
53741901	7/1/19 15:35	0	2	rogerrj
53745718	7/1/19 16:23	1	1	maclar
53745783	7/1/19 16:24	0	3	lisgree
53745840	7/1/19 16:25	0	2	chrissp
53746034	7/1/19 16:27	4	4	emilykl
53746873	7/1/19 16:41	0	2	medmi
53749758	7/1/19 17:20	0	4	joebryi
53750563	7/1/19 17:34	0	4	clairem
53751640	7/1/19 17:54	0	2	gerard.
53754034	7/1/19 18:37	0	2	11815k
53805044	7/2/19 11:04	0	4	mlkueg
53805230	7/2/19 11:06	0	1	edmon
53805296	7/2/19 11:06	0	1	ktrochi
53805337	7/2/19 11:07	0	1	mcstor
53805627	7/2/19 11:10	1	2	ctrentv
53805932	7/2/19 11:13	0	4	sarahai
53806190	7/2/19 11:16	0	2	allison
53806952	7/2/19 11:24	0	3	efhans
53807680	7/2/19 11:30	0	3	courtgi
53808672	7/2/19 11:40	0	3	antsbr
53809781	7/2/19 11:50	0	2	Genovi
53810352	7/2/19 11:53	0	2	sfnasor
53811179	7/2/19 11:58	0	2	maclar
53812391	7/2/19 12:07	0	5	flabutk
53813135	7/2/19 12:14	0	5	bethan
53814789	7/2/19 12:30	0	4	kristal
53814850	7/2/19 12:30	0	1	azlemi
53816100	7/2/19 12:43	2	5	millerfi
53818020	7/2/19 12:57	4	4	emilykl
53818485	7/2/19 12:59	4	1	carterv
53820277	7/2/19 13:14	1	4	roccola
53820387	7/2/19 13:15	0	4	jclemei
53820623	7/2/19 13:17	0	2	lmlavin
53820749	7/2/19 13:19	0	3	brysza
53821695	7/2/19 13:27	0	3	creitmi
53822831	7/2/19 13:38	0	3	eaustic
53823618	7/2/19 13:46	0	4	jbwach
53823657	7/2/19 13:46	0	2	laurabl
53823716	7/2/19 13:47	0	1	megbu
53823835	7/2/19 13:48	0	2	staepri
53825007	7/2/19 13:56	0	1	asarrat
53825853	7/2/19 14:01	0	3	rsteimi
53827068	7/2/19 14:13	0	3	tpalanl
53827973	7/2/19 14:24	0	4	JulieJor
53828024	7/2/19 14:24	0	1	kayhoh
53828069	7/2/19 14:24	0	3	jacquie
53831556	7/2/19 14:57	0	2	dirtdet
53832195	7/2/19 15:02	0	2	megan
53832272	7/2/19 15:02	0	3	cheryl.
53834675	7/2/19 15:31	0	3	Jeffcne
53835049	7/2/19 15:35	2	3	garvins
53835666	7/2/19 15:44	0	3	bwelns
53835760	7/2/19 15:45	0	3	carlsso
53835954	7/2/19 15:47	0	3	elizm4
53836263	7/2/19 15:50	0	5	rachel:
53836587	7/2/19 15:53	3	4	erinem
53839227	7/2/19 16:21	0	4	shaffer
53840119	7/2/19 16:32	0	4	erin.ha
53843102	7/2/19 17:10	0	3	parson
53843137	7/2/19 17:10	0	2	rogerri
53843254	7/2/19 17:12	0	1	medmi
53843392	7/2/19 17:15	0	4	bobbyt
53843983	7/2/19 17:24	0	4	emschi
53844038	7/2/19 17:25	0	3	lduszal
53847903	7/2/19 18:26	0	2	dmena

53848099	7/2/19 18:29	0	4	tracey
53849239	7/2/19 18:50	0	3	katyk
53849731	7/2/19 18:57	0	3	willia
53899740	7/3/19 11:03	0	3	tpalar
53899778	7/3/19 11:04	0	4	mlkur
53900095	7/3/19 11:07	0	3	kellya
53900605	7/3/19 11:13	0	4	dunca
53901138	7/3/19 11:19	0	4	shaffe
53903044	7/3/19 11:39	0	3	rache
53903540	7/3/19 11:46	0	4	betha
53904807	7/3/19 11:55	0	4	kellel
53907338	7/3/19 12:18	0	2	sfnasc
53908058	7/3/19 12:26	0	3	billdb
53909186	7/3/19 12:38	0	3	megb
53911599	7/3/19 13:00	0	4	tracey
53911936	7/3/19 13:03	2	4	
53912132	7/3/19 13:05	0	2	stacey
53913118	7/3/19 13:15	1	3	jlwpar
53913171	7/3/19 13:16	2	2	karen
53914816	7/3/19 13:36	0	4	jhack
53914993	7/3/19 13:38	0	2	rgoldr
53915439	7/3/19 13:43	0	1	rlprice
53915475	7/3/19 13:44	0	2	jenoki
53915736	7/3/19 13:47	0	2	julielo
53917365	7/3/19 14:01	0	4	dtchur
53917806	7/3/19 14:06	2	1	macia
53918144	7/3/19 14:10	0	3	laurab
53918229	7/3/19 14:11	3	4	erinen
53918283	7/3/19 14:12	0	2	carly.e
53918579	7/3/19 14:16	0	2	dirtdel
53918826	7/3/19 14:20	0	1	mlkerr
53918866	7/3/19 14:20	0	4	castho
53919563	7/3/19 14:28	0	2	megar
53919634	7/3/19 14:29	0	2	mall@
53919854	7/3/19 14:32	0	3	catbel
53921607	7/3/19 14:53	0	3	katesb
53924193	7/3/19 15:22	0	2	nsnauj
53925003	7/3/19 15:33	3	3	amydu
53925443	7/3/19 15:40	0	4	saneck
53926164	7/3/19 15:50	0	5	flaburl
53926677	7/3/19 15:56	0	10	amybu
53927831	7/3/19 16:08	3	4	erinen
53928164	7/3/19 16:14	0	2	rogern
53930897	7/3/19 16:59	0	3	keeney
53930947	7/3/19 17:00	2	4	lisgree
53931417	7/3/19 17:07	3	3	amydu
53931438	7/3/19 17:07	0	1	medm
53931764	7/3/19 17:13	0	3	amylui
53932172	7/3/19 17:22	0	1	ktroch
53933793	7/3/19 17:52	0	2	mcstor
53935210	7/3/19 18:15	0	3	igendl
53936055	7/3/19 18:35	0	4	
53936418	7/3/19 18:44	0	3	william
53936460	7/3/19 18:46	0	4	gerard
53974470	7/4/19 11:01	0	1	gvipl3(
53974531	7/4/19 11:03	0	5	duncar
53974680	7/4/19 11:06	0	3	wsaun
53974700	7/4/19 11:07	0	3	billdbd
53974725	7/4/19 11:07	0	5	parson
53974763	7/4/19 11:08	0	5	charles
53974816	7/4/19 11:09	0	3	carly.rr
53974904	7/4/19 11:12	0	5	peter.f
53974955	7/4/19 11:13	4	4	joan.ch
53974966	7/4/19 11:13	0	4	utzyfbl
53975006	7/4/19 11:15	4	4	erinen
53975033	7/4/19 11:16	0	4	catesot
53975179	7/4/19 11:20	0	2	mlkueg
53975260	7/4/19 11:23	2	3	hochre
53975274	7/4/19 11:24	0	4	gerard.
53975306	7/4/19 11:25	4	3	melnka
53975388	7/4/19 11:27	0	2	megan_
53975616	7/4/19 11:33	0	5	clairem
53975718	7/4/19 11:37	0	3	kateste
53975740	7/4/19 11:37	0	5	maryse
53975847	7/4/19 11:41	0	4	heidLbr
53975928	7/4/19 11:44	0	3	laurabl
53976224	7/4/19 11:52	0	2	ktroch
53976376	7/4/19 11:56	0	4	swbrad
53976547	7/4/19 11:59	0	4	bobbyt
53976558	7/4/19 11:59	0	1	dwalte
53976595	7/4/19 12:00	0	4	kristal.r
53976740	7/4/19 12:04	3	4	smfalc
53976852	7/4/19 12:09	0	2	ktroch
53976872	7/4/19 12:09	0	4	jacklen
53977144	7/4/19 12:18	0	1	ericerh
53977151	7/4/19 12:18	0	2	bryszak
53977338	7/4/19 12:24	8	4	evanse
53977518	7/4/19 12:30	2	2	dmenaj
53977536	7/4/19 12:30	1	3	vwturb
53977559	7/4/19 12:31	0	3	emschr
53977578	7/4/19 12:32	0	4	stephvs
53977605	7/4/19 12:33	0	10	amybut
53977631	7/4/19 12:34	4	2	tomfarr

53977690	7/4/19 12:36	0	4	djvall
53977721	7/4/19 12:37	0	1	karen
53977955	7/4/19 12:45	0	4	jbwad
53977978	7/4/19 12:46	0	5	asarra
53978345	7/4/19 12:55	0	5	sarahb
53978619	7/4/19 13:03	0	4	vicker
53978697	7/4/19 13:05	2	3	Clmea
53978707	7/4/19 13:05	0	3	Clmea
53979116	7/4/19 13:22	1	3	wruthl
53979136	7/4/19 13:23	0	4	willian
53979249	7/4/19 13:26	0	3	hullan
53979486	7/4/19 13:35	0	3	11815
53979755	7/4/19 13:45	0	3	jbpetti
53979767	7/4/19 13:46	0	3	jacqul
53980141	7/4/19 13:59	0	3	cdima
53980219	7/4/19 14:00	0	4	jlwpas
53980931	7/4/19 14:32	0	6	vmino
53981521	7/4/19 14:55	0	4	krandi
53982194	7/4/19 15:24	1	1	cateso
53982277	7/4/19 15:28	0	1	kayhol
53983084	7/4/19 16:06	0	3	saraha
53984577	7/4/19 17:32	0	4	vicker
53986412	7/4/19 19:05	0	1	kayhol
53987274	7/4/19 19:50	0	1	cateso
54019425	7/5/19 11:03	0	4	bethar
54019995	7/5/19 11:12	0	3	tiffany
54020043	7/5/19 11:13	0	5	sarahli
54020353	7/5/19 11:19	0	3	krand
54021951	7/5/19 11:50	0	2	ezelko
54022050	7/5/19 11:51	1	2	emsch
54022572	7/5/19 11:58	0	2	gerard
54023454	7/5/19 12:12	0	3	parson
54024523	7/5/19 12:32	0	3	catbel
54026360	7/5/19 13:03	0	2	chriss
54026648	7/5/19 13:09	4	3	krand
54027169	7/5/19 13:19	0	2	amybu
54027179	7/5/19 13:19	0	3	lduszai
54027192	7/5/19 13:19	1	2	jenoka
54027707	7/5/19 13:29	2	4	erinen
54028203	7/5/19 13:40	0	2	stacey
54028408	7/5/19 13:44	0	3	tracey
54029052	7/5/19 13:55	0	3	amyfu
54029650	7/5/19 14:05	0	1	cateso
54029825	7/5/19 14:08	2	3	creltm
54030068	7/5/19 14:14	0	3	karen
54030901	7/5/19 14:30	0	1	Genov
54030930	7/5/19 14:31	0	2	gavin2
54031336	7/5/19 14:40	0	3	katuck
54033890	7/5/19 15:34	0	4	igendi
54034399	7/5/19 15:47	0	3	laurab
54035178	7/5/19 16:03	3	3	rickmc
54035544	7/5/19 16:13	0	1	anders
54035854	7/5/19 16:23	0	3	cheryl.
54036519	7/5/19 16:42	0	1	medm
54036626	7/5/19 16:46	0	3	robert
54036907	7/5/19 16:55	3	3	jjt383
54036993	7/5/19 16:58	0	4	djbow
54037268	7/5/19 17:06	0	4	colton
54037678	7/5/19 17:19	0	3	billdbi
54038192	7/5/19 17:35	0	4	dtchu
54038411	7/5/19 17:43	2	2	karen
54038479	7/5/19 17:45	0	5	sarahi
54039620	7/5/19 18:25	0	2	11815
54040573	7/5/19 19:01	0	2	keene
54040695	7/5/19 19:06	2	3	rachel
54052643	7/6/19 11:20	0	1	catesc
54053123	7/6/19 11:41	1	4	alhgro
54053160	7/6/19 11:47	0	3	robbyi
54053494	7/6/19 11:58	0	3	carlyfi
54053534	7/6/19 12:00	2	4	utzyfi
54053633	7/6/19 12:04	0	4	allsoni
54053725	7/6/19 12:07	0	4	tiffany
54053872	7/6/19 12:12	0	4	jtremg
54053905	7/6/19 12:13	0	4	
54054010	7/6/19 12:19	3	4	tiffany
54054101	7/6/19 12:23	0	4	robert
54054371	7/6/19 12:36	0	3	carly.r
54054403	7/6/19 12:37	0	3	jimcan
54054531	7/6/19 12:42	0	1	katest
54054687	7/6/19 12:50	0	4	marys
54054778	7/6/19 12:54	0	4	
54054795	7/6/19 12:55	0	5	millerl
54054983	7/6/19 13:03	3	4	
54055005	7/6/19 13:04	0	3	laurab
54055045	7/6/19 13:06	0	3	kelliel
54055059	7/6/19 13:06	0	4	coltori
54055169	7/6/19 13:11	0	5	sarahl
54055222	7/6/19 13:13	0	1	cdima
54055231	7/6/19 13:14	0	4	swbra
54055312	7/6/19 13:18	0	4	emsch
54055383	7/6/19 13:21	0	4	charle
54055386	7/6/19 13:21	0	2	julieJo
54055475	7/6/19 13:26	0	2	chriss

54055550	7/6/19 13:29	0	3	mont
54055567	7/6/19 13:30	0	1	
54055856	7/6/19 13:47	0	3	antsb
54055886	7/6/19 13:48	0	5	
54055910	7/6/19 13:49	0	4	tpalar
54055925	7/6/19 13:50	0	3	mlchr
54055934	7/6/19 13:50	0	3	ktroc
54055957	7/6/19 13:51	4	3	krand
54056137	7/6/19 13:58	0	2	
54056449	7/6/19 14:11	1	3	11815
54056523	7/6/19 14:15	0	4	jlo19
54056539	7/6/19 14:16	0	2	rhale
54056611	7/6/19 14:19	1	2	vwtur
54057319	7/6/19 14:50	0	4	
54057322	7/6/19 14:49	0	2	
54057326	7/6/19 14:52	0	2	rogen
54057955	7/6/19 15:20	0	3	mlker
54058216	7/6/19 15:33	0	5	flabu
54058318	7/6/19 15:39	1	3	keene
54058371	7/6/19 15:42	0	3	jennlf
54058688	7/6/19 15:58	1	3	jruthl
54058868	7/6/19 16:07	0	4	dslll
54058922	7/6/19 16:10	0	4	betha
54059087	7/6/19 16:21	0	1	medn
54059234	7/6/19 16:30	2	2	mburl
54059695	7/6/19 16:47	0	4	gln52
54059782	7/6/19 16:51	0	5	rachel
54059924	7/6/19 16:58	0	1	ktroch
54060420	7/6/19 17:26	0	5	rachel
54060509	7/6/19 17:34	0	4	karen
54060763	7/6/19 17:52	0	4	hullch
54060883	7/6/19 18:00	0	3	amyfu
54061138	7/6/19 18:17	1	1	hullan
54061332	7/6/19 18:31	0	4	krista
54061422	7/6/19 18:36	0	4	carlye
54061530	7/6/19 18:43	0	1	mcsto
54069152	7/7/19 11:02	0	3	wsaur
54069223	7/7/19 11:06	0	1	medm
54069502	7/7/19 11:30	2	1	joan.c
54069763	7/7/19 11:51	0	4	parso
54069862	7/7/19 11:57	4	2	tcmfa
54069905	7/7/19 12:00	0	4	megb
54070000	7/7/19 12:05	0	5	melea
54070343	7/7/19 12:27	3	3	blldb
54070371	7/7/19 12:28	0	3	ajnlax
54070472	7/7/19 12:35	2	1	maryl
54070698	7/7/19 12:50	0	4	jackle
54071033	7/7/19 13:08	0	3	vwtur
54071132	7/7/19 13:14	0	4	cjgenc
54071442	7/7/19 13:31	0	2	ktroch
54071453	7/7/19 13:32	0	3	carly.c
54071504	7/7/19 13:34	0	1	ktroch
54071543	7/7/19 13:37	1	2	kdella
54071857	7/7/19 13:53	0	5	dwalt
54071896	7/7/19 13:55	2	4	colton
54072234	7/7/19 14:12	0	3	jill@jb
54072254	7/7/19 14:12	0	3	laurab
54072297	7/7/19 14:15	0	5	patrid
54072371	7/7/19 14:19	0	2	chriss
54072394	7/7/19 14:20	0	2	cheryl
54072601	7/7/19 14:31	0	5	mattja
54072647	7/7/19 14:34	0	4	karenf
54072743	7/7/19 14:39	0	6	roccol
54072847	7/7/19 14:45	0	3	rsteim
54072939	7/7/19 14:50	0	4	roccol
54073148	7/7/19 14:59	0	3	swbra
54073173	7/7/19 15:00	1	4	hullan
54073516	7/7/19 15:17	0	2	jjt383
54073643	7/7/19 15:25	0	2	anderi
54073722	7/7/19 15:29	2	4	emsch
54073834	7/7/19 15:36	0	1	kenlen
54073909	7/7/19 15:42	0	2	rogern
54074060	7/7/19 15:50	2	3	tpalan
54074082	7/7/19 15:51	0	2	lmsugi
54074297	7/7/19 16:01	0	4	mlkerr
54074341	7/7/19 16:04	0	4	djbow
54074422	7/7/19 16:09	0	4	rachel
54074448	7/7/19 16:11	0	4	hullchr
54074507	7/7/19 16:16	0	4	jlwpas
54074587	7/7/19 16:20	2	5	dwalte
54074774	7/7/19 16:32	0	4	ldusza
54075136	7/7/19 16:55	0	1	bethar
54075276	7/7/19 17:02	0	4	joebry
54075388	7/7/19 17:09	0	3	11815
54131813	7/8/19 12:27	3	3	smfalc
54151591	7/8/19 15:46	1	3	jill@jb
54151675	7/8/19 15:47	0	1	cjgenc
54153393	7/8/19 16:03	0	3	jlwpas
54154908	7/8/19 16:23	0	3	kellyar
54160633	7/8/19 17:52	0	1	medm
54161486	7/8/19 18:03	0	2	rogern
54162046	7/8/19 18:14	0	4	sarahh
54162122	7/8/19 18:16	0	5	gln525

54162138	7/8/19 18:17	0	4	sarahı
54162179	7/8/19 18:18	0	3	kristal
54162199	7/8/19 18:18	0	4	sarahs
54162333	7/8/19 18:21	0	4	11815
54162450	7/8/19 18:23	0	3	mdwa
54162508	7/8/19 18:24	0	2	bobbj
54162587	7/8/19 18:26	0	4	katie2
54162642	7/8/19 18:27	0	3	jeb23
54162670	7/8/19 18:28	0	3	kristal
54162714	7/8/19 18:28	0	3	joebrj
54162758	7/8/19 18:29	0	2	micke
54162829	7/8/19 18:31	0	6	minoq
54163231	7/8/19 18:40	0	3	rachel
54163459	7/8/19 18:45	0	5	ellisbı
54217053	7/9/19 10:51	1	3	mburl
54219093	7/9/19 11:03	0	4	shaffe
54219762	7/9/19 11:08	0	4	patrid
54219859	7/9/19 11:09	0	3	courtj
54219944	7/9/19 11:09	0	3	smfalı
54220154	7/9/19 11:11	1	2	keene
54220742	7/9/19 11:17	0	3	katest
54222767	7/9/19 11:33	1	4	claire
54223522	7/9/19 11:39	0	2	efham
54225232	7/9/19 11:52	0	2	JulieJo
54227882	7/9/19 12:07	0	1	felicie
54228474	7/9/19 12:12	0	3	Clmea
54228541	7/9/19 12:13	0	3	glypnl
54229317	7/9/19 12:21	0	4	heidl.l
54230615	7/9/19 12:32	0	2	karenx
54230927	7/9/19 12:35	0	1	maclar
54231583	7/9/19 12:41	3	3	simsa
54232217	7/9/19 12:46	0	2	jbwad
54233691	7/9/19 12:56	0	3	antsbr
54235308	7/9/19 13:05	0	4	cheryl
54235451	7/9/19 13:06	0	4	jldlang
54237284	7/9/19 13:23	0	2	erinen
54239424	7/9/19 13:42	0	2	katie.l
54242588	7/9/19 14:03	0	2	garvin
54243260	7/9/19 14:10	0	2	mail@
54243385	7/9/19 14:11	1	3	stephı
54243730	7/9/19 14:15	0	3	elizm4
54244066	7/9/19 14:19	0	2	sfnaso
54245737	7/9/19 14:35	0	4	eaperl
54246130	7/9/19 14:39	0	2	laurab
54246288	7/9/19 14:41	1	1	rachel
54247410	7/9/19 14:51	0	1	drewd
54248850	7/9/19 15:01	0	4	jtremj
54249688	7/9/19 15:09	0	4	julieb
54249783	7/9/19 15:10	0	3	rsteln
54250291	7/9/19 15:16	0	4	melea
54250930	7/9/19 15:24	0	3	krandı
54251842	7/9/19 15:34	0	4	hullch
54252859	7/9/19 15:46	1	3	lauryn
54254323	7/9/19 15:57	0	6	dmen
54255865	7/9/19 16:12	0	3	mikerr
54256055	7/9/19 16:14	0	9	amybi
54257181	7/9/19 16:29	0	1	medm
54260302	7/9/19 17:04	0	3	tpalan
54260781	7/9/19 17:10	0	3	parsoi
54265100	7/9/19 18:12	0	2	tannei
54265334	7/9/19 18:17	0	2	sarahb
54265365	7/9/19 18:17	0	3	joebry
54268557	7/9/19 19:03	0	4	willian
54323991	7/10/19 10:52	0	1	rewmı
54326300	7/10/19 11:06	0	3	courtn
54327144	7/10/19 11:13	0	5	peterz
54327243	7/10/19 11:14	0	3	krandı
54328191	7/10/19 11:22	1	2	aamtn
54328793	7/10/19 11:27	0	2	jemfu
54328906	7/10/19 11:28	4	2	garvin
54329181	7/10/19 11:30	1	3	courtj
54330349	7/10/19 11:40	0	2	jbwad
54332667	7/10/19 11:55	0	4	hullch
54333785	7/10/19 12:01	0	4	skykin
54334072	7/10/19 12:03	0	1	felicie
54335124	7/10/19 12:10	0	4	katyke
54335858	7/10/19 12:16	0	4	rachel
54336484	7/10/19 12:22	0	3	JulieJo
54336570	7/10/19 12:23	3	3	smfalc
54337449	7/10/19 12:30	0	3	jimcar
54338706	7/10/19 12:41	0	3	antsbr
54343404	7/10/19 13:10	0	3	mckln
54344618	7/10/19 13:21	2	3	mdyke
54345281	7/10/19 13:26	0	2	jill@jb
54345425	7/10/19 13:27	0	1	cjgenc
54346661	7/10/19 13:39	0	3	Clmea
54347871	7/10/19 13:49	4	2	tcmfar
54348171	7/10/19 13:51	0	4	jtremj
54350163	7/10/19 14:02	1	5	kimbr
54350281	7/10/19 14:03	0	2	sfnaso
54351652	7/10/19 14:16	0	1	christı
54351708	7/10/19 14:17	0	3	donna
54351845	7/10/19 14:18	0	3	bwein

54353172	7/10/19 14:30	0	2	laurak
54353565	7/10/19 14:33	0	2	erlner
54354212	7/10/19 14:40	0	3	krgorr
54354345	7/10/19 14:41	0	3	glypnl
54354438	7/10/19 14:42	0	1	mkhe
54354900	7/10/19 14:46	0	2	jenoki
54356237	7/10/19 14:56	0	4	
54359127	7/10/19 15:20	0	3	Jennifi
54360576	7/10/19 15:38	0	5	carlye
54361817	7/10/19 15:50	0	2	mlken
54362785	7/10/19 15:57	0	9	amybi
54362889	7/10/19 15:58	0	1	earley
54363544	7/10/19 16:02	0	4	spade
54363705	7/10/19 16:03	0	5	felicie
54363857	7/10/19 16:05	0	2	rogerr
54363944	7/10/19 16:06	0	1	betha
54364302	7/10/19 16:10	0	1	montı
54364337	7/10/19 16:10	0	4	kelliel
54364660	7/10/19 16:15	0	3	mburl
54364751	7/10/19 16:16	0	2	megar
54364793	7/10/19 16:16	0	3	lisgre
54364839	7/10/19 16:17	0	5	sarahi
54364928	7/10/19 16:18	0	5	dmen
54365717	7/10/19 16:28	0	4	lgendl
54366533	7/10/19 16:38	0	4	clalre
54368658	7/10/19 17:00	0	1	julia.j.
54368778	7/10/19 17:02	0	3	rachel
54369669	7/10/19 17:13	1	4	keens
54370734	7/10/19 17:29	0	1	dmen
54374578	7/10/19 18:23	0	1	dwalb
54374602	7/10/19 18:24	0	2	brysz
54375082	7/10/19 18:30	0	3	emscl
54375343	7/10/19 18:34	0	3	Jeff.sc
54433097	7/11/19 10:59	0	3	carlyf
54446607	7/11/19 12:41	0	3	teralp
54454172	7/11/19 13:35	1	1	rachel
54454820	7/11/19 13:40	0	1	asarrz
54459488	7/11/19 14:13	0	2	rogerr
54532843	7/12/19 11:06	0	3	courtı
54535140	7/12/19 11:38	0	3	cheryl
54536207	7/12/19 11:39	0	4	gin52
54539021	7/12/19 12:00	0	4	peter.
54542676	7/12/19 12:29	1	5	clalre
54542982	7/12/19 12:32	1	3	allisoi
54543123	7/12/19 12:33	0	2	jldlarg
54543633	7/12/19 12:38	1	3	carlss
54544500	7/12/19 12:45	0	1	cjgens
54546455	7/12/19 12:57	0	3	rstelq
54547482	7/12/19 13:02	0	3	elizm
54549830	7/12/19 13:24	0	5	dmen
54550487	7/12/19 13:29	0	4	katiel
54550952	7/12/19 13:33	0	3	mckli
54551089	7/12/19 13:35	6	6	emily
54551129	7/12/19 13:35	0	3	Clmer
54551196	7/12/19 13:36	0	3	creitn
54551529	7/12/19 13:39	0	5	sarah
54551800	7/12/19 13:42	0	1	mlker
54551893	7/12/19 13:43	1	4	casth
54553102	7/12/19 13:54	0	4	Jackle
54553365	7/12/19 13:56	0	5	maryl
54553649	7/12/19 13:58	0	5	kimbı
54553812	7/12/19 13:59	0	6	minoj
54554088	7/12/19 14:01	3	3	sawki
54554631	7/12/19 14:05	0	3	evans
54556688	7/12/19 14:26	0	3	glypn
54557274	7/12/19 14:31	0	3	erlnc
54557552	7/12/19 14:34	0	3	krand
54557843	7/12/19 14:37	0	4	sawkı
54558671	7/12/19 14:47	1	2	tracer
54560916	7/12/19 15:06	0	1	dscor
54560937	7/12/19 15:07	0	1	sashı
54560984	7/12/19 15:07	0	2	laural
54561868	7/12/19 15:17	0	2	roger
54564098	7/12/19 15:46	0	2	carly.
54564183	7/12/19 15:47	2	2	
54564403	7/12/19 15:49	0	4	emsc
54564509	7/12/19 15:50	0	5	rache
54565878	7/12/19 16:03	0	4	hulkl
54565907	7/12/19 16:04	0	4	amyb
54566003	7/12/19 16:05	0	5	mlku
54567018	7/12/19 16:19	3	3	blldt
54568946	7/12/19 16:47	0	5	bathl
54569111	7/12/19 16:49	0	4	colto
54569179	7/12/19 16:50	0	4	erica
54569465	7/12/19 16:54	0	4	asroc
54569617	7/12/19 16:56	0	4	kod2
54570401	7/12/19 17:06	0	4	bwel
54570715	7/12/19 17:11	7	4	lisgra
54570930	7/12/19 17:15	0	2	medı
54571576	7/12/19 17:27	0	4	
54571829	7/12/19 17:32	0	4	jasoe
54571874	7/12/19 17:32	0	5	saral
54571937	7/12/19 17:34	0	2	ktroc

54572186	7/12/19 17:39	0	1	hullar
54572281	7/12/19 17:40	0	4	karen
54572774	7/12/19 17:50	0	5	jlwpa
54572805	7/12/19 17:50	0	1	dmen
54572869	7/12/19 17:51	0	5	jaybe
54573575	7/12/19 18:02	0	4	roccol
54573916	7/12/19 18:09	2	1	edmo
54574251	7/12/19 18:17	0	4	tpalar
54574554	7/12/19 18:23	0	4	dwalb
54574599	7/12/19 18:24	0	3	mcste
54574632	7/12/19 18:25	0	4	lduszi
54575013	7/12/19 18:32	0	2	bryszy
54575208	7/12/19 18:35	0	3	jbwac
54575490	7/12/19 18:42	0	4	earley
54576046	7/12/19 18:54	0	3	jacqul
54576129	7/12/19 18:56	0	4	kristal
54576151	7/12/19 18:56	0	3	11815
54576830	7/12/19 19:11	0	2	spade
54576840	7/12/19 19:11	0	4	willia
54577307	7/12/19 19:26	0	4	heidiJ
54591299	7/13/19 11:01	0	4	mburl
54591587	7/13/19 11:11	0	1	cates
54591772	7/13/19 11:19	0	3	rreink
54592633	7/13/19 11:59	0	4	roben
54592685	7/13/19 12:01	2	5	clabre
54592785	7/13/19 12:04	4	5	melea
54592978	7/13/19 12:10	0	4	emscl
54593033	7/13/19 12:13	3	3	billdb
54593199	7/13/19 12:21	0	3	vwtur
54593376	7/13/19 12:29	0	4	robby
54593390	7/13/19 12:29	2	3	utzyft
54593554	7/13/19 12:36	0	2	
54593814	7/13/19 12:48	0	3	
54594018	7/13/19 12:56	2	4	utzyft
54594531	7/13/19 13:13	0	3	katest
54595021	7/13/19 13:32	0	3	creitn
54595062	7/13/19 13:35	0	2	kdella
54595380	7/13/19 13:47	0	3	thetn
54595715	7/13/19 13:59	4	4	krgon
54596015	7/13/19 14:09	0	4	erines
54596117	7/13/19 14:13	0	5	bathb
54596544	7/13/19 14:28	0	3	jbwac
54596592	7/13/19 14:30	0	1	mker
54596624	7/13/19 14:31	0	3	steve.
54596673	7/13/19 14:32	0	3	mken
54596930	7/13/19 14:42	0	2	chriss
54596960	7/13/19 14:43	0	2	gtracy
54597204	7/13/19 14:51	0	4	chrisb
54597347	7/13/19 14:55	0	2	maile
54597382	7/13/19 14:56	0	5	alradi
54597591	7/13/19 15:03	0	2	jjt383
54598046	7/13/19 15:17	0	3	dirtde
54598223	7/13/19 15:23	0	6	jbkare
54598392	7/13/19 15:30	0	2	stowe
54598415	7/13/19 15:32	0	5	mkue
54599017	7/13/19 15:54	0	3	vicker
54599239	7/13/19 16:02	2	4	gerar
54599337	7/13/19 16:06	0	5	christ
54599575	7/13/19 16:17	5	3	ctren
54599625	7/13/19 16:19	0	6	dmen
54599682	7/13/19 16:22	2	2	carlyf
54599694	7/13/19 16:22	0	4	evans
54599705	7/13/19 16:22	0	3	jimca
54599744	7/13/19 16:24	0	3	laural
54599953	7/13/19 16:32	0	5	matth
54600131	7/13/19 16:41	0	2	medn
54600159	7/13/19 16:43	0	4	1181
54600428	7/13/19 16:54	0	3	lmsuj
54600900	7/13/19 17:16	0	3	stacej
54600904	7/13/19 17:16	0	2	tracej
54600914	7/13/19 17:16	0	1	katyk
54600953	7/13/19 17:19	0	2	djvail
54601227	7/13/19 17:33	0	2	julieje
54601254	7/13/19 17:35	0	5	Katue
54601517	7/13/19 17:50	0	4	willia
54601534	7/13/19 17:51	0	4	elizm
54601566	7/13/19 17:52	0	3	jeb23
54601640	7/13/19 17:56	0	3	jlwpa
54601803	7/13/19 18:06	0	2	macli
54601888	7/13/19 18:11	0	3	tpalai
54601974	7/13/19 18:16	0	4	jlo19
54602013	7/13/19 18:18	0	1	lduszy
54602173	7/13/19 18:28	0	4	karen
54611556	7/14/19 10:58	2	4	gerar
54611593	7/14/19 11:01	0	3	wsau
54611634	7/14/19 11:03	0	3	lippe
54611687	7/14/19 11:07	0	4	peter
54611720	7/14/19 11:10	2	4	utzyfl
54611755	7/14/19 11:12	0	2	jgrost
54611945	7/14/19 11:25	0	2	joan.a
54611968	7/14/19 11:27	0	4	charl
54612316	7/14/19 11:43	0	3	kates
54612531	7/14/19 11:48	0	4	Clme

54612780	7/14/19 12:00	0	1	robbyn
54612807	7/14/19 12:02	1	5	jlwpas
54613017	7/14/19 12:14	3	3	billdbo
54613041	7/14/19 12:16	0	4	j.hacku
54613288	7/14/19 12:31	0	4	creltm
54613634	7/14/19 12:52	0	2	karenc
54614007	7/14/19 13:13	1	1	rsnauj
54614157	7/14/19 13:20	0	2	rjmort
54614502	7/14/19 13:38	0	4	robert
54614633	7/14/19 13:46	0	4	cdlmai
54614742	7/14/19 13:52	0	3	thetro
54614750	7/14/19 13:53	0	4	rstelm
54614928	7/14/19 14:00	0	3	cjgeno
54615407	7/14/19 14:21	1	2	jill@jb
54615500	7/14/19 14:26	0	2	vwturl
54615591	7/14/19 14:30	0	2	chrissp
54615670	7/14/19 14:33	0	2	tymen
54615759	7/14/19 14:38	0	4	roccol
54615851	7/14/19 14:42	0	4	vicker
54615922	7/14/19 14:46	0	3	laurab
54615966	7/14/19 14:48	0	3	krandg
54616314	7/14/19 15:04	0	4	evanst
54616320	7/14/19 15:05	0	3	katlelo
54616330	7/14/19 15:05	2	2	juliebn
54616365	7/14/19 15:08	0	2	meleal
54616529	7/14/19 15:18	1	3	11815l
54616600	7/14/19 15:22	0	4	heidi.b
54616646	7/14/19 15:25	0	3	nleecd
54616655	7/14/19 15:25	0	2	tohara
54616675	7/14/19 15:26	0	4	willian
54616792	7/14/19 15:33	0	4	jdeme
54616805	7/14/19 15:33	0	3	marnli
54616828	7/14/19 15:34	0	2	jjt3835
54617279	7/14/19 15:59	0	3	jbwack
54617465	7/14/19 16:09	0	3	jbpettl
54617534	7/14/19 16:13	0	4	nicholj
54617632	7/14/19 16:18	2	5	clairen
54617685	7/14/19 16:22	0	1	
54617693	7/14/19 16:23	0	5	kimbry
54617742	7/14/19 16:25	0	2	rogerri
54617887	7/14/19 16:33	0	5	
54617990	7/14/19 16:38	0	5	eclemr
54618450	7/14/19 16:59	0	1	medm
54618467	7/14/19 17:00	0	2	lmsugs
54618683	7/14/19 17:13	0	5	matjan
54618700	7/14/19 17:14	0	4	katie2t
54618773	7/14/19 17:18	4	3	krandg
54619253	7/14/19 17:47	0	2	eaustir
54619498	7/14/19 17:59	0	3	dmena
54619710	7/14/19 18:11	0	2	jlo197t
54664991	7/15/19 11:06	1	1	edmon
54665030	7/15/19 11:07	0	1	mcstor
54665091	7/15/19 11:07	0	1	ktroch
54665215	7/15/19 11:08	0	3	kellyan
54666417	7/15/19 11:20	1	4	rpagan
54666510	7/15/19 11:21	0	3	jfundei
54668471	7/15/19 11:37	0	3	cheryl.
54668906	7/15/19 11:42	0	4	skyking
54669188	7/15/19 11:44	1	2	aamtm
54673980	7/15/19 12:18	0	3	jill@jbi
54675127	7/15/19 12:27	0	3	rstelmi
54675417	7/15/19 12:29	0	4	hullchr
54676137	7/15/19 12:37	0	1	cjgenos
54676539	7/15/19 12:41	6	2	laura_j
54677141	7/15/19 12:45	0	3	srnfalc
54679480	7/15/19 13:01	0	3	katesta
54679605	7/15/19 13:02	0	3	krandg
54680980	7/15/19 13:14	2	2	kkproe
54681011	7/15/19 13:14	5	2	ctrentv
54682407	7/15/19 13:28	1	3	kdellav
54683399	7/15/19 13:37	3	4	casthor
54684821	7/15/19 13:50	0	2	sfnasor
54684859	7/15/19 13:50	0	4	
54686952	7/15/19 14:05	0	3	kristal.
54687000	7/15/19 14:05	0	3	allisonr
54687271	7/15/19 14:08	0	3	laurabl
54687926	7/15/19 14:15	4	2	tcmfan
54690233	7/15/19 14:40	0	2	sashasl
54693917	7/15/19 15:14	0	1	nancyc
54694386	7/15/19 15:19	0	4	dwalte
54694903	7/15/19 15:25	0	2	jlwpas
54695591	7/15/19 15:33	0	3	katielo
54696021	7/15/19 15:38	0	2	rogerrc
54696038	7/15/19 15:38	0	2	tymens
54696060	7/15/19 15:38	0	1	Genovc
54696793	7/15/19 15:47	0	3	mlkueg
54698272	7/15/19 15:59	0	3	kod22t
54699479	7/15/19 16:14	0	1	medm
54700765	7/15/19 16:32	0	2	alwalsh
54702510	7/15/19 16:55	0	3	erica.b
54703265	7/15/19 17:01	0	4	megbu
54704193	7/15/19 17:17	0	5	carlyen
54704546	7/15/19 17:22	0	2	mickey

54705783	7/15/19 17:44	0	6	almatı
54705968	7/15/19 17:47	0	5	patrick
54707059	7/15/19 17:59	0	2	dmeni
54707151	7/15/19 18:00	0	3	lgendl
54708844	7/15/19 18:29	0	3	willian
54765400	7/16/19 11:01	0	4	bethar
54765540	7/16/19 11:02	0	4	shaffe
54766099	7/16/19 11:06	1	4	clairer
54766165	7/16/19 11:06	0	1	mcstor
54766228	7/16/19 11:07	1	1	edmor
54766275	7/16/19 11:07	0	1	ktroch
54767487	7/16/19 11:18	0	4	sarahl
54768855	7/16/19 11:28	4	5	melea
54779177	7/16/19 12:44	0	2	karen(
54784331	7/16/19 13:15	0	1	christi
54784399	7/16/19 13:16	0	3	donna
54786738	7/16/19 13:34	4	2	tcmfar
54789777	7/16/19 13:56	0	3	kellyar
54791101	7/16/19 14:03	0	4	hulchi
54791647	7/16/19 14:08	0	4	erin.hi
54792756	7/16/19 14:19	0	4	katyke
54792791	7/16/19 14:19	0	4	jtremp
54794321	7/16/19 14:34	0	3	jlf@jb
54794916	7/16/19 14:39	0	1	jenoka
54794976	7/16/19 14:40	0	1	ryanv1
54795879	7/16/19 14:48	0	2	saneck
54796423	7/16/19 14:53	0	2	emsch
54800473	7/16/19 15:15	0	4	eaperl
54800474	7/16/19 15:09	0	3	juliefu
54800475	7/16/19 15:12	1	3	klmbrj
54800476	7/16/19 15:05	0	4	glyon2
54800505	7/16/19 15:29	0	2	cjgeno
54801134	7/16/19 15:37	5	3	ctrenti
54801171	7/16/19 15:38	0	1	allison
54801198	7/16/19 15:38	0	2	sashas
54801714	7/16/19 15:44	0	4	mikuej
54803432	7/16/19 15:57	0	2	naughi
54807661	7/16/19 16:44	0	4	felicie
54808488	7/16/19 16:52	0	4	bobbyl
54809125	7/16/19 16:57	3	3	kneekz
54809418	7/16/19 17:00	0	3	tpalani
54809761	7/16/19 17:03	0	3	kristal.
54811279	7/16/19 17:25	0	4	emsch
54811641	7/16/19 17:30	0	1	jbkardi
54811981	7/16/19 17:34	0	3	skac19
54812600	7/16/19 17:43	0	1	bdusza
54813182	7/16/19 17:51	0	2	mickey
54814715	7/16/19 18:07	0	1	ezelkoi
54815516	7/16/19 18:20	0	2	mel@j
54815885	7/16/19 18:26	1	3	11815j
54816027	7/16/19 18:28	0	2	gin525
54875287	7/17/19 11:03	0	4	bethar
54875811	7/17/19 11:06	0	4	shaffer
54875974	7/17/19 11:07	1	1	edmon
54876019	7/17/19 11:08	0	1	mcstor
54876093	7/17/19 11:08	0	1	ktroch
54876168	7/17/19 11:09	0	2	garvins
54877390	7/17/19 11:20	0	2	skyking
54877650	7/17/19 11:22	0	4	jbkardl
54878927	7/17/19 11:31	0	2	jemfuk
54880733	7/17/19 11:45	0	3	ashleyr
54887518	7/17/19 12:31	0	3	dwalte
54888687	7/17/19 12:42	0	3	smfalc
54895478	7/17/19 13:28	0	3	laurabl
54896481	7/17/19 13:36	0	2	juliejor
54896554	7/17/19 13:37	3	4	elizm4(
54900266	7/17/19 14:01	0	1	kayhol
54900341	7/17/19 14:02	1	3	jlwpast
54901869	7/17/19 14:14	0	3	juliefur
54904712	7/17/19 14:39	0	3	stephe
54906818	7/17/19 14:56	3	4	erinere
54908256	7/17/19 15:05	0	3	krandj
54909795	7/17/19 15:21	0	4	mikuej
54910605	7/17/19 15:29	0	2	nsnaug
54911297	7/17/19 15:36	1	1	thochn
54911340	7/17/19 15:37	0	0	camcoi
54912042	7/17/19 15:44	0	4	roccoli
54912310	7/17/19 15:47	0	4	odlmar
54912377	7/17/19 15:48	0	1	nancyc
54914892	7/17/19 16:04	0	2	carly.r
54915668	7/17/19 16:13	0	3	michel
54916415	7/17/19 16:22	0	1	laurabl
54917090	7/17/19 16:29	2	4	gin525
54917728	7/17/19 16:35	0	8	amybu
54917872	7/17/19 16:37	0	1	medmu
54923097	7/17/19 17:41	0	2	carlyfu
54923123	7/17/19 17:41	0	3	bobbyl
55002230	7/18/19 13:11	0	3	katest
55010442	7/18/19 14:15	0	2	sfnasor
55017887	7/18/19 15:21	0	4	katie2(
55018156	7/18/19 15:24	5	2	kathryi
55018591	7/18/19 15:28	0	2	dwalte
55032199	7/18/19 18:00	0	3	bobbyl

55032468	7/18/19 18:04	0	2	mel@
55033378	7/18/19 18:18	0	2	micku
55033742	7/18/19 18:24	0	4	lduszc
55034987	7/18/19 18:44	0	4	eape
55036737	7/18/19 19:09	4	4	efhar
55118169	7/19/19 17:22	0	2	sarah
55118171	7/19/19 17:21	0	4	jfund
55118172	7/19/19 17:17	0	4	lande
55118254	7/19/19 17:25	0	5	rache
55118463	7/19/19 17:28	1	3	jeffcr
55118813	7/19/19 17:35	0	4	lduszc
55118919	7/19/19 17:37	0	2	jlwpa
55119459	7/19/19 17:49	0	1	medr
55120001	7/19/19 17:59	0	3	mega
55120082	7/19/19 18:01	0	4	erine
55120330	7/19/19 18:05	5	4	megk
55120370	7/19/19 18:06	0	5	spadl
55120709	7/19/19 18:14	0	2	roger
55120888	7/19/19 18:19	0	2	mcstc
55121280	7/19/19 18:25	1	3	ctrerr
55121335	7/19/19 18:25	0	3	11811
55121872	7/19/19 18:37	0	3	vickei
55122091	7/19/19 18:43	0	3	Katuc
55122400	7/19/19 18:51	0	3	stowı
55122451	7/19/19 18:52	1	2	thoch
55122489	7/19/19 18:52	0	3	willia
55122672	7/19/19 18:56	0	4	jbwa
55122860	7/19/19 19:00	1	2	kdelli
55139913	7/20/19 12:17	0	2	mont
55140002	7/20/19 12:21	3	3	billdo
55140109	7/20/19 12:26	0	1	jackle
55140164	7/20/19 12:28	0	3	antsb
55140307	7/20/19 12:34	0	2	vwtur
55140632	7/20/19 12:47	4	5	melea
55140739	7/20/19 12:51	0	4	colto
55140764	7/20/19 12:52	4	4	efhar
55140781	7/20/19 12:53	1	4	alhgr
55140845	7/20/19 12:54	0	3	dlae_
55140856	7/20/19 12:55	0	4	krgon
55140922	7/20/19 12:56	0	3	julleja
55140964	7/20/19 12:58	0	4	katesi
55141207	7/20/19 13:05	0	2	megar
55141217	7/20/19 13:06	0	4	emscl
55141607	7/20/19 13:20	0	4	jlt383
55141840	7/20/19 13:29	0	3	cdlma
55141952	7/20/19 13:34	0	2	thetrc
55142159	7/20/19 13:43	0	3	maryl
55142507	7/20/19 13:56	0	4	ashley
55142580	7/20/19 13:59	0	3	allisor
55142689	7/20/19 14:03	0	4	erlner
55142778	7/20/19 14:06	0	4	vicker
55142832	7/20/19 14:08	0	3	mlken
55142860	7/20/19 14:10	0	4	jlwpar
55143399	7/20/19 14:31	0	8	joebr
55144172	7/20/19 15:03	0	2	dscon
55144555	7/20/19 15:21	0	3	thoch
55144606	7/20/19 15:24	0	4	kellel
55145022	7/20/19 15:43	0	3	sarahl
55145053	7/20/19 15:45	0	2	spade
55145272	7/20/19 15:56	0	2	maryb
55145625	7/20/19 16:13	0	1	naugh
55145775	7/20/19 16:23	0	2	rogerr
55146021	7/20/19 16:34	0	6	carlyfr
55146108	7/20/19 16:39	0	3	dscorr
55146246	7/20/19 16:46	0	4	jtremj
55146303	7/20/19 16:49	0	1	medrc
55146464	7/20/19 16:58	0	2	kellet
55146531	7/20/19 17:01	0	4	jacqul
55146658	7/20/19 17:08	1	3	dwaltı
55147010	7/20/19 17:32	0	2	szalcz
55147131	7/20/19 17:41	0	3	heldl.l
55147589	7/20/19 18:12	0	2	julleja
55147782	7/20/19 18:25	1	4	11815
55147938	7/20/19 18:36	0	3	amyfu
55148425	7/20/19 19:05	0	2	amacl
55148488	7/20/19 19:09	0	4	tmlavl
55148578	7/20/19 19:18	0	2	rpagar
55148751	7/20/19 19:33	0	4	ericerl
55156532	7/21/19 11:03	0	3	peter.
55156669	7/21/19 11:13	0	3	carly.r
55156683	7/21/19 11:14	0	1	medm
55156710	7/21/19 11:16	5	5	kathry
55156865	7/21/19 11:23	3	3	mdyke
55156912	7/21/19 11:27	0	4	kod22
55156919	7/21/19 11:27	0	3	jfunde
55157020	7/21/19 11:35	0	6	jbkard
55157032	7/21/19 11:35	0	2	djbow
55157402	7/21/19 12:00	2	2	blfdbo
55157514	7/21/19 12:06	4	2	amacl
55157634	7/21/19 12:13	0	4	cjmorl
55157991	7/21/19 12:34	4	4	melea
55158111	7/21/19 12:40	1	4	colton
55158140	7/21/19 12:44	0	2	rogerr

55158404	7/21/19 12:58	0	4	roberb
55158903	7/21/19 13:24	0	4	rstelm
55158931	7/21/19 13:25	0	3	lduszal
55159027	7/21/19 13:30	0	1	sawkal
55159088	7/21/19 13:34	0	1	evanse
55159205	7/21/19 13:41	0	4	carlyer
55159376	7/21/19 13:52	5	2	djbow
55159394	7/21/19 13:53	0	3	jpr_mt
55159604	7/21/19 14:03	0	3	duncal
55159629	7/21/19 14:04	0	4	cdima
55159822	7/21/19 14:12	0	3	nsnaug
55159903	7/21/19 14:16	0	3	jenoka
55160092	7/21/19 14:24	0	1	dwalte
55160112	7/21/19 14:25	0	4	vickery
55160129	7/21/19 14:26	0	1	spade;
55160375	7/21/19 14:39	4	2	tcmfar
55160393	7/21/19 14:40	1	3	lmlavir
55160417	7/21/19 14:42	0	1	azlems
55160492	7/21/19 14:46	0	5	mlkem
55160585	7/21/19 14:52	0	2	thochr
55160607	7/21/19 14:53	1	3	cwmm
55160706	7/21/19 14:59	0	2	thetro
55160939	7/21/19 15:11	3	5	gin525
55161042	7/21/19 15:17	4	4	efhans
55161075	7/21/19 15:19	1	1	eptillm
55161181	7/21/19 15:25	0	4	erinen
55161207	7/21/19 15:27	0	5	clairen
55161283	7/21/19 15:31	0	4	kellielz
55161448	7/21/19 15:40	0	3	stowel
55161572	7/21/19 15:46	0	2	earley,
55161648	7/21/19 15:50	0	4	sarahl
55161811	7/21/19 15:59	1	2	jpr_mt
55161892	7/21/19 16:03	0	3	dsconf
55161949	7/21/19 16:07	0	3	roccol
55162462	7/21/19 16:38	0	1	dwalte
55162537	7/21/19 16:43	0	4	roccol
55162623	7/21/19 16:48	0	3	drecka
55162819	7/21/19 16:57	0	4	
55162990	7/21/19 17:06	0	2	krandé
55163047	7/21/19 17:09	0	2	carlyfu
55163055	7/21/19 17:09	0	2	ktroch
55163215	7/21/19 17:20	0	4	parson
55163229	7/21/19 17:21	0	4	michel
55163254	7/21/19 17:22	0	4	jfundel
55163298	7/21/19 17:24	0	2	szalczy
55163366	7/21/19 17:28	0	1	mcstor
55163383	7/21/19 17:28	0	4	karenf
55164039	7/21/19 18:02	0	2	spade;
55164435	7/21/19 18:24	0	3	william
55164877	7/21/19 18:45	0	4	nichol
55164977	7/21/19 18:50	0	2	ctrenti
55208437	7/22/19 10:56	0	3	jhwpas
55208810	7/22/19 10:58	0	5	bethar
55209854	7/22/19 11:05	1	1	edmor
55209888	7/22/19 11:05	0	1	mcstor
55210492	7/22/19 11:10	0	2	garvin
55210608	7/22/19 11:12	0	4	mlkue
55211186	7/22/19 11:17	0	5	dunca
55213166	7/22/19 11:35	0	3	jfunde
55213809	7/22/19 11:41	0	4	jbwad
55215550	7/22/19 11:54	0	4	skykin
55217671	7/22/19 12:08	6	5	emily
55222226	7/22/19 12:47	0	5	kimbr
55222504	7/22/19 12:49	0	3	jtremp
55222926	7/22/19 12:52	3	4	Cimea
55225216	7/22/19 13:06	0	4	alradd
55225330	7/22/19 13:07	0	1	maryl
55225585	7/22/19 13:10	0	3	allison
55226633	7/22/19 13:21	0	1	dscon
55226656	7/22/19 13:21	0	1	sashas
55310788	7/23/19 11:16	Jane Smith	1	edmo
55310871	7/23/19 11:17	0	1	ktroch
55319111	7/23/19 12:15	0	3	
55356420	7/23/19 17:57	0	5	clairen
55356484	7/23/19 17:58	0	3	megbi
55356907	7/23/19 18:03	0	3	parsor
55357276	7/23/19 18:08	0	3	ezelko
55357925	7/23/19 18:17	0	2	jldiang
55358192	7/23/19 18:22	0	4	sarahb
55358208	7/23/19 18:22	0	2	djbow
55358658	7/23/19 18:29	0	3	katyke
55358742	7/23/19 18:30	0	2	bobby
55359505	7/23/19 18:41	0	1	dwalte
55360290	7/23/19 18:51	0	3	11815
55417171	7/24/19 11:05	0	4	shaffe
55417400	7/24/19 11:08	0	2	garvin
55417476	7/24/19 11:10	0	3	antsbi
55419467	7/24/19 11:27	1	3	courtj
55425063	7/24/19 12:04	1	1	isafulc
55426463	7/24/19 12:15	2	3	hullch
55427809	7/24/19 12:26	0	4	skykin
55431555	7/24/19 12:53	0	2	gofroj
55431937	7/24/19 12:55	0	2	michc

55432067	7/24/19 12:56	0	1	smfalc
55434228	7/24/19 13:08	0	3	allson
55435448	7/24/19 13:19	0	2	michell
55436471	7/24/19 13:26	1	3	lgendl
55435838	7/24/19 13:29	6	4	emilykr
55438414	7/24/19 13:43	0	3	Juliefur
55439657	7/24/19 13:52	0	4	clairem
55439698	7/24/19 13:52	0	2	sfnasor
55440391	7/24/19 13:56	0	4	rachelJ
55440463	7/24/19 13:56	3	3	rickmcl
55440665	7/24/19 13:57	0	3	jtremp
55442666	7/24/19 14:10	0	3	ashleyc
55445397	7/24/19 14:15	0	2	thetroy
55445498	7/24/19 14:36	0	4	felicle.l
55445577	7/24/19 14:37	0	4	cdiman
55450386	7/24/19 15:15	0	4	mkueg
55450776	7/24/19 15:19	0	5	spade_
55451472	7/24/19 15:27	2	3	abachri
55451541	7/24/19 15:27	0	2	carly.m
55452468	7/24/19 15:38	0	1	hulland
55455930	7/24/19 16:08	0	1	dtchun
55456733	7/24/19 16:18	0	3	colton.j
55459875	7/24/19 16:54	0	1	medmc
55459924	7/24/19 16:55	0	3	jldlang
55460887	7/24/19 17:02	0	4	tpalank
55462069	7/24/19 17:18	0	2	rogerrc
55463077	7/24/19 17:31	0	3	11815h
55463412	7/24/19 17:36	0	2	lisgreer
55463478	7/24/19 17:37	0	3	meleah
55522264	7/25/19 11:01	0	4	matJam
55528462	7/25/19 11:52	1	3	sawooc
55530746	7/25/19 12:05	1	1	dwaltej
55533621	7/25/19 12:27	0	2	kdellaw
55534024	7/25/19 12:31	0	3	creitme
55534179	7/25/19 12:32	0	2	sfnasor
55534565	7/25/19 12:35	0	2	dwaltej
55534965	7/25/19 12:38	0	3	kduszal
55535138	7/25/19 12:40	0	3	smfalcé
55535191	7/25/19 12:40	0	3	ctrentv
55537480	7/25/19 12:55	0	2	staepri
55539000	7/25/19 13:02	0	3	katestc
55542076	7/25/19 13:27	1	3	rachel.r
55542592	7/25/19 13:31	1	2	jimcam
55543469	7/25/19 13:40	0	2	mall@k
55544668	7/25/19 13:50	0	1	wsaund
55546212	7/25/19 13:59	0	5	spade_j
55547487	7/25/19 14:08	0	2	kelleiza
55547514	7/25/19 14:08	0	3	meleah
55547729	7/25/19 14:10	0	2	wsaund
55547966	7/25/19 14:12	2	3	tkwilco
55547999	7/25/19 14:13	0	2	rgoldric
55548514	7/25/19 14:18	0	1	kdellaw
55549351	7/25/19 14:26	0	3	jfunder
55550048	7/25/19 14:31	0	3	stepher
55550610	7/25/19 14:36	1	4	rachelk
55550957	7/25/19 14:40	0	4	katykel
55552583	7/25/19 14:54	1	3	katie.bi
55554504	7/25/19 15:07	0	3	Juliebm
55555158	7/25/19 15:14	0	2	amacle
55555508	7/25/19 15:18	0	2	colton.r
55555932	7/25/19 15:23	0	4	amydur
55555968	7/25/19 15:23	0	4	witpatt
55556937	7/25/19 15:29	0	2	mburke
55556974	7/25/19 15:33	0	2	carly.m
55557338	7/25/19 15:38	0	3	jhwasb
55559238	7/25/19 15:56	0	3	efhanst
55560714	7/25/19 16:06	0	4	shaffer,
55563231	7/25/19 16:36	0	3	manaei
55564035	7/25/19 16:46	0	3	jennifer
55566817	7/25/19 17:16	0	4	clairem
55567339	7/25/19 17:23	0	1	medmc
55567381	7/25/19 17:24	0	4	karenfu
55568026	7/25/19 17:33	3	3	lisgreer
55568527	7/25/19 17:41	0	2	sarahlu
55570540	7/25/19 18:05	0	2	asarrat
55570713	7/25/19 18:07	0	3	parsons
55571036	7/25/19 18:12	0	2	vwturb
55571363	7/25/19 18:18	1	1	rachelk
55571934	7/25/19 18:26	0	4	11815h
55572080	7/25/19 18:28	0	3	joebrya
55572136	7/25/19 18:29	0	4	erica.bl
55572504	7/25/19 18:34	0	1	
55572606	7/25/19 18:36	0	3	efhanst
55572935	7/25/19 18:42	0	2	vickeryj
55618859	7/26/19 11:04	0	5	bethanv
55619786	7/26/19 11:14	0	5	kimbryt
55620777	7/26/19 11:25	0	2	karencj
55625123	7/26/19 12:01	0	4	erin.ha
55627068	7/26/19 12:18	0	3	amyfun
55627298	7/26/19 12:20	0	3	creitme
55627962	7/26/19 12:27	0	3	jtremp
55630340	7/26/19 12:49	0	2	amacle
55630413	7/26/19 12:49	0	1	lmlavin

55630655	7/26/19 12:51	0	2	juliejo
55634667	7/26/19 13:25	1	2	kdella
55635804	7/26/19 13:38	0	2	witpat
55638642	7/26/19 13:50	0	4	casthc
55638643	7/26/19 13:49	0	1	mikem
55638698	7/26/19 14:04	0	4	catbel
55639948	7/26/19 14:18	0	4	jackle
55640744	7/26/19 14:26	0	3	dlac_2
55643905	7/26/19 15:00	0	3	carly.r
55644998	7/26/19 15:12	0	2	mall@
55646274	7/26/19 15:29	0	4	ashley
55646888	7/26/19 15:38	0	4	colton
55647066	7/26/19 15:41	0	2	rogern
55647797	7/26/19 15:50	0	2	djbow
55649643	7/26/19 16:12	0	1	swkafl
55650409	7/26/19 16:22	0	2	jkdiang
55651400	7/26/19 16:35	0	2	nsnaug
55651688	7/26/19 16:41	0	3	michel
55652449	7/26/19 16:53	0	1	kdella
55653541	7/26/19 17:08	0	1	hochr
55654277	7/26/19 17:22	0	3	jjt383
55654571	7/26/19 17:28	0	4	courtg
55654888	7/26/19 17:34	0	6	jbkard
55654905	7/26/19 17:34	0	5	rachel
55654913	7/26/19 17:35	0	4	emsch
55654921	7/26/19 17:35	0	1	medm
55655440	7/26/19 17:46	0	4	jennifi
55655453	7/26/19 17:46	0	3	sarahh
55655795	7/26/19 17:52	0	4	jfunde
55656227	7/26/19 17:59	0	4	11815
55656291	7/26/19 18:00	0	1	mcstoi
55656479	7/26/19 18:04	0	4	Katuck
55656844	7/26/19 18:12	0	2	allison
55657055	7/26/19 18:19	0	3	carlyfu
55657538	7/26/19 18:29	0	3	christi
55657709	7/26/19 18:33	0	2	lisgree
55657875	7/26/19 18:37	0	4	gerard
55657908	7/26/19 18:38	0	4	michel
55658070	7/26/19 18:42	0	4	ajnlax
55658267	7/26/19 18:47	0	4	ofhans
55658292	7/26/19 18:48	0	3	jbwalk
55658593	7/26/19 18:55	0	2	szalczy
55659261	7/26/19 19:11	0	2	jeb237
55673612	7/27/19 11:04	0	4	peter.l
55673622	7/27/19 11:05	2	4	utzyfh
55673705	7/27/19 11:08	0	1	gtracy.
55673965	7/27/19 11:19	0	4	amylu
55674477	7/27/19 11:43	0	4	megbu
55674537	7/27/19 11:46	0	3	carly.n
55674646	7/27/19 11:50	0	4	jackler
55674711	7/27/19 11:53	0	2	jjwpas
55675010	7/27/19 12:02	0	5	millerf
55675185	7/27/19 12:08	0	4	bethai
55675215	7/27/19 12:09	0	1	medm
55675325	7/27/19 12:14	0	4	colton
55675598	7/27/19 12:26	0	2	billdix
55676202	7/27/19 12:54	0	2	amadj
55676328	7/27/19 12:59	0	3	skac15
55676648	7/27/19 13:11	0	1	karenc
55677384	7/27/19 13:45	0	3	thetro
55677492	7/27/19 13:49	0	2	jjt383
55677928	7/27/19 14:05	0	2	vicken
55677953	7/27/19 14:06	0	2	kmsugt
55678270	7/27/19 14:21	0	3	ktroch
55678319	7/27/19 14:23	0	4	earley.
55678340	7/27/19 14:24	0	2	engine
55678380	7/27/19 14:26	0	1	michel
55678389	7/27/19 14:26	0	2	allison
55678689	7/27/19 14:36	0	4	jtremp
55678742	7/27/19 14:39	0	2	nsnaug
55679351	7/27/19 15:03	0	3	stowei
55679453	7/27/19 15:08	0	2	jruthle
55679495	7/27/19 15:10	0	3	jfunde
55679639	7/27/19 15:17	0	2	dirtdel
55680835	7/27/19 16:07	0	5	bathbi
55680836	7/27/19 15:51	0	4	creitm
55680837	7/27/19 16:04	0	5	kathry
55680838	7/27/19 15:49	0	4	od354
55680884	7/27/19 15:57	0	4	lmlavs
55680895	7/27/19 16:12	0	3	jenoka
55680934	7/27/19 16:14	0	4	bobby
55681035	7/27/19 16:18	0	2	carlyfu
55681049	7/27/19 16:19	0	2	rogerr
55681121	7/27/19 16:23	4	4	efhans
55681457	7/27/19 16:46	0	4	evansu
55682028	7/27/19 17:08	0	4	courtg
55682628	7/27/19 17:47	0	5	rachel
55683075	7/27/19 18:16	0	3	jbwad
55683085	7/27/19 18:16	0	4	tpalan
55683352	7/27/19 18:32	1	4	hochr
55683392	7/27/19 18:35	0	3	brysza
55683468	7/27/19 18:41	0	4	dmeru
55683791	7/27/19 18:58	0	3	christl

55692068	7/28/19 11:00	0	4	shaffer.
55692093	7/28/19 11:02	0	4	skac191
55692131	7/28/19 11:05	0	3	lippenh
55692162	7/28/19 11:07	0	2	joan.de
55692233	7/28/19 11:12	0	3	nsnaugl
55692285	7/28/19 11:16	0	3	katestel
55692442	7/28/19 11:27	0	3	carly.mi
55692454	7/28/19 11:28	0	2	gerard.l
55692867	7/28/19 11:53	2	2	elhansb
55693435	7/28/19 12:21	1	4	alhgros
55693486	7/28/19 12:24	0	1	naughte
55693500	7/28/19 12:25	0	3	todd.sl
55693545	7/28/19 12:28	0	4	katestel
55693669	7/28/19 12:35	0	4	rstelma
55693699	7/28/19 12:36	0	2	amade
55693744	7/28/19 12:38	0	4	roberte
55693937	7/28/19 12:49	0	3	thetroy
55693967	7/28/19 12:52	0	4	utzyfb3
55694458	7/28/19 13:16	0	3	allisond
55694496	7/28/19 13:18	0	4	colton.r
55694654	7/28/19 13:27	3	3	mdyke8
55694785	7/28/19 13:34	0	3	amylun
55695037	7/28/19 13:47	0	2	dmenag
55695591	7/28/19 14:12	0	1	judibald
55695885	7/28/19 14:29	0	3	rreinke
55696035	7/28/19 14:38	0	2	keeneyi
55696090	7/28/19 14:41	0	3	catbeicl
55696170	7/28/19 14:45	0	2	jjt3835
55696200	7/28/19 14:46	0	4	alradcll
55696807	7/28/19 15:16	3	4	lisgreen
55697315	7/28/19 15:43	0	4	tpalank
55697340	7/28/19 15:45	0	2	rogerrci
55697459	7/28/19 15:51	0	3	jill@jba
55697932	7/28/19 16:16	0	10	amybut
55697946	7/28/19 16:17	0	3	steve.sc
55698332	7/28/19 16:38	0	2	pylefen
55698384	7/28/19 16:40	0	2	carlyfur
55698468	7/28/19 16:44	0	3	vwturbo
55698492	7/28/19 16:45	0	1	dtchunt
55698505	7/28/19 16:46	1	5	mburke
55698544	7/28/19 16:48	0	5	gln525(
55698610	7/28/19 16:51	0	4	bobbyth
55698735	7/28/19 16:56	0	4	michele
55698882	7/28/19 17:02	0	2	djbowe
55698900	7/28/19 17:04	0	1	kdellaw
55699056	7/28/19 17:11	0	5	duncaru
55699082	7/28/19 17:13	0	4	ezelkow
55699301	7/28/19 17:24	0	4	ajnlax@
55699533	7/28/19 17:36	0	4	jlo1978
55742860	7/29/19 10:58	0	1	edmond
55742904	7/29/19 10:59	0	1	mcstore
55742987	7/29/19 10:59	0	1	ktroch@
55743279	7/29/19 11:01	0	5	bethan
55744031	7/29/19 11:07	0	2	garvinm
55744412	7/29/19 11:11	0	3	j.hack@
55746613	7/29/19 11:30	0	1	skac191
55746773	7/29/19 11:31	1	3	courtga
55749889	7/29/19 11:55	0	2	jfunderl
55751514	7/29/19 12:05	0	3	antsbro
55751849	7/29/19 12:07	6	5	emilyk6
55752810	7/29/19 12:16	2	3	jill@jba
55753221	7/29/19 12:20	1	2	aamtm
55755686	7/29/19 12:42	1	2	allisont
55758709	7/29/19 13:03	2	3	smfalco
55759624	7/29/19 13:11	0	4	hullchri
55761053	7/29/19 13:25	0	4	duncaru
55761136	7/29/19 13:26	0	2	laurabl
55762904	7/29/19 13:44	0	2	rogerrc
55763114	7/29/19 13:46	1	2	jpr_mbi
55765808	7/29/19 14:06	2	2	rachelki
55765980	7/29/19 14:07	0	3	krand@
55766160	7/29/19 14:09	0	5	millerfa
55767803	7/29/19 14:26	0	2	roberte
55768024	7/29/19 14:29	4	3	ashleyd
55768323	7/29/19 14:31	1	4	ellisbur
55772036	7/29/19 15:05	0	4	sarahlu
55772502	7/29/19 15:10	0	4	evanser
55772842	7/29/19 15:14	0	3	spado_
55774480	7/29/19 15:34	0	3	skac191
55775970	7/29/19 15:51	0	3	epeiffer
55776471	7/29/19 15:55	0	3	julia.j.ei
55779548	7/29/19 16:29	0	4	shaffer.
55779803	7/29/19 16:33	0	3	krgorm
55779846	7/29/19 16:34	0	1	medmd
55780226	7/29/19 16:40	0	4	tanners
55780742	7/29/19 16:47	0	2	mickeyj
55780792	7/29/19 16:48	0	3	jfunder
55781486	7/29/19 16:55	0	6	carlyere
55786746	7/29/19 18:04	0	1	krgorm
55786868	7/29/19 18:06	0	4	jennifer
55842623	7/30/19 11:05	0	5	bethan
55842680	7/30/19 11:05	0	4	shaffer.
55842933	7/30/19 11:07	0	4	mburke

55843186	7/30/19 11:10	0	1	edmoni
55843244	7/30/19 11:10	0	1	ktrochę
55847309	7/30/19 11:43	0	4	skyking
55849285	7/30/19 11:55	2	2	karenci
55850979	7/30/19 12:04	3	4	Clmead
55854282	7/30/19 12:29	0	3	antsbrd
55854501	7/30/19 12:31	1	6	almatet
55854948	7/30/19 12:35	0	2	naughti
55856043	7/30/19 12:45	0	4	katykell
55860324	7/30/19 13:12	0	3	michell
55860437	7/30/19 13:13	0	2	roberte
55862197	7/30/19 13:28	0	4	duncan
55862405	7/30/19 13:30	0	2	creitme
55865224	7/30/19 13:51	1	4	kcmcke
55865628	7/30/19 13:53	0	2	laurabl
55865902	7/30/19 13:55	7	6	emilykę
55867581	7/30/19 14:04	0	4	laceybS
55868575	7/30/19 14:14	0	4	
55869457	7/30/19 14:23	0	2	rogerro
55869619	7/30/19 14:24	0	4	gofrogk
55870302	7/30/19 14:30	1	3	steve.s
55870432	7/30/19 14:31	0	3	matJam
55870691	7/30/19 14:33	0	4	sarahar
55874354	7/30/19 15:03	0	4	sarahlu
55875041	7/30/19 15:09	0	4	jtrempe
55875299	7/30/19 15:12	0	5	Jamiem
55891207	7/30/19 18:16	0	4	gerard.
55946537	7/30/19 18:31	0	2	dmena
55946717	7/31/19 11:00	1	2	cheryl.t
55947041	7/31/19 11:01	0	1	mcstor
55947119	7/31/19 11:02	0	1	edmoni
55947168	7/31/19 11:02	0	1	ktrochę
55947599	7/31/19 11:05	0	2	garvinn
55947774	7/31/19 11:06	0	5	bethan
55948773	7/31/19 11:15	0	3	kod228
55952357	7/31/19 11:44	2	4	clairem
55953200	7/31/19 11:50	0	3	antsbrd
55955345	7/31/19 12:01	2	3	mdykel
55958478	7/31/19 12:25	0	5	carlyen
55961162	7/31/19 12:48	0	3	stephei
55966322	7/31/19 13:23	0	4	hullchri
55969127	7/31/19 13:46	0	3	bwelns
55974151	7/31/19 14:23	0	3	catbeid
55975457	7/31/19 14:34	0	1	medme
55977435	7/31/19 14:52	0	2	mail@l
55977872	7/31/19 14:55	0	4	keeney
55982126	7/31/19 15:32	0	3	carly.m
55987027	7/31/19 16:19	0	3	julleful
55989513	7/31/19 16:49	0	3	lisgreer
55992256	7/31/19 17:21	0	4	rachelk
55992298	7/31/19 17:21	0	2	rogerrę
55992381	7/31/19 17:23	0	3	skac19
55992631	7/31/19 17:26	0	5	Jamien
55992818	7/31/19 17:29	0	1	rachelk
56050836	8/1/19 11:01	0	3	katielo
56052142	8/1/19 11:12	2	3	katestę
56055453	8/1/19 11:39	1	3	sawood
56055723	8/1/19 11:42	0	3	courtn
56057830	8/1/19 11:56	1	3	carlsso
56057888	8/1/19 11:56	0	1	wsaun
56061538	8/1/19 12:23	0	4	rachelJ
56063092	8/1/19 12:36	0	1	jacquie
56063143	8/1/19 12:37	0	1	k.m.co
56063781	8/1/19 12:42	0	1	kayhol
56064831	8/1/19 12:50	0	2	sarahlć
56065539	8/1/19 12:54	0	3	keeney
56066990	8/1/19 13:02	0	5	eclemr
56068630	8/1/19 13:15	0	3	krandę
56070717	8/1/19 13:34	0	2	cheryl.
56071718	8/1/19 13:44	0	3	marysi
56072425	8/1/19 13:49	1	4	allisom
56072884	8/1/19 13:52	0	4	clairen
56072926	8/1/19 13:52	0	5	Jamien
56073008	8/1/19 13:53	0	4	katyke
56074135	8/1/19 13:59	0	2	sarahi
56074248	8/1/19 13:59	0	1	michel
56074346	8/1/19 14:00	0	2	laurabl
56087759	8/1/19 16:05	0	2	carly.n
56089567	8/1/19 16:26	0	3	jfunde
56091105	8/1/19 16:47	0	3	vwturl
56094262	8/1/19 17:25	0	4	megbu
56094977	8/1/19 17:35	1	2	staepri
56097731	8/1/19 18:12	0	1	stephu
56149087	8/2/19 11:54	0	3	bobby
56149290	8/2/19 11:56	0	1	Steve.s
56153122	8/2/19 12:29	0	2	jdeme
56155925	8/2/19 12:54	0	3	keeney
56158114	8/2/19 13:12	2	3	smfalc
56158861	8/2/19 13:20	1	3	steve.s
56160342	8/2/19 13:41	0	2	tymen
56162824	8/2/19 13:58	0	2	rpagar
56163422	8/2/19 14:02	3	1	monta
56164787	8/2/19 14:17	0	2	Genov

56165450	8/2/19 14:25	0	1	vick
56165650	8/2/19 14:27	1	4	spac
56165784	8/2/19 14:28	0	3	jill@
56166279	8/2/19 14:33	0	1	justi
56166942	8/2/19 14:42	0	2	nsmi
56166969	8/2/19 14:42	0	3	laun
56167925	8/2/19 14:52	0	2	roge
56169696	8/2/19 15:09	0	3	katl
56170567	8/2/19 15:21	0	4	gofri
56171050	8/2/19 15:27	0	2	robe
56175159	8/2/19 16:20	0	4	pete
56175194	8/2/19 16:21	0	3	cher
56176981	8/2/19 16:49	0	4	moll
56177519	8/2/19 16:57	0	4	witp
56177655	8/2/19 16:58	3	3	knee
56178549	8/2/19 17:14	0	4	colte
56178573	8/2/19 17:14	0	2	megl
56178769	8/2/19 17:18	0	4	jenni
56178788	8/2/19 17:19	0	4	evan
56179277	8/2/19 17:28	0	1	
56179357	8/2/19 17:30	0	4	jfund
56179499	8/2/19 17:32	0	2	cjger
56180562	8/2/19 17:55	0	1	ktroc
56180650	8/2/19 17:56	0	2	megi
56181224	8/2/19 18:05	2	1	mcst
56182778	8/2/19 18:41	0	6	carly
56183493	8/2/19 18:59	0	3	willi
56184225	8/2/19 19:17	0	5	lmlav
56185383	8/2/19 19:55	0	3	
56197627	8/3/19 11:13	0	4	utzyf
56198308	8/3/19 11:47	0	3	sawo
56199311	8/3/19 12:20	0	10	amyb
56199942	8/3/19 12:46	0	4	efhaz
56200363	8/3/19 13:01	0	4	bethi
56200696	8/3/19 13:13	0	3	thetn
56201075	8/3/19 13:28	1	3	carlss
56201540	8/3/19 13:49	0	3	vicke
56201554	8/3/19 13:49	0	2	vwtui
56201568	8/3/19 13:50	0	4	rober
56201677	8/3/19 13:54	1	3	chrisf
56201970	8/3/19 14:05	0	2	magg
56202123	8/3/19 14:12	0	4	betha
56202230	8/3/19 14:17	0	2	pyleft
56202532	8/3/19 14:29	0	3	lgend
56202573	8/3/19 14:31	0	3	catbe
56202669	8/3/19 14:35	0	3	katle
56202716	8/3/19 14:37	0	3	jill@jt
56202758	8/3/19 14:39	0	3	naugh
56202819	8/3/19 14:43	0	4	coltor
56202939	8/3/19 14:47	0	2	tohan
56202972	8/3/19 14:49	0	4	hullch
56203064	8/3/19 14:52	3	3	billdix
56203194	8/3/19 14:58	0	3	krand
56203678	8/3/19 15:18	0	3	mlche
56203698	8/3/19 15:18	0	3	laurat
56203739	8/3/19 15:20	0	3	jasons
56204089	8/3/19 15:35	0	2	jjt383
56204918	8/3/19 16:10	0	2	ava.di
56205145	8/3/19 16:20	0	3	katlelt
56205902	8/3/19 16:55	0	1	dtchui
56206834	8/3/19 17:46	0	4	kdusza
56206993	8/3/19 17:55	1	5	strintk
56207561	8/3/19 18:19	0	4	gerad.
56207717	8/3/19 18:30	0	3	hochri
56207807	8/3/19 18:34	0	3	szalczq
56208034	8/3/19 18:46	0	4	alradd
56216020	8/4/19 10:56	0	3	wsaun
56216056	8/4/19 10:58	0	4	shaffe
56216071	8/4/19 10:58	0	4	csaylo
56216180	8/4/19 11:05	0	4	gerard
56216350	8/4/19 11:17	0	1	joan.cl
56216752	8/4/19 11:45	0	2	steph
56217265	8/4/19 12:11	0	6	carlyes
56217293	8/4/19 12:13	0	4	thetro
56217477	8/4/19 12:24	0	4	chrisbs
56217865	8/4/19 12:48	0	5	ashley
56218323	8/4/19 13:10	0	3	billdbx
56218693	8/4/19 13:28	0	2	cheryl.
56218779	8/4/19 13:33	0	4	vicken
56218865	8/4/19 13:37	0	3	amylu
56219080	8/4/19 13:48	0	3	antsbn
56219192	8/4/19 13:52	3	3	mdyke
56219306	8/4/19 13:56	0	3	laurabl
56219311	8/4/19 13:56	0	2	djbown
56219586	8/4/19 14:08	0	3	hochre
56219637	8/4/19 14:10	0	5	jsarrat
56219646	8/4/19 14:11	0	1	mlnogl
56219659	8/4/19 14:11	0	6	strintis
56219673	8/4/19 14:12	0	1	carabo
56219744	8/4/19 14:16	1	3	stowec
56219772	8/4/19 14:18	0	4	amydu
56219786	8/4/19 14:18	0	2	jbpetth
56219913	8/4/19 14:24	0	1	dwalte

56220097	8/4/19 14:34	0	4	efhar
56220184	8/4/19 14:37	0	4	beth
56220357	8/4/19 14:45	1	3	carls
56220448	8/4/19 14:49	1	3	vwtu
56220814	8/4/19 15:02	0	3	jfund
56220829	8/4/19 15:03	0	4	evan
56221015	8/4/19 15:12	0	3	jjt38
56221045	8/4/19 15:13	0	4	kran
56221273	8/4/19 15:22	0	1	Jacqu
56221291	8/4/19 15:23	0	4	kellie
56221360	8/4/19 15:25	0	2	patri
56221777	8/4/19 15:48	1	2	laury
56221785	8/4/19 15:48	0	4	rjmo
56221970	8/4/19 15:58	4	1	carte
56222082	8/4/19 16:04	0	2	dmer
56222167	8/4/19 16:08	0	1	cates
56222182	8/4/19 16:08	0	4	szalc
56222217	8/4/19 16:09	0	4	tpala
56222391	8/4/19 16:17	0	3	lmsuj
56222542	8/4/19 16:24	0	2	sarah
56222648	8/4/19 16:30	5	5	kathr
56222662	8/4/19 16:30	0	5	dwalt
56223012	8/4/19 16:48	0	1	dtchu
56223155	8/4/19 16:55	1	3	spade
56223488	8/4/19 17:12	0	2	nsnat
56223585	8/4/19 17:25	1	2	jpr_m
56224151	8/4/19 17:51	0	2	adlve
56224177	8/4/19 17:52	0	1	robek
56224249	8/4/19 17:56	0	2	rogen
56225549	8/4/19 18:52	0	1	medn
56267938	8/5/19 11:09	0	1	medn
56271336	8/5/19 11:41	0	4	skyklr
56277663	8/5/19 12:23	1	2	swbra
56277687	8/5/19 12:34	0	2	matja
56278497	8/5/19 12:43	0	1	kpem
56290897	8/5/19 13:57	0	4	erlner
56290901	8/5/19 14:12	0	2	laural
56290904	8/5/19 13:28	0	3	jldlan
56290911	8/5/19 14:34	0	3	lmsug
56291515	8/5/19 14:42	0	2	kdella
56291574	8/5/19 14:42	0	1	etrenl
56299395	8/5/19 16:04	0	4	dtchu
56299694	8/5/19 16:09	0	9	amybr
56306120	8/5/19 17:38	0	3	spade
56310062	8/5/19 18:41	0	2	sarahl
56362464	8/6/19 11:00	0	3	mburl
56363803	8/6/19 11:11	0	5	betha
56364793	8/6/19 11:20	0	1	edmo
56364847	8/6/19 11:20	0	1	mcsto
56364942	8/6/19 11:21	0	1	ktroch
56367555	8/6/19 11:43	0	2	cheryl
56373348	8/6/19 12:23	0	3	antsbr
56379637	8/6/19 13:09	3	4	jtremy
56379762	8/6/19 13:10	1	3	tkwilo
56380271	8/6/19 13:15	1	4	nichol
56380650	8/6/19 13:18	0	1	bryszk
56380704	8/6/19 13:19	0	1	ellisbt
56383711	8/6/19 13:45	0	3	jbradc
56385470	8/6/19 13:57	0	3	avalor
56385632	8/6/19 13:58	0	1	patrid
56387200	8/6/19 14:10	0	4	alradc
56390223	8/6/19 14:39	0	3	stephi
56392288	8/6/19 14:56	0	4	gofroj
56392693	8/6/19 14:58	0	2	naugh
56393079	8/6/19 15:01	0	2	Jenoku
56393885	8/6/19 15:07	1	3	azlem
56394205	8/6/19 15:09	0	3	slms.a
56395561	8/6/19 15:24	0	1	flemkr
56395617	8/6/19 15:25	0	3	creltm
56396381	8/6/19 15:33	0	9	amybr
56396498	8/6/19 15:35	0	1	mikeri
56396541	8/6/19 15:35	0	2	steveJ
56396949	8/6/19 15:40	0	3	klmbn
56397055	8/6/19 15:41	0	2	alwalk
56399389	8/6/19 16:00	0	4	hullch
56403231	8/6/19 16:46	0	1	medm
56404078	8/6/19 16:55	0	3	mollyu
56405766	8/6/19 17:14	0	2	eaustl
56407750	8/6/19 17:45	0	3	karafo
56407788	8/6/19 17:46	0	3	thochu
56465478	8/7/19 11:01	0	5	bethar
56467422	8/7/19 11:15	0	3	smfak
56467476	8/7/19 11:16	0	1	edmor
56467525	8/7/19 11:16	0	1	ktroch
56469870	8/7/19 11:34	0	4	mikue
56474007	8/7/19 12:01	0	3	ashley
56474120	8/7/19 12:01	0	4	matJa
56476043	8/7/19 12:16	0	3	antsbr
56476766	8/7/19 12:22	0	4	tracey
56477030	8/7/19 12:24	0	6	almat
56480308	8/7/19 12:49	2	4	colton
56480628	8/7/19 12:51	0	3	avalon
56481571	8/7/19 12:56	2	2	tkwilo

56484207	8/7/19 13:13	3	3	swbr
56485285	8/7/19 13:23	0	5	carly
56486485	8/7/19 13:32	0	2	cher
56487546	8/7/19 13:42	0	3	crelt
56487663	8/7/19 13:42	0	4	rachi
56489976	8/7/19 13:57	0	2	dmet
56491244	8/7/19 14:05	0	2	roge
56493791	8/7/19 14:28	0	4	eape
56494001	8/7/19 14:30	0	5	mele
56571143	8/8/19 11:05	2	3	kate
56571217	8/8/19 11:05	2	3	ashle
56571363	8/8/19 11:06	5	4	kathi
56571578	8/8/19 11:08	0	5	bethi
56573129	8/8/19 11:21	1	3	charl
56574225	8/8/19 11:30	0	4	mbur
56581509	8/8/19 12:16	0	1	
56581510	8/8/19 11:53	1	3	stace
56581599	8/8/19 12:20	0	3	crelt
56583642	8/8/19 12:35	2	1	lsafu
56584804	8/8/19 12:45	1	1	jjl@j
56586508	8/8/19 12:55	0	3	evan
56590244	8/8/19 13:20	1	1	cate
56590449	8/8/19 13:21	0	5	jldia
56590492	8/8/19 13:22	0	2	teral
56590552	8/8/19 13:22	1	3	azle
56591075	8/8/19 13:26	2	4	colto
56597113	8/8/19 14:09	0	3	avalc
56597252	8/8/19 14:11	0	4	jtrem
56597317	8/8/19 14:11	0	1	bethi
56599190	8/8/19 14:28	0	3	
56604728	8/8/19 15:13	0	4	mike
56606969	8/8/19 15:37	0	9	amyk
56609841	8/8/19 16:02	1	1	mont
56611176	8/8/19 16:15	0	4	lgene
56612354	8/8/19 16:29	0	2	cher
56618331	8/8/19 17:43	0	5	dmet
56619845	8/8/19 18:00	0	4	claire
56620621	8/8/19 18:09	0	1	krani
56668372	8/9/19 11:20	1	3	smfal
56669289	8/9/19 11:29	3	1	crste
56674190	8/9/19 12:09	1	3	lgene
56675342	8/9/19 12:20	0	4	claire
56675378	8/9/19 12:21	3	4	claire
56675681	8/9/19 12:23	0	2	rpagi
56681098	8/9/19 13:08	0	3	avalo
56682166	8/9/19 13:19	2	4	sarah
56684109	8/9/19 13:40	0	1	hoch
56688959	8/9/19 14:25	0	4	mdw
56691463	8/9/19 14:52	0	4	gofre
56691502	8/9/19 14:52	0	3	naug
56691788	8/9/19 14:55	0	4	alrad
56693571	8/9/19 15:12	0	2	kkpri
56694062	8/9/19 15:17	0	3	dlac_
56694149	8/9/19 15:18	0	3	thod
56696399	8/9/19 15:46	1	3	dwal
56698322	8/9/19 16:06	0	4	kathr
56699595	8/9/19 16:23	0	4	evan
56699629	8/9/19 16:24	0	1	
56700323	8/9/19 16:34	0	1	Julie
56700622	8/9/19 16:39	0	3	billdl
56701491	8/9/19 16:52	0	4	shaff
56701989	8/9/19 16:57	0	4	rachi
56702709	8/9/19 17:08	3	2	edm
56702871	8/9/19 17:11	0	4	erin.l
56703304	8/9/19 17:20	0	3	dwal
56704135	8/9/19 17:36	0	1	Genc
56704387	8/9/19 17:42	0	4	todd
56704607	8/9/19 17:47	0	2	ktroc
56704781	8/9/19 17:51	0	5	patri
56705718	8/9/19 18:07	0	5	dmet
56706386	8/9/19 18:21	0	3	willis
56706639	8/9/19 18:26	0	4	kdus
56707316	8/9/19 18:42	0	4	allisc
56709343	8/9/19 19:38	0	2	dirtd
56721528	8/10/19 10:59	0	4	csayl
56721886	8/10/19 11:14	0	1	kpen
56721910	8/10/19 11:16	2	4	utzyl
56722171	8/10/19 11:27	1	2	edm
56723323	8/10/19 12:08	4	2	tcmf
56724673	8/10/19 12:59	0	3	evan
56725092	8/10/19 13:11	2	2	efhw
56725224	8/10/19 13:16	0	3	billdl
56726004	8/10/19 13:47	0	3	thet
56727571	8/10/19 14:47	0	4	coltc
56727645	8/10/19 14:51	0	4	saral
56728084	8/10/19 15:07	2	6	jbkai
56728280	8/10/19 15:14	0	4	jackl
56728440	8/10/19 15:20	0	3	todd
56728554	8/10/19 15:25	0	1	todd
56728912	8/10/19 15:42	0	4	Jasor
56729070	8/10/19 15:49	0	3	lippe
56729377	8/10/19 16:03	0	4	vicke
56729489	8/10/19 16:08	0	5	dme

56729696	8/10/19 16:18	0	4	jennif
56729808	8/10/19 16:25	0	2	cates
56729849	8/10/19 16:27	0	4	antsb
56729873	8/10/19 16:28	0	4	miller
56729993	8/10/19 16:33	0	6	emily
56730056	8/10/19 16:36	0	4	jenke
56730159	8/10/19 16:43	0	2	evans
56730418	8/10/19 16:56	0	4	emsd
56730564	8/10/19 17:03	3	4	kellie
56730728	8/10/19 17:13	0	2	roger
56730880	8/10/19 17:23	0	2	julejk
56730975	8/10/19 17:28	0	4	avalo
56730988	8/10/19 17:29	0	2	jacqu
56731427	8/10/19 18:00	0	4	jeff.s
56740468	8/11/19 11:07	0	5	peter
56740627	8/11/19 11:16	0	1	medn
56740702	8/11/19 11:21	0	1	cates
56740888	8/11/19 11:32	0	4	rjmor
56741664	8/11/19 12:16	0	5	miller
56741685	8/11/19 12:16	0	3	katesi
56741711	8/11/19 12:17	0	1	kpem
56741873	8/11/19 12:26	0	3	billdb
56741953	8/11/19 12:30	1	2	nsnae
56742055	8/11/19 12:36	1	4	stacey
56742369	8/11/19 12:55	2	3	rpaga
56742426	8/11/19 12:58	0	4	csayk
56742993	8/11/19 13:27	0	4	rober
56742999	8/11/19 13:28	0	1	naugh
56743012	8/11/19 13:28	0	5	dunca
56743245	8/11/19 13:43	0	2	thetr
56743417	8/11/19 13:51	1	4	coltor
56744388	8/11/19 14:40	0	4	djbow
56744409	8/11/19 14:42	0	3	tkwilk
56744580	8/11/19 14:50	0	4	avalo
56744641	8/11/19 14:53	0	2	rgoler
56744716	8/11/19 14:57	0	1	mcste
56744806	8/11/19 15:02	0	3	mikes
56744966	8/11/19 15:10	0	4	patric
56745063	8/11/19 15:15	0	2	dscon
56745093	8/11/19 15:15	0	3	katiel
56745104	8/11/19 15:16	0	4	steph
56745136	8/11/19 15:18	0	4	rocco
56745144	8/11/19 15:18	0	5	joebn
56745164	8/11/19 15:19	0	4	asarri
56745292	8/11/19 15:25	0	3	dwait
56745315	8/11/19 15:26	0	3	rdeec
56745375	8/11/19 15:29	0	2	vicke
56745384	8/11/19 15:29	0	4	lmsug
56745547	8/11/19 15:38	0	3	tcmfa
56745612	8/11/19 15:42	0	3	dahlia
56745622	8/11/19 15:43	0	2	cates
56745995	8/11/19 16:01	0	4	gerad
56746161	8/11/19 16:11	0	2	rfprice
56746309	8/11/19 16:21	0	2	rogen
56746345	8/11/19 16:23	0	1	kkpro
56746463	8/11/19 16:30	0	1	mlno
56747008	8/11/19 16:58	0	1	pyfefi
56747173	8/11/19 17:07	0	3	efhar
56747439	8/11/19 17:23	0	2	dirtdi
56747481	8/11/19 17:26	1	34	lukeg
56747811	8/11/19 17:46	0	5	sarah
56787827	8/12/19 11:01	0	5	betha
56789013	8/12/19 11:10	1	1	edmo
56789065	8/12/19 11:10	0	1	mcste
56789256	8/12/19 11:12	1	2	mburl
56789758	8/12/19 11:17	1	3	courb
56794294	8/12/19 11:54	3	4	Clmer
56796410	8/12/19 12:08	0	3	smfal
56796783	8/12/19 12:12	1	2	rogen
56802736	8/12/19 13:00	0	1	rpaga
56803423	8/12/19 13:05	0	2	laural
56805753	8/12/19 13:27	0	2	cdima
56806464	8/12/19 13:34	0	2	dwait
56808203	8/12/19 13:49	0	3	krand
56808893	8/12/19 13:54	0	3	katiel
56811539	8/12/19 14:15	0	2	mega
56813388	8/12/19 14:34	0	3	catbe
56814412	8/12/19 14:45	0	4	
56816443	8/12/19 15:00	0	2	tanne
56817603	8/12/19 15:10	3	4	erine
56818269	8/12/19 15:18	3	3	tpalai
56820103	8/12/19 15:40	0	3	katie;
56827511	8/12/19 17:01	0	4	megb
56827615	8/12/19 17:02	0	3	kcmcl
56827908	8/12/19 17:05	0	2	tyme
56828151	8/12/19 17:09	0	1	gavin
56828661	8/12/19 17:18	0	1	Geno
56829903	8/12/19 17:37	0	2	dwait
56830785	8/12/19 17:51	0	1	dtchu
56931394	8/13/19 17:15	1	5	ghS2
57026961	8/14/19 15:24	0	2	garvi
57038795	8/14/19 17:28	0	1	dscor
57038852	8/14/19 17:29	0	1	hochi

57040613	8/14/19 17:53	0	4	dreck
57096634	8/15/19 11:22	0	3	gmom
57099040	8/15/19 11:41	0	2	todd.s
57099134	8/15/19 11:41	1	3	charle
57109411	8/15/19 12:55	0	2	egill@
57112250	8/15/19 13:14	0	4	katiel
57115311	8/15/19 13:39	0	2	keene
57115403	8/15/19 13:40	0	2	colton
57118329	8/15/19 13:58	0	2	carly.r
57123170	8/15/19 14:40	0	4	avalor
57127880	8/15/19 15:16	3	2	rickm
57128308	8/15/19 15:21	0	3	miche
57194563	8/16/19 11:47	0	2	todd.s
57200363	8/16/19 12:33	0	9	amybi
57205499	8/16/19 13:15	0	2	maryv
57208033	8/16/19 13:40	0	1	thochi
57208090	8/16/19 13:40	0	1	sarahl
57208812	8/16/19 13:48	0	2	dlac_2
57212692	8/16/19 14:23	0	5	jlwpas
57213034	8/16/19 14:26	0	3	laurab
57214328	8/16/19 14:40	3	4	erinen
57214862	8/16/19 14:46	0	4	alradd
57215509	8/16/19 14:52	0	3	kkpro
57215898	8/16/19 14:56	0	4	robert
57219087	8/16/19 15:30	0	2	rpagai
57219457	8/16/19 15:34	0	1	k.m.oc
57219807	8/16/19 15:39	0	2	carly.r
57220592	8/16/19 15:48	0	2	angleb
57220628	8/16/19 15:48	0	2	tracey
57221520	8/16/19 15:58	0	2	megar
57224641	8/16/19 16:36	0	2	colton
57226562	8/16/19 17:02	0	4	thochi
57228232	8/16/19 17:25	0	0	
57228762	8/16/19 17:34	0	2	medm
57230024	8/16/19 17:57	0	3	carly.r
57230656	8/16/19 18:09	1	3	etrent
57232404	8/16/19 18:43	0	1	dwalt
57233627	8/16/19 19:09	0	3	
57247575	8/17/19 10:58	0	4	csaylo
57247820	8/17/19 11:08	0	2	medm
57248030	8/17/19 11:18	0	3	matth
57249856	8/17/19 12:32	0	3	
57250679	8/17/19 13:03	0	4	tpalan
57250817	8/17/19 13:07	0	4	efhan
57251167	8/17/19 13:21	0	4	molly.r
57251656	8/17/19 13:42	0	3	allison
57251673	8/17/19 13:43	0	2	thetro
57251712	8/17/19 13:44	0	6	melea
57251795	8/17/19 13:48	0	4	antsb
57251946	8/17/19 13:54	0	3	krand
57251958	8/17/19 13:55	1	4	Jeffcn
57252056	8/17/19 13:58	2	1	maryl
57252701	8/17/19 14:24	0	4	erinen
57252719	8/17/19 14:25	0	3	mken
57252729	8/17/19 14:25	0	3	laurab
57252812	8/17/19 14:28	0	5	bathb
57253008	8/17/19 14:37	0	2	katiel
57253025	8/17/19 14:38	0	4	katieZ
57253344	8/17/19 14:51	0	2	carly.r
57253399	8/17/19 14:53	0	2	emsch
57253884	8/17/19 15:13	0	3	cdima
57254023	8/17/19 15:19	2	1	lisaan
57254567	8/17/19 15:43	0	1	brysza
57254881	8/17/19 15:57	0	3	steve.
57254892	8/17/19 15:57	0	1	robert
57255074	8/17/19 16:04	0	2	thovel
57255081	8/17/19 16:05	0	0	camce
57255244	8/17/19 16:11	0	3	laurym
57255324	8/17/19 16:16	0	3	carlyf
57255744	8/17/19 16:37	0	4	ajnlax
57255765	8/17/19 16:38	0	5	peter.
57255917	8/17/19 16:45	0	3	Jeb23
57255993	8/17/19 16:49	0	3	marni
57256415	8/17/19 17:01	0	3	alradd
57256421	8/17/19 17:06	2	4	utzyfb
57256560	8/17/19 17:14	0	2	keene
57256772	8/17/19 17:25	0	4	kristal
57256837	8/17/19 17:29	0	1	dtchu
57256853	8/17/19 17:30	0	3	lgendl
57257347	8/17/19 18:03	0	5	sarahu
57257459	8/17/19 18:08	0	3	dtrtde
57257678	8/17/19 18:21	0	6	carlye
57259416	8/17/19 19:35	0	5	jamle
57270388	8/18/19 10:59	0	4	csaylo
57270529	8/18/19 11:07	2	3	lipper
57270617	8/18/19 11:12	0	3	matth
57270637	8/18/19 11:13	0	2	medm
57270754	8/18/19 11:22	0	4	amylu
57271246	8/18/19 11:56	0	4	djbow
57271477	8/18/19 12:07	3	4	tkwilc
57271839	8/18/19 12:28	0	3	heidl1
57272454	8/18/19 12:57	0	5	casth
57272753	8/18/19 13:12	0	2	Jemfu

57272803	8/18/19 13:15	0	3	thetrc
57272859	8/18/19 13:18	0	1	dtchu
57273272	8/18/19 13:41	0	4	jlwpa
57273361	8/18/19 13:47	0	4	colto
57273805	8/18/19 14:07	0	1	nancy
57274207	8/18/19 14:31	0	5	sarah
57274269	8/18/19 14:34	0	5	mille
57274477	8/18/19 14:45	0	2	dscon
57274579	8/18/19 14:51	0	2	sasha
57274648	8/18/19 14:54	0	1	robert
57274773	8/18/19 15:00	0	2	utzyf
57275173	8/18/19 15:18	0	4	
57275207	8/18/19 15:20	1	2	kdella
57275245	8/18/19 15:22	0	6	betha
57275466	8/18/19 15:34	0	4	robeb
57275562	8/18/19 15:39	0	3	mikeh
57275571	8/18/19 15:40	0	4	jsarra
57275595	8/18/19 15:41	0	3	jenok
57275678	8/18/19 15:46	2	4	marni
57275726	8/18/19 15:49	0	5	rlprice
57275789	8/18/19 15:51	1	3	Jamie
57275844	8/18/19 15:53	0	2	jjt383
57276309	8/18/19 16:18	0	3	joebr
57276706	8/18/19 16:38	0	2	Jennif
57276890	8/18/19 16:47	0	4	erinen
57277204	8/18/19 17:01	0	2	wsauz
57277727	8/18/19 17:28	0	2	dwalti
57277829	8/18/19 17:35	0	3	carlyf
57323776	8/19/19 11:07	1	1	edmo
57323841	8/19/19 11:08	0	1	mcsto
57325563	8/19/19 11:23	2	2	ovbak
57329903	8/19/19 11:55	3	3	tiffan
57333941	8/19/19 12:26	0	4	thetro
57337810	8/19/19 12:55	0	4	antsbi
57338684	8/19/19 13:00	0	4	claire
57338767	8/19/19 13:01	0	2	laurab
57344509	8/19/19 13:52	3	3	tpalan
57345245	8/19/19 13:57	0	3	rstelm
57346795	8/19/19 14:08	0	4	almati
57347533	8/19/19 14:16	0	1	naugh
57348775	8/19/19 14:28	0	3	erinen
57348945	8/19/19 14:30	0	3	jimcar
57349836	8/19/19 14:39	0	4	katie.l
57349901	8/19/19 14:40	0	1	nancy
57350611	8/19/19 14:47	0	2	dscon
57350800	8/19/19 14:49	0	3	skae1
57351185	8/19/19 14:52	4	4	avalo
57351280	8/19/19 14:53	0	3	idusz
57352188	8/19/19 14:59	0	4	gofro
57354421	8/19/19 15:22	1	3	jlwpa
57355372	8/19/19 15:32	3	5	eclem
57355942	8/19/19 15:39	0	5	kimbr
57356623	8/19/19 15:47	0	3	j.hack
57358325	8/19/19 16:01	1	3	courtg
57359273	8/19/19 16:10	0	5	mikue
57359319	8/19/19 16:11	0	2	thovc
57359443	8/19/19 16:13	0	3	steve.
57359500	8/19/19 16:13	0	1	bobby
57359528	8/19/19 16:14	0	3	steph
57360650	8/19/19 16:27	0	1	joebr
57361486	8/19/19 16:38	0	1	medr
57363948	8/19/19 17:05	0	4	mikeh
57365818	8/19/19 17:33	0	1	courtj
57367068	8/19/19 17:52	0	4	drecki
57367351	8/19/19 17:55	0	2	tannel
57368345	8/19/19 18:06	0	1	julieJo
57368363	8/19/19 18:07	0	1	kayho
57369270	8/19/19 18:23	0	4	roccol
57370454	8/19/19 18:42	0	1	dtchu
57370704	8/19/19 18:47	0	4	dmen
57424054	8/20/19 10:54	1	3	
57424108	8/20/19 10:55	0	3	ajnlax
57427065	8/20/19 11:13	0	1	Genov
57427127	8/20/19 11:13	1	1	jill@jt
57427675	8/20/19 11:18	0	3	katie2
57428629	8/20/19 11:25	0	1	kpemi
57428997	8/20/19 11:28	0	3	courtj
57430054	8/20/19 11:35	0	2	sarah
57434596	8/20/19 12:03	0	1	roccol
57434783	8/20/19 12:04	2	3	bobby
57435438	8/20/19 12:09	0	4	jbwac
57445337	8/20/19 13:20	0	2	laurak
57445943	8/20/19 13:25	1	3	jeffcn
57446970	8/20/19 13:33	0	2	steph
57447202	8/20/19 13:35	1	1	isaful
57448087	8/20/19 13:42	0	3	miche
57449191	8/20/19 13:50	0	4	katlel
57452583	8/20/19 14:11	4	3	avaloi
57454387	8/20/19 14:26	3	4	erinei
57458377	8/20/19 14:57	0	2	saned
57460390	8/20/19 15:11	0	1	maryk
57461503	8/20/19 15:22	0	3	epelfr
57463762	8/20/19 15:44	0	5	mikue

57466998	8/20/19 16:11	0	2	mburi
57467875	8/20/19 16:20	0	3	tpalar
57471437	8/20/19 16:57	0	4	shaffe
57471986	8/20/19 17:01	0	4	shaffe
57475740	8/20/19 17:51	0	4	lduszz
57476094	8/20/19 17:55	0	2	teralp
57476621	8/20/19 18:00	0	1	macla
57476672	8/20/19 18:01	2	1	kayho
57476720	8/20/19 18:01	2	1	catesc
57476959	8/20/19 18:04	0	3	lgendi
57479231	8/20/19 18:38	3	3	carlyfi
57479522	8/20/19 18:42	0	2	jbkarc
57480067	8/20/19 18:51	2	2	11819
57535715	8/21/19 11:00	0	5	betha
57537111	8/21/19 11:10	3	4	jbwac
57537934	8/21/19 11:17	0	2	mpjol
57538307	8/21/19 11:20	5	4	kathrj
57540986	8/21/19 11:39	0	5	minoj
57541109	8/21/19 11:40	1	1	jill@jk
57546274	8/21/19 12:10	0	1	kpern
57546987	8/21/19 12:15	1	4	mdwa
57549280	8/21/19 12:32	0	4	hullch
57549748	8/21/19 12:35	1	1	dwalb
57549871	8/21/19 12:36	0	3	ajnlax
57551258	8/21/19 12:47	0	3	tpalan
57552448	8/21/19 12:53	0	4	almab
57555446	8/21/19 13:10	0	3	jfundi
57557378	8/21/19 13:25	0	2	mall@
57558081	8/21/19 13:30	0	4	carlye
57558307	8/21/19 13:31	0	2	rgoldr
57558364	8/21/19 13:32	0	2	tkwilo
57559276	8/21/19 13:39	0	2	laurab
57559329	8/21/19 13:40	0	4	eaperl
57564268	8/21/19 14:10	1	1	stowe
57564372	8/21/19 14:11	1	3	jeffcn
57567149	8/21/19 14:34	0	3	skac1s
57567425	8/21/19 14:37	1	4	jlwpas
57567752	8/21/19 14:40	0	2	katlek
57568536	8/21/19 14:47	0	2	julleJo
57569535	8/21/19 14:53	0	5	mkue
57571878	8/21/19 15:08	0	4	sarahl
57573099	8/21/19 15:19	3	4	kellie:
57574457	8/21/19 15:32	0	2	carly.r
57575420	8/21/19 15:41	0	2	jenoki
57575825	8/21/19 15:45	0	3	ashley
57579629	8/21/19 16:17	0	1	naugh
57579799	8/21/19 16:19	0	3	lduszz
57581120	8/21/19 16:43	0	2	nsnau
57582352	8/21/19 16:46	0	3	shaffe
57583815	8/21/19 16:58	0	2	mkerr
57584124	8/21/19 17:00	0	3	shaffe
57584392	8/21/19 17:02	0	2	medm
57585197	8/21/19 17:12	0	2	earley
57649190	8/22/19 11:02	0	4	wsaun
57651264	8/22/19 11:18	0	2	amach
57651308	8/22/19 11:18	0	1	lmlavl
57651372	8/22/19 11:19	0	1	rewm
57652286	8/22/19 11:26	0	4	joebr
57655362	8/22/19 11:48	0	4	rachel
57661494	8/22/19 12:28	2	3	kod22
57661497	8/22/19 12:05	1	3	michel
57661563	8/22/19 12:29	2	3	mdyke
57664839	8/22/19 12:53	3	1	glyon2
57665367	8/22/19 12:55	0	3	maggi
57666800	8/22/19 13:02	0	4	antsbr
57667485	8/22/19 13:06	1	3	asarra
57667699	8/22/19 13:08	0	4	hullch
57668289	8/22/19 13:13	3	4	kellieli
57669026	8/22/19 13:19	0	3	katie.k
57669837	8/22/19 13:25	0	3	erinen
57679372	8/22/19 14:09	0	2	tomfar
57679374	8/22/19 14:31	0	4	duneai
57679407	8/22/19 14:36	0	3	katlelc
57679912	8/22/19 14:42	0	1	tomfai
57680340	8/22/19 14:45	0	1	felicie,
57680576	8/22/19 14:47	0	3	julleb
57683570	8/22/19 15:06	0	1	nancyi
57684171	8/22/19 15:11	0	1	julleb
57684982	8/22/19 15:19	0	3	molly:
57685518	8/22/19 15:24	0	9	amybu
57685897	8/22/19 15:28	0	4	gin52
57687368	8/22/19 15:42	0	3	skac1s
57687435	8/22/19 15:42	0	2	garvin
57687527	8/22/19 15:43	0	3	felicie:
57689560	8/22/19 15:58	0	1	rjmort
57689769	8/22/19 15:59	0	4	erin.hi
57690584	8/22/19 16:05	0	3	sarahs
57691133	8/22/19 16:10	0	3	tpalan
57691298	8/22/19 16:12	0	3	utzyfb
57692727	8/22/19 16:28	0	2	dmeni
57692992	8/22/19 16:30	0	1	rgoldri
57693038	8/22/19 16:30	0	1	tkwilo
57694310	8/22/19 16:46	0	3	dmeni

57694704	8/22/19 16:51	0	3	ajnl
57695409	8/22/19 16:56	0	1	med
57697501	8/22/19 17:17	0	4	keer
57697619	8/22/19 17:18	0	4	matt
57794201	8/22/19 18:26	0	1	julie
57794202	8/22/19 18:27	0	1	thoc
57794203	8/22/19 18:46	0	2	mar
57794204	8/22/19 18:42	0	3	lger
57794205	8/22/19 17:37	0	4	para
57794206	8/22/19 18:53	4	4	gera
57794208	8/22/19 18:03	1	4	ems
57794209	8/22/19 18:01	0	2	
57794210	8/22/19 18:00	0	4	
57794211	8/22/19 17:28	0	2	jenn
57794212	8/22/19 18:08	0	3	
57794226	8/23/19 18:26	0	1	dwal
57810115	8/24/19 11:02	3	4	meg
57810184	8/24/19 11:04	1	4	ems
57810454	8/24/19 11:13	0	4	erin
57811051	8/24/19 11:38	0	4	dun
57811140	8/24/19 11:42	3	3	allso
57811524	8/24/19 11:56	0	1	dsco
57811703	8/24/19 12:01	0	1	kpen
57811790	8/24/19 12:02	0	2	dme
57812346	8/24/19 12:23	0	4	katl
57812408	8/24/19 12:26	0	1	mich
57812943	8/24/19 12:49	0	2	jbpe
57813021	8/24/19 12:53	0	1	sash
57813071	8/24/19 12:55	0	3	avali
57813206	8/24/19 13:00	0	9	amy
57813248	8/24/19 13:01	0	1	evan
57813399	8/24/19 13:07	0	1	gofr
57813409	8/24/19 13:08	0	3	julej
57813444	8/24/19 13:09	0	1	
57813645	8/24/19 13:17	0	3	carly
57813882	8/24/19 13:29	0	3	cdlm
57813892	8/24/19 13:29	1	3	Jeffc
57814078	8/24/19 13:37	0	4	erlnt
57814412	8/24/19 13:53	0	3	J.had
57814525	8/24/19 13:58	0	3	jlwpr
57814887	8/24/19 14:12	0	2	Jenk
57815149	8/24/19 14:25	0	3	gera
57815578	8/24/19 14:42	0	1	jasor
57816292	8/24/19 15:10	0	4	patri
57816443	8/24/19 15:16	0	3	evan
57816698	8/24/19 15:26	0	4	Jackb
57817332	8/24/19 15:55	0	4	colte
57817429	8/24/19 15:58	0	2	steve
57817479	8/24/19 15:59	0	2	mich
57817580	8/24/19 16:03	0	3	garel
57818583	8/24/19 16:49	0	1	medi
57819566	8/24/19 17:40	0	2	spad
57831223	8/25/19 13:24	0	2	dsco
57831440	8/25/19 13:36	0	2	Jackb
57831483	8/25/19 13:38	0	4	sara
57831572	8/25/19 13:43	0	1	shafl
57831877	8/25/19 13:58	0	2	jbrad
57832231	8/25/19 14:09	0	4	J.hac
57832318	8/25/19 14:12	0	4	chris
57832677	8/25/19 14:25	0	3	mich
57832776	8/25/19 14:31	4	4	erln
57832913	8/25/19 14:37	2	3	jbpel
57833263	8/25/19 14:53	0	3	jfund
57833276	8/25/19 14:53	0	1	rgold
57833282	8/25/19 14:53	0	4	tkwil
57833665	8/25/19 15:09	3	3	mdyl
57833690	8/25/19 15:10	0	4	katle
57833750	8/25/19 15:13	0	4	thod
57833960	8/25/19 15:20	2	5	patri
57834010	8/25/19 15:23	0	4	mike
57834019	8/25/19 15:23	0	4	Gene
57834306	8/25/19 15:35	5	4	kod2
57834659	8/25/19 15:50	1	4	rocc
57834912	8/25/19 16:01	0	1	jfun
57835256	8/25/19 16:16	0	3	mcst
57835457	8/25/19 16:27	3	4	kelli
57835971	8/25/19 16:47	0	3	garel
57836230	8/25/19 16:57	0	5	klmb
57836546	8/25/19 17:09	0	3	avak
57881795	8/26/19 11:29	1	3	court
57883099	8/26/19 11:40	0	1	kpen
57894350	8/26/19 13:01	0	1	felid
57900593	8/26/19 13:53	0	3	smfa
57902519	8/26/19 14:06	0	1	dwal
57905334	8/26/19 14:33	0	3	jlwpr
57917729	8/26/19 16:34	0	1	medi
57917836	8/26/19 16:36	0	4	glnS
57920178	8/26/19 17:01	10	4	krist
57920849	8/26/19 17:08	6	4	lisgr
57921997	8/26/19 17:26	0	1	kkpn
57983230	8/27/19 11:07	0	2	crelb
58004309	8/27/19 13:32	1	3	Jeffc
58017893	8/27/19 15:12	0	1	felid

58028655	8/27/19 16:53	1	2	edmon
58029868	8/27/19 17:03	0	3	joebry
58098227	8/28/19 11:06	0	4	creitm
58098285	8/28/19 11:13	9	2	laura_
58101743	8/28/19 11:36	0	2	imsugs
58111347	8/28/19 12:40	0	3	juliefu
58125051	8/28/19 14:09	0	1	tcmfan
58125090	8/28/19 14:09	0	1	maryle
58126516	8/28/19 14:21	0	1	sarahli
58210248	8/29/19 11:03	0	5	bethan
58210982	8/29/19 11:08	0	2	garvin
58211311	8/29/19 11:11	0	3	courtg
58219361	8/29/19 12:03	1	3	jlwpas
58220149	8/29/19 12:08	0	4	hulfchi
58220790	8/29/19 12:13	0	2	juliejo
58221856	8/29/19 12:22	0	4	antsbn
58223607	8/29/19 12:35	0	3	katlelo
58225574	8/29/19 12:50	0	4	keeney
58229672	8/29/19 13:13	0	1	michel
58240730	8/29/19 14:36	0	1	karenc
58245374	8/29/19 15:10	0	1	nancyc
58253337	8/29/19 16:25	0	3	felicle.l
58256183	8/29/19 16:56	0	1	medm
58259189	8/29/19 17:30	0	4	keeney
58259748	8/29/19 17:37	0	4	lgendit
58264683	8/29/19 18:43	1	1	scassa
58312341	8/30/19 11:25	0	4	parson
58313175	8/30/19 11:33	0	3	courtn
58314189	8/30/19 11:43	0	2	juliejo
58318391	8/30/19 12:15	0	3	creitm
58318538	8/30/19 12:17	0	1	kpemd
58320005	8/30/19 12:31	0	1	lippen
58320773	8/30/19 12:38	1	3	jlwpas
58321420	8/30/19 12:45	0	1	rachel
58321636	8/30/19 12:46	2	3	traceyr
58322688	8/30/19 12:55	1	3	jeffcne
58325165	8/30/19 13:15	0	3	amylur
58325464	8/30/19 13:18	6	2	spade_
58326020	8/30/19 13:24	0	3	smfalo
58327533	8/30/19 13:40	0	3	almate
58328005	8/30/19 13:45	0	2	karenc
58328725	8/30/19 13:51	2	3	mdyke
58328881	8/30/19 13:53	2	4	bathbr
58329915	8/30/19 14:00	0	4	duncai
58330978	8/30/19 14:10	0	4	jbwack
58332967	8/30/19 14:33	0	3	patrick
58333812	8/30/19 14:42	1	4	jbwack
58334586	8/30/19 14:50	0	5	saraha
58335612	8/30/19 14:59	0	4	evanse
58335740	8/30/19 15:00	0	3	katlelo
58336231	8/30/19 15:05	0	2	rogerm
58337428	8/30/19 15:18	0	2	garvin
58337478	8/30/19 15:19	0	2	rachel
58337654	8/30/19 15:21	0	4	kod22i
58338235	8/30/19 15:28	0	3	keeney
58338318	8/30/19 15:29	0	1	felicle.
58338711	8/30/19 15:35	0	2	dsconf
58338755	8/30/19 15:35	0	4	hulichi
58339311	8/30/19 15:42	0	4	colton.
58340029	8/30/19 15:51	0	1	jackle
58340507	8/30/19 15:56	0	2	mckin
58340981	8/30/19 16:00	0	3	molly.l
58341298	8/30/19 16:04	5	4	kathry
58341945	8/30/19 16:13	0	3	engine
58344183	8/30/19 16:48	0	3	cheryl.
58344296	8/30/19 16:50	0	1	justinn
58344311	8/30/19 16:50	0	1	drewd
58344914	8/30/19 16:59	0	6	eclem
58344968	8/30/19 17:00	0	5	peter.l
58345037	8/30/19 17:01	0	1	mpatn
58345489	8/30/19 17:08	0	4	lisgree
58345515	8/30/19 17:08	0	1	medm
58345727	8/30/19 17:12	0	6	jbkard
58345756	8/30/19 17:12	0	2	dmen
58346740	8/30/19 17:31	0	3	sims.a
58346862	8/30/19 17:33	0	1	flemke
58347338	8/30/19 17:43	0	3	skac15
58347393	8/30/19 17:44	2	2	edmon
58348836	8/30/19 18:14	0	2	sashas
58349784	8/30/19 18:36	1	5	jamier
58351404	8/30/19 19:19	4	4	gerard
58364378	8/31/19 11:18	0	4	juliebr
58364407	8/31/19 11:19	0	4	utzyfb
58364886	8/31/19 11:43	0	3	billdix
58365919	8/31/19 12:22	0	1	gtracy
58366222	8/31/19 12:34	0	2	karen
58366244	8/31/19 12:35	0	4	emsch
58366249	8/31/19 12:36	0	3	ava.dl
58366629	8/31/19 12:53	0	2	juliejo
58367438	8/31/19 13:30	0	3	katlel
58367446	8/31/19 13:29	0	4	tcmfa
58367814	8/31/19 13:46	0	4	robert
58367819	8/31/19 13:47	1	3	carlss

58368358	8/31/19 13:52	1	4	colton
58368380	8/31/19 14:08	0	6	J.hack
58368834	8/31/19 14:29	4	4	stacey
58369357	8/31/19 14:52	0	3	engini
58369564	8/31/19 15:00	0	4	swbra
58369565	8/31/19 14:59	0	2	maryk
58369566	8/31/19 15:01	0	4	tpalan
58369739	8/31/19 15:07	0	3	carlyfi
58370050	8/31/19 15:17	0	2	dscon
58370057	8/31/19 15:20	0	4	krandi
58370098	8/31/19 15:22	0	2	thochi
58370170	8/31/19 15:25	0	4	cwmn
58370398	8/31/19 15:36	0	1	kenler
58370886	8/31/19 15:57	0	4	Genoi
58370984	8/31/19 16:01	0	3	laurat
58371774	8/31/19 16:09	3	5	mpark
58371775	8/31/19 16:34	0	4	gerard
58371776	8/31/19 16:23	0	1	zakary
58371777	8/31/19 16:35	0	1	
58371778	8/31/19 16:13	1	2	mikeri
58371779	8/31/19 16:10	0	2	efhan
58371780	8/31/19 16:30	0	1	
58371782	8/31/19 16:39	0	2	rogeri
58371817	8/31/19 16:41	4	4	Jeffcn
58372446	8/31/19 17:15	0	2	mckin
58372447	8/31/19 17:05	0	4	
58372450	8/31/19 17:16	0	5	dunca
58374299	8/31/19 18:00	0	4	sarah
58374300	8/31/19 18:24	0	3	jlwpas
58374301	8/31/19 19:01	0	2	alradd
58381505	8/31/19 18:00	0	1	
58381506	8/31/19 18:41	0	2	juliejo
58381608	9/1/19 11:01	0	4	katiel
58382134	9/1/19 11:34	0	5	sarahl
58382396	9/1/19 11:50	0	3	carly.r
58383501	9/1/19 12:52	0	5	millerl
58383586	9/1/19 12:57	0	2	lauryn
58383666	9/1/19 13:02	0	4	vicker
58383986	9/1/19 13:19	0	5	stephi
58384243	9/1/19 13:32	0	3	vwturi
58384573	9/1/19 13:50	1	3	cjgenc
58384596	9/1/19 13:51	2	3	allison
58384663	9/1/19 13:53	1	5	drewd
58384933	9/1/19 14:06	0	5	hochri
58385568	9/1/19 14:34	0	1	shultzn
58385573	9/1/19 14:35	0	1	dscon
58385719	9/1/19 14:42	0	2	miche
58385876	9/1/19 14:50	2	4	tpalan
58385903	9/1/19 14:51	0	4	utzyfl
58386112	9/1/19 15:02	0	4	jfunde
58386309	9/1/19 15:09	0	2	rogere
58386363	9/1/19 15:12	0	5	jsarrat
58386559	9/1/19 15:20	0	5	dwaiti
58386570	9/1/19 15:21	0	6	minog
58386666	9/1/19 15:25	0	4	katuck
58386690	9/1/19 15:26	0	4	djvall
58386755	9/1/19 15:29	0	4	evansi
58386780	9/1/19 15:30	0	3	amylu
58387622	9/1/19 16:02	0	3	rachel
58387623	9/1/19 16:08	0	2	ktroch
58387624	9/1/19 16:10	0	3	mcsto
58390028	9/1/19 16:47	Zero	Four	efhan
58390029	9/1/19 16:41	0	1	ktroch
58390041	9/1/19 18:07	0	5	felicle
58390634	9/1/19 18:32	10	4	kristal
58419212	9/2/19 10:52	0	4	wasun
58419715	9/2/19 11:09	0	3	micke
58420013	9/2/19 11:20	0	4	tpalan
58420014	9/2/19 11:21	0	1	kpemi
58420467	9/2/19 11:40	0	3	billdb
58420488	9/2/19 11:41	0	3	amylu
58420511	9/2/19 11:42	0	4	kod22
58420696	9/2/19 11:49	0	1	amccb
58420800	9/2/19 11:53	0	3	mdykt
58421040	9/2/19 12:01	0	5	millerl
58421177	9/2/19 12:06	0	3	carly.r
58421181	9/2/19 12:07	0	4	keene
58421339	9/2/19 12:11	0	4	lgendl
58421364	9/2/19 12:12	0	3	mckin
58421458	9/2/19 12:17	0	4	carlye
58421532	9/2/19 12:20	0	5	dunca
58421597	9/2/19 12:24	0	4	emsch
58421641	9/2/19 12:26	0	1	dscon
58421775	9/2/19 12:33	0	5	patricl
58421827	9/2/19 12:35	0	4	Clmea
58421892	9/2/19 12:38	0	5	sarahl
58421905	9/2/19 12:39	0	1	jbradc
58421921	9/2/19 12:40	1	0	sarahj
58421950	9/2/19 12:41	0	2	karen
58421957	9/2/19 12:41	2	3	jbpett
58422035	9/2/19 12:45	0	5	betha
58422113	9/2/19 12:48	0	2	casscr
58422129	9/2/19 12:49	0	4	katie2

58422179	9/2/19 12:51	0	3	jfund
58422192	9/2/19 12:51	6	3	lisgre
58422219	9/2/19 12:53	0	2	11811
58422472	9/2/19 13:01	0	4	jtrem
58422554	9/2/19 13:03	0	3	jlwpa
58422568	9/2/19 13:04	0	3	avalo
58422629	9/2/19 13:07	0	1	shultz
58422643	9/2/19 13:08	3	6	crstev
58422759	9/2/19 13:12	0	5	casth
58422785	9/2/19 13:14	6	4	earlej
58422819	9/2/19 13:16	0	4	vicke
58422880	9/2/19 13:18	2	4	hulich
58422907	9/2/19 13:19	0	3	joebr
58423105	9/2/19 13:28	0	4	erlne
58423137	9/2/19 13:29	0	3	smfal
58423152	9/2/19 13:29	0	4	betha
58423178	9/2/19 13:31	0	1	charl
58423210	9/2/19 13:32	0	4	rocco
58423217	9/2/19 13:33	0	2	maryl
58423306	9/2/19 13:37	0	4	jenke
58423365	9/2/19 13:40	0	4	evans
58423738	9/2/19 13:58	0	3	kemel
58423784	9/2/19 13:59	0	5	gofro
58423881	9/2/19 14:03	0	3	stowe
58424036	9/2/19 14:09	0	4	krista
58424111	9/2/19 14:12	0	6	eclen
58424241	9/2/19 14:18	0	3	jeffcr
58424288	9/2/19 14:21	0	3	ava.di
58424330	9/2/19 14:23	0	4	heidl
58424359	9/2/19 14:25 Zero	Four		efhar
58424536	9/2/19 14:32	0	4	katie
58424564	9/2/19 14:34	0	2	laura
58424623	9/2/19 14:37	0	4	molly
58424889	9/2/19 14:50	0	4	rjmor
58424907	9/2/19 14:51	0	2	djvall
58425134	9/2/19 15:00	1	3	bobb
58425323	9/2/19 15:11	0	6	erlcer
58425328	9/2/19 15:11	0	4	creltn
58425383	9/2/19 15:14	0	1	jfund
58425647	9/2/19 15:30	0	5	matja
58425796	9/2/19 15:38	0	4	Geno
58425833	9/2/19 15:39	0	3	lmsug
58425926	9/2/19 15:44	0	4	jeb23
58425930	9/2/19 15:45	0	2	rogen
58426142	9/2/19 15:54	0	3	dmen
58426192	9/2/19 15:56	0	4	dtchu
58426224	9/2/19 15:57	0	3	pylef
58426242	9/2/19 15:58	0	1	dwalt
58426246	9/2/19 15:58	0	3	dmen
58426448	9/2/19 16:09	0	5	minoj
58426460	9/2/19 16:10	0	1	carab
58426465	9/2/19 16:10	0	3	hochr
58426485	9/2/19 16:12	0	1	mcstc
58426730	9/2/19 16:22	0	4	lduszz
58426831	9/2/19 16:28	0	4	cwmr
58426964	9/2/19 16:37	0	2	skac1
58427037	9/2/19 16:41	2	3	skac1
58427046	9/2/19 16:41	0	3	alradi
58427249	9/2/19 16:52	0	4	sarah
58427506	9/2/19 17:02	0	3	garel
58427531	9/2/19 17:04	1	3	cjgen
58427643	9/2/19 17:09	0	2	spadi
58427708	9/2/19 17:13	0	3	willia

SUMMER HILL SWIM CLUB
LOG OF ALL MEMBERS
WITH VOTING STATUS
MAY 27, 2011 12PM

PETITIONER'S
EXHIBIT NO. 17

Elector ID	Name	Email	Password	Voted
114	Chip an			N
224	Steven			N
228	Tyler ar			N
233	Tim anc			N
235	Brad an			N
237	Kendric			N
310	Kevin a			N
316	Andria a			N
330	David a			N
334	Todd ar			N
414	Leah an			N
420	Tom an			N
518	Samuel			N
610	Chris ar			N
712	Frank a			N
716	Francis			N
717	Greg an			N
811	John an			N
832	David a			N
1010	Stepher			N
1211	Peter ar			N
1226	Michelle			N
1410	Thomas			N
1413	Steve a			N
1511	Chris an			N
1619	Rob anc			N
1817	Fran an			N
1825	Jerry an			N
1914	Kurt anc			N
1917	Paul anc			N
1933	Erik and			N
2013	Brooks a			N
2014	Paul anc			N
2019	George			N
2021	Jeff and			N
2318	Bill and			N
111	Chad an			Y
112	Monty a			Y
113	Tom anc			Y
115	Richard			Y
116	Terry an			Y
117	Greg an			Y
118	Lawrenc			Y
120	Aldo anc			Y
121	Alvin an			Y
150	John an			Y
211	Amy anc			Y
212	Charles			Y
213	Ryan an			Y
214	John an			Y
215	Thomas			Y

36

218

SUMMER HILL SWIM CLUB
LOG OF ALL MEMBERS
WITH VOTING STATUS
MAY 27, 2011 12PM

Elector ID	Name	Email	Password	Voted
216	Justin a			Y
217	Joe an			Y
219	David a			Y
220	Jay an			Y
222	Andy and Jenn Blum	jlewisblum@gmail.com		Y
225	Dave a			Y
226	Derek a			Y
227	Robert			Y
229	Paul an			Y
230	Lawren			Y
231	Jim and			Y
232	Bill and			Y
236	Jeb and			Y
238	Jeffrey			Y
239	David a			Y
240	Greg ar			Y
312	Mauree			Y
313	Shawn			Y
314	Tony ar			Y
315	Andrew			Y
318	Michael			Y
320	Bill and			Y
321	John an			Y
322	Chris ar			Y
323	Roger a			Y
325	Carl and			Y
326	Jim and			Y
327	George			Y
328	Patrick a			Y
329	Randy a			Y
331	Calvin a			Y
332	Tom an			Y
333	Doug ar			Y
335	Phillip a			Y
410	David ar			Y
412	Garry ar			Y
417	Ernie an			Y
419	Kathleer			Y
421	Scott an			Y
422	Michael			Y
510	Mark an			Y
511	Michael and Laura Edmonds	edmonds711@comcast.net		Y
513	Kelly and			Y
514	Farzod a			Y
515	Bo and M			Y
516	Stephan			Y
612	Bill and A			Y
613	Stephen			Y
614	Charles			Y
616	Michael			Y
650	Richard			Y
710	Christian			Y

SUMMER HILL SWIM CLUB
LOG OF ALL MEMBERS
WITH VOTING STATUS
MAY 27, 2011 12PM

Elector ID	Name	Email	Password	Voted
711	Lee an			Y
715	Don an			Y
718	Shawn			Y
719	Jim and			Y
720	Sean a			Y
813	Debora			Y
814	Paul an			Y
815	Carey a			Y
817	David a			Y
818	George			Y
819	Greg a			Y
821	Mark a			Y
822	Bayard			Y
823	Paul an			Y
824	Neil and			Y
825	Russ a			Y
828	James			Y
829	Jonatha			Y
830	Todd a			Y
831	Russell			Y
910	Jerry ar			Y
1011	Jack an			Y
1012	Grant a			Y
1110	Jim and			Y
1112	Ed and			Y
1114	Brenda			Y
1115	Bart and			Y
1117	Martin a			Y
1118	John an			Y
1119	Gregory			Y
1120	Chuck a			Y
1122	Stepher			Y
1123	William			Y
1212	Alan and			Y
1215	Jeffrey a			Y
1216	Ken and			Y
1217	Ed and			Y
1222	Angel a			Y
1223	Joseph			Y
1224	Mark an			Y
1225	John an			Y
1310	Michael			Y
1311	Karen M			Y
1313	Andrew			Y
1314	Drew Mi			Y
1316	David a			Y
1317	Mike and			Y
1318	Brad and			Y
1320	David a			Y
1321	Jacques			Y
1322	Tom and			Y
1323	Tim and			Y

SUMMER HILL SWIM CLUB
LOG OF ALL MEMBERS
WITH VOTING STATUS
MAY 27, 2011 12PM

Elector ID	Name	Email	Password	Voted
1324	Jim and			Y
1328	Jim and			Y
1330	Erik and			Y
1331	Curt and			Y
1332	Frank a			Y
1333	Mark an			Y
1334	David a			Y
1335	Robert			Y
1337	Jim and			Y
1338	Douglas			Y
1339	Michael			Y
1340	Jeff and			Y
1342	Ryan an			Y
1343	Matt and			Y
1344	Scott an			Y
1411	Kevin a			Y
1412	David a			Y
1512	Bobby a			Y
1513	Jake and			Y
1515	Tom and			Y
1516	Andrew			Y
1517	Dan and			Y
1610	David a			Y
1611	Paul and			Y
1612	Rick and			Y
1614	Mike and			Y
1615	Michael			Y
1616	Chip and			Y
1617	Tom and			Y
1618	Gary and			Y
1620	KK and			Y
1621	Drew and			Y
1622	Timothy			Y
1623	Robert a			Y
1710	Chuck &			Y
1711	John and			Y
1810	Dan and			Y
1811	Drew and			Y
1812	Scott and			Y
1815	Steve an			Y
1816	Robert a			Y
1819	Jeff and			Y
1820	Don and			Y
1821	Brad and			Y
1823	Matt and			Y
1826	Patrick a			Y
1827	John and			Y
1828	Jaime a			Y
1829	Glenn an			Y
1910	Chuck a			Y
1911	Scott and			Y
1912	Chris and			Y

SUMMER HILL SWIM CLUB
LOG OF ALL MEMBERS
WITH VOTING STATUS
MAY 27, 2011 12PM

Elector ID	Name	Email	Password	Voted
1913	Bridget a			Y
1918	Brian an			Y
1920	Kevin an			Y
1921	C.J. and			Y
1922	Adam an			Y
1924	Wes and			Y
1926	Doug an			Y
1927	Mark and			Y
1928	Bill and J			Y
1929	Steve an			Y
1930	Mike and			Y
1931	Mike and			Y
1934	Kirsten S			Y
1935	Arne and			Y
2012	Tim and			Y
2015	Andy and			Y
2016	John and			Y
2018	Michael a			Y
2022	Roman a			Y
2023	Michael a			Y
2024	Leigh and			Y
2025	Brian and			Y
2026	Bruce an			Y
2027	Brian and			Y
2028	Jack and			Y
2050	Scott and			Y
2210	Donald a			Y
2211	Ric and A			Y
2212	Bruce an			Y
2213	Robert ar			Y
2214	David and			Y
2215	Doug and			Y
2310	David and			Y
2311	Brian and			Y
2314	David and			Y
2315	Robert ar			Y
2316	Jay and D			Y
2317	Bob and			Y
2319	Frank and			Y
2320	Carson a			Y
2321	Thomas a			Y
2323	Scott and			Y
2324	Bill and La			Y
2325	Matthew a			Y
2326	Jeff and C			Y
2350	Jeff and T			Y
2510	Dave and			Y

Case No.: 2019-0431 SPA 13709A HARCUM Rd

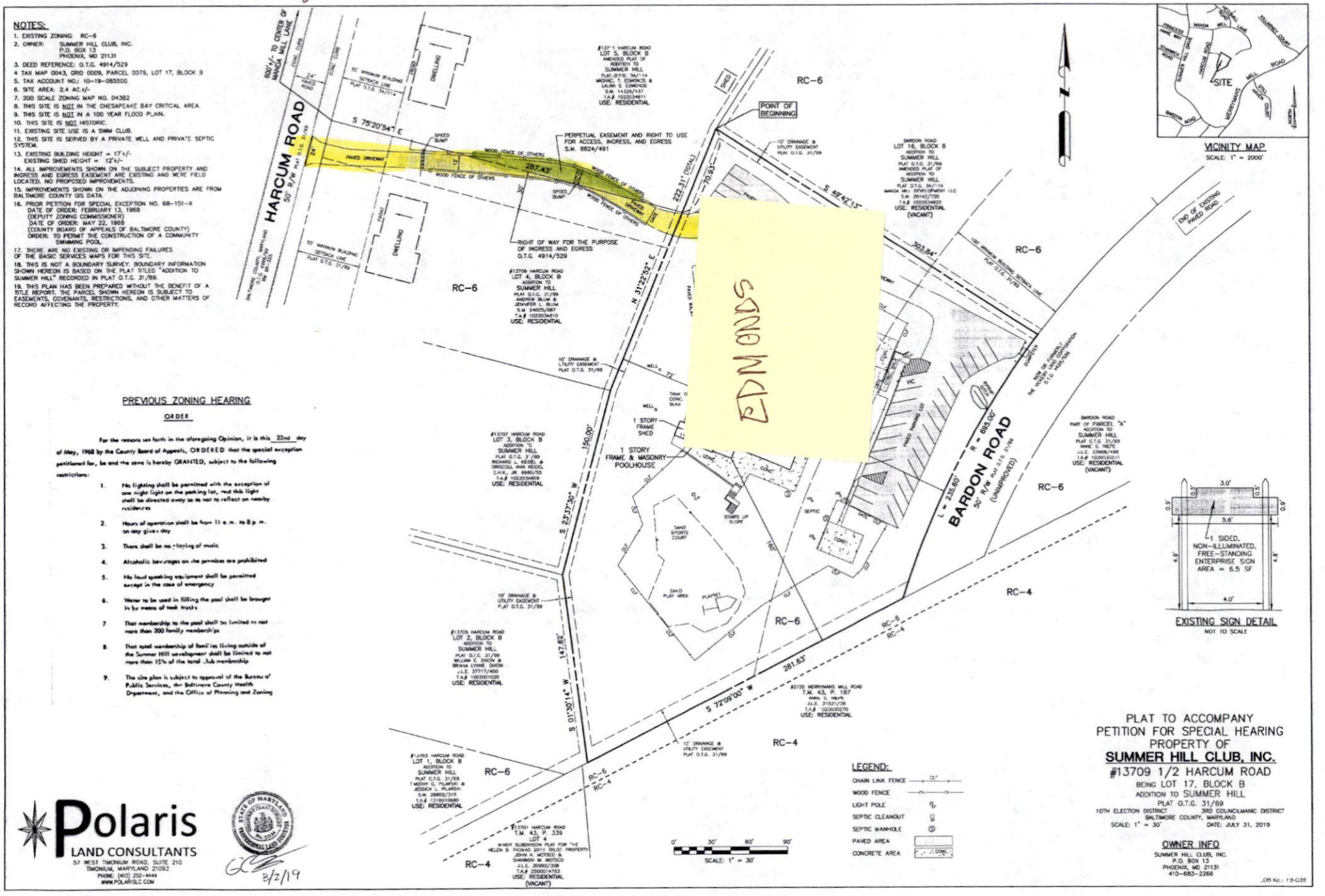
Exhibit Sheet

Sen 3-12-20

Petitioner/Developer EDMONDS Protestants

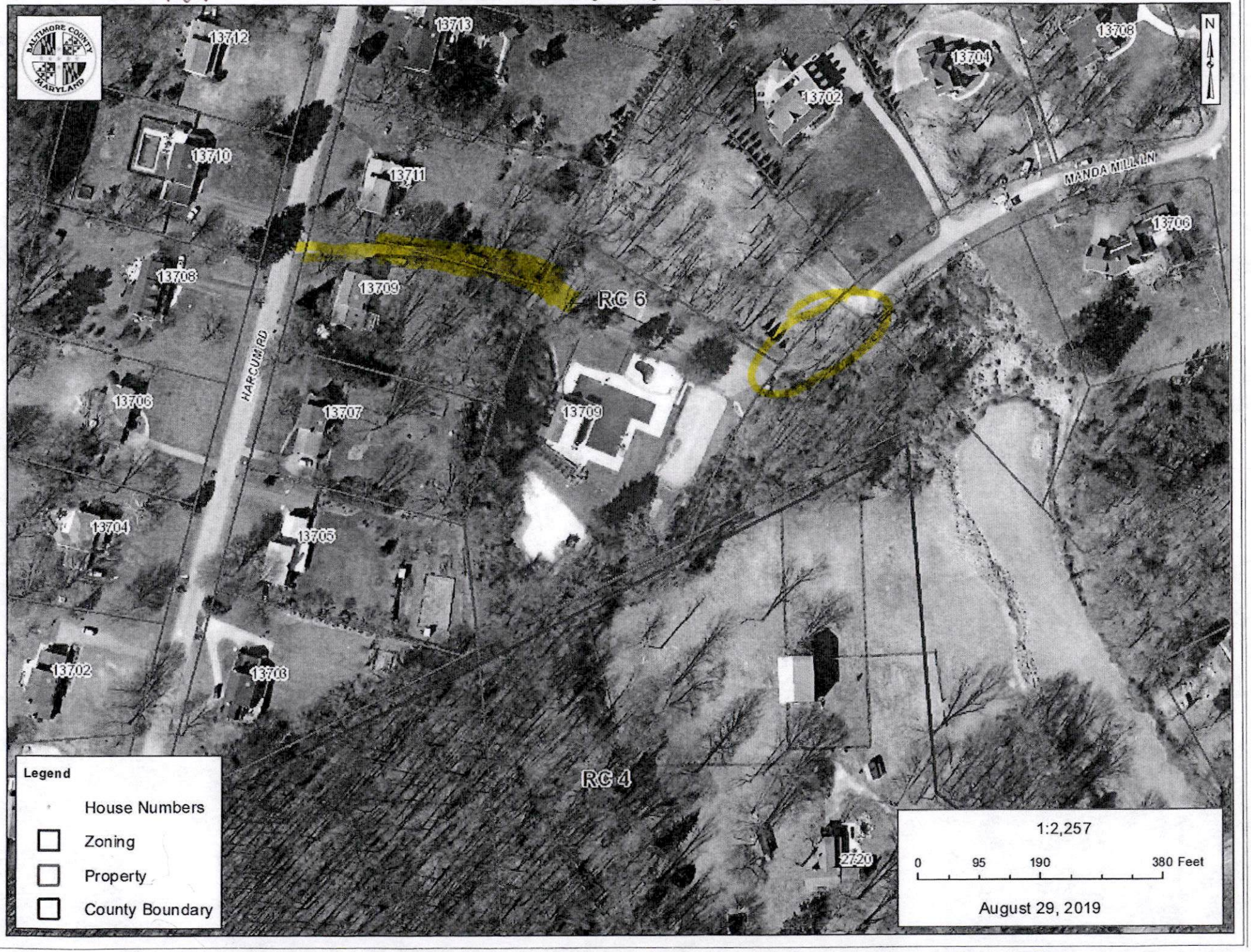
No. 1	PLAT - ACCESS FROM HARCUM Rd	
No. 2	AERIAL PHOTO OF POOL/NEIGHBORHOOD	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Edmonds Ex #1


NOTES:
1. EXISTING ZONING: RC-6
2. OWNER: SUMMER HILL CLUB, INC. P.O. BOX 13 PHOENIX, MD 21131
3. DEED REFERENCE: O.T.G. 4914/529
4 TAX MAP 0043, GRID 0009, PARCEL 0079, LOT 17, BLOCK B
5. TAX ACCOUNT NO.: 10-19-085500
6. SITE AREA: 2.4 AC.+/-
7. 200 SCALE ZONING MAP NO. 043B2
8. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA
9. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.
11. EXISTING SITE USE IS A SWIM CLUB.
12. THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
13. EXISTING BUILDING HEIGHT = 17'+/- EXISTING SHED HEIGHT = 12'+/-
14. ALL IMPROVEMENTS SHOWN ON THE SUBJECT PROPERTY AND INGRESS AND EGRESS EASEMENT ARE EXISTING AND WERE FIELD LOCATED. NO PROPOSED IMPROVEMENTS.
15. IMPROVEMENTS SHOWN ON THE ADJOINING PROPERTIES ARE FROM BALTIMORE COUNTY GIS DATA.
16. PRIOR PETITION FOR SPECIAL EXCEPTION NO. 68-151-X
DATE OF ORDER: FEBRUARY 13, 1968 (DEPUTY ZONING COMMISSIONER)
DATE OF ORDER: MAY 22, 1968 (COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY)
ORDER: TO PERMIT THE CONSTRUCTION OF A COMMUNITY SWIMMING POOL.
17. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
18. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE PLAT TITLED "ADDITION TO SUMMER HILL" RECORDED IN PLAT O.T.G. 31/69.
19. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL SHOWN HEREON IS SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
HARCUM ROAD
50' R/W PLAT O.T.G. 31/69
600'+/- TO CENTER OF MANDA MILL LANE
S 75°20'54" E
287.43'
POINT OF BEGINNING
PERPETUAL EASEMENT AND RIGHT TO USE FOR ACCESS, INGRESS, AND EGRESS S.M. 8824/491
RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS O.T.G. 4914/529
#13711 HARCUM ROAD LOT 5, BLOCK B AMENDED PLAT OF ADDITION TO SUMMER HILL
#13709 HARCUM ROAD LOT 4, BLOCK B ADDITION TO SUMMER HILL
#13707 HARCUM ROAD LOT 3, BLOCK B ADDITION TO SUMMER HILL
#13705 HARCUM ROAD LOT 2, BLOCK B ADDITION TO SUMMER HILL
#13703 HARCUM ROAD LOT 1, BLOCK B ADDITION TO SUMMER HILL
#13701 HARCUM ROAD T.M. 43, P. 339 LOT 4
BARDON ROAD LOT 16, BLOCK B ADDITION TO SUMMER HILL
BARDON ROAD PART OF PARCEL "A" ADDITION TO SUMMER HILL
#2720 MERRYMANS MILL ROAD T.M. 43, P. 187
1 STORY FRAME SHED
1 STORY FRAME & MASONRY POOLHOUSE
SAND SPORTS COURT
SAND PLAY AREA
PLAYSET
STAIRS UP SLOPE
SEPTIC
WELL
TANK & CONC. SLAB
N 31°22'52" E
303.84'
S 48°42'13" W
70.93'
232.31' (TOTAL)
150.00'
S 23°37'30" W
147.82'
S 01°30'14" W
281.63'
S 72°09'00" W
R = 693.00'
L = 235.60'
BARDON ROAD
50' R/W PLAT O.T.G. 31/69 (UNIMPROVED)
END OF EXISTING PAVED ROAD
RC-6
RC-4
EDMONDS
LEGEND:
CHAIN LINK FENCE
WOOD FENCE
LIGHT POLE
SEPTIC CLEANOUT
SEPTIC MANHOLE
PAVED AREA
CONCRETE AREA
SCALE: 1" = 30'
VICINITY MAP
SCALE: 1" = 2000'
SITE
EXISTING SIGN DETAIL
NOT TO SCALE
1 SIDED, NON-ILLUMINATED, FREE-STANDING ENTERPRISE SIGN AREA = 6.5 SF
PREVIOUS ZONING HEARING
ORDER
For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:
1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day
3. There shall be no playing of music
4. Alcoholic beverages on the premises are prohibited
5. No loud speaking equipment shall be permitted except in the case of emergency
6. Water to be used in filling the pool shall be brought in by means of tank trucks
7. That membership to the pool shall be limited to not more than 200 family memberships
8. That total membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning
Polaris
LAND CONSULTANTS
57 WEST TIMONIUM ROAD, SUITE 210
TIMONIUM, MARYLAND 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM
8/2/19
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
PROPERTY OF
SUMMER HILL CLUB, INC.
#13709 1/2 HARCUM ROAD
BEING LOT 17, BLOCK B
ADDITION TO SUMMER HILL
PLAT O.T.G. 31/69
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 31, 2019
OWNER INFO
SUMMER HILL CLUB, INC.
P.O. BOX 13
PHOENIX, MD 21131
410-683-2266
JOB No.: 19-039

OBMANDS #2

Baltimore County - My Neighborhood



DEED

File No. 065805
Tax Account No. 10 1022034810

THIS DEED, Made this 1st day of June, 2006, by and between Stephen R. Jackson, III and Kathleen D. Jackson, parties of the first part, and Andrew Blum and Jennifer L. Blum, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Six Hundred Ten Thousand and 00/100 ($610,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey unto the parties of the second part as Tenants by the Entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns in fee simple, all that property situate in BALTIMORE COUNTY, State of Maryland, described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 4, in Block B, as shown on a Plat entitled, "Addition to Summer Hill", which plat is recorded among the Land Records of Baltimore County in Plat Book OTG No. 31, folio 69.
THE improvements thereon being known as No. 13709 Harcum Road.

BEING the same property which by Deed dated September 27, 1985 and recorded among the Land Records of Baltimore County in Liber 7023, folio 595 was granted and conveyed by Lakespring, Inc., a Maryland Corporation, to the herein Grantors.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described lot of ground and premises to the said parties of the second part as Tenants by the Entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of the same as may be requisite or necessary.

THE Grantees/Buyer(s) herein join in the execution of this Deed under oath for the purpose of certifying that the within residence shall be owner-occupied by said Grantee(s).

WITNESS, the hands and seals of said Grantors and Grantee(s).

WITNESS:

Stephen R. Jackson, III (SEAL)
Grantor

Kathleen D. Jackson (SEAL)
Grantor

Andrew Blum (SEAL)
Grantee

Jennifer L. Blum (SEAL)
Grantee

EXHIBIT 1

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 24005, p. 0687, MSA_CE62_23860. Date available 07/10/2006. Printed 02/25/2019.

STATE OF MARYLAND
County of Baltimore, TO WIT:

I Hereby Certify, That on this 1st day of June, 2006, before me, the subscriber, personally appeared Stephen R. Jackson, III and Kathleen D. Jackson, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

My Commission expires: 11/1/07

STATE OF MARYLAND
County of Baltimore, TO WIT:

I Hereby Certify, That on this 1st day of June, 2006, before me, the subscriber, personally appeared Andrew Blum and Jennifer L. Blum, his wife, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

My Commission expires: 11/1/07

THIS IS TO CERTIFY that this instrument has been prepared under the supervision of Connie Strauss Danna, an Attorney admitted to practice before the Court of Appeals of the State of Maryland.

return to:

CLASSIC TITLE COMPANY
9528 Belair Road
Baltimore, MD 21236
(410) 256-4400

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 24005, p. 0688, MSA_CE62_23860. Date available 07/10/2006. Printed 02/25/2019.


DEFENDANT'S
EXHIBIT
tabbies
2

Dear Mary Ann,

Thank you for

[illegible]

Sincerely,


SHED
EXHIBIT
3


1DW7990
DEFENDANT'S
EXHIBIT
4
tabbies


DEFENDANT'S
EXHIBIT
5
tabbies


CX-9
AWD
EXHIBIT
tabbies

— Forward

From: Jennifer Gmail <jlewisblum@gmail.com>
Sent: Saturday, July 6, 2019 9:39 AM
To: Richard Burch
Subject: Fwd: {Greater_SummerHill} New Summer Hill Pool 1/2 Summer Promotion

...Jen

Begin forwarded message:

From: Trent Walter <ctrentwalter@gmail.com>
Date: July 3, 2019 at 6:47:53 PM EDT
To: greatersummerhill@googlegroups.com
Subject: {Greater_SummerHill} New Summer Hill Pool 1/2 Summer Promotion
Reply-To: ctrentwalter@gmail.com

Summer Hill Neighbors,

Can you believe summer is nearly 1/2 over?!?! July 13th is the official 1/2 way point of the summer season. Summer Hill Pool is offering you, our neighbors, New Memberships for 1/2 off the $700 season fee for the remainder of the 2019 season starting Saturday July 6th. You pay the one time $550 new member initiation fee and then only $350 for the remainder of the 2019 season. That's full access to our wonderful, cool pool for your entire family for the rest of the summer!

This will also get you access to next years early bird rate discount for the 2020 season membership. Don't wait to splash into the remainder of the season as we have limited spots available, at which point you will be placed on our wait list for next summer's season opening.

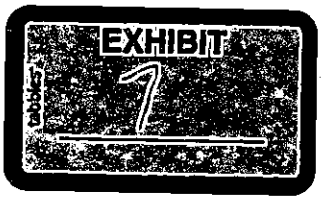
For membership, please complete the New Membership form attached. Once reviewed, we will send you an invoice that can be paid online. Once paid, your family membership spot will be secured for the remainder of the 2019 summer season.

https://summerhillswimclub.wildapricot.org/Membership-Info-New

We hope to see you at the pool soon!!

Warmly,
SHSC Board

Where Community Comes Together





When available memberships are filled, additional applicants are placed on a waiting list in the order in which they were received, assuring that first vacant membership is offered to the earliest applicant.

Interested in bringing your family to the Summer Hill Swim Club? Fill out the form below and our Membership Coordinator will contact you!

Name *

First Name

Last Name

DEFENDANT'S EXHIBIT
8

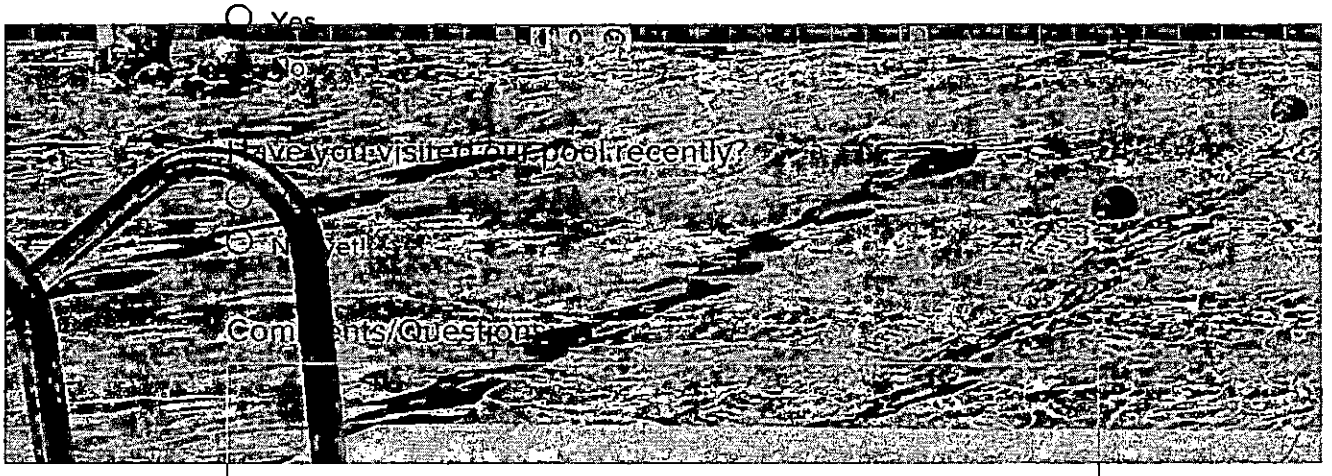
Email Address *

Number of family members (including you)

1

Are you a resident of the Greater Summer Hill communities?

- Yes
- No



JOIN THE POOL!

MEMBERSHIP FEES

Initiation Fee: $550*

2019 Annual Dues: $700

*INITIATION FEE IS A ONE-TIME FEE

Bruce E. Doak

Maryland Professional Property Line Surveyor #531

3801 Baker Schoolhouse Road Freeland, MD 21053

Email: bdoak@bruceedoakconsulting.com 410-239-3715 residence 410-419-4906 cellular

Self- motivated professional with a unique combination of entrepreneurial experience and decades of surveying and project management accomplishments. Proven results in procuring approvals and completing small and large projects.

Objective

Provide land use and surveying expertise to my clients.

Provide expert testimony in county hearings, District and Circuit Court cases for surveying, zoning, development and county processing.

Professional Profile

- 41 years of exceptional experience as a surveyor since 1978. Licensed in the State of Maryland since 1988.
- Owner of a land use and surveying consulting firm since 2012
- Co-owner and co-operator of a mid-sized surveying firm from 1991 to 2012
- Stable employment history with more than 21 years at the same firm
- Exemplary leadership, management and relationship skills
- Dedicated to the advancement of the surveying profession

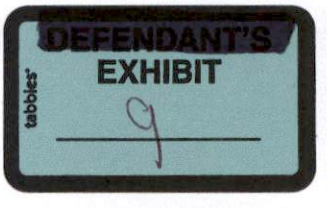
Professional History

- **Bruce E. Doak Consulting, LLC (2012 to Present)**

  Sole owner of a consulting firm specializing in land use and surveying.

- **Gerhold Cross & Etzel, LTD (1991 to 2012)**

  Co-managing partner of a mid-size surveying company, established in 1906



- **Daft, McCune & Walker (1987 to 1991)**

  Project surveying and management

- **George W. Stephens, Inc. (1986 to 1987)**

  Project surveying

  Project manager successfully responsible for the completion of hundreds of projects each year

  Generation of project proposals and preparation and submission of the bids

  Interaction with the governing county and state agencies concerning the projects

  Decades of providing site design for residential and commercial projects

  Decades of knowledge and experience in zoning matters

  Extensive experience as a testifying expert witness in all of the hearings and courts in the Baltimore area

  Responsible for the procurement of new clients and the emergence into new markets

---

Professional Education

- CPC courses on various subjects pertaining to surveying and business
- Courses offered at Catonsville Community College pertaining to surveying and business
- Glenville State College- Land Surveying

I have taught dozens of seminars and classes over the last two decades

---

Professional Associations

- Former board member of the Maryland Society of Surveyors
- Former Chairman of the Baltimore chapter of the Maryland Society of Surveyors

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District - 10 Account Number -** 1019085500

Owner Information

Owner Name:	SUMMER HILL CLUB INC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	BX 13 PHOENIX MD 21131	**Deed Reference:**	/04914/ 00529

Location & Structure Information

Premises Address:	BARDON RD 0-0000	**Legal Description:**	SUMMER HILL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0043	0009	0079	10010005.04	0000		B	17	2020	Plat Ref:	0031/ 0069

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	1,050 SF		2.2500 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	BRICK/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	162,000	162,000		
Improvements	95,200	95,200		
Total:	257,200	257,200	257,200	
Preferential Land:	0			

Transfer Information

Seller: VICKERY LAND COR P	**Date:** 08/30/1968	**Price:** $8,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /04914/ 00529	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
8/19/2019

Permit Processing Commerical Permit & Development Report

Property Information

Tax Account Number: 1019085500 **Plat Ref:** 031:069 **Election District:** 10

Owner Name(s): SUMMER HILL CLUB INC
Address: BX 13
PHOENIX,MD 21131
Premise Address: BARDON RD

PDM #:
Zoning District(s): RC 6
Elevation Range: 506ft - 540ft

Affected Overlays / Contact Agency	Instructions: Begin review process with Zoning Review, Room 111. Potential Overlay Issues	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Dev. Management County Office Building Room 123 Phone: 410-887-3321	Growth Tier 4: Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	**Open Code Enforcement Actions: Do NOT Issue Permit** Case# Type Action Status CC1910167 Constituent Complaint Citation Mailed													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			
DEPS-Sed. Control	**Note: All Razing Permits must be sent to Sediment Control for review.**													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	**Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.**													

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
8/19/2019

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OIT Balto. Co. Electronic Services 11112 Gilroy Rd, STE 101 Hunt Valley, MD 21031 Phone: 410-887-1878	Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1968-0151-X	X		X	X	X	X			X	X	X		
	URDL (Outside)											X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.

IN THE MATTER OF THE PETITION OF: SUMMER HILL SWIM CLUB, INC. – LEGAL OWNER LOCATED AT 13709A HARCUM ROAD	*	BEFORE THE ZONING BOARD OF BALTIMORE COUNTY
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	*	CASE NO. 2019-0431-SPH

* * * * * * * * * * * * *

NOTICE OF ENTRY OF APPEARANCE

Dear M. Clerk:

Please enter the appearances of Richard C. Burch and Mudd, Harrison & Burch, L.L.P., as counsel for Jennifer and Andrew Blum, adjacent neighbors/Protestants, residing at 13709 Harcum Road, Phoenix, Maryland 21133, in the above-captioned matter.

Richard C. Burch
Mudd, Harrison & Burch, L.L.P.
401 Washington Avenue, Suite 900
Towson, Maryland 21204
[T] 410-828-1335
[F] 410-828-1042
rcb@mhblaw.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of October 2019, a copy of the foregoing Notice of Entry of Appearance was mailed, first class, postage prepaid to Donna M.B. King, Esquire, 309 W. Pennsylvania Avenue, Towson, Maryland 21204, counsel for Summer Hill Swim Club, Inc.

Richard C. Burch

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
401 WASHINGTON AVENUE
SUITE 900
TOWSON, MARYLAND 21204-4835
410 828 1335
FAX 410 828 1042

RICHARD C. BURCH *
DOUGLAS W. BISER *
ANDREW JANQUITTO * +
MATTHEW P. LALUMIA *

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

October 4, 2019

HAND DELIVERY
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Attention: Kristen

RECEIVED
OCT 08 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Summer Hill Club, Inc.
Case No. 2019-0431-SPH
Jennifer & Andrew Blum
Case No. 2019-0479-SPH

Dear Kristen:

I represent Jennifer and Andrew Blum, who reside at 13709 Harcum Road, Phoenix, Maryland 21131. My clients' property is adjacent to the property owned by Summer Hill Club, Inc. (which operates as Summer Hill Swim Club) Access to Summer Hill Club is currently gained by a paved surface over my clients' property. My clients filed a code enforcement complaint in connection with the current operation of the Swim Club, which resulted in an Inspection Citation (Case No. CC19-1067). A hearing on the code enforcement citation has not yet been scheduled. As is reflected by the filing in Case No. 2019-0431-SPH, Summer Hill Club is requesting changes to the conditions and restrictions imposed by Zoning Order 68-151-x, which Order granted a special exception for the operation of a community pool, subject to certain approvals, conditions and restrictions.

In Case No. 2019-0479-SPH, my clients are seeking an Order requiring strict compliance by Summer Hill Club with the approvals, conditions and restrictions imposed in Case No. 68-151-x.

The issues in both Special Hearing cases are inextricably related.

I understand that a hearing in Case No. 2019-0431-SPH has been scheduled for October 28 at 10:00 a.m. A hearing date has not yet been scheduled in Case No. 2019-0479-SPH.

By this correspondence, I respectfully request that the October 28 hearing in Case No. 2019-0431-SPH be continued and rescheduled to be heard along with Case No. 2019-0479-SPH. Alternatively, I request that these matters be consolidated and heard together on October 28, 2019. The parties' interests, as well as judicial economy, will be best served by the consolidation of these matters for a single hearing. It is my understanding that neither party enjoys unlimited resources so a single hearing would also be cost effective for everyone involved.

To my knowledge, there have been no prior postponements.

Many thanks for your kind attention to this matter.

Very truly yours,

Richard C. Burch

RCB/tyj

cc: Jennifer & Andrew Blum
Donna M.B. King, Esquire

RECEIVED
OCT 08 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

IN RE:
Petition of Summer Hill Club, Inc.
Legal Owner
Located at 13709-A Harcum Road

10th Election District
3rd Councilmanic District

* BEFORE THE OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2019-0431-SPH

* * * * * * * * *

SUBPOENA DUCES TECUM

TO: Custodian of Records, Summer Hill Club, Inc.
c/o Donna M.B. King, Esquire, 309 W. Pennsylvania Avenue, Towson, MD 21204
Counsel for Summer Hill Club, Inc.

You are hereby summoned and commanded to be and appear personally before the Administrative Law Judge for Baltimore County on Monday, the 28th day of October, 2019, at 10:00 AM/~~PM~~ in Room 205 of the Jefferson Building, 105 W. Chesapeake Avenue, in Towson, Maryland, regarding the above captioned matter, for the purposes of testifying at the request of Richard C. Burch, Esquire, and to bring with you the following materials: See Attached Document Schedule.

Private Process Server:

Please process in accordance with Rule 4(C) of the Rules of Practice and Procedure before the Zoning Commissioner/Hearing Officer of Baltimore County.

ADMINISTRATIVE LAW JUDGE
FOR BALTIMORE COUNTY

Issued: _____

c: County Attorney, Baltimore County Office of Law, 400 Washington Avenue, Second Floor, Towson, Maryland 21204
Counsel of Record

(Revised January, 2019)

Paul Mayhew

From: Paul Mayhew
Sent: Thursday, October 10, 2019 11:49 AM
To: Michael Mallinoff
Cc: Kristen L Lewis; Lawrence Stahl; Debra Wiley
Subject: Summer Hill Club and Blum cases

Mike,
This is in regards to the letter from Richard Burch, Esq. dated Oct 4 requesting a continuance of the Summer Hill case (No. 2019-0431-SPH) which is currently scheduled for Oct 28 so that it can be heard on the same date as the Blum case (No. 2019-0479-SPH), which has not yet been scheduled. In the alternative he asks for a consolidation of the two cases so that they can be heard together on the 28th.
The reason offered is that the code enforcement hearing for a purported citation at the Summer Hill Club has not yet been scheduled. I have spoken with Larry and he explained that the "citation" in question must be a correction notice because if it was a citation the hearing date would be on the face of it.
In our view there is no problem with continuing the Summer Hill case and consolidating the two. However, please note that the Blum case will also need to be posted, i.e., it cannot be boot-strapped onto the posting for the Summer Hill case.
I will send the file back to your office today.
Thanks, Paul

Paul M. Mayhew
Managing Administrative Law Judge
105 West Chesapeake Ave., Suite 103
Towson, Maryland 21204
410-887-3868
pmayhew@baltimorecountymd.gov

RICHARD C. BURCH *
DOUGLAS W. BISER *
ANDREW JANQUITTO * +
MATTHEW P. LALUMIA *

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
401 WASHINGTON AVENUE
SUITE 900
TOWSON, MARYLAND 21204-4835
410 828 1335
FAX 410 828 1042

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T. ROGERS HARRISON
(1949-1995)

October 4, 2019

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Attention: Kristen

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ADMINISTRATIVE HEARINGS

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Jennifer & Andrew Blum
Case No. 2019-0479-SPH

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Many thanks for your kind attention to this matter.

Very truly yours,

Richard C. Burch

RCB/tyj

cc: Jennifer & Andrew Blum
Donna M.B. King, Esquire

Debra Wiley

From: Debra Wiley
Sent: Thursday, October 10, 2019 11:59 AM
To: Kristen L Lewis
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Case Nos. 2019-0431-SPH & 2019-0479-SPH (Summer Hill Club and Blum Cases)
Attachments: 20191010115755313.pdf

LS heard Briefs due 2/26

filed rel'd to Zoning Enquiries about case 2/13

per LS - he's never seen the file and he believes all issues are probably addressed in 0431 -- as Mr. Burch has not indicated otherwise . . .

Hi Kristen,

Per Mr. Mayhew's email to Mr. Malinoff (attached), we are placing the above-referenced files in the Zoning Office pick-up box.

Thanks.

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, October 10, 2019 11:58 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 10.10.2019 11:57:55 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Paul Mayhew

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To: Michael Mallinoff
Cc: Kristen L Lewis; Lawrence Stahl; Debra Wiley
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pmayhew@baltimorecountymd.gov

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
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410 828 1335
FAX 410 828 1042

RICHARD C. BURCH *
DOUGLAS W. BISER *
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* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

October 4, 2019

HAND DELIVERY
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204
Attention: Kristen

RECEIVED
OCT 08 2019
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Jennifer & Andrew Blum
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Very truly yours,

Richard C. Burch

RCB/tyj

cc: Jennifer & Andrew Blum
Donna M.B. King, Esquire

Sherry Nuffer

From: Donna King <dking@dking-law.com>
Sent: Tuesday, October 15, 2019 12:13 PM
To: Administrative Hearings
Subject: Special Hearing 2019-0431-SPH

CAUTION: This message from dking@dking-law.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I write in response to Richard Burch's October 4, 2019 letter to Kristen Lewis, wherein he inappropriately requests that a purported Special Hearing filed by him be consolidated with the above-referenced matter. I am legal counsel to Summer Hill Club, Inc. ("Summer Hill"), and I filed the petition for a Special Hearing on the club's behalf.

I have no information regarding this petition filed by Mr. Burch, on behalf of Jennifer and Andrew Blum, and was unaware of any petition until receiving the October 4, 2019 letter last week (the letter is dated October 4, 2019 but the envelope is post-marked October 8, 2019). I have no information as to when said petition was filed, and am not aware of the placement of any sign at the property or publication of a hearing on the Blums' issue.

After living adjacent to the pool for thirteen years and many years of being members of the pool, the Blums are now pursuing a code enforcement hearing against Summer Hill. The code enforcement hearing has not been scheduled. Filing for their own Special Hearing is not the proper means to have their assertions of alleged code violations heard.

Summer Hill objects to any postponement or consolidation, and objects to any attempts to what is in effect a sabotage of its hearing. Summer Hill has already performed its notice obligations for an October 28, 2019 hearing, and secured its witnesses for that date. At most, the Blums are merely interested persons to Summer Hill's hearing, and have no standing as a party. The Blums have every right to testify at Summer Hill's hearing, but the Blums should not be permitted to interfere in Summer Hill's hearing. Consolidating the action would make the Blums a party to Summer Hill's petition rather than an interested party, and it is not appropriate to allow the Blums to take such a position in Summer Hill's petition. Doing so would allow any party objecting to a petition to file their own petition to achieve the status of a party. To permit this could lead to the practice in the future of interested persons (and even those with no standing) to file their own petitions to obtain the status of a party within someone else's petition. This could lead to numerous cases being consolidated with each petition for a Special Hearing heard by the County.

Donna King

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Law Office of Donna M.B. King, LLC
309 W. Pennsylvania Avenue
Towson, Maryland 21204
410-494-1005 phone
410-769-8333 fax

Sherry Nuffer

From: Administrative Hearings
Sent: Tuesday, October 15, 2019 2:13 PM
To: Kristen L Lewis
Cc: Michael Mallinoff
Subject: FW: Special Hearing 2019-0431-SPH

Please see attached e-mail from Donna King in reference to the above mentioned hearing on October 28, 2019.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

From: Donna King <dking@dking-law.com>
Sent: Tuesday, October 15, 2019 12:13 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Special Hearing 2019-0431-SPH

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Donna King

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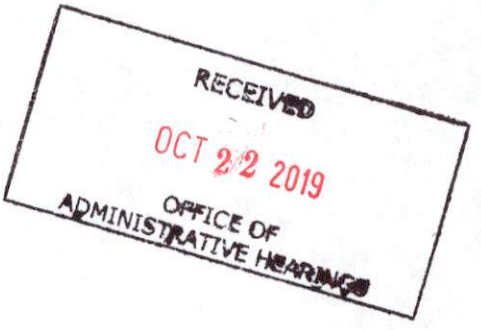
Baltimore County, Maryland
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Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

October 22, 2019



HAND DELIVERED
Paul M. Mayhew, Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Summer Hill Club Inc., Petitioner, legal owner, Case No. 2019-431-SPH
Jennifer Blum – Petitioner, adjacent resident, Case No. 2019-479-SPH
13709 A Harcum Road
Case Nos: 2019-431-SPH & 2019-479-SPH

Dear Judge Mayhew,

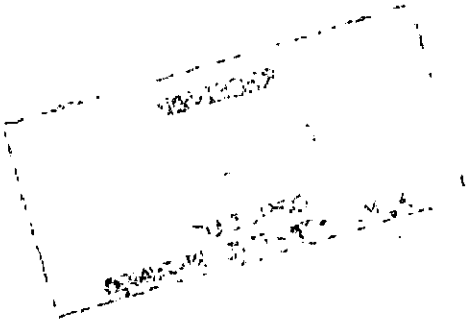
These dueling petitions for special hearing relate to the Summer Hill Swim Club at 13709A Harcum Road. A special hearing petition is effectively a request for declaratory judgment. BCZR Sec. 500.7, Antwerpen v. Baltimore County 163 Md. App. 194, 209 (2005).

Our office has entered its appearance in both cases. The interrelated petitions involve complex and interesting history and issues. To place the cases in context, it appears to be worth setting the scene. We believe it helpful to set forth preliminarily the background and our perception of the issues. We shall submit on the record at this level.

We have the authority to participate in special hearing and other cases to determine rights under the Baltimore County Zoning Regulations and Comprehensive Zoning Maps. Baltimore County Charter Sec. 524.1; See Peoples' Counsel v. Maryland Marine Mfg. Co 316 Md. 491 (1989); Board of Child Care v. Harker. 316 Md. 683 (1989); People's Counsel v. Crown Development Corp. 328 Md. 303 (1992); Marzullo v. Kahl 366 Md 158 (2002); HNS Development Corp. v. People's Counsel 425 Md. 436 (2012); Lagna v. People's Counsel unreported, 226 Md. App. 721, 2016 WL 327029 (2016); Geddes v. People's Counsel unreported, 232 Md. App. 726, 2017 WL 1193781, cert. denied 455 Md. 443 (2017).

Background

The current zoning classification is R.C. 6, Rural Conservation and Residential Zone. BCZR 1A07. This is a Resource Conservation Zone added by Bill 73-2000 and thereafter



amended. See Bills 108-03, 137-2004; 122-2010. The R.C. 6 Zone permitted uses include, by right, in BCZR Sec. 1A07.3.A, enclosed,

> "7. Accessory uses or structures, subject to Section 429, including:
>
> * * *
>
> f. Swimming pools, tennis courts and other recreational amenities, if accessory to a dwelling or residential subdivision only."

The central problems in the case revolve around a 1968 special exception granted for a community pool in the then R-6 Zone; the restrictions placed on that special exception; the current exceedance or noncompliance; whether those restrictions can be changed and relaxed, and the legal effect of the legislative zoning change to R.C. 6.

We enclose the 1968 County Board of Appeals (CBA) Opinion and Order and the Zoning Office microfilm of the 1968 case records. A special exception for a community pool was available in the R-6 Zone, by incorporation of R-10 special exception uses. BCZR Secs. 206.2, 209.3, enclosed. The R-6 Zone came about in the 1955 comprehensive revision of the 1945 Zoning Regulations. It was an urban/suburban residential zone. The current D.R. 5.5 (Density Residential) Zone replaced R-6 in 1970. BCZR Sec. 100.3A; Bill 100, 1970.

The 1968 CBA Order granted conditionally the petition by Vickery Land Corp., Owner, and Summer Hill Club, Inc., (then) Contract Purchaser (now owner). The Order stated,

> "ORDER
>
> For the reasons set forth in the aforegoing opinion, it is this 22nd day of May, 1968 by the Count Board of Appeals, ORDERED, that the special exception petitioned for, be and hereby is, GRANTED, subject to the following restrictions:
>
> "1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.
> 2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.
> 3. There shall be no playing music.
> 4. Alcoholic beverages on the premises are prohibited.
> 5. No loud speaking equipment shall be permitted except in the case of emergency.
> 6. Water to be used in filling the pool shall be brought in by means of tank trucks.
> 7. That membership to the poll shall be limited to not more than 200 family memberships.
> 8. That total membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership.
> 9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning."

It is also noteworthy that the site plan shows access from Bardon Road, to be constructed. In the meantime, the Summer Hill deed provided for a temporary easement through adjacent property.

Current Procedural Posture

On August 19, 2019, Summer Hill Club, Inc. filed its petition, delineated:

"Request is to approve: changes to prior Zoning Order 68-151-X to include changes in number and type of family membership, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool."

There followed on September 27, 2019 adjacent property owner Jennifer Blum's petition:

"Special Hearing
To request the disallowance and disapproval of any changes to prior Zoning Order 68-151-X, as requested by Summer Hill Swim Club, Inc. in case 2019-0431-SPH; To require Summer Hill Swim Club, Inc. to comply strictly with the terms, provisions, restrictions and conditions of the Special Exception, which was granted in case number 68-151-X; to require Summer Hill Swim Club, Inc. to satisfy the requirements of Section 502.1 of the Baltimore County Zoning Regulations in order to retain the Special Exception to operate as a community swimming pool; to declare that the Summer Hill Swim Club, Inc. does not currently operate a community swimming pool; to declare that the Summer Hill Club, Inc. does not currently operate a community swimming pool primarily for the use and benefit of the residents of the Summer Hill Community; and to declare that the operation of the Summer Hill Swim Club, Inc. is detrimental to the health, safety and general welfare of the of the locality involved and fails to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations."

Prior to the filing of these petitions, the Code Inspections and Enforcement Division had issued a Correction Notice on July 25, 2019 and Citation on August 12, 2019, CC1910167. Enclosed. They stated "Cease violation of Zoning Order 68-151-X, the restrictions" There has not yet been scheduled an enforcement hearing.

It makes sense to consolidate the interrelated special hearing petitions for judicial efficiency and economy. There is no hearing scheduled at present in the enforcement case.

Questions Presented

1. What are the current and/or proposed uses of the swim club, including but not limited to the aspects covered in the 1968 special exception restrictions?

2. What is the impact of the legislative change in zoning to the R.C. 6 classification?

3. a. Are the current and/proposed uses permitted within the scope of swimming pool use as accessory to the residential subdivision only?

b. Particularly, is it permissible as an R.C. 6 Zone accessory use to have members who are not residents of the Summer Hill subdivision and/or does this turn the use into a commercial recreation enterprise, defined and permitted in other zones?

c. If the answer to 3b. is no, then does the swim club have a legal nonconforming use for 15% nonresident members at time of rezoning (maximum 30 depending on the timing), and/or has any nonconforming use terminated because of changes in use?

The Area, Property, and Subdivision

Summer Hill Swim Club is in a northern rural area east of Hunt Valley. It is north of the Loch Raven Reservoir, northwest of Merrymans Mill Road and East of Jarrettsville Pike. The zoning in the area is a mix of R.C. 6 as well as R.C. 4 (Watershed Protection) closer to the reservoir. Enclosed are relevant ADC, Google, and My Neighborhood Maps.

The swim club property occupies 2.25 acres on Lot 17 of part of the Summer Hill subdivision. The SDAT data is enclosed. The tax classification is for residential use. The access is via private easements, although originally intended to be on public Bardon Road.

The Summer Hill subdivision comprises five subdivision plats: G.L.B. 23/123 (1957), Section One; W.J.R. 27/23 (1960) Resubdivision Plan, Section One; R.R.G. 29/23 (1962), Section Two; and O.T.G. 31/69 (1966), Amended Plat, Addition to Summer Hill. They are enclosed. So far as our research shows, this sizable subdivision was platted in stages from 1957 to 1966.

Discussion

I. The Current and/or Proposed Uses

The Summer Hill petition does not describe the current and/or proposed uses. Rather, it requests changes to virtually every restriction delineated in the 1968 special exception order. The Blum petition opposes the changes and seeks a determination that Summer Hill does not operate a community swimming pool and is otherwise inappropriate.

It is reasonable to infer Summer Hill's changes involve elimination or relaxation of every such condition. Their petition recites these: "... number and type of family membership, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool."

It is reasonable to infer from Summer Hill's petition that their current use exceeds and thereby conflicts with the established conditions. The petition apparently seeks to legitimize, after the fact, the changes and current noncompliance. We will leave it to the parties to present evidence to flesh out the details of the current and/or proposed uses.

We are also informed that Bardon Road has never been constructed. Indeed, the site plans in both special hearing petitions identify Bardon Road as "Unimproved." As a result, the temporary easement for access has been prolonged for about half a century. The easement runs across the Blum property. This apparently is a significant contributing factor to the controversy.

II. The Legislative Zoning Reclassification from R-6 (D.R. 5.5) Ultimately to R.C.6

When there is a legislative rezoning to a property, it is necessary to evaluate whether the current use is permitted under the new classification. This applies to all uses, whether previously

permitted by right or special exception. If the use does not conform to the new classification, it becomes a nonconforming use. BCZR Secs. 101.1, 104. A nonconforming use may continue as a "vested" use, but terminates if there is a material change or expansion. BCZR Sec. 104.1; Prince George's County v. E.L. Gardner 293 Md. 259, 267-68 (1982); Purich v. Draper Properties 395 Md. 694, 708-11 (2006). As Judge Dale Cathell observed in Purich, quoting from Judge Rita Davidson's comprehensive analysis in Gardner,

> "Thus, this Court has recognized that the problem inherent in accommodating existing vested rights in incompatible land uses with the future planned development of a community is ordinarily resolved, under local ordinances, by permitting existing uses to continue as nonconforming uses subject to various limitations upon the right to change, expand, alter, repair, restore, or recommence after abandonment. Moreover, this Court has further recognized that the purpose of such restrictions is to achieve the ultimate elimination of nonconforming uses through economic attrition and physical obsolescence. *The Arundel Corp. v. Board of Zoning Appeals of Howard County,* 255 Md. 78, 83–4, 257 A.2d 142, 146 (1969); *Stieff v. Collins,* 237 Md. 601, 604, 207 A.2d 489, 491 (1965); *Colati v. Jirout,* 186 Md. 652, 655, 657, 47 A.2d 613, 614–15 (1946); *Beyer v. Mayor of Baltimore,* 182 Md. 444, 446, 34 A.2d 765, 766 (1943); *See Kastendike v. Baltimore Ass'n for Retarded Children, Inc.,* 267 Md. 389, 397, 297 A.2d 745, 749–50 (1972)."[15]
>
> *Gardner,* 293 Md. at 268, 443 A.2d at 119."

In the present case, it is necessary to determine whether Summer Hill's current and/or proposed swim club uses are permitted uses in the R.C. 6 Zone. If the answer is negative, in whole or part, then it must be determined to what extent Sumer Hill may operate a swim club as an accessory use in the R.C. 6 Zone, whether any exceedance may qualify as a nonconforming use, and whether any nonconforming use has changed and thereby terminated.

III. The Scope of Permitted Uses Generally, and Accessory Uses in Particular

A. Permitted Uses Generally; Accessory Uses

To be permitted, a use or structure must be enumerated as permitted by right or special exception in the particular zone. BCZR Sec. 102.1 states,

> 'No land shall be used or occupied and no building or structure shall be erected, altered, located or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use.' ....

The appellate courts have often had occasion to deal with the interpretation of permitted uses under zoning law. Smith v. Miller 249 Md. 390, 394-95 (1968); St. Clair v. Colonial Pipeline Co. 235 Md. 578, 582-83 (1964); Kenyon v. Board of Zoning Appeals 235 Md. 388, 394 (1964); Arundel Supply Co. v. Cason 265 Md. 371, 377-78 (1972); Marzullo v. Kahl 366 Md. 158, 173-91 (2002); Kowalski v. Lamar 25 Md. App. 493, 496-501 (1975);

In Kowalski, Judge Rita Davidson explained that for a use to be a permitted, it must be listed as permitted by right or special exception in the particular zone. BCZR Sec. 102.1. Judge Glenn Harrell confirmed this in People's Counsel v. Surina 400 Md. 662, 688 (2007).

In the present case, the R.C. 6 Zone permits by right a swimming pool as an accessory use to a "... residential subdivision only." BCZR Sec. 1A07.3.A.The addition of the word "only" reinforces the limitation already delineated by "accessory use."

"BCZR §101.1 defines "accessory use or structure" and "principal use."

> "ACCESSORY USE OR STRUCTURE: A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use."
>
> "PRINCIPAL USE: A main use of land, as distinguished from an accessory use."

The heart of the definition is the premise that the accessory use must be "customarily incident and subordinate" to the principal use. The Court of Appeals has dealt with accessory use issues in several cases. Dampman v. City of Baltimore 231 Md. 280, 286 (1963); Arundel Supply Co. v. Cason 265 Md. 371, 377-78 (1972). The Court in Dampman described "incidental," as "appertaining, subordinate, or casual," about the uses in size or character. The Court of Special Appeals has dealt with accessory uses upon review of the County Board of Appeals opinions in Fitht Street v. Ciarpella unreported 194 Md. App. 727 (2010); Geddes v. People's Counsel unreported, 232 Md. App. 726, 2017 WL 1193781, cert. denied 455 Md. 443 (2017).

In this context, the principal use here is the residential subdivision. The first question then is whether the Summer Hill swim club use is accessory to the residential subdivision. There may be a debatable issue for judgment as to the extent that Summer Hill's lighting, hours of operation, music, loudspeakers, and alcoholic beverages fit as accessory uses to the residential subdivision.

B. Nonresident Membership Particularly

But nonresident membership is not accessory to the subdivision. The inclusion of nonresidents expands the use beyond the residential subdivision. There is no limiting number.

Our view here is reinforced by the distinctive definition of "Commercial Recreational Facilities"in BCZR Sec. 101.1.

> "Facilities whose principal purpose is to provide space and equipment for nonprofessional athletic activities."

The definition includes swimming pools among the many such facilities. It also includes commercial recreation enterprises.

Commercial recreational facilities are permitted by right in the M.R. (Manufacturing, Restricted) and M.L.R. (Manufacturing, Light, Restricted) Zones. BCZR Secs. 241.1, 248.1. Commercial recreation enterprises are permitted by right in B.M. (Business, Major), B.R. (Business, Roadside), and M.H. (Manufacturing, Heavy).Zones. BCZR Secs. 233.1, 236.1.A, 256.1A. The presence of a specifically delineated applicable uses negates the conflation of such a use with a more general category. Arundel Supply Co. v. Cason 265 Md. 371, 377-78 (1972); Smith v. Miller 249 Md. 390, 394-95 (1968); St. Clair v. Colonial Pipeline Co. 235 Md. 578, 582-83 (1964); Kenyon v. Board of Zoning Appeals 235 Md. 388, 394 (1964).

C. Nonconforming Use; Change in Use; Bardon Road Access

Because the approved 1968 special exception use predates the legislative rezoning, it may arguably continue even if nonconforming, so long as there is no change in the use. Thus, the 15% nonresident memberships (maximum 30 -- 200 x .15 -- depending on number of memberships at time of rezoning) allowed under the R-6 special exception might continue unless there has been a change per BCZR Sec. 104.1.

Other than the nonresident membership issue, the 1968 special exception conditions appear to be oriented to a use accessory to the residential subdivision.

There are many appellate cases which address change of use in the context of nonconforming use law. We include here Judge Alan Wilner's helpful discussion in McKemy v. Baltimore County 39 Md. App. 257, 269-70 (1978).

> " In deciding whether the current activity is within the scope of the non-conforming use, the Board should have considered the following factors:[14]
>
> (1) to what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;
> (2) is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;
> (3) does the current use have a substantially different effect upon the neighborhood;
> (4) is the current use a "drastic enlargement or extension" of the original non-conforming use."

There is here another factor in the nonconforming use equation. What should be done about the fact that the intended Bardon Road access drawn on the 1968 special exception site plan has never been constructed? The failure to provide this access is not only a significant contributing

factor to this controversy, but also raises doubts about the existence of any legal nonconforming use *per se* under BCZR Sec. 101.1.

All of these additional nonconforming use issues are subject to review at the hearing.

Conclusion

We hope you find this helpful to your decision-making process.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Donna King, Attorney for Summer Hill Club Inc. (send via email and first class mail)
Richard Burch, Attorney for Jennifer Blum (send via email)
E. Pete Gutwald, Director of Planning (send via email)
Michael Malinoff, Director of Permits, Approvals, and Inspections (send via email)

SECTION 1A07 - R.C.6 (Rural Conservation and Residential) Zone

[Bill No. 73-2000]

§ 1A07.1. - Legislative goals.

[Bill No. 108-2003]

The Baltimore County Council seeks to achieve the following goals in the R.C.6 Zone, for each of the three functional parts of a tract being developed:

A. Primary conservancy area.
   1. To preserve and protect total ecosystem function, including riparian and aquatic ecosystems;
   2. To protect forests, streams, wetlands, rock formations and floodplains;
   3. To protect the water quality of watercourses, the Chesapeake Bay and regional biodiversity;
   4. To provide for the environmentally sound use of land and forest resources, and to prevent forest fragmentation, especially in areas of extensive interior forest; and
   5. To implement federal mandates for the protection of natural resources.

B. Secondary conservancy area.
   1. To maintain the unique character of the rural areas by preserving natural, agricultural, historic, cultural, architectural and archeological resources and scenic views; and
   2. To establish interconnected greenways for passive recreation.

C. Development areas.
   1. To foster creative site planning which results in well-designed, rural residential development;
   2. To incorporate rural amenities into new developments, including open space for passive and active recreation, and scenic views from building lots;
   3. To preserve the traditional character of rural communities by limiting the scale and intensity of development;
   4. To incorporate natural features and traditional features of the local built environment into development; and
   5. To maintain the rural scale and character of area roads by limiting growth in the volume of traffic generated by local development.

§ 1A07.2. - Definitions.

In this section, the following terms have the meanings indicated:

BUILDING AREA — The portion of the density calculation area available for building which may include building lots, common open space and permitted community facilities.

BUILDING ENVELOPE — The area on a lot within which all principal structures except sheds, wells, septic systems, stormwater management systems, driveways or fences are permitted to be built.

FOREST PATCH AREA — An area of land comprised of at least 200 contiguous acres of forest overlaying a stream system, as designated on a forest patch map adopted by the Department of Environmental Protection and Sustainability.

[Bill No. 122-2010]

DENSITY CALCULATION AREA — The portion of a tract which is outside of the primary conservancy area.

PRIMARY CONSERVANCY AREA — An area comprised of natural resources protected from disturbance by development. A primary conservancy area consists of:

[Bill No. 137-2004]

A. The forest buffer, regulated in Article 33, Title 3 of the Baltimore County Code, which includes streams, wetlands, floodplains and steep slopes;
B. Forest patch areas;
C. Priority one forests, as regulated by the Forest Conservation Technical Manual, promulgated by the Department of Environmental Protection and Sustainability pursuant to Article 33, Title 6 of the Baltimore County Code, for implementation of the Forest Conservation Act; and

[Bill No. 122-2010]

D. Habitats of endangered species, as regulated under § 32-4-416 of the Baltimore County Code.

SECONDARY CONSERVANCY AREA — An area encompassing at least 50 percent of the density calculation area of any development site and consisting of natural or constructed resources, no part of which lies within a primary conservancy area. A secondary conservancy area may include greenways, scenic viewsheds, forest conservation areas, cultivated agricultural land and land in agricultural preservation easement, historically or culturally significant land or structures or other special features that help to define the character of the rural locality such as free-standing trees, tree groups, hedgerows, fences or walls.

§ 1A07.3. - Permitted uses.

A. Uses permitted by right. The following uses are permitted by right in an R.C.6 Zone:
   1. Dwellings, one-family detached.
   2. Farms and limited acre wholesale flower farms, subject to Section 404.
   3. Open space, common.
   4. Schools.
   5. Streets and ways.
   6. Telephone, telegraph, electrical power or other lines or cables, provided that any such line or cable is underground; underground gas mains; shared well and septic systems when approved by the Department of Environmental Protection and Sustainability; or other underground conduits, except interstate pipelines.

[Bill No. 122-2010]

   7. Accessory uses or structures, subject to Section 429, including:
      a. Farmer's roadside stand and produce stand, subject to Section 404.4;
      b. Home occupations;
      c. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professionals, provided that any such office or studio is established within the same building as that serving the professional person's primary residence; does not occupy more than 25 percent of the

total floor area of that residence; and does not involve the employment of more than one nonresident employee;

d. Parking and residential garage space, subject to Section 409;

e. Signs, subject to Sections 450 and 1A07.8.C.5; and

f. Swimming pools, tennis courts and other recreational amenities, if accessory to a dwelling or residential subdivision only.

8. Commercial film production, subject to Section 435.

9. Churches and other buildings for religious worship, provided that no more than ten percent of any lot may be covered by impervious surfaces which include buildings, structures or required parking.

B. Uses permitted by special exception. The following uses only may be permitted by special exception in an R.C.6 Zone:

1. The following uses provided that they are located in a principal building that was originally constructed before the effective date of Bill 73-2000; and the building is converted to the new use without any external enlargement after the effective date of Bill 73-2000:

a. Antique shop;

b. Bed and breakfast;

c. Tea room; and

d. Residential art salon.

2. Animal boarding places regardless of class, commercial kennels, private kennels, and veterinarian offices.

[Bill No. 87-2001]

3. Campgrounds and day camps.

4. Cemeteries, which are exempt from the provisions of Sections 1A07.4, 1A07.5, 1A07.6, 1A07.7, 1A07.8, 1A07.9 and 1A07.10.

[Bill No. 11-2008]

5. Churches and other buildings for religious worship if more than ten percent of any lot is covered by impervious surfaces which include buildings, structures or required parking.

6. Golf courses.

7. Landscape service operations, subject to Sections 404.1 and 404.3.

8. Shooting ranges, including archery, pistol, skeet, trap and target (small-bore rifle only) except that any such use existing at the time of the effective date of Bill 73-2000 may continue at the same level, provided that within one year of the effective date, the owner shall file for a use permit under Section 500.4, and turkey shoots.

9. Offices for agricultural-related uses.

10. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professionals as an accessory use, provided that any such office or studio is established within the same building as that serving the professional person's primary residence; does not occupy more than 25 percent of the total floor area of that residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees.

11. Public utility uses not permitted by right.

12. Riding stables.

13. Volunteer fire company or ambulance rescue facilities.

14. Wireless telecommunications towers, subject to Section 426.

15. The following agricultural support uses as principal commercial uses:

a. Winery, including accessory retail and wholesale distribution of wine produced on the premises. Temporary promotional events, such as wine tasting or public gatherings associated with the winery, are permitted within any limits set by the special exception.

b. Bottled water plant, if the source of water is located on the same site as the plant, and provided that the Director of Environmental Protection and Sustainability makes a finding that the proposed facility is not expected to adversely affect the quality of capacity of surface water or ground water.

[Bill No. 122-2010]

c. Notwithstanding any provision of this section or any other county law or regulation to the contrary, if a property to which the zoning classification R.C.6 is applied had a development plan filed, accepted and pending for approval as of September 5, 2000, the development plan shall be reviewed based upon the zoning classification applicable to the property at the time the development plan was filed.

d. Brewery, Class 7 or Class 8, including accessory retail and wholesale distribution of beer produced on the premises. Temporary promotional events, such as beer tasting or public gatherings associated with the brewery, are permitted subject to approval by the Administrative Law Judge or Board of Appeals on appeal.

[Bill No. 64-2015]

16. Funeral homes, if in conjunction with a previously approved cemetery consisting of at least 150 acres. A funeral home is exempt from the provisions of Sections 1A07.4, 1A07.5, 1A07.6, 1A07.7, 1A07.8, 1A07.9, and 1A07.10. Any structure dedicated to funeral home use shall be set back at least 200 feet from any tract boundary and 300 feet from any public right-of-way, and may not exceed 50 feet in height.

[Bill No. 11-2008]

§ 1A07.4. - Plans and permits.

The design of the tract, including the designation of conservancy areas and all development, must be in accordance with this section and the standards and guidelines for the "Rural Conservation and Residential Zone" and "scenic views" adopted pursuant to this section, and published as part of the Comprehensive Manual of Development Policies.

A. Before the approval of any concept plan, development plan, limited exemption, special exception plan or variance, the Director of Planning or the Director's designee must certify in a written finding that the plan, exemption or variance is consistent with the spirit and intent of these regulations. To support the finding, the Director may require information such as building elevations, building cross-sections or viewshed analyses pursuant to § 32-4-224(d) of the Baltimore County Code. The Director must certify that any deviation from this section or the standards and guidelines cited above was necessary to:

[Bill No. 137-2004]

1. Meet another standard or guideline;

2. Comply with environmental regulations or otherwise protect resources; or

BALTIMORE COUNTY

ZONING REGULATIONS

1963

BOOK No. 281

This is the property of:

Name

Address

BALTIMORE COUNTY

ZONING REGULATIONS

Adopted

March 30, 1955

in accordance with Title 30, Section 532(c) of the Code of Public Local Laws of Baltimore County, (1955 Edition), with subsequent amendments through December, 1963.

First edition 1955
Second edition 1964

R. 10 Zone—Residence, One-Family

Section 206—USE REGULATIONS

The following uses only are permitted:

206.1—Uses permitted and as limited in R-40 Zone, except that animal boarding place, Class A and kennel are permitted only as special exceptions.

206.2—Special Exceptions—The following uses when permitted as Special Exceptions (see Sections 270 and 502):

Animal boarding place, Class A;

Animal boarding place, Class B;

Boarding or rooming houses;

Boat yard;

Cemetery;

Commercial beach, with provision of adequate parking area, and permitting dressing facilities, snack bar, picnic area, and boat rental;

Community building, swimming pool, or other structural or land use devoted to civic, social, recreational, and educational activities; off-street parking areas shall be provided to such extent and be so located as the Zoning Commissioner or County Board of Appeals, on appeal, shall agree to be needed in relation to their surroundings;

Conservatory, music and arts;

Convalescent home;

Excavations, controlled (see Section 403);

Funeral establishment;

Golf course, country club, or other outdoor recreation clubs; also quasi-public camp, including day camps, but no such uses shall be located on less than five acres, and no building, parking lot, or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line;

Helistop;

Hospital, Class B (see Section 407);

Kennel;

Laboratory, if on a site of 10 acres or more (see Section 418.4);

Marina;

Poultry, commercial killing of, but only on a farm (see Sections 404.2 and 404.6);

Private colleges, nursery or dancing schools, dormitories, fraternity and sorority houses, but excluding business and trade schools;

Public Utility uses other than those noted in Section 200.11 (see Section 411);

Radio studio;

Research Institute, other than those permitted under Section 200.5 (see Section 418.3);

Television studio;

Tourist home;

Trailer Park, conditioned as in Section 414;

Veterinarian's office;

Veterinarium;

Volunteer fire company;

Wireless transmitting and receiving structure, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio or operator's license issued by the Federal Communications Commission shall be considered an accessory structure, or an accessory use if attached to another structure, and, as such, is permitted without a special exception, provided:

(a) that, if it is an accessory structure, it shall be subject to the provisions of Section 400; and further,

(b) that, if it is a rigid-structure antenna, it shall be no higher than 50 feet above grade level and no supporting structure thereof shall be closer than 10 feet to any property line; and, further,

(c) that, it does not extend closer to the street on which the lot fronts than the front building line.

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R.40 Zone except that animal boarding place, Class A and kennel are permitted only as special exceptions.

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R.10 Zone, except animal boarding place, Class B, sanitary land fills, and trailer parks, which are not permitted, and except that antique shops and residential art salons are permitted as special exceptions outside the Metropolitan District (see Sections 402B and 402C).

Section 210—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area.

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street; except as specified in Section 303.1; for other principal buildings—40 feet from

RE: PETITION FOR SPECIAL EXCEPTION for a Community Swimming Pool N/S Bardon Road 601' from Manda Mill Road, 10th District The Vickery Land Corp., Petitioner Summer Hill Club, Inc., Contract Purchaser	:	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 68-151-X

OPINION

The petitioner in this case seeks a special exception to construct a community swimming pool on Bardon Road in the Summer Hill development, in the Tenth Election District of Baltimore County.

The Summer Hill development is a fine residential community zoned R-6, but being without public and water facilities the lot sizes in the subdivision are all one acre or more. A community swimming pool is a permitted use in all residential zones except R-G as a special exception. The only question before the Board is whether or not the construction of the community swimming pool proposed by the petitioner would violate Section 502.1 of the Zoning Regulations.

Testimony produced by the petitioner indicated that a large number of the residents in the Summer Hill development desire a community swimming pool primarily for the use of the residents of the Summer Hill subdivision. The developer of Summer Hill testified that the subdivision as platted (petitioner's exhibit #1) is laid out in 189 lots, and that 112 to 115 homes have been built. He also testified that the corporation owns an additional 25 acres next to the existing subdivision which it intends to develop in the near future. He testified that many residents of the community have expressed the desire for a community swimming pool, and that as a consequence a swimming club corporation was formed and had agreed to purchase the subject site from him, which is lot #17 on Book B of the plat of an addition to Summer Hill. He further testified that he had no interest whatsoever in the swimming club other than to sell the corporation the land on which the pool is proposed to be constructed.

Mr. Jerry Weiss, an expert in the business of constructing and managing swimming pools, testifying on behalf of the petitioner, stated that he has a contract to build the pool and introduced petitioner's exhibit #2 showing the proposed construction. In his opinion the sanitary facilities are more than adequate to conform to the Health Department regulations, and the water use of the pool (confirmed by a later witness) would be in all probability considerably less than if the property were improved with two homes. He and other witnesses further testified that in their opinion the pool would be a financial success, and that there are adequate assurances of support among the residents of Summer Hill to insure this....

Mr. William Wendler, President of the Summer Hill Club, Inc. (the pool corporation) testified that they presently have 65 paid up members, and have stopped taking applications for further memberships pending the outcome of obtaining proper zoning. He further testified that the subject site, lot #17, was selected because of its distance from existing homes in the development. The witness went into great detail as to the intents and purposes of the Summer Hill Club, Inc. and the financial details of constructing and maintaining the pool.

An expert land planner, Mr. Bernard Willemain, testified that the construction of the pool as proposed would not in any way violate Section 502.1 of the zoning regulations, and that indeed it could be a benefit to the community in that it would meet what he described as a group need for a recreational facility in the neighborhood.

The petitioners, in a further effort to insure that the pool would not be detrimental to the general community, agreed to an effective set of restrictions on the use of the pool, which restrictions were incorporated into the Order of the Deputy Zoning Commissioner.

George E. Gavrelis, Director of Planning for Baltimore County, testified and his comments dated January 5, 1968 were introduced into the record as protestants' exhibit "B". Mr. Gavrelis took no position either for or against the proposed pool, merely stating that the burden was on the petitioner to show that the pool would not have any adverse effect on surrounding property or violate Section 502.1 of the zoning regulations.

The protestants generally feared an increase in traffic on the streets within the development, a lowering of the water table, and a fear that children in going from their homes to the pool would cut across private property rather than use the public streets to reach the facility. There was also testimony by some of the protestants that they feared the pool would interrupt the peace and tranquility of the community.

The Board finds as a fact from the testimony of the witnesses, that with proper restrictions placed upon the special exception the pool will not violate Section 502.1(a) of the regulations. Further, due to the fact that there are no through streets in the development and with proper restrictions there would be practically no additional traffic generated from outside the development, the proposed use would not violate Section 502.1(b) of the regulations. The Board also finds from all of the testimony that the special exception, if granted, would not "be detrimental to the health, safety and general welfare of the locality involved". We particularly deal with these three subsections of Section 502.1 as there is nothing in the testimony that would indicate

that the protestants seriously contend that the special exception, if granted, would violate subsections c, d, and f of the above mentioned section.

For the reasons given above the Board finds as a fact that the special exception will not in any way violate Section 502.1 of the zoning regulations and, therefore, should be granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day
3. There shall be no playing of music
4. Alcoholic beverages on the premises are prohibited.
5. No loud speaking equipment shall be permitted except in the case of emergency
6. Water to be used in filling the pool shall be brought in by means of tank trucks
7. That membership to the pool shall be limited to not more than 200 family memberships
8. That total membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

Walter A. Reiter, Jr.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

68-151-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ... zone to an ... zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ...

See attached description

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

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

The Victory Land Corporation
By: ... (Corporate Seal)
Attest: ...
Secretary

... (Legal Owner)
Address: ...

... (Legal Owner)
Address: ...

... Petitioner's Attorney
Address ...

... Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ... day of ..., 196..., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ... day of ..., 196..., at ... o'clock ... M.

Zoning Commissioner of Baltimore County

The Victory Land Corporation
... Highway Avenue
Towson, Maryland 21204

Attorney for Petitioner

Zoning Advisory Committee

Received by the Zoning Commissioner

ORDER RECEIVED FOR FILING
DATE 4/3/68
BY ...

IN RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING
Mill Hardware stand "B" from Stemmers Run Road - 11th District : COMMISSIONER
The Victory Land Corporation, Pet. : OF
No. 68-151-X : BALTIMORE COUNTY

This is a Petition for a Special Exception requesting permission to construct a community swimming pool on the subject property, which consists of 2.4 acres, more or less.

A large number of people appeared at the hearing, many of whom were in favor of the requested Special Exception. There was some discussion, however, and the Deputy Zoning Commissioner advised that no formal Order would be signed until the Summit Hill Community Association had a chance to discuss the Petition at a meeting. On January 23, 1968, a letter from the Secretary-Treasurer signed by Mr. Robert J. Cotter, President, was submitted to me relative to the subject proceeding. It would appear that the majority of the neighborhood favors a community swimming pool. Various other letters from interested property owners were received.

Without reviewing the evidence to explain the Deputy Zoning Commissioner feels the granting of this Special Exception for a community pool would not have an adverse effect on the neighborhood and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13 day of February, 1968, that a Special Exception for a community swimming pool should be and the same is granted, from and after the date of this order, subject to the following restrictions:

a. No lighting shall be permitted with the exception of one night light on the parking pad (the light shall be directed away so as not to reflect on the Thomas residence).

b. Hours of operation shall be from 11 a.m. to 8 p.m. seven days a week.

c. There shall be no singing of music.

d. Alcoholic beverages on the premises are prohibited.

e. No loud speaking equipment shall be permitted except in the case of emergency.

Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING
DATE 4/3/68
BY ...

4. Water to be used in filling the pool shall be brought in by means of tank trucks.

5. The site plan as subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning.

Deputy Zoning Commissioner

November 21, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

The Victory Land Corporation
... Highway Avenue
Towson, Maryland 21204

Attention: President, Vice-President, Secretary, Treasurer

SUBJECT: Special Exception for a Community Swimming Pool, for The Victory Land Corporation, located NE Stemmers Run Road, NW of Ridge Mill Lane
4th District
(Item #3, December 12, 1967)

Gentlemen:

The Zoning Advisory Committee has reviewed the subject petition, and has the following comments to offer:

ACCESS OR CIRCULATION:
Water and sewer are available.
Ready to be developed as shown on the submitted plan.

STATE HIGHWAY IMPROVEMENTS:
There are no State roads involved - therefore this office has no concern.

HEALTH DEPARTMENT:
Public utilities are not available to this site, therefore, private water well, sewage disposal facilities and disposal for bathhouse water from the pool filter must be provided. A revised plan should be submitted showing proposed locations of these utilities.

Prior to approval of a building application for the pool and bathhouse the complete plan of piping and specifications must be submitted to this office for review and approval. Also, soil tests must be completed to determine the suitability of the soil for underground sewage disposal.

BUREAU OF ENGINEERING SERVICES:
Revised plans must be submitted to accommodate certain tests, comments prior to the hearing.

If the petition is granted, the petitioner may apply and build such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director neither the Zoning Commissioner of the Office of Planning and Zoning will render recommendation on the appropriateness of the requested zoning 15 days before the Zoning Commissioner's hearing.

The following comments are not germane to zoning:

Project Planning Division
Bureau of Traffic Engr.
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

... Robert J. Thompson and ... : IN THE
... : CIRCUIT COURT
... : FOR
... et al : BALTIMORE COUNTY
vs. : Miscellaneous
... : Docket
... : Folio

ANSWER

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now ... by ... and ..., their Attorneys, pursuant to Rule 88 [illegible] files the following petitions:

1. The within appellant from an the Order of the County Board of Appeals of Baltimore County dated May 27, 1968, ... [illegible] which sustained a special exception on [illegible] ... for the Tenth Election District of Baltimore County.

2. Appellants maintain that the County Board of Appeals [illegible] to grant said order for the following reasons:

(a) There was no substantial evidence upon which to base such a decision.

(b) Petitioners failed to show the proposed use would be in harmony with the zoning plan.

(c) Petitioners failed to show the proposed use would not be detrimental to the health, safety or general welfare of the surrounding community.

3. Appellants will be able to show the [illegible] ... Appeals erroneously did not consider the special ...

... and ...

I HEREBY CERTIFY that on this 7th day of June, 1968, a copy of the aforegoing Petition was mailed to W. Robert Bowen, Esquire, 4th Floor Tower Building, Baltimore, Maryland 21202 and Lee M. Thomas, Esquire, 614 Baltimore Building, Towson, Maryland 21204, Attorneys for the Protestant Land Corporation.

...

I HEREBY CERTIFY that on this 30th day of July, 1968, a copy of the aforegoing Petition was mailed to W. Robert Bowen, Esquire, 4th Floor Tower Building, Baltimore, Maryland 21202 and Lee M. Thomas, Esquire, 614 Baltimore Building, Towson, Maryland 21204, Attorneys for the Protestant Land Corporation.

...

I HEREBY CERTIFY that on this ... day of ..., 1968, a copy of the aforegoing petition was served upon the County Board of Appeals of Baltimore County

COUNTY U. POWELL
Of Counsel for Appellants and Petitioners

SERVICE of the foregoing ... is admitted this ... day of ..., 1968.

#68-151-X

ZONING DESCRIPTION

SUMMIT HILL CLUB
LOT 17 BLOCK A
SECTION 1B SUMMIT HILL SUBDIVISION

Beginning for the same at a point situate on the southerly right of way line of Stemmers Run Road, said point being also situate the following courses and distances from the intersection of the southerly right of way line of Stemmers Run Road and the westerly right of way line of Vanita Hill Lane, as now laid out, 30 feet wide, (1) running from said point of beginning and binding on the westerly right of way line of Vanita Hill Lane, as now laid out, 30 feet wide, (1) running from said point of beginning and binding on the westerly right of way line of Vanita Hill Lane, as now laid out, 30 feet wide, South 01 degree 20 minutes 30 seconds West 191.85 feet to a point of curvature, thence by a curve to the left having a radius of 465.00 feet, an arc distance of 149.43 feet to the aforementioned point of beginning, thence leaving the said point of beginning and running with the line of division for Lot 16 North 46 degrees 13 minutes 30 seconds West, a distance of 209.30 feet to a point, thence with the lines of division for Lots 14 and 15, South 78 degrees 22 minutes 30 seconds West a distance of 222.71 feet to a point, thence with the line of division for Lot 8, Block A, Section 1B Summit Hill Subdivision, South 11 degrees 37 minutes 30 seconds East a distance of 150.00 feet to a point, thence with the line of division for Lot 9, Block A, Section 1B Summit Hill Subdivision, North 78 degrees 22 minutes 30 seconds East a distance of 247.37 feet to a point on the southerly west property line of the land now or formerly of Robert L. Thomas, recorded in the land records of Baltimore County in Liber W. J. R. 3950 Folio 23 thence running with a part of said property South 23 degrees 24 minutes 45 seconds East a distance of 291.43 feet to a point on the southerly right of way line of Stemmers Run Road, thence with said right of way line 60 feet to the first mentioned point and place of beginning

containing 2.4 Acres+

Subject to one half of a 10 foot drainage and utility easement along the southerly and westerly property lines and a 10 foot drainage and utility easement along the southerly road line.

6-12-68

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer Date: December 13, 1967

FROM: William Grabowski, Department of Health

SUBJECT: Item No. A1 at Zoning Advisory Committee on Tuesday, December 12, 1967 regarding special exception for swimming pool to be located on Harden Road - 4th District

Public utilities are not available to this site, therefore, private water well, sewage disposal specifications not disposed for back-wash water from the pool filter must be provided. A revised plan should be submitted showing proposed location of the above utilities.

Prior to approval of a building application for the pool and bathhouse two complete sets of plans and specifications must be submitted to this office for review and approval. Also, soil tests must be conducted to determine the suitability of the soil for an in-ground sewage disposal.

(Sig)
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WG/ka

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 4, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Pet. #68-151-X. North side of Harden Road 601 feet from Manda Mill Road. Petition for Special Exception for a Community Swimming Pool. The Vickery Land Corporation - Petitioner.

10th District

HEARING: Monday, January 15, 1968. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a community swimming pool. It has the following advisory comments to make with respect to pertinent planning factors:

1. As a special exception, the proposed swimming pool will have to meet the guide required in Section 502.1 of the Zoning Regulations. Will a swimming pool have an adverse effect on adjoining properties? In light of the general situation in the area with respect to ground water supply, will a swimming pool have an adverse effect on water supply in the area? Is the site such that it can accommodate the wells from club members and at the recommended established for one family?

2. The staff notes that access to the proposed facility would be by means of a driveway through Harden Road. It appears that access from Harden Road would be more feasible and would have less of an impact on adjoining properties. The staff also notes that parking is provided, but that no screening for that parking is proposed. The staff also is uncertain as to whether or not the parking for 60 cars would be best be adequate to accommodate the proposed use here.

GEGsen

#68-151-X
Hearing 1/15
Petition Granted & Signed
"X"

PETITION FOR SPECIAL EXCEPTION for a Community Swimming Pool
N/S Harden Road 601' from Manda Mill Road, 10th District
The Vickery Land Corp., Petitioner
Summer Hill Club, Inc., Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 68-151-X

OPINION

The petitioner in this case seeks a special exception to construct a community swimming pool on the property owned by the Summer Hill development, in the Tenth Election District of Baltimore County.

The Summer Hill development is a fine residential community zoned R-6, but being without public and water facilities due has given to the subdivision has not been as many. A community swimming pool is a permitted use in all residential zones except R-O as a special exception. The only question before the Board is whether or not the construction of the community swimming pool proposed by the petitioner would violate Section 502.1 of the Zoning Regulations.

Testimony produced by the petitioner indicated that a large number of the residents in the Summer Hill development desire a community swimming pool primarily for the use of the residents of the Summer Hill subdivision. The developer of Summer Hill testified that the subdivision as platted (petitioner's exhibit #1) is laid out in 189 lots, and that 112 to 115 homes have been built. He also testified that the corporation owns an additional 75 acres next to the existing subdivision which it intends to develop in the near future. He testified that many residents of the community have expressed the desire for a community swimming pool, and that as a consequence a swimming club corporation was formed and had agreed to purchase the subject site from him, which is Lot #17 on Book 1 of the plat of an addition to Summer Hill. He further testified that he had no interest whatsoever in the swimming club other than to sell the corporation the land on which the pool is proposed to be constructed.

Mr. Jerry Wiehl, an expert in the layout of swimming and managing swimming pools, testifying on behalf of the petitioner, stated that he has a contract to build the pool and introduced petitioner's exhibit #2 showing the proposed construction. In his opinion the sanitary facilities are more than adequate to conform to the Health Department regulations, and the water use of the pool (confined by a fence) would be, in all probability considerably less than if the property were improved with two houses. He and other witnesses further testified that in their opinion the pool would be a financial success, and that there was adequate assurance of support among the residents of Summer Hill to insure this.

Mr. William Worthington, President of the Summer Hill Club, Inc. (the pool corporation) testified that they presently have 65 paid up members, and have stopped taking applications for further memberships pending the outcome of the zoning proceeding. He further testified that the subject site, Lot #17, was selected because of its distance from existing homes in the development. The witness went into great detail as to the intent and purpose of the Summer Hill Club, Inc. and the financial details of constructing and maintaining the pool.

An expert land planner, Mr. Samuel Williamson, testified that the construction of the pool as proposed would not in any way violate Section 502.1 of the zoning regulations, and that instead it would be a benefit to the community in that it would prevent what he described as a group area for exceptional facility in the neighborhood.

The petitioners, in a further effort to insure that the pool would not be detrimental to the general community, agreed to an effective set of restrictions on the use of the pool, which restrictions were incorporated into the Order of the Deputy Zoning Commissioner.

George E. Gavrelis, Director of Planning for Baltimore County, testified and his comments dated January 5, 1968 were introduced into the record as petitioners' exhibit "3". Mr. Gavrelis took no position either for or against the proposed pool, merely saying that the burden was on the petitioner to show that the pool would not have any adverse effect on surrounding property as violate Section 502.1 of the zoning regulations.

The protestants generally feared an increase in traffic on the streets within the development, a lowering of the water table, and a fear that children in going from their homes to the pool would cut across private property rather than use the public streets to reach the facility. There was also testimony by some of the protestants that they feared the pool would interrupt the peace and tranquility of the community.

The Board finds as a fact from the testimony of the witnesses, that with proper restrictions placed upon the special exception the pool will not violate Section 502.1(a) of the regulations. Further, due to the fact that there are no through roads in the development and with proper restrictions there would be practically no additional traffic generated from outside the development, the proposed use would not violate Section 502.1(b) of the regulations. The Board also finds from all of the testimony that the special exception, if granted, would not be detrimental to the health, safety and general welfare of the locality involved. The particular pool with these three exceptions of Section 502.1 as there is nothing in the testimony that would indicate

that the protestants seriously contend that the special exception, if granted, would violate subsections c, d, and f of the above mentioned section.

For the reasons given above the Board finds as a fact that the special exception will not in any way violate Section 502.1 of the zoning regulations and, therefore, should be granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away in as far as reflect on nearby residences
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day
3. There shall be no playing of music
4. Alcoholic beverages on the premises are prohibited
5. No loud speaking equipment shall be permitted except in the case of emergency
6. Water to be used in filling the pool shall be brought in by means of tank trucks
7. That membership to the pool shall be limited to not more than 200 family memberships
8. Over and membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

Walter A. Reiter, Jr.

DAH/ajw
5/23/68

MAY 23 '68
ZONING DEPARTMENT

RE: PETITION FOR SPECIAL EXCEPTION
N/S Harden Road 601' from Manda Mill Road - 10th District
The Vickery Land Corporation, Pet.
No. 68-151-X

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

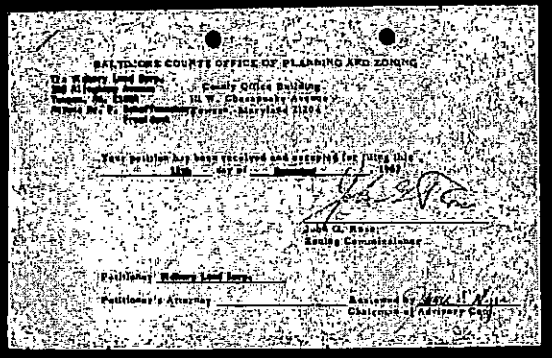
ZONING COMMISSIONER JOHN G. ROSE:

Please enter an appeal from the decision rendered by the Deputy Zoning Commissioner, Mr. Edward D. Hardesty, dated February 21, 1968 wherein he granted a special exception for a community swimming pool in the above-entitled cause.

Please enter appeal on behalf of the following people, individually and severally: Larry E. Thornton and Peggy Thornton, Summer Hill Drive, Phoenix, Maryland 21131; Norman J. Pickels and Patty H. Nickels, Summer Hill Drive, Phoenix, Maryland 21131; E. Allan Stoneburner and Barbara E. Zimmerman, Summer Hill Drive, Phoenix, Maryland 21131; John V. Ash and Evelyn M. Ash, Harden Road, Phoenix, Maryland 21131; William W. Worthington, Jr. and Opal E. Worthington, Summer Hill Drive, Phoenix, Maryland 21131; Dale Bowden, Harden & Hunstead Roads, Phoenix, Maryland 21131; Paul C. Dove and Cordelia B. Dove, Harden Road, Phoenix, Maryland 21131; William T. Sewell and Elizabeth A. Sewell, Hunstead Road, Phoenix, Maryland 21131; Albert E. Schaible and Elizabeth C. Schaible, Harden Road, Phoenix, Maryland 21131; Thomas Eader and Elizabeth Eader, Summer Hill Drive, Phoenix, Maryland 21131; Joan E. Nemes, Summer Hill Drive, Phoenix, Maryland 21131; Leroy M. Leyert and Doris V. Leyert, Summer Hill Drive, Phoenix, Maryland 21131; Howard E. Bosley and Lora Bosley, 101 Aspen Road, Towson, Maryland 21204; and Charles Clayton McNally, Harden Road, Phoenix, Maryland 21131.

(Sig)
Elmer L. Reese, Jr.
400 Washington Building
Towson, Maryland 21204
823-1330

Attorney for Larry E. Thornton and Peggy Thornton; Norman J. Nickels and Patty H. Nickels; E. Allan Stoneburner and Barbara E. Zimmerman; John V. Ash and Evelyn M. Ash; William W. Worthington, Jr. and Opal E. Worthington; Dale Bowden; Paul C. Dove and Cordelia B. Dove; William T. Sewell and Elizabeth A. Sewell; Albert E. Schaible and Elizabeth C. Schaible; Thomas Eader and Elizabeth Eader; Joan E. Nemes; Leroy M. Leyert and Doris V. Leyert; Howard E. Bosley and Lora Bosley; and Charles Clayton McNally.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

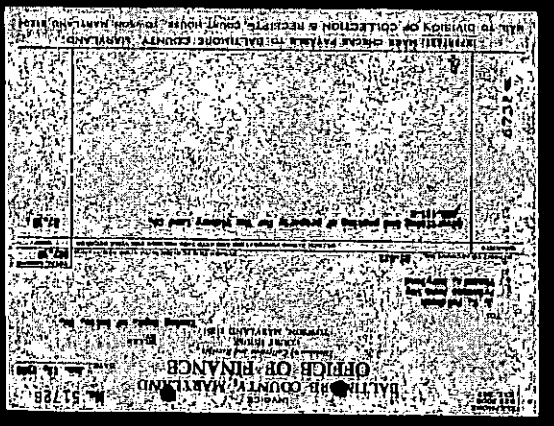
Your petition has been received and accepted for filing this 13th day of December 1967

John G. Rose
Zoning Commissioner

Petitioner Victory Land Corp.

Petitioner's Attorney

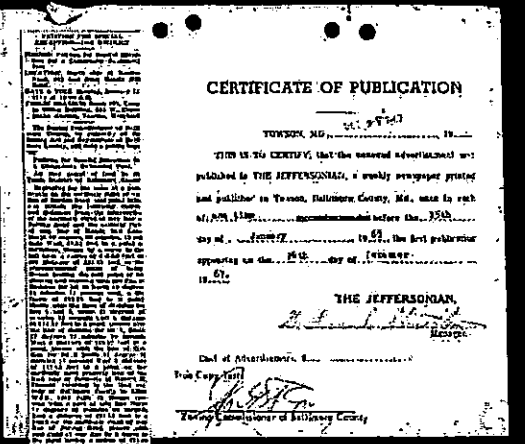
Reviewed by
Chairman of Advisory Committee



RECEIPT-BLUE CHECK PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 51728



CERTIFICATE OF PUBLICATION

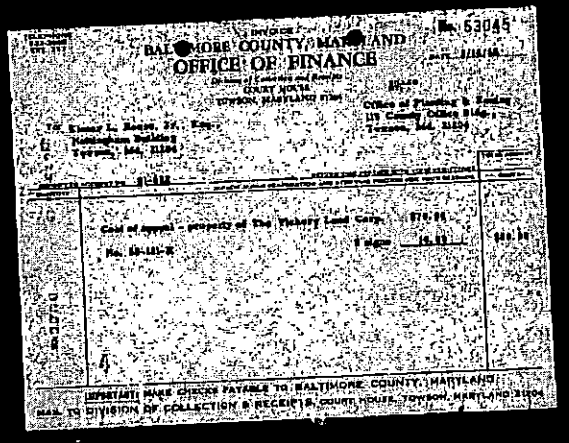
TOWSON, MD., January 4, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 time before the 25th day of January 1968, the first publication appearing on the 4th day of January 1968.

THE JEFFERSONIAN,

Cost of Advertisement, $

Zoning Commissioner of Baltimore County

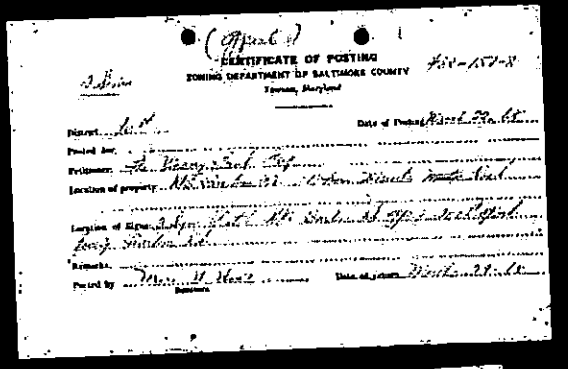


BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 63045

Cost of appeal - property of The Victory Land Corp. $10.00

IMPORTANT: MAKE CHECK PAYABLE TO: BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting December 29, 1967

Posted for:

Petitioner: The Victory Land Corp.

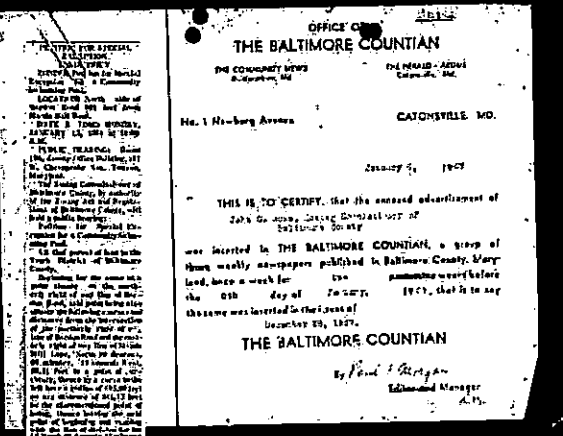
Location of property:

Location of signs:

Remarks:

Posted by

Date returned: December 29, 1967



OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
THE HERALD - AGENT

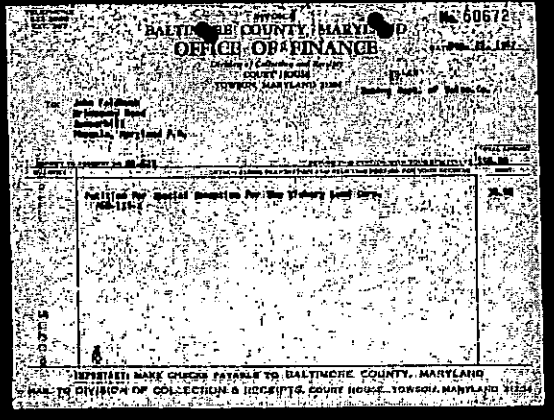
No. 1 Hamburg Avenue CATONSVILLE, MD.

January 4, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of January, 1968, that is to say the same was inserted in the issue of December 28, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

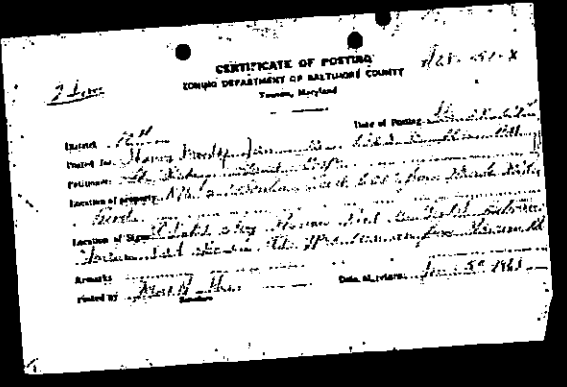


BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60672

Petition for Special Exception for the Victory Land Corp.

IMPORTANT: MAKE CHECK PAYABLE TO: BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting January 5, 1968

Posted for:

Petitioner:

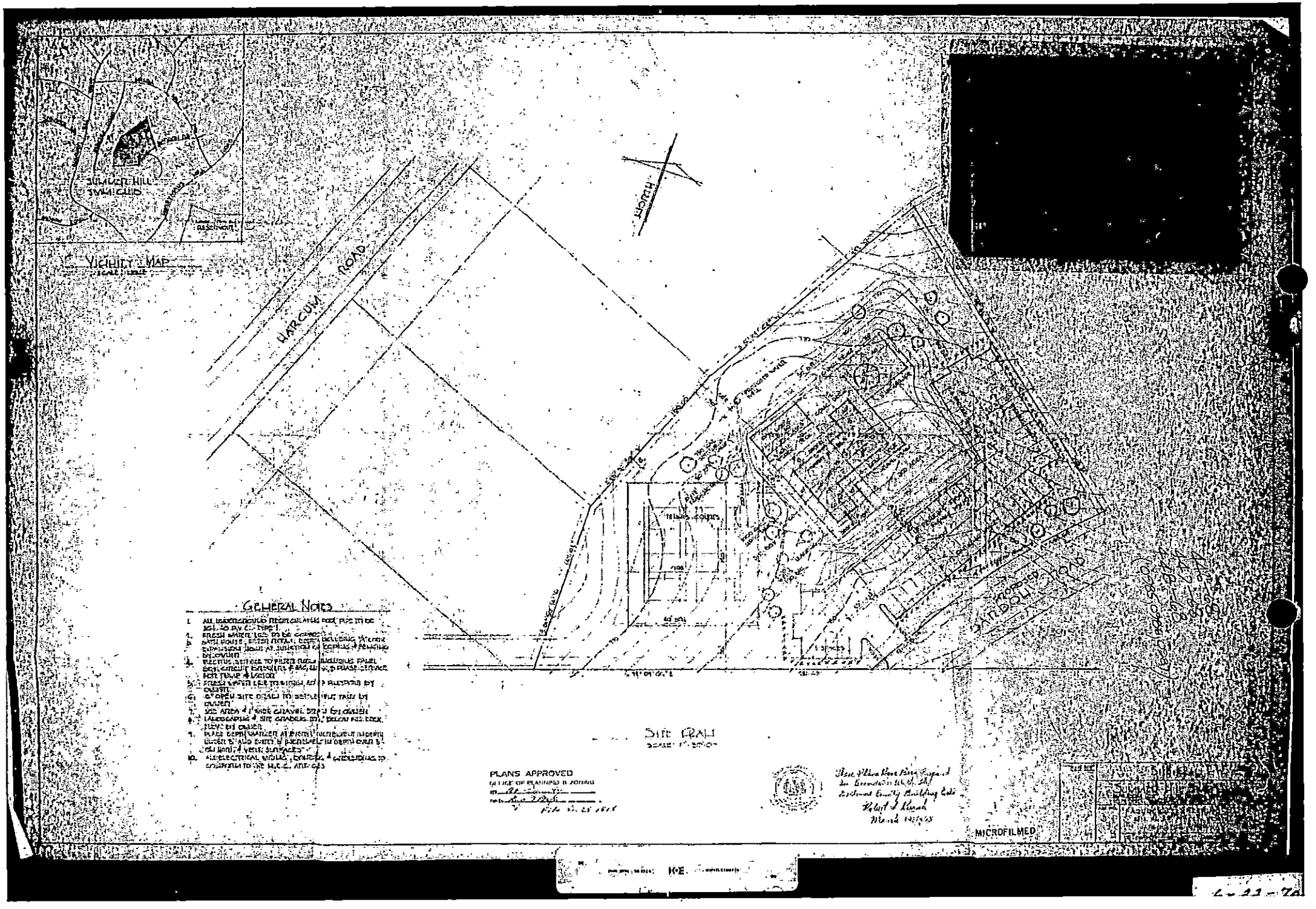
Location of property:

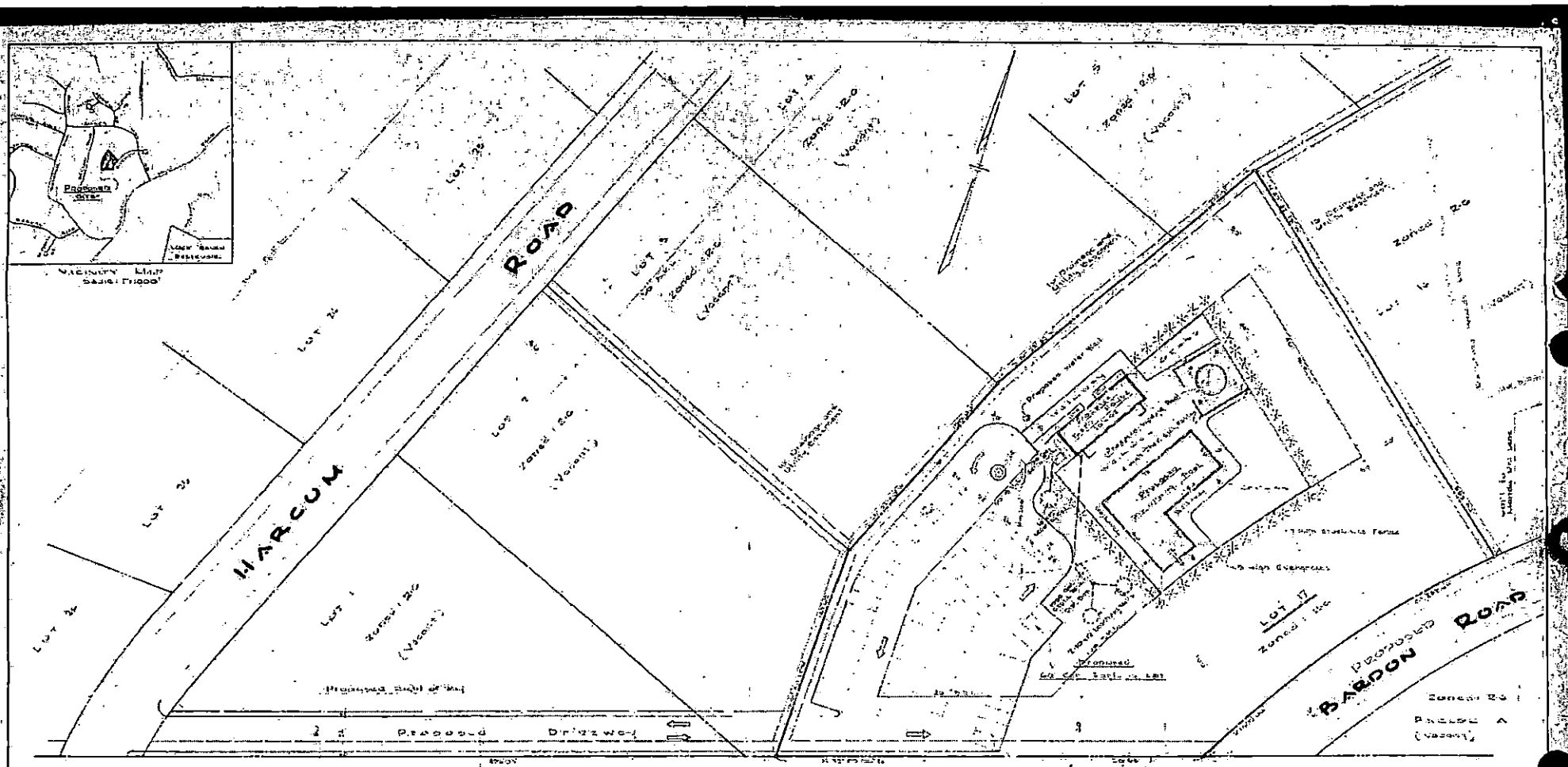
Location of signs:

Remarks:

Posted by

Date returned: January 5, 1968


VICINITY MAP
HARCUM ROAD
HAVEN
PLUM
GENERAL NOTES
SITE PLAN
PLANS APPROVED
OFFICE OF PLANNING & ZONING
MICROFILMED


HARCUM ROAD
proposed BARDON ROAD
Proposed Driveway
Lot 17
Zoned R6
Vacant
Proposed Swimming Pool
Proposed Wading Pool
Proposed Bath House
Proposed Tennis Courts
Proposed Parking Area
Proposed Entrance
Proposed Exit
Proposed 6 ft. high Stockade Fence
Proposed 4 ft. high Evergreens
Proposed Sign
Proposed Flag Pole
Proposed Trash Receptacle
Proposed Drinking Fountain
Proposed Telephone
Proposed Lifeguard Chair
Proposed Diving Board
Proposed Slide
Proposed Shower
Proposed Toilets
Proposed Water Main
Proposed Sanitary Sewer
Proposed Storm Sewer
Existing Water Line
Existing Sanitary Sewer
Existing Storm Sewer
Existing Overhead Wires
Existing Utility Pole
Existing Fire Hydrant
Existing Gas Valve
Existing Water Valve
Existing Sanitary Manhole
Existing Storm Manhole
Existing Inlet
Existing Gas Line

68-151-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 3-3000

George E. Gavrelis
Director
Edward D. Hardesty
Zoning Commissioner

November 17, 1970

Michael G. Ventura, Esquire
601 North Broadway
Baltimore, Maryland 21205

Re: Summer Hill Club, Inc.
N/S of Bordon Road 600'+ from
Manda Mill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Ventura:

As a result of a personal field examination of the subject property and after careful consideration of all pertinent facts relative to the site, I am this day approving a revised site plan.

A copy of this revised site plan will be on file in the Zoning Office for your perusal.

Very truly yours,

George E. Gavrelis

GEORGE E. GAVRELIS,
Director

CC: Messrs. Edward D. Hardesty
George H. Pryor, Jr.

68-151-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 3-3000

George E. Gavrelis
Director
Edward D. Hardesty
Zoning Commissioner

November 19, 1970

Lee Stuart Thomson, Esquire
Attorney, Summer Hill Swim Club
Jefferson Building
Towson, Maryland 21204

Re: File No. 68-151-X
Summer Hill Club, Inc.
N/S of Bordon Road 600' + from
Manda Mill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Thomson:

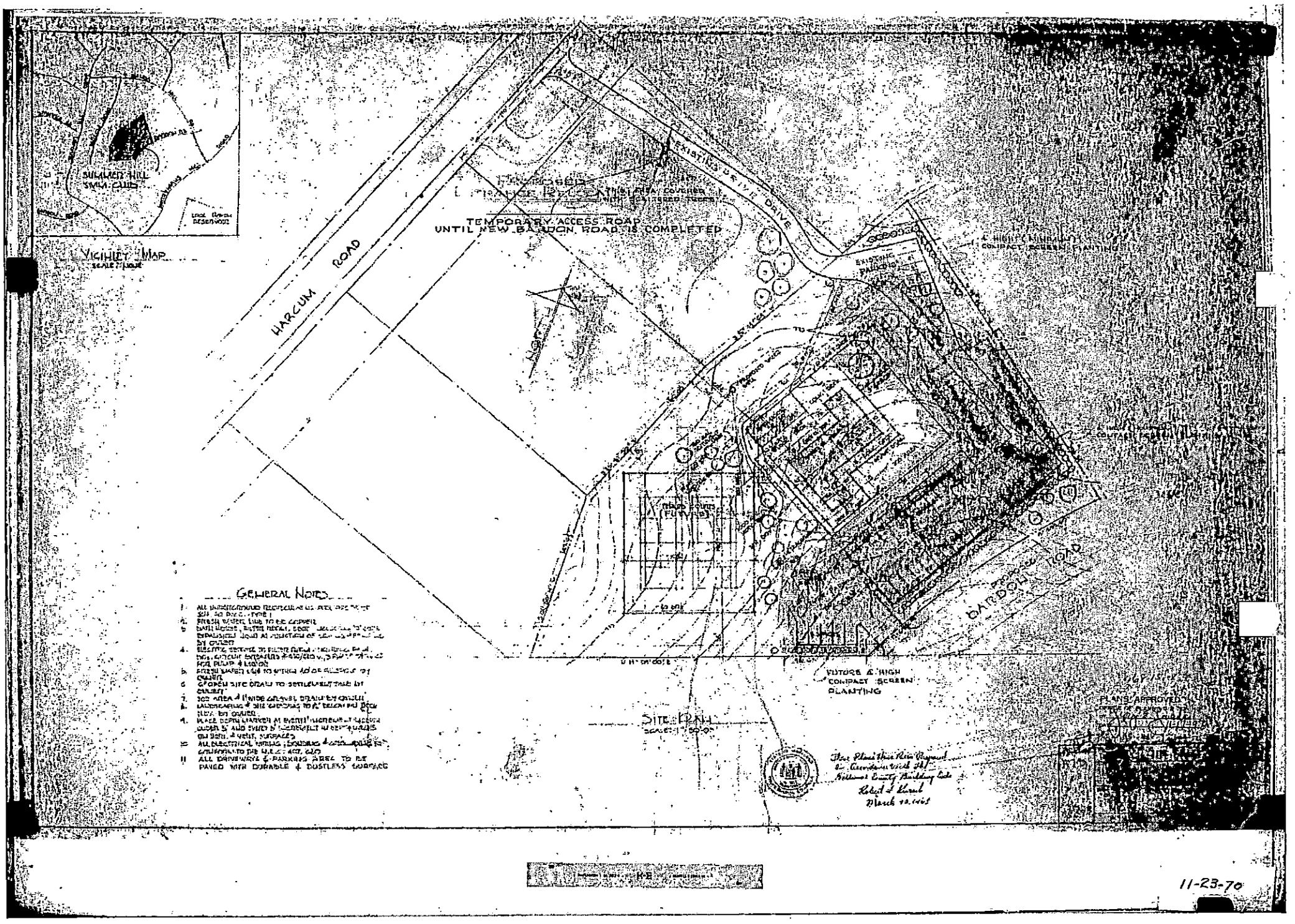
The revised site plan for the subject property subcitted by you to the Office of Planning was approved by Mr. George E. Gavrelis, Director of Planning, on November 17, 1970.

Enclosed please find a copy of the aforementioned approved plan for your records.

Very truly yours,

Edward D. Hardesty
Zoning Commissioner

CC: County Board of Appeals
(Enclosure)
Mr. George H. Pryor
(Enclosure)


HARCUM ROAD
EXISTING DRIVE
TEMPORARY ACCESS ROAD UNTIL NEW BALDWIN ROAD IS COMPLETED
EXISTING PARKING
FUTURE 6' HIGH CONIFER SCREEN PLANTING
GARDON ROAD
SUMMIT HILL SWIM CLUB
Local Elevated Reservoir
VICINITY MAP
SCALE: 1" = 1000'
SITE PLAN
SCALE: 1" = 50'-0"
GENERAL NOTES
11-23-70

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/

Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROP.TAX ID
CC1910167	10-19-085500
VIOLATION ADDRESS	
13709 A HARCUM RD PHOENIX, MD 21131	

SUMMER HILL CLUB INC
BX 13
PHOENIX, MD 21131-0000

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 500.9 BCZR; ZCPM; BCC: 32-3-102: Violation of commerical site plan and /or zoning order	Cease violation of Zoning Order 88-151-X, the restrictions.

Failure to comply with this correction notice, may result in a $200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 08/09/2019	INSPECTOR ID: 79
	ISSUED DATE: 07/25/2019

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
   (a) on how to correct the violation(s) in order to avoid trial or
   (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could affect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of $200, $500, $1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/

Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT & INSPECTION CITATION

CASE NUMBER	PROP.TAX ID
CC1910167	10-19-085500
VIOLATION ADDRESS	
13709 A HARCUM RD PHOENIX, MD 21131	

SUMMER HILL CLUB INC
BX 13
PHOENIX, MD 21131-0000

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 500.9 BCZR; ZCPM; BCC: 32-3-102: Violation of commerical site plan and /or zoning order	Failure to comply with zoning order 88-151 – X.

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated: $5000

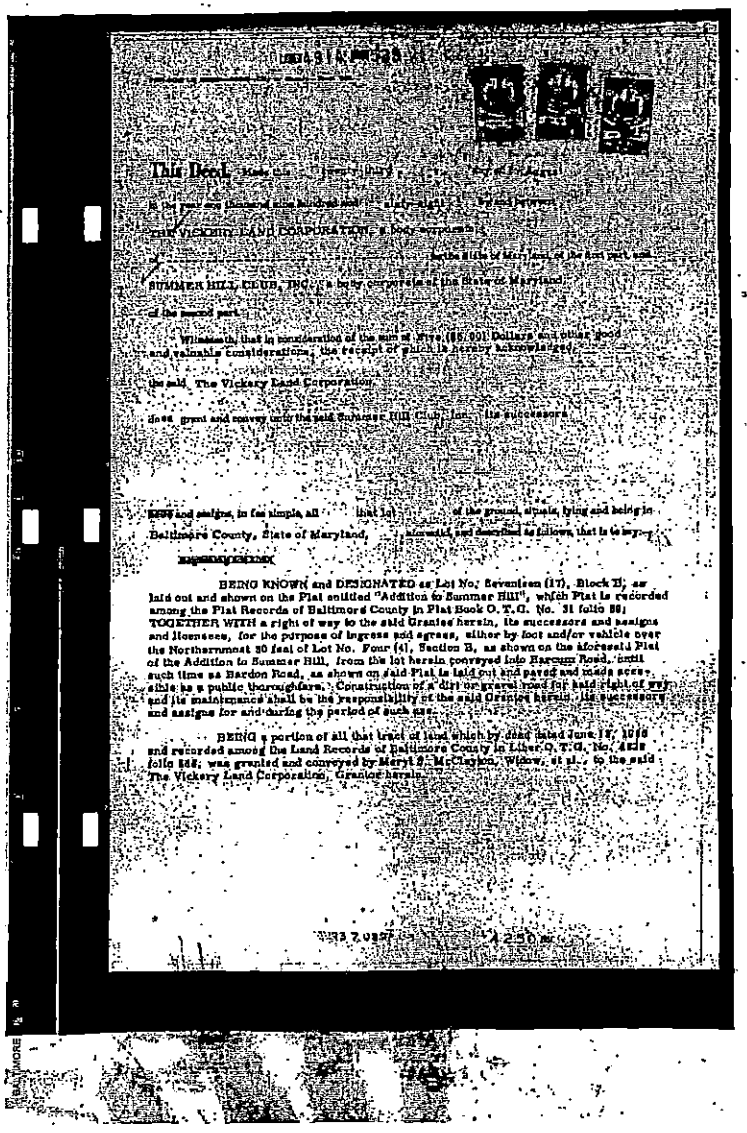
A quasi-judicial hearing has been pre-scheduled in:
Jefferson Building, 105 W. Chesapeake Ave, Rm 205
Towson, Maryland, 21204

DATE: 09/04/2019 TIME: 09:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Badge Number		Issued Date
79		08/12/2019



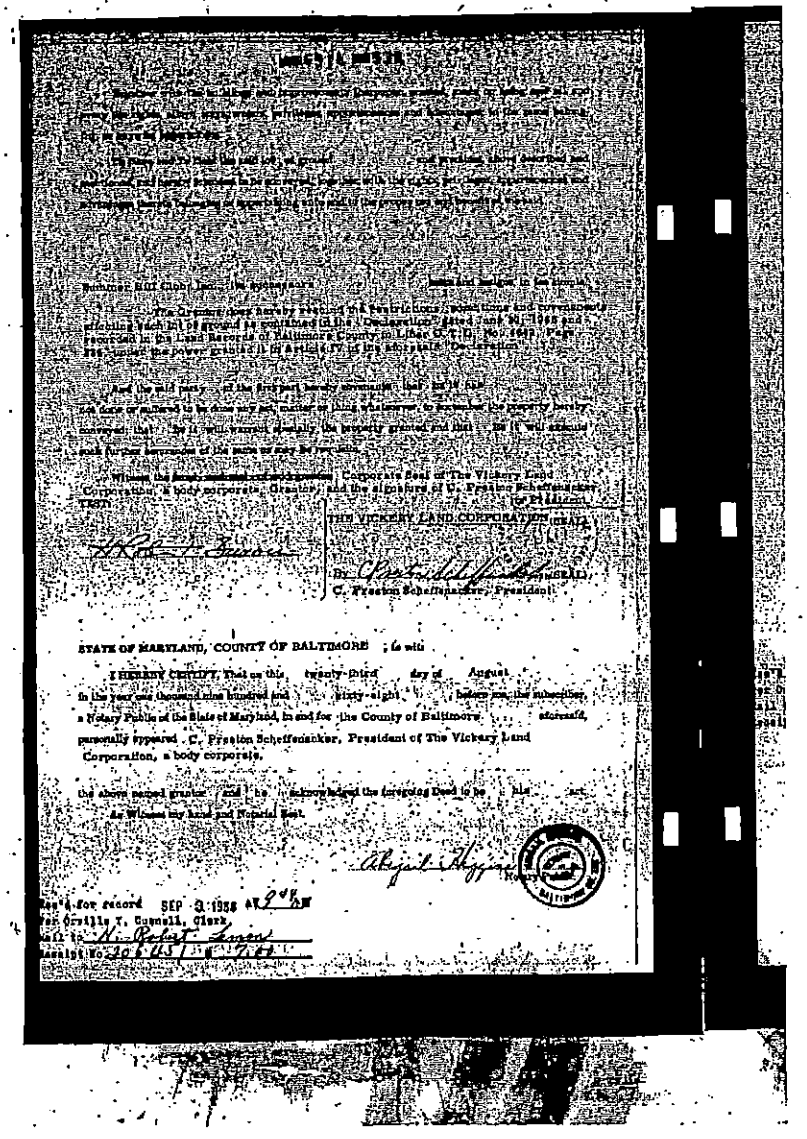
This Deed, Made this ... day of ... in the year ... by and between ... party of the first part, and THE VICKERY LAND CORPORATION, a body corporate of the State of Maryland, party of the first part, and SUMMER HILL CLUB, INC., a body corporate of the State of Maryland, party of the second part.

Witnesseth, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said The Vickery Land Corporation does grant and convey unto the said Summer Hill Club, Inc., its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN and DESIGNATED as Lot No. Seventeen (17), Block E, as laid out and shown on the Plat entitled "Addition to Summer Hill", which Plat is recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 31 folio 88; TOGETHER WITH a right of way to the said Grantee herein, its successors and assigns and licensees, for the purpose of ingress and egress, either by foot and/or vehicle over the Northernmost 30 feet of Lot No. Four (4), Section B, as shown on the aforesaid Plat of the Addition to Summer Hill, from the lot herein conveyed into Harcum Road, until such time as Hardon Road, as shown on said Plat is laid out and paved and made acces-sible as a public thoroughfare. Construction of a dirt or gravel road for said right of way and its maintenance shall be the responsibility of the said Grantee herein, its successors and assigns for and during the period of such use.

BEING a portion of all that tract of land which by deed dated June 17, 1918 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4018 folio 288; was granted and conveyed by Meryl S. McClaskey, Widow, et al., to the said The Vickery Land Corporation, Grantor herein.

RECORDED ... 1958 at 2:50 P.M.



Summer Hill Club, Inc., the party of the second part, ... hereinafter called the Grantee, is a corporation.

The Grantor does hereby convey to the Grantee a perpetual easement and right-of-way for ingress and egress to and from Harcum Road and Hardon Road, over and upon the following described lot of ground to be known as Lot No. 1, as laid out and shown on a Plat entitled "Addition to Summer Hill", which Plat is recorded among the Land Records of Baltimore County in Liber O.T.G. No. 31 Folio 88, and being more particularly described as follows, that is to say:

BEGINNING for the same at a point on the Northeasterly side of Harcum Road, said point being distant 30 feet measured Northeasterly from the Southwesterly corner of Lot No. 4, Section B, as shown on the aforesaid Plat; thence leaving said point of beginning and Northeasterly side of Harcum Road and running parallel with the Southeasterly line of said Lot No. 4, Section B, 30 feet from and at right angles thereto, Northwesterly 150 feet; thence Northeasterly 30 feet to the Northwesterly line of said Lot No. 4, Section B; thence Southeasterly with said Northwesterly line of Lot No. 4, Section B, 150 feet to the Northeasterly side of Harcum Road; thence Southwesterly with said Northeasterly side of Harcum Road, 30 feet to the point of beginning.

And the said party of the first part hereby covenants that it will not do or suffer to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the corporate Grantor, and the signature of C. Preston Scheffenacker, President of The Vickery Land Corporation, a body corporate, Grantor, and the signature of C. Preston Scheffenacker, President of Summer Hill Club, Inc., a body corporate, Grantee.

TEST: THE VICKERY LAND CORPORATION (SEAL)

By: C. Preston Scheffenacker, President.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

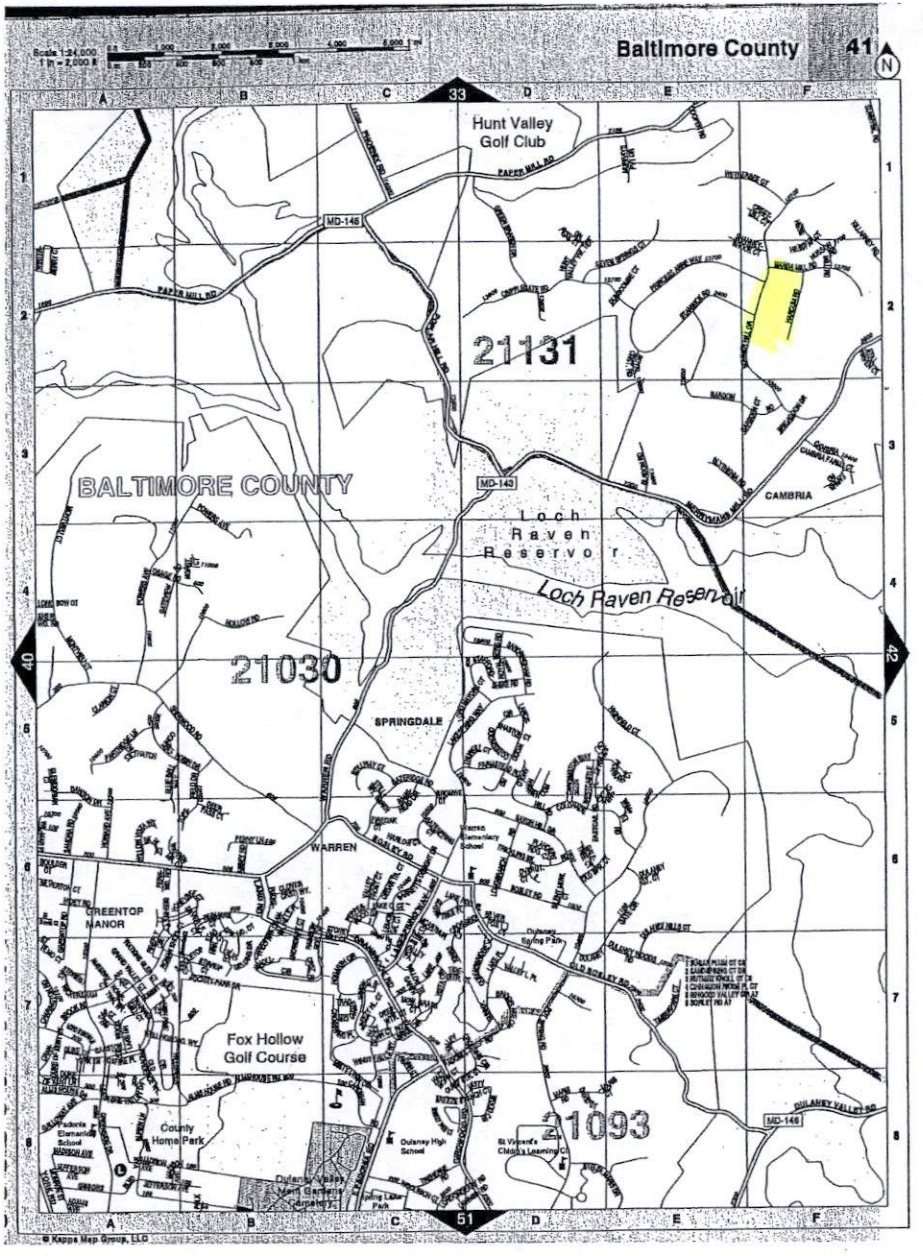
I HEREBY CERTIFY, That on this twenty-third day of August in the year one thousand nine hundred and fifty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared C. Preston Scheffenacker, President of The Vickery Land Corporation, a body corporate, the above named grantor, and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

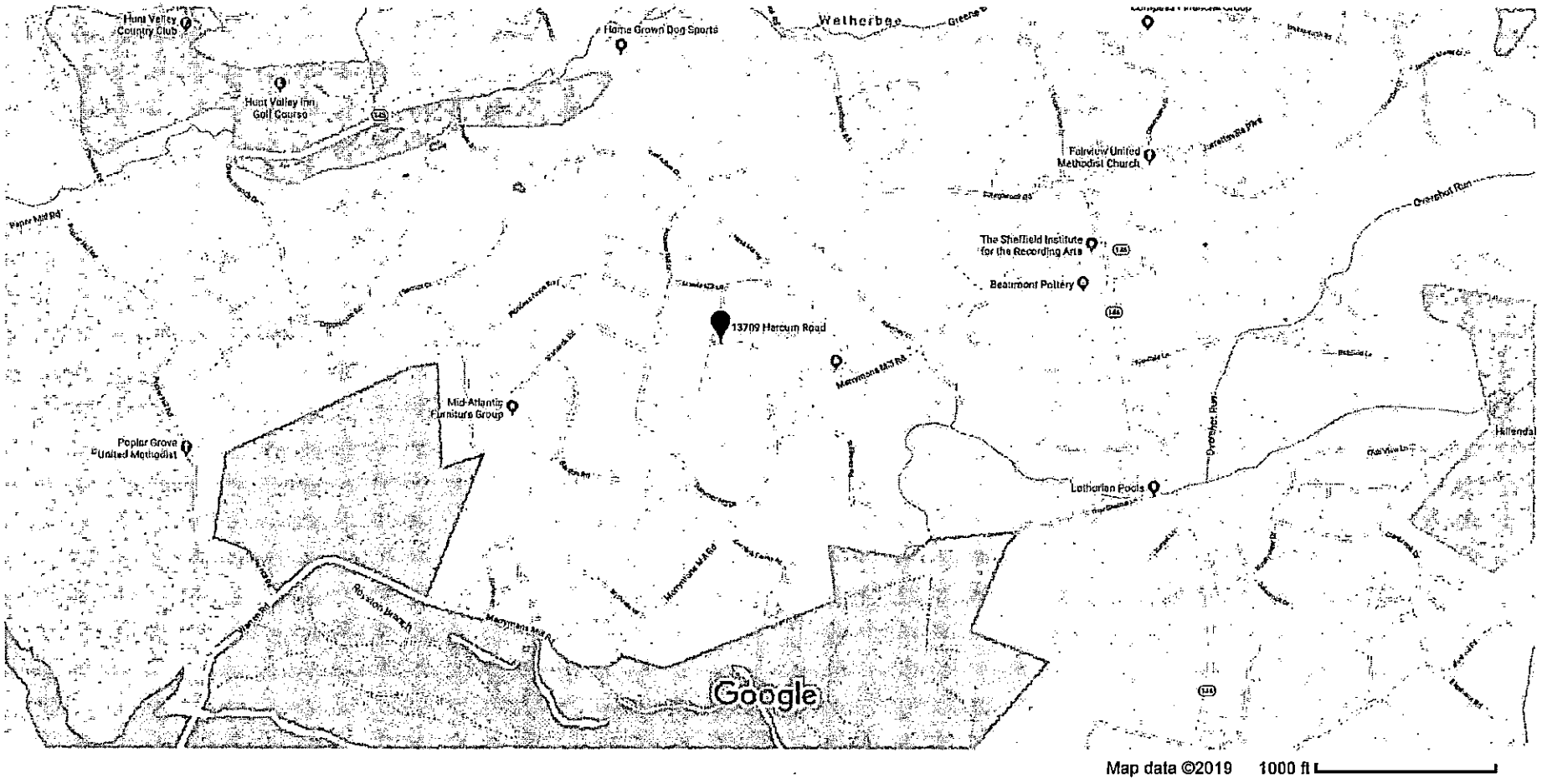
Notary Public

Rec'd for record SEP 3 1958 at 2:50 PM
Per Orville T. Cunnell, Clerk.
Sent to N. Robert Lanow
Receipt No. 20 1165 [illegible]

BALTIMORE COUNTY CIRCUIT COURT (Land Records) OTG 4014, p. 0520, MSA_CE60_4784. Date available 03/08/2007. Printed 10/15/2018.


Baltimore County
41
Hunt Valley Golf Club
PAPER MILL RD
MD-146
21131
BALTIMORE COUNTY
MD-143
CAMBRIA
Loch Raven Reservoir
Loch Raven Reservoir
21030
SPRINGDALE
WARREN
GREENTOP MANOR
Fox Hollow Golf Course
County Home Park
Dulaney High School
21093
DULANEY VALLEY RD
MD-146
33
51
42
04
© Kappa Map Group, LLC

Google Maps 13709 Harcum Rd



BALTIMORE COUNTY CIRCUIT COURT (Land Records) CTS 4914, p. 529, MSA_CE82_4,150 Date available 05/08/2000. Printed 02/28/2019

FEE-SIMPLE DEED—CORP.—City or County—Form 660

This Deed. Made this twenty-third day of August

in the year one thousand nine hundred and sixty-eight by and between

THE VICKERY LAND CORPORATION, a body corporate,

of ---------- in the State of Maryland, of the first part, and

SUMMER HILL CLUB, INC., a body corporate of the State of Maryland,

of the second part.

Witnesseth, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said The Vickery Land Corporation,

does grant and convey unto the said Summer Hill Club, Inc., its successors

~~heirs~~ and assigns, in fee simple, all ~~/~~ that lot of the ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

~~Beginning for the~~

BEING KNOWN and DESIGNATED as Lot No. Seventeen (17), Block B, as laid out and shown on the Plat entitled "Addition to Summer Hill", which Plat is recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 31 folio 69; TOGETHER WITH a right of way to the said Grantee herein, its successors and assigns and licensees, for the purpose of ingress and egress, either by foot and/or vehicle over the Northernmost 30 feet of Lot No. Four (4), Section B, as shown on the aforesaid Plat of the Addition to Summer Hill, from the lot herein conveyed into Harcum Road, until such time as Bardon Road, as shown on said Plat is laid out and paved and made accessible as a public thoroughfare. Construction of a dirt or gravel road for said right of way and its maintenance shall be the responsibility of the said Grantee herein, its successors and assigns for and during the period of such use.

BEING a portion of all that tract of land which by deed dated June 13, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4628 folio 586, was granted and conveyed by Meryl S. McClayton, Widow, et al., to the said The Vickery Land Corporation, Grantor herein.

MR 3.7.08 $ 4.25 (S)

EXHIBIT

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

Of

Summer Hill Club, Inc., its successors heirs and assigns, in fee simple.

The Grantor does hereby rescind the restrictions, conditions and covenanents affecting such lot of ground as contained in the "Declaration" dated June 30, 1966 and recorded in the Land Records of Baltimore County in Liber O. T. G. No. 4642, Page 224, under the power granted it in Article IV of the aforesaid "Declaration".

And the said party of the first part hereby covenants that he it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he it will warrant specially the property granted and that he it will execute such further assurances of the same as may be requisite.

Witness the ~~hand and seal of said grantor~~ Corporate Seal of The Vickery Land Corporation, a body corporate, Grantor, and the signature of C. Preston Scheffenacker, its President.

TEST:

THE VICKERY LAND CORPORATION (SEAL)

By C. Preston Scheffenacker (SEAL)
C. Preston Scheffenacker, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this twenty-third day of August in the year one thousand nine hundred and sixty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared C. Preston Scheffenacker, President of The Vickery Land Corporation, a body corporate,

the above named grantor, and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

Abigail Hyzer
Notary Public

Rec'd for record SEP 3 1968 at 9 44 A M
per Orville T. Gaenell, Clerk
Mail to Hi Robert Lemon
Receipt No 20645 7.00

BALTIMORE COUNTY CIRCUIT COURT (Land Records) OTG 4914, p. 0530, MSA_CE62_4769. Date available 03/08/2007. Printed 02/25/2019.

13709 1/2 Harcum Rd

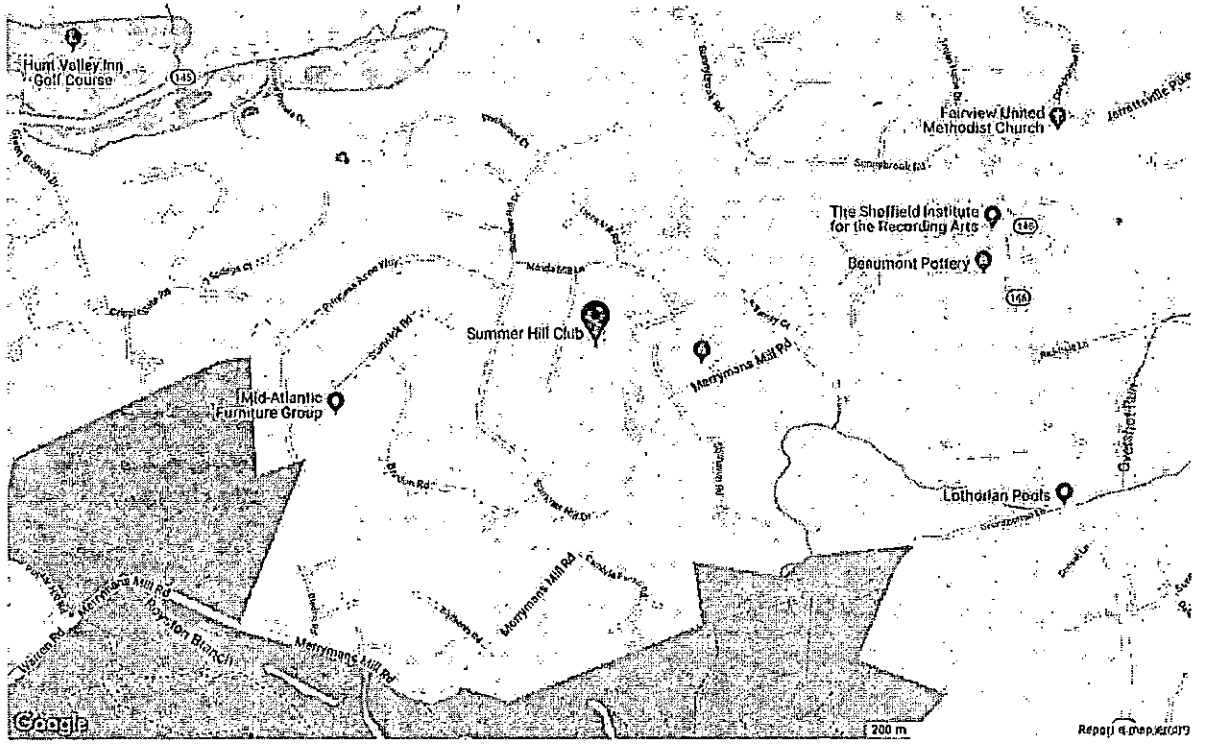
Phoenix, MD 21131

Looking for the pool? We are about halfway down Harcum Road on the left side of the street. Go down the long driveway that goes between the fences at 13711 and 13709 Harcum to find our entry gate!

MAILING ADDRESS

PO Box 13

Phoenix, MD 21131

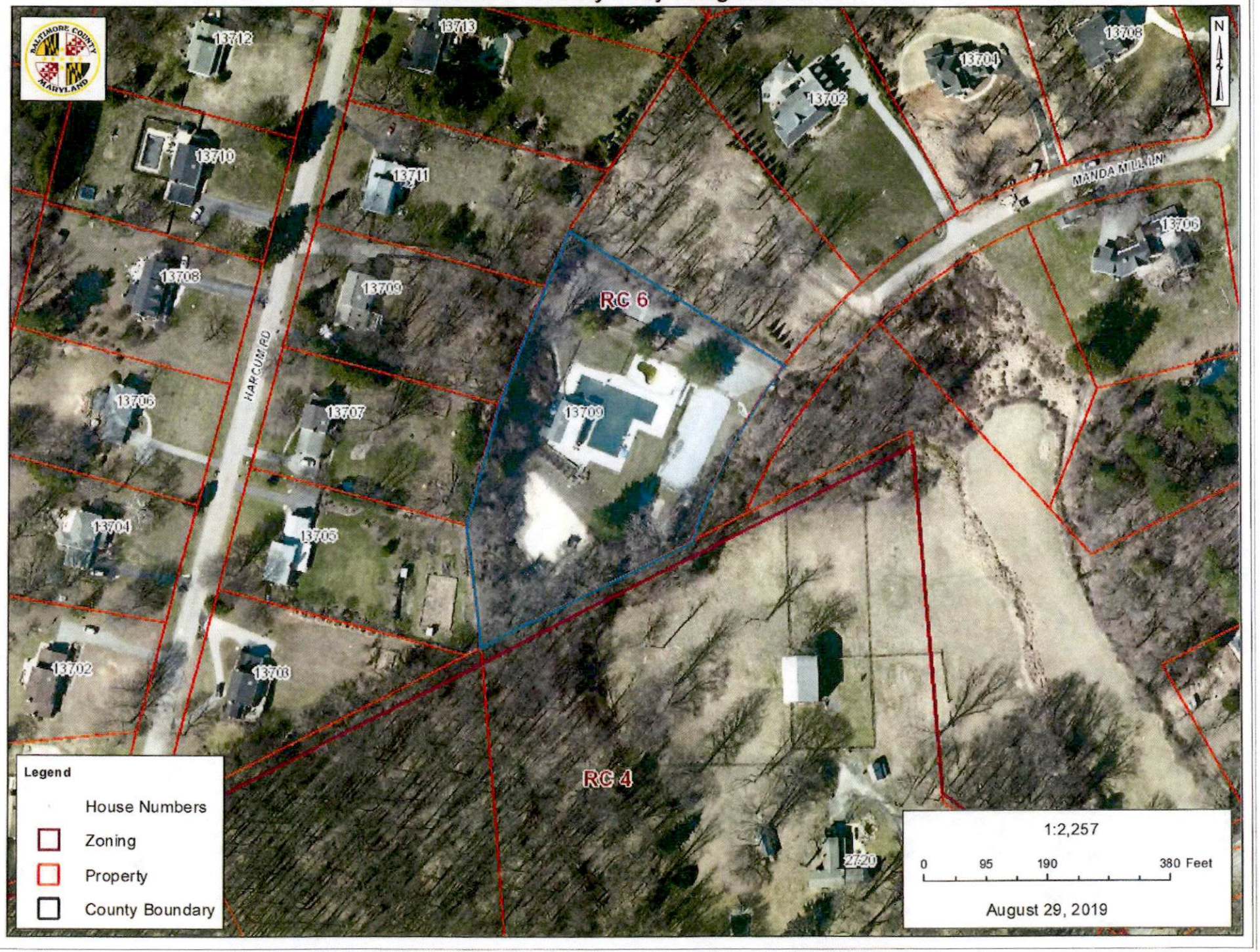


FOLLOW SUMMER HILL SWIM CLUB...

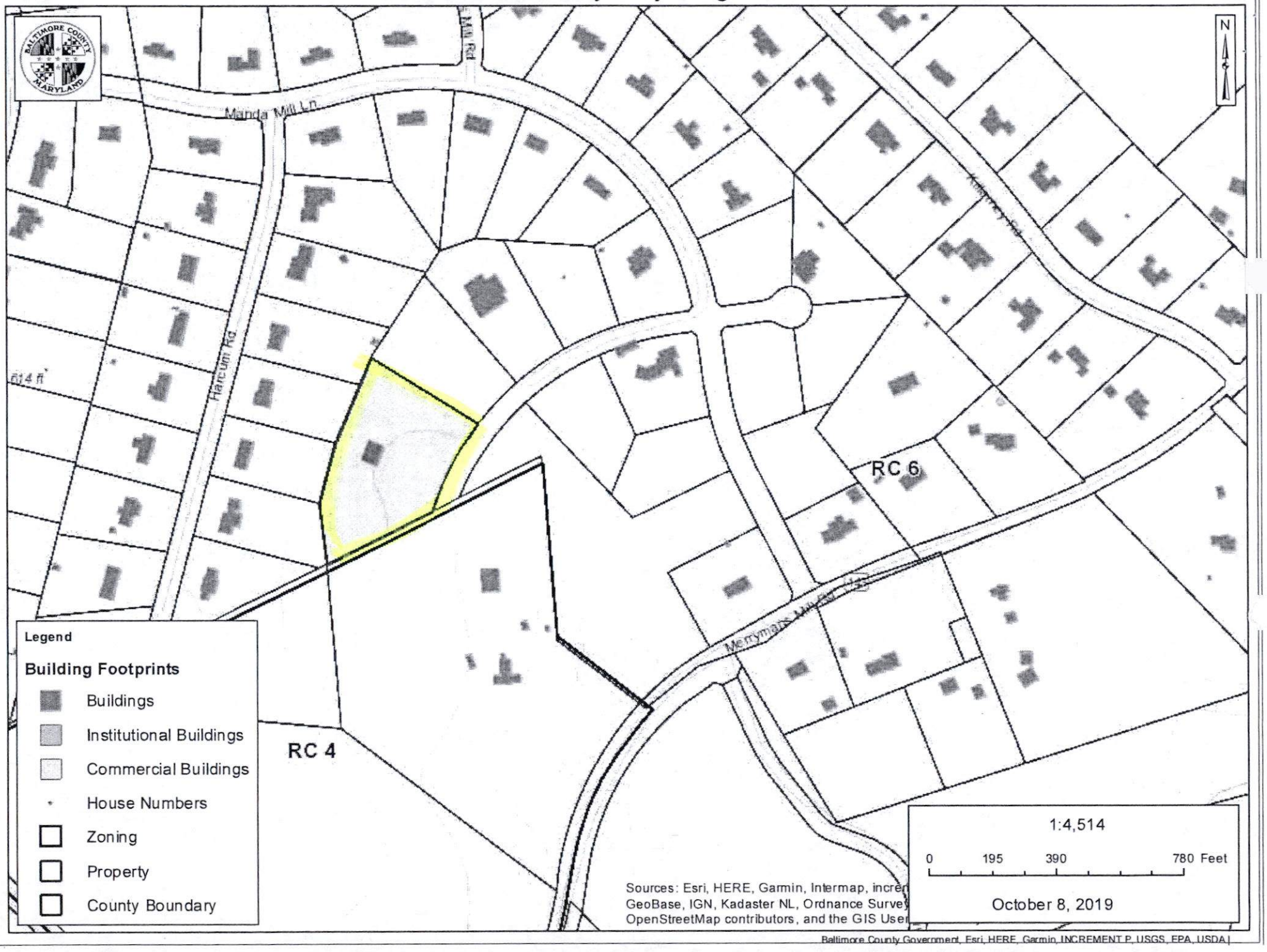
PARTY DECK POOL RULES BOARD PRIVACY POLICY

(c) 2019 Summer Hill Club, Inc.

Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: District - 10 Account Number - 1019085500

Owner Information

Owner Name:	SUMMER HILL CLUB INC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	BX 13 PHOENIX MD 21131	**Deed Reference:**	/04914/ 00529

Location & Structure Information

Premises Address:	BARDON RD 0-0000	**Legal Description:**	SUMMER HILL

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0043	0009	0079	10010005.04	0000		B	17	2020	Plat Ref: 0031/ 0069

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	1,050 SF		2.2500 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	BRICK/	3	1 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	162,000	162,000		
Improvements	95,200	95,200		
Total:	257,200	257,200	257,200	
Preferential Land:	0			

Transfer Information

Seller: VICKERY LAND COR P	**Date:** 08/30/1968	**Price:** $8,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /04914/ 00529	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

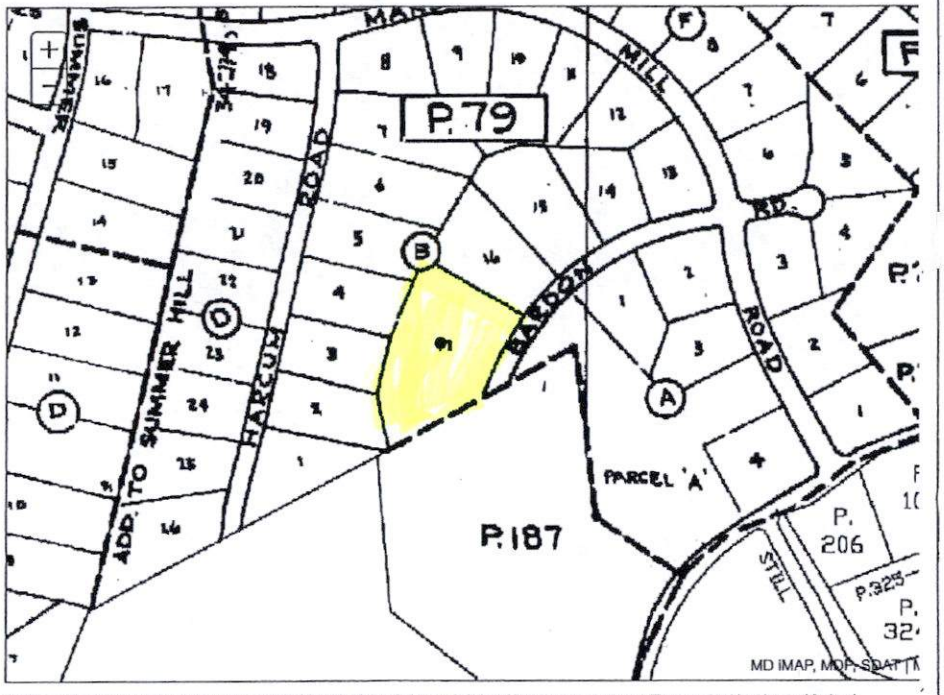
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 10 Account Number: 1019085500

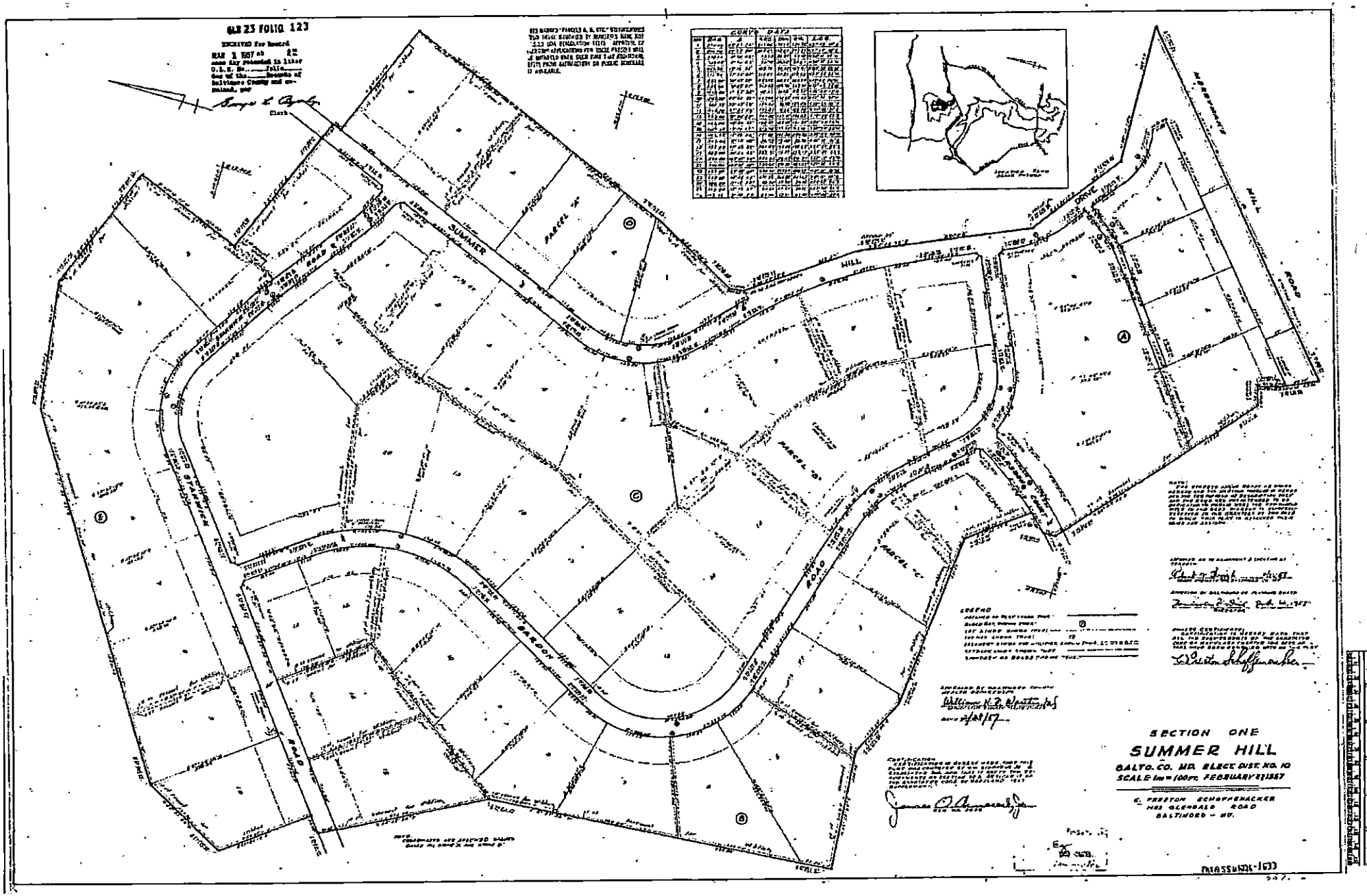


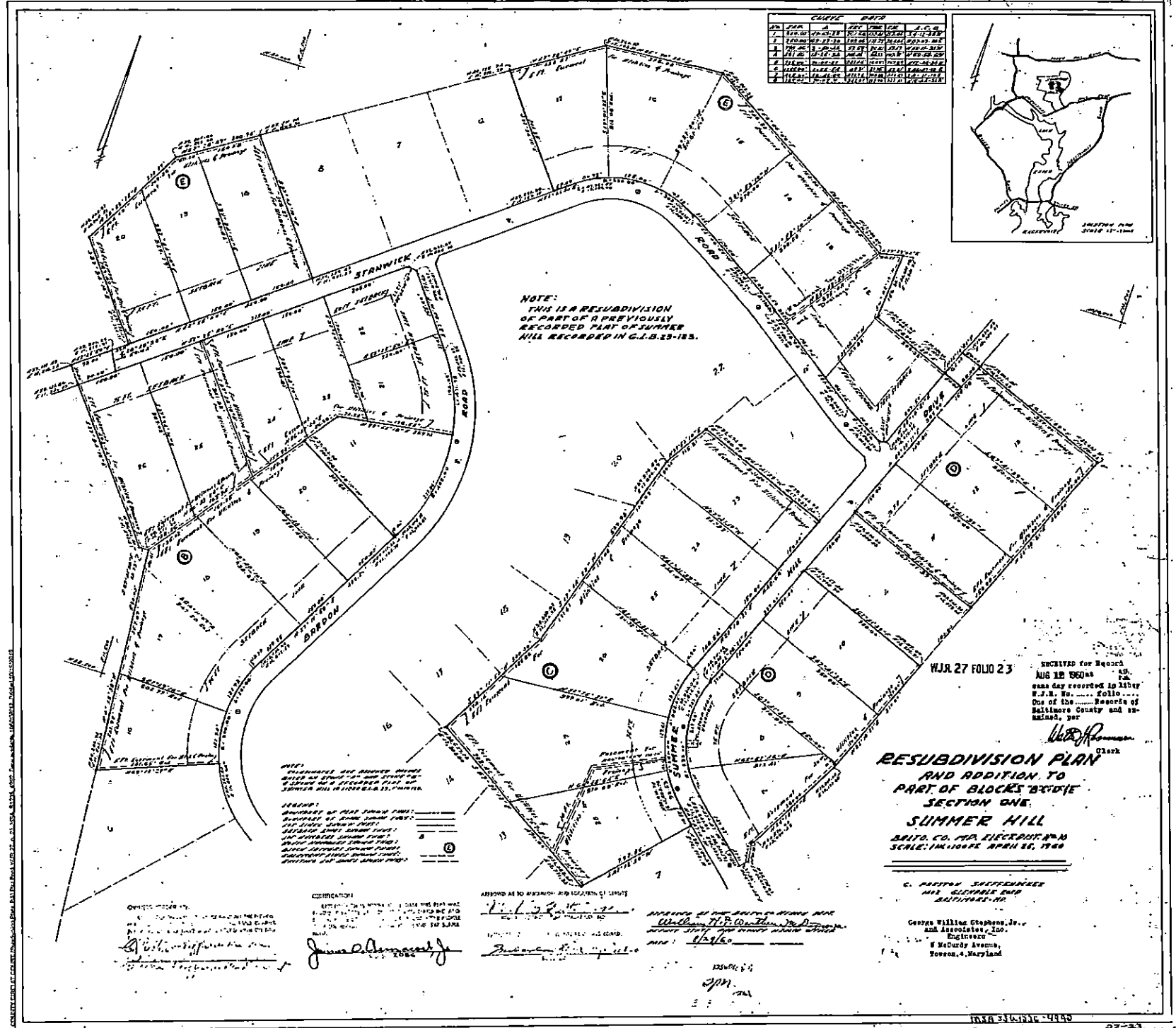
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

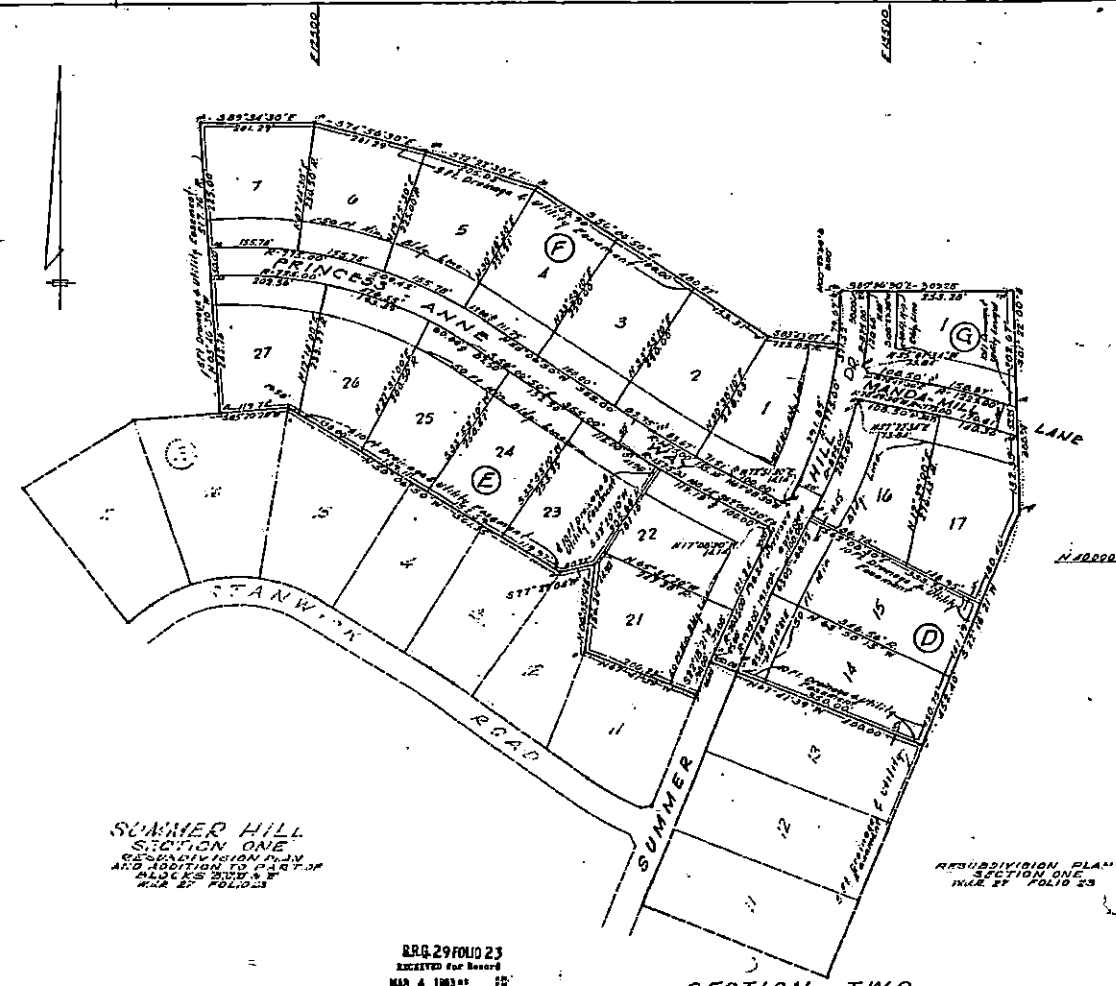
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx (http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx).


PLAT 23 FOLIO 123
SUMMER HILL
SECTION ONE
BALTO. CO. MD. ELECT. DIST. NO. 10
SCALE 1in = 100ft. FEBRUARY 21 1957
C. PRESTON SCHAFFENACKER
1105 GLENDALE ROAD
BALTIMORE - MD.
SUMMER HILL ROAD
HARDON HILL ROAD
PARCEL "A"
PARCEL "B"
PARCEL "C"
PARCEL "D"
PARCEL "E"
PARCEL "F"
PARCEL "G"
LEGEND


NOTE:
THIS IS A RESUBDIVISION OF PART OF A PREVIOUSLY RECORDED PLAT OF SUMMER HILL RECORDED IN C.J.B. 25-133.
STANWICK ROAD
BREDON ROAD
SUMMER HILL DRIVE
SUMMER HILL
W.J.R. 27 FOLIO 23
RESUBDIVISION PLAN
AND ADDITION TO
PART OF BLOCKS B-C-D-E
SECTION ONE
SUMMER HILL
BALTO. CO., MD.
SCALE: 1"=100'
APRIL 26, 1960
RECEIVED for Record
AUG 18 1960
George William Stephens, Jr. and Associates, Inc.
Engineers
8 McCurdy Avenue,
Towson 4, Maryland



COORDINATES		
NO.	EAST	NORTH
1	18570.76	39967.71
2	18228.43	39907.22
3	18180.22	39858.33
4	18143.20	39769.29
5	18060.93	39769.29
6	17960.93	39769.29
7	17901.30	40000.06
8	18092.02	39946.89
9	18145.14	40283.36
10	18324.13	39630.29
11	18189.98	39949.96
12	18151.33	40203.56
13	18339.33	40087.25
14	18343.91	40092.73
15	18319.73	40115.51
16	18423.35	40138.24
17	18499.35	40175.22
18	18722.78	40093.95
19	18837.04	40033.85
20	18788.87	40047.36
21	18804.73	40111.37
22	18794.86	40114.29
23	18817.82	40120.72
24	18804.69	40237.88
25	18824.69	40240.20
26	18752.11	40394.30
27	18719.99	40435.01
28	18730.19	40552.87
29	18538.14	40332.69
30	18308.27	40525.76
31	18285.18	40497.41
32	18418.19	40291.67
33	18377.82	40130.72
34	18377.86	40034.29
35	18424.98	40032.88
36	18436.61	40286.57
37	18544.20	40319.64
38	18554.61	40370.14
39	18571.90	40515.80
40	18717.73	40319.98
41	18439.82	40439.14
42	18712.39	40281.81
43	18940.61	40483.38
44	18992.00	40190.28
45	18993.38	40188.78
46	18934.85	40408.84
47	19142.61	40393.99
48	19087.73	40730.19

CURVE DATA						
FROM	TO	RADIUS	ARC	Δ	TAN DIST.	CHORD
33	34	8055.00	199.22	3° 32' 05"	99.56	N35°04'55"E 199.18
34	35	1925.00	197.40	5° 52' 59"	98.77	N32°02'32"E 197.32
41	42	775.00	371.52	27° 28' 00"	189.10	N13°03'30"E 367.98
43	44	875.00	265.83	17° 24' 32"	133.58	N30°28'44"E 264.80
45	46	825.00	120.65	8° 22' 55"	60.45	N43°15'56"E 120.57
1013	1017	1985.00	100.42	2° 53' 30"	50.28	N39°07'30"W 100.40
1013	1018	2015.00	193.18	5° 29' 30"	96.69	N41°09'45"W 193.11
1017	1018	725.00	470.35	37° 09' 45"	243.34	N21°56'30"W 462.08
1019	1018	775.00	309.33	22° 52' 45"	156.39	N47°52'45"W 307.30
NC1	1019	1995.00	100.81	2° 53' 30"	50.42	N39°07'30"E 100.80
NC2	1020	1975.00	170.07	5° 15' 30"	85.15	N37°35'30"E 170.01

SUMMER HILL
SECTION ONE
RESUBDIVISION PLAN
AND ADDITION TO PART OF
BLOCKS 20,21,22 & 23
RRG 29 FOLIO 23

RRG 29 FOLIO 23
RECEIVED for Record
MAR 4 1963 at 12
same day recorded in Liber
R.R.G. No. folio
One of the Records of
Baltimore County and examined, per

SECTION TWO
OF
SUMMER HILL
10th ELECT. DIST. BALTO. CO. MD.
SCALE 1"=100' NOVEMBER 9, 1962

DEVELOPER
C. PRESTON SHEFFENACKER, INC.
305 ALLEGHANY AVENUE
TOWSON 4, MARYLAND

F.W.S. Completed (C.E.&A.) [illegible]
Final Plat Checked:
Planning
Engineering
Date

APPROVED, BALTIMORE COUNTY PLANNING BOARD
DATE: SECRETARY

APPROVED:
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER

DATE: COUNTY BOARD ENGINEER

NOTE:
STREETS and/or ROADS shown hereon and marked thereon in dotted are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the lands thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the coordinates and angles used for the recorded plats of "SUMMER HILL" and they are based on that following monuments shown on the Plat of Section One, "SUMMER HILL", recorded on Plat Book G.L.B. No. 28, Folio 122:

Stone A: E 18463.97, N 37833.75
Stone C: E 18267.91, N 38278.53

OWNERS CERTIFICATE:
The requirements of Section 72-3, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
SECTION TWO
SUMMER HILL
OWNER
DATE

SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS JR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as Sheets 33 1439, Chapter 1016 of the Acts of 1945, and subsequent amendments.
REGISTERED LAND SURVEYOR, No. 3423
DATE

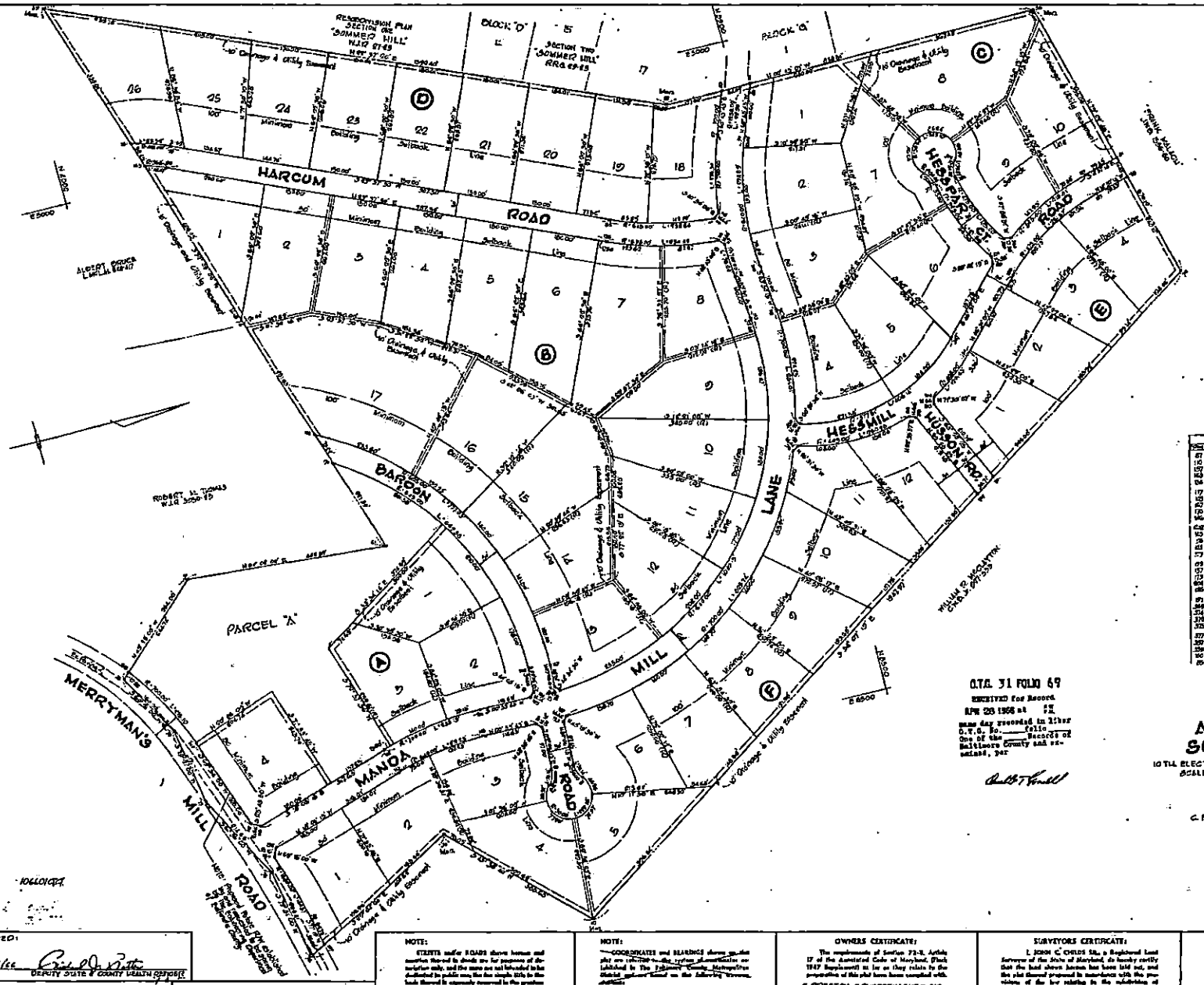
MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES ST.
BALTIMORE 18, MD.

COMPUTED [illegible] DRAWN [illegible] CHECKED [illegible]

TYSA SSU 1336-9999

27-23

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) PW Book RRG 29, p. 23, MSA_SM12_8960, Data available 10/07/2014. Printed 10/15/2015.



COORDINATES					
PT	EAST	NORTH	PT	EAST	NORTH
D	84811.06	47481.64	145	83955.26	48410.34
101	84834.83	48883.77	146	84108.81	48778.73
102	84871.16	47865.81	147	84249.63	48960.10
103	84908.57	47848.84	148	84386.86	48988.23
104	84915.27	47844.28	149	84398.26	48995.95
105	84841.24	47881.86	150	83911.16	48656.56
106	84841.24	47881.86	151	83915.38	48651.51
107	84841.24	47881.86	152	83915.38	48651.51
108	84841.24	47881.86	153	83915.38	48651.51
109	84841.24	47881.86	154	83915.38	48651.51
110	84841.24	47881.86	155	83915.38	48651.51
111	84841.24	47881.86	156	83915.38	48651.51
112	84841.24	47881.86	157	83915.38	48651.51
113	84841.24	47881.86	158	83915.38	48651.51
114	84841.24	47881.86	159	83915.38	48651.51
115	84841.24	47881.86	160	83915.38	48651.51
116	84841.24	47881.86	161	83915.38	48651.51
117	84841.24	47881.86	162	83915.38	48651.51
118	84841.24	47881.86	163	83915.38	48651.51
119	84841.24	47881.86	164	83915.38	48651.51
120	84841.24	47881.86	165	83915.38	48651.51
121	84841.24	47881.86	166	83915.38	48651.51
122	84841.24	47881.86	167	83915.38	48651.51
123	84841.24	47881.86	168	83915.38	48651.51
124	84841.24	47881.86	169	83915.38	48651.51
125	84841.24	47881.86	170	83915.38	48651.51
126	84841.24	47881.86	171	83915.38	48651.51
127	84841.24	47881.86	172	83915.38	48651.51
128	84841.24	47881.86	173	83915.38	48651.51
129	84841.24	47881.86	174	83915.38	48651.51
130	84841.24	47881.86	175	83915.38	48651.51
131	84841.24	47881.86	176	83915.38	48651.51
132	84841.24	47881.86	177	83915.38	48651.51
133	84841.24	47881.86	178	83915.38	48651.51
134	84841.24	47881.86	179	83915.38	48651.51
135	84841.24	47881.86	180	83915.38	48651.51
136	84841.24	47881.86	181	83915.38	48651.51
137	84841.24	47881.86	182	83915.38	48651.51
138	84841.24	47881.86	183	83915.38	48651.51
139	84841.24	47881.86	184	83915.38	48651.51
140	84841.24	47881.86	185	83915.38	48651.51
141	84841.24	47881.86	186	83915.38	48651.51
142	84841.24	47881.86	187	83915.38	48651.51
143	84841.24	47881.86	188	83915.38	48651.51
144	84841.24	47881.86	189	83915.38	48651.51

CURVE DATA							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	DELTA ANGLE	RADIAL BEARING
1	200.00	176.30	N 47°55'30" E	170.60	93.56	50°30'00"	S 73°40'30" E
2	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
3	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
4	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
5	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
6	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
7	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
8	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
9	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
10	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
11	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
12	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
13	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
14	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
15	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
16	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
17	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
18	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
19	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
20	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
21	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
22	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
23	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
24	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
25	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
26	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
27	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
28	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
29	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
30	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
31	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
32	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
33	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
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35	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
36	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
37	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
38	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
39	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
40	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
41	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
42	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
43	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
44	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
45	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
46	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
47	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
48	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
49	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
50	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
51	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
52	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
53	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
54	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
55	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
56	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
57	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
58	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
59	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
60	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
61	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
62	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
63	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
64	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
65	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
66	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
67	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
68	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
69	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
70	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
71	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
72	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
73	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
74	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
75	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
76	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
77	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
78	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
79	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
80	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
81	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
82	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
83	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
84	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
85	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
86	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
87	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
88	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
89	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
90	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
91	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
92	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
93	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
94	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
95	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
96	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
97	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
98	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E
99	250.00	220.51	N 47°55'30" E	213.50	116.78	50°30'00"	S 73°40'30" E
100	150.00	235.62	N 44°40'30" W	212.13	150.00	90°00'00"	N 89°19'30" E

O.T.G. 31 FOLIO 69

RECEIVED for Record
APR 28 1966 at 9:2
same day recorded in Liber
O.T.G. No. ____ Folio
One of the Records of
Baltimore County and re-
corded, per

ADDITION TO SUMMER HILL

10TH ELECTION DISTRICT BALTIMORE COUNTY MD.
SCALE 1"=100' MARCH 29, 1966

DEVELOPER
C. PRESTON SCHEFFENACKER INC.
345 ALLEGANY AVENUE
BALTIMORE, MARYLAND 21204

APPROVED:
4/25/66 DEPUTY STATE & COUNTY HEALTH OFFICER
DATE:

APPROVED, BALTIMORE COUNTY PLANNING BOARD
4/15/66 DIRECTOR
DATE:

DATE: COUNTY ROADS ENGINEER

NOTE:
STREETS and/or ROADS shown hereon and mention thereof to dedicate are for purposes of dedication only, and the same are not intended to be dedicated to public use, but the simple title to the land thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established by The Baltimore County Metropolitan District, and are based on the following "Control stations":

Assumed Grid

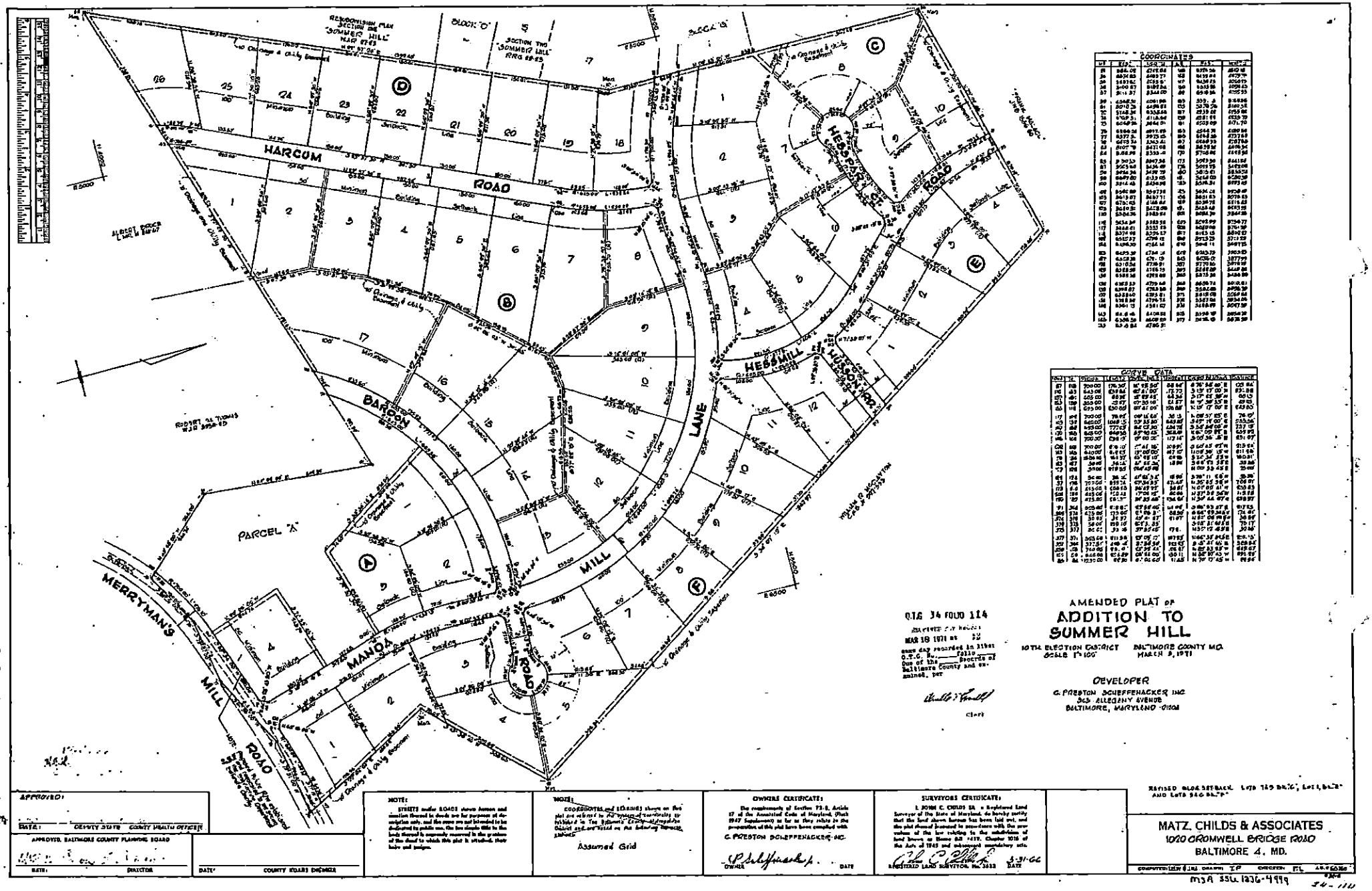
OWNERS CERTIFICATE:
The requirements of Section 72-5, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
C. PRESTON SCHEFFENACKER INC
OWNER DATE

SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS JR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land above hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1026 of the Acts of 1945 and subsequent supplementary acts.
REGISTERED LAND SURVEYOR No. 2422 4-21-66 DATE

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

COMPUTED BY J.M.J. DRAWN E.P. CHECKED F.L. JOB NO. 6306
TRACED
PHONE 1276-4996

31-6



COORDINATES					
PT	NORTH	EAST	PT	NORTH	EAST
1	564,626.00	1,041,116.00	51	564,626.00	1,041,116.00
2	564,626.00	1,041,116.00	52	564,626.00	1,041,116.00
3	564,626.00	1,041,116.00	53	564,626.00	1,041,116.00
4	564,626.00	1,041,116.00	54	564,626.00	1,041,116.00
5	564,626.00	1,041,116.00	55	564,626.00	1,041,116.00
6	564,626.00	1,041,116.00	56	564,626.00	1,041,116.00
7	564,626.00	1,041,116.00	57	564,626.00	1,041,116.00
8	564,626.00	1,041,116.00	58	564,626.00	1,041,116.00
9	564,626.00	1,041,116.00	59	564,626.00	1,041,116.00
10	564,626.00	1,041,116.00	60	564,626.00	1,041,116.00
11	564,626.00	1,041,116.00	61	564,626.00	1,041,116.00
12	564,626.00	1,041,116.00	62	564,626.00	1,041,116.00
13	564,626.00	1,041,116.00	63	564,626.00	1,041,116.00
14	564,626.00	1,041,116.00	64	564,626.00	1,041,116.00
15	564,626.00	1,041,116.00	65	564,626.00	1,041,116.00
16	564,626.00	1,041,116.00	66	564,626.00	1,041,116.00
17	564,626.00	1,041,116.00	67	564,626.00	1,041,116.00
18	564,626.00	1,041,116.00	68	564,626.00	1,041,116.00
19	564,626.00	1,041,116.00	69	564,626.00	1,041,116.00
20	564,626.00	1,041,116.00	70	564,626.00	1,041,116.00
21	564,626.00	1,041,116.00	71	564,626.00	1,041,116.00
22	564,626.00	1,041,116.00	72	564,626.00	1,041,116.00
23	564,626.00	1,041,116.00	73	564,626.00	1,041,116.00
24	564,626.00	1,041,116.00	74	564,626.00	1,041,116.00
25	564,626.00	1,041,116.00	75	564,626.00	1,041,116.00
26	564,626.00	1,041,116.00	76	564,626.00	1,041,116.00
27	564,626.00	1,041,116.00	77	564,626.00	1,041,116.00
28	564,626.00	1,041,116.00	78	564,626.00	1,041,116.00
29	564,626.00	1,041,116.00	79	564,626.00	1,041,116.00
30	564,626.00	1,041,116.00	80	564,626.00	1,041,116.00
31	564,626.00	1,041,116.00	81	564,626.00	1,041,116.00
32	564,626.00	1,041,116.00	82	564,626.00	1,041,116.00
33	564,626.00	1,041,116.00	83	564,626.00	1,041,116.00
34	564,626.00	1,041,116.00	84	564,626.00	1,041,116.00
35	564,626.00	1,041,116.00	85	564,626.00	1,041,116.00
36	564,626.00	1,041,116.00	86	564,626.00	1,041,116.00
37	564,626.00	1,041,116.00	87	564,626.00	1,041,116.00
38	564,626.00	1,041,116.00	88	564,626.00	1,041,116.00
39	564,626.00	1,041,116.00	89	564,626.00	1,041,116.00
40	564,626.00	1,041,116.00	90	564,626.00	1,041,116.00
41	564,626.00	1,041,116.00	91	564,626.00	1,041,116.00
42	564,626.00	1,041,116.00	92	564,626.00	1,041,116.00
43	564,626.00	1,041,116.00	93	564,626.00	1,041,116.00
44	564,626.00	1,041,116.00	94	564,626.00	1,041,116.00
45	564,626.00	1,041,116.00	95	564,626.00	1,041,116.00
46	564,626.00	1,041,116.00	96	564,626.00	1,041,116.00
47	564,626.00	1,041,116.00	97	564,626.00	1,041,116.00
48	564,626.00	1,041,116.00	98	564,626.00	1,041,116.00
49	564,626.00	1,041,116.00	99	564,626.00	1,041,116.00
50	564,626.00	1,041,116.00	100	564,626.00	1,041,116.00

CURVE DATA							
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT	DEGREE OF CURVATURE	DELTA ANGLE
1	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
2	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
3	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
4	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
5	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
6	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
7	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
8	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
9	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
10	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
11	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
12	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
13	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
14	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
15	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
16	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
17	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
18	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
19	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
20	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
21	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
22	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
23	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
24	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
25	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
26	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
27	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
28	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
29	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
30	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
31	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
32	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
33	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
34	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
35	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
36	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
37	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
38	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
39	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
40	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
41	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
42	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
43	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
44	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
45	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
46	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
47	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
48	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
49	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"
50	1,000.00	178.36	178.13	S 84° 56' 40" E	89.44	5° 36' 00"	10° 13' 14"

LIBER 34 FOLIO 114

RECEIVED FOR RECORD
MAR 18 1971 at 12
and recorded in Liber
O.T.C. No. 5219
One of the Records of
Baltimore County and examined, per

Clerk

AMENDED PLAT OF
ADDITION TO SUMMER HILL

10TH ELECTION DISTRICT — BALTIMORE COUNTY MD.
SCALE 1" = 100' — MARCH 8, 1971

DEVELOPER
G. PRESTON SCHEFFENACKER INC.
365 ALLEGANY AVENUE
BALTIMORE, MARYLAND 21204

APPROVED:

DATE: DEPUTY STATE / COUNTY HEALTH OFFICER

APPROVED: BALTIMORE COUNTY PLANNING BOARD

DATE: DIRECTOR

DATE: COUNTY ROADS ENGINEER

NOTE:
STREETS and/or ROADS shown hereon and not heretofore dedicated to the use of the public are hereby dedicated to the use of the public for the purposes of description only, and the owner or owners do not intend that the use by the public of said streets and/or roads shall be sufficient to constitute an acceptance by the County Commissioners of Baltimore County of the dedication hereby made.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established for the Baltimore County Metropolitan District and are based on the following monuments published:

Assumed Grid

OWNERS CERTIFICATE:
The requirements of Section 75-8, Article 17 of the Annotated Code of Maryland, (Flash 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

G. PRESTON SCHEFFENACKER, INC.

OWNER — DATE

SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS JR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 1419, Chapter 1018 of the Acts of 1945 and subsequent supplementary acts.

REGISTERED LAND SURVEYOR, No. 3833 — DATE 3-31-66

REVISED BLOCK SETBACK LOTS 149 BASIC, LOT 1, BLK "F" AND LOTS 240 BLK "F"

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

COMPUTATION [illegible] DRAWN TP CHECKED FL

m3A 3SU 1236-4999

34-110

BALTIMORE COUNTY CHECKPRINT COUNTY (Subdivision Plans, DXF) Plot Date: 07/03 3:1, A, 114, xREA_217120_ABMS, Data available: 1971/02/16, Plotted: 10/21/2016

Sherry Nuffer

From: Kristen L Lewis
Sent: Tuesday, October 22, 2019 10:51 AM
To: Sherry Nuffer
Subject: FW: Special Hearing 2019-0431-SPH

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Michael Mallinoff
Sent: Wednesday, October 16, 2019 10:01 AM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Special Hearing 2019-0431-SPH

I concur.

Yes, Go Nats! Last night was too much but I guess it was a character builder for the Series!

Mike

From: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Sent: Wednesday, October 16, 2019 9:50 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Special Hearing 2019-0431-SPH

Michael,
I agree with Ms King's analysis. Hopefully we have not already granted the Blum's postponement request?
If so, we can write Burch a letter and say we've received King's letter and are rescinding the postponement
If we haven't yet postponed then just write Burch a letter with a cc to King and deny the postponement request
I'm out of the office now but will be in by 11 or so if you have questions
Paul
p.s. go Nats!!!

Sent using OWA for iPhone

From: Michael Mallinoff
Sent: Wednesday, October 16, 2019 9:39:48 AM
To: Paul Mayhew
Cc: Kristen L Lewis
Subject: FW: Special Hearing 2019-0431-SPH

Paul:

FYI. What do you suggest?

Mike

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, October 15, 2019 2:13 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Special Hearing 2019-0431-SPH

Please see attached e-mail from Donna King in reference to the above mentioned hearing on October 28, 2019.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

From: Donna King <dking@dking-law.com>
Sent: Tuesday, October 15, 2019 12:13 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Special Hearing 2019-0431-SPH

CAUTION: This message from dking@dking-law.com originated from a non-Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I write in response to Richard Burch's October 4, 2019 letter to Kristen Lewis, wherein he inappropriately requests that a purported Special Hearing filed by him be consolidated with the above-referenced matter. I am legal counsel to Summer Hill Club, Inc. ("Summer Hill"), and I filed the petition for a Special Hearing on the club's behalf.

I have no information regarding this petition filed by Mr. Burch, on behalf of Jennifer and Andrew Blum, and was unaware of any petition until receiving the October 4, 2019 letter last week (the letter is dated October 4, 2019 but the envelope is post-marked October 8, 2019). I have no information as to when said petition was filed, and am not aware of the placement of any sign at the property or publication of a hearing on the Blums' issue.

After living adjacent to the pool for thirteen years and many years of being members of the pool, the Blums are now pursuing a code enforcement hearing against Summer Hill. The code enforcement hearing has not been scheduled. Filing for their own Special Hearing is not the proper means to have their assertions of alleged code violations heard.

Summer Hill objects to any postponement or consolidation, and objects to any attempts to what is in effect a sabotage of its hearing. Summer Hill has already performed its notice obligations for an October 28, 2019 hearing, and secured its witnesses for that date. At most, the Blums are merely interested persons to Summer Hill's hearing, and have no standing as a party. The Blums have every right to testify at Summer Hill's hearing, but the Blums should not be permitted to interfere in Summer Hill's hearing. Consolidating the action would make the Blums a party to Summer Hill's petition rather than an interested party, and it is not appropriate to allow the Blums to take such a position in Summer Hill's petition. Doing so would allow any party objecting to a petition to file their own petition to achieve the status of a party. To permit this could lead to the practice in

the future of interested persons (and even those with no standing) to file their own petitions to obtain the status of a party within someone else's petition. This could lead to numerous cases being consolidated with each petition for a Special Hearing heard by the County.

Donna King

--

Law Office of Donna M.B. King, LLC
309 W. Pennsylvania Avenue
Towson, Maryland 21204
410-494-1005 phone
410-769-8333 fax

Sherry Nuffer

From: Richard Burch <RCB@mhblaw.com>
Sent: Tuesday, October 22, 2019 12:54 PM
To: Paul Mayhew; dking@dking-law.com
Cc: Michael Mallinoff; Kristen L Lewis; Sherry Nuffer
Subject: RE: Case No. 2019-0431-SPH & Case No. 2019-0479-SPH

CAUTION: This message from RCB@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you. My clients and I will appear on October 28th at 10:00 a.m. as scheduled.

Richard C. Burch
Mudd, Harrison & Burch, LLP
401 Washington Avenue, Suite 900
Towson, Maryland 21204
(410) 828-1335 - Phone
(410) 828-1042 - Fax
rcb@mhblaw.com

-----Original Message-----
From: Paul Mayhew [mailto:pmayhew@baltimorecountymd.gov]
Sent: Tuesday, October 22, 2019 12:49 PM
To: Richard Burch; dking@dking-law.com
Cc: Michael Mallinoff; Kristen L Lewis; Sherry Nuffer
Subject: FW: Case No. 2019-0431-SPH & Case No. 2019-0479-SPH

Counsel:
I have reviewed the letter from Mr. Burch dated October 4 (and hand delivered October 8), and the attached email from Ms. King dated October 15. I agree with the points Ms. King makes in her email. Please be advised that the hearing in Case No. 2019-0431 will therefore proceed as scheduled on October 28th at 10 a.m.
Cordially,
Paul M. Mayhew
Managing Administrative Law Judge

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Tuesday, October 22, 2019 11:43 AM
To: Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 10.22.2019 11:43:09 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

LS 10/28
10 AM

Debra Wiley

From: Stephen Ford
Sent: Friday, October 25, 2019 2:22 PM
To: Debra Wiley
Subject: RE: 2019-0479-SPH 13709-A Harcum Road

Sherry,
Yes, please include for case on 28th.
Thanks,
Steve

RECEIVED
OCT 25 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

From: Debra Wiley
Sent: Friday, October 25, 2019 1:58 PM
To: Stephen Ford <sford@baltimorecountymd.gov>
Cc: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: RE: 2019-0479-SPH 13709-A Harcum Road

Steve,

13709 A Harcum Rd. is Case No. 2019-0431-SPH for Monday, October 28th @ 10 AM.

Want it to be included in that file ?

It's my understanding that 0479 has not yet been scheduled ...

Thanks.

From: Stephen Ford <sford@baltimorecountymd.gov>
Sent: Friday, October 25, 2019 1:53 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Cc: Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Kevin W. Koepenick <kkoepenick@baltimorecountymd.gov>
Subject: 2019-0479-SPH 13709-A Harcum Road

Ladies,
Can you please see that the attached is added to the above referenced case coming up?
Thanks,

Stephen A. Ford
Engineering Associate III
Department of Environmental Protection
And Sustainability
Development Coordination
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204
sford@baltimorecountymd.gov

410-887-5859
410-887-4804 fax

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

RECEIVED
OCT 25 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

DATE: October 25, 2019

TO: File

FROM: Kevin Koepenick, L.E.H.S, Manager Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: 13709 ½ Harcum Ave, Summer Hill Club, Election District 10

On this date, I met with the current president of the Board for the Summer Hill Club, Ms. Michele Petrella, to discuss the comments my office submitted regarding the special zoning hearing scheduled for October 28, 2019.

Ms. Petrella, indicated that the purpose of the zoning hearing was not to make any new changes to the Club operations but to officially obtain permission to continue doing what the Club has been doing for the last 20 years or more. The Club is open seasonally for 14 weeks out of the year. It consists of a family/adult pool, a toddler pool, and 1 building used for bathrooms and a snack bar. There is also a small paved athletic court and a sand lot area for volleyball. She explained that while membership is currently capped at 250 families, in practice the Club will see no more than 110 families (330 people) a day for their major events (Memorial Day, Labor Day, Swim Meets, which occur no more than 6 days out of the season), and an average of about 40 families (120 people) a day that attend the Club during typical pool operations.

The Club has a "low priority" food permit which limits food sales to pre-packaged goods and snow cones, and they use disposable plates, cups and utensils so there is little to no water used in food preparation or clean-up.

Based on the Club attendance described and my experience with similar operations, I estimate that the peak flow to the septic system is approximately 1,000 gallons per day (gpd) for the major events, with average flows of approximately 400 gpd for normal operations.

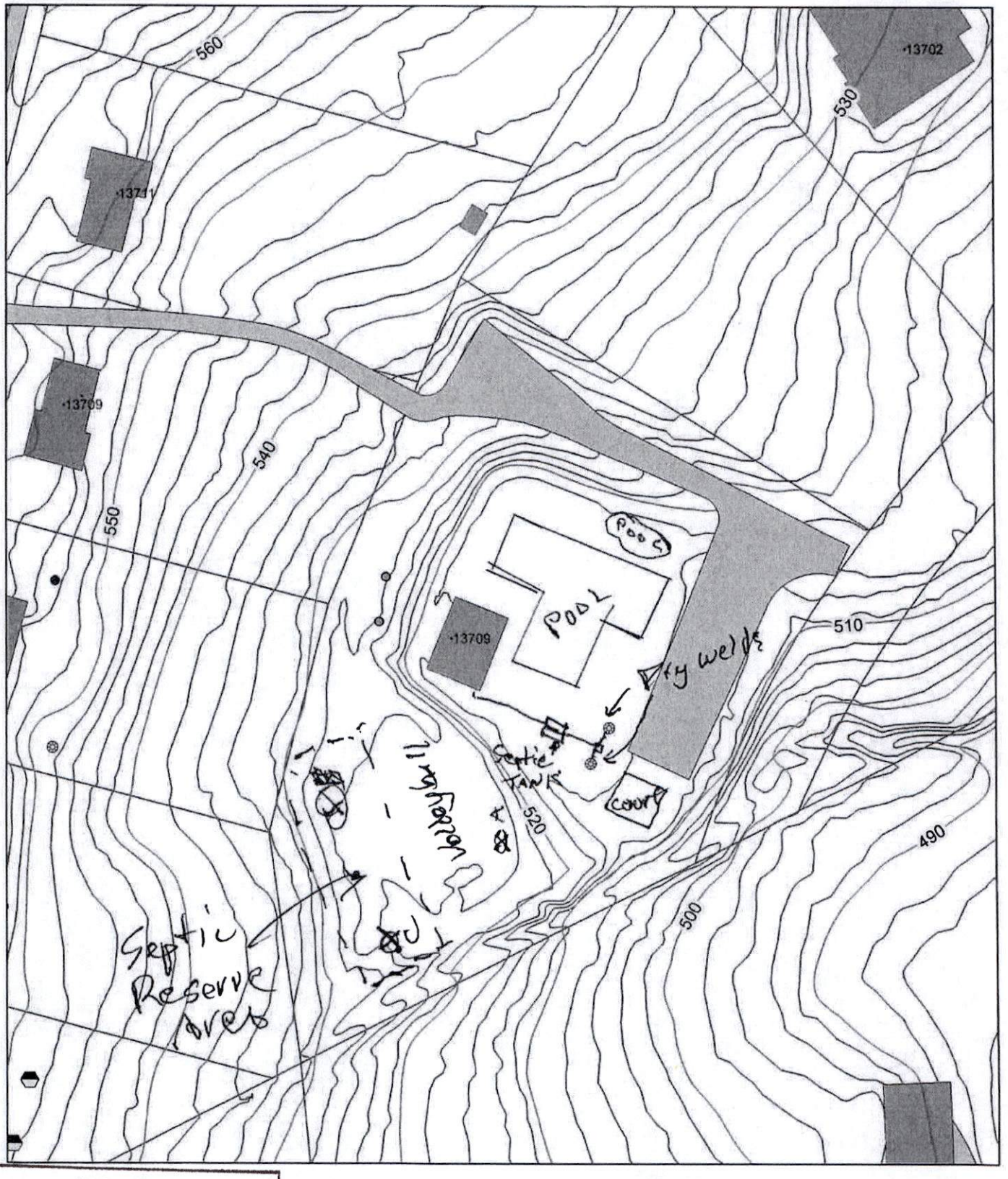
The water supply serving the Club consists of two wells, one with a yield of 1.3 gpm, and the other with a yield of 3.4 gpm based on testing conducted in 2011. The wells estimated to be between 160 and 180 deep.

The septic system consists of (1) 1,000 gallon septic tank and (2) drywells, one that is 8' x 16' and the other is 8' x 14.' My inspection of the property on this date indicated that the 16' drywell had only an inch of effluent in the bottom; the 14' drywell had approximately 1' of effluent in the bottom. The Club reports that they

have the septic tank pumped every two years and have never had any problems with back-ups or odors. In 2011, Percolation testing was performed and a suitable repair area was established just above the volleyball court. Based on the estimated sewage flows, and the current observations, the existing septic system appears to be working satisfactorily and suitable for continued use. The only recommendation I have at this time is for the Club to install a properly sized sewage effluent filter at the outlet of the septic tank. This will help minimize solids and non-biodegradable material from getting to the drywells.

During my inspection it was also observed that there is a 2,500 gallon storage tank behind the building that is reportedly filled from the onsite wells and used to periodically "top off" the pool—a practice which has apparently been going on for a number of years without known impacts or problems. Given the combined well yield of 4.7 gpm, the volume of the pool (1" of the main pool is calculated to be approximately 2750 gallons) and the known geologic conditions in the area, this office remains opposed to allowing the wells to be used as the primary source of filling the pools. However, I would be willing to consider a proposal from the Club detailing a standard operating procedures for occasionally using onsite well water for topping off the pool. Such a proposal would have to take into account the duration and timing of pumping to minimize dewatering of the wells and risk to adjacent wells.

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OCT 25 2019
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMER HILL POOL

October 2019

0 25 50 100 150 200 Feet

1:956
1 inch = 80 feet

N

Sherry Nuffer

From: Sherry Nuffer
Sent: Monday, October 28, 2019 11:56 AM
To: Kristen L Lewis; Paul Mayhew
Cc: Debra Wiley
Subject: 2019-0431-SPH

Kristen,

Per Judge Stahl this case was opened and continued and a hearing for a 2nd date needs to be set.

Judge Stahl suggested to Counsel that it either be set at 10 a.m. with no 11 a.m scheduled, or in the alternative an afternoon at 1:30 p.m. (except on Thursday).

Counsel will contact you to schedule a date.

Per Judge Stahl, case 2019-0431-SPHA does not need to re-advertise.

We will put the case file in pick-up.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

Sherry Nuffer

From: Sherry Nuffer
Sent: Tuesday, December 10, 2019 4:28 PM
To: Kristen L Lewis; Paul Mayhew
Cc: Debra Wiley
Subject: 2019-0431-SPHA

Kristen,

Per Judge Stahl this case will need to be scheduled for a 3rd day.

Counsel will contact you to schedule a date.

I will check with Larry to see if this case needs to be re-advertised.

We will put the case file in pick-up.

Thank you,

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

Sherry Nuffer

From: Sherry Nuffer
Sent: Wednesday, December 11, 2019 11:02 AM
To: Kristen L Lewis
Subject: 2019-0431-SPH

Kristen,

In reference to the above mentioned case, per Larry this does not need to be re-advertised.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
401 WASHINGTON AVENUE
SUITE 900
TOWSON, MARYLAND 21204-4835
410 828 1335
FAX 410 828 1042

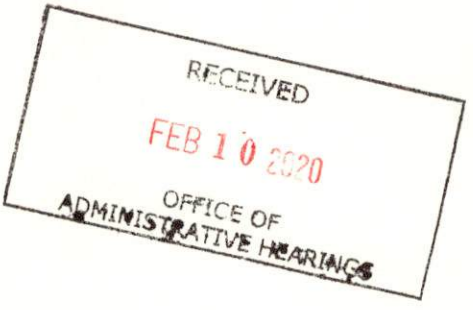
RICHARD C. BURCH *
DOUGLAS W. BISER *
ANDREW JANQUITTO * +
MATTHEW P. LALUMIA *

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

February 10, 2020



HAND DELIVERY
Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Summer Hill Swim Club, Inc.
Case No. 2019-0431-SPH

Dear Judge Stahl:

The post-hearing memoranda are currently due to be filed on or before Friday, February 21. Some recent emergency matters have disrupted my schedule. Accordingly, I reached out to Donna King, counsel for Summer Hill, who kindly agreed to extend the time for the filing of memoranda to Wednesday, February 26. May we have your authorization to extend the time for the filing of the memoranda to that date?

Many thanks for your kind consideration of this request.

Very truly yours,

Richard C. Burch

RCB/tyj
cc: Donna M. King, Esquire (Via e-mail and first class mail)

2/26

Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 11, 2020 9:23 AM
To: 'rcb@mhblaw.com'; 'dKing@dKing-law.com'
Subject: Case No. 2019-0431-SPH - 13709A Harcum Rd. (Summer Hill Swim Club, Inc.) - Extension for Filing of Memoranda

Good Morning Counsel,

This is to acknowledge receipt of Mr. Burch's correspondence received yesterday in reference to the above matter.

Please be advised that ALJ Stahl is in agreement to extend the time for filing memoranda to Wednesday, February 26th.

Thanks and have a great day.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Debra Wiley

From: Lawrence Stahl
Sent: Thursday, February 13, 2020 1:45 PM
To: Debra Wiley
Subject: FW: Summer Hill Pool

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Put with the file--

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: scassadymd@verizon.net <scassadymd@verizon.net>
Sent: Thursday, February 13, 2020 1:18 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summer Hill Pool

CAUTION: This message from scassadymd@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl
We have been a member of Summer Hill Pool for over 21 years. We originally moved into the neighborhood and were so pleased to have a community pool . All three of our children were members of the swim team and went on to swim competitively in high school . Our youngest son also swam NCAA Div 3 in college. . The community pool provided a great place for for them to meet and make friends with other children in the neighborhood. When their grandparents would take he children to Summer Hill pool they always commented on what an asset this was to our community. It was a fun and healthy outlet for the children.
As the they grew each of them worked at the pool either as a lifeguard or as a coach for the swim team. This was invaluable experience for them in increasing their personal responsibility and teaching them how to lead groups. In their turn, they also were good role models for the younger children.
These positive experiences at Summer Hill Pool have really helped to shape the successful adults that they are now.
Thank you
Shawn and Denise Cassady

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:09 AM
To: Debra Wiley
Subject: FW: Summer Hill Pool

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Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Annette Dow <aziemskidow@verizon.net>
Sent: Thursday, February 13, 2020 4:41 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>; County Council District 3 <council3@baltimorecountymd.gov>
Subject: Summer Hill Pool

CAUTION: This message from aziemskidow@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl and Councilman Kach,

We have been residents of the Summer Hill Community for over 10 years and have been members of the pool off and on during that period of time (the only reason we haven't been members for the full 10 years is because we have a pool in our backyard). Our children have been part of the swim team and have enjoyed the use of the pool. The pool is a very family friendly environment. Unfortunately, due to my work schedule I have not been able to attend any of the hearings but I want my voice heard. The pool provides a wonderful environment for the children in the community (both Summer Hill and surrounding areas) to have a good time in a safe environment, play with their peers, get away from electronics, develop their peer relationships and be a part of a competitive swim team. Even with private lessons the only reason my children have become proficient swimmers is due to the Summer Hill swim team. In addition, because it is a community pool it provides the opportunity for the children to form lasting relationships with their peers which is a wonderful thing in today's fast paced world. A lot of us work and the security the pool provides where parents and baby sitters take turns watching out for our children is very comforting. It's disappointing that one family can have the power to shut down this whole operation. I hope that you will see how ridiculous the claims of this family are and to not only rule in favor of the pool but to have the pool reimbursed for all the legal fees from that one family so that the pool can continue to operate as the safe clean environment it has always been. Thank you both for all your hard work and time invested in this case.

Annette Dow

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:09 AM
To: Debra Wiley
Subject: FW: Summer Hill Swin Club

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ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Jim Kauffman <james.kauffman@verizon.net>
Sent: Thursday, February 13, 2020 4:36 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Cc: james.kauffman@verizon.net
Subject: Summer Hill Swin Club

CAUTION: This message from james.kauffman@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr. Stahl,

Please accept this note as a sign of our support for enforcing the 1968 Zoning rules pertaining to this issue.

As a point of reference, my family and I have lived at 13712 Harcum Road, across the street from the entrance to the pool, for 20 years. As such, we are directly impacted by the operations of the pool. I should also point out that our family was a member of the pool from the mid 1990's until about 2010 and I was the President of the pool Board for 2-3 years in the early 2000's. Lastly, I was in attendance for the 2nd and 3rd hearings in your courtroom.

I believe that the 1968 Zoning rules are appropriate and should not be amended. I will address them individually below:

1. Lighting - The pool is open from Memorial Day until Labor Day with a daily closing time of 8:00 PM. During that time of year, it does not get dark until nearly 9:00 PM. Having the prescribed 1 light on the parking lot is sufficient.

2. Music - Despite being across the street and nearly 200 yards from the pool itself, we can periodically hear the music on our property.

3. Loudspeaker - Same as the music.

4. Alcohol consumption - This is a public safety issue. With the majority of members living outside of the Summer Hill neighborhood, most members drive to the pool rather than walk there as they did in 1968 when the majority of members lived in the neighborhood. By permitting alcohol, more people will take advantage of the opportunity, thereby putting more drivers on our streets who may have consumed alcohol. Understand that many people in Summer Hill walk, bike and walk their dogs on the streets as there are no sidewalks.

5. Increased membership - The traffic and parking issues were well documented at the hearings. Navigating Harcum Road on a hot Summer day can be challenging. On many occasions over the years we have had difficulty entering and exiting our driveway due to pool members parking on the street. Adding additional members will only exacerbate the problem.

With regard to point #5, this idea is not new to the Summer Hill Board and is rooted in economics. As I stated above, I was President of the Board for a few years, 20 years ago and we wrestled with this problem then. As programs and

enhancements are added, costs go up. The Board is trying to find a way to cover those costs, rather than limiting programs and utilizing volunteers as we did in the past.

Some of the original members of the pool from 1968 still live in the neighborhood. They have told me that the way that the pool was built was a group of neighbors got together and mortgaged their houses, pooled their money and bought the land and built the pool. Maintenance and staffing was done by volunteers who lived in the neighborhood. It was not intended to "compete" with any other pools in the area. It was a small quiet place for friends and neighbors to get together for a swim and a cook out.

Maybe the Summer Hill Swim Club should go back to it's roots.

Best Regards,

Jim & Susanne Kauffman
443 - 797 - 2252

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:09 AM
To: Debra Wiley
Subject: FW: Summer Hill Swim Club

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Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Betsy Richard <ericha16@jhmi.edu>
Sent: Thursday, February 13, 2020 2:47 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summer Hill Swim Club

CAUTION: This message from prvs=305c40499=ericha16@jhmi.edu originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To: Lawrence M. Stahl, Esq., Deputy Managing Zoning Commissioner & Administrative Law Judge

Mr Stahl
I write to you today in support of the Summer Hill Swim Club.
We moved into Phoenix and the Summer Hill neighborhood in 2010. The pool and the sense of community the pool provides for the neighborhood and the Phoenix/Jacksonville community was a draw when we made our decision to purchase a home. The requests of the current Swim Club board are reasonable, and as a member of the immediate community, I have no objections to their any of their requests for modification of the 1968 restrictions.
Thank you for your consideration and I would happy to discuss further if you desitre.

- Elisabeth Richard, MD
  13509 Summer Hill Drive

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:09 AM
To: Debra Wiley
Subject: FW: Summer Hill Pool

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FEB 13 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: erin norton <erinenorton@gmail.com>
Sent: Thursday, February 13, 2020 2:23 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>; County Council District 3 <council3@baltimorecountymd.gov>
Subject: Summer Hill Pool

CAUTION: This message from erinenorton@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Mr. Stahl, and Councilman Kach,

My name is Erin Norton, and I've been a Summer Hill Resident for almost three years. I'm a teacher at Hereford High School, and was in the process of house hunting when I ran into the mother of one of my students. I told her that we'd narrowed in our search on a few neighborhoods in Phoenix, and that Summer Hill was by far my favorite. She stopped me immediately and said, "We used to live in Summer Hill! My husband swears that when I die, they're going to sprinkle my ashes in that baby pool!"

I laughed at the time, but I never forgot those words. At the time, I had a four year old and a one year old. The minute I set foot in that pool for the first time, it felt like coming home. Moms keeping an eye on each other's toddlers, second and third graders getting their first taste of independence by opening a snack bar tab, or starting up a game of basketball on their own. I was so happy we'd settled in this place, and that my kids would one day be riding their bikes up that big hill, and maybe even lifeguarding there as teenagers.

Just this past summer, I was in the shallow end with my youngest, when a friend came over and said, "I'll take him for a minute so you can see Benny (my oldest) take the deep end test!" Immediately I bolted over, and watched him touch the wall. When he finally passed the test, the pool manager, Garet closed the deep end for swimming, just so she could see him take his very first jump off the diving board. He was beaming with pride, and his friends cheered, and we stayed a little later than usual so my husband could join us after work. These are the moments I'm lucky enough to fill my summers with, and the moments my kids will treasure as long as they live.

Please - this is not just a pool. It's a community of residents, and non residents that love and take care of each other, and enjoy the fleeting beauty and freedom of a simple childhood summer. I hope you'll do what you can to see that we don't lose that.

Thank you so much for your time and consideration. If I can be of any further help, please dont hesitate to contact me.

Gratefully,
Erin Norton

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:10 AM
To: Debra Wiley
Subject: FW: Summer Hill Community pool

RECEIVED
FEB 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Sally Barker <sallyb13707@gmail.com>
Sent: Friday, February 14, 2020 9:31 AM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summer Hill Community pool

CAUTION: This message from sallyb13707@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl,

I've lived in the Summer HIll community for 30 years and my children enjoyed Summers at this pool. Among the innumerable benefits the pool offers the community is a venue for meeting other parents and forming lasting family friendships. To imagine it closing is unthinkable. I do not know the family responsible for this possibility, but I do know they purchased their home in full knowledge of the location adjacent to the pool. Please do not allow their self-serving protest to harm a valuable community asset. I would hope that first the suit is thrown out of court and second the family is required to pay legal fees incurred by the Summer Hill pool.

Thank you for your attention !

Sincerely,
Sara Barker
13707 Princess Anne Way

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:10 AM
To: Debra Wiley
Subject: FW: Summer Hill Pool

RECEIVED
FEB 13 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Annette Dow <aziemskidow@verizon.net>
Sent: Thursday, February 13, 2020 5:04 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>; County Council District 3 <council3@baltimorecountymd.gov>
Subject: Re: Summer Hill Pool

CAUTION: This message from aziemskidow@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

One other thing I forgot to mention and is a very important issue to point out it that the one family that is having a problem with the pool moved into the house years ago fully aware of the pool and the operations of the pool since they were members of both the pool and the swim team.

-----Original Message-----
From: Annette Dow <aziemskidow@verizon.net>
To: lstahl <lstahl@baltimorecountymd.gov>; council3 <council3@baltimorecountymd.gov>
Sent: Thu, Feb 13, 2020 1:40 pm
Subject: Summer Hill Pool

Dear Judge Stahl and Councilman Kach,

We have been residents of the Summer Hill Community for over 10 years and have been members of the pool off and on during that period of time (the only reason we haven't been members for the full 10 years is because we have a pool in our backyard). Our children have been part of the swim team and have enjoyed the use of the pool. The pool is a very family friendly environment. Unfortunately, due to my work schedule I have not been able to attend any of the hearings but I want my voice heard. The pool provides a wonderful environment for the children in the community (both Summer Hill and surrounding areas) to have a good time in a safe environment, play with their peers, get away from electronics, develop their peer relationships and be a part of a competitive swim team. Even with private lessons the only reason my children have become proficient swimmers is due to the Summer Hill swim team. In addition, because it is a community pool it provides the opportunity for the children to form lasting relationships with their peers which is a wonderful thing in today's fast paced world. A lot of us work and the security the pool provides where parents and baby sitters take turns watching out for our children is very comforting. It's disappointing that one family can have the power to shut down this whole operation. I hope that you will see how ridiculous the claims of this family are and to not only rule in favor of the pool but to have the pool reimbursed for all the legal fees from that one family so that the pool can continue to operate as the safe clean environment it has always been. Thank you both for all your hard work and time invested in this case.

Annette Dow

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:11 AM
To: Debra Wiley
Subject: FW: Summer Hill Community Pool

RECEIVED
FEB 14 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: Mike Petrella <petrellame@gmail.com>
Sent: Friday, February 14, 2020 3:10 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Cc: CMRC Ballers <Michelekraft1@yahoo.com>
Subject: Summer Hill Community Pool

CAUTION: This message from petrellame@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr Stahl - I hope this email finds you well. I'm writing in support of the Summer Hill Pool. I am Michele Petrella's husband. Michele took the stand for a lengthy period during the first hearing and then again at the final hearing. I wanted to provide my perspective as a voice at your disposal as you render your decision on the matter.

I understand that you are going to provide a decision that doesn't take into account any personal matters between the Blums and the Pool along with its members. I would like you to understand my relationship such that you better understand the my perspective.

The Blums were good friends of mine. The husband, Andy Blum, was my college roommate, a groomsman in my wedding, and my former best friend. I don't believe the complaint has to do with 1968 bi-law adherence. I can tell you that Andy and I have a long history together, and I can speculate other reasons for their complaint... regardless... We're talking about one family versus a community of selfless, caring people who love the pool, and the community that the pool represents.

The arguments made in court were sensationalized.

- Cars don't line the streets 95% of the summer. There are typically 2-3 home swim events where cars line one side of the street for parking from 8-12ish. Andy held a volunteer job for the swim team where he directed traffic at those meets....

- There are maybe 3 weekends where pool members use the street to park; Memorial Day weekend, *maybe* July 4th weekend, Labor day weekend. There are 3 teen nights, all of which the Blum's children have attended. There is 1 adult Sip N Dip each season. Teen nights and Sip N Dip do not use street parking. I believe we see an average of 40 families per day on weekends, and that is from open to close, not all at once. Current parking is more than sufficient for the families.

- The Blum's lament about other non-neighborhood families joining the pool has little merit in my mind. Jen personally organized an event for incoming middle school kids from 4 or 5 neighboring communities. Jen's best friend is also a member of our pool, and lives far outside of Summer Hill.

- I spent many summer evenings and weekends having a beer with Andy at the pool up through 2018. While I appreciate their statement about abstaining from alcohol at the pool once they were made aware of the bi-laws, I genuinely question the authenticity of their actions given my past with both them.

- Having spent many nights on the Blum's back deck and in their living room, I never once remember the pool lights being an issue, nor did I ever see the lights nearly as large and bright as the picture used as evidence in the case.

- There are several other houses that are close to the pool, and to the best of my knowledge, no one else complained. I know Mr Edmonds spoke in court, but I personally didn't consider his testimony as a complaint. Frankly, he appeared willing to work with everyone... Please correct me if I'm wrong.

Again, I understand you're not ruling on the personal, but I want to give you sense of where the complaints are coming from relative to what the actual issue is.

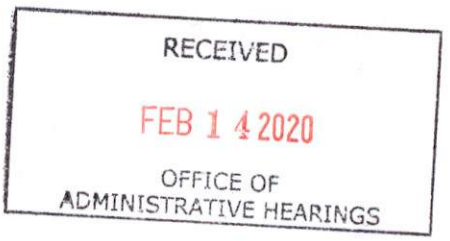
The pool doesn't operate with a significant surplus. Funds are saved in the event of emergency needs, and are typically reinvested for maintenance and other costs needed to run a pool. The pool employs countless neighborhood kids as lifeguards, snack stand, and other positions. Adherence to bi-laws created 52 years ago is nearly impossible, which is why we've asked for the special exemption. The world has evolved, the neighborhood has grown, and very few entities are operating under guidelines set forth 52 years ago.

I'm asking that you review the case, and support the special exemptions we've asked for. Its unfortunate that its come to this. The greater Summer Hill community looks to our pool as place to come together. A place where kids are safe, entertained, and off their phones. Its a common ground for adults who get together to enjoy each-other's company, while supporting their community. I'm hopeful that you will support the pool moving forward. If at any time you'd like to discuss in more detail, please feel free to contact me on this email, or via cell: 443.801.9561.

-Mike Petrella

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:11 AM
To: Debra Wiley
Subject: FW: Summer Hill Pool



Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: JOHN GRIGGS <joe.griggs@comcast.net>
Sent: Friday, February 14, 2020 7:00 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summer Hill Pool

CAUTION: This message from joe.griggs@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Lawrence M. Stahl, Esq.,
D *eputy Managing Zoning Commissioner & Administrative Law Judge*

Dear Judge Stahl,

Our family has lived in Summer Hill for 38 years. Our previous residence had a pool but when we moved we chose Summer Hill because of the community pool. We utilized the pool as adults and especially for our children who made lifelong friendships with many other neighborhood children. Now our grandchildren are enjoying the pool. Please take this into consideration so that other members of our community can have the same wonderful experiences that we continue to have.

Sincerely,
John and Diane Griggs
13803 Summer Hill Dr
Phoenix, MD 21131

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:11 AM
To: Debra Wiley
Subject: FW: Summerhill Community Pool

RECEIVED
FEB 18 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

From: tom keilty <tkeilty1@gmail.com>
Sent: Saturday, February 15, 2020 5:51 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summerhill Community Pool

CAUTION: This message from tkeilty1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Mr Stahl,

I would like to take a moment and communicate my support for the Summerhill Community Pool. I live in the neighborhood and in the interest of full disclosure, have never used the pool. My kids were grown and out of the house when we moved to Summerhill. While I have never used the pool I believe it is a wonderful amenity that helps bring people together, provides a place for kids to exercise and not sit at home playing video games, and is a very nice addition to our community. If I had known this community had a pool I absolutely would have tried to move here when the kids were small. I read about lots of community events that go on any the pool every summer and think it is absolutely wonderful. In this divisive world, we need more communities like Summerhill that bring people together, not less.

Thanks for your consideration,

Debra Wiley

From: Lawrence Stahl
Sent: Tuesday, February 18, 2020 11:11 AM
To: Debra Wiley
Subject: FW: Complaint filed by Jennifer and Andrew Blum regarding the Summer Hill Pool Club

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

RECEIVED
FEB 18 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

From: Jane Woltereck <jwoltereck@aol.com>
Sent: Monday, February 17, 2020 10:46 AM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Complaint filed by Jennifer and Andrew Blum regarding the Summer Hill Pool Club

CAUTION: This message from jwoltereck@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

February 17, 2020

Lawrence M. Stahl, Esq.,
Deputy Managing Zoning Commissioner & Administrative Law Judge
Sent via e-mail: lstahl@baltimorecountymd.gov

RE: Complaint filed by Jennifer and Andrew Blum regarding the Summer Hill Pool Club

Dear Judge Stahl,

As a former neighborhood association board member, Swim Club president, and Swim Team rep, I have a particular interest in and knowledge of the pool's history. Due to work commitments I've not been able to attend the hearings but I did submit letters of support for the pool to remain open as is. In reading the newspaper article in The Villager Feb 2020, I have a few thoughts I'd like to be considered in your decision.

In 1968 the Summer Hill neighborhood consisted of 196 houses, or roughly 200, hence capping the membership to the pool at 200. The permit was drawn on the maximum number of households who would use the pool as an "accessory to the neighborhood" per the zoning allowance. Of that 200, 15% or 30 households could be outside the neighborhood, meaning that it was intended that 170 households in the neighborhood were expected to buy a membership and use the pool. Since several homeowners used their homes as collateral to build the pool, and it was a new development with most likely young families moving in, it stands to reason most (85% of the community) would take advantage of the pool in 1968.

If the zoning specifies the pool is "an accessory use for the housing development," then the zoning should adjust to the expansion of the housing development, should it not? Today the neighborhood

[redacted]as roughly 310 houses, a 55% expansion since the 1968 permit. Was this fact talked about at the hearing?

If the county allowed more housing to be built well into the 1990s, it stands to reason the permit parameters should be allowed to increase as well. If so, that would take the membership to 310 with an expected 263 households within the neighborhood to become members "as an accessory to the housing development" with 47 households outside the neighborhood permitted to join.

Even with the recent renovation of the pool, (basically reconfigured to add a lane with nothing else added to the facility) the pool facility itself has not really expanded to meet the size of the neighborhood as it is today. Recognizing that, the membership was capped off and has remained for 30+ years at 250. This is a 25% increase over the 1968 permit cap, not in keeping with the 55% expansion of the housing development in Summer Hill.

Increasing the membership cap to 250 was necessary to sustain the pool financially without increasing the dues exorbitantly. The pool invokes other fees and revenue-producing programs to make ends meet. It's a lean operation. It is definitely not a commercial or for profit operation; it is a non-profit 501(c)7 volunteer run organization.

There is no way the pool membership cap of 200 can "comply with the order that allowed it" if the neighborhood households have increased 55% since then. That would not be fair to the residents; membership percentages ebb and flow as families move in and out. Lighting can be adjusted, hours can be adjusted, music can be limited, and the no alcohol rule can be reinstituted. Times have changed, the Great Jacksonville area has grown significantly since 1968, but only one swim club is close by - Summer Hill. There are country clubs but not just a swim club. There is a 5-mile radius rule for membership eligibility to keep the membership community based. It will always be a neighborhood pool.

In regards to the complaint filed, let me give you some perspective from a neighborhood resident. My family moved to the neighborhood and joined the pool in 1994. The pool membership was mostly made up of households OUTSIDE the neighborhood; the pool president lived outside the neighborhood off of Manor Road. In 1998 things changed and membership priority was given to neighborhood residents, with a wait list created for outside households to fulfill the 250-member cap.

The swim team was added in 1998 - at the request of the membership - and since then for the last 22 years nothing has changed much, contrary to what was reported in the newspaper. Traffic has not increased, there has always been parking on Harcum road, especially on weekends, there has always been music played, and there was always a concession stand of some sort, approved by the health department. And families have always brought their own food and drink. Swim meets are 2-3 mornings out of the whole summer, with the pool opening on time for the members. The swim team practiced from 10-11 Monday - Friday so as not to disrupt the member's use of the pool - no music, no lights. My family's last season at the pool was in 2011. The hours were 11am - 8pm during the week and closed at 9 on Friday and Saturday. Lights came on for safety reasons - it's dark! June was always crowded, parking at times up on Harcum road, July it tapers off, and in August the pool is dead. No one ever complained during that time about music, lights, or traffic.

The Blums were made aware of the pool's proximity to their home as are all potential home buyers looking at houses in Summer Hill. The pool is a selling pitch by all real estate agents. The Blum's have lived there since 2007 with business as usual since 1998. Why in 2019 are they now complaining? Nothing has changed for 20 years. Are they peeved about something, do they want a free membership? All members pay dues, even the board members, even the neighbors. Those

[redacted]ues are necessary to sustain the pool. None of the other neighbors are complaining that live next to the pool. The Blum's lawsuit has caused a serious financial strain on the pool's finances jeopardizing the sustainability of the pool and the swim team.

I do hope the Blums will drop their complaint and that the county will rule to issue a new permit so the pool can remain open. This is in the best interest of the neighborhood and community at large. The pool is a terrific asset to the homeowners financially and recreationally, the community, and "a plus" the real estate agents always mention! Thanks for allowing me to have a voice.

Sincerely,

Jane Woltereck
13600 Royal Crest Rd
21131
410-371-2410
jwoltereck@aol.com

Debra Wiley

From: Lawrence Stahl
Sent: Thursday, February 20, 2020 3:51 PM
To: Debra Wiley
Subject: FW: Summer Hill Pool

Add to the pile--

Lawrence M. Stahl
Administrative Law Judge
Baltimore County Office of Administrative Hearings
410-887-8232

RECEIVED
FEB 21 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

From: JENNIFER GENOVESE <cjgenovese@comcast.net>
Sent: Thursday, February 20, 2020 1:40 PM
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Subject: Summer Hill Pool

CAUTION: This message from cjgenovese@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good afternoon Judge Stahl,

As a child, I attended Summer Hill pool with friends as a guest. I remember being so jealous of them for having a pool in their neighborhood that they could walk to and see friends whenever they wanted. My Carroll Manor neighborhood didn't offer that.

We moved into Summer Hill in June of 2003. A neighbor offered to take us to the pool as her guest. We did not join the pool that summer as there was a wait list of people wanting to join. We joined in 2004 and have been attending the pool since. Both of my boys LOVE the pool. We are there swimming, grilling, hanging out with friends from June - Labor Day all of the time. My older son, Dylan, had his first job working the snack bar and front gate there last summer. I loved that he could ride his bike to and from his very first job.

It is my understanding the neighbors who have created this issue were getting free pool membership for the last 7 years. This year that request was denied and here we are.....the pool is in risk of being closed. The pool brings us together as a community, provides families a place to meet friends and make memories.

The threat of closing the pool is heartbreaking. Should not even be an option. It seems pretty simple to me, if you don't want a community pool in your backyard, don't buy a house that has a community pool in its backyard. Their ignorance is shameful. The turmoil this is causing our community is unbelievable. The countless hours invested by the volunteer members of the board and neighbors trying to resolve this issue, will never be repaid.

Thank you in advance for your time,

Jennifer Genovese

Genovese Home Improvement
410.370.0750
www.genovesehomeimprovement.net

Debra Wiley

From: Debra Wiley
Sent: Tuesday, February 25, 2020 9:03 AM
To: Kristen L Lewis
Subject: RE: Summerhill Pool

Hi Kristen,

Briefs are due to Larry on 2/26 . Even though County Council automatically receives all our decisions, I will place this email in the case file.

Thanks.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

RECEIVED
FEB 25 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, February 25, 2020 8:27 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: Summerhill Pool

Good morning,

If this decision has been made, can you please forward to the interested party below per Michael Mallinoff, thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Michael Mallinoff
Sent: Monday, February 24, 2020 1:01 PM
To: County Council District 3 <council3@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: Summerhill Pool

Yes. I have copied Kristen Lewis to follow-up and forward a copy.

Mike

From: County Council District 3 <council3@baltimorecountymd.gov>
Sent: Monday, February 24, 2020 12:46 PM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: FW: Summerhill Pool

Hello Michael,

When the ALJ releases his decision, could you please see to it that we get a copy?

Thank you!

Ryan Fried
Senior Policy Advisor
Councilman Wade Kach
Baltimore County Council
District 3

From: tom keilty <tkeilty1@gmail.com>
Sent: Saturday, February 15, 2020 5:50 PM
To: County Council District 3 <council3@baltimorecountymd.gov>
Subject: Summerhill Pool

CAUTION: This message from tkeilty1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Mr Kach, I would like to take a moment and communicate my support for the Summerhill Community Pool. I live in the neighborhood and in the interest of full disclosure, have never used the pool. My kids were grown and out of the house when we moved to Summerhill. While I have never used the pool I believe it is a wonderful amenity that helps bring people together, provides a place for kids to exercise and not sit at home playing video games, and is a very nice addition to our community. If I had known this community had a pool I absolutely would have tried to move here when the kids were small. I read about lots of community events that go on any the pool every summer and think it is absolutely wonderful. In this divisive world, we need more communities like Summerhill that bring people together, not less.

Thanks for your consideration,

Tom Keilty

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, March 12, 2020 2:38 PM
To: 'dking@dking-law.com'; 'rcb@mhblaw.com'
Subject: Summer Hill Swim Club 2019-0431-SPH
Attachments: 20200312143057752.pdf

Counsel,

Attached please find Judge Stahl's Order rendered in the above mentioned case.

A hard copy will follow in the U.S. Mail.

Should you have any questions or concerns, please feel free to contact our office.

Thank you,

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, March 12, 2020 2:31 PM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.12.2020 14:30:57 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Debra Wiley
Sent: Monday, June 22, 2020 2:47 PM
To: Lawrence M. Stahl (lawrence.stahl1@gmail.com); Stahl, Lawrence
Subject: Case No. 2019-0431-SPH - Summer Hill Swim Club, Inc. - MOTION FOR PARTIAL RECONSIDERATION
Attachments: 20200622143251344.pdf

Hi Larry,

Per your conversation with Paul, please find attached the following:

1. Motion for Partial Reconsideration,
2. Original Order, and
3. Exhibit Sheets

Please let me know if you require anything further. Thanks.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, June 22, 2020 2:33 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 06.22.2020 14:32:51 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, March 12, 2020 2:45 PM
To: County Council District 3
Subject: Summer Hill Swim Club, Inc. 13709 A Harcum Road
Attachments: 20200312143057752.pdf

Per your request attached is a copy of Judge Stahl's Order in the above mentioned case.

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, March 12, 2020 2:31 PM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 03.12.2020 14:30:57 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

69-151-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Mahony Land Corp., legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ..... zone to an ..... zone; for the following reasons:

10TH DIST MAP

SEC. 3-D

"X"

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Swimming Pool

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

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

Swann Hill Club, Inc.

By: W. D. Wendler
Contract purchaser

Address Royal Crest Road
Phoenix, Maryland 21131

Petitioner's Attorney

The Mahony Land Corporation

By: [signature]
Legal Owner

Address 695 Allegheny Avenue
Towson, Maryland

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1969, at 10:00 o'clock A.M.

DEC 12 '67

Zoning Commissioner of Baltimore County.

(over)

CASE No.: 2019-0431-SPH

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY
N/S Bardon Road 600' from Manda Mill :
Road - 10th District : ZONING COMMISSIONER
The Vickery Land Corporation, Pet. :
NO. 68-151-X : OF
: BALTIMORE COUNTY
:

::: ::: ::: ::: ::: :::

This is a Petition for a Special Exception requesting permission to construct a community swimming pool on the subject property, which consists of 2.4 acres.

A large number of people appeared at the hearing, most of whom were in favor of the requested Special Exception. There was some dissent, however, and the Deputy Zoning Commissioner advised that no formal Order would be signed until the Summer Hill Community Association had a chance to discuss the Petition at a meeting. On January 23, 1968, a letter from the improvement association signed by Mr. Robert J. Quinn, President, was submitted as an exhibit in the subject proceeding. It would appear that the majority of the neighborhood wants a community swimming pool. Various other letters from concerned property owners were received.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels the granting of this Special Exception for a community pool would not have an adverse effect on the neighborhood and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13 day of February, 1968, that a Special Exception for a community swimming pool should be and the same is granted, from and after the date of this order, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot and this light shall be directed away so as not to reflect on the Thomas residence.

2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.

3. There shall be no playing of music.

4. Alcoholic beverages on the premises are prohibited.

5. No loud speaking equipment shall be permitted except in the case of emergency.

DATE 2/13/68
BY J. Hoyne Dyk
ADMINISTRATIVE ASSISTANT

2019-0431-SPH

6. Water to be used in filling the pool shall be brought in by means of tank trucks.

7. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning.

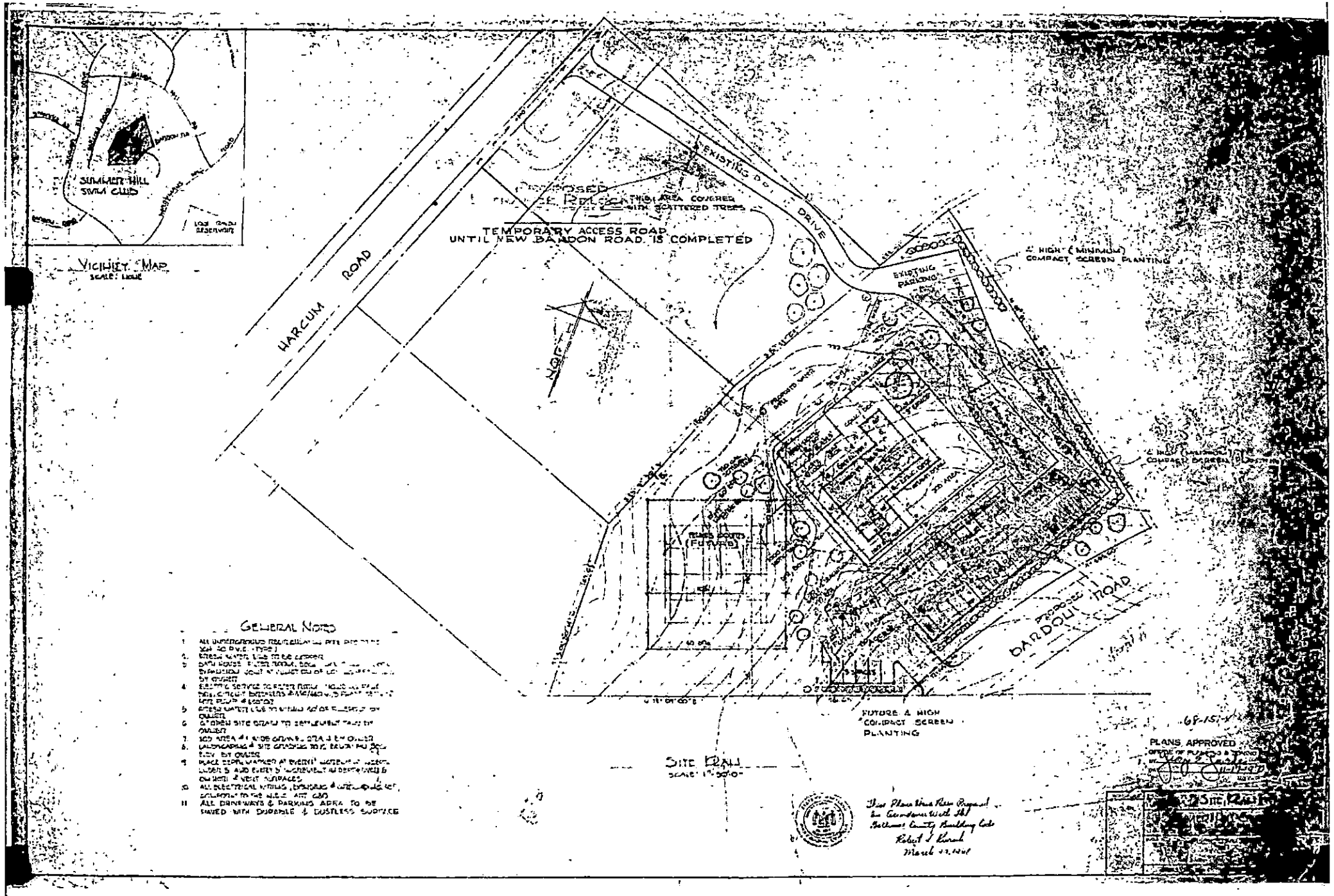
Edward D. Hardesty
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 2/3/65

BY S. E. Rogers Clerk

2019-0431-SPH


VICINITY MAP
SCALE: 1"=1000'
SUMMIT HILL SWIM CLUB
HARCUM ROAD
EXISTING DRIVE
PROPOSED
TEMPORARY ACCESS ROAD
UNTIL NEW BARDON ROAD IS COMPLETED
EXISTING PAVILION
6' HIGH (MINIMUM) COMPACT SCREEN PLANTING
FUTURE 6' HIGH COMPACT SCREEN PLANTING
PROPOSED BARDON ROAD
SITE PLAN
SCALE: 1"=50'-0"
GENERAL NOTES
PLANS APPROVED
K-E
CASE NO.: 2019-0431-SPH
11-23-70

M E M O R A N D U M

DATE: August 27, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0431-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on August 26, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
401 WASHINGTON AVENUE
SUITE 900
TOWSON, MARYLAND 21204-4835
410 828 1335
FAX 410 828 1042

RICHARD C. BURCH *
DOUGLAS W. BISER *
ANDREW JANQUITTO * +
MATTHEW P. LALUMIA *

* MEMBER OF MARYLAND BAR
+ MEMBER OF DISTRICT OF COLUMBIA BAR

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

March 27, 2020

VIA E-MAIL administrativehearings@baltimorecountymd.gov
AND FIRST-CLASS MAIL
Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

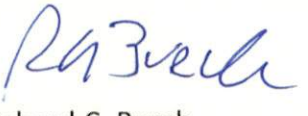
Re: Summer Hill Swim Club, Inc.
Case No. 2019-0431-SPH

Dear Judge Stahl:

Enclosed/attached please find a Motion for Partial Reconsideration which I am filing on behalf of my clients, Jennifer and Andrew Blum.

Many thanks for your kind attention to this matter. I hope everyone remains safe and healthy.

Very truly yours,



Richard C. Burch

RCB/tyj
cc: Donna M. King, Esquire (w/enc.)(via e-mail and 1st class mail)
Peter Max Zimmerman, Esquire (w/enc.)(via e-mail and 1st class mail)
Enclosure

IN THE MATTER OF THE PETITION OF: SUMMER HILL SWIM CLUB, INC. – LEGAL OWNER	*	
LOCATED AT 13709A HARCUM ROAD (BARDON ROAD)	*	CASE NO. 2019-0431-SPH
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	*	

* * * * * * * * * * * * *

MOTION FOR PARTIAL RECONSIDERATION

Jennifer and Andrew Blum, Protestants, by undersigned counsel, hereby move for partial reconsideration of this Court's Opinion and Order issued on March 12, 2020, and for reasons they state:

Memberships

Paragraph 2.h. (page 9) of the Opinion and Order allows for an increase in pool membership from 200 families to 275 families. The original special exception, which was granted in Case No. 68-151-x, limited total memberships to 200 members. The Blum property remains burdened by what was intended to be a temporary right-of-way/easement to allow access to Summer Hill Pool. It was never intended, nor contemplated, that Summer Hill Pool membership would continue to burden the Blum property more than fifty years later. The first sentence of the Baltimore County Board of Appeals Opinion in zoning Case No. 68-151-x makes the original intention clear:

> "A petition in this case seeks a special exception to construct a ***community swimming pool on Bardon Road*** in the Summer Hill Development in the Tenth Election District of Baltimore County." (emphasis added.)[1]

[1] The Board of Appeals Opinion and Order makes no mention of access over lot 4 (then undeveloped, now the Blum property) – temporary or otherwise.

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[1] The Board of Appeals Opinion and Order makes no mention of access over lot 4 (then undeveloped, now the Blum property) – temporary or otherwise.

Access to the pool was intended to be gained by a public road, Bardon Road (not then constructed and not now constructed). From the very beginning, the burden upon lot 4, now the Blum Property, was to be temporary and restricted.

The original limitations on memberships by the Board were well reasoned. Assuming this arguendo that this Court may have the authority to allow for an increase of pool memberships via a public road, there is no legal authority that allows the Court to increase the burden imposed upon the Blum property by increasing the number of families who reach the pool facility by foot, bike or motor vehicle across the Blum property.[2] There is simply no legal basis or authority upon which the Court can increase the burden already imposed upon the Blum family. Fundamentally, the Court cannot favor one private property owner (Summer Hill) by allowing it to increase its use of the property of the adjacent private landowner (the Blums) and thereby overburden that property and disrupt further the Blums' quiet use and enjoyment.

Summer Hill sought in the present case to increase its membership to 250 family memberships. Respectfully, there is no legal authority that allows this Court to grant relief above and beyond the relief requested by Petitioner. While the Blums firmly maintain that no increase at all in membership is warranted (particularly under current RC-6 zoning and so long as access to the Summer Hill Swim Club is over and through their property), the Court certainly should not give Summer Hill more than it wants. There was ***no*** evidence offered to the Court to support or justify an increase in memberships to 275; and there was no such request by Petitioner.

[2] Petitioners firmly maintain that the pool now operates as an unlawful nonconforming use and it does not qualify as an accessory use to a subdivision as permitted under the current RC-6 zoning.

Fencing

In paragraph 2.j. of the Opinion and Order (page 9) the Court ordered that:

> "All fences or other obstructions upon the easement granted by deed dated August 3, 1968 to the Petitioner shall be removed immediately."

In its petition for special hearing, Summer Hill Swim Club never sought or petitioned for the removal of any fencing, likely because Summer Hill recognizes that this Court lacks jurisdiction and authority to address and resolve the issue. Summer Hill's petition sought "changes to Order 68-151-x..." only. No issue was raised or pled regarding an alleged "easement violation" by the Blums or the adjacent owners of Lot 5, the Edmondses (who also replaced fencing on or along the easement where prior fencing had existed when they purchased their property). When the property was posted for hearing in the present case, no notice of any alleged easement/right-of-way violation was contained in the notice. Once again, the Court's Order grants relief beyond the scope of the petition.

The location of any fencing running on or along the easement area is not a "zoning issue," nor is the enforcement of an easement a zoning issue. Those issues can be addressed and resolved only by a constitutional court of general jurisdiction. Furthermore, the Court makes note at page 8 of its Opinion that the easement/right-of-way "was visually apparent to the Blums before their purchase and was known to them prior to the completion of settlement." Applying the same logic and rationale, the location of the fencing was also visually apparent to the Blums (and the Petitioner) at the time of the Blums' purchase of and settlement on the property. The Blums have done nothing to limit the use of the easement, and no evidence suggested otherwise. The testimony on the issue was clear and uncontroverted. Fencing was already in place in 2006

when the Blums purchased the property; and when the original fencing was replaced, the location of the new fencing did not change from the location of the original fencing.

In any event, this Court lacks the authority to order the removal of the fencing, just as this Court would lack the authority to order the removal of the paved macadam driveway and speed bump and order Summer Hill to comply with the deed from Vickery Land Corporation, which deed clearly provided for:

> "Construction of a ***dirt or gravel road*** for said right-of-way and its maintenance shall be the responsibility of said Grantee [Summer Hill] herein, its successors and assigns for and during the period of such use." (emphasis added.)

The paved macadam driveway/road and speed bump in the right-of-way violates the clear and unambiguous language of the deed to Summer Hill calling for a dirt or gravel surface. But the Blums recognize that such an issue would have to be resolved by the Circuit Court, not this Court. The same is true with respect to any issue about fencing.

Protestants also adopt the arguments and authorities set forth in their Post Hearing Memorandum filed previously with the Court.

WHEREFORE, Protestants request that this Honorable Court reconsider its Opinion and Order and eliminate the approval for an increase in memberships (paragraph 2.h.) to 275 memberships and eliminate the requirement for the removal of any fencing (paragraph 2.j.)

SIGNATURE ON NEXT PAGE

Respectfully submitted,

Richard C. Burch
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401 Washington Avenue, Suite 900
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[T] 410-828-1335
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March 2020, a copy of the foregoing Motion for Partial Reconsideration was mailed, first class, postage prepaid to Donna M.B. King, Esquire, 309 W. Pennsylvania Avenue, Towson, Maryland 21204, counsel for Summer Hill Swim Club, Inc. and Peter Max Zimmerman, Esquire, Office of People's Counsel for Baltimore County, 105 W. Chesapeake Avenue, Suite 204, Towson, Maryland 21204. Copies are also being e-mailed to the Court and counsel.

Richard C. Burch

RECEIVED
FEB 26 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

IN THE MATTER OF THE PETITON OF:	*	BEFORE THE
SUMMER HILL CLUB, INC. Legal Owner 13709A Harcum Road	*	ZONING BOARD OF
10th Election District 3rd Councilmanic District	*	BALTIMORE COUNTY
	*	Case No. 2019-0431-SPH

* * * * * * * * * * * *

PETITIONER'S POST-HEARING MEMORANDUM

Petitioner Summer Hill Club, Inc., by and through undersigned counsel, files its Post-Hearing Memorandum, as follows:

FACTS

I. OPERATIONS OF SUMMER HILL SWIM CLUB

Petitioner operates the Summer Hill Swim Club ("Pool") on 13709A Harcum Road in Phoenix, Maryland ("Pool Property"). Said Pool has been in existence since the 1960s as a non-profit volunteer organization of board members ("Board"), officers and member families. The Pool operates only in the summer.

In 2012, Petitioner underwent renovations of the Pool Property, which included an upgraded pool and baby pool to replace old pool.[1] Petitioner's Exhibit 4. The County approved these plans. *Id.* The Pool has proper permits, is in compliance with the Baltimore County Health Department, and passes annual inspections. Petitioner's Exhibit 3.

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[1] The Protestants voted in favor of the renovations. Petitioner's Exhibit 15.

The Pool has a swim team that has 2-3 meets a year. Some members arrive around 6:30 am on these three meet days to set up. There are swim team practices at 9 am. There is a loudspeaker to announce the races. *Id.*

There are times in which music is played. Members bring alcoholic beverages into the Pool Property. *Id.*

As set forth on the site plan, Petitioner's Exhibit 2, there are parking lot lights used during the pool season only.

It was clear from the testimony that the all-volunteer Pool Board and officers were not aware of the 1968 Order, and had been continuing the operations of the prior board members and officers. When the 1968 Order was brought to their attention, the board and officers retained legal counsel and a surveyor to prepare the petition now before the County.

If the Pool is required to follow all of the requirements of the 1968 Order, without modification, then the Pool will be forced to close because it would not be economically viable, even with its all-volunteer leadership.

II. 1968 ORDER

On February 13, 1968, the County entered an Order granting a Special Exception for the operation of a pool (the "1968 Order"). with the following limitations:

1. No lighting shall be permitted with the exception of one (1) night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.

2. Hours of operation shall be from 11am to 8pm on any given day.

3. There shall be no playing of music.

3. Alcoholic beverages on the premises are prohibited.

4. No loud speaking equipment shall be permitted except in the case of emergency.

5. Water to be used in filling the pool shall be brought in by means of tank trucks.

6. That membership to the pool shall be limited to not more than 200 family memberships.

7. That total membership of families living outside of the Summer Hill Development shall be limited to not more than 15% of the total club membership.

9. The site plan to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning.

Petitioner's Exhibit 1.

III. EASEMENT AT 13709 AND 13711 HARCUM ROAD.

By deed dated August 23, 1968, Liber 4914, Page 529 (the "August 23, 1968 Deed"), The Vickery Land Corporation granted an easement within Lot 17 of "Addition to Summer Hill" to Petitioner, "for the purpose of ingress and egress, either by foot and/or vehicle over the Northernmost 30 feet of Lot No. (4), Section B, as shown on the aforesaid Plat of the Addition to Summer Hill, from the lot herein conveyed into Harcum Road, until such time as Bardon Road, as shown on said Plat is laid out and paved and made accessible as a public thoroughfare."

In June 2006, Protestants Andrew and Jennifer Blum purchased 13709 Harcum Road, one of the two properties with the easement for the benefit of Petitioner. Protestant Jennifer Blum claimed not to have been aware of the easement until closing and proceeded anyway, but the easement is a driveway that was present at the time of purchase, leading to a community pool, and the land records clearly reflected the easement. The easement driveway is on a small part of Protestants' property, and Protestants have put up a fence

blocking Petitioner from the use of the majority of the easement.[2] The deed of easement does not permit the fence nor does it limit the use of the easement.

Protestants were members of the Pool for approximately a decade. In the summer of 2018, Protestant Jennifer Blum became a Board member, and Protestants refused to pay their full membership. Protestants began to claim that they should be given free membership. Protestants then discovered the 1968 Order. Protestants thereafter used the 1968 Order as a bargaining tool to try to get free membership. When that failed, Protestants began pursuing a code violation against Petitioner. Protestants thereafter refused to come to any agreement that was not in "full compliance" with the 1968 Order.

IV. REQUESTED CHANGES TO THE 1968 ORDER

Petitioner requested changes to the 1968 Order to reflect current operations, as follows:

1. Approval of the current lighting for safety of members.
2. Approval of hours of operation differing from the 1968 Order of one hour later on Fridays and Saturdays, swim team practices at 9 am, and an opening time earlier than 11 am for the 2 to 3 swim meet days.
3. Music from speakers on the pool house at normal operating times.
4. Members to bring alcoholic beverages to pool.
5. Loud speaker for the 2-3 swim meets, and special occasions.
6. Evaluation of use of tanker trucks for water.
7. Limitation of membership to 250 families.

---

[2] Protestant's witness, Bruce Doak, claimed as support for not permitting Protestant the continued use of the easement that the driveway of the easement was too narrow. The current fence erected by Protestants prevent Petitioner from widening the driveway.

8. At least 30% of members coming from the Greater Summer Hill Community. Petitioner's Exhibit 3.

V. SUPPORT OF THE COMMUNITY FOR THE REQUESTED CHANGES

The community association and residents, with the exception of Protestants, are strongly in support of the requested changes to the 1968 Order. *See* Petitioner's Exhibits 5, 6, 7, 9.

The owner of the other side of the easement, Michael Edmonds, 13711 Harcum Road, testified in support of Petitioner's requested changes to the 1968 Order. He expressed concerns about the trucking in of water, and Petitioner committed to reaching an agreement on the use of water.

ARGUMENT

I. THIS COMMUNITY POOL SHOULD BE OPERATED AS OF RIGHT IN AN RC6 ZONE.

A. Current Zoning of the Pool Property

The current zoning for the Pool Property is R.C.6, Rural Conservation and Residential Zone. Section 1A07.3.A permits a community pool as of right:

> Uses permitted by right. The following uses are permitted by right in an R.C.6 Zone: . . . Swimming pools, tennis courts and other recreational amenities, if accessory to a dwelling or residential subdivision only.

The current R.C.6 does not list a pool as a possible use by Special Exception. The uses permitted by Special Exception, section 1A07.3, are much greater uses than a community pool, such as a shooting range, campgrounds and day camps, bottled water plants, and wineries.

B. Accessory Use in R.C.6

"Accessory" is not defined in the Zoning Regulations. Section 101.1 of the Zoning Regulations defines "accessory use or structure" as follows:

> A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

This definition more relates to a structure that is on the same property as a principal structure, rather than a use that is a community use, or a property that is within a neighborhood of properties.

"Residential subdivision" also is not defined as a phrase in the Zoning Regulations, but "subdivision" is defined as "[t]he division of any tract or parcel of land, including frontage along an existing street or highway, into two or more lots, plots or other divisions of land for the purpose, whether immediate or future, of building development for rental or sale, and including all changes in street or lot lines."

The "residential subdivision" is the principal use of the Greater Summer Hill Community area. The 1968 Order does not explain the extent of "the Summer Hill development." At the hearing, the Petitioner used terms such as the "Greater Summer Hill Community" to try to delineate the development. As noted in the People's Counsel's October 22, 2019 letter to Judge Mayhew, at page 4, there were numerous additions to the

Summer Hill subdivision prior to the 1968 Order. Development of the area continued after the 1968 Order.

Other Rural Conservation zones permit swimming pools as accessory to a property, but R.C.6 permits swimming pools as accessory to a "residential subdivision." *See, e.g.,* 1A01.2.b.9.h (R.C.2), 1A04.2.a.11.f (R.C.5). Thus, the "accessory" use here for R.C.6 is different than the typical use of the term "accessory" in other areas of the Zoning Regulations because it encompasses an accessory use of an undefined community area.

To the extent that Protestant argues that "accessory" must include an analysis of the number of pool members who may be outside of the Greater Summer Hill Community, that is not part of the Zoning Regulations. The Zoning Regulations do not state how many of the residents must use an "accessory" or whether the "accessory" can be used by others close by but not technically in the Greater Summer Hill Community.

Additionally, to the extent that Protestant argues that the Pool Property is a "commercial recreational facility" as set forth in section 101.1 of the Zoning Regulations, such definition does not in any way reflect Petitioner's member's activities. Section 101.1 defines "commercial recreational facility" as "facilities whose principal purpose is to provide space and equipment for nonprofessional athletic activities." The Pool is a community gathering place and a swimming pool for fun, not an "athletic activity."

Moreover, "accessory" and "commercial recreational facility" are not mutually exclusive, and a swimming pool could still be accessory to a neighborhood, and permitted, although aspects of the operation could meet the rather vague and broad definition of "commercial recreational facility".

Protestant's hired witness, Mr. Doak, claimed that the pool operates as a commercial enterprise merely because there are a number of family memberships purportedly outside of the Summer Hill community. That is, his claim was that if a pool was not "accessory" to an undefined neighborhood or if a certain number of members are outside of an undefined area, then it automatically was a commercial enterprise.[3] As a hired witness, Mr. Doak kept with his claim that the Pool was a commercial enterprise although the facts are that the Pool corporation is a non-profit for which all Board members and officers are volunteer positions, and under current zoning, is a bona fide accessory use.

The Pool Property is accessory to the residential nature of the area. The members come from the zip code and their children attend the local schools. *See* Petitioner's Exhibit 3. The use of the Pool Property remains the same as it was in the 1968 Order. Thus, the Pool is permitted as of right.

C. 1968 Zoning Regulations

At the time of the 1968 Order, the zoning for the Pool Property was an R-6 zone, which at the time allowed swimming pools by special exception. The R-6 zone is a DR5.5 zone today. BCZR § 100.3A.

D.R.5.5 permits swimming pools as of right as an "accessory use" or by special exception if not an "accessory use." 1B01.1.A.18.g, 1B01.1.C.

The Pool Property is properly operated as a swimming pool as of right in an R.C.6 zone. In the event that a Special Exception is required, it was granted in 1968, and, as

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[3] The neighbor who also has the driveway easement on his property, Mr. Edmonds, questioned Mr. Doak against this assumption.

discussed below, the Pool is still operated as a community pool of the same character and use.

II. THE CONDITIONS OF THE GRANT OF A SPECIAL EXCEPTION IN 1968 REMAIN TODAY, AND THE REQUESTED CHANGES ARE NOT CHANGING THE CHARACTER OF THE USE.

In the event that the County rules that the Pool is not permitted as of right, then the Special Exception still applies and the County is to determine if the requested changes are in keeping with the County's goals in permitting the Special Exception in 1968.

A. Factors in Determining a Special Exception Are Already Satisfied.

The County already determined in 1968 that the Pool was in keeping with the factors in determining whether the use was appropriate by Special Exception, currently section 502.1 of the Zoning Regulations. Section 502.1, Conditions for Determining Granting of Special Exception, provides the use will not:

1. Be detrimental to the health, safety or general welfare of the locality involved:
2. Tend to create congestion in roads, streets or alleys therein;
3. Create a potential hazard from fire, panic or other danger;
4. Tend to overcrowd land and cause undue concentration of population;
5. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
6. Interfere with adequate light and air;
7. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;
8. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor

9. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone, and for consideration of a solar facility use under Article 4F, the inclusion of the R.C.3, R.C.6, and R.C.8 Zones.

By granting the Special Exception, the County determined that these conditions were met.

B. Petitioner's Requested Changes Meet the Conditions for a Special Exception

The conditions are still met here. The changes requested by Petitioner do not change the character of the Pool operations or modify the factors that led to the County granting the restrictions in 1968, but update the restrictions to provide for operations in 2020.

First, it should be noted that the Pool Property's use is limited, from Memorial Day weekend to the Labor Day weekend.

When the 1968 Order was brought to their attention, the board and officers proactively sought the County's involvement. There have not been any new material changes to the operations. It is still operating as a community pool. The only change is that there is one complaining party who is attempting to use the 1968 Order to get a free pool membership.

The changes requested to the 1968 Order are minor, and are not larger than the current or recent past operations. More specifically, Petitioners are requesting the following, with explanations:

1. Approval of the current lighting for safety of members.

There currently is lighting at the parking lot and the childrens' play area for the safety of the members after sunset. The lights are turned off at night, and are not on at all outside of the pool season.

2. Approval of hours of operation differing from the 1968 Order of one hour later on Fridays and Saturdays, swim team practices at 9 am, and an opening time earlier than 11 am for the 2 to 3 swim meet days.

   The Pool has some earlier morning swim team practices and 2-3 swim meets.

3. Music from speakers on the pool house at normal operating times.

   Music is kept at a low enough volume not to disturb neighbors.

4. Members to bring alcoholic beverages to pool.

   The Pool does not sell alcohol, and has never had a problem with any member's use of alcohol.

5. Loud speaker for the 2-3 swim meets, and special occasions.

   The loud speaker is necessary for the swim meets, and at time provides valuable instruction for the members. It is not used on a daily basis.

6. Evaluation of use of tanker trucks for water.

   The Pool is committed to following the County's requirements as to use of water, both in filling the pool and in adding water throughout the season.

7. Limitation of membership to 250 families.

   The Pool cannot survive financially with only 200 families. For the 2019 season, the Pool had 235 members. In 2015, the Pool had 250 members. The Pool provided statistics on the number of visits of members, to demonstrate that the membership is not a burden on the land or easement.

8. A least 30% of members coming from the Greater Summer Hill Community.

   As member's children grow up, members at times cease their memberships and new members join. The Pool cannot control who in the immediate area choses to remain members, and at times persons who grew up as members do not live immediately in

the neighborhood, but close by, and desire to be members. It is not financially possible to limit membership to only the immediate neighbors. *See also* Petitioner's Exhibit 3.

C. Protestants Fail to Demonstrate that the Long-Occurring Activities Do Not Satisfy the Conditions.

Of the nine section 502.1 factors above, Protestants' complaints seem to be focused on nos. 2 and 4. Protestant Jennifer Blum complained that on a few days during the summer, cars were parked on the street. She also complained that there were more than 200 family memberships and a greater percentage of families from outside of the neighborhood. However, there was no showing that this was of any detriment, was different than other gatherings by neighbors such as parties, or was different than the number of visitors to the pool in the 1960s. In fact, the neighborhood streets have numerous cars at Halloween for a neighborhood party. There were no complaints of any illegal parking.

To the contrary of Petitioners' assertion of parked cars having some sort of detrimental effect, Petitioner demonstrated that there has not been an increase in number of visits per day or traffic.

Protestant Jennifer Blum also complained about one light. She would have to be referring to one parking lot light that is approximately 300 feet from her house, with trees between the parking lot and Protestants' house. *See* Exhibit 2. Protestants did not demonstrate that the lighting was any different than any next door neighbor's lighting.

Mr. Doak made claims of a detriment because of the narrowness of the driveway, presumably relating to factors 2 and 3, which is restricted by Protestants' own fence.

Protestants' complaints do not arise to the conditions set forth in section 502.1.

III. THE EASEMENT IS NOT OVERBURDENED, AND IS PERPETUAL UNTIL OR IF BARDON ROAD IS CONSTRUCTED.

Protestants seem to be arguing that they should have special rights beyond that of a neighbor or property owner vis-à-vis Petitioner's operations merely because their property is allegedly burdened with the easement. That is, although, at most, Protestant's complaints as to the easement could only be as to the condition of the easement, Protestants make other complaints, such as parking on the street,[4] that they try to tie into the fact that the ingress and egress is though the easement on their property.

As described in the August 23, 1968 Deed, Petitioner is responsible for "[c]onstruction of a dirt or gravel road for said right of way and its maintenance." Protestants have not complained that Petitioners are not properly maintaining the driveway.

The easement is not overburdened. Only a portion of the easement is currently being used, with most of the easement blocked to Petitioner's use by Protestants' fence. Petitioner provided a chart, Petitioner's Exhibit 14, showing that the number of memberships went down from 250 in 2015 (when Protestants were members) to 235 in 2019, and that the number of visits is consistent with the past, Petitioner's Exhibit 8.

The easement on Protestants' property remains until or if Bardon Road is extended. This has not occurred. Petitioners have no power over the County's extension of a road. The roadbed is privately owned and not within control of Baltimore County, and the road is not needed to access other property.

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[4] There was no testimony that any cars were parking illegally on the street. There was a general complaint about legal parking on holidays. To the extent that Protestants would like street parking restrictions, that could be addressed to the Bureau of Highways.

Protestants purchased their property with said easement. Protestants cannot change the nature of the easement. The easement is for the use of Petitioner. Petitioner is properly using the easement in accordance with the August 23, 1968 Deed.

IV. A PETITION FOR SPECIAL HEARING IS THE PROPER MEANS TO BRING THIS ISSUE TO THE BOARD.

The Hearing Officer raised the issue of whether a Special Hearing is the appropriate mechanism to hear Petitioner's request for amendments to the 1968 Order.
The County granted a Special Exception in 1968, and, therefore, another Special Exception hearing should not be appropriate because there is already a Special Exception. Thus, a Special Hearing is appropriate for the County to hear the current zoning regulations issues for the Pool Property and possible changes to the Special Exception, or a determination that today, the pool is an allowed use by right. From a policy and procedure perspective, the Zoning Review Office mandates that a Special Hearing be utilized to modify a Special Exception.

A Petition for a Special Hearing is a request for a declaratory judgment ruling. BCZR § 500.7; *Antwerpen v. Baltimore County*, 163 Md. App. 194, 209, 877 A.2d 1166, 1174 (2005). Zoning Regulations section 500.7 provides broad discretion to enter Orders determining the rights of parties:

> "Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever

of such person in any property in Baltimore County insofar as they are affected by these regulations."

In *Antwerpen*, 163 Md. App. at 209, 877 A.2d at 1174-75, the property owner asked the zoning commissioner to declare that they had a "right to operate a used-car lot on the property." Here, Petitioner requests a ruling as to whether a swimming pool is now a use as of right, and, if not, whether a modification of the Special Exception is appropriate and permissible. This is permissible under section 500.7.

CONCLUSION

For the reasons set forth above, Petitioner Summer Hill Club, Inc. respectfully requests that the County rule: (1) that the Pool is permitted in the R.C.6 zone as of right; (2) in the alternative, if the Pool is not permitted as of right, then modifications be permitted to the 1968 Order as set forth above.

Donna M. Burdyck King
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CERTIFICATE OF SERVICE

I hereby certify that on this 26th day of February 2020, I served the foregoing Petitioner's Post-Hearing Memorandum upon the following counsel by First Class mail:

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February 26, 2020

HAND DELIVERY

Lawrence M. Stahl, Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED
FEB 26 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Summer Hill Swim Club, Inc.
Case No. 2019-0431-SPH

Dear Judge Stahl:

Enclosed please find Protestants' Post-Hearing Memoranda in the above-captioned matter.

Many thanks for your kind attention to this matter.

Very truly yours,

Richard C. Burch

RCB/tyj
cc: Donna M. King, Esquire (w/enc.)
Peter Max Zimmerman, Esquire (w/enc.)
Enclosure

IN THE MATTER OF THE PETITION OF: SUMMER HILL SWIM CLUB, INC. – LEGAL OWNER	*	
LOCATED AT 13709A HARCUM ROAD (BARDON ROAD)	*	CASE NO. 2019-0431-SPH
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	*	

* * * * * * * * * * * * *

POST-HEARING MEMORANDUM

Jennifer and Andrew Blum, Protestants, by undersigned counsel, file this Post-Hearing Memorandum in opposition to the Petition for Special Hearing filed by Summer Hill Swim Club, Inc. (hereinafter "Summer Hill").

Introductory Summary

Neither the facts nor the zoning laws support the relief requested by Summer Hill in the Petition for Special Hearing. Summer Hill's operations violate the restrictions imposed by the Board of Appeals in its May 22, 1968, Order, which remains in effect. Summer Hill's operations do not conform with current zoning; they constitute an unlawful non-conforming use. Summer Hill's operations indisputably burden the Protestants' property in violation of the May 1968 Order. Alleged fears of financial hardship and/or financial instability do not provide a recognized basis upon which zoning relief may be granted to the Petitioners. Support for Summer Hill from pool members and community members is immaterial (and matters not) where the zoning classification, conditions and regulations do not allow the proposed use. Accordingly, the Petition should be denied.

Background

The Summer Hill property is Lot 17 on the Plat entitled Addition to Summer Hill (O.T.G. 31/69) (1969). See Protestants' Exhibit 10. Lawful access to Lot 17 is via Bardon Road, as clearly

depicted on the Plat, which Plat was accepted for recordation by Baltimore County. Notwithstanding that the road depicted as "Bardon Road" has not been fully constructed and improved to Lot 17, Summer Hill is entitled to access by virtue of the recorded Plat and the deed, which transferred Lot 17 to Summer Hill.

Lot 17 was in an R-6 Zone in 1968. At that time a community pool was authorized in an R-6 Zone by special exception.

Following a contested hearing, Baltimore County Board of Appeals (CBA) granted conditionally the petition by Vickery Land Corp. (then owner) and the Summer Hill Club, Inc. (then contract purchaser – now owner) for the operation of a community pool "on Bardon Road." The first sentence of the CBA Opinion could not be clearer as to the subject matter of the 1968 petition. The Opinion states:

> "A petition in this case seeks a special exception to construct a *community* swimming pool *on Bardon Road* in the Summer Hill Development in the Tenth Election District of Baltimore County." (emphasis added.)

After reviewing the testimony, which was offered at the hearing before it, the Board of Appeals concluded its Opinion by stating in relevant part:

> "The Board finds as a fact from the testimony of the witnesses, that *with proper restrictions placed upon the special exception* the pool will not violate Section 5012.1(e) of the regulation. *Further, due to the fact that there are no through streets in the development and with proper restrictions there would be practically no additional traffic generated from outside the development*, the proposed use would not violate Section 502.1(b) of the regulations....
>
> For the reasons given above the Board finds as a fact that the special exception will not in any way violate Section 502.1 of the zoning regulations and, therefore, should be granted." (emphasis added.)

While a special exception for the operation of the "community pool" was granted, the Board imposed reasonable and appropriate restrictions in its Order to ensure that the pool operation remained a community pool for the primary benefit of the Summer Hill residents and not for the surrounding communities. The Order was then, and is now, the effective decision. The Order reads as follows:

ORDER

> For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May 1968 by the County Board of Appeals ORDERED that the special exception petitioned for, be and same is hereby GRANTED, subject to the following restrictions:
>
> 1. No lighting shall be permitted with the exception of one (1) nightlight on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.
> 2. Hours of operation shall be from 11:00 a.m. until 8:00 p.m. on any given day.
> 3. There shall be no playing of music.
> 4. Alcoholic beverages on the premises are prohibited.
> 5. No loud speaking equipment shall be permitted except in the case of emergency.
> 6. Water to be used in filling the pool shall be brought in by means by tank trucks.
> 7. That membership to the pool shall be limited to not more than 200 family memberships.
> 8. That total membership of families living outside of the Summer Hill development shall be limited to not more than fifteen percent (15%) of the total club membership.
> 9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning.

The restrictions were imposed in keeping with the Board's Opinion, "That with proper restrictions placed upon the special exception the pool will not violate Section 502.1(e) of the regulations."

While the special exception was granted for the construction of a community swimming pool on Bardon Road, Bardon Road had not yet been constructed. Accordingly, the August 23, 1968 deed from the Vickery Land Corporation (the developer) to Summer Hill Club, Inc. (purchaser of Lot 17) also granted a *temporary* right-of-way for the purpose of ingress and egress either by foot and/or vehicle over the northernmost thirty feet of Lot #4 (the lot currently owned by the Blums) "Until such time as Bardon Road, as shown on said Plat is laid out and paved and made accessible as a public thoroughfare. Construction of a dirt or gravel road for said right-of-way and its maintenance shall be the responsibility of the said grantee [Summer Hill Club, Inc.] herein."

Neither the deed to Summer Hill nor the Opinion and Order of the Board of Appeals ever contemplated that permanent access to the pool be by right-of-way from Harcum Road (over Lot 4 – now the Blum property). The contemplated access was to be via Bardon Road. Be that as it may, any burden imposed upon Lot 4 (now the Blum property) was to be limited in time (i.e. "temporary") and by the reasonable use restrictions imposed by the Board of Appeals.

Material Evidence at Hearings

The evidence introduced at the hearings in this matter makes it bell clear that the Summer Hill facility has not operated as a community or neighborhood pool for years on end; and that Summer Hill has knowingly and intentionally violated the conditions imposed by the Board of Appeals in disregard of the Blums' valuable property rights, notably the quiet use and enjoyment of their family home.

Michele Petrella (then President of Summer Hill) candidly acknowledged at the October 28 hearing that Summer Hill no longer operates as a neighborhood pool. She acknowledged that

the total membership was 236 families (36 family memberships in excess of the limitation imposed by the Board of Appeals), with only 78 family memberships from within the Summer Hill community subdivision. 158 family members thus come from outside the subdivision. In other words, only 33% of the total family memberships come from within the Summer Hill subdivision while 67% come from outside the subdivision.[1] In an obvious effort to ensure that Summer Hill remained a neighborhood pool, the Board of Appeals restriction allows for 15% outside memberships, or 30 of the permitted 200. Summer Hill currently exceeds that outside membership limitation by more than five times, and it seeks to remove the limitation completely and allow for a Commercial Recreational Facility on a residential lot – a use not authorized by the current or prior zoning classification of the property.

Ms. Petrella later acknowledged at the January 21 hearing that the pool operation has violated (and continues to violate) restrictions 1 - 5 and 7 - 8 of the restrictions imposed by the Board of Appeals.

The evidence demonstrates that Jennifer Blum and her husband, Andrew, advised Summer Hill of the use restrictions and requested Summer Hill to establish a plan to conform the pool's operation with the Order. Summer Hill responded repeatedly that it intended to continue to operate the pool as it deemed appropriate (restrictions notwithstanding) and that it considered the Blum matter "closed." The Blums complained that the Summer Hill operation did not comply with the total membership cap of 200 and that the permitted percentage of memberships from outside the subdivision (15%) was being ignored. Summer Hill responded by

[1] It is also noteworthy that only 25% of the families in the Summer Hill Subdivision (comprised of 307 residences) are members of the pool. Simply put, the pool is not utilized by the vast majority of families within Summer Hill.

soliciting even more memberships. As evidenced by Protestants' Exhibit 7, Summer Hill solicited new memberships by e-mail dated July 3, 2019, even though it acknowledged that its membership already exceeded the 200 memberships and greatly exceeded the 15% ceiling for outside memberships. That e-mail was authored by Charles "Trent" Walter, now President of Summer Hill. While Mr. Walter initially feigned ignorance, he ultimate conceded, at the January 21, 2020, hearing, that Summer Hill was still publishing in 2020 a membership limitation of 250 members (Protestants' Exhibit 8) even when the membership limitation under the Order remains at 200.

Evidence at the hearing further established the following exchanges: The Blums complained of the pool lighting shining directly into their living room and their daughter's bedroom into the late hours of the evening. See Protestants Exhibit 2. Summer Hill responded by revoking the Blums' privileges of access to "turn out the lights" even though the lighting was in violation of the use restrictions. When the Blums complained of inadequate onsite parking; their complaints were ignored. When the Blums complained of the noise and additional traffic generated as a result of the pool expanding its membership and hours of operations to accommodate swim meets (6:00 a.m.), swim practice (9:00 a.m.) and special events – such as teen night and crab feasts (10:00 p.m.), their concerns were ignored (Protestants' Exhibits 4, 5 and 6). When Summer Hill was cited by Baltimore County for its continuing violations of the use restrictions, Summer Hill ignored the citation and continued to operate the pool as it saw fit, making no effort to bring the pool operation into compliance. Summer Hill seemingly takes the misguided view that non-compliance is excused because it filed its Petition for Special Hearing – a view that finds no support under the law.

Bruce Doak, the land use and zoning expert offered by Protestants, testified clearly and thoughtfully. He stated that access to Lot 17 was available via Bardon Road as depicted on the recorded plat (Protestants Exhibit 10). He further testified that the current use would not meet the requirements necessary for a Special Exception (even if available); and that Summer Hill's operation does not currently qualify as a lawful nonconforming use because of its expansion of memberships generally, its expansion of non-community membership, its expansion of the physical plant in 2012, its extension of hours of operation, its allowance of music and alcohol, its failure to provide access via Bardon Road, and its failure to operate as a neighborhood community pool.[2] Mr. Doak also made it clear that the current operation does not comply with current RC-6 zoning – the pool is not accessory to the Summer Hill community/subdivision only; it is not a neighborhood pool now.

Argument

The facts of this case that defeat the Petition mesh well with the legal principles applicable to this case that defeat the Petition.

First, Summer Hill has persistently violated the express restrictions upon the special exception set forth in the May 22, 1968, Order. With the exception of trucking in water, Summer Hill has violated each and every one of the substantive restrictions imposed by the Baltimore County Board of Appeals. Those restrictions were designed to ensure that the pool facility was to service the immediate neighborhood primarily and not the Baltimore County community at large. The Board of Appeals obviously intended to ensure the facility was in keeping with a quiet,

[2] Petitioner's Exhibits 1 (at Tab 3) and 14 clearly establish years of non-compliance by Summer Hill – years of operation as an unlawful non-conforming use.

friendly neighborhood pool that would not interfere with the use and enjoyment of the neighborhood and, particularly, the adjacent neighbors.

Second, the current zoning classification for the Summer Hill property (RC-6) does not allow for a swim club (membership in which is open to the public at large) by right or by special exception. The RC-6 Zone only allows swimming pools "if accessory to a dwelling or residential subdivision *only*." (emphasis added.) See BCZR § 1A07.3.A.7.f. A "residential subdivision only" refers to a single subdivision, not to the multiple developments and communities from which Summer Hill draws its members. Summer Hill no longer operates as a "community" pool (as originally authorized by Special Exception in the former R-6 classification). Accordingly, the pool operation does not qualify as a lawful "non-conforming use" that relates back to the former R-6 zoning.

Third, Summer Hill points to no legal authority to support the proposition that financial viability is a proper basis upon which to grant relief in this case. No such legal authority would exist to legitimize a use not permitted under the current zoning classification RC-6 and an operation that amounts to an unlawful non-conforming use. In any event, Summer Hill offered no meaningful financial evidence or documentation to support the proposition that the relief requested was necessary in order to maintain the financial viability of the pool operation. In a weak attempt to offer a number (which presumably was intended to suggest that the cost of membership would become prohibitive), Mr. Walter testified that membership dues would likely increase to $1,200 if membership was to continue to be capped at 200 members. Simple math shows the error of Mr. Walter's testimony. The current cost of a family membership is $700 per season. 200 memberships would yield membership revenues of $140,000. 250 memberships at

a cost of $700 per would yield membership revenues of $175,000. The difference between revenues generated by 200 memberships versus 250 memberships is $35,000. If that $35,000 were to be spread over 200 memberships, it would increase the $700 base membership cost by $175 for a total cost of $875, which is far less than $1,200.

Ms. Petrella testified that 236 memberships were needed in order to "break even." Assuming so, the additional 36 memberships at $700 each would yield an additional $25,200 of revenues. If those additional revenues were in fact necessary, the increased cost to maintain the membership level at 200 would be $126 per membership, for a total membership cost of $826.

The pool is open from Memorial Day until Labor Day (over 100 days during the summer). An increase in membership cost to $826 per family would result in an average daily cost of approximately $8.00 per day. Such a cost is hardly prohibitive, particularly considering that a single guest fee is charged at the rate of $10.00 per day per guest. Notwithstanding that Summer Hill offered no testimony as to a "price breaking point," common sense, logic and financial reality suggest that the families of Summer Hill in Phoenix, Maryland, and surrounding communities (Carroll Manor, Monkton and Jacksonville) can well afford to pay $8.00 per day to enjoy a pool facility throughout the summer. [3]

Fourth, under Maryland law, Summer Hill has the right of access via Bardon Road as depicted on the Plat entitled "Addition to Summer Hill," which Plat was recorded in the Land Records of Baltimore County at O.T.G. 31, folio 69 (Protestant's Exhibit 10). Access to Lot 17

[3] That a non-conforming use is no longer as profitable as before, in itself, does not entitle the property owner to an exception or variance. *C.f. Grant v, City of Baltimore,* 212 Md. 301, 1957, *passim.* "The earnest aim and ultimate purpose of zoning was and is to reduce nonconformance to conformance as speedily as possible with due regard for the legitimate interests of all concerned." *Id.* at 307.

(Summer Hill) is depicted clearly on the recorded plat on the "Addition to Summer Hill." In fact, the only access to Lot 17 as depicted on the Plat "Addition to Summer Hill" is Bardon Road; and the recorded Plat does not reflect or depict any access from Harcum Road (let alone access through the Blum's parcel, Lot 4 or the Edmonds' parcel, Lot 5).[4]

The deed from the Vickery Land Corporation (the original developer of Summer Hill Club, Inc.) reads in relevant part:

> Witnesseth, that in consideration of the sum of Five ($5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said The Vickery Land Corporation, does grant and convey unto the said Summer Hill Club, Inc., its successors and assigns, in fee simple, all that lot of the ground situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say
>
> BEING KNOWN and DESIGNATED as Lot Seventeen (17), Block B, as laid out and shown on the Plat entitled "Addition to Summer Hill", which Plat is recorded among the Plat Records of Baltimore County in Plat Book O.T.G. No. 31, folio 69;
>
> TOGETHER WITH a right of way to the said Grantee herein, its successors and assigns and licensees, for the purpose of ingress and egress, either by foot and/or vehicle over the Northernmost thirty (30) feet of Lot No. Four (4), Section B, as shown on the aforesaid Plat of the Addition to Summer Hill, from the lot herein conveyed into Harcum Road, until such time as Bardon Road, as shown on said Plat is laid out and paved and made accessible as a public thoroughfare. Construction of a dirt or gravel road for said right of way and its maintenance shall be the responsibility of said Grantee herein, its successors and assigns for and during the period of such use.

[4] Mr. Edmonds testified that he is not in favor of increasing membership traffic over his property, although he did not seem to object to an increase in membership, provided that access (ingress and egress) was via Bardon Road.

That language clearly reflects the intention that permanent access to Lot 17 was to be via Bardon Road. That language also reflects that the right-of-way over the Blums' property Lot No. Four (4) was to be temporary by way of a "dirt or gravel road."

In *Lindsay v. Annapolis Roads*, 431 Md. 274, 291 (2013) the Court of Appeals explained:

> Under the common law, a reference to a plat in a deed incorporates generally that plat as part of the deed... *citing internally Kobrine, LLC v. Metzger*, 380 Md. 620, 639 (2004) (noting "the well-settled rule that when a property owner subdivides property and makes or adopts a plat designating lots as bordering streets and then sells any of those lots with reference to the plat, an implied easement of way passes over the street contiguous to the property sold." (quoting *Koch v. Strathmeyer*, 357 Md. 193, 199 (1999)).

In *Boucher v. Boyer*, 301 Md. 679, 689 (1984) the Court of Appeals stated that:

> [A] deed that is silent as to the right of way but refers to a plat that establishes such right of way creates a rebuttable presumption that the parties intended to incorporate the right of way in the transaction.... A party may therefore point to the existence of a plat to establish that the parties intended that the right of way depicted in the plat be used by the grantee.

See also, Moale v. Mayor, etc. Baltimore, 5 Md. 314 (1854) and *White v. Flannigan*, 1 Md. 525 (1852), both of which hold that when an owner of land sells a lot described as bounding on a certain street or way, the purchaser acquires the right of the use of the way in front of his lot.

The deed to Summer Hill (Protestants Exhibit 10) makes reference to the plat which depicts access from Bardon Road. At a minimum, Summer Hill enjoys an implied easement over the area depicted as Bardon Road on the plat. Summer Hill's time, energies and expenses should have been dedicated (and should be dedicated) to pursuing its rights of access via the area depicted as "Bardon Road" adjoining its property, as opposed to pursuing an effort to unlawfully overburden the Blums' property. To grant the relief requested by Summer Hill would only

distance the use further from being an accessory use and it would exacerbate the burdens already imposed on the Blums' property by the current unlawful non-conforming use.

Respectfully, the Court has no authority to increase the burdens already imposed upon the Blum family (excessive traffic, noise, parking, memberships, lighting, etc.). The burden upon Lot 4 was to be temporary and restricted. The Court cannot favor one private property owner by allowing it to use (and/or increase its use of) the property of an adjacent landowner. The Court cannot grant relief to a property owner and thereby allow for the further diminution of value of the adjacent owners' property.

Conclusion

Nothing in the zoning regulations and nothing in the law authorizes a grant of zoning relief to an adjacent property owner, here Summer Hill, operating an unlawful non-conforming use that interferes with and overburdens its neighbor's property.

The Protestants hereby adopt and incorporate the points and authorities set forth in the thorough and well-reasoned letter "memorandum" dated October 22, 2019, submitted by Peter Max Zimmerman, People's Counsel for Baltimore County.

For the reasons given in this Post-Hearing Memorandum, Protestants' Motion to Dismiss and in the letter memorandum of the People's Counsel, the Petition for Special Hearing must be denied.[5]

[5] While the law, when strictly applied and enforced, would cause the pool operation to cease and shut down, the Blums have not pursued that goal. Understanding that it may take some time for compliance, they simply ask that Summer Hill be ordered to comply fully with the restrictions imposed initially when the Special Exception was granted, including, but not limited to, ingress and egress to the pool via "Bardon Road" as depicted and laid out on the duly approved and recorded development Plat.

Respectfully submitted,

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of February 2020, a copy of the foregoing Post-Hearing Memorandum was mailed, first class, postage prepaid to Donna M.B. King, Esquire, 309 W. Pennsylvania Avenue, Towson, Maryland 21204, counsel for Summer Hill Swim Club, Inc.

Richard C. Burch

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

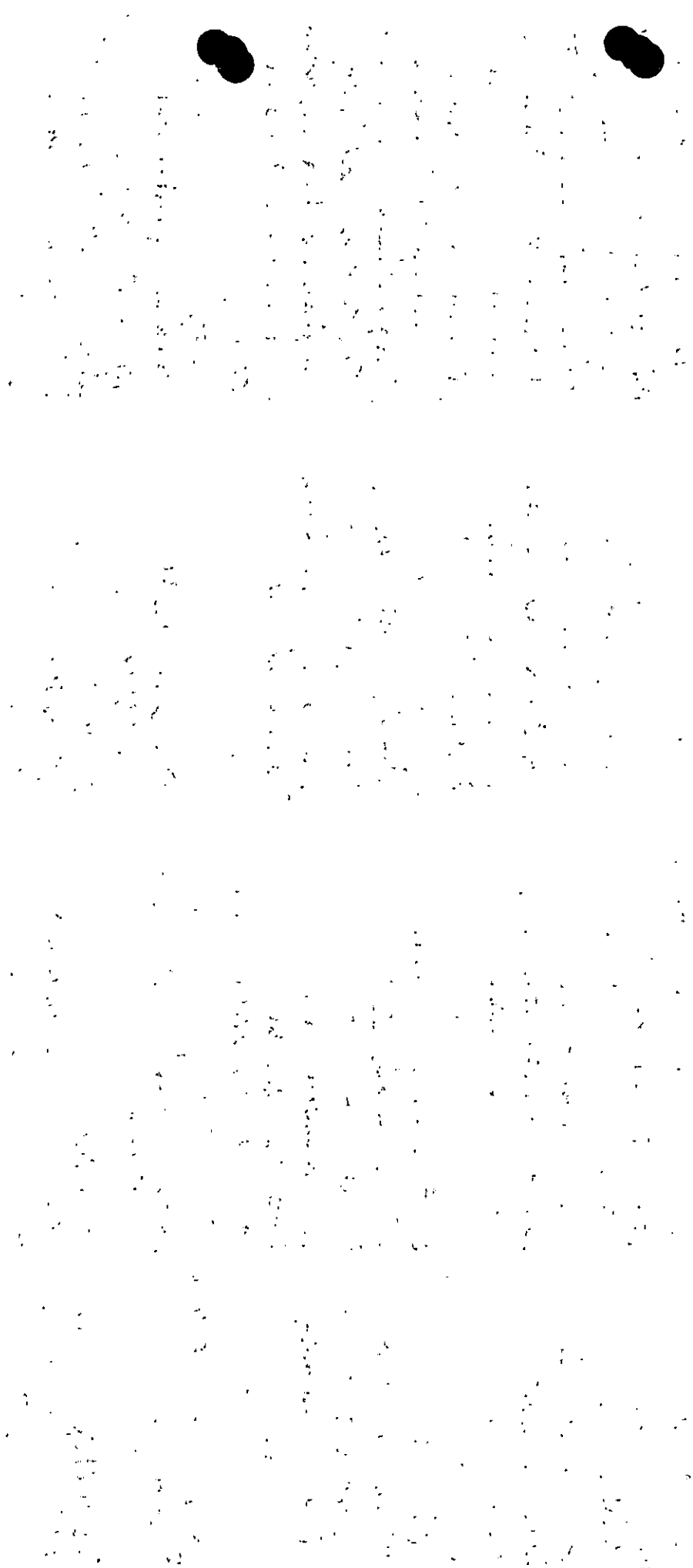
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PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

12-10-19

Petitioners

~~COUNTY~~ REPRESENTATIVE'S SIGN-IN SHEET

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CASE NAME _____
CASE NUMBER _____
DATE _____

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Summer Hill Swim

CASE NAME 13701 A Harcum
CASE NUMBER 2019 0431 - SPH
DATE 10/28/19

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NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Bruce E Doak	3801 Baker Schoolhouse Road	Freeland Md 21053	BDoak@BruceEDoakConsulting.com
Mike & Laura Edmonds	13711 Harcum Rd.	Phoenix, Md. 21131	edmonds711@comcast.net
~~Andrew & Jennifer Blum~~			
Andrew + Jennifer Blum	13709 Harcum Rd	Phoenix MD 21131	andrew.bg@gmail.c
Jennifer Cooke	13945 Blenheim Rd N	Phoenix MD 21131	avalonacupuncture@gmail.c

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

12/10/09

PROTESTANTS

~~COUNTY~~ REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE ZIP	E- MAIL
Mike Edwards	13711 Harcum Rd 21131	Phoenix, MD 21131	—
Jim Ruffenach	13712 Harcum Rd	Phoenix MD 21131	
Richard Burch	401 Washington Ave	Suite 900 21204	
Andrew Blum	13709 Harcum Rd	Phoenix MD, 21131	
Jen Blum	13709 Harcum Rd	Phoenix, MD 21131	
Bruce Doak	3801 Baker Schoolhouse Road	Freeland MD 21053	
John Motsco	6014 Kensington Ave	Severna Park MD 21146	

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

October 24, 2019

Donna M.B King
309 W. Pa Ave
Towson MD 21204

RE: Case Number: 2019-0431-SPH, 13709 Harcum Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 19, 2019. This letter is not an approval, but only a **NOTIFICATION.**

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.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Summer Hall Club Inc. PO Box 13 Phoenix MD 21131

RECEIVED
OCT 22 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/16/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-431

INFORMATION:
Property Address: 13709 A Harcum Road
Petitioner: Summer Hill Club, Inc.
Zoning: RC 6
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve changes to Order 68-151-X as identified on the attachment submitted in support of the petition.

A site visit was conducted on September 19, 2019. The subject site is located in a Resource Preservation Land Management Area. The Baltimore County Master Plan 2020 sets as a policy for such land management areas is to *"Preserve valuable cultural, historic, recreational, and environmental resources by limiting development and acquiring available land for public benefit."*(MP2020 pg. 91).

The Department has in its files a copy of a letter of support dated 9/22/2019 from the President of the Greater Summer Hill Association.

The Department has no objection to granting the petitioned zoning relief. The Department recommends that subsequent to the hearing that any conditions emanating from said hearing be incorporated specifically into the decision and order, if approved, so that there be no misunderstandings between the Summer Hill Club and the neighboring community.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/
c: Wally Lippincott
Donna M. B. King
Office of the Administrative Hearings
People's Counsel for Baltimore County

Sherry Nuffer



From: Stephen Ford
Sent: Friday, October 18, 2019 11:50 AM
To: Debra Wiley; Jenae Johnson; Kristen L Lewis; Sherry Nuffer
Cc: Kevin W. Koepenick; Jeffery Livingston
Subject: Zoning Petition Comments ZAC-2019-0431-SPH
Attachments: ZAC 19-0431-SPH 13709-A Harcum Road.doc

Ladies,
This particular case comments were originally sent with a "No Comment" status. There has since been a reversal to those comments. The attached comments need to override the previous comments for this case which I believe has yet to be heard. Can you please see that the attached is forwarded to the ALJ for the upcoming case?
Thank you for your attention to this matter.

Stephen A. Ford
Engineering Associate III
Department of Environmental Protection
And Sustainability
Development Coordination
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204
sford@baltimorecountymd.gov
410-887-5859
410-887-4804 fax

10-28-19

RECEIVED
OCT 18 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0431-SPH
Address 13709-A Harcum Road
(Summer Hill Club, Inc. Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

X The Department of Environmental Protection and Sustainability has comments on the above-referenced zoning item.

Ground Water Management (GWM) has concerns to the requested change to the Zoning Order 68-151-X. Specifically, GWM recommends that the requirement that the water used to fill the pool come from offsite via tanker trucks should be maintained. The two onsite wells do not have adequate yield to support the filling of the pool in addition to the sanitary facilities already onsite. Such use may also have adverse effects on surrounding domestic water supplies.

In addition, GWM has general concerns about potential changes in use at the facility as it relates to onsite sewage disposal. The septic system serving the site was installed in 1967 and is estimated to be sized to handle approximately 400 gallons per day. Based on percolation testing conducted in 2011, the existing drywells may be installed into shallow bedrock and consequently not receiving adequate treatment prior to encountering groundwater. Any proposed increase is daily sewage flows to the existing system must reviewed and approved by GWM. Be advised that modifications to the system may be required.

Reviewer: Kevin Koepenick, Manager, Ground Water Management

RECEIVED
SEP 13 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0431-SPH
Address 13709-A Harcum Road
(Summer Hill Club, Inc. Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 8/28/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0431-SPH
Special Hearing
Summerhill Club Inc.
13709 A Harcum Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A Zeller

for Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

TO: THE DAILY RECORD
Tuesday, October 8, 2019 - Issue

Please forward billing to:
Donna King
Summer Hill Club, Inc.
309 W. Pennsylvania Avenue
Towson, MD 21204

410-494-1005

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0431-SPH
13709 A Harcum Road
South of intersection of Manda Hill
10th Election District – 3rd Councilmanic District
Legal Owners: Summer Hill Club, Inc.

Special Hearing to make changes to prior Zoning Order 68-151-X to include changes in number and type of family membership, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool.

Hearing: Monday, October 28, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

September 26, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0431-SPH
13709 A Harcum Road
South of intersection of Manda Hill
10th Election District – 3rd Councilmanic District
Legal Owners: Summer Hill Club, Inc.

Special Hearing to make changes to prior Zoning Order 68-151-X to include changes in number and type of family membership, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool.

Hearing: Monday, October 28, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Donna King, 309 W. Pennsylvania Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 8, 2019.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING 13709 A Harcum Road; S of intersection of Manda Hill 10th Election & 3rd Councilmanic Districts Legal Owner(s): Summer Hill Club Inc Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2019-431-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
AUG 29 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Donna M. B. King, Esquire, 309 West Pennylsvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Donna Mignon

From: Teri Jarrard <tj@mhblaw.com>
Sent: Tuesday, July 28, 2020 10:49 AM
To: Administrative Hearings
Subject: RE: Withdrawal of Petition

CAUTION: This message from tj@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you!

HAVE A GREAT DAY!
Teri Jarrard
Assistant to Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
TJ@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, July 28, 2020 10:27 AM
To: Teri Jarrard <tj@mhblaw.com>
Subject: RE: Withdrawal of Petition

Hi Teri,

You can send a letter but please remember to notify all parties involved on the letter itself, and it can be emailed to us as well.

Have a great and safe day !

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Teri Jarrard <tj@mhblaw.com>
Sent: Tuesday, July 28, 2020 10:18 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Withdrawal of Petition

CAUTION: This message from tj@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning:

I just have a quick question regarding withdrawing a petition. Do we have to file a Motion to Withdraw or can we just send a letter to withdraw our petition?

Many thanks.

HAVE A GREAT DAY!
Teri Jarrard
Assistant to Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
TJ@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

COVID-19
Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently
STOP THE SPREAD · FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Tuesday, July 28, 2020 9:56 AM
To: Peter Max Zimmerman
Subject: Summer Hill Club, Inc. Case No. 2019-0431-SPH
Attachments: 2020 07 27 - Consent Order signed by ALJ Lawrence Stahl.pdf

Good Morning,

Please find attached the Consent Order signed by ALJ Lawrence Stahl in regard to the above-referenced matter.

If you have any questions or concerns, please feel free to contact my office.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Administrative Hearings
Sent: Monday, July 27, 2020 11:05 AM
To: Richard Burch; dking@dking-law.com
Cc: TJ@mhblaw.com; Debra Wiley
Subject: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Attachments: 2020 07 27 - Consent Order signed by ALJ Lawrence Stahl.pdf

Good Morning,

Please find attached the Consent Order signed by ALJ Lawrence Stahl in regard to the above-referenced matter.

If you have any questions or concerns, please feel free to contact our office.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Friday, July 24, 2020 2:30 PM
To: Richard Burch <rcb@mhblaw.com>
Subject: RE: Summer Hill Club, Inc. - Case No. 2019-0431-SPH

Good Afternoon,

I will make sure ALJ Stahl receives this today. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Richard Burch <rcb@mhblaw.com>
Sent: Friday, July 24, 2020 2:19 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna King <dking@dking-law.com>

Subject: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Importance: High

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl:

Attached please find a clean copy of the Consent Order, which has been executed by me and Ms. King on behalf of our clients. Also attached is redlined copy, which reflects modest changes in paragraphs 2.b and deletes paragraph j. Would you kindly acknowledge receipt of this e-mail with the attachments and would you kindly advise if you approve the Consent Order. It would be great if you could forward a copy of the Consent Order which is dated and signed by you. I am scheduled to head out of town tomorrow and I am hopeful to receive some confirmation regarding your approval so that no appeal needs to be noted to protect the record.

Once the Consent Order is entered in this case, my clients will be withdrawing their Petition for Special Hearing in Case No. 2019-0479-SPH.

Many thanks for your kind and earliest attention to this matter. The parties are grateful for your efforts.

Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
rcb@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

IN RE: PETITION FOR SPECIAL HEARING; (13709 A Harcum Road) 10TH Election District 3rd Council District Summer Hill Club, Inc. *Legal Owner* **Petitioner**	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY Case No. 2019-0431-SPH

* * * * * * * * * * * * * *

CONSENT ORDER

The parties, by and through their undersigned counsel, having reached an agreement in the captioned matter, which are set forth in this Consent Order, it is therefore this 21st day of July, 2020, by the Baltimore County Office of Administrative Hearings, hereby **ORDERED**, with the consent of the parties:

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968, granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at 9:00 a.m.
      ii. Preparation for swim meets may begin at 8:30 a.m., and
      iii. Swim meets may begin at 9:00 a.m.

   c. No playing of music shall be permitted.

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

Donna Mignon

From: Richard Burch <rcb@mhblaw.com>
Sent: Friday, July 24, 2020 2:19 PM
To: Administrative Hearings
Cc: Donna King
Subject: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Attachments: Consent Order - signed by RCB and DK.pdf; Consent Order - Redlined.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl:

Attached please find a clean copy of the Consent Order, which has been executed by me and Ms. King on behalf of our clients. Also attached is redlined copy, which reflects modest changes in paragraphs 2.b and deletes paragraph j. Would you kindly acknowledge receipt of this e-mail with the attachments and would you kindly advise if you approve the Consent Order. It would be great if you could forward a copy of the Consent Order which is dated and signed by you. I am scheduled to head out of town tomorrow and I am hopeful to receive some confirmation regarding your approval so that no appeal needs to be noted to protect the record.

Once the Consent Order is entered in this case, my clients will be withdrawing their Petition for Special Hearing in Case No. 2019-0479-SPH.

Many thanks for your kind and earliest attention to this matter. The parties are grateful for your efforts.

Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
rcb@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

IN RE: PETITION FOR SPECIAL HEARING:	*	BEFORE THE	
(13709 A Harcum Road)			
10TH Election District	*	OFFICE OF	
3rd Council District			
Summer Hill Club, Inc.	*	ADMINISTRATIVE HEARINGS	
Legal Owner			
	*	FOR BALTIMORE COUNTY	
Petitioner			
	*	**Case No. 2019-0431-SPH**	

* * * * * * * * * * * * * *

CONSENT ORDER

The parties, by and through their undersigned counsel, having reached an agreement in the captioned matter, which are set forth in this Consent Order, it is therefore this ____ day of _____, 2020, by the Baltimore County Office of Administrative Hearings, hereby **ORDERED**, with the consent of the parties:

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968, granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at 9:00 a.m.
      ii. Preparation for swim meets may begin at 8:30 a.m., and
      iii. Swim meets may begin at 9:00 a.m.

   c. No playing of music shall be permitted.

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

IN RE: PETITION FOR SPECIAL HEARING:	*	BEFORE THE	
(13709 A Harcum Road)			
10TH Election District	*	OFFICE OF	
3rd Council District			
Summer Hill Club, Inc.	*	ADMINISTRATIVE HEARINGS	
Legal Owner			
	*	FOR BALTIMORE COUNTY	
Petitioner			
	*	**Case No. 2019-0431-SPH**	

* * * * * * * * * * * * *

CONSENT ORDER

The parties, by and through their undersigned counsel, having reached an agreement in the captioned matter, which are set forth in this Consent Order, it is therefore this ____ day of _____, 2020, by the Baltimore County Office of Administrative Hearings, hereby **ORDERED**, with the consent of the parties:

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968, granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at ~~10:00~~ 9:00 a.m.
      ii. Preparation for swim meets may begin at ~~9:00~~ 8:30 a.m., and
      iii. Swim meets may begin at ~~10:30~~ 9:00 a.m.

   c. No playing of music shall be permitted.

FINAL DRAFT

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

~~j. All fences or other obstructions upon the easement granted by deed dated August 3, 1968 to the Petitioner shall be removed immediately.~~

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

DRAFT

Donna Mignon

From: Administrative Hearings
Sent: Friday, July 24, 2020 2:32 PM
To: Lawrence Stahl; Larry Stahl
Cc: Debra Wiley
Subject: FW: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Attachments: Consent Order - signed by RCB and DK.pdf; Consent Order - Redlined.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,
Please find the attached and below email.

Thank you.
Donna Mignon

From: Richard Burch <rcb@mhblaw.com>
Sent: Friday, July 24, 2020 2:19 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna King <dking@dking-law.com>
Subject: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Importance: High

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Judge Stahl:

Attached please find a clean copy of the Consent Order, which has been executed by me and Ms. King on behalf of our clients. Also attached is redlined copy, which reflects modest changes in paragraphs 2.b and deletes paragraph j. Would you kindly acknowledge receipt of this e-mail with the attachments and would you kindly advise if you approve the Consent Order. It would be great if you could forward a copy of the Consent Order which is dated and signed by you. I am scheduled to head out of town tomorrow and I am hopeful to receive some confirmation regarding your approval so that no appeal needs to be noted to protect the record.

Once the Consent Order is entered in this case, my clients will be withdrawing their Petition for Special Hearing in Case No. 2019-0479-SPH.

Many thanks for your kind and earliest attention to this matter. The parties are grateful for your efforts.

Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone

(410) 828-1042 – Fax
rcb@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

IN RE: PETITION FOR SPECIAL HEARING:	*	BEFORE THE	
(13709 A Harcum Road)			
10TH Election District	*	OFFICE OF	
3rd Council District			
Summer Hill Club, Inc.	*	ADMINISTRATIVE HEARINGS	
Legal Owner			
	*	FOR BALTIMORE COUNTY	
Petitioner			
	*	**Case No. 2019-0431-SPH**	

* * * * * * * * * * * * * *

CONSENT ORDER

The parties, by and through their undersigned counsel, having reached an agreement in the captioned matter, which are set forth in this Consent Order, it is therefore this ____ day of _____, 2020, by the Baltimore County Office of Administrative Hearings, hereby **ORDERED**, with the consent of the parties:

1. That the Summer Hill Club, along with all facilities therein, be and hereby is permitted pursuant to the Order of the Baltimore County Board of Appeals of February 13, 1968, granting it a special exception, subject to specific conditions.

2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at 9:00 a.m.
      ii. Preparation for swim meets may begin at 8:30 a.m., and
      iii. Swim meets may begin at 9:00 a.m.

   c. No playing of music shall be permitted.

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

IN RE: PETITION FOR SPECIAL HEARING:	*	BEFORE THE	
(13709 A Harcum Road)			
10TH Election District	*	OFFICE OF	
3rd Council District			
Summer Hill Club, Inc.	*	ADMINISTRATIVE HEARINGS	
Legal Owner			
	*	FOR BALTIMORE COUNTY	
Petitioner			
	*	**Case No. 2019-0431-SPH**	

* * * * * * * * * * * * *

CONSENT ORDER

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2. That for the reasons set forth in this Opinion, those restrictions shall be as follows:

   a. Lighting must be altered to minimize its glare and effect on neighboring property. The types and arrangements of said lighting must be submitted to and approved by the Baltimore County Landscape Architect.

   b. The hours of operation shall be 10:30 a.m. to 8:00 p.m. with the exceptions as to the following:

      i. Swim team practices may begin at ~~10:00~~ 9:00 a.m.
      ii. Preparation for swim meets may begin at ~~9:00~~ 8:30 a.m., and
      iii. Swim meets may begin at ~~10:30~~ 9:00 a.m.

   c. No playing of music shall be permitted.

FINAL ORDER

d. Alcohol beverages on the premises is prohibited.

e. Loudspeaker use shall be permitted on half hour before, during and one-half hour after swim meets and special events, which shall be defined as Memorial Day, Independence Day, and Labor Day.

f. The use of water to fill and maintain the pool and all issues relating to sewage shall be determined in concurrence with and with the permission of Baltimore County Department of Environmental Protection and Sustainability, that the comment of DEPS, dated October 18, 2019, be adopted and included in this Order.

g. That the comments of DOP, dated October 16, 2019, is adopted and included in this Order.

h. Membership shall be limited to 275 families; and

i. That a minimum of 51% of the membership of Petitioner shall come from within the Summer Hill community itself.

~~j. All fences or other obstructions upon the easement granted by deed dated August 3, 1968 to the Petitioner shall be removed immediately.~~

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

ATTORNEYS' SIGNATURES APPEAR ON NEXT PAGE

APPROVED AS TO FORM AND CONTENT:

DONNA M.B. KING
Law Office of Donna M.B. King, LLC
309 West Pennsylvania Avenue
Towson, Maryland 21204

Attorney for Summer Hill Club, Inc.

RICHARD C. BURCH
Mudd, Harrison & Burch, L.L.P.
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204

Attorney for Andrew and Jennifer Blum

RDIN DRF

Donna Mignon

From: Richard Burch <rcb@mhblaw.com>
Sent: Friday, July 24, 2020 2:48 PM
To: Administrative Hearings
Subject: RE: Summer Hill Club, Inc. - Case No. 2019-0431-SPH

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from rcb@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Donna. Have a great weekend!

HAVE A GREAT DAY!
Teri Jarrard
Assistant to Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
TJ@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Friday, July 24, 2020 2:30 PM
To: Richard Burch <rcb@mhblaw.com>
Subject: RE: Summer Hill Club, Inc. - Case No. 2019-0431-SPH

Good Afternoon,

I will make sure ALJ Stahl receives this today. Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Richard Burch <rcb@mhblaw.com>
Sent: Friday, July 24, 2020 2:19 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna King <dking@dking-law.com>

Subject: Summer Hill Club, Inc. - Case No. 2019-0431-SPH
Importance: High

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Dear Judge Stahl:

Attached please find a clean copy of the Consent Order, which has been executed by me and Ms. King on behalf of our clients. Also attached is redlined copy, which reflects modest changes in paragraphs 2.b and deletes paragraph j. Would you kindly acknowledge receipt of this e-mail with the attachments and would you kindly advise if you approve the Consent Order. It would be great if you could forward a copy of the Consent Order which is dated and signed by you. I am scheduled to head out of town tomorrow and I am hopeful to receive some confirmation regarding your approval so that no appeal needs to be noted to protect the record.

Once the Consent Order is entered in this case, my clients will be withdrawing their Petition for Special Hearing in Case No. 2019-0479-SPH.

Many thanks for your kind and earliest attention to this matter. The parties are grateful for your efforts.

Richard C. Burch
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Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
rcb@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

COVID-19 Stay Home • Wash Your Hands
Avoid Touching Your Face
Disinfect Surfaces Frequently
STOP THE SPREAD · FLATTEN THE CURVE

CONNECT WITH BALTIMORE COUNTY
www.baltimorecountymd.gov

Debra Wiley

From: Larry Stahl <lawrence.stahl1@gmail.com>
Sent: Wednesday, July 22, 2020 3:34 PM
To: Paul Mayhew
Cc: Debra Wiley
Subject: Re: Summer Hill Swim Club - Case No. 2019-0431-A

CAUTION: This message from lawrence.stahl1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

will do--I'll send them an email--

On Wed, Jul 22, 2020 at 12:38 PM Paul Mayhew <pmayhew@baltimorecountymd.gov> wrote:

> Larry, I would have them submit a revised Consent Order and ask them to provide a separate Order that tracks and highlights the changes so that you don't have to review with a microscope to find all the changes.
>
> *Paul M. Mayhew*
>
> *Managing Administrative Law Judge*
>
> *105 West Chesapeake Ave., Suite 103*
>
> *Towson, Maryland 21204*
>
> *410-887-3868*
>
> pmayhew@baltimorecountymd.gov
>
> **From:** Larry Stahl <lawrence.stahl1@gmail.com>
> **Sent:** Wednesday, July 22, 2020 12:31 PM
> **To:** Debra Wiley <dwiley@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>
> **Subject:** Re: Summer Hill Swim Club - Case No. 2019-0431-A
>
> **CAUTION:** This message from lawrence.stahl1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.
>
> Hi--Paul, do you have a preference as to how I handle this? I have no problem with a call--but I think we should have something in writing so the record is clear.

OK?

On Wed, Jul 22, 2020 at 11:25 AM Administrative Hearings <administrativehearings@baltimorecountymd.gov> wrote:

Good Morning,

By copy of this email to ALJ Stahl, I am asking him how he'd like to proceed and to respond accordingly.

Thank you.

From: Administrative Hearings
Sent: Wednesday, July 22, 2020 11:17 AM
To: Debra Wiley
Subject: FW: Summer Hill Swim Club - Case No. 2019-0431-A

See below.

From: Teri Jarrard <tj@mhblaw.com>
Sent: Wednesday, July 22, 2020 11:15 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Donna King <dking@dking-law.com>
Subject: Summer Hill Swim Club - Case No. 2019-0431-A

CAUTION: This message from tj@mhblaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Ms. Wiley:

Mr. Burch just left a voice mail message at your office in connection with the captioned matter. The parties have come to terms in an effort to conclude the matter, without the need for further proceedings for an appeal. The parties agreement contemplates minor adjustments to Judge Stahl's Opinion and Order dated March 12, 2020 and the Opinion and Order dated July 1, 2020. Counsel is hoping to hold a brief telephone conference with Judge Stahl to ensure that he will accept the revisions to which the parties have agreed.

Alternatively, we can submit a revised Consent Order with the request that it be entered by Judge Stahl, but we need to complete the task on or before July 30.

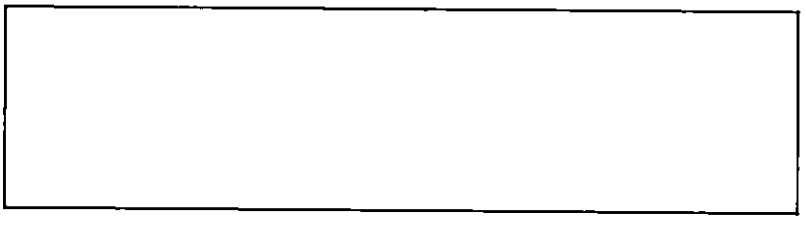
Please advise as to how we should best proceed so that we can help the parties to achieve resolution without further proceedings.

Thanks much. I hope all is well.

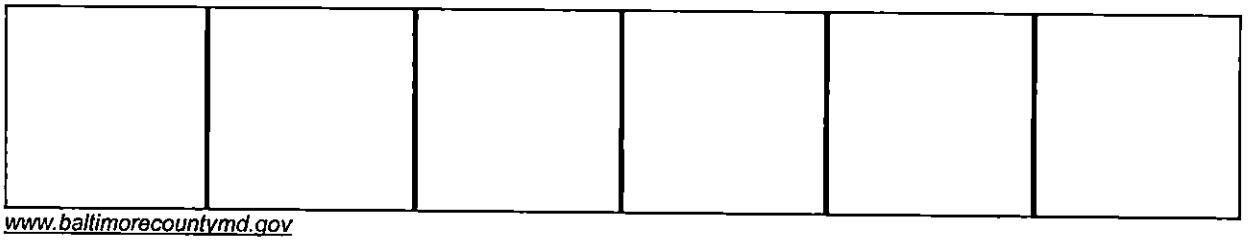
HAVE A GREAT DAY!

Teri Jarrard
Assistant to Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
TJ@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Administrative Hearings
Sent: Wednesday, July 22, 2020 11:25 AM
To: Debra Wiley
Cc: Lawrence M. Stahl (lawrence.stahl1@gmail.com); Stahl, Lawrence
Subject: Re: Summer Hill Swim Club - Case No. 2019-0431-A

Good Morning,

By copy of this email to ALJ Stahl, I am asking him how he'd like to proceed and to respond accordingly.

Thank you.

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Cc: Donna King <dking@dking-law.com>
Subject: Summer Hill Swim Club - Case No. 2019-0431-A

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Assistant to Richard C. Burch
Mudd, Harrison & Burch, LLP
222 Bosley Avenue, Suite A-1
Towson, Maryland 21204
(410) 828-1335 – Phone
(410) 828-1042 – Fax
TJ@mhblaw.com

PLEASE NOTE OUR NEW OFFICE ADDRESS

YS 10-28-19
10 Am

Debra Wiley

From: Larry Pilson <lpilson@hotmail.com>
Sent: Thursday, October 24, 2019 1:23 PM
To: Administrative Hearings; Kristen L Lewis; SHSC Board
Subject: 2019-0431-SPH 13709A Harcum Road
Attachments: 13709A Harcum Road (Summer Hill) Recert.pdf; DSC_0905.JPG; DSC_0904.JPG; DSC_0905.JPG

CAUTION: This message from lpilson@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

RECEIVED
OCT 2 4 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

Date: 10-24-19

RE: Case Number: 2019-0431-SPH RECERT

Petitioner/Developer: Summer Hill Club, Inc

Date of Hearing/Closing: 10-28-19 10AM

RECEIVED
OCT 24 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 13709 A Harcum Rd

The signs(s) were posted on RECERT 10-24-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

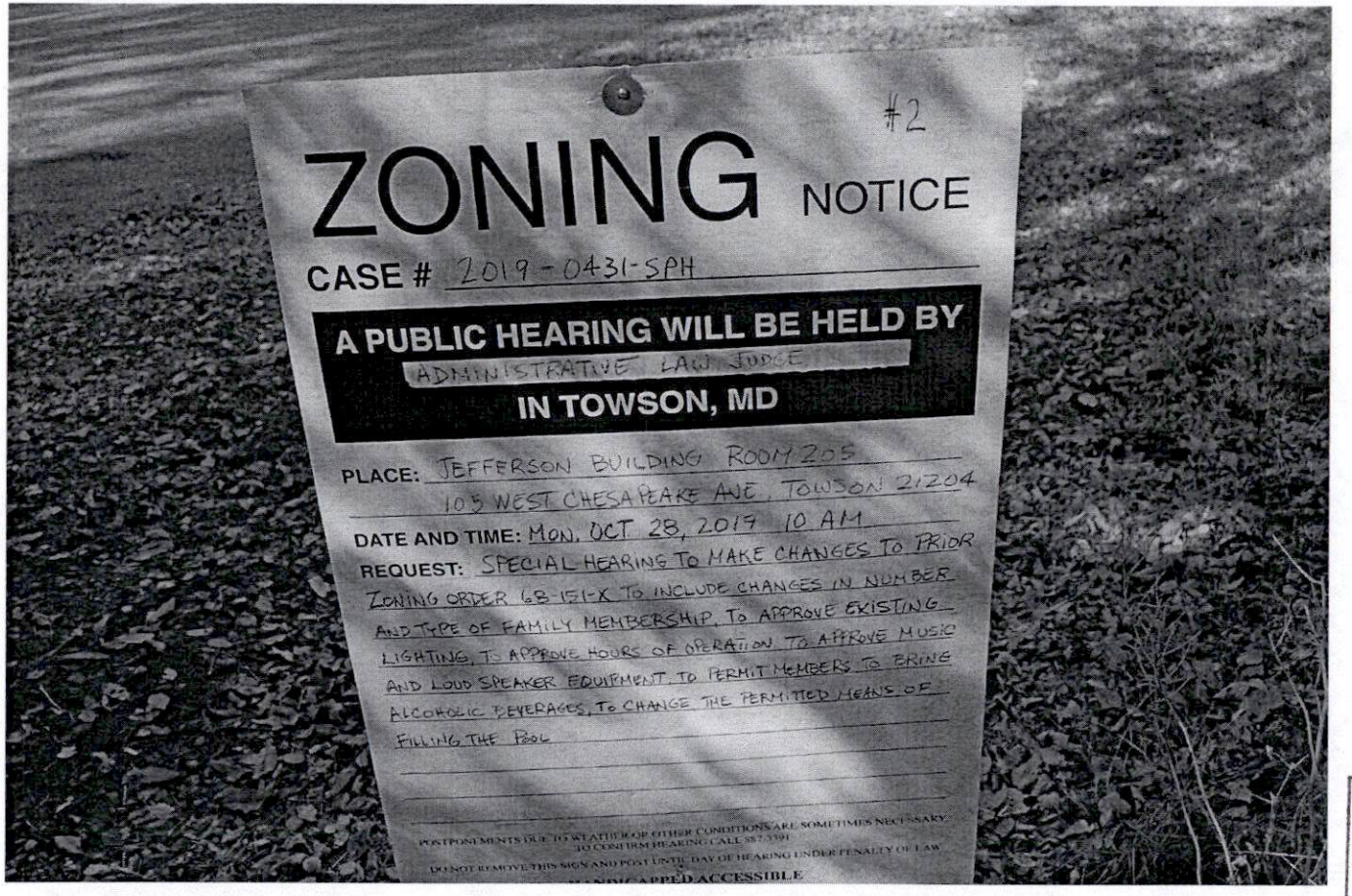
Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

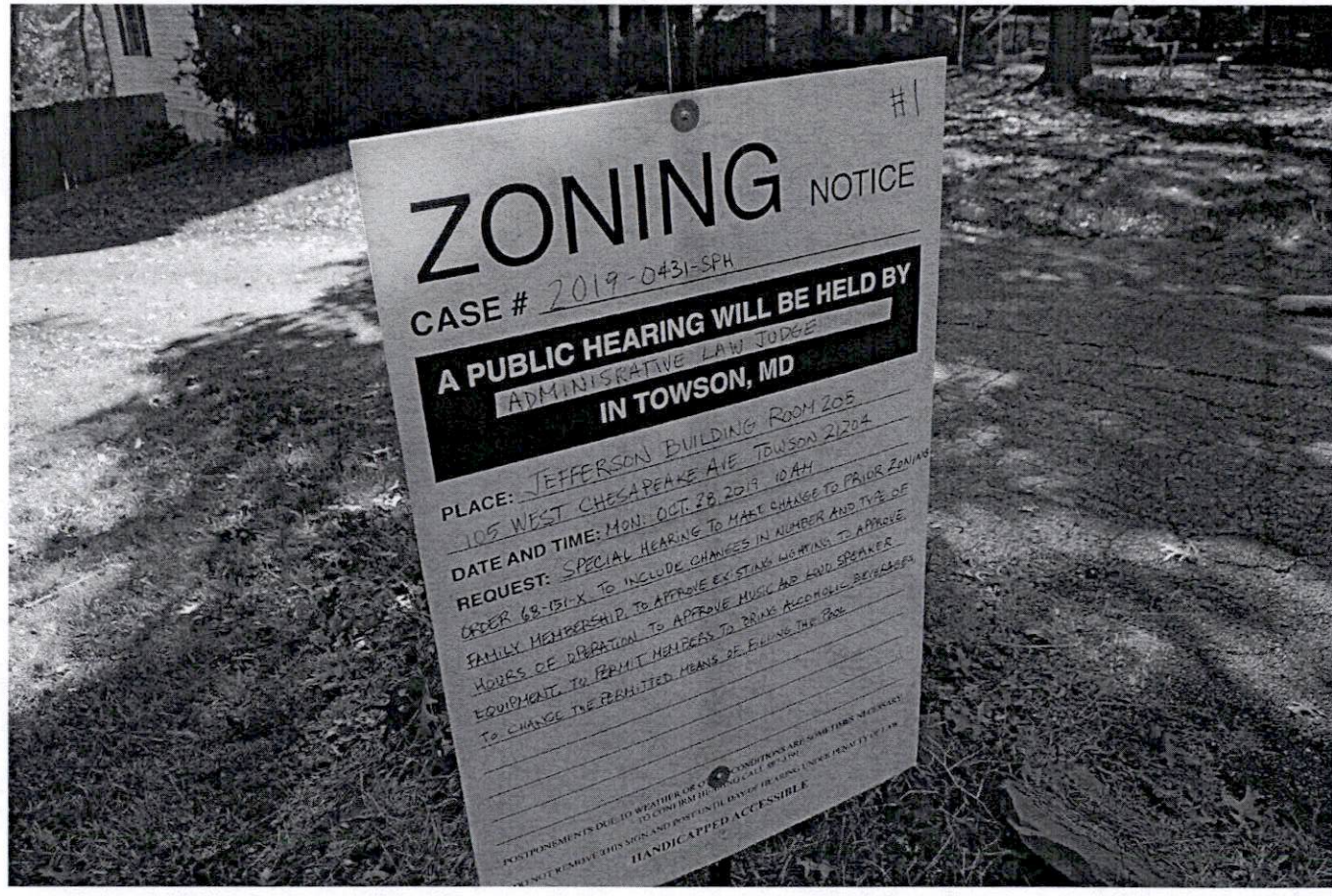
RECEIVED

OCT 2 4 2019

OFFICE OF
ADMINISTRATIVE HEARINGS



RECEIVED
OCT 24 2019
ADMINISTRATIVE HEARINGS



RECEIVED
OCT 24 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CASE NO. 2019-0431-SPH

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
10/18	DEPS (if not received, date e-mail sent _____)	Comments
_____	FIRE DEPARTMENT	~~No obj~~ w/ Comment
10/22	PLANNING (if not received, date e-mail sent _____)	
8/28	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: _____ by _____

SIGN POSTING (2nd) Date: 10/24/19 by Pilson

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0431-SPH

Property Address: 13709-A HARCUM ROAD

Property Description: _____

_____

Legal Owners (Petitioners): SUMMER HILL CLUB, INC.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DONNA KING

Company/Firm (if applicable): SUMMER HILL CLUB, INC.

Address: P.O. BOX 13, PHOENIX, MD 21131

_____

_____

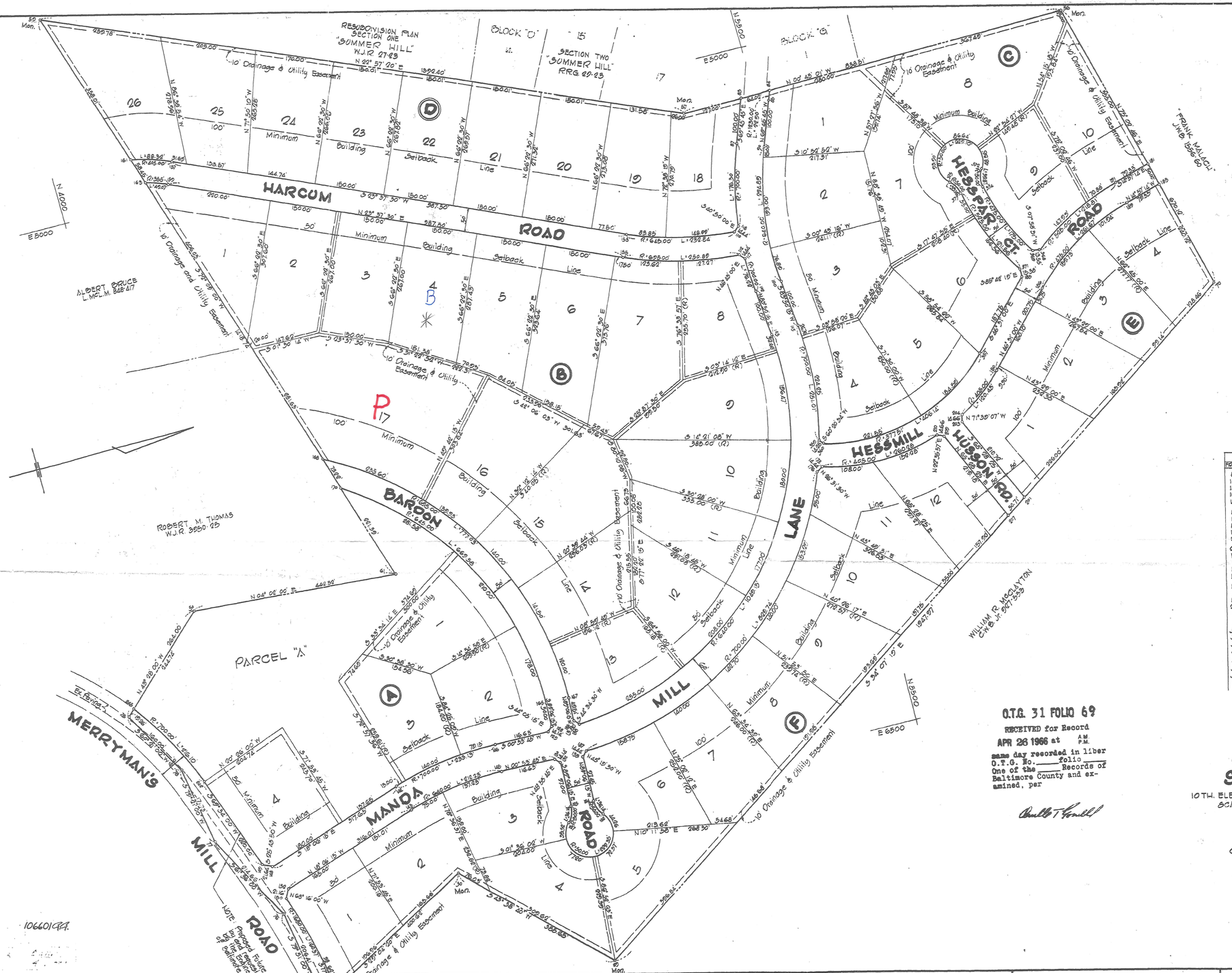
Telephone Number: (410) 494-1005

Revised 7/9/2015

Zoning Note to file case no. 2019-0431-SPH:

Should the membership number be increased, a revised parking plan may be required to comply with section 409 of the BCZR.

RVJ/WCR



COORDINATES					
NO	EAST	NORTH	NO	EAST	NORTH
29	6841.02	4742.84	146	6306.56	4610.14
30	6874.85	4663.77	148	6459.84	4579.75
36	5887.64	4065.61	149	6450.45	4060.13
56	5100.87	6182.24	150	6335.89	4090.43
57	5111.37	5344.00	154	6513.36	4092.55
59	4568.31	4061.96	155	5331.15	5160.56
61	5918.75	4496.84	155	5576.96	5140.52
70	5748.30	6356.46	157	4939.42	4153.86
74	6765.51	4115.64	159	4851.87	4033.75
75	6086.28	3864.01	161	4905.09	4171.70
76	6586.24	4077.76	163	4964.72	4180.60
77	6377.51	3975.15	165	6268.56	4737.69
78	6208.74	3843.41	167	6688.35	4787.68
83	5109.78	3471.08	168	5638.36	4406.94
84	5108.96	5335.10	170	5708.06	4428.58
85	5130.59	5347.36	173	5923.30	5441.98
87	5208.60	5436.48	176	5923.75	5428.06
90	5262.36	5492.79	180	5815.61	5335.54
98	6688.80	4133.05	181	5468.00	4280.39
100	5514.45	5456.88	184	5516.31	4289.45
102	5620.89	5507.32	185	5634.42	5958.48
105	5613.67	5467.71	186	5681.85	5978.63
107	6751.03	4168.84	189	5838.78	6016.85
109	5620.31	5403.06	191	5468.48	6120.35
110	5884.36	5385.94	201	6094.70	5844.25
112	5434.30	5383.38	203	5902.89	5736.77
117	5442.01	5333.28	204	5889.09	5796.35
118	5376.92	5329.67	207	6123.15	5302.27
122	6520.57	4786.12	208	5923.73	5711.25
124	6496.30	4784.14	210	5918.11	5687.75
125	6499.32	4784.14	212	6040.78	3988.09
127	6502.35	4781.15	245	6086.01	3877.93
128	6516.54	4736.91	357	5770.65	5329.29
129	6928.39	4706.75	360	5862.80	5449.82
130	6988.36	4715.82	360	5875.30	5456.88
134	6309.59	4739.66	368	5886.74	6010.21
136	6298.07	4783.66	369	5964.86	5956.37
137	6388.60	4783.81	371	5615.08	5959.64
138	6328.52	4796.74	378	5987.04	5934.08
142	6961.13	4381.67	374	5468.09	5967.39
143	6418.16	4400.38	375	5998.19	5856.72
145	6386.56	4609.20	377	5926.15	5876.39
133	6516.84	4780.31			

CURVE DATA							
FROM	TO	RADIUS	LENGTH	CENTRAL ANGLE	TANGENT	CHORD BEARING	DISTANCE
87	118	700.00'	176.30'	14° 25' 50"	88.62'	S 76° 58' 40" E	175.84'
110	159	645.00	259.84	23° 04' 00"	117.70	S 13° 17' 00" W	258.06
157	161	405.00	88.36'	12° 29' 42"	44.34	S 17° 22' 39" W	88.15
163	159	355.00	49.07'	07° 55' 10"	24.57'	N 19° 39' 55" E	49.03
155	112	695.00	250.85'	20° 41' 00"	126.88'	N 15° 17' 00" E	249.55
117	102	700.00	78.98'	00° 14' 50"	39.15	N 86° 57' 05" E	78.95'
109	138	640.00	1048.15	93° 53' 30"	683.48'	S 40° 12' 00" E	938.56'
167	168	695.00	777.05	64° 03' 30"	434.78	S 58° 54' 00" W	737.15'
170	165	645.00	662.56	59° 05' 45"	363.48'	N 61° 02' 00" E	632.92'
102	102	700.00	232.13'	19° 00' 00"	117.14'	S 06° 36' 15" E	231.07'
202	205	700.00'	216.10'	17° 41' 16"	108.91'	S 60° 48' 02" W	215.24'
143	145	640.00	612.63	55° 00' 00"	167.10'	N 08° 56' 15" W	611.28'
28	150	1650.00	160.37'	05° 28' 10"	80.25	S 76° 34' 35" W	160.31'
125	127	50.00	36.14'	41° 24' 34"	18.90	S 68° 03' 38" E	35.36
127	122	50.00	829.35	949° 57' 08"		N 20° 44' 07" W	72.00
120	124	50.00	36.14'	41° 24' 34"	18.90	S 70° 11' 26" W	35.36
157	176	700.00	869.74	67° 54' 55"	471.40	N 35° 55' 38" W	784.01
173	210	405.00	206.28	29° 49' 22"	134.81'	N 01° 09' 41" W	255.83
204	180	405.00	120.48	17° 02' 12"	60.68	N 37° 50' 34" W	115.98
186	180	475.00	29.57'	3° 33' 48"	14.24	N 30° 44' 07" W	29.57'
191	368	695.00	218.81'	18° 02' 46"	110.08	S 86° 55' 37" E	217.23'
369	374	475.00	175.00	21° 06' 31"	88.50	S 66° 09' 45" W	174.01'
374	372	50.00	39.87	45° 41' 27"	21.07	N 80° 06' 05" W	38.82
378	375	50.00	69.10'	66° 31' 55"		S 08° 31' 40" E	75.17'
375	377	50.00	33.16'	37° 57' 49"	17.21'	N 50° 12' 16" E	32.55
377	371	595.00	211.56'	20° 05' 17"	107.23'	N 66° 38' 25" E	210.15'
351	360	377.51'	406.14	61° 38' 30"	225.23'	S 15° 41' 45" E	388.84
359	105	700.00'	251.01'	20° 32' 44"	126.87'	N 85° 53' 28" W	249.67
100	90	640.00'	294.88'	26° 24' 00"	150.11'	N 80° 57' 45" W	292.28'
85	84	1250.00	92.90	01° 04' 00"	11.45	N 70° 17' 45" W	92.90'

O.T.G. 31 FOLIO 69
RECEIVED for Record
APR 26 1966 at A.M. P.M.
same day recorded in liber O.T.G. No. ____ folio ____ One of the Records of Baltimore County and examined, per

ADDITION TO SUMMER HILL

10TH. ELECTION DISTRICT — BALTIMORE COUNTY MD.
SCALE 1"= 100' — MARCH 28, 1966

DEVELOPER
C. PRESTON SCHEFFENACKER INC.
305 ALLEGANY AVENUE
BALTIMORE, MARYLAND 21204

106601 RRG

APPROVED:
4/25/66 — DEPUTY STATE & COUNTY HEALTH OFFICER
DATE

APPROVED, BALTIMORE COUNTY PLANNING BOARD
4/15/66 — DIRECTOR
DATE

-18-66 — COUNTY ROADS ENGINEER
DATE

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
~~COORDINATES~~ and BEARINGS shown ~~on~~ this plat are ~~referred to the system of coordinates established in~~ The Baltimore County Metropolitan District ~~and are based on the following Traverse stations~~:
Assumed Grid

OWNERS CERTIFICATE:
The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland. (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
C. PRESTON SCHEFFENACKER, INC.
OWNER — DATE

SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.
REGISTERED LAND SURVEYOR: No. 3622 — 3-31-66 DATE

EXHIBIT

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.
COMPUTED: HSW & JMJ. DRAWN: T.P. CHECKED: J.C. J.O. #65160

MSA SSU 1276-4996
#3854
31-6

NOTES:

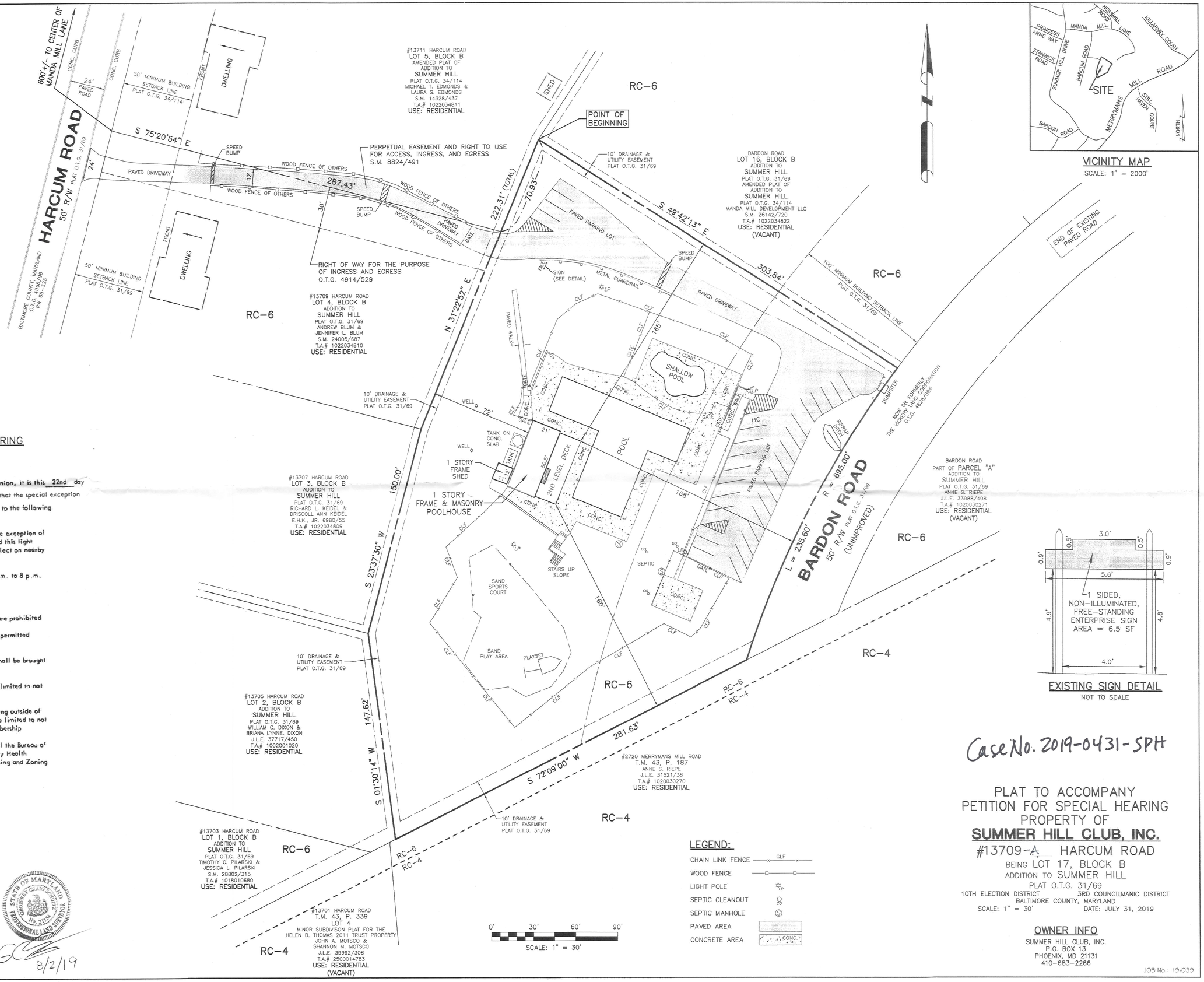
1. EXISTING ZONING: RC-6
2. OWNER: SUMMER HILL CLUB, INC.
   P.O. BOX 13
   PHOENIX, MD 21131
3. DEED REFERENCE: O.T.G. 4914/529
4. TAX MAP 0043, GRID 0009, PARCEL 0079, LOT 17, BLOCK B
5. TAX ACCOUNT NO.: 10-19-085500
6. SITE AREA: 2.4 AC.+/-
7. 200 SCALE ZONING MAP NO. 043B2
8. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.
11. EXISTING SITE USE IS A SWIM CLUB.
12. THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
13. EXISTING BUILDING HEIGHT = 17'+/-
    EXISTING SHED HEIGHT = 12'+/-
14. ALL IMPROVEMENTS SHOWN ON THE SUBJECT PROPERTY AND INGRESS AND EGRESS EASEMENT ARE EXISTING AND WERE FIELD LOCATED. NO PROPOSED IMPROVEMENTS.
15. IMPROVEMENTS SHOWN ON THE ADJOINING PROPERTIES ARE FROM BALTIMORE COUNTY GIS DATA.
16. PRIOR PETITION FOR SPECIAL EXCEPTION NO. 68-151-X
    DATE OF ORDER: FEBRUARY 13, 1968
    (DEPUTY ZONING COMMISSIONER)
    DATE OF ORDER: MAY 22, 1968
    (COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY)
    ORDER: TO PERMIT THE CONSTRUCTION OF A COMMUNITY SWIMMING POOL.
17. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
18. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE PLAT TITLED "ADDITION TO SUMMER HILL" RECORDED IN PLAT O.T.G. 31/69.
19. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PARCEL SHOWN HEREON IS SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

PREVIOUS ZONING HEARING

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day
3. There shall be no playing of music
4. Alcoholic beverages on the premises are prohibited
5. No loud speaking equipment shall be permitted except in the case of emergency
6. Water to be used in filling the pool shall be brought in by means of tank trucks
7. That membership to the pool shall be limited to not more than 200 family memberships
8. That total membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning



LEGEND:

- CHAIN LINK FENCE — CLF
- WOOD FENCE
- LIGHT POLE — LP
- SEPTIC CLEANOUT — CO
- SEPTIC MANHOLE — MH
- PAVED AREA
- CONCRETE AREA — CONC.

VICINITY MAP

SCALE: 1" = 2000'

EXISTING SIGN DETAIL

NOT TO SCALE

Case No. 2019-0431-SPH

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING PROPERTY OF **SUMMER HILL CLUB, INC.**

#13709-~~A~~ HARCUM ROAD
BEING LOT 17, BLOCK B
ADDITION TO SUMMER HILL
PLAT O.T.G. 31/69
10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 31, 2019

OWNER INFO

SUMMER HILL CLUB, INC.
P.O. BOX 13
PHOENIX, MD 21131
410-683-2266

Polaris
LAND CONSULTANTS
57 WEST TIMONIUM ROAD, SUITE 210
TIMONIUM, MARYLAND 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

STATE OF MARYLAND — GREGORY CHARLES CUSTER — No. 21127 — PROFESSIONAL LAND SURVEYOR

8/2/19

JOB No.: 19-039

NOTES:

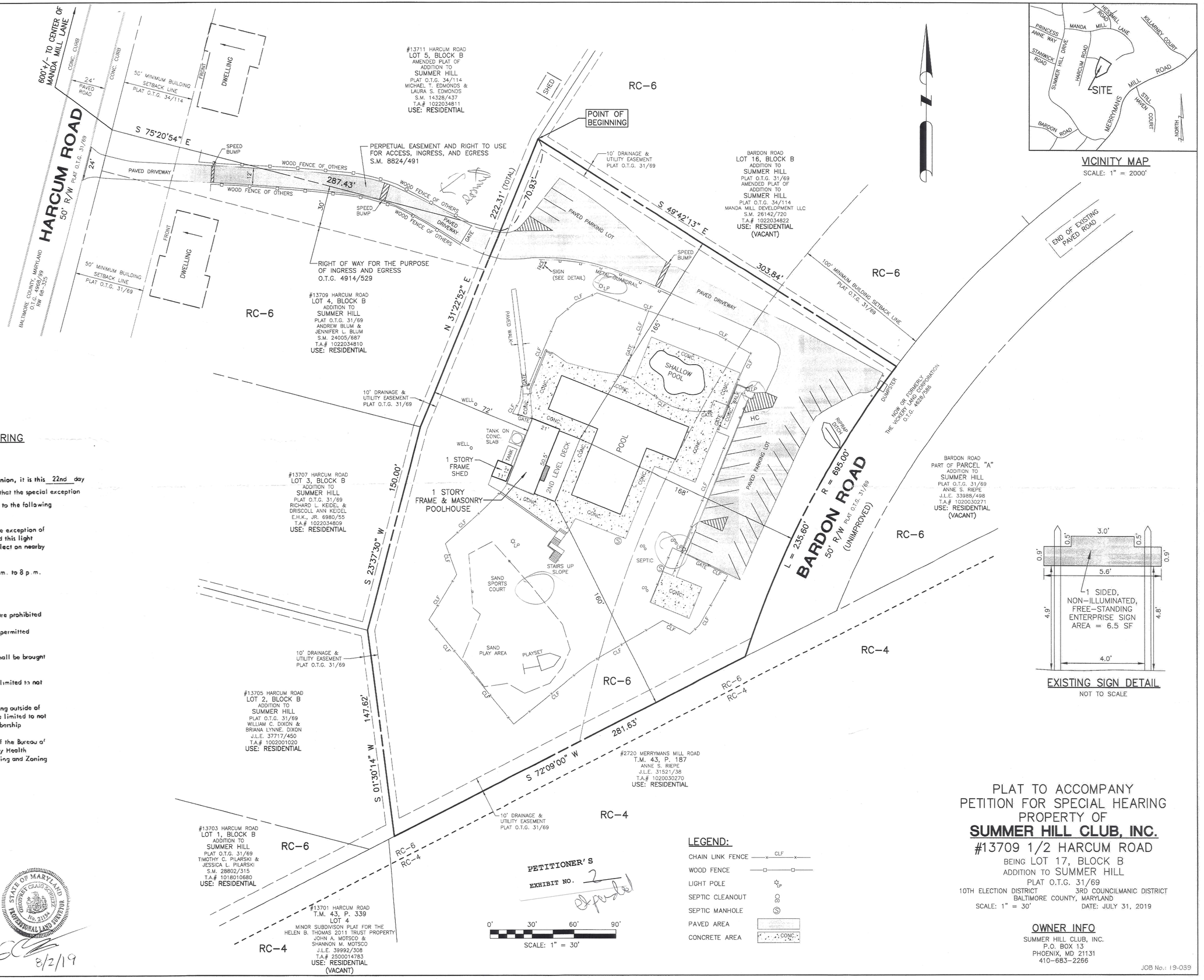
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VICINITY MAP
SCALE: 1" = 2000'

EXISTING SIGN DETAIL
NOT TO SCALE

PETITIONER'S EXHIBIT NO. 2

0' 30' 60' 90'
SCALE: 1" = 30'

LEGEND:
- CHAIN LINK FENCE — CLF
- WOOD FENCE
- LIGHT POLE — LP
- SEPTIC CLEANOUT
- SEPTIC MANHOLE — S
- PAVED AREA
- CONCRETE AREA — CONC.

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
PROPERTY OF
SUMMER HILL CLUB, INC.
#13709 1/2 HARCUM ROAD
BEING LOT 17, BLOCK B
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STATE OF MARYLAND — GEOFFREY CRAIG SCHULTZ — No. 21135 — PROFESSIONAL LAND SURVEYOR
8/2/19

JOB No.: 19-039