



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 13709 A HARCUM ROAD which is presently zoned RC6
Deed References: 4919/529 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. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PAGE

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 THE HEARING

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:~~ Owner:

SUMMER HILL CLUB, INC.

Name- Type or Print

Signature

13709 A HARCUM ROAD PHOENIX MO

Mailing Address

City

State

21131

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

RICHARD C. BURCH

Name- Type or Print

MOORE, HARRISON & BURCH, LLP

Signature

901 WASHINGTON AVE. SUITE 900 TOWSON MO

Mailing Address

City

State

21204

Zip Code

410-828-1335

Telephone #

Email Address

RCB@MHBLAW.COM

CASE NUMBER 2019-0479-SP4 Filing Date 9/27/19

~~Legal Owners~~ (Petitioners):

JENNIFER BLUM

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

13709 HARCUM ROAD PHOENIX MO

Mailing Address

City

State

21131

Zip Code

410-667-0129

Telephone #

JLEWISBLUM@GMAIL.COM

Email Address

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEHOLD MO

Mailing Address

City

State

21053

Zip Code

410-919-4906

Telephone #

BDOAK@BRUCEEDOAKCONSULTING.COM

Email Address

Do Not Schedule Dates:

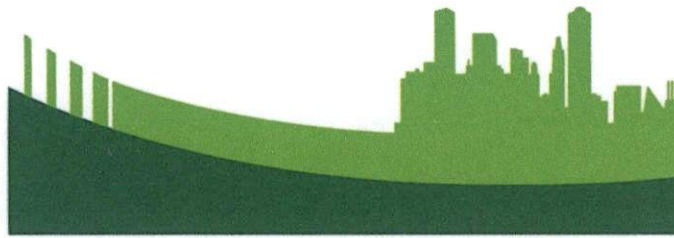
Reviewer JNF

Zoning Hearing Petitions Being Requested

Case # 2019-0479-SPH

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 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 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 locality involved and fails to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations.



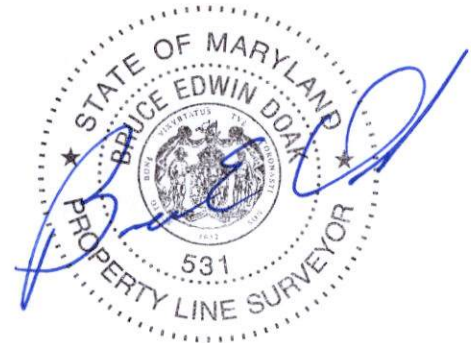
**Zoning Description
Summer Hill Club, INC**

13709 A Harcum Road
Tenth Election District Third 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.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

**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 fifteen (15) 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: #2019-0479-SP4

Property Address: 13709 A HARCUM ROAD

Property Description: LOT 17 BLOCK B "SUMMER HILL" PB31/69
287.43' to the East of Harcum Rd, 600' South of Manda Mill Road

Legal Owners (~~Petitioners~~): SUMMER HILL CLUB, INC.

~~Contract Purchaser/Lessee:~~ Petitioners: Jennifer Blum

PLEASE FORWARD ADVERTISING BILL TO:

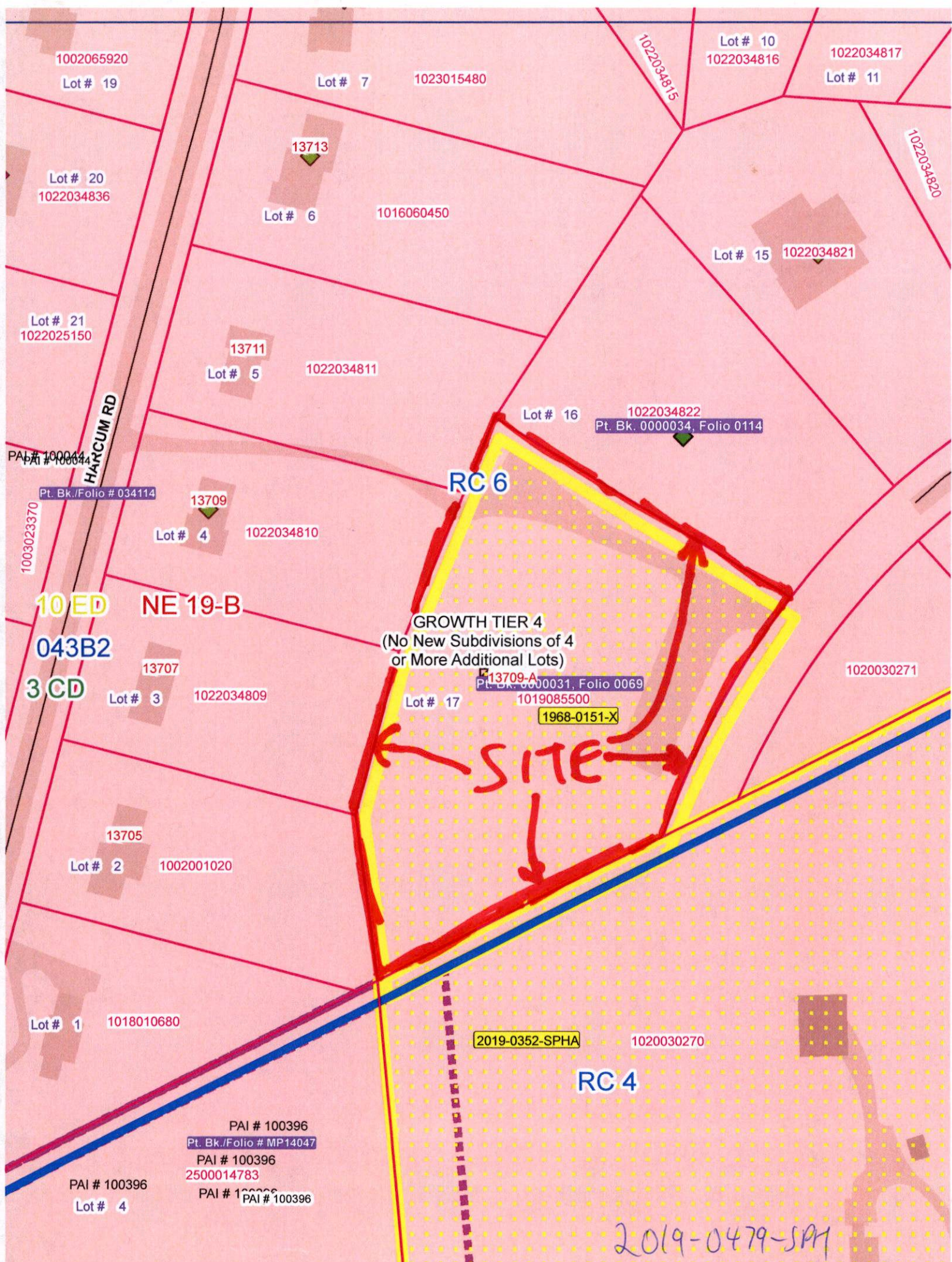
Name: JENNIFER BLUM

Company/Firm (if applicable): _____

Address: 13709 HARCUM ROAD
PHOENIX MD 21131

Telephone Number: 410-667-0129

Revised 5/20/2014



10 ED
NE 19-B
043B2
3 CD

RC 6

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk. 0000031, Folio 0069
1019085500
1968-0151-X

2019-0352-SPHA

RC 4

PAI # 100396
Pt. Bk./Folio # MP14047
PAI # 100396
2500014783
PAI # 100396

2019-0479-SPH

RICHARD C. BURCH *
DOUGLAS W. BISER *

OF COUNSEL
ANDREW JANQUITTO * +

* MEMBER OF MARYLAND BAR

+ MEMBER OF DISTRICT OF COLUMBIA BAR

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
222 BOSLEY AVENUE
SUITE A-1
TOWSON, MARYLAND 21204-4302
410 828 1335
FAX 410 828 1042

*Please file in
Case No.
2019-0479-SPH*
JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

July 29, 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

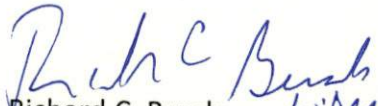
Re: Summer Hill Swim Club, Inc.
Case No. 2019-0479-SPH

Dear Judge Stahl:

I hope this correspondence finds you well. I am writing to formally withdraw the Petition filed by Jennifer and Andrew Blum in the above-captioned matter.

Many thanks for your kind attention to this matter. I hope everyone remains safe and healthy.

Very truly yours,


Richard C. Burch *by [signature] in permission*

RCB/tyj

cc: Donna M. King, Esquire (via e-mail and 1st class mail)
Peter Max Zimmerman, Esquire (via e-mail and 1st class mail)
Jennifer and Andrew Blum

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/22/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-479

INFORMATION:

Property Address: 13709 A Harcum Road
Petitioner: Jennifer Blum
Zoning: RC 6
Requested Action: Special Hearing

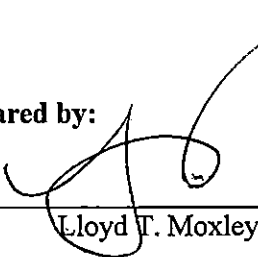
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge (ALJ) should approve the zoning relief as indicated on the attachment submitted in support of the petition.

The instant petition seeks disapproval to any changes to the prior order in zoning case no. 68-151-X that may emanate from zoning case no. 2019-0431-SPH. As of the date of these comments, said 2019-0431-SPH has not been the subject of an ALJ hearing.

- The Department reserves comment until such time as it has had an opportunity to review any order the ALJ has issued associated with the aforementioned zoning case no. 2019-0431-SPH

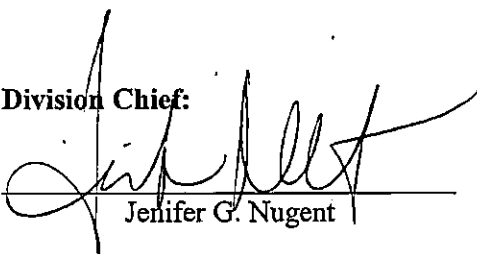
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 11, 2019

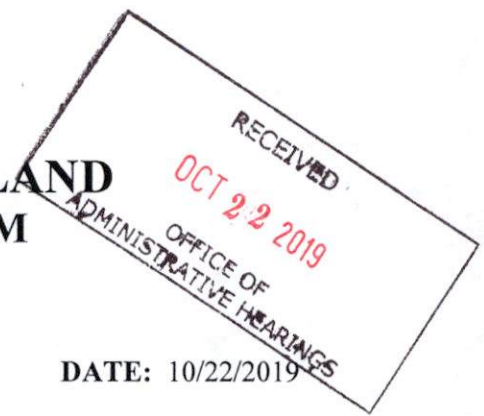
SUBJECT: DEPS Comment for Zoning Item # 2019-0479-SPH
Address 13709-A Harcum Road
(Summer Hill Club, Inc. Property)

Zoning Advisory Committee Meeting of **October 4, 2019**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: 10/22/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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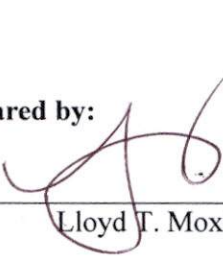
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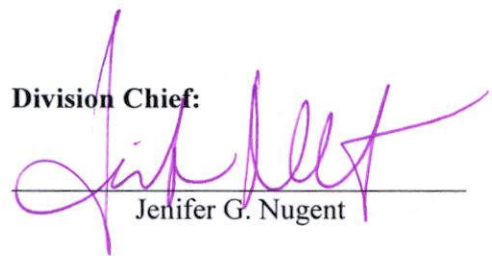
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Donna Mignon

From: Teri Jarrard <tj@mhblaw.com>
Sent: Wednesday, July 29, 2020 2:24 PM
To: Administrative Hearings
Cc: Donna King; Peter Max Zimmerman; Jennifer Blum; andrewpblum@gmail.com
Subject: FW: Attached Image - Summer Hill Club - Case No. 2019-0479-SPH
Attachments: 0142_001.pdf
Importance: High

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.

Attached please find Mr. Burch's correspondence withdrawing the Petition filed by Jennifer and Andrew Blum in the captioned matter.

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

From: MHB Scanner <scanner@mhblaw.com>
Sent: Wednesday, July 29, 2020 3:19 PM
To: Teri Jarrard <tj@mhblaw.com>
Subject: Attached Image

RICHARD C. BURCH *
DOUGLAS W. BISER *

OF COUNSEL
ANDREW JANQUITTO * +

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

MUDD, HARRISON & BURCH, L.L.P.
ATTORNEYS AT LAW
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TOWSON, MARYLAND 21204-4302
410 828 1335
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JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

July 29, 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. 2019-0479-SPH

Dear Judge Stahl:

I hope this correspondence finds you well. I am writing to formally withdraw the Petition filed by Jennifer and Andrew Blum in the above-captioned matter.

Many thanks for your kind attention to this matter. I hope everyone remains safe and healthy.

Very truly yours,


Richard C. Burch *by permission*

RCB/tyj

cc: Donna M. King, Esquire (via e-mail and 1st class mail)
Peter Max Zimmerman, Esquire (via e-mail and 1st class mail)
Jennifer and Andrew Blum

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

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

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 *

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

JOHN E. MUDD
(1928-2003)

T. ROGERS HARRISON
(1949-1995)

October 4, 2019

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

HAND DELIVERY

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



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.

Baltimore County Department of
Permits, Approvals & Inspections
October 4, 2019
Page 2

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/tvj

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



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

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 foregoing 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

Paul Mayhew, Managing Administrative Law Judge

October 22, 2019

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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

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: *[Signature]*

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 De-
cember, 1963.

First edition 1955
Second edition 1964

R. 10 Zone—Residence, One-Family

R. 10 Residence Zone, 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, park-

ing lot, or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line;

Helistop;

R. 10 ZONE

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;

Veterinarian;

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 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 Residence Zone, One and Two Family

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 plot 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...

The Vickery Land Corp. - #68-151-X

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 intent and purposes of the Summer Hill Club, Inc. and the financial details of constructing and maintaining the pool.

An expert land planner, Mr. Bernard Willenath, 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. Gavrellis, Director of Planning for Baltimore County, testified and his comments dated January 5, 1968 were introduced into the record as protestants' exhibit "B". Mr. Gavrellis 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

The Vickery Land Corp. - #68-151-X

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 foregoing 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.

-4-
The Vickery Land Corp. - #68-151-X

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

Walter A. Reller, Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner
FROM: William Greenwell, Director of Health
SUBJECT: (See No. 4) of Zoning Advisory Committee on Tuesday, December 12, 1967 regarding special exception for swimming pool to be located on Garden Road - E-15 2031215

Public utilities are not available on this site. Therefore, private water well, sewage disposal facilities and disposal for both wash 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.

William Greenwell
Director and Zoning Section
BUREAU OF ENVIRONMENTAL HEALTH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner
FROM: George E. Greenwell, Director of Planning
SUBJECT: E-15 2031215, North side of Garden Road 601 (at Green Monte Hill Road). Petition for Special Exception for a Community Swimming Pool, The Victory Land Corporation - Petitioner.

10th District
HEARING: Monday, January 15, 1968. (10:30 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 standards required in Section 502.3 of the Zoning Regulations. Will a swimming pool have any adverse effect on adjoining property? In light of the general situation here no adverse effect on adjoining property will be caused. A swimming pool has been in the area with respect to ground water supply, will a swimming pool have any 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 eventually established for one family?
2. The staff notes that access to the proposed facility would be by means of a driveway through Garden Road. It appears that access from Garden 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 covering for that parking is proposed. The staff also is concerned as to whether or not the parking for 50 cars would in fact be adequate to accommodate the proposed use here.

GEO:ms

The Victory Land Corp. - E-15 2031215

That the petitioners hereby consent that the special exception, if granted, would violate subsections 4, 5, and 6 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 foregoing 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 residents.
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. The loud speaking equipment shall be permitted except in the case of emergency.
6. No use to be used in filling the pool shall be brought by means of tow trucks.
7. The membership to the pool shall be limited to not more than 200 family memberships.
8. The total membership of families living within 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 1109, Article 8 of Maryland Code of Provisions, 1961 edition.

The Victory Land Corp. - E-15 2031215

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William E. Brown, Chairman

John A. Miller

Robert R. Miller

RE: PETITION FOR SPECIAL EXCEPTION
by a Community Swimming Pool
at 601 Garden Road 601 (at Green Monte Hill Road)
10th District
The Victory Land Corp., Petitioner
Summer Hill Club, Inc.
County Petitioner

BEFORE THE
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 site located in the Summer Hill development, in the Tenth Election District of Baltimore County.

The Summer Hill development is a fine residential community zoned R-4, but being without public water facilities for 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-5 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.

Explanatory provided by the petitioner indicated that a large number of the residents in the Summer Hill development own a community swimming pool privately for the use of the members of the Summer Hill subdivision. The developer of Summer Hill testified that the subdivision is planned (petitioner's exhibit #1) is located, to 183 lots, and that 118 to 125 homes have been built. He also testified that the population was an additional 75 more and to the existing subdivision which is known 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 #12 on block 8 of the plan of an addition to Summer Hill. He further testified that he had no interest whatsoever in the swimming club other than to sell the property to the club on which the pool is planned to be constructed.

Mr. Jerry Wiles, an expert in the business of constructing and managing swimming pools, testifying on behalf of the petitioner, stated that he had a contract to build the pool and indicated that the petitioner's exhibit #2 showing the proposed construction, in his opinion the facility facilities are more than adequate to conform to the Health Department regulations, and the water use of the pool (indicated by a later exhibit) 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 no necessary insurance of support among the residents of Summer Hill to insure this.

EX-15 2031215
5/13/68



RE: PETITION FOR SPECIAL EXCEPTION
at 601 Garden Road 601 (at Green Monte Hill Road)
10th District
The Victory Land Corporation, Pet.
No. 68-151-X

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

HEARING COMMISSIONER JOHN C. ROSE:

Please enter an appeal from the decision rendered by the Deputy Hearing Commissioner, Mr. Edward B. Hardesty, dated February 11, 1968 wherein he granted a special exception for a community swimming pool in the above-captioned cause.

Please enter Appeal on behalf of the following people, individually and collectively: Larry E. Thornton and Peggy Thornton, Summer Hill Drive, Phoenix, Maryland 21113; Charles H. Brown, Phoenix, Maryland 21113; Gordon D. Brown, and Betty D. Brown, Summer Hill Drive, Phoenix, Maryland 21113; E. Allan Brown and Barbara E. Brown, Summer Hill Drive, Phoenix, Maryland 21113; John V. Amy and Regina A. Amy, Mountain Road, Phoenix, Maryland 21113; William W. Woodman, Jr., 1001 E. Woodman, Summer Hill Drive, Phoenix, Maryland 21113; Rita Fowler, Garden Road, Phoenix, Maryland 21113; Paul C. Fox and Patricia D. Fox, Garden Road, Phoenix, Maryland 21113; William T. Brown and Elizabeth Brown, Phoenix, Maryland 21113; Albert E. Schaefer and Elizabeth E. Schaefer, Garden Road, Phoenix, Maryland 21113; Thomas E. Schaefer and Elizabeth E. Schaefer, Garden Road, Phoenix, Maryland 21113; Robert E. Schaefer, Garden Road, Phoenix, Maryland 21113; and Elizabeth E. Schaefer, Garden Road, Phoenix, Maryland 21113.

The Victory Land Corp. - E-15 2031215

Mr. William Wiles, President of the Summer Hill Club, Inc. (the pool corporation) testified that they presently have 65 paid up members, and have issued 65 applications for further memberships pending the outcome of obtaining proper zoning. He further testified that the subject site, lot #12, was selected because of its location being within homes in the development. The witness stated that the pool would be to the benefit and purpose of the Summer Hill Club, Inc. and the financial benefit of constructing and maintaining the pool.

An expert land planner, Mr. Robert Wiles, 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 serve what he described as a group need for a recreational facility in the neighborhood.

The petitioner, for a further effort to insure that the pool would not be abandoned in the near future, agreed to an affidavit of maintenance on the use of the pool, which restriction was incorporated into the Order of the Deputy Zoning Commissioner.

George E. Greenwell, Director of Planning for Baltimore County, testified and his comments dated January 8, 1968 were introduced into the record as petitioner's exhibit #3. Mr. Greenwell made 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 petitioner generally agreed to increase its efforts to the extent within the development, a lowering of the water table, and a four inch screen in going from their home to the pool, and to use private pumps rather than use the public lines to reach the facility. These were also testimony by some of the petitioners that they knew of the pool would increase the peace and tranquility of the community.

The Board finds as a fact from the testimony of the witnesses, that the petitioner's plan to build the pool would 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 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 note that these three subsections of Section 502.1 as there is nothing in the testimony that would indicate

John E. Brown, Summer Hill Drive, Phoenix, Maryland 21113
Larry W. Brown and Betty W. Brown, Summer Hill Drive, Phoenix, Maryland 21113; Robert E. Brown and Rita Brown, 101 North Road, Phoenix, Maryland 21104; and Charles Clayton Schaefer, Garden Road, Phoenix, Maryland 21131.

Edward L. Brown, Jr.
460 Nottingham Building
Towson, Maryland 21204
621-1823

Attorney for Larry E. Thornton and Peggy Thornton: Norman J. Nichols and Perry D. Nichols; E. Allan Brown and Barbara E. Brown: E. Allan Brown and Barbara E. Brown; John V. Amy and Regina A. Amy: William W. Woodman, Jr.; and Rita Fowler: Rita Fowler; Paul C. Fox and Patricia D. Fox: Paul C. Fox and Patricia D. Fox; William T. Brown and Elizabeth Brown: William T. Brown and Elizabeth Brown; Albert E. Schaefer and Elizabeth E. Schaefer: Albert E. Schaefer and Elizabeth E. Schaefer; Robert E. Schaefer: Robert E. Schaefer; and Elizabeth E. Schaefer: Elizabeth E. Schaefer.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 100 Maryland Avenue
 Baltimore, Md. 21201
 County Office Building
 110 W. Charles Avenue
 Baltimore, Md. 21201

Your petition has been received and accepted for filing this
 12th day of November 1967

[Signature]
 John G. Rose,
 Acting Commissioner

Petitioner's Attorney: *[Signature]*
 Accepted by *[Signature]*
 Chairman of Advisory Board

BALTIMORE COUNTY OFFICE OF FINANCE
 100 Maryland Avenue
 Baltimore, Md. 21201

[Map of Baltimore County showing various areas]

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

CERTIFICATE OF PUBLICATION
 TOWSON, MD.

THIS IS TO CERTIFY that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week of \$200.00 per annum, recommended before Dec. 1967, day of 1967, to 22, the first publication appearing on the 22nd day of December 1967.

THE JEFFERSONIAN
[Signature]
 Editor

One of Advertisers: *[Blank]*

The Copy: *[Blank]*

Witness: *[Signature]*
 Clerk of Baltimore County

**BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE**
 100 Maryland Avenue
 Baltimore, Md. 21201

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

THE BALTIMORE COUNTEAN
 THE COMPANY NEWS
 110 Maryland Avenue
 Towson, Md. 21201

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

**BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE**
 100 Maryland Avenue
 Baltimore, Md. 21201

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

CERTIFICATE OF POSTING
 JUDICIAL DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *[Blank]* Date of Posting: *12-22-67*

Placed for: *[Blank]*

Plaintiff: *[Blank]*

Defendant: *[Blank]*

Location of property: *[Blank]*

Location of signs: *[Blank]*

Remarks: *[Blank]*

Filed by: *[Blank]* Date of return: *12-22-67*

MICROFILMED

State of New York
Department of Planning
Office of Planning
Office of Planning
Office of Planning

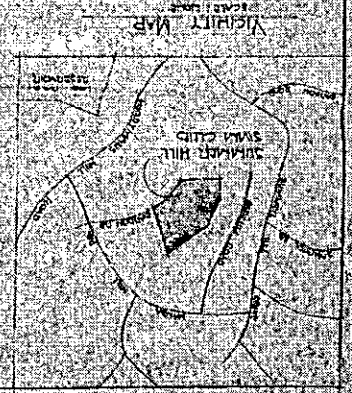
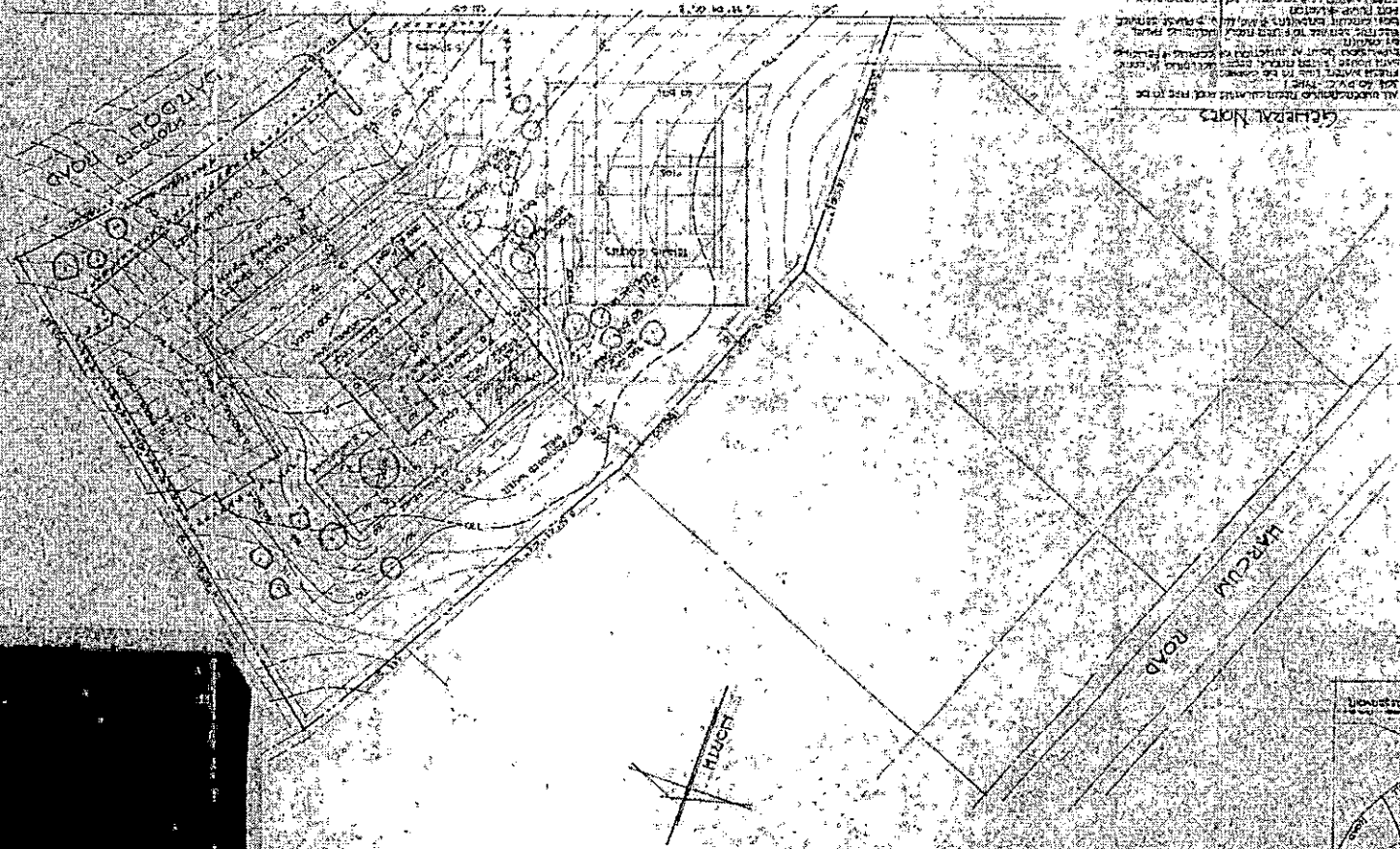


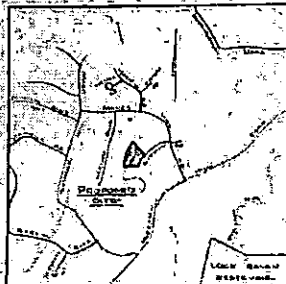
PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 11/1/68

SITE PLAN

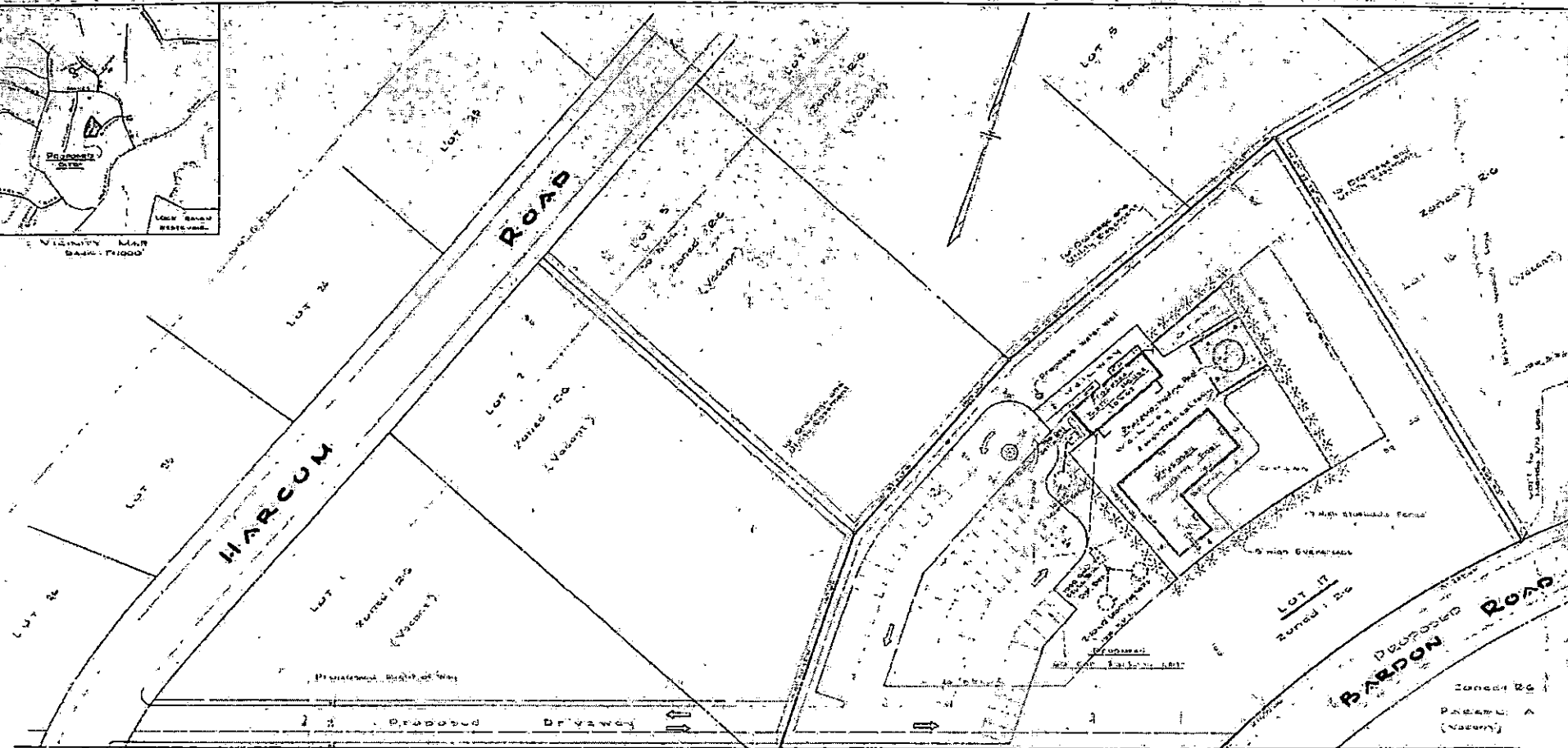
- GENERAL NOTES
1. All underground structures shall be shown on the site plan.
 2. All structures shall be shown on the site plan.
 3. All structures shall be shown on the site plan.
 4. All structures shall be shown on the site plan.
 5. All structures shall be shown on the site plan.
 6. All structures shall be shown on the site plan.
 7. All structures shall be shown on the site plan.
 8. All structures shall be shown on the site plan.
 9. All structures shall be shown on the site plan.
 10. All structures shall be shown on the site plan.

446-68
447-68
448-68
(10055005000)





VISITORY MAP
SCALE: 1"=1000'



GENERAL NOTES:

- AREA OF PROPERTY: 1.24 ACRES
- EXISTING USE OF PROPERTY: VACANT LOT
- PROPOSED USE OF PROPERTY: SWIMMING CLUB
- PRESSURE ZONING OF PROPERTY: R-10
- PROPOSED ZONING OF PROPERTY: R-10 WITH SPECIAL EXCEPTION
- ELECTRIC DISTRICT: 10TH, DALLAS CO.
- SCALE: 1"=100'

NOTES:

Where and must be applied, it shall be deemed to be done. The use of the word "shall" shall be construed to mean "must".

Albert Street
DALLAS, TEXAS
Zoned: R-10

Robert H. Street
DALLAS, TEXAS
Zoned: R-10

ZONING: R-10

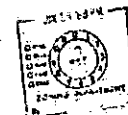
SUMMER HILL SWIM CLUB

LOT 17, BLOCK 2, SUMMER HILL

RECEIVED: 10/10/66

Revised: January 2, 1966

SCALE: 1"=100'



100-516

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. GAVRELLIS
DIRECTOR
Edward D. Hardisty
ZONING COMMISSIONER

November 17, 1970

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

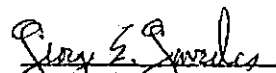
Re: Summer Hill Club, Inc.
N/S of Borden Road 600'± from
Manda Hill Road
10th Election District
Baltimore County, Maryland

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. GAVRELLIS,
Director

CC: Messrs. Edward D. Hardisty
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. GAVRELLIS
DIRECTOR
Edward D. Hardisty
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 Borden Road 600'± from
Manda Hill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Thomson:

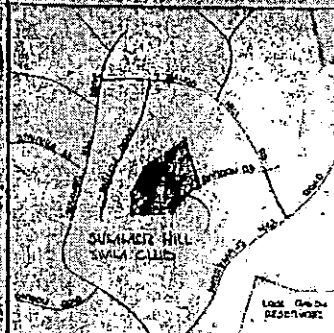
The revised site plan for the subject property submitted by you to the Office of Planning was approved by Mr. George E. Gavrellis, Director of Planning, on November 17, 1970.

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

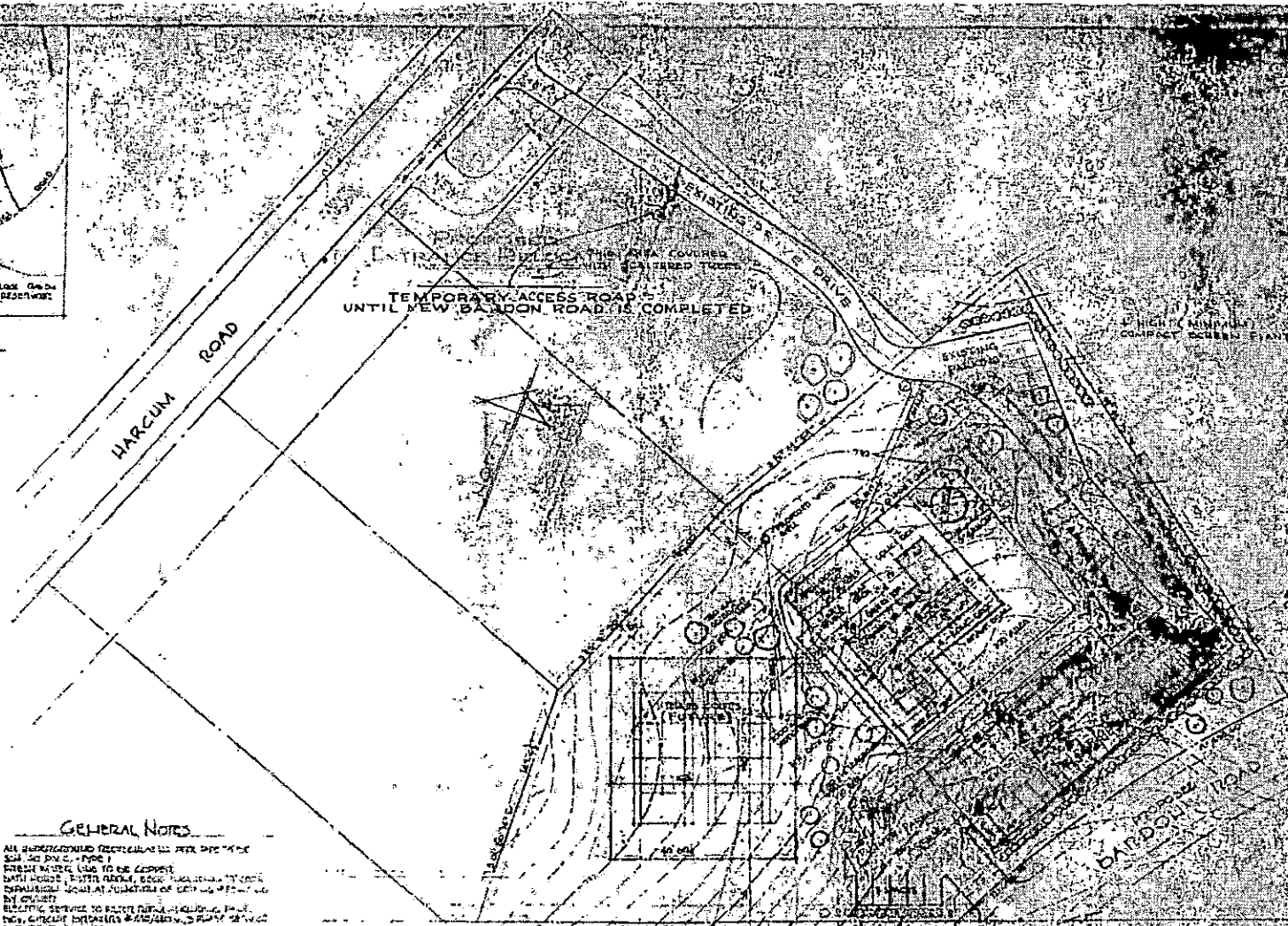
Very truly yours,

Edward D. Hardisty
Zoning Commissioner

CC: County Board of Appeals
(Enclosure)
Mr. George H. Fryer
(Enclosure)



VICINITY MAP
SCALE: 1:1000



GENERAL NOTES

1. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DISTRICT ENGINEER.
2. EXISTING UTILITIES (WATER, GAS, ELEC.) SHALL BE MAINTAINED AND PROTECTED. ANY NECESSARY RELOCATION SHALL BE DONE AT THE OWNER'S EXPENSE.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL DRIVEWAYS & PARKING AREAS SHALL BE PAVED WITH CURABLE & DUSTLESS SURFACE.
5. ALL ELECTRICAL WIRING, INCLUDING CONDUITING TO UTILITIES TO THE M.E.C., SHALL BE DONE IN ACCORDANCE WITH THE M.E.C. REQUIREMENTS.
6. ALL DRIVEWAYS & PARKING AREAS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.
7. THE AREA OF THE DRIVEWAYS SHALL BE GRADED BY CONCRETE UNDERLAYMENT & THE DRIVEWAYS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.
8. THE DRIVEWAYS SHALL BE GRADED BY CONCRETE UNDERLAYMENT & THE DRIVEWAYS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.
9. THE DRIVEWAYS SHALL BE GRADED BY CONCRETE UNDERLAYMENT & THE DRIVEWAYS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.
10. THE DRIVEWAYS SHALL BE GRADED BY CONCRETE UNDERLAYMENT & THE DRIVEWAYS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.
11. THE DRIVEWAYS SHALL BE GRADED BY CONCRETE UNDERLAYMENT & THE DRIVEWAYS TO BE PAVED WITH CURABLE & DUSTLESS SURFACE.

SITE PLAN
SCALE: 1"=50'



This Plan has been approved by the Board of Commissioners of the City of Sugar Hill, Georgia, on March 10, 1968.

PLANS APPROVED

BY THE BOARD OF COMMISSIONERS

CITY OF SUGAR HILL, GEORGIA

DATE: MARCH 10, 1968

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

SUMMER HILL CLUB INC
BX 13
PHOENIX, MD 21131-0000

CASE NUMBER CC1910167	PROP. TAX ID 10-19-085500
VIOLATION ADDRESS 13709 A HARCUM RD PHOENIX, MD 21131	

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 commercial site plan and for zoning order	Cease violation of Zoning Order 68-151-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; 32-3-802 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

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the data dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- 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.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - 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).
- 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 32-3-802.
- 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.
- 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

SUMMER HILL CLUB INC
BX 13
PHOENIX, MD 21131-0000

CASE NUMBER CC1910167	PROP. TAX ID 10-19-085500
VIOLATION ADDRESS 13709 A HARCUM RD PHOENIX, MD 21131	

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 commercial site plan and for zoning order	Failure to comply with zoning order 68-151 - 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

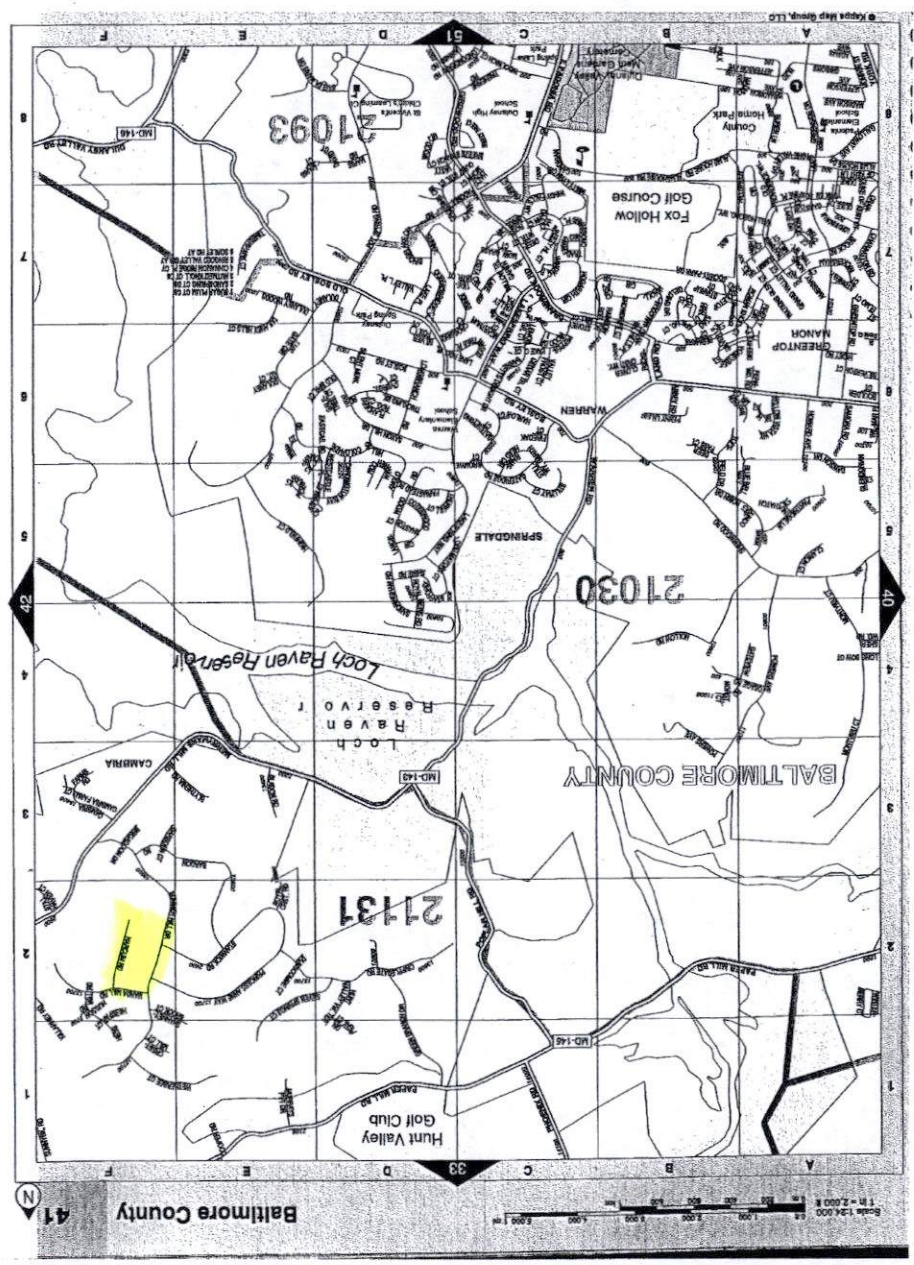
A quasi-judicial hearing has been pre-scheduled in:
Jefferson Building, 105 W. Chesapeake Ave, Rm 205
Towson, Maryland, 21204

DATE: 09/04/2019 TIME: 09:00 A.M.

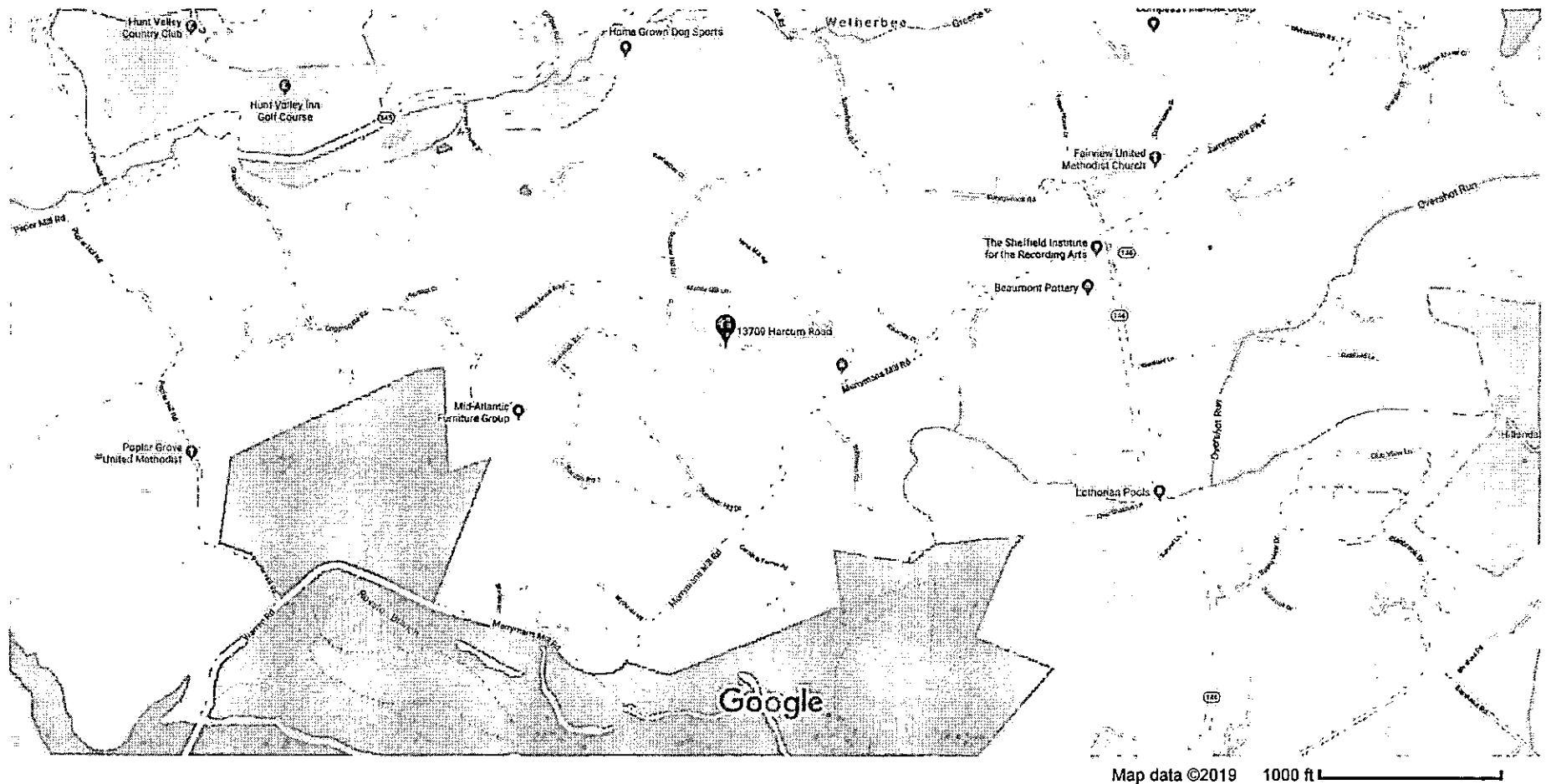
"IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NOW-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR."

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 79	Issued Date 08/12/2019
------------------------------	---------------------------



Google Maps 13709 Harcum Rd



13709 1/2 Harcum Rd

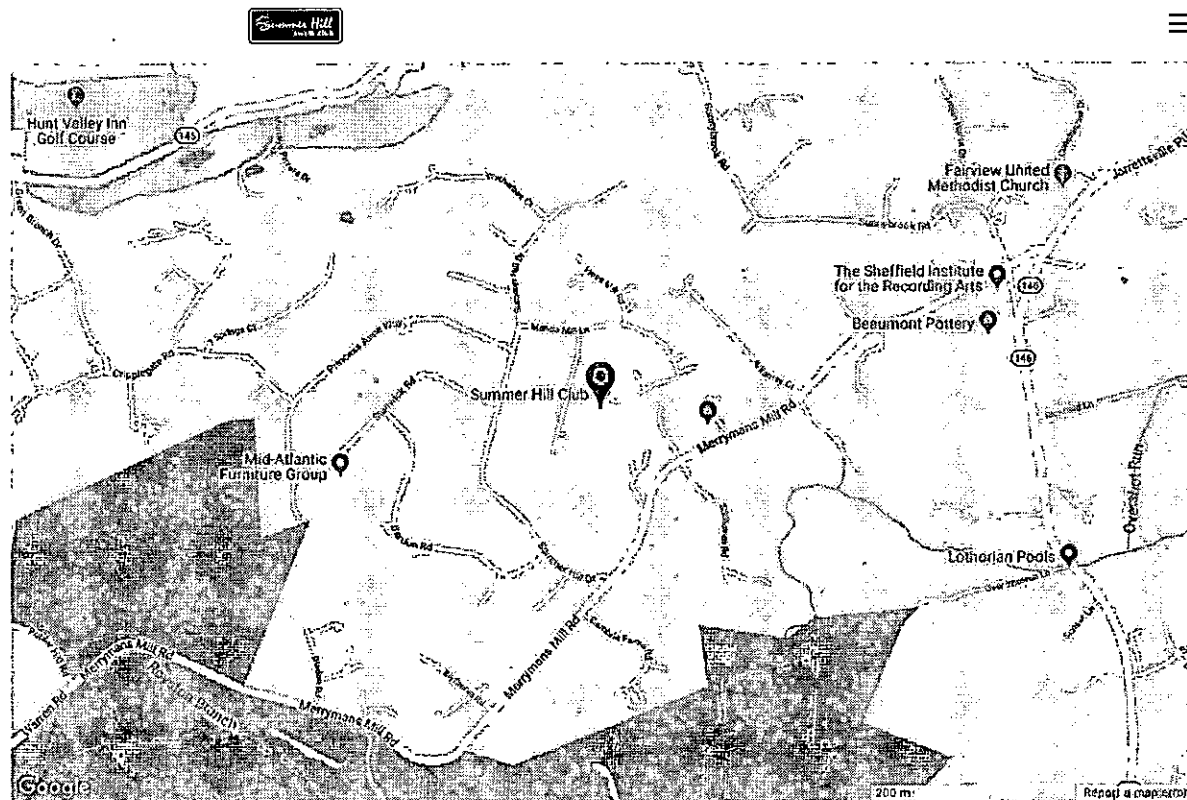
Phoenix, MD 21131

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



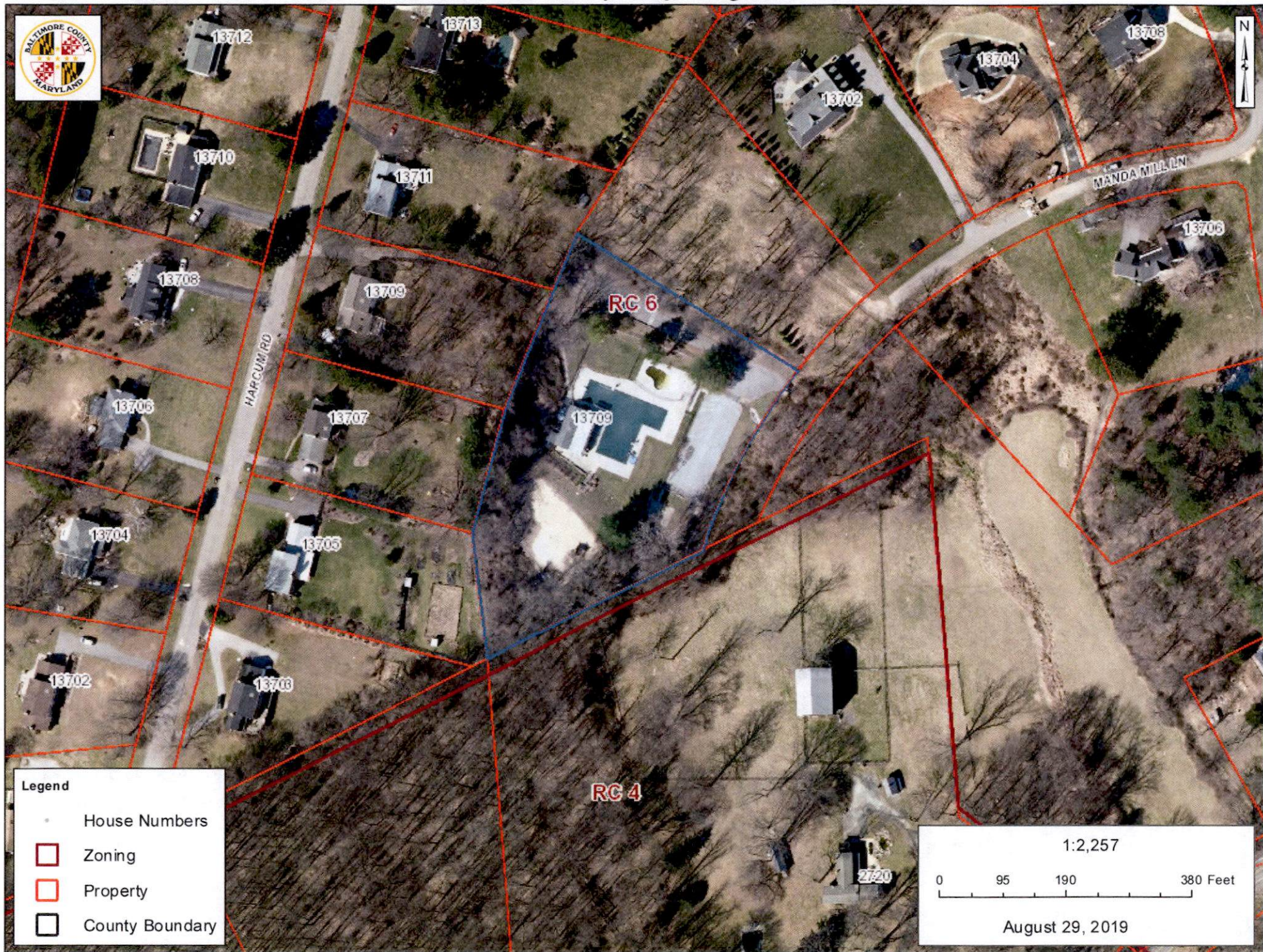
FOLLOW SUMMER HILL SWIM CLUB...



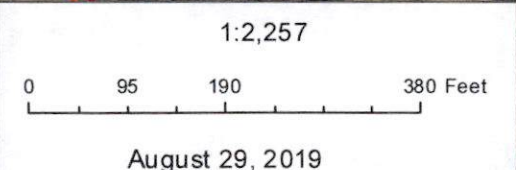
[PARTY DECK](#) [POOL RULES](#) [BOARD](#) [PRIVACY POLICY](#)

(c) 2019 Summer Hill Club, Inc.

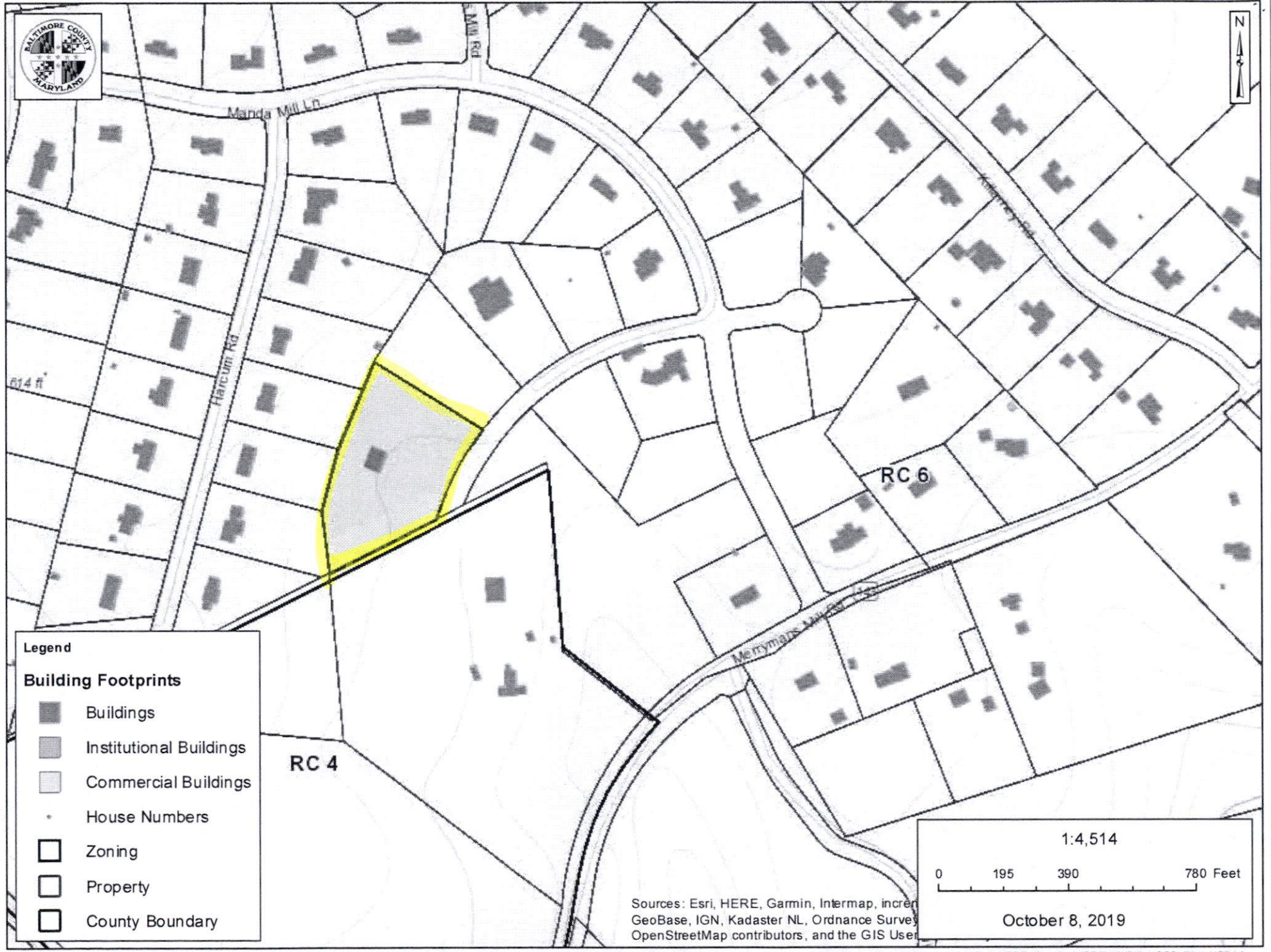
Baltimore County - My Neighborhood



- Legend
- House Numbers
 - Zoning
 - Property
 - County Boundary



Baltimore County - My Neighborhood



10/15/2019

SDAT: Real Property Search

Real Property Data Search (w2)

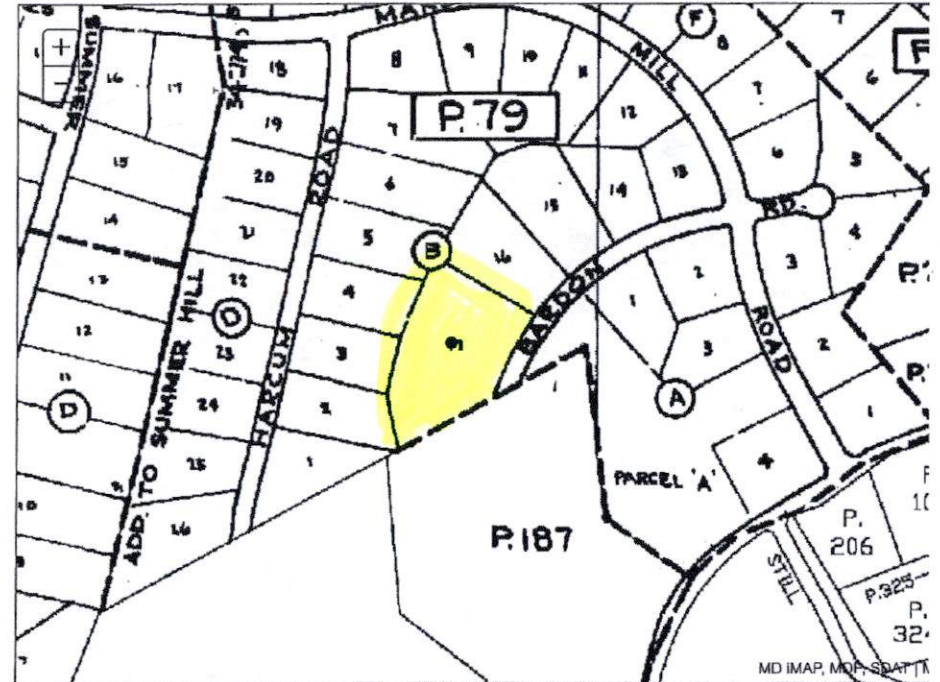
Search Result for BALTIMORE COUNTY

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
Mailing Address:		BX 13 PHOENIX MD 21131		Principal Residence:	NO
Premises Address:		BARDON RD 0-0000		Deed Reference:	/04914/ 00529
Location & Structure Information					
Legal Description:		SUMMER HILL			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0043	0009	0079	10010005.04	0000	B
Block:		Lot:	Assessment Year:	Plat No:	Plat Ref:
17		2020		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	
1988	1,050 SF		2,2500 AC	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BRICK/	3	1 full
Garage					
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2019	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 CORP		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

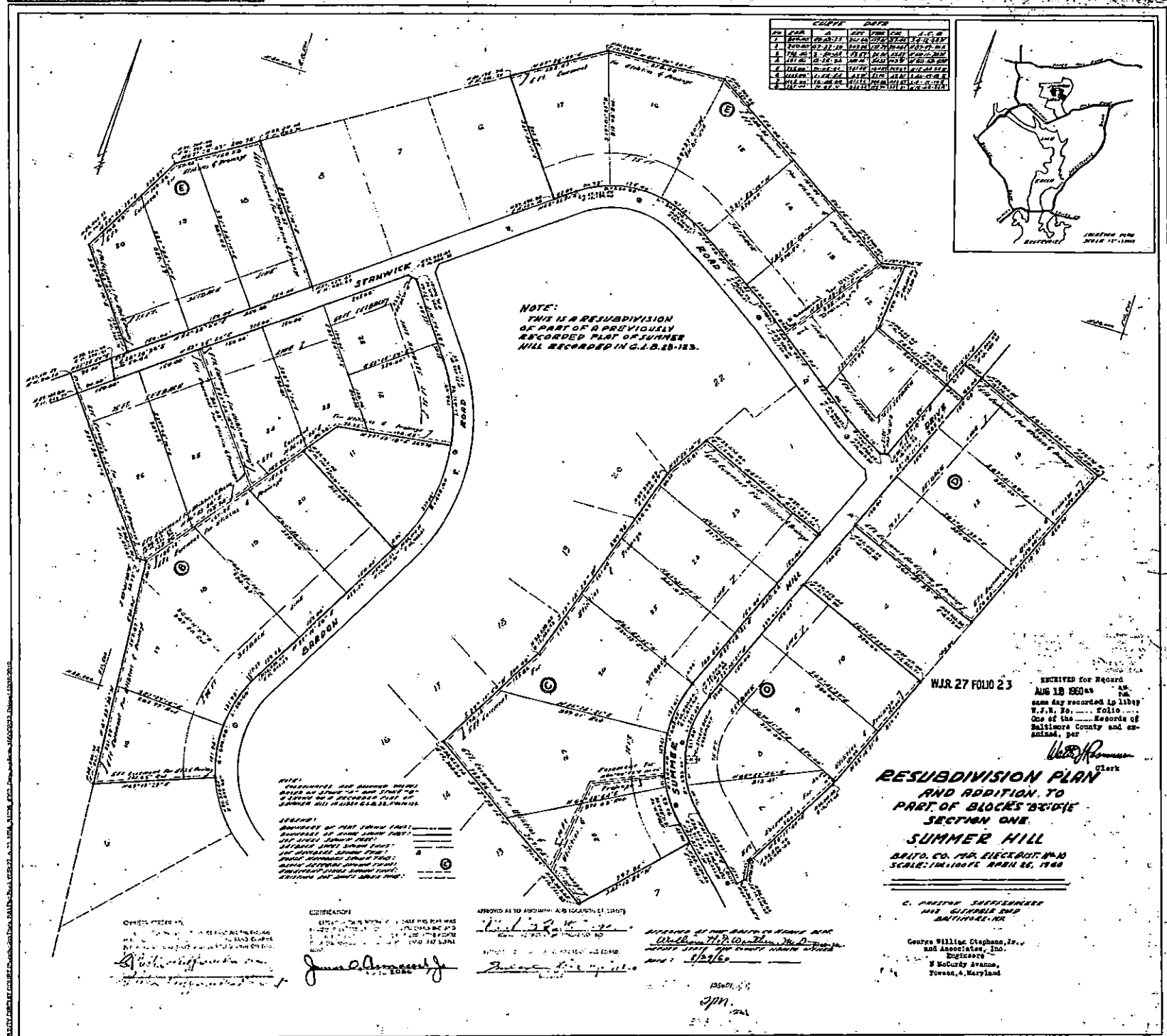


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).



RECEIVED for Record
AUG 18 1960 at
same day recorded in libry
W.J.H. Co., Kolo, ...
One of the Records of
Baltimore County and
examined, per

Walter R. ...
Clerk

**RESUBDIVISION PLAN
AND ADDITION TO
PART OF BLOCKS BEING
SECTION ONE
SUMMER HILL**

BRITO. CO. M.D. ELECTRICIST. No. 10
SCALE: 1 IN. = 100 FT APRIL 25, 1940

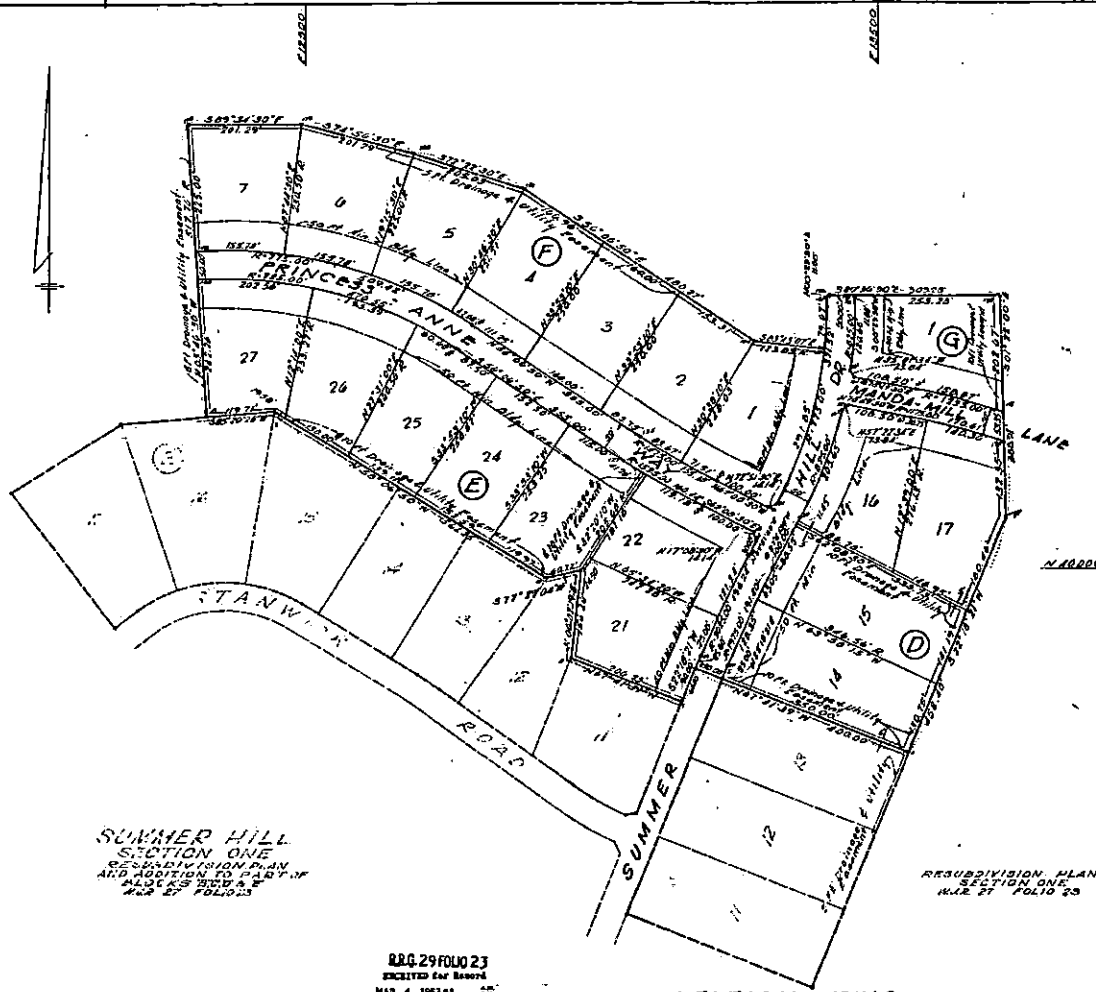
C. PETERSON SUFFOLK
1412 GLENDALE RD
BALTIMORE, MD

George William Stephens, Jr.,
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Ft. Detrick, Maryland



COORDINATES	
NO.	EAST NORTH
1	131550.74 19477.71
2	131518.45 19407.55
3	131500.37 19424.55
4	131485.20 19464.29
5	131466.45 19464.67
6	131460.45 19460.09
7	131455.44 19463.56
8	131455.44 19463.56
9	131455.44 19463.56
10	131455.44 19463.56
11	131455.44 19463.56
12	131455.44 19463.56
13	131455.44 19463.56
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95	131455.44 19463.56
96	131455.44 19463.56
97	131455.44 19463.56
98	131455.44 19463.56
99	131455.44 19463.56
100	131455.44 19463.56

CURVE DATA					
FROM TO	RADIUS	ARC	Δ	TANGENT	CHORD
22 20	2032.00	190.34	5° 33' 00"	9.8 38	195.04 555.57 196.18
20 14	1975.00	191.40	5° 33' 00"	9.8 37	195.04 555.57 196.18
14 25	772.00	271.52	27° 28' 00"	189.40	114.97 307.6 361.98
25 18	825.00	205.63	14° 18' 25"	103.35	100.33 64.6 105.10
18 31	835.00	170.60	8° 12' 25"	66.45	102.34 64.6 110.27
31 127	1595.00	160.44	6° 01' 40"	90.29	109.07 40.0 160.30
127 132	175.00	15.10	6° 01' 40"	7.68	109.07 40.0 160.30
132 137	725.00	170.35	37° 19' 40"	247.93	114.97 307.6 361.98
137 145	715.00	50.98	37° 19' 40"	254.89	114.97 307.6 361.98
145 172	1075.00	150.87	6° 15' 10"	88.26	174.34 55.57 170.26
172 170	1175.00	170.61	6° 15' 10"	88.26	174.34 55.57 170.26



SUMMER HILL
SECTION ONE
RESUBDIVISION PLAN
AND ADDITION TO PART OF
PLAT OF SECTION TWO
MAR 27 FOLIO 23

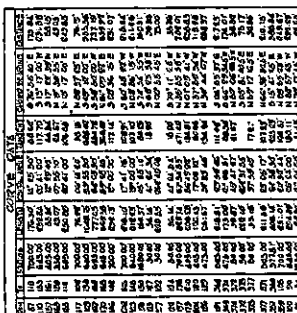
REG. 29 FOLIO 23
EXCERPT FOR RECORD
MAR 4 1963
NAME DAY RECORDED IN LIBER
B.M.D. No. _____ FOLIO
One of the _____ Records of
Baltimore County not ex-
amined, per

SECTION TWO
SUMMER HILL

10th ELECT. DIST. BALTO. CO. MD.
SCALE 1"=100' NOVEMBER 9, 1962

DEVELOPER
C. PRESTON SHEFFENACKER, INC.
305 W. LEXINGTON AVENUE
TOWSON 4, MARYLAND

APPROVED, BALTIMORE COUNTY PLANNING BOARD DATE: 11/14/62 DIRECTOR: [Signature]	APPROVED: [Signature] DEPUTY STATE & COUNTY REALTY OFFICER	NOTES: STREETS and ROADS shown herein and location thereof in this plan 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 shown is expressly reserved to the grantors of the deed to which this plan is attached, their heirs and assigns.	NOTES: COMPARISONS and BEARINGS shown on this plan are referred to the meridian line as shown on the recorded plat of "SECTION TWO, SUMMER HILL" and they are based on the following meridian shown on the Plat of Section One, "SUMMER HILL", recorded in Plat Book G.S. & M. No. 25, Folio 172: Stone A: E 13465.97, N 57693.70 Stone B: E 13267.91, N 58270.53	OWNERS CERTIFICATE: The requirements of Section 77-2, Article 17 of the Annotated Code of Maryland (Book 1947 Supplement) as far as they relate to the preparation of this plan have been complied with. SECTION TWO, SUMMER HILL [Signature] OWNER: [Signature] DATE: 11/14/62	SURVEYORS CERTIFICATE: I, JOHN C. CHILDS, JR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein 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 Public Law 443, Chapter 1076 of the July 1945, and subsequent amendments thereto. [Signature] REGISTERED LAND SURVEYOR No. 3433 DATE: 11/14/62	MATZ, CHILDS & ASSOCIATES 2129 N. CHARLES ST. BALTIMORE 18, MD. COMPUTED BY: J.C.C. DRAWN BY: J.C.C. CHECKED BY: J.C.C. DATE: 11/14/62 M&A 554.1836-4494
--	--	--	--	--	---	--



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 21201

Q.T.R. 31 FOLIO 69
RECEIVED FOR RECORD
APR 26 1968 at 11:14 AM
same day recorded in Liber
P.O. No. 10110
one of the Records of
Baltimore County and ex-
posed by

Robert J. M. Williams

1000

MAJOR CERTIFICATE

FINANCIAL STATEMENTS

9/15/66 *W. J. D. D. D.*
DEPUTY CLERK & COUNTY HEALTH OFFICER

APPROVED, BALTIMORE COUNTY PLANNING BOARD

any person who has been convicted of a crime involving the possession of a firearm.

2111

EMPLOYEE STATEMENTS

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

MSA 1276-4996

NOTES:

- EXISTING ZONING: RC-6
- OWNER: SUMMER HILL CLUB, INC.
P.O. BOX 15
PHOENIX, MD 21131
- DEED REFERENCE: O.T.G. 4914/529
- TAX MAP 0043, GRID 0608, PARCEL 0076, LOT 17, BLOCK B
- TAX ACCOUNT NO.: 10-18-085500
- SITE AREA: 2.4 AC±
- 200 SCALE ZONING MAP NO. 04382
- THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- EXISTING SITE USE IS A SWIM CLUB.
- THIS SITE IS SERVED BY A PRIVATE WELL AND PRIVATE SEPTIC SYSTEM.
- EXISTING BUILDING HEIGHT = 12'±
EXISTING SHED HEIGHT = 12'±
- ALL IMPROVEMENTS SHOWN ON THE SUBJECT PROPERTY AND EGRESS AND EGRESS EASEMENT ARE EXISTING AND WERE FIELD LOCATED. NO PROPOSED IMPROVEMENTS.
- IMPROVEMENTS SHOWN ON THE ADJOINING PROPERTIES ARE FROM BALTIMORE COUNTY GIS DATA.
- PRICED PETITION FOR SPECIAL EXCEPTION NO. 08-151-X
DATE OF ORDER: FEBRUARY 13, 1998
(DEPUTY ZONING COMMISSIONER)
DATE OF ORDER: MAY 22, 1998
(COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY)
ORDER: TO PERMIT THE CONSTRUCTION OF A COMMUNITY SWIMMING POOL.
- THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
- 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.
- 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
800'± TO CENTER OF MANDA MILL LANE

#13711 HARCUM ROAD
LOT 9, BLOCK B
AMENDED PLAT OF
ADDITION TO
SUMMER HILL
PLAT O.T.G. 34/114
MICHAEL T. EDMONDS &
LAURA S. EDMONDS
S.M. 14326/437
T.A.# 1022034811
USE: RESIDENTIAL

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

#13709 HARCUM ROAD
LOT 4, BLOCK B
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
ANDREW BLUM &
JENNIFER L. BLUM
S.M. 24005/687
T.A.# 1022034810
USE: RESIDENTIAL

#13707 HARCUM ROAD
LOT 3, BLOCK B
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
RICHARD L. KEDEL &
DRISCOLL ANN KEDEL
E.H.K. JR. 6980/55
T.A.# 1022034809
USE: RESIDENTIAL

#13705 HARCUM ROAD
LOT 2, BLOCK B
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
WILLIAM C. DIXON &
BRIANA LYNN DIXON
J.L.E. 37717/450
T.A.# 1022091020
USE: RESIDENTIAL

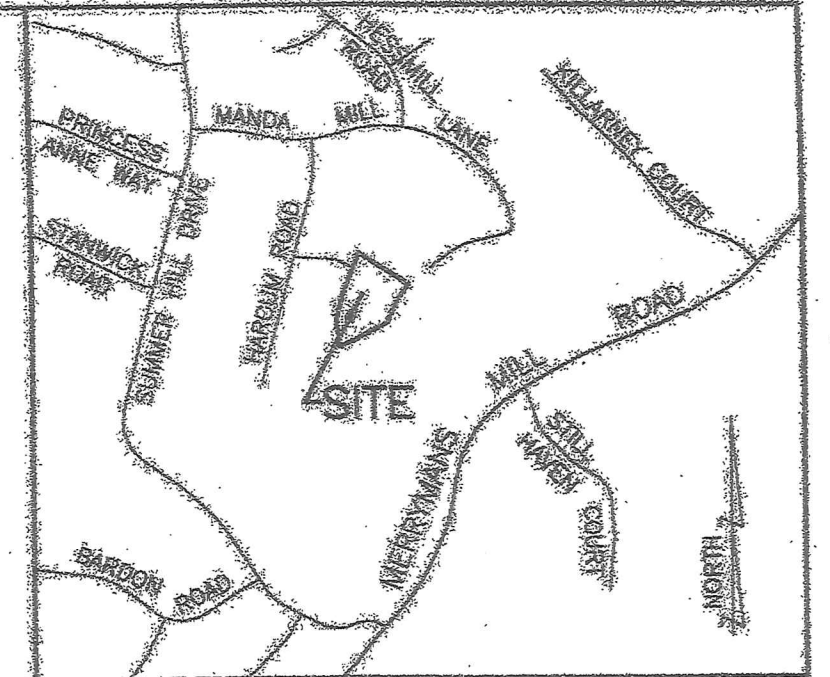
#13703 HARCUM ROAD
LOT 1, BLOCK B
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
TIMOTHY C. PILARSKI &
JESSICA L. PILARSKI
S.M. 28802/315
T.A.# 1018010680
USE: RESIDENTIAL

#13701 HARCUM ROAD
LOT 4
MINOR SUBDIVISION PLAT FOR THE
HELEN B. THOMAS 2011 TRUST PROPERTY
JOHN A. MOTSCO &
SHANNON R. MOTSCO
J.L.E. 58992/506
T.A.# 2500014783
USE: RESIDENTIAL (VACANT)

BARDON ROAD
LOT 16, BLOCK B
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
AMENDED PLAT OF
ADDITION TO
SUMMER HILL
PLAT O.T.G. 34/114
MANDA MILL DEVELOPMENT LLC
S.M. 28842/728
T.A.# 1022034822
USE: RESIDENTIAL (VACANT)

BARDON ROAD
PART OF PARCEL "A"
ADDITION TO
SUMMER HILL
PLAT O.T.G. 31/69
ANNE S. RIEPE
J.L.E. 33888/498
T.A.# 1022030271
USE: RESIDENTIAL (VACANT)

#2720 MERRYMAN'S MILL ROAD
T.M. 43, P. 187
ANNE S. RIEPE
J.L.E. 31521/38
T.A.# 1020030270
USE: RESIDENTIAL



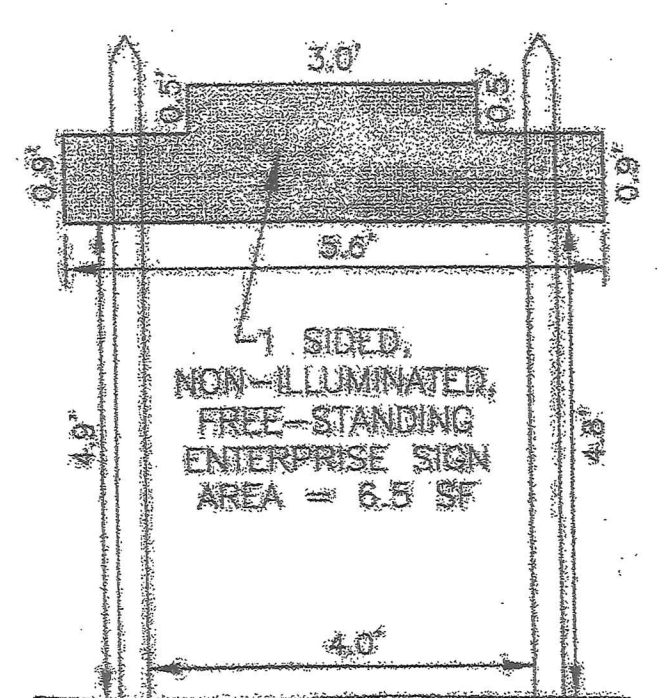
VICINITY MAP
SCALE: 1" = 200'

PREVIOUS ZONING HEARING

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of May, 1998, by the County Board of Appeals, ORDERED that the special exception application for the use and the same is hereby GRANTED, subject to the following conditions:

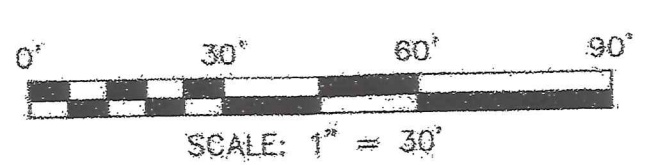
- No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.
- Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.
- There shall be no playing of music.
- Alcoholic beverages on the premises are prohibited.
- No loudspeaking equipment shall be permitted except in the case of emergency.
- Water to be used in filling the pool shall be brought to the site by means of tank trucks.
- Pool membership to the pool shall be limited to not more than 200 family memberships.
- Total pool membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total pool membership.
- 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.



EXISTING SIGN DETAIL
NOT TO SCALE

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- LIGHT POLE
- SEPTIC CLEANOUT
- SEPTIC MANHOLE
- PAVED AREA
- CONCRETE AREA



SCALE: 1" = 30'

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 COUNCIORMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 31, 2019

OWNER INFO
SUMMER HILL CLUB, INC.
P.O. BOX 15
PHOENIX, MD 21131
410-885-2266

