IN THE MATTER OF HOWARD COUNTY COUNTRY CLUB, INC.,

BEFORE THE HOWARD COUNTY

HOWARD COUNTY COUNTRY CLUB

BOARD OF APPEALS

LIMITED PARTNERSHIP, AND SYCAMORE VALLEY PARTNERSHIP

: Case Number BA 90-02E

Petitioners

: : :

DECISION AND ORDER

On March 22, and April 10, 1990, the Howard County Board of Appeals met to consider the petition filed by the Howard County Country Club, Inc., the Howard County Country Club Limited Partnership, and Sycamore Valley Limited Partnership, for a special exception to operate a private golf course and country club on a parcel of land consisting of approximately three hundred twenty four (324) acres zoned R (Rural) in the Fourth Election District, located on both sides of Route 97, north of Roxbury Road and Dorsey Mill Road, south of Countryside Drive, and more particularly described as Parcels 6, 26, and part of Parcel 2, Blocks 8, 9, and 15, Tax Map 21.

The Petitioners were represented by Daniel H. Scherr, Esquire, and David A. Carney, Esquire. Ms. Victoria L. Dunlop, a vicinal property owner, appeared in order to express concerns about whether the proposed use would adversely impact the pond on her property.

All of the Board members were present; Chairman James Caldwell presided. Notice of the hearing was advertised, the property was posted, and each of the Board members viewed the property in accordance with the regulations. Prior to the

the only suitable area in which the maintenance facility could be located. Attached on Exhibit A, page 1, is the SDP that depicts the proposed design and use for the maintenance facility. Those facilities consist of three barn style storage buildings with batten board siding and seamed metal roof with an evergreen color. The siding will be a natural gray. Two of the three buildings would be utilized for storage of plant materials and seed as well as the golf course mowing and maintenance equipment. The third building would contain the administration space in which the greens keeper and his staff would be located and a maintenance area for the repair and servicing of the mowing and maintenance equipment as well as the golf carts.

The Petitioner has planned these facilities in such a fashion that they will have minimal visibility to adjacent and vicinal properties. Along the east side of the approximate acre maintenance area would be a tree buffer of hemlocks that would screen the proposed parking area and much of the view of the proposed buildings which will have a height of approximately twenty (20') feet. From the north the area screened by an existing ten acre grove of trees. the south and southeast the existing mounds and berms of the golf course holes and the trees that would be retained would screen a significant portion of this area. From the west, the only visibility of the area would be from the golf holes between the clubhouse area and the maintenance area.

IN THE MATTER OF : BEFORE THE HOWARD COUNTY

HOWARD COUNTY COUNTRY CLUB, INC.,

HOWARD COUNTY COUNTRY CLUB : BOARD OF APPEALS

LIMITED PARTNERSHIP, AND
SYCAMORE VALLEY PARTNERSHIP, : Case Number BA 90-02E

ALSO KNOWN AS CATTAIL CREEK COUNTRY CLUB

Petitioners :

ORDER

On June 14, 1990, the Board granted the Petitioner's request for a special exception to operate a private golf course and country club, subject to the following conditions:

- 2. The Petitioners shall submit for the Board's approval a detailed footprint of the proposed clubhouse indicating the proposed location, area and uses; the footprint shall be submitted prior to construction after a definite location has been decided.
- 3. The granted special exception shall apply solely to the proposed use as a country club and private golf course, and to the proposed two hundred fifty space parking lot, a swimming pool, seven tennis courts, storage sheds and to the existing improvements on the Site, and not to any other structures, additions or uses.

On September 15, 1992, the Board convened to consider the Petitioners' proposal. The hearing was advertised and the property was posted. All of the Board members were present except James Caldwell; Chairperson Evelyn Tanner presided. Mr. David Carney testified on behalf of the Petitioners; no persons appeared in opposition to the requests. A list of exhibits marked and introduced into evidence is attached hereto as "Appendix A".

Mr. Carney testified that the existing barn is too small and too close to the required setback areas to be used as a maintenance facility as was originally granted by the Board, and