

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE
S/S Greene Tree Road, 640 ft.
+/- NE from c/l Hooks Lane
1829 Reisterstown Road
3rd Election District
3rd Councilmanic District
Woodholme Fitness Center Ltd.
Partnership, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-275-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located on the west side of Reisterstown Road, approximately 640 ft. north of Hooks Lane in the Woodholme community of Baltimore County. The property is more particularly known as the site of the Sinai WellBridge Fitness Center, located not far from the interchange of the Baltimore Beltway (I-695) and Reisterstown Road (Md. Route 140). Special hearing relief is requested to approve an amendment to the previously approved site plan in case No. 94-440-SPHXA. Variance relief is requested to permit 91 parking spaces in lieu of the required minimum of 529 spaces for the structure known as Building A, Phase II. The subject property and the relief requested are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 2.

Appearing at the public hearing held for this case were Stewart Greenbaum and Mark A. Bennett, on behalf of Woodholme Fitness Center Limited Partnership, property owner. Also present on behalf of the Petition was David S. Thaler and Philip Carroll on behalf of D.S. Thaler Associates, Inc., the consultants who prepared the site plan. Also appearing in support of the Petition was Bernard E. Mills. The Petitioner was represented by Benjamin Bronstein, Esquire. Appearing as interested persons were Howard Cassin, Esquire, on behalf of the Greentree Community

ORIGINAL FILED IN 98-275-SPHA
3/19/98
DMD
By *M. Novak*

Association, Bruce Ronis on behalf of the Courtyards of Greentree Condominium Association, and Joan Magill on behalf of the Greene Tree Homeowners Association.

Testimony and evidence presented was that the subject property is known as lot No. 4 of the development known as The Festival of Woodholme, Phase II. The overall property of which this parcel is a portion is approximately 15 acres in area, zoned OR-2. Lot No. 4 is 3.85 acres in net area.

As more particularly shown on the site plan, the entire property has been developed and the overall tract is now occupied by a number of structures which feature a mix of office and retail use. The specific parcel under consideration, lot No. 4, is improved with a two story building which is used for the business operated by the Woodholme Fitness Center Limited Partnership and the Woodholme Fitness, Inc., General Partner. This business trades under the name of Sinai WellBridge and is a large health club/fitness center. Presently, the facility offers aerobic exercise services, free weight and machine facilities and similar amenities. As more particularly shown on the plans for the facility's expansion (Petitioner's Exhibit No. 2), the owners of the facility propose an addition to the existing building. The addition will be two story and will occupy approximately 5,082 sq. ft. The expansion will provide a new multi-purpose arena for basketball and volleyball.

Zoning relief was previously granted for this site and use in case No. 94-440-SPHXA. In that case, Deputy Commissioner Timothy Kotroco granted a variance to permit 91 parking spaces in lieu of the required 434 spaces for the subject facility. At the hearing before me, counsel for the developer indicated that the addition, as well as a recalculation of the current parking requirements, has necessitated the relief

ORDER RECORDED FOR FILING
DATE 3/19/98
BY [Signature]

requested in the instant Petition for Variance. As noted above, although 91 spaces will continue to be provided, 529 spaces are now required, based upon the parking regulations and the square footage of the existing and proposed building.

The evidence and testimony presented in this matter was sufficient to support a finding that the special hearing/variance relief should be granted. Specifically, I am persuaded that the Petitioner has satisfied the requirements for relief to be granted as set out in Sections 307 and 502.1 of the Baltimore County Zoning Regulations (BCZR).

As noted above, there were representatives of neighboring community associations present. They do not oppose the Petition, per se, but requested that several restrictions be added to the grant of any relief to safeguard the surrounding community. The Petitioner advised that it had no objection to the imposition to these restrictions.

First, the community members present requested that "No parking" signs be located on Hooks Lane in an effort to reduce parking and traffic congestion in the immediate vicinity. As indicated at the hearing, this Zoning Commissioner is hesitant to impose such a condition, absent the recommendation of the Bureau of Traffic Engineering. However, such a condition appears appropriate and the parties indicated that they would approach Baltimore County's Bureau of Traffic Engineering to determine if a "No-Parking" area could be implemented. Although I support their efforts in this regard, I will not impose such a restriction as part of this Order. Such a restriction should more properly come from the Bureau of Traffic Engineering.

Second, the community members present requested a guarantee that 91 parking spaces would continue to be provided. In this regard, it is to be noted that no parking would be lost on account of the proposed expansion.

ORDER RECEIVED FOR FILING
Date 3/19/98
By [Signature]

Thus, the spaces presently available will remain so. The site must be developed in accordance with the site plan and no fewer than 91 spaces shall be provided.

Third, the community members wanted assurance that the variance relief granted would not extend to other uses in the event that the fitness center ceased operations at the site. For example, the community members want an assurance that in the event the subject building was converted to office space, the issue of the variance relief would be revisited. I agree that this is an appropriate condition.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

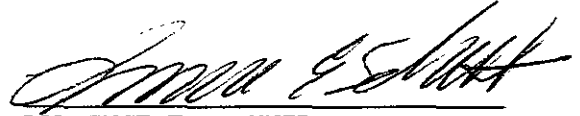
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March 1998 that, pursuant to the Petition for Special Hearing, approval to amend the previously approved site plan in case No. 94-440-SPHXA, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall provide no fewer than 91 parking spaces on the site, as more particularly shown on the site plan.
3. The relief granted herein shall be null and void in the event of a change of character of the use of the subject property. In the event of such a change, the Petitioner

ORDER RECEIVED FOR FILING
Date 3/19/98
By [Signature]

shall be required to amend the site plan
through a Petition for Special Hearing.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

3/19/98

By





Baltimore County
Zoning Commissioner
Office of Planning

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

March 18, 1998

Benjamin Bronstein, Esquire
George and Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

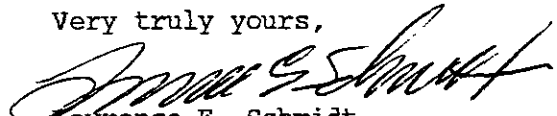
RE: Petitions for Special Hearing and Variance
Property: S/S Greene Tree Road, 640 ft. NE from c/l Hooks Lane
Woodholme Fitness Center Ltd. Partnership
Case No. 98-275-SPHA

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

- c: D.S. Thaler and Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244
- c: Messrs. Mark A. Bennett and Stewart Greenbaum
1829 Reisterstown Road, Suite 410
Baltimore, Maryland 21208
- c: Howard Cassin, Esquire
Greentree Community Assn.
705 W. Chesapeake Avenue
Towson, Maryland 21204
- c: Mr. Bruce Ronis
Courtyards of GreenTree Condo Assoc.
20 Woodchester Court
Pikesville, Md. 21208
- c: Ms. Joan Magill
Greene Tree Homeowners
72 River Oaks Circle
Baltimore, Maryland 21208





Petition for Special Hearing

AND VARIANCE

to the Zoning Commissioner of Baltimore County

for the property located at West side of Hooks Lane
640 North of Hooks Lane

which is presently zoned OR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the site plan approved in Case No.: 94-440 SPHXA and a variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

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

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

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Woodholme Fitness Center Limited Partnership

(Type or Print Name) Woodholme Fitness, Inc., Gen. Ptnr

Stewart J. Greenebaum

Signature Stewart J. Greenebaum, President

(Type or Print Name)

Signature

1829 Reisterstown Road (410)484-8400

Address

Phone No.

Baltimore, Maryland 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Stacey McArthur, P.E.

D.S. Thaler & Associates, Inc.

Name

2115 Ambassador Road, Balto, MD 21144

Address

(410)944-3647

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY:

RT

DATE

1-23-98

Zoning Administration



98-275-SPHA

#275

January 9, 1998

**FESTIVAL AT WOODHOLME, PHASE II
LOT NO. 4
(DESCRIPTION FOR ZONING PURPOSES ONLY)**

Beginning for the same at a point on the west side of Greene Tree Road, a 60 foot right-of-way, approximately 640 feet northeast of its intersection with Hooks Lane, a 60 foot right-of-way; thence running

1. North $81^{\circ}03'01''$ West 150.68 feet, more or less, to a point; thence,
2. Southwesterly 221.68 feet by a curve to the left, having a radius of 400.00 feet and a chord bearing South $83^{\circ}04'24''$ West 218.85 feet, more or less, to a point; thence,
3. Northwesterly 180.01 feet by a curve to the left, having a radius of 465.00 feet and a chord bearing North $31^{\circ}36'01''$ West 178.88 feet to a point; thence,
4. North $42^{\circ}41'25''$ West 36.09 feet to a point; thence,
5. Northwesterly 102.62 feet by a curve to the left, having a radius of 145.00 feet and a chord bearing North $62^{\circ}57'57''$ West 100.49 feet, more or less, to a point; thence,
6. North $06^{\circ}45'31''$ East, 20.00 feet, more or less, to a point; thence,
7. Northwesterly 96.02 feet by a curve to the left, having a radius of 165.00 feet and a chord bearing South $80^{\circ}05'13''$ West 94.67 feet, more or less, to a point; thence,
8. North $26^{\circ}35'05''$ West, 15.00 feet, more or less, to a point; thence,

98-275-SPHA

275

page 2

January 9, 1998

FESTIVAL AT WOODHOLME, PHASE II, LOT NO. 4
(DESCRIPTION FOR ZONING PURPOSES ONLY)

9. Southwesterly 62.83 feet by a curve to the left, having a radius of 180.00 feet by a curve to the left and a chord bearing South 53°24'52" West 62.52 feet, more or less, to a point; thence,
10. South 43°24'48" West 97.72 feet, more or less, to a point; thence,
11. Southwesterly 91.08 feet by a curve to the left, having a radius of 1592.33 feet and a chord bearing South 41°46'29" West 91.07 feet, more or less, to a point; thence,
12. South 40°08'09" West 19.99 feet, more or less, to a point; thence,
13. Southwesterly 52.71 feet by a curve to the left, having a radius of 630.00 feet and having a chord bearing of South 42°31'59" West 52.70 feet, more or less, to a point; thence,
14. North 42°44'06" West 47.81 feet, more or less, to a point; thence,
15. North 47°15'54" East 466.00 feet, more or less, to a point; thence,
16. South 57°48'55" East 31.53 feet, more or less, to a point; thence,
17. North 70°35'12" East 67.07 feet, more or less, to a point; thence,
18. South 42°44'06" East 26.00 feet, more or less, to a point; thence,
19. South 81°54'31" East 34.83 feet, more or less, to a point; thence,
20. South 42°44'06" East 18.00 feet, more or less, to a point; thence,
21. North 47°15'54" East 129.79 feet, more or less, to a point; thence,
22. South 42°44'06" East 237.35 feet, more or less, to a point; thence,

page 3

January 9, 1998

FESTIVAL AT WOODHOLME, PHASE II, LOT NO. 4
(DESCRIPTION FOR ZONING PURPOSES ONLY)

23. South $40^{\circ}24'51''$ East 25.63 feet, more or less, to a point; thence,
24. South $71^{\circ}16'06''$ East 21.16 feet, more or less, to a point; thence,
25. North $18^{\circ}43'40''$ East 87.11 feet, more or less, to a point; thence,
26. South $79^{\circ}54'06''$ East 15.79 feet, more or less, to a point; thence,
27. Southwesterly 150.31 feet by a curve to the right, having a radius of 640.00 feet and having a chord bearing of South $15^{\circ}43'04''$ West 149.96 feet to a point; thence,
28. Southeasterly 120.92 feet by a curve to the left, having a radius of 700.00 feet and having a chord of South $17^{\circ}29'51''$ West 120.77 feet to the point of beginning.

Containing 3.85 acres of land, more or less. Known as #1836 Greene Tree Road. Also known as Lot 4 as shown on a subdivision plat entitled "Resubdivision of Lot No. 4, and Lot No. 5 Festival at Woodholme." Recorded in Plat Book SM No. 67 Folio 76.

SAM/gfl/D#7-97/98/GreeneTree/1/9/98

A handwritten signature in dark ink is written over a circular embossed stamp. The signature is cursive and appears to read 'R. H. H. H.'. The circular stamp contains the text 'PLAT BOOK SM NO. 67' around the perimeter and 'FOLIO 76' in the center.

**NOTICE OF
ZONING HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-275-SPYA
S/S Greene Tree Road, 840
+/- NE from Centerline Hooks
Lane

3rd Election District
3rd Councilmanic District

Legal Owner(s):
Woodlawn Fitness Center
Limited Partnership/Wood-
lawn Fitness, Inc., General
Partner

Special Hearing: to approve
an amendment to the site plan
approved in case no.
94-440-SPHXA.

Variance: to provide 91 park-
ing spaces in lieu of the re-
quired minimum of 529
spaces for Building A. Phase
II.

Hearing: Thursday, March 5,
1998 at 10:00 a.m. in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 867-3353.

(2) For information concern-
ing the file and/or hearing,
Please Call (410) 867-3391.

2/13/98 Feb. 12

C206323

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-12, 1998

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2-12, 1998

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Enck

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

MEM# 275
No. 048005

DATE 1-23-78

ACCOUNT R 001-6150

CHE# 020
040

AMOUNT \$ 500.00

RECEIVED FROM:

GEORGE AND BRODERSTEN

FOR:

SPECIAL HEARING, 640 North Hook, Ltd,
VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RIT 98.

PAID RECEIPT

PROCESSED 6/10/81

1/25/1980 1/25/1980 11:13:56

RECEIVED CASHIER CLERK ONE: DUNN

5 MISCELLANEOUS CASH RECEIPT

Receipt # 075974

CR NO. 048005

DEPT

500.00 CHECK
Baltimore County, Maryland

275-SPHA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 98-275-SPHA
Petitioner/Developer:
(Woodholme Fitness)
Date of Hearing/~~Closings~~
(Mar. 5, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

Greene Tree Road Baltimore, Maryland 21208 _____

The sign(s) were posted on _____ Feb. 17, 1998 _____
(Month, Day, Year)

Sincerely,

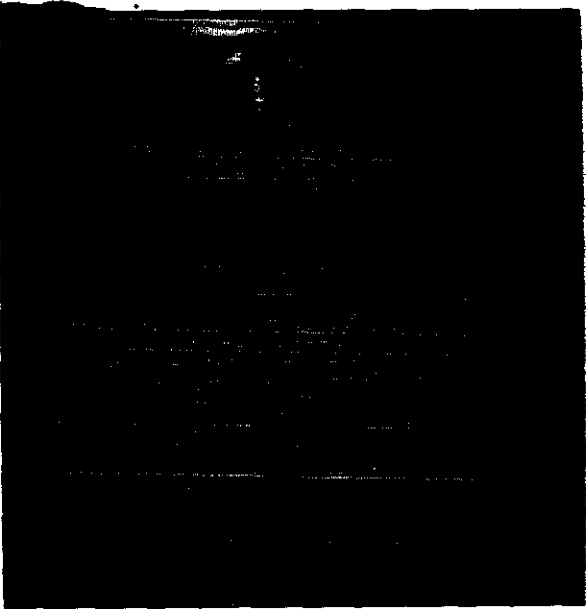

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



98-275-SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 275

ZONING NOTICE

Case No.: 98-275 SP4A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO AMEND THE SITE PLAN APPROVED
IN CASE No. 94-440 SP4XA AND A VARIANCE TO PROVIDE
91 PARKING SPACES IN LIEU OF THE REQUIRED MINIMUM
OF 529 PARKING SPACES FOR BLDG. A, PHASE II

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 387-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
February 12, 1998 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue
Suite 205
Baltimore, MD 21204

410-296-0200

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-275-SPHA

S/S Greene Tree Road, 640' +/- NE from centerline Hooks Lane

3rd Election District - 3rd Councilmanic District

Legal Owner: Woodholme Fitness Center Limited Partnership/Woodholme Fitness, Inc.,
General Partner

Special Hearing to approve an amendment to the site plan approved in case no. 94-440-SPHXA. Variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

HEARING: Thursday, March 5, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-275-SPHA

S/S Greene Tree Road, 640' +/- NE from centerline Hooks Lane

3rd Election District - 3rd Councilmanic District

Legal Owner: Woodholme Fitness Center Limited Partnership/Woodholme Fitness, Inc.,
General Partner

Special Hearing to approve an amendment to the site plan approved in case no. 94-440-SPHXA. Variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

HEARING: Thursday, March 5, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon
Director

c: Benjamin Bronstein, Esquire
Woodholme Fitness Center Ltd. Partner.
D.S. Thaler & Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 18, 1998.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 18, 1998

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Baltimore, MD 21204

RE: Item No.: 275
Case No.: 98-275-SPHA
Petitioner: Woodholme Fitness Ctr.

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 23, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



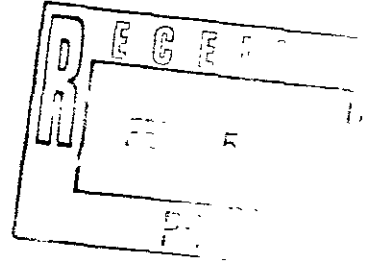


Baltimore County
Fire Department

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

February 4, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105



RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 2, 1998

Item No.: 268, 269, 273, 274, and 275

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 9, 1998

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

SUBJECT: Woodholme Fitness Center - Hooks Lane

INFORMATION

Item Number: 275

Petitioner: Woodholme Fitness Center Limited Partnership/Woodholme
Fitness, Inc., General Partner

Zoning: OR2

Requested Action: Special Hearing and Variance

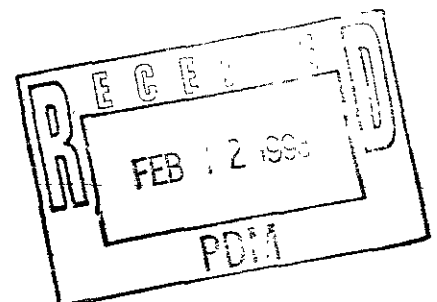
Summary of Recommendations:

Based upon the information provided and analysis conducted, staff believes that the parking variance, which is needed to provide for the 5082 square foot basketball court addition, will not adversely impact current parking conditions at the existing fitness center.

Prepared by: *Jeffrey W. [Signature]*

Division Chief: *Gary L. Keller*

AFK/JL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: February 10, 1998

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 9, 1998
Item No. 275

The Bureau of Developer's Plans Review has reviewed the subject zoning item. This office strongly recommends against the granting of requested parking variance.

RWB:HJO:jrb

cc: File

ZONE0209.275

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

1/29/92

FROM: R. Bruce Seeley. RBS/92
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 2, 92

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

98-156

267

269

270

272

273

274

275

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 1/30/98
Item No. 275 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

for

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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3/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 9, 1998

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

SUBJECT: Woodholme Fitness Center - Hooks Lane

INFORMATION

Item Number: 275

Petitioner: Woodholme Fitness Center Limited Partnership/Woodholme
Fitness, Inc., General Partner

Zoning: OR2

Requested Action: Special Hearing and Variance

Summary of Recommendations:

Based upon the information provided and analysis conducted, staff believes that the parking variance, which is needed to provide for the 5082 square foot basketball court addition, will not adversely impact current parking conditions at the existing fitness center.

Prepared by:

Jeffrey W. Z...

Division Chief:

Gary L. Kern...

AFK/JL

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
S/S Greene Tree Rd,	*	
640' ± NE from c/l Hooks Ln	*	OF BALTIMORE COUNTY
3rd Election District, 3rd Councilmanic	*	
Legal Owner(s): Woodholme Fitness Ctr. L.P.		CASE NO. 98-275-SPHA
Woodholme Fitness Inc, G.P.	*	
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

January 22, 1998

Arnold Jablon, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Festival at Woodholme
Phase II

Dear Mr. Jablon:

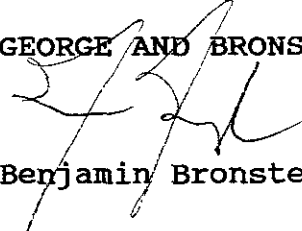
In reference to the above entitled subdivision, I am enclosing the following:

1. three (3) copies of Petition for Special Hearing and Variance;
2. twelve (12) copies of the Plat to Accompany Zoning Petition;
3. three (3) copies of the Description under seal;
4. copy of the 200' Scale Zoning Map; and
5. my check to cover the cost of filing.

Please enter my appearance on behalf of the Petitioner and advise me of the hearing date.

Very truly yours,

GEORGE AND BRONSTEIN, LLP


Benjamin Bronstein

BB/mlh
Enclosures

98-275-SPHA

275

**RESIDENTIAL REALTY GROUP, INC.**

the community management specialists

FAX TRANSMITTAL SHEETDATE TRANSMITTED: 3-3-98TO: Lawrence Schmidt, zoning CommissionerFROM: Joan MagillNUMBER OF PAGES, INCLUDING COVER SHEET: 2**COMMENTS:**

Please review the attached letter on
behalf of Greene Tree Homeowners' Association
regarding case # 98-275-SPHA. The hearing
is scheduled for March 5, 1998.

Thank you

FAX NUMBER: 410-887-3468

**RESIDENTIAL REALTY GROUP, INC.**

the community management specialists

March 3, 1998

Lawrence Schmidt, Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

RE: Case #98-275-SPHA

Dear Commissioner Schmidt:

This letter is written on behalf of the Board of Directors of the Greene Tree Homeowners' Association regarding case number 98-275-SPHA, the special hearing to approve an amendment to the site plan approved in case number 94-440-SPHXA requesting a variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

The Board of Directors is against any change to reduce the amount of parking spaces required. Presently, there is not sufficient parking now to handle the amount of cars that utilize the shopping center, fitness club and office buildings. Most of the time the over spill of cars are parked along both sides of Greene Tree Road.

These parked cars are creating several hazards for the Greene Tree Community and the Festival at Woodholm Shopping Center, namely: 1.) visibility problems for drivers entering and exiting the community from Greene Tree Road, 2.) visibility problems for drivers exiting the shopping center onto Greene Tree Road, 3.) near accidents with parked cars when cars are turning into the shopping center from Greene Tree Road (there are no turn lanes), and 4.) dangerous situations for cars waiting to enter the community because they end up waiting in the traffic lane. Many residents have registered complaints with the Board including the Courtyard Residents.

Any increased usage of the center and/or decreased parking areas would continue to create additional hazards for our community.

We request this variance be denied.

Thank you for your consideration.

Sincerely,

The Board of Directors
The Board of Directors
Greene Tree Community

cc: The Courtyards
Stuart Sagal, Esq.

**RESIDENTIAL REALTY GROUP, INC.**

the community management specialists

March 3, 1998

Lawrence Schmidt, Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

RE: Case #98-275-SPHA

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This letter is written on behalf of the Board of Directors of the Greene Tree Homeowners' Association regarding case number 98-275-SPHA, the special hearing to approve an amendment to the site plan approved in case number 94-440-SPHXA requesting a variance to provide 91 parking spaces in lieu of the required minimum of 529 spaces for Building A, Phase II.

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These parked cars are creating several hazards for the Greene Tree Community and the Festival at Woodholn Shopping Center, namely: 1.) visibility problems for drivers entering and exiting the community from Greene Tree Road, 2.) visibility problems for drivers exiting the shopping center onto Greene Tree Road, 3.) near accidents with parked cars when cars are turning into the shopping center from Greene Tree Road (there are no turn lanes), and 4.) dangerous situations for cars waiting to enter the community because they end up waiting in the traffic lane. Many residents have registered complaints with the Board including the Courtyard Residents.

Any increased usage of the center and/or decreased parking areas would continue to create additional hazards for our community.

We request this variance be denied.

Thank you for your consideration.

Sincerely,

The Board of Directors
The Board of Directors
Greene Tree Community

cc: The Courtyards
Stuart Sagal, Esq.



THE MONEY GROUP, INC.

Your Full Service Mortgage Company

March 4, 1998

Lawrence Schmidt, Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

RE: Case#98-275-SPHA

Dear Commissioner Schmidt:

This letter is written on behalf of the Board of Directors of the Courtyards at Greentree Condominium regarding case # 98-275-SPHA. As previously stated in a letter to you by The Homeowner' Association, we agree with their concerns.

Any increased usage of the center and/or decreased parking would cause havoc to our homeowners.

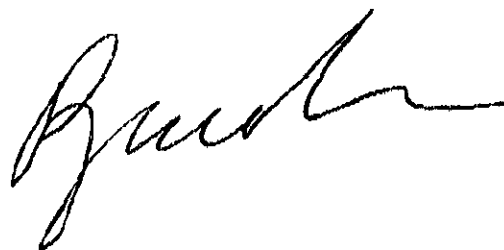
I am faxing this letter to your attention.

If I can be of any further assistance, please call me at (410) 653-8833.

Sincerely,


Bruce Ronis
President, Courtyards at Greentree Condominium

Attached is the letter you
previously received.



CITIZEN SIGN-IN SHEET

ADDRESS

NAME
LEWIS CASSIN, Greentree
Bruce Ross (RONIS) Esq.
Joan Magill

105 W. CHESTER AVE, TOWN
20 WOODCHESTER CT - 21208
72 River Oaks Circle 21208

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
D. S. TRALER
PHILIP CARROLL
STEWART GREENBAUM

MARK A. BENNETT
Bernard E. Mills

ADDRESS
29 W Susquehanna Ave 21204
7115 AMBASSADOR RD
BALTO MD.
1829 REISTERSTOWN RD SUITE
BALTO. MD 21208 410

SAME
1836 Greentree Rd Balto 21208

