

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
& SPECIAL EXCEPTION		
SE/S Mylander Lane, 375' NW	*	DEPUTY ZONING COMMISSIONER
centerline Danway and Joppa Roads		
9th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District		
(8758 Mylander Lane)	*	CASE NO. 00-334-SPHX
 Merritt 025 LLC	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Special Exception filed by the legal owner of the subject property, Merritt 025 LLC, by and through Scott Dorsey, its president. The special hearing and special exception request are for property located at 8758 Mylander Lane, located in the Loch Raven area of Baltimore County. The special hearing request is to amend the previously approved site plan in Case No. 81-12-SPH. The special exception request is to expand an existing "Commercial Recreational Facility" in accordance with Section 248.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special hearing and special exception requests were Stuart Foard, on behalf of the owner of the property, Kevin Murray and Nancy Hafford, on behalf of Merritt Athletic Club, David Martin and Pat Carlo, on behalf of G.W. Stephens, the engineers who prepared the site plan of the property, and Patricia Malone and Rob Hoffman, attorneys at law, representing the Petitioner. There were no protestants in attendance at the hearing.

Testimony and evidence indicated that the property which is the subject of this request is the Merritt Athletic Club, which is located on Mylander Lane in the Towson/Loch Raven area of

ORDER RECEIVED FOR FILING

Date 3/28/2000

By J. J. Jameson

Baltimore County. The subject property sits to the north of Joppa Road in a small industrial park. At the present time, the Merritt Athletic Club leases from Merritt Properties approximately 78,000 sq. ft. of space within which they operate their athletic club. They are desirous of leasing an additional 12,600 sq. ft. from the Landlord for the purpose of expanding their facilities. In order to proceed with this expansion, the special hearing request is necessary to amend the previously approved site plan and the special exception is necessary to expand into an area which was not covered by the previous special exception request. The site plan of the property submitted shows the area for this expansion, as well as the parking spaces to be associated with the entire use.

It is clear that the B.C.Z.R. permits the use proposed in a MLR zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with

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Date 3/28/2000
By R. J. Jenson

the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception and special hearing should be granted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of March, 2000, that the Petitioner's Request for Special Exception to expand an existing "Commercial Recreational Facility" in accordance with Section 248.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Special Hearing to amend the previously approved site plan in Case No. 81-12-SPH, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 3/28/2000
By R. J. [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8757 Mylander Lane

which is presently zoned MLR

This Petition shall be filed with the Department of Permits and 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

SPECIAL HEARING TO AMEND THE PREVIOUS SITE PLAN APPROVED IN CASE NO. 81-12-SPH.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer & Howard, LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Merritt 025 LLC

Name - Type or Print

By:

Signature Scott Dorsey, President

Name - Type or Print

Signature

2066 Lord Baltimore Drive 410-298-2600

Address

Telephone No.

Baltimore

MD

21244

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING

Reviewed By mjk

Date 2/15/00

Case No. 00-334-SPH-X

220 9/15/98

OFFICE RECEIVED FOR PLANS

Date 3/28/2000



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8757 Mylander Lane

which is presently zoned MLR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

SPECIAL EXCEPTION TO EXPAND THE EXISTING "COMMERCIAL RECREATIONAL FACILITY" PURSUANT TO BCZR SECTION 248.4.A.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print _____
Signature _____

Venable, Baetjer & Howard, LLP

Company _____
210 Allegheny Avenue 410-494-6200
Address _____ Telephone No. _____
Towson, MD 21204
State _____ Zip Code _____

Legal Owner(s):

Merritt 025 LLC

Name - Type or Print _____
By: Scott Dorsey
Signature _____
Scott Dorsey, President
Name - Type or Print _____

Signature _____
2066 Lord Baltimore Drive 410-298-2600
Address _____ Telephone No. _____
Baltimore MD 21244
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman

Name _____
210 Allegheny Avenue 410-494-6200
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.
UNAVAILABLE FOR HEARING _____

Reviewed By MSH Date 2/15/00

Case No. 00-334-SPH-X

RECD 09/15/98

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

February 14, 2000

DESCRIPTION TO ACCOMPANY
SPECIAL EXCEPTION PETITION

Beginning, for the same at a point located N 63° 27' 06" W 371.53 feet from the intersection of the center line of Joppa Road and Damway Road, and running thence the following seventeen courses, viz:
(1) N 08° 48' 36" W 210.00 feet, (2) S 81° 11' 24" W 23.00 feet, (3) N 10° 05' 46" W 98.04 feet, (4) N 30° 28' 03" E 136.00 feet, (5) N 25° 41' 32" E 55.96 feet, (6) N 43° 56' 25" E 18.00 feet, (7) N 56° 02' 06" E 42.95 feet, (8) N 70° 30' 20" E 20.12 feet, (9) S 46° 03' 35" E 81.00 feet, (10) S 43° 56' 25" W 36.00 feet, (11) S 46° 03' 35" E 36.00 feet, (12) S 43° 56' 25" W 60.00 feet, (13) S 18° 26' 31" E 60.71 feet, (14) S 48° 34' 58" W 70.34 feet, (15) S 81° 11' 24" W 50.89 feet, (16) S 08° 48' 36" E 243.30 feet, (17) S 81° 11' 24" W 60.00 feet to the point of beginning.

Containing 1.19 acres of land, more or less.



00-334-SPHX

334

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: #00-334-SPHX
8757 Mylander Lane (Merritt Athletic Club)
SE/S-Mylander Lane, 375' NW of centerline
Dauway and Joppa Roads
9th Election District -- 4th Councilmanic District
Legal Owner(s): Merritt 025 LLC
Special Exception: to expand the existing commercial recreational facility. **Special Hearing:** to amend the site plan in case number 81-12-SPH.
Hearing: Friday, March 24, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/128 March 9

0375122

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/9/, 2000

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 3/9/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078684

DATE 3/19/00 ACCOUNT 001-1150
BY MSK
211.334 AMOUNT \$ 550.00

RECEIVED FROM: Vanessa B. ... - 8757 Myland
000 - ... - \$ 550.00
FOR: ...

00-334-SPHX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
DATE 3/15/2000 14572000 078684
BY MSK
AMOUNT \$ 550.00
001-1150
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF POSTING

RE Case No 00-334-SP4X

Petitioner/Developer MERRITT, ETAL
40 R. HOFFMAN, ESQ.

Date of Hearing Closing 3/24/2000

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #8757 MYLANDER LA.

The sign(s) were posted on 3/8/2000
(Month, Day, Year)

Sincerely,

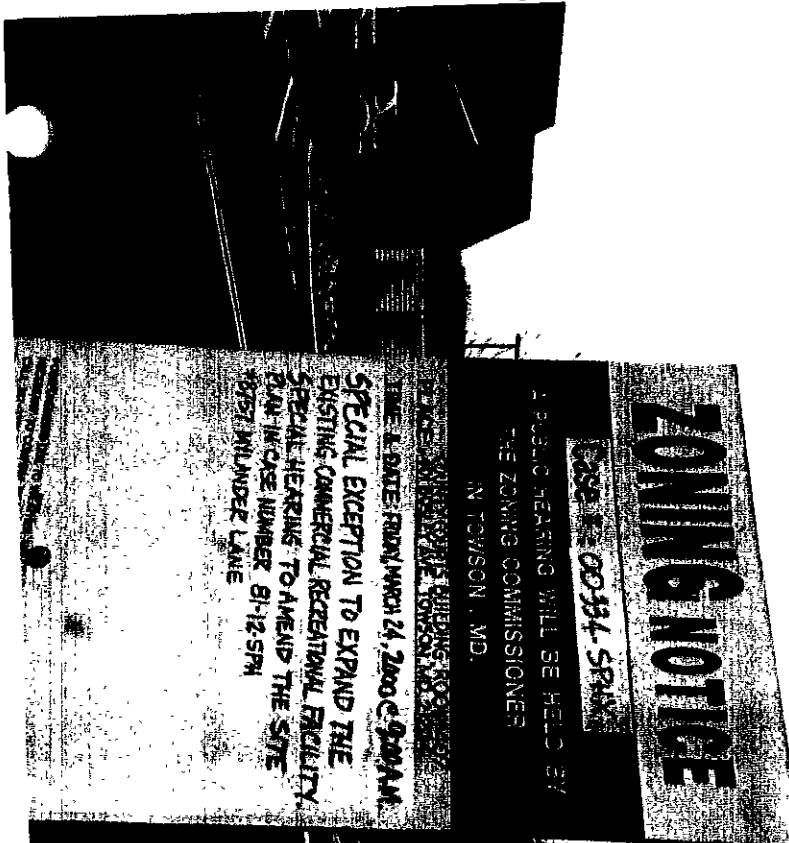
Patrick M O'Keefe 3/9/2000
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
8757 Mylander Lane (Merritt Athletic Club), SE/S
Mylander Ln, 375' NW of c/l Dauway and Joppa Rds
9th Election District, 4th Councilmanic

Legal Owner: Merritt 025, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-334-SPHX

* * * * *

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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

March 1, 2000

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: 00-334-SPHX
8757 Mylander Lane (Merritt Athletic Club)
SE/S Mylander Lane, 375' NW of centerline Dauway and Joppa Roads
9th Election District – 4th Councilmanic District
Legal Owner: Merritt 025 LLC

Special Exception to expand the existing commercial recreational facility. Special Hearing to amend the site plan in case number 81-12-SPH.

HEARING: Friday, March 24, 2000 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson, MD 21204
Merritt 025 LLC, 2066 Lord Baltimore Drive, Baltimore, MD 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 9, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 9, 2000 Issue – Jeffersonian

Please forward billing to:
Robert Hoffman 410-494-6200
Venable Baetjer Howard, LLP
210 Allegheny Ave
Towson MD 21204

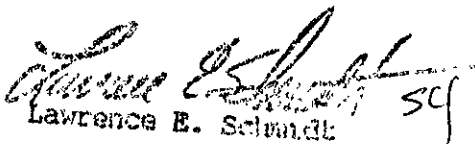
NOTICE OF ZONING HEARING

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8757 Mylander Lane (Merritt Athletic Club)
SE/S Mylander Lane, 375' NW of centerline Dauway and Joppa Roads
9th Election District – 4th Councilmanic District
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Special Exception to expand the existing commercial recreational facility. Special Hearing to amend the site plan in case number 81-12-SPH.

HEARING: Friday, March 24, 2000 at 9:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-334-SPHX

Petitioner: Merritt 025 LLC

Address or Location: 8757 Mylander La.

PLEASE FORWARD ADVERTISING BILL TO:

Name: c/o Robert Hoffman / Venable Baetjer Howard, LLP

Address: 210 Allegheny Ave

Towson MD 21204

Telephone Number: 410-494-6200



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 16, 2000

Mr. Robert Hoffman
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number 00-334-SPHX , 8757 Mylander Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 02/10/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Merritt 025 LLC



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 5, 2000
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, 342, 346, and 347

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 1, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: DANIEL J. PORECA, JR. - 337
NITVIK ENTERPRISES & ALEXANDRIA PROPERTIES, LLC - 335
MERRITT 025 LLC - 334

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: 334, 335, 337

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 28, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
333	Owings Park Apartments
334	8757 Mylander Lane
335	Liberty Road/Offut Road
338	11406 Reisterstown Road
339	12423 Eastern Avenue
340	6,8,14,16 Al-Hannah Circle
346	2749 Rolling Road
347	1055 West Joppa Road
320	14-28 Melrose Avenue

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RM*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
370	103 Riverton Road
372	1 Woods Court
374	323 N. Beaumont Road
375	5701 & 5709 Trumps Mill Road
376	301 Golf Course Road
378	2 Forest Drive
379	1603 Dennis Avenue
380	10324 S. Dolfield Road
334	8741-8771 Mylander Lane

Jim
3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MAR 21

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

Date: March 20, 2000

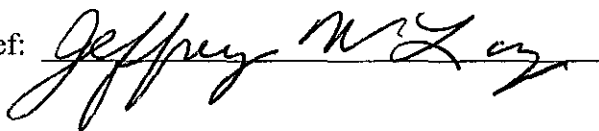
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 334, 362, 363, and 369

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.00

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

RE: Baltimore County
Item No. 334 MJK

RECEIVED MAR 06 2000

Dear Ms. Jackson:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

MAR 28

Writer's Direct Number:
(410) 494-6201

March 10, 2000

Via Hand Delivery

Mr. Carl Richards
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Legal Owner: Merritt 025 LLC
Zoning Case No.: 00-334-SPHX

Dear Carl:

Enclosed please find twelve copies of the second revised site plan and 200' Scale Zoning Map for the above-captioned matter. As requested, the plans have been revised to indicate the special exception area on the vicinity map. As per our conversation, a second revision fee is not required since the first revised plans have not been circulated.

If you have any questions, please give us a call.

Sincerely,

Barbara

Barbara W. Ormord
Legal Assistant

BWO/ema
Enclosures

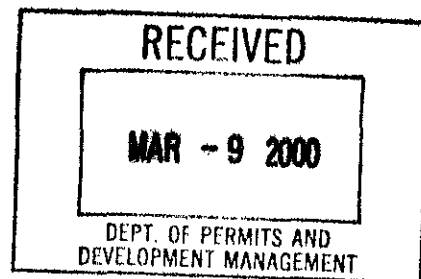
cc: Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire

TO1DOCS1/Ema01/#96609 v1

12

OK 3/13/00
\$cashier

Revised
Drop-Off
No Review
3/13/00



00-334

TC to attorney. Need
to file revised plats
indicating complete
zoning history on the
plat. Per WCR.

Sophia
2/25/00



PPG Industries, Inc.
8745 Mylander Lane Towson, Maryland 21286 USA Telephone: (410) 321-9480 Fax: (410) 828-5309

March 23, 2000

Dear Mary,

We have been a Neighbor.
since 1981, and have enjoyed
our relationship with Merritt
Athletic Club.

I think the idea of a
pool is an excellent one.
Aquatic Aerobics sounds like
fun.

Sincerely, Alice Bonolis

Alice J. Bonolis
Supervisor
Senior Sales

PPG Industries, Inc.
8745 Mylander Lane
Towson, Maryland 21286 USA
Telephone: (410) 321-9480
Fax: (410) 828-5309



DURAN SERVICE INC.

8741 MYLANDER LANE

TOWSON, MD 21286

(410) 321-9033, 9035

March 23, 2000

Merritt Athletic Clubs
8757 Mylander Ln.
Towson MD 21286

Attn. Nancy Hafford

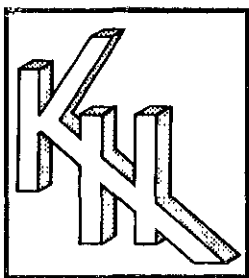
We have been advised of your plans to install an in ground pool in your facility on Mylander Ln. We certainly have no objection the addition of this pool. Your customers will benefit greatly from the availability of this service.

The Merritt Athletic Club has been a very compatible business neighbor in the Industrial Park and we expect to maintain a mutually beneficial relationship.

Yours truly,



Raymond J. Duran Pres.



**THE
KAHL
HOLT
COMPANY**

8765 Mylander Lane, Baltimore, MD. 21286
(410) 296-1100 Fax (410) 296-1106

March 21, 2000

Ms. Nancy Hafford
Merritt Athletic Club
8757 Mylander Lane
Towson, MD 21286

Dear Ms. Hafford:

Thank you for taking time to inform us about the pending additions and plans for the Athletic Club. As your neighbor in the office complex, we are interested in changes that might have an impact on the operation of our business activities.

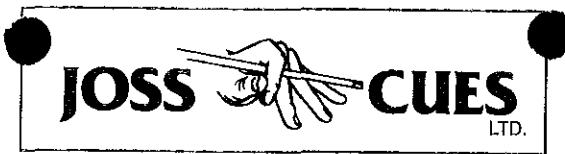
Please be advised that we have no objections to your pending plans and support your zoning variance.

If I can be of any other help, please contact me.

Very truly yours,

George A. Kahl
President

GAK/lb



March 21, 2000

Nancy Hafford
C/O: Merritt Athletic Club
8757 Mylander Lane
Towson, MD 21286

Nancy,

Joss Cues, Ltd has no problem with Merritt Racquet Club expanding and putting a pool next door. I wish you the best of luck with your expansion.

If you need to contact me for any reason, I can be reached at 410-821-0064.

Thank You,

A large, stylized handwritten signature in cursive script that reads "Dan Janes".

Dan Janes
President
Joss Cues, Ltd.

PETITIONER(S) SIGN-IN SHEET

ADDRESS

210 Allegheny 2/20/4

1020 CROMWELL BRIDGE RD.

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210 Allegheny Avenue

2066 LAND BALT DR 21244

8757 Nylon Linn. 21286

8757 Mylander Co 21286



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Merritt Properties

Scale: 1" = 200'

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Rev 3/13/00



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 28, 2000

Robert A. Hoffman, Esquire
Patricia Malone, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing & Special Exception
Case No 00-334-SPHX
Property: 8758 Mylander Lane

Dear Mr. Hoffman & Ms. Malone:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Hearing and Special Exception have been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Scott Dorsey, President
c/o Merritt 025 LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244

David Martin
Pat Carlo
G.W. Stephens
1020 Cromwell Bridge Road
Towson, Maryland 21286