

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 SW/Corner Waltham Woods Road and
 Perring Parkway (North Plaza Mall) * ZONING COMMISSIONER
 (8010 – 8980 Waltham Woods Drive)
 9th Election District * OF BALTIMORE COUNTY
 6th Council District * Case No. 02-064-X
 Estate of Leonard Stulman, Owners;
 Baltimore Harbor Health & Fitness, LLC, *
 Contract Lessees
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, the Estate of Leonard Stulman, by Frank T. Gray and Shale T. Stiller, Personal Representatives, and the Contract Lessees, Baltimore Harbor Health and Fitness, LLC, by Kary Krieger, through their attorney, Gordon L. Peltz, Esquire. The Petitioners request a special exception for a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely, a gym, health club/spa, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Zoning Commissioner's Policy Manual, Pg. 2-36. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence of marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Scott Kessler and Gordon L. Peltz, Esquire, on behalf of the Estate of Leonard Stulman, property owners. Also appearing on behalf of the Petition were Kary Krieger, Eric V. Krieger, Carlo Schiattarella, and Tony Garilli, representatives of Baltimore Harbor Health and Fitness, LLC, Contract Lessees; their attorney, John B. Gontrum, Esquire; and, Nick Linehan, a representative of KCI Technologies, Inc., the consultants who prepared the site plan for this property. Jim Schapiro, a representative of Continental Realty, adjacent property owners, and Owen Daly, III, also appeared. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

The property under consideration is a large tract of land located on the southwest corner of Perring Parkway and Waltham Woods Road, in the vicinity of I-695. The property contains a gross area of 31.57 acres, more or less, zoned B.L., and is improved with a shopping center known as the North Plaza Mall. The undersigned Zoning Commissioner is familiar with this property by virtue of a prior case involving this site. In that case (Case No. 01-382-A), the Petitioners sought variance relief to allow 1595 parking spaces in lieu of the required 1857 for proposed improvements in connection with the redevelopment of the subject site. Substantial testimony was offered in that case regarding the history of the site and its recent redevelopment. To the extent applicable, the findings made in that case are incorporated herein. Essentially, this is an old shopping center that is being refurbished and rather than most of the retail tenants being oriented toward a covered "interior mall", most tenants will have access directly to and will be visible from the large parking field. The largest single tenant of the shopping center is the new Safeway store. Other tenants include a K-Mart, Ross for Less clothing store, dry cleaners, etc. Additionally, there are several freestanding buildings on site containing restaurants and bank uses.

In the instant case, the Petitioners propose to develop a large portion of the tenant space for use as a gym/health club/spa, known as Gold's Gym, a company that is well-known to this Zoning Commissioner. As shown on the site plan, Gold's Gym will be accessed via an 18-foot entrance facing the parking area; however, will occupy approximately 34,000 sq.ft. of space. Testimony indicated that the facility will be state-of-the-art, featuring aerobic and weight training activities, as well as programs geared for the elderly, children, housewives, working professionals, etc. In addition to fitness equipment, there will be an indoor swimming pool, locker rooms, etc. Gold's Gym will be open seven days per week, from 5:00 AM to 11:00 PM, with weekend hours anticipated to be slightly less. It is anticipated that between 700 and 900 people will visit the facility per day. The Petitioners conducted a study of the demographics of the area and believe that there is a need for such a facility and that the proposed use will be successful, due to the large residential communities nearby. However, in order to proceed with the proposed improvements, a special exception is necessary.

ORDER RECEIVED FOR FILING

Date

By

The Gold's Gym facility has been determined to fall within that classification of a community building, as described in Section 230.13 of the B.C.Z.R. (See Zoning Commissioner's Policy Manual, Pg. 2-36). It is clear that the proposed use is devoted to civic, social, recreational and educational activities and falls within that definition. Moreover, a community building is permitted by special exception in the B.L. zone.

Based upon the testimony and evidence presented, I am easily persuaded that the Petition for Special Exception should be granted. In this regard, it is significant to note that the use will largely have peak hours at times that other tenants of the shopping center will not be open. For example, it was indicated that much of the membership of the Gold's Gym will visit the facility in the early morning hours, between 5:00 AM and 7:00 AM. Most of the other tenants will not be open at this time. Although there will be visitors throughout the day, it appears that there is more than sufficient parking on-site to accommodate this use and the other tenants. In this regard, the findings in prior Case No. 01-382-A are hereby incorporated herein. In sum, I am persuaded that the proposed use is appropriate here and will not detrimentally impact the health, safety or general welfare of the locale. The proposal represents an important and appropriate part of the redevelopment of this shopping center site.

As noted above, there were no Protestants present and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any reviewing agency; however, the Office of Planning did request an updated landscape plan for the subject site. In my judgment, this is unnecessary in view of my prior Order in Case No. 01-382-A. Therein, I required that the Petitioners submit a landscape plan for review and approval by the County's Landscape Architect as a condition of the relief granted. Although that restriction remains in full force and effect, it need not be repeated here. Additionally, there is no sign variance being requested, and for so long as the signage is within the applicable provisions of the B.C.Z.R., I will not restrict it further.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of October, 2001 that the Petition for Special Exception for a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely, a gym, health club/spa, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Zoning Commissioner's Policy Manual, Pg. 2-36, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued in Case No. 01-382-A shall remain in full force and effect.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/11/01
By ROP



Baltimore County
Zoning Commissioner

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

October 2, 2001

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SW/Comer Perring Parkway and Waltham Woods Road
(North Plaza Mall)
9th Election District – 6th Council District
Estate of Leonard Stulman, Owners; Baltimore Harbor Health & Fitness, LLC, Lessees
Case No. 02-064-X

Dear Mr. Peltz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Scott Kessler, c/o Leonard Stulman Enterprises, Inc.
1147 Donnington Circle, Towson, Md. 21204
John B. Gontrum, Esquire, Romadka, Gontrum & McLaughlin
814 Eastern Boulevard, Baltimore, Md. 21221
Mr. Kary Krieger, Baltimore Harbor Health & Fitness, LLC
601 E. Pratt Street, Baltimore, Md. 21202
Office of Planning; People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

8910-8918 Waltham

for the property located at

Woods Road

which is presently zoned BL&BL-AS

* 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely, a gym, health club/spa, pursuant to Section 230.13 thereof (ZOPM SECTION 230.13, PG. 2-36).

SP

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 the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Purchaser/Lessee:

Baltimore Harbor Health & Fitness, LLC

Name - Type or Print

Signature *Kari Krieger*
Kari Krieger, Managing Member
601 E. Pratt Street

Address Baltimore, Maryland 21202 Phone No.

City State Zip Code

Attorney For Petitioner:

Gordon L. Peltz, Esquire

Name - Type or Print

Signature
N/A

Company 105 Ware Avenue (410) 296-3454

Address Towson, MD 21204 Telephone No.

City State Zip Code

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.

Legal Owner(s): Estate of Leonard Stulman

FRANK T. GRAY

Name - Type or Print

Signature

Name - Type or Print

Signature Personal Representatives

c/o Mr. Scott Kessler 410 828-6800

Address 1147 Donnington Circle

Towson, Maryland 21204

Telephone No.

City State Zip Code

Representative to be Contacted:

Gordon L. Peltz, Esquire

Name H (410) 256-1421

105 Ware Avenue W (410) 296-3454

Address Towson, MD 21204 Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By *JCM* Date 8-9-01

ORDER RECEIVED FOR FILING
Date
By

Case No. 02-064X

e-mail: daily@nppetse.807

REC 09/15/98

Description
Portion of North Plaza

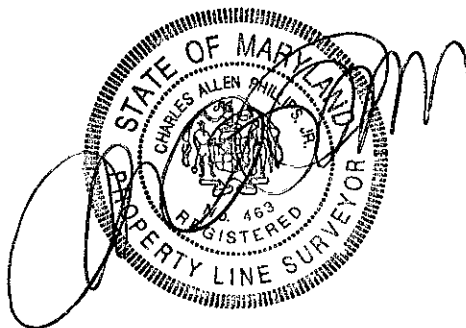
This description is to accompany the petition for a "Special Exception" for a Gym, Health Club/ Spa within a "BL" Zone.

Note: The bearings and distances described herein are based upon Baltimore County datum in use prior to July 1, 2000.

Beginning for the same at a point on the existing southwest corner of the former existing entrance to the former "North Mall"; said point of beginning being N 40° 42' 50" W 667.00' ± from the northwest side of Waltham Woods Road and 923.00' ± northeasterly from the center line of East Joppa Road; thence binding on the center line of 3 existing partition walls the following courses and distances: (1) N 40° 42' 52" W 40.00' ±; thence (2) S 49° 17' 08" W 25.5' ±; thence (3) N 40° 42' 52" W 37.5' ±; thence binding on an existing and proposed center line of a partition wall (4) S 49° 17' 08" W 27.00' ±; thence binding on the center lines of 2 new walls (5) N 40° 42' 52" W 32.00' ±, thence (6) S 49° 17' 08" W 91.50' ±; thence binding on an existing center line of partition wall and passing through an exterior building wall (7) N 40° 42' 52" W 107.00' ± to a point on the outside face of the aforesaid wall of the existing building; thence binding on the exterior face of the existing building the following 5 courses and distances: (8) N 49° 17' 08" E 132.00' ±; thence (9) N 40° 42' 52" W 20.5' ±; thence (10) N 49° 17' 08" E 61.00' ±; thence (11) S 40° 42' 52" E 20.5' ±; thence (12) N 49° 17' 08" E 56.00' ± to a point on said wall; thence passing through said wall and continuing to bind on the center line of an existing partition wall and on a proposed partition wall, (13) S 40° 42' 52" E 109.00' ±; thence binding on the centerline of two new partition walls (14) S 49° 17' 08" W 18.00' ±; thence (15) S 40° 42' 52" E 26.00' ± to an existing partition wall; thence binding on said wall (16) S 49° 17' 08" W 31.00' ± to the center lines of 3 existing partition walls; thence binding on said center lines (17) S 40° 42' 52" E 41.5' ±; thence (18) S 49° 17' 08" W 23.00' ±; thence (19) S 40° 42' 52" E 36.00' ± to a point on said wall where it intersects the northeast side of the entrance wall; thence binding across the aforementioned entrance (20) S 49° 17' 08" W 31.00' ± to the point of beginning.

Containing 34,915 square feet, ± of floor area within the existing building structure.

064



PROPERTY DESCRIPTION
NORTH PLAZA

This description is to accompany the petition for a special exception on the said North Plaza property.

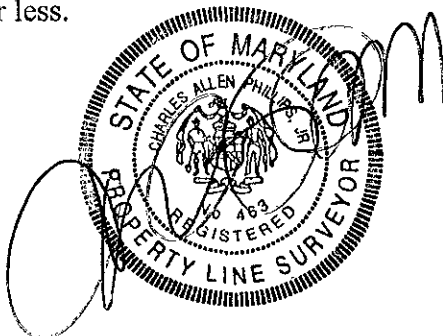
Note: The bearings and distances description herein are based upon Baltimore County Datum in use prior to July 1, 2000.

Beginning for the same at a point on the west side of Waltham Woods Road; said point of beginning being 233' more or less north of the center line of Joppa Road. Thence leaving said Waltham Woods Road and binding on the North Mall property lines the following courses and distances:

(1) North $59^{\circ} 13' 30''$ west 246.15' to a point; thence (2) south $30^{\circ} 46' 30''$ west 92.40' to a point; thence (3) north $23^{\circ} 07' 30''$ west 125.00' to a point; thence (4) south $66^{\circ} 52' 30''$ west 200.00' to a point; thence (5) N $23^{\circ} 07' 30''$ west 471.12' to a point; thence (6) south $66^{\circ} 52' 30''$ west 35.91' to a point; thence (7) north $30^{\circ} 33' 24''$ east 3.03' to a point; thence (8) by a curve to the right with a radius of 2754.79' and an arc length of 81.85' and with a chord of N $31^{\circ} 24' 28''$ east 81.85' to a point; thence (9) north $57^{\circ} 44' 27''$ west 10.00' to a point; thence (10) by a curve to the right with a radius of 2764.79' and an arc length of 1,442.35' and with a chord of north $47^{\circ} 12' 15''$ east 1426.05' to a point; thence (11) north $62^{\circ} 08' 58''$ east 155.48' to a point, thence (12) north $84^{\circ} 06' 36''$ east 66.85' to a point, thence (13) south $75^{\circ} 17' 27''$ east 34.01' to intersect the north side of Waltham Woods Road; thence binding on the north and west side of Waltham Woods Road the following courses and distances to the point of beginning (14) south $27^{\circ} 51' 02''$ east 204.21'; thence (15) by a curve to the right with a radius of 630.89' and an arc length of 645.00' and with a chord of south $01^{\circ} 26' 16''$ west 617.27' to a point; thence (16) south $30^{\circ} 43' 35''$ west 308.17'; thence (17) by a curve to the right with a radius of 660.00 and an arc length of 283.56' and with a chord of south $43^{\circ} 02' 05''$ west 281.39' to a point; thence (18) south $55^{\circ} 20' 35''$ west 114.75; thence (19) by a curve to the left with a radius of 740.00 with an arc length of 381.08' and a chord of south $40^{\circ} 35' 31''$ west 376.84 to the point of beginning.

Containing 31.57 acres of land, more or less.

064



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4029

DATE 8-9-01 ACCOUNT 01-06-6150

AMOUNT \$

300.00

RECEIVED
FROM:

HARBOR HEALTH

8910-8918
BALTIMORE WOODS

FOR:

SPEC EX.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/9/2001 8/9/2001 10:18:32

REF W501 CASHIER JRIG JMR DRAWER 1
RECEIPT # 057462 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 004029

Recpt Tot 300.00

300.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

JCM

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: #02-064-X

8910 - 8918 Waltham Woods Road

N/S Waltham Woods Road, 400' E of Joppa Road

9th Election District - 2nd Councilmanic District

Legal Owner(s): Shale D. Stiller, Frank T. Gray

Contract Purchaser: Baltimore Harbor Health &

Fitness LLC, Karl Krieger

Special Exception: to permit a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely a gym, healthclub/spa.

Hearing: Tuesday, September 25, 2001 at 2:00 p.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.

JT 9/685 September 11

C492883

CERTIFICATE OF PUBLICATION

9/13, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/11, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-064-X

Petitioner/Developer: GOLDS GYM, ETAL

GORDON PELTZ, ESQ

Date of Hearing/Closing: 9/25/01

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

Attention: Ms. Gwendolyn Stephens/
MR. GEORGE ZAHNER

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 #8910 to 8918 WALTHAM

WOODS RD & ENTR. @ PERRING PKWY.

The sign(s) were posted on

9/10/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/10/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

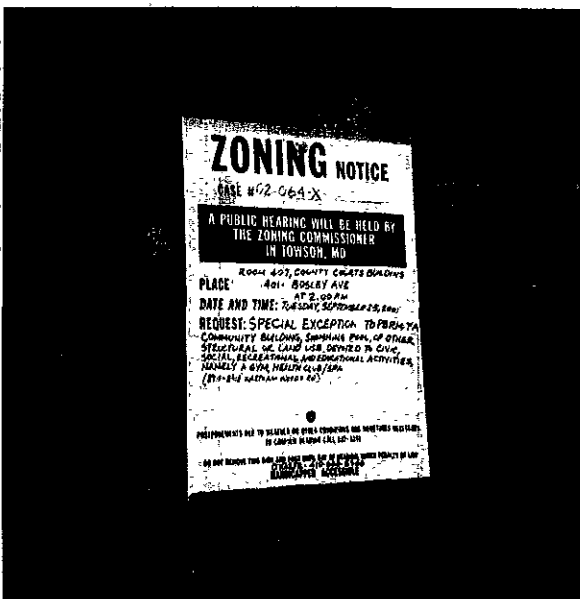
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



8910-18 02-064-X
WALTHAM WOODS RD.
PELTZ (GOLDS GYM) 9/25/01

**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/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 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: _____

064

Petitioner: ESTATE OF LEONARD STULMAN / NORTH PLAZA ASSOCIATES

Address or Location: NORTH PLAZA MALL, 8910-8918 WALTHAM WOODS RD
BALTO, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: GORDON L. PELTZ, ATTORNEY

Address: 105 WARE AVENUE
TOWSON, MD 21204

Telephone Number: 410-296-3454

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 11, 2001 Issue – Jeffersonian

Please forward billing to:
Gordon L Peltz
105 Ware Avenue
Towson MD 21204

410 296-3454

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: 02-064-X
8910 – 8918 Waltham Woods Road
N/S Waltham Woods Road, 400' E of Joppa Road
9th Election District – 2nd Councilmanic District
Legal Owners: Shale D Stiller, Frank T Gray
Contract Purchaser: Baltimore Harbor Health & Fitness LLC, Kari Krieger

Special Exception to permit a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely a gym, healthclub/spa.

HEARING: Tuesday, September 25, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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.



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

August 29, 2001

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: 02-064-X

8910 – 8918 Waltham Woods Road

N/S Waltham Woods Road, 400' E of Joppa Road

9th Election District – 2nd Councilmanic District

Legal Owners: Shale D Stiller, Frank T Gray

Contract Purchaser: Baltimore Harbor Health & Fitness LLC, Kari Krieger

Special Exception to permit a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, namely a gym, healthclub/spa.

HEARING: Tuesday, September 25, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Gordon L Peltz, 104 Ware Avenue, Towson 21204
Frank T Gray, Shale D Stiller, 1147 Donnington Circle, Towson 21204
Kari Krieger, Baltimore Harbor Health & Fitness LLC, 601 E Pratt Street,
Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 10, 2001.**
- (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.



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

September 21, 2001

Gordon L Peltz, Esquire
105 Ware Avenue
Towson MD 21204

Dear Mr. Peltz:

RE: Case Number: 02-064-X, 8910 – 8918 Waltham Woods Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

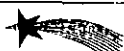
c: Shale D Stiller & Frank T Gray, c/o Scott Kessler, 1147 Donnington Circle,
Towson 21294
Kari Krieger, Baltimore Harbor Health & Fitness LLC, 601 E Pratt Street,
Baltimore 21202
People's Counsel



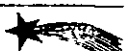
Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 15, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item Nos. 027, 056, 058, 060, 061,
062, 063, 064, 065, 068

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

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 4, 2001

RECEIVED SEP 5 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 27, 2001

Item No.: 059, 063, 064, 066, 067,

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 JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 24, 2001

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

SEP 24

SUBJECT: 8910-8918 Waltham Woods Road

INFORMATION:

Item Number: 02-064

Petitioner: Baltimore Harbor Health and Fitness LLC.

Zoning: BL

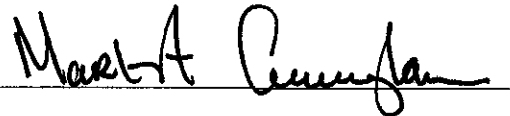
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

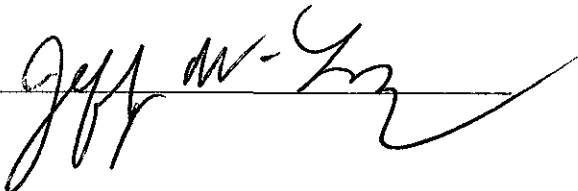
The Office of Planning supports the subject Special Exception contingent upon the following:

1. Provide an updated landscaping plan, and a sign plan for any freestanding sign for review and approval by this office prior to the issuance of any building permit.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.5.01

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

RE: Baltimore County
Item No. [REDACTED] JCM

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,

for 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

RE: PETITION FOR SPECIAL EXCEPTION
8910-8918 Waltham Woods Road,
N/S Waltham Woods Rd, 400' E of Joppa Rd
9th Election District, 6th Councilmanic

Legal Owner: Estate of Leonard Stulman
Contract Purchaser: Baltimore Harbor Health & Fitness
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-64-X

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



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 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esq., 105 Ware Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

Case Number _____

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO. 1084
CONNECTION TEL 94108253455
CONNECTION ID
START TIME 09/25 10:40
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PAGES 2
RESULT OK

Post-it® Fax Note	7671	Date	9/25	# of pages	2
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Fax #	410-825-3455	Fax #	ZAC	Comments	

RE: A02-064-X

