JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

September 20, 2024

Adam M. Rosenblatt, Esquire
David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 20204

Re: Spirit and Intent Request
Ravens Training Facility
1 Winning Drive
Zoning Case 03-227-XA and 2016 S&I Letter
2nd Election District, 4th Councilmanic District

Dear Mr. Rosenblatt and Mr. Karceski:

Your request to the Baltimore County Zoning Review Office (Zoning Review), regarding the above referenced property and project, was referred to me for reply. Based upon the contents submitted with your letter, the referenced Zoning Order, and a red-lined plan which illustrates the change and addition subject of this request, please be advised of the following.

You request written confirmation that a proposed 3,933-square foot addition to the Baltimore Ravens Training Facility building is within the Spirit and Intent (S&I) of the referenced Zoning Case and prior 2016 S&I approval (by Zoning Review). The addition, as stated within your letter, will be used to allow the Ravens to improve operations at their existing training facility with an expanded training and hydrotherapy suite and other player support areas, including nutrition and recovery.

Zoning Review will consider the proposed addition as within the S&I of the referenced Zoning Case and prior approved 2016 Zoning Review letter, as the addition is internal to the property, is a nonmaterial change to the plan which accompanied the approved Case, and no zoning deficiencies are created with the improvement. Please be advised however, that all other County requirements must be met for permit approvals.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner III
Zoning Review

William E. Carlson
Direct Dial: 410.385.4205
wec@shapirosher.com

250 West Pratt Street
Suite 2000
Baltimore, Maryland 21201

P 410.385.0202
F 410.539.7611

shapirosher.com

SHAPIRO SHER

June 8, 2016

VIA HAND DELIVERY

Arnold Jablon, Director
Permits, Approval and Inspections
County Office Building
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

W. Carl Richards, Jr., Chief
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Ravens Training Facility, LLC — Request for "Spirit and Intent" Verification
Zoning Case Nos. II-501 & 03-227-XA

Gentlemen:

By an Order dated December 12, 2002, the Zoning Commissioner granted a Special Exception seeking relief to permit a sports facility pursuant to Section 1A04.2.B.22 of the Baltimore County Zoning Regulations (B.C.Z.R.). A copy of the Hearing Officer's Opinion and Development Plan Order is enclosed for reference. The subject property is a 32-acre leased parcel, owned by Baltimore County and leased by Ravens Training Facility, LLC (as successor to Baltimore Football Company, LLC, which was the tenant at the time of the Order), upon which the tenant constructed its training facility which is comprised of offices, a field house, practice fields, a maintenance building, and parking. The existing offices and field house comprise approximately 197,202 square feet.

Ravens Training Facility, LLC desires to expand and renovate its existing offices, to expand its maintenance building slightly, and to expand its parking (within the leased Premises) to satisfy the requirements for this expansion. The Ravens envision demolishing the facility's existing one-story North Wing and replacing it with a two-story North Wing (upon an expanded foot print). The resultant offices and field house would expand from 197,202 square feet to approximately 234,000 square feet. The parking that will be provided within the leased Premises will exceed the 330 parking spaces that will be required upon the expansion of the training facility. There will be no modification to the height or the size of the field house (which was the subject of an Order granting a Petition for Variance).

For greater detail, supplementing and describing the enclosed red-lined 2016 Annotated Special Exception Request Plan, I note that the envisioned changes would be as follows:

1. Demolition of the existing building's 9,000-sf one-story North Wing and the reconstruction of a 46,000-sf two-story addition;

2. Construction of additional surface parking within the leased Premises;
3. Construction of additional surface parking within the existing parking lot by minor modifications to the parking lot;
4. Striping of additional parking spaces in existing paved areas;
5. Construction of a minor 1,150 sf-addition at the front of the building to expand the dining facility;
6. Construction of outdoor seating and patio areas around the building; and
7. Construction of a 2,350-sf addition to the existing maintenance building.

We request confirmation that the above-described expansion, renovations, and construction (which are described above and upon the enclosed red-lined 2016 Annotated Special Exception Request Plan) are within the spirit and intent of the 2002 Order granting a Special Exception and do not require any amendment to the 2002 Order and do not require any Petition or Hearing. The envisioned building and parking expansion and modifications do not impact or alter any of the factors set forth in B.C.Z.R. 1A04.2.B.22.

We also request that the red-lined plan be made a part of the zoning case file.

We recognize that the requested "spirit and intent" approval would apply only to the County's zoning regulations and policies and would not apply to regulations enforced by other County and State agencies.

We thank you for your attention to this request for "spirit and intent" verification and approval.

Very truly yours,

William E. Carlson

WEC:jlm
enclosures

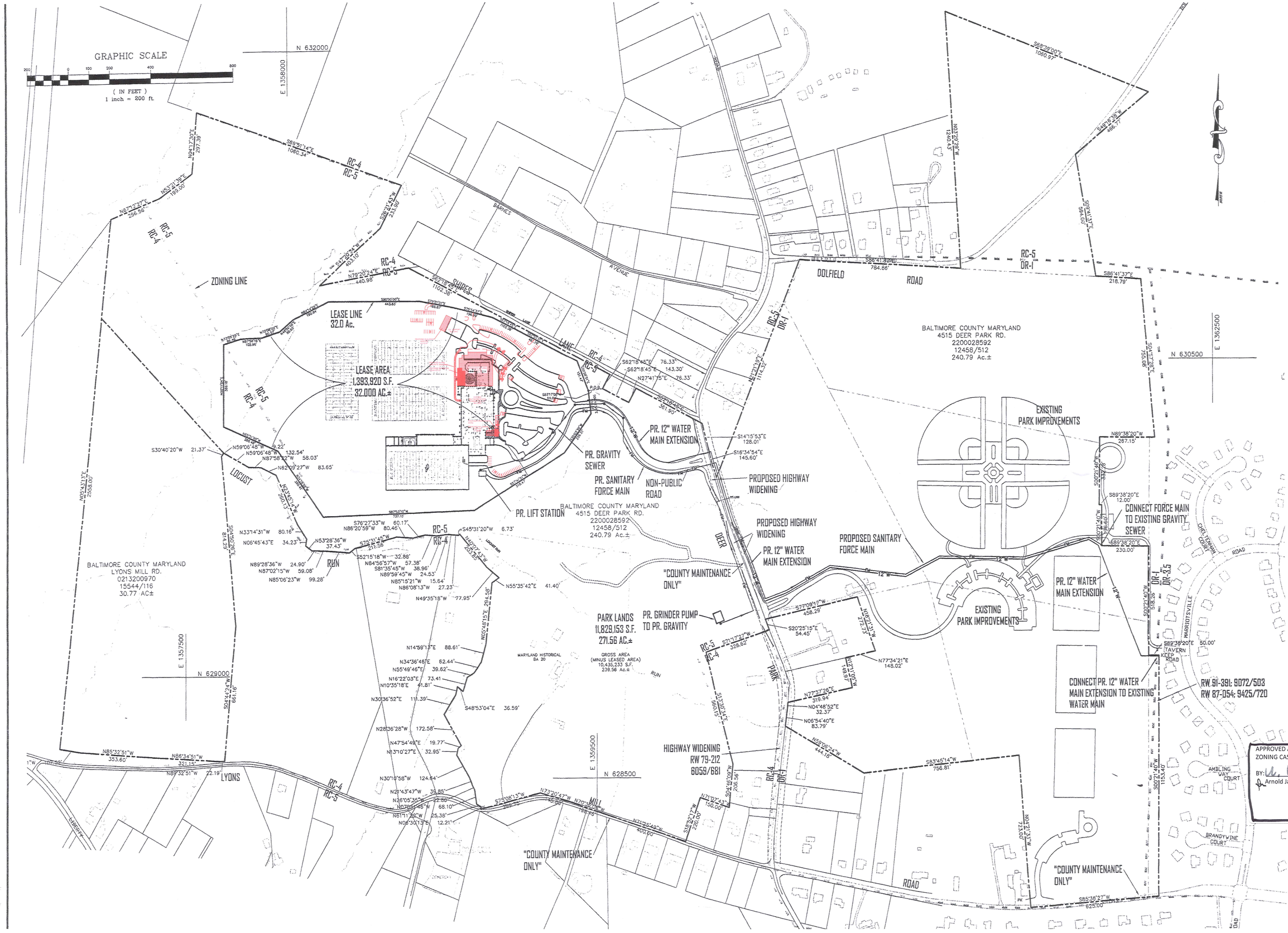
cc: Jeffrey N. Perlow, Permits, Approval and Inspections
Ravens Training Facility, LLC
Peter J. Stone, RLA, LEED AP BD+C

APPROVED BY:

W. Carl Richards Jr.

for Arnold Jablon, Director, Department of Permits, Approvals and Inspections

011448.49111.001.04



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SITE RESOURCES, INC.

Architect
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Structural Engineer
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Fire Protection Engineer
SHAMBAUGH & SONS

Site Lighting
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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

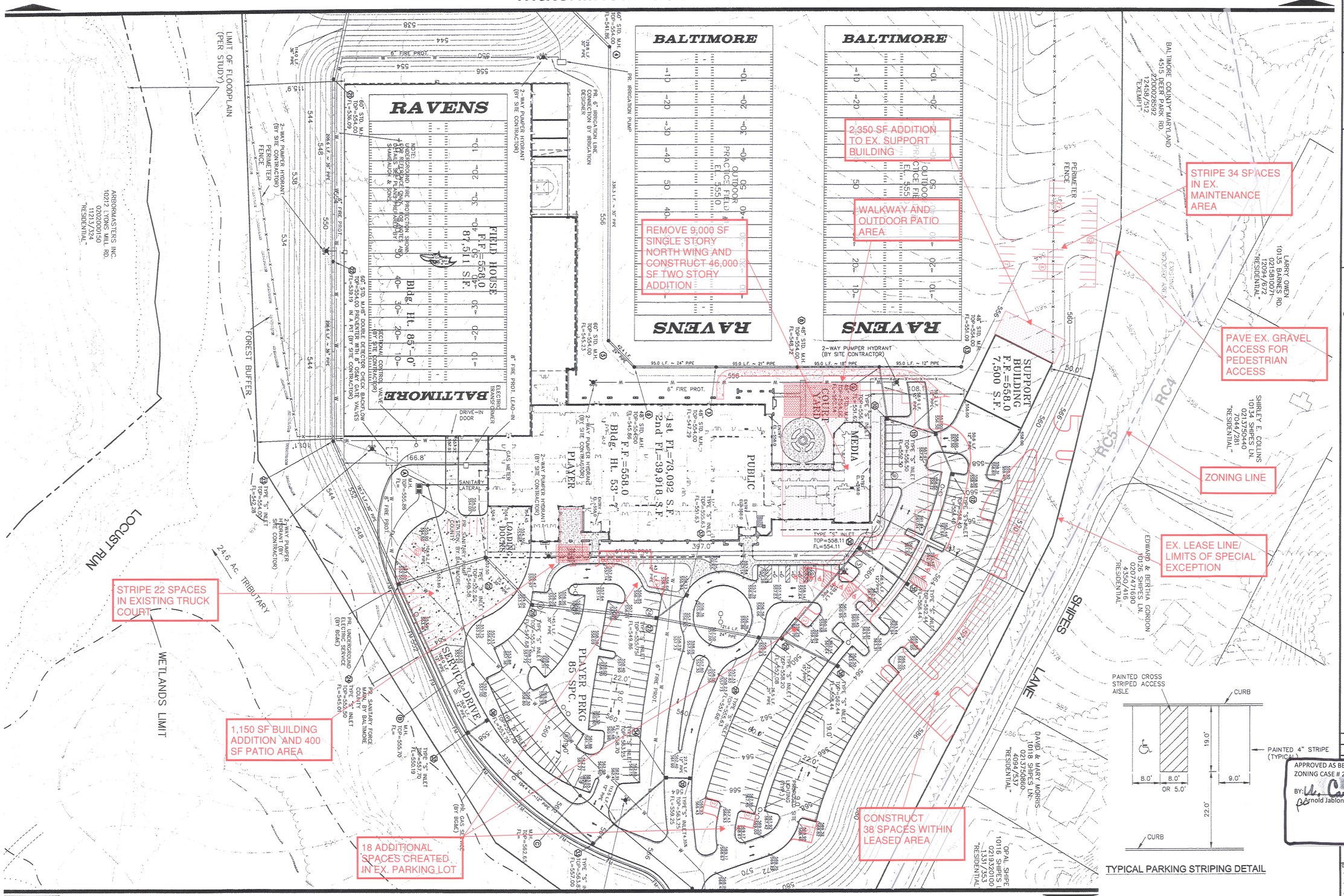
APPROVED AS BEING IN THE SPIRIT & INTENT OF ZONING CASE # 2003-0227-XA (PAI # 02-0501).
BY: Arnold Jablon, Director of P.A.I.

Drawing Title
Variance and Special Exception Request Plan
Property Masterplan

Drawing No.
VSE-2.0

Scale 1"=200'
Dwn By J.E.F. Check By K.E.R.

Matchline....See Sheet VSE-3.0



PAINTED CROSS STRIPED ACCESS AISLE

CURB

PAINTED 4" STRIPE (TYPICAL)

8.0' 8.0' OR 5.0' 9.0' 19.0' 22.0'

CURB

TYPICAL PARKING STRIPING DETAIL

Matchline....See Sheet VSE-5.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

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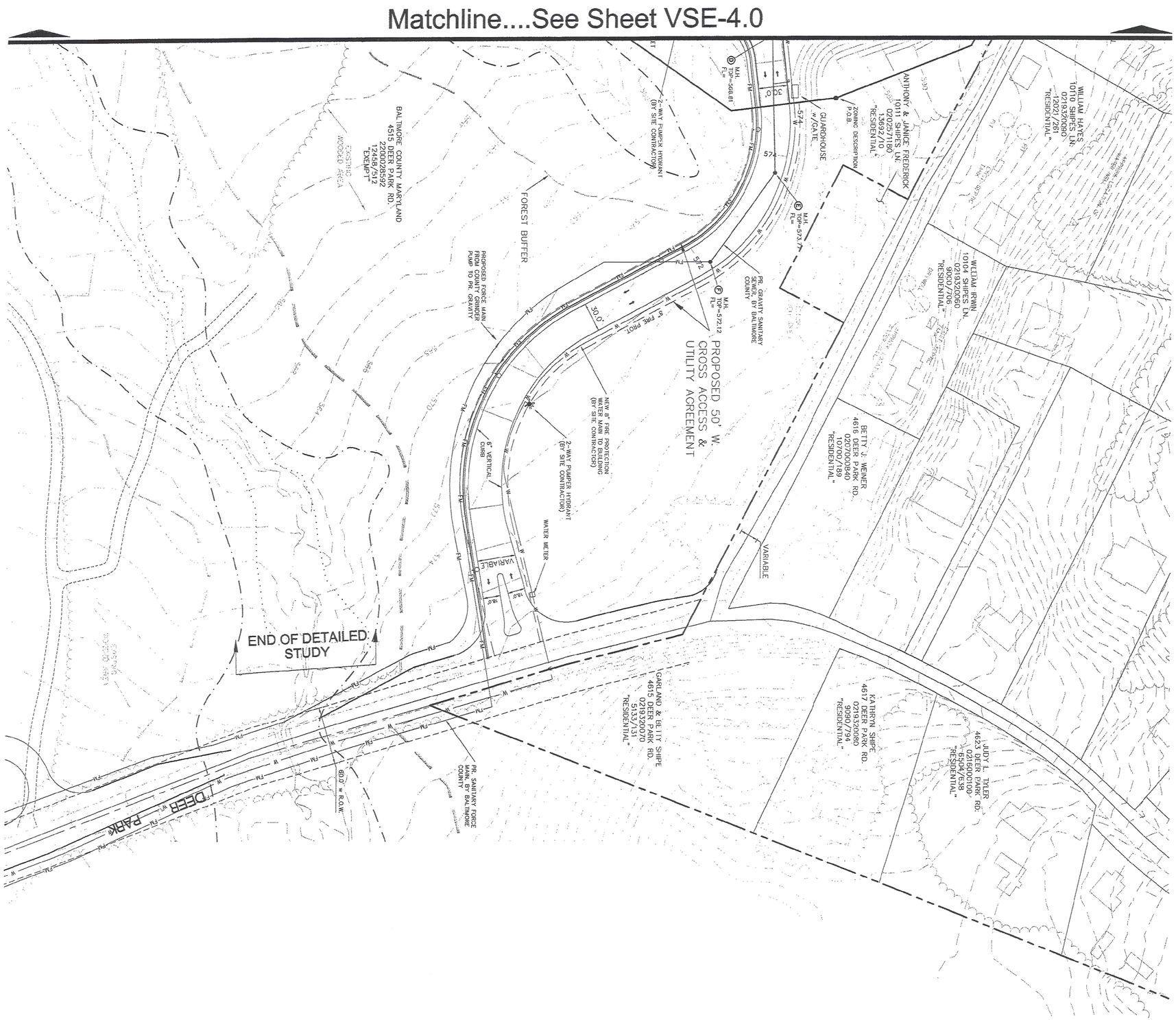
1	PER COUNTY COMMENTS	11/13/02
	ISSUE DATE	11/06/02

APPROVED AS BEING IN THE SPIRIT & INTENT OF ZONING CASE # 2003-0227-XA (PAI #02-0501).
BY: Arnold Jablon, Director of P.A.I.

Drawing Title
Variance and Special Exception Request Plan
Site Plan

Drawing No.
VSE-4.0

Scale	1"=50'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562



north

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

1. EXISTING ZONING: RC-5, RC-4
2. TOTAL AREA OF SITE: 271.58 Ac.± (PARK LANDS)
3. TOTAL LEASED AREA: 32.0 Ac.±
4. THE SUBJECT PROPERTY SHOWN HEREON IS PART OF:
   TAX ACCOUNT NUMBERS 2200028592, 0213200970
   OWNER'S NAME: BALTIMORE COUNTY MARYLAND
   DEED REF.: LIBER 15544 FOLIO 116 (AND) LIBER 12458 FOLIO 512
5. SUBJECT PROPERTY LIES IN ELECTION DISTRICT #2 AND COUNCILMANIC DISTRICT #1.
6. TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
7. PARK LANDS BOUNDARY SHOWN HEREON IS BY D.S. THALER & ASSOC.
8. THE SUBJECT PROPERTIES LIES IN:
   CENSUS TRACT: 4022.01
   WATERSHED: LIBERTY WATERSHED
   SUBSEWERSHED: NON-SERVICE
9. PRIOR TO APPROVAL OF ANY GRADING PERMIT OR RAZING PERMIT FOR THE PROPERTY ANY EXISTING UNDERGROUND FUEL STORAGE TANKS, WATER WELLS OR SEWAGE DISPOSAL SYSTEMS MUST BE PROPERLY ABANDONED AND BACK FILLED; WITH APPROPRIATE DOCUMENTATION SUBMITTED TO BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, GROUND WATER MANAGEMENT OFFICE.
10. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT AND DEPRM PRIOR TO OBTAINING A GRADING PERMIT.
11. SUBJECT PROPERTY IS NOT SUBJECT TO THE ADEQUATE PUBLIC FACILITIES ACT, BILL No. 110-99. LOCAL OPEN SPACE IS NOT REQUIRED FOR NONRESIDENTIAL DEVELOPMENT.
12. ACCOMMODATIONS FOR PUBLIC SPECTATORS MAY NOT BE PROVIDED AT THE FACILITY AND FIELD.
13. ONLY ONE SPORTS ORGANIZATION MAY USE THE FACILITY AND FIELD AT ONE TIME.
14. THE FACILITY AND FIELD MAY NOT INCLUDE LIGHTING THAT WOULD PRODUCE SUBSTANTIAL OFF-SITE ILLUMINATION.
15. THE SPORTS ORGANIZATION MAY NOT SELL ADMISSION TO THE SPORTS EVENT AT FACILITY AND FIELD.
16. THE FACILITY AND FIELDS SHALL BE LOCATED WITHIN PROXIMITY TO ADEQUATE ROAD ACCESS AND ON PUBLICLY OWNED LAND.
17. THE SMALL (1.48 AC.) PORTION OF THE PLAN DESIGNATED LEASE AREA THAT IS ZONED RC 4 SHALL REMAIN VACANT AND NON-BUILDABLE.
18. CONTOURS BASED ON N.A.V.D. 1988 DATUM AND B.C.M.D. DATUM.
19. THE LANDSCAPING PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
20. ALL REQUIRED PARKING SPACES WILL RESIDE WITHIN THE BOUNDARY LINES (LEASE LINES) OF THE PLAN DESIGNATED LEASE AREA.
21. PROPOSED LEASE AREA HAS NO ZONING HISTORY.
22. SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02, BCZR.
23. DEER PARK ROAD IS A DESIGNATED SCENIC ROUTE PER THE MASTER PLAN 2010.
24. PROPOSED LEASE AREA HAS NO PRIOR ZONING HEARINGS.
25. NOTE: AMENDMENT EM-2001-01 TO THE BALTIMORE COUNTY WATER SUPPLY AND SEWAGE PLAN TO CREATE A SPECIAL EXCEPTION FOR A PUBLIC WATER AND SEWER CONNECTION FOR NORTHWEST REGIONAL PARK WAS ENDORSED BY THE PLANNING BOARD ON OCTOBER 18, 2001. THE AMENDMENT RESOLUTION WAS SUBMITTED TO THE COUNTY COUNCIL FOR A VOTE AT ITS AUGUST 5, 2002 MEETING. THE REQUEST MUST BE APPROVED BY BALTIMORE CITY.
26. NO PREVIOUS COMMERCIAL PERMITS WITHIN LEASE AREA.
27. LEASE AREA IS OUTSIDE OF 100 YEAR FLOODPLAIN.
28. ALL SIGNAGE WILL COMPLY WITH SEC. 450.
29. LEASE AREA IS OUTSIDE CHESAPEAKE BAY CRITICAL AREA.
30. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE PLACED TO REFLECT LIGHT FROM ADJACENT RESIDENTIAL AREAS AND PUBLIC STREETS.
31. ALL PARKING, MANEUVERING AND AISLE AREA WILL BE PAVED WITH A BITUMINOUS SURFACE AND PERMANENTLY STRIPED IN ACCORDANCE WITH SEC. 409.8.
32. NET/GROSS ACREAGES:
    DR-1 106.97 Ac. - 1.20 R/W = 105.8 GROSS ACRES
    RC-4 42.69 Ac. - 0.56 R/W = 42.1 GROSS ACRES
    RC-5 (PHASE I) 17.824 Ac. - 1.36 R/W = 16.46 GROSS ACRES
    (PHASE II) 104.167 Ac. - 1.01 R/W = 103.16 GROSS ACRES
    119.6 TOTAL GROSS ACRES
    LEASE AREA:
    RC-4 = 70,733 S.F. or 1.624 Ac.
    RC-5 = 1,323,187 S.F. or 30.376 Ac.
33. PARKING CALCULATIONS:

			REQUIRED	PROVIDED
		45,625 SF		
STAFF AREAS	- ~~31,500sf~~ @ 3.33/1000sf		~~105 sp~~ 152 SP	~~105 sp~~ 152 SP
COACHES AREAS	- 18 COACHES		~~18 sp~~ 26 SP	~~18 sp~~ 26 SP
MEDIA AREAS /	26			
VISITORS AREAS	- ~~5,078sf~~	6,150 SF	~~55 sp~~ 67 SP	~~55 sp~~ 67 SP
COMMON AREAS	- ~~29,254sf~~	31,785 SF		
PLAYER AREAS	- 85 PLAYERS		85 sp	85 sp
STORAGE AREAS	- ~~5,194sf~~	5,875 SF		
TOTALS			~~263 sp~~ 330 SP	~~263 sp~~ 330 SP**

34. DESIGN, SCREENING AND LANDSCAPING FOR OFF-STREET PARKING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL PURSUANT TO SEC. 409.8 OF THE BCZR.

** THERE ARE APPROXIMATELY 262 SPACES STRIPED ON THE SITE BASED ON OBSERVATIONS IN MAY OF 2016.

APPROX. 55 SPACES WILL BE REMOVED WITH THE PROPOSED BUILDING ADDITION.

APPROX. 56 SPACES CAN BE STRIPED ON EXISTING PAVEMENT

APPROX. 29 SPACES CAN BE ADDED TO THE EXISTING PARKING LOT

APPROX. 38 SPACES CAN BE ADDED IN A NEW PARKING AREA WITHIN THE LEASE LIMITS

THIS YIELDS A TOTAL OF 330 SPACES WITHIN THE LEASE LIMITS

IN ADDITION TO THESE SPACES, APPROX. 153 PAVED SPACES AND 260-330 SEASONAL GRASS SPACES WILL BE ADDED ON ADJOINING PROPERTY OWNED BY THE RAVENS.

THIS WILL RESULT IN A TOTAL OF 523 PAVED SPACES AND 260-330 GRASS SPACES.

APPROVED AS BEING IN THE SPIRIT & INTENT OF ZONING CASE # 2003-0227-XA (PAI # 02-0501).

BY: W. Carl Richards Jr.

Arnold Jablon, Director of P.A.I.

STATE OF MARYLAND
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22974
PROFESSIONAL ENGINEER

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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title
Variance and Special Exception Request Plan
Site Plan

Drawing No.
VSE-5.0

Scale	1"=50'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

O:\DRAWINGS\2012562\Process\Zoning Variances & Special Exceptions\VSE05-SITE.dwg Tue Nov 12 14:34:39 2002 Stock & Associates, Inc.

IN RE: DEVELOPMENT PLAN HEARING and PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE – N/S Lyons Mill Rd., W of Deer Park Road (Northwest Regional Park, Phase IIA) 2nd Election District 1st Council District

Baltimore County, Maryland, Owners; Baltimore Football Co., LLC, Lessees

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. II-501 & 03-227-XA
*

* * * * * * * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a single, combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code. That Section allows a property owner/developer to seek development plan approval, pursuant to the development plan regulations in Title 26 of the Code, and zoning relief through a single public hearing. In this case, the Owners, Baltimore County, Maryland, a body corporate and politic, and the Lessees, Baltimore Football Company, LLC, seek approval of a red-lined development plan prepared by Site Resources, Inc. for the proposed development of the subject property with a sports training facility. In addition, a Petition for Special Exception was filed seeking relief to permit a sports facility on the subject property, pursuant to Section 1A04.2.B.22 of the Baltimore County Zoning Regulations (B.C.Z.R.). Also, a Petition for Variance was filed seeking relief from Section 1A04.3.A of the B.C.Z.R. to permit a building height of 85 feet in lieu of the maximum allowed 35 feet. The subject property and requested relief are more particularly described on the red-lined development plan, a 9-page exhibit which was accepted into evidence and marked as Developer's Exhibit 2.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon between representatives of the Baltimore Football Company, LLC and reviewing County agencies on August 19, 2002. As required, a Community Input Meeting

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(CIM) was held on September 12, 2002 at Deer Park Middle School. A development plan was submitted and a conference held thereon on November 13, 2002. Following the submission of that plan, comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on December 4, 2002.

Appearing at the public hearing in support of this project were Nancy West, Esquire, on behalf of Baltimore County, property owners; Bob Eller, Director of Operations and Information for the Baltimore Football Company, LLC, Contract Lessees, which operate as the Baltimore Ravens; and their attorneys, Robert A. Hoffman, Esquire and David Karceski, Esquire. Also appearing were Mike Fisher and Stacy Fisher, with Site Resources, Inc., who prepared the development plan. Mickey Cornelius, a traffic engineer; Kevin E. Riggs, Professional Engineer who prepared the site plan; Chris Cedergreen, an architect who designed the proposed buildings; Greg Smith, a principle in Smith Sports International, Ltd., a sports franchise consulting firm, also appeared in support of the request, as did Ben Polakoff. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Donald Rascoe, Project Manager; Bob Bowling, Development Plans Review; William A. Miner, Land Acquisition; and, Bruno Rudaitis, Zoning Review. Also appearing on behalf of the County were Anne Roane, Office of Planning (OP); R. Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Robert Barrett, Acting Director of the Department of Recreation and Parks (R&P, and Deanna Bailey and Jeanne Tansey, also of that agency. Leonard Goldman and Michael Collins appeared as interested persons; however, Mr. Collins appeared in opposition to the request.

The subject property is a large, irregularly shaped parcel located on the north side of Lyons Mill Road, west of Marriottsville Road in Owings Mills. The property contains a gross area of 271.56 acres, more or less, split zoned R.C.4 and R.C.5. and is bisected by Deer Park Road. Baltimore County is developing the site as a major recreational facility, known as

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Northwest Regional Park. That portion of the park on the east side of Deer Park Road contains approximately 130 acres in area and was recently developed as Phase I of the Northwest Regional Park. That portion of the property features ball fields and athletic fields, as well as numerous recreational amenities. The remaining 141.65 acres is located on the west side of Deer Park Road and is presently undeveloped. Ultimately, it is envisioned that this parcel will be developed for recreational purposes.

The subject of the development plan and Petitions filed relates to a 32-acre parcel within the undeveloped portion of the tract on the west side of Deer Park Road. That parcel will be leased to the Baltimore Football Company, LLC and developed as a training facility for the Baltimore Ravens. Although Baltimore County is a body politic and therefore exempt from its zoning regulations, the Baltimore Football Company is a private entity and is subject to the land use regulations promulgated by Baltimore County. Thus, development plan and zoning approval for the proposed training facility are necessary.

The nature of the Baltimore Raven's business operation is well known even to non-sports fans. The Baltimore Ravens are a franchise that competes in the National Football League (NFL) and they play their home games at Ravens Stadium in downtown Baltimore. The 32-acre parcel on the subject site will be developed and used for offices and a state of the art training facility for the Ravens. Presently, the club operates at a facility previously utilized by the Baltimore Colts, which is also located in Owings Mills. However, testimony and evidence offered revealed that the existing facility is inadequate from both a use and capacity standpoint. Thus, the Ravens have entered into negotiations with Baltimore County to lease the subject 32-acre parcel for a new administrative and training facility.

Testimony was offered by a number of expert witnesses retained by the Ravens for this development project. Collectively, these witnesses described the proposed use of the facility and the details of the construction. The site will be developed with an administrative building that will contain offices and athletic/training facilities. Additionally, the administrative/training building will be connected to an indoor facility that will feature a regulation football field. It is

for this building that variance relief is requested to allow a height of 85 feet in lieu of the maximum allowed 35 feet in the R.C.4 zone. In addition to the buildings, the balance of the parcel will be improved with three (3) (unlit) outdoor football fields. Other improvements within the leased area will provide parking and access.

Turning first to the development plan, the Hearing Officer is required to consider the plan, pursuant to the standards set out in Section 26-206 of the Baltimore County Code. Essentially, the Hearing Officer must determine whether the plan complies with all applicable codes, regulations and standards promulgated by Baltimore County to permit development. If the plan is in compliance with those standards and regulations, the plan shall be approved. In this regard, Counsel for the Lessees indicated that the plan generally complies with all County regulations and standards. He noted the existence of a few slight, technical issues, some of which have been resolved by redlined revisions/amendments to the plan. Mr. Hoffman also indicated that there was an outstanding issue relating to a septic field which may exist on the site. Apparently, an adjacent property was residentially developed and a septic tank was installed for that property. A portion of the septic field for that off-site residence may extend into the subject parcel and might impact that area of the property where a proposed access road is shown. Due to these conditions, the location of the access road may need to be slightly altered. It was indicated at the hearing that additional fieldwork need be undertaken to determine the precise area of this septic field. Obviously, this issue will ultimately be resolved and is not a basis on which the proposed plan should be denied or approval deferred. Rather, as the project continues through Phase 2 of the review process, this issue will be reconciled.

A second environmental issue raised relates to a forest buffer easement area within the property. Both Counsel for the Developer and Mr. Seeley of DEPRM indicated that this area needs to be accessible to Baltimore County. In this regard, a copy of the lease agreement by and between the County and the Baltimore Football Company, LLC was submitted into evidence as Developer's Exhibit 3. Paragraph 22 of that lease allows Baltimore County access to the property and thus, formally resolves that issue. Nonetheless, at the request of Mr. Seeley and to bring the

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By

development plan into conformance with the lease, the Developer should add a note to the plan confirming the County's right of access.

But for those minor issues, the Developer identified no other unresolved comments and advised that the plan meets all County standards. This representation was confirmed by all County agency representatives present, including Mr. Bowling on behalf of the Department of Public Works, Ms. Roane with the Office of Planning, Mr. Rudaitis of Zoning Review, Mr. Miner of Land Acquisition and Ms. Bailey from the Department of Recreation and Parks. Mr. Seeley confirmed the above two issues previously discussed and indicated that the plan complies with other regulations and standards adopted by DEPRM.

Under the circumstances, I am easily persuaded that the plan is in compliance with all relevant County standards and regulations and should be approved. It is clear that the development plan meets the requirements of Baltimore County insofar as development of land is concerned.

Turning next to the zoning relief sought, consideration is given to the Petitions for Special Exception and Variance. By the passage of Bill No. 76-02, the Baltimore County Council amended the zoning regulations to permit by special exception practice training or physical conditioning facilities and fields for amateur or professional sports organizations. The Bill and regulations set forth certain requirements for such facilities. These include that accommodations for public spectators cannot be provided; that only one sports organization may use the facility and field at one time; that the facility may not include lighting that would produce substantial off-site illumination; and, that the facility cannot sell admission to sports events held thereat. It was indicated that the proposed facility complies with all of these requirements.

The standards for special exception relief in Baltimore County are set out in Section 502.1. Generally, that Section requires the Zoning authority to determine if the proposed use will be detrimental to the health, safety and general welfare of the locale. That Section lists a number of specific criteria (i.e., traffic, public facilities) relevant to that determination. The leading case in Maryland relating to special exceptions is Schultz v. Pritts, 291 Md. 1 (1981). The Court in

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By

that decision noted that a special exception use is part of the comprehensive zoning plan and thus, shares the presumption that, as such, it is in the interest of the general welfare and therefore valid. The Court also noted that the criteria to be applied in considering a special exception is whether the impacts of the proposed use at the particular location proposed would have adverse impacts above and beyond those inherently associated with such a use, irrespective of its location within a zone. Therefore, it is not whether the use will produce impacts in that such impacts are assumed in the first instance by the designation of the use as a special exception. In order for relief to be denied, it must be shown that those impacts are particularly egregious at the location involved.

A recitation of the standard at law is appropriate, given the objections of Mr. Collins and those contained within a letter submitted to the undersigned by Larry Schuster. These Protestants raised issues relative to the funding of this project and proposed other alternative locations. Obviously, the funding of the project and the economics involved are not within the scope and jurisdiction of the Zoning Commissioner. Moreover, whether the use might be more appropriate at another location is not an issue. Finally, an issue whether the use proposed is the "highest and best use" of the subject property is not the test. As noted above, consideration must be given to the proposed impacts of this use at this location.

The overwhelming weight of the testimony and evidence offered was that the proposed use at the subject location will not be detrimental to the health, safety and general welfare of the locale. The testimony offered by Mr. Cornelius was particularly relevant insofar as traffic. As noted above, the site is located near Deer Park Road and Lyons Mill Road in Owings Mills. These are one-lane roads with capacities less than I-795, I-695 and the other major arterial roads in Baltimore County. Nonetheless, Mr. Cornelius' testimony was persuasive to a finding that they are more than capable of handling anticipated volumes. In this regard, he indicated that capacity is not an issue in that the roads are not heavily traveled at the present time. The modest volume of traffic that will be generated by the proposed use will not overburden the road system.

Testimony offered by Mr. Eller was also persuasive. He described the Ravens' operation at the subject site. In this regard, it is clear that the use will not be a year-round

operation. A majority of the players and staff will not utilize the facility during non-football season, nor will the site be used for practice during the Ravens summer training camp in Westminster. Maximum use of the site will be during the football season, September through January. The record of the case will show that Mr. Eller's testimony supports a finding that the site and surrounding area can easily accommodate the proposed use.

Finally, testimony and evidence offered by Mr. Cedergreen and Mr. Riggs was persuasive to a finding that the proposed facility has been designed to reduce impacts. The use is set back from adjacent roads and residential lots and I am persuaded that great care has been taken to design a facility that will not be out of character for the area. For all of these reasons, I am persuaded that the Petition for Special Exception should be granted. I easily find that the request complies with the standards set out in Section 502.1 of the B.C.Z.R.

The final issue for consideration relates to the Petition for Variance. The roof over the indoor practice field will be at a height of 85 feet, which exceeds the maximum 35-foot height permitted in the R.C.5 zone by Section 1A04.3.A of the B.C.Z.R. It is first to be noted that given the topography of the site, this height will appear less than what might otherwise be expected. Mr. Riggs who described the topography of the subject parcel and adjacent areas offered testimony on this issue. Given that topography, the building will sit lower than what might be expected and visibility of the structure will be reduced.

The reason for the requested height is unique to the proposed use. As part of the training and practice regimen, the punter and place-kicker for the team may practice inside during inclement weather. As even a casual observer of the game is aware, professional punters and place-kickers are capable of kicking the ball to significant heights. Hence, the requirement that the building be tall enough to contain kickers' efforts so that they may adequately practice. In this regard, comparison of similar NFL practice facilities throughout the country was offered.

Based upon the totality of the testimony and evidence offered in this regard, I am persuaded that the Owner/Developer has met the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 12/12/12
By

and that variance relief should be granted. The record will disclose that sufficient evidence exists to support a finding in this regard.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the Petitions for Special Exception and Variance granted, consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 12th day of December 2002 that the development plan for the Northwest Regional Park, Phase IIA, identified herein as Developer's Exhibit 3, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a sports facility on the subject property, pursuant to Section 1A04.2.B.22 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Developer's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.A of the B.C.Z.R. to permit a building height of 85 feet in lieu of the maximum allowed 35 feet, in accordance with Developer's Exhibit 3, be and is hereby GRANTED, subject to the following restriction:

1) A note shall be added to the plan consistent with Paragraph 22 of the Lease Agreement entered into by and between Baltimore County and Baltimore Football Company, LLC which allows Baltimore County, specifically DEPRM, access to the forest buffer easement areas.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

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

December 12, 2002

Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
N/S Lyons Mill Road, W of Deer Park Road
(Northwest Regional Park, Phase IIA)
2nd Election District – 1st Council District
Baltimore County, Maryland, Owners; Baltimore Football Co., LLC, Lessees
Case Nos. II-501 & 03-227-XA

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved, and the Petitions for Special Exception and Variance have 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Nancy West, Esquire, Baltimore County Office of Law
Mr. Stephen J. Bisciotti, Baltimore Football Co., LLC, 7301 Parkway Dr., Hanover, Md. 21076
Mr. Bob Eller, 11001 Owings Mills Blvd., Owings Mills, Md. 21117
Stacy Fisher & Mike Fisher, Site Resources, Inc., 14307 Jarrettsville Pike, Phoenix, Md. 21131
Mr. Kevin E. Riggs, Stock & Assoc., 425 N. New Ballas, #165, St. Louis, Mo. 63141
Mr. Chris Cedergreen, Forum Studio, 2127 Innerbelt Bus. Ctr.Dr., St. Louis, Mo. 63114
Mr. Ben Polakoff, 36 S. Charles Street, Baltimore, Md. 21212
Mr. Greg Smith, 6101 Bellona Avenue, Baltimore, Md. 21212
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr., #H, Baltimore, Md. 21236
Mr. Michael Collins, 115 Sunnymeadow Lane, Reisterstown, Md. 21136
Mr. Leonard Goldman, 4404 Silverbrook Lane, #E302, Owings Mills, Md. 21117
Ms. Barbara Pash, The Jewish Times, 1040 Park Avenue, #700, Baltimore, Md. 21201
Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 32 acres in the Northwest Regional Park just west of Deer Park Road and Shipes Lane which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use th herein described property for

Special Exception to permit a sports facility pursuant to Section 1A04.2.B.22 of the Baltimore County Zoning Regulations (Bill No. 76-02).

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 th 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:

Baltimore Football Company, LLC
Name - Type or Print
Stephen J. Bisciotti, Member
Signature
7301 Parkway Drive (410) 579-3500
Address Telephone No.
Hanover, Maryland 21076
City State Zip Code

Legal Owner(s):

Baltimore County, Maryland,
a body corporate and politic
Name - Type or Print
10/24/02
Signature
John M. Wasilisin, Administrative Officer
Name - Type or Print
Signature
Old Courthouse, Mezzanine
400 Washington Avenue (410) 887-2460
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

ORDER RECEIVED FOR FILING
Date 12/12/02
By
REV 09/15/98

Case No. 03-227-XA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 11/8/02

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 32 acres in the Northwest Regional Park just west of Deer Park Road and Shipes Lane which is presently zoned R.C.5

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 Variance from Section(s)

Variance from Section 1A04.3.A of the Baltimore County Zoning Regulations to allow a building height of 85 feet in lieu of the permitted 35 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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:

Baltimore Football Company, LLC
Name - Type or Print
Stephen J. Bisciotti, Member
Signature
7301 Parkway Drive (410) 579-3500
Address Telephone No.
Hanover, Maryland 21076
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Baltimore County, Maryland,
a body corporate and politic
Name - Type or Print
10/24/02
Signature
John M. Wasilisin, Administrative Officer
Name - Type or Print
Signature
Old Courthouse, Mezzanine
400 Washington Avenue (410) 887-2460
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By D. THOMPSON Date 11/8/02

Case No. 03-227-XA

REV 9/15/98

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

PRINCIPALS

GEORGE C. STOCK, P.E.
GEORGE M. STOCK, P.E.

Zoning Description to accompany petition for Variance and Special Exception

Lease Area
32.00 Acres

A tract of land being part of Tax Map 66, Block 17, Part of Parcel 23 in the Second Election District, Baltimore County, Maryland, and being part of larger tracts of land as conveyed to Baltimore County Maryland, Deed Reference: Liber 12458 Folio 512, and said tract being more particularly described as follows:

Commencing at the point of intersection where the Southerly right-of-way of Shipe Lane, 30 foot right-of-way, if extended, would intersect the centerline of Deer Park Road; thence binding, more or less, upon the said Southerly line North 62 degrees 18 minutes 45 seconds West 361.90 feet to a corner of a parcel of land of Anthony & Janice Frederick recorded among the said land records in Liber 13692 Folio 10; thence binding upon last said land South 27 degrees 41 minutes 15 seconds West 76.33 feet, and North 62 degrees 18 minutes 45 seconds West 143.30 feet; thence departing said Fredericks' land South 83 degrees 17 minutes 05 seconds West 69.84 feet to the Point of Beginning of the herein described lease area; thence South 06 degrees 45 minutes 55 seconds East 110.51 feet; thence South 35 degrees 03 minutes 39 seconds West 226.21 feet; thence South 57 degrees 41 minutes 51 seconds West 518.47 feet; thence South 87 degrees 53 minutes 10 seconds West 737.10 feet; thence North 34 degrees 19 minutes 59 seconds West 390.41 feet; thence North 65 degrees 31 minutes 00 seconds West 288.48 feet; thence North 00 degrees 11 minutes 04 seconds East 389.18 feet; thence North 73 degrees 05 minutes 25 seconds East 86.46 feet; thence North 87 degrees 56 minutes 16 seconds East 102.96 feet; thence North 72 degrees 08 minutes 02 seconds East 90.57 feet; thence North 48 degrees 50 minutes 08 seconds East 88.65 feet; thence North 64 degrees 14 minutes 25 seconds East 190.84 feet; thence South 90 degrees 00 minutes 00 seconds East 443.83 feet; thence South 79 degrees 21 minutes 01 seconds East 165.87 feet; thence South 75 degrees 54 minutes 37 seconds East 196.99 feet; thence South 62 degrees 55 minutes 51 seconds East 461.19 fee; thence South 20 degrees 58 minutes 51 seconds East 151.47 feet to the POINT OF BEGINNING 1,393,920 square feet or 32.000 acres more or less.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: _____
George M. Stock, Maryland P.E. No. E-22974

STATE OF MARYLAND
GEORGE M. STOCK
22974
PROFESSIONAL ENGINEER

I:\legal\201-2562

425 NORTH NEW BALLAS ROAD • SUITE 165 • ST. LOUIS, MO 63141 • (314) 432-8100
Fax (314) 432-8171 • E-MAIL ADDRESS: general@stockassoc.com

03-227-XA

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: 03-227-XA

Petitioner: BALTIMORE FOOTBALL COMPANY, LLC

Address or Location: 32 Acre Site in the Northwest Regional Park just west of Deer Park Road and ~~7001 PARKWAY DRIVE, HANOVER, MD 21076~~ Shipes Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Ave
Towson, MD. 21204

Telephone Number: 410-494-6244

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16372

DATE 11/8/02 ACCOUNT 001-006-6150

AMOUNT $ 550.00

RECEIVED FROM: VENICE VENTURES AWARD

FOR: ITEM # 47 03-227-XA 32 ac IN NW RES.
DARK COST W OF DEVELOPING 100 + LOTS
CHIE ON ZTHC ORD

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
11/08/2002 11/08/2002 14:07:15
RECEIPT # 202350 11/08/2002
Dept 5 528 ZONING VERIFICATION
CK NO. 016372
Recpt Tot $550.00
550.00 CK .00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

TWO . SIGNS

RE: Case No.: 03-227-XA

Petitioner/Developer: JOHN M WASILISIN

Date of Hearing/Closing: 12/4, 12/5 12/6/02

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 NORTHWEST REGIONAL PARK ONE SIGN ON DEER PARK RD. ONE SIGN ON LYONS MILL.

The sign(s) were posted on 11/18/02
(Month, Day, Year)

Sincerely,

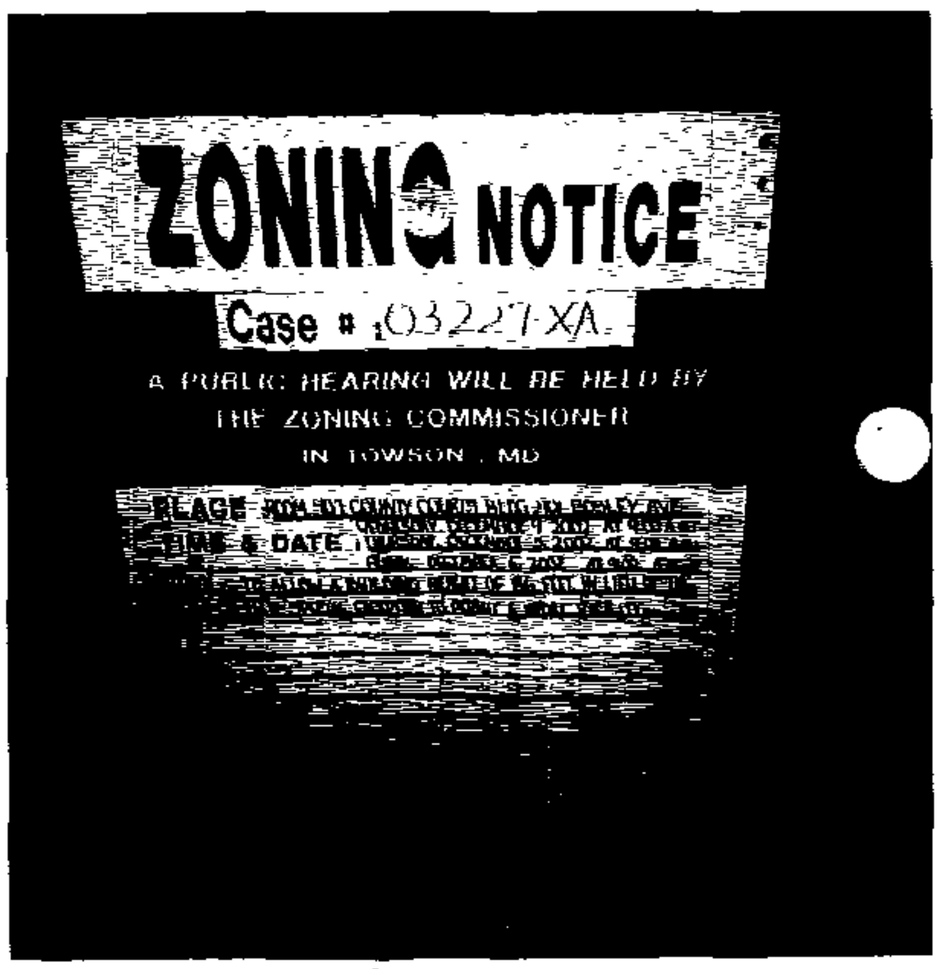
11/18/02
(Signature of Sign Poster and Date)

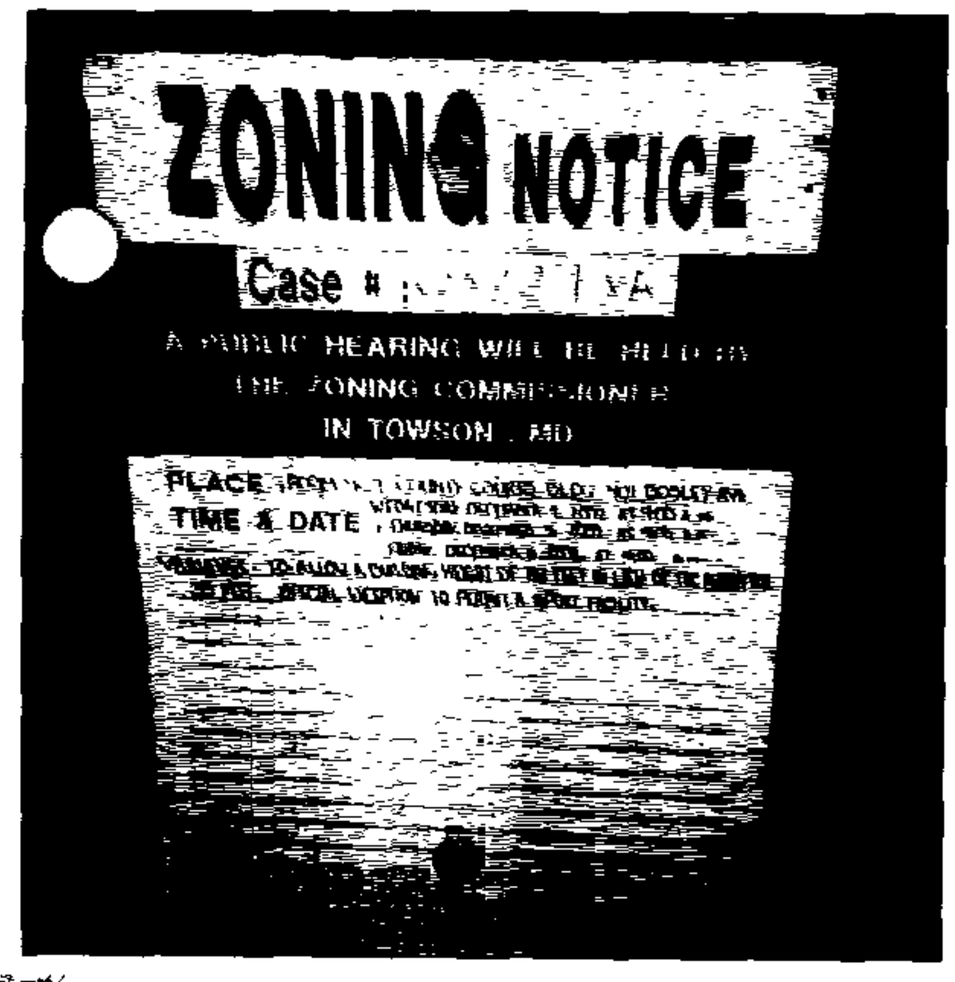
SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)




ZONING NOTICE
Case #
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE
TIME & DATE

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: #03-227-XA
Northwest Regional Park
32 Acres Site west of Deer Park Road and Shipes Lane
2nd Election District – 1st Councilmanic District
Legal Owner(s): Baltimore County, Maryland a body corporate and politic, John M. Wasilisin, Administrative Officer

Variance: to allow a building height of 85 feet in lieu of the permitted 35 feet. **Special Exception:** to permit a sport facility

Hearing: Wednesday, December 4, 2002 at 9:00 a.m.
Thursday, December 5, 2002 at 9:00 a.m.
Friday, December 6, 2002 at 9:00 a.m.

Hearings: All Hearing dates to be held 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/11/698 Nov. 12 C574423

CERTIFICATE OF PUBLICATION

11/14/, 2002

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 11/12/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 12, 2002 Issue Jeffersonian

Please forward billing to: Amy Dontell 410-494-6244
210 Allegheny Avenue
Towson, MD 21204

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:

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John M. Wasilisin, Administrative Officer

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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.

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

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: 03-227-XA
Northwest Regional Park
32 Acres Site west of Deer Park Road and Shipes Lane
2nd Election District 1st Councilmanic District
Legal Owner: Baltimore County, Maryland a body corporate and politic,
John M. Wasilisin, Administrative Officer

Variance to allow a building height of 85 feet in lieu of the permitted 35 feet. Special Exception to permit a sport facility.

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Thursday, December 5, 2002 at 9:00 a.m.
Friday, December 6, 2002 at 9.00 a.m

Hearings: All Hearing dates to be held in Room 407. County Courts Building , 401 Bosley Avenue.

Arnold Jablon
Director

C: Robert A. Hoffman, Venable, Baetjer and Howard, LLP 210 Allegheny Ave 21204
Baltimore Football Company, LLC Stephen J Bisciotti, Member 7301 Parkway Dr
Hanover, MD 21076
Baltimore County, Maryland, John M. Wasilisin, Administrative Officer,
Old Courthouse

NOTES (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Tuesday, 11/19/02
(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

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

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TBT

DATE: January 7, 2003

SUBJECT: Zoning Item 227
Address Northwest Regional Park

Zoning Advisory Committee Meeting of 11/18/02

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

____ Additional Comments:

Reviewer: Betty Kelley Date: 1/07/03

Baltimore County
Fire Department

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

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

December 11, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: Distribution Meeting of 12/9/02

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:
224-240

227

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2002
Item Nos. 203, 204, 205, 206, 207,
208, 209, 210, 211, 212, and 227

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 25, 2002

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

25

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-227**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: _____

Section Chief: _____

AFK/LL:MAC

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

MDP
Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

November 21, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RE:	PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
	32 Acres W of Deer Park Rd & Shipes Ln, NW Regional Park	*	ZONING COMMISSIONER
	2nd Election District	*	FOR
	1st Councilmanic District		
	Legal Owner: John M. Wasilisin, Admin Officer	*	BALTIMORE COUNTY
	Contract Purchaser: Stephen J. Bisciotti, Member Balto Football Co., LLC	*	03-227-XA
	Petitioner(s)		

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 19th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

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

RECEIVED
BY bh

Baltimore County
Department of Permits and Development Management

Arnold Jablon, Director

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

30 December, 2002

Mr. J. Michael Collins, Sr.
115 Sunnymeadow Lane
Reisterstown, Maryland 21136

Re: Case Nos. II-501 and 03-227xa

Dear Mr. Collins

I am in receipt of your letter, dated 19 December, in which you request I void a decision rendered in Case Nos. II-501 and 03-227XA.

Please be advised that I have no authority to do so. I am not the zoning commissioner, Mr. Schmidt is. I am the director of the department of permits and development management. I do not have the authority to conduct development hearings or hearings for requests for variances, special exceptions or special hearings. This authority is vested with the zoning commissioner. While I understand the issues you raise, there is no statutory authority for me, as director of this department, to overrule the zoning commissioner or to render a decision of the zoning commissioner null and void. This statutory authority resides exclusively with the County Board of Appeals and with the Courts.

The County Council, in establishing this system of quasi-judicial review and approval, has determined that, should there be disagreement with a decision of the zoning commissioner, an appeal must be taken to the board of appeals. It is the Board that has the jurisdiction to review the decisions of the zoning commissioner and the legal authority within the parameters established by the County Council to reverse or uphold the zoning commissioner.

Post-it® Fax Note 7671	Date 1/13	# of pages ▸ 4
To Nancy West	From Becky Hart	
Co./Dept	Co	
Phone #	Phone # 887-3311	
Fax # 410-296-0931	Fax #	

I can only suggest that you take an appeal to the Board in order that you reserve your right to argue the merits of your concerns.

Sincerely,

Arnold Jablon

12/23/02

115 Sunnymeadow Lane
Reisterstown, Maryland 21136
410 833 9539 H
410 486 0500 W

December 19, 2002

Mr. Arnold Jablon, Zoning Commissioner
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Cases Nos. II-501 and 03-227-XA

Dear Mr. Jablon:

I am writing to you in response to the decision rendered by Lawrence Schmidt, in the above-mentioned case.

Baltimore County Zoning regulations are very specific, as to notification of all interested parties during the review process, and your department has failed on at least two occasions to comply with the law. Additionally, the petitioner has failed to properly submit accurate documents, which has obviously led to confusion of interested parties as evidenced by the lack of community participation on December 4, 2002.

Prior to the start of this hearing I protested the fact this property is in the fourth councilmanic district and has never been in the first district. All documents submitted by the petitioner contained this error and these are the documents sent to interested parties by Donald Rascoe. The decision Mr. Schmidt sent still contains the error. Additionally, when the Owings Mills Times checked with residents, who had attended previous input meetings, they discovered 50% did not receive notification of this meeting.

The decision rendered by Mr. Schmidt still contains this error, although he instructed the petitioner to correct the error during the hearing. Additionally, Mr. Larry Schuster wrote a protest and you have failed to notify him as evidenced by Mr. Schmidt's cover letter.

The burden is on the petitioner to supply the proper documents and as commissioner I feel you have an obligation to comply with the law. Since, redistricting just took place and the residences of this community were just notified of same it is very easy for a citizen to be confused with the documents the petitioner provided.

RECEIVED
DEC 23 2002

In the interest of justice and complying with zoning regulations I am requesting you to void this decision, reschedule this hearing when and if the petitioner provides the proper documents, and to properly notify all previous interested parties.

Sincerely,

J Michael Collins, Sr.

Cc: Larry Perl, Owings Mills Times

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2002, Legislative Day No.15

Bill No. 76-02

Mr. John Olszewski, Sr., Chairman
By Request of County Executive

By the County Council, August 5, 2002

A BILL
ENTITLED

AN ACT concerning

Zoning - Sports Facilities

FOR the purpose of amending the Baltimore County Zoning Regulations to permit certain sports facilities ~~as a matter of right~~ by special exception in the R.C. 5 Zone of the County subject to certain conditions; and generally relating to a sports facility use.

BY adding

Section ~~1A04.2(A)15.~~ 1A04.2.B.22.

Baltimore County Zoning Regulations, as amended

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, That Section ~~1A04.2(A)~~ 1A04.2.B.22. of the Baltimore County Zoning Regulations, as amended, be added to read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

Section 1A04 - R.C. 5 (Rural-Residential) Zone

1A04.2 Use Regulations.

~~A. Uses permitted as of right. The following uses are permitted as a matter of right:~~

B. Uses permitted by special exception. The following uses, only, are permitted by special exception in the R.C. 5 Zones:

~~15~~ 22. PRACTICE, TRAINING, OR PHYSICAL CONDITIONING FACILITIES AND FIELD FOR AMATEUR OR PROFESSIONAL SPORTS ORGANIZATIONS INCLUDING OFFICES THAT ARE NECESSARY FOR THE ADMINISTRATION OF THE ORGANIZATION SUBJECT TO THE FOLLOWING CONDITIONS;

A. ACCOMMODATIONS FOR PUBLIC SPECTATORS MAY NOT BE PROVIDED AT THE FACILITY AND FIELD;

B. ONLY ONE SPORTS ORGANIZATION MAY USE THE FACILITY AND FIELD AT ONE TIME;

C. THE FACILITY AND FIELD MAY NOT INCLUDE LIGHTING THAT WOULD PRODUCE SUBSTANTIAL OFF-SITE ILLUMINATION;

D. THE SPORTS ORGANIZATION MAY NOT SELL ADMISSION TO THE SPORTS EVENTS AT THE FACILITY AND FIELD; AND

E. THE FACILITY AND FIELD SHALL BE LOCATED:

(1) WITHIN PROXIMITY TO ADEQUATE ROAD ACCESS ; AND

(2) ON PUBLICLY OWNED LAND.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act, having been passed by an affirmative vote of five members of the Baltimore County Council, shall take effect September 9, 2002.

READ AND PASSED this ***3rd*** day of ***September***, 2002.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

PRESENTED to the County Executive for his approval this ***4th*** day of ***September***, 2002.

Thomas J. Peddicord, Jr.
Secretary

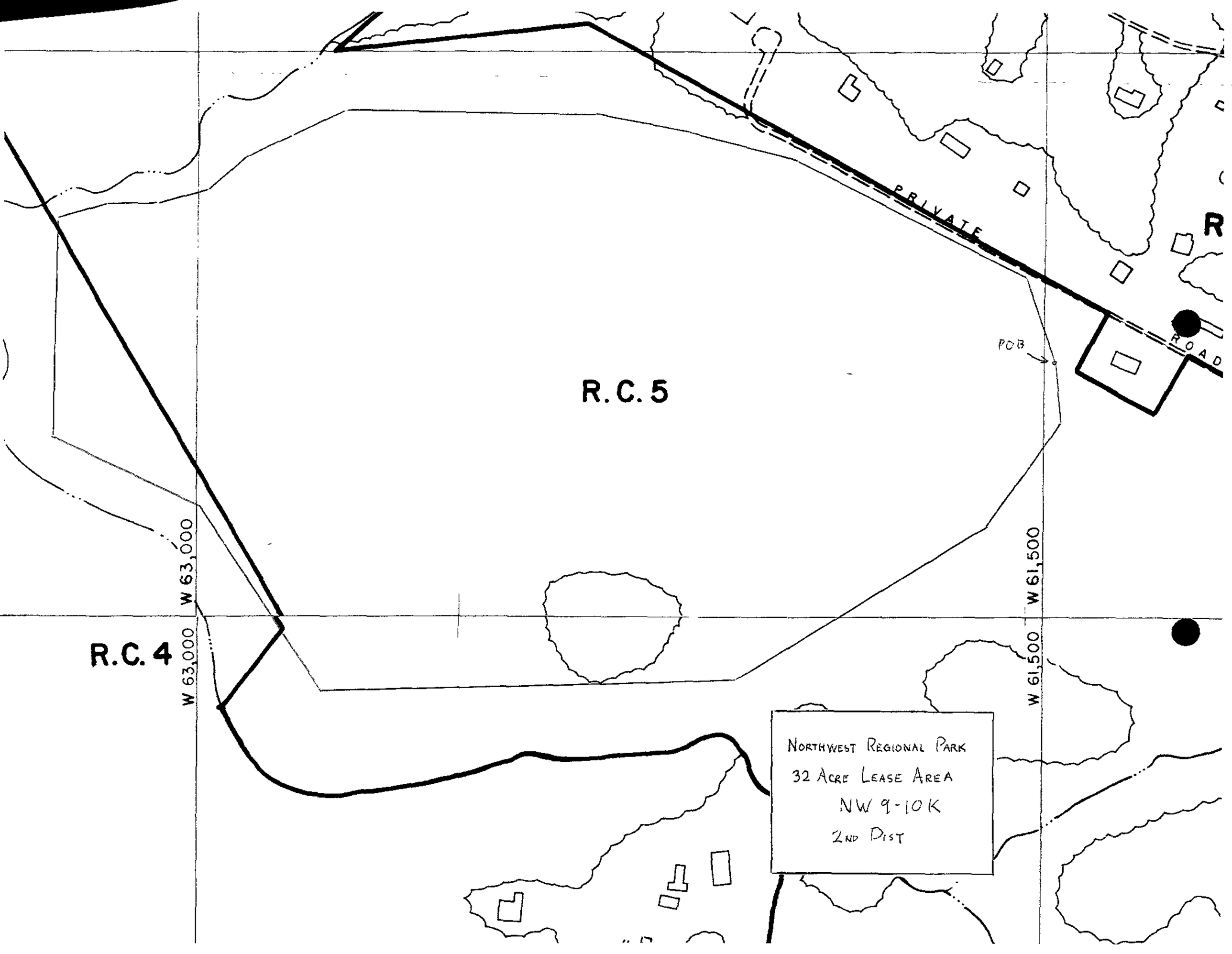
APPROVED AND ENACTED:

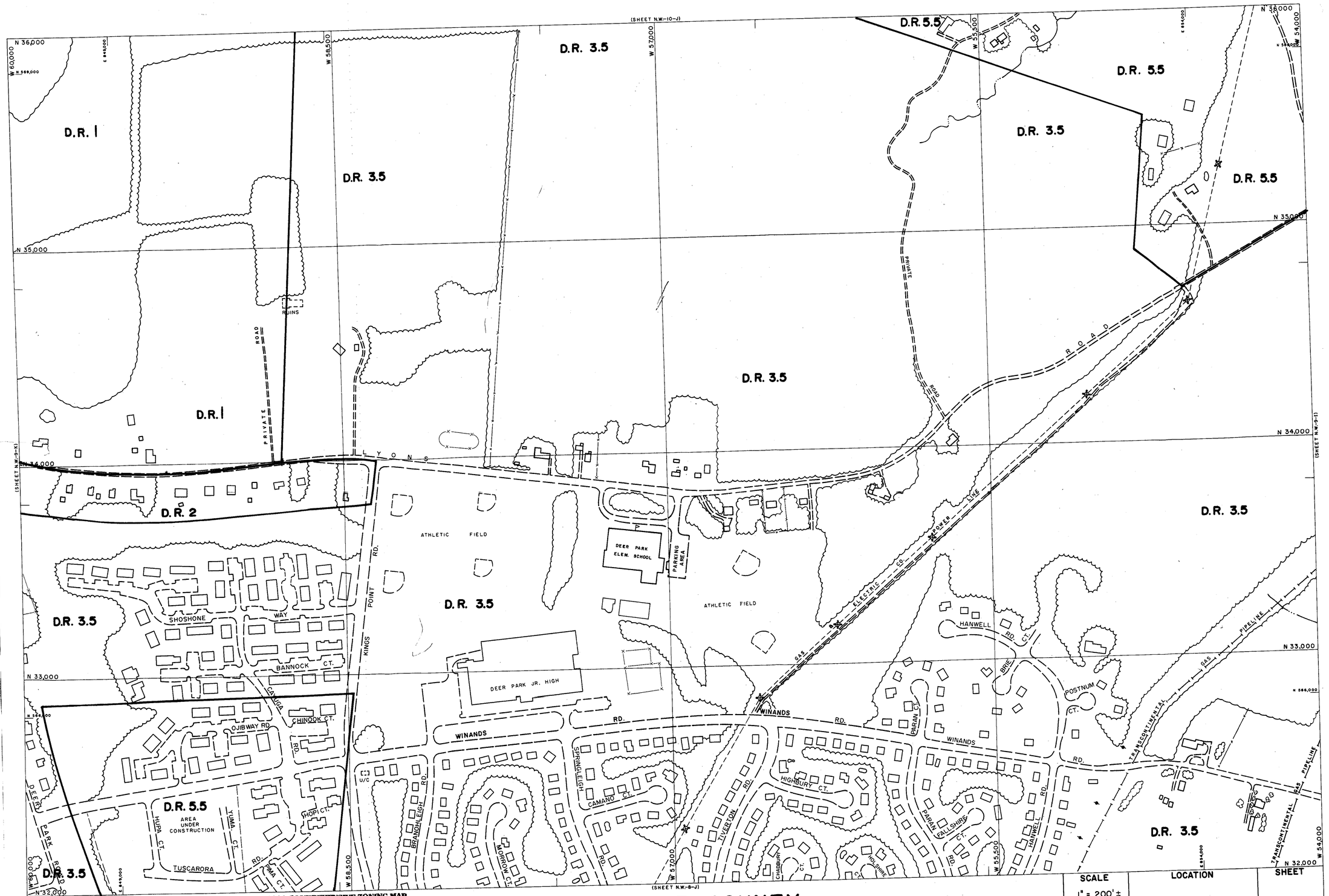
September 11, 2002

C. A. Dutch Ruppersberger
County Executive

I HEREBY CERTIFY THAT BILL NO. ***76-02*** IS TRUE AND CORRECT AND TOOK EFFECT ON SEPTEMBER 9, 2002.

John Olszewski, Sr.
Chairman, County Council


PRIVATE
ROAD
POB
R.C.5
R.C.4
W 63,000
W 63,000
W 61,500
W 61,500
NORTHWEST REGIONAL PARK
32 ACRE LEASE AREA
NW 9-10K
2ND DIST



P-NW PP-NE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

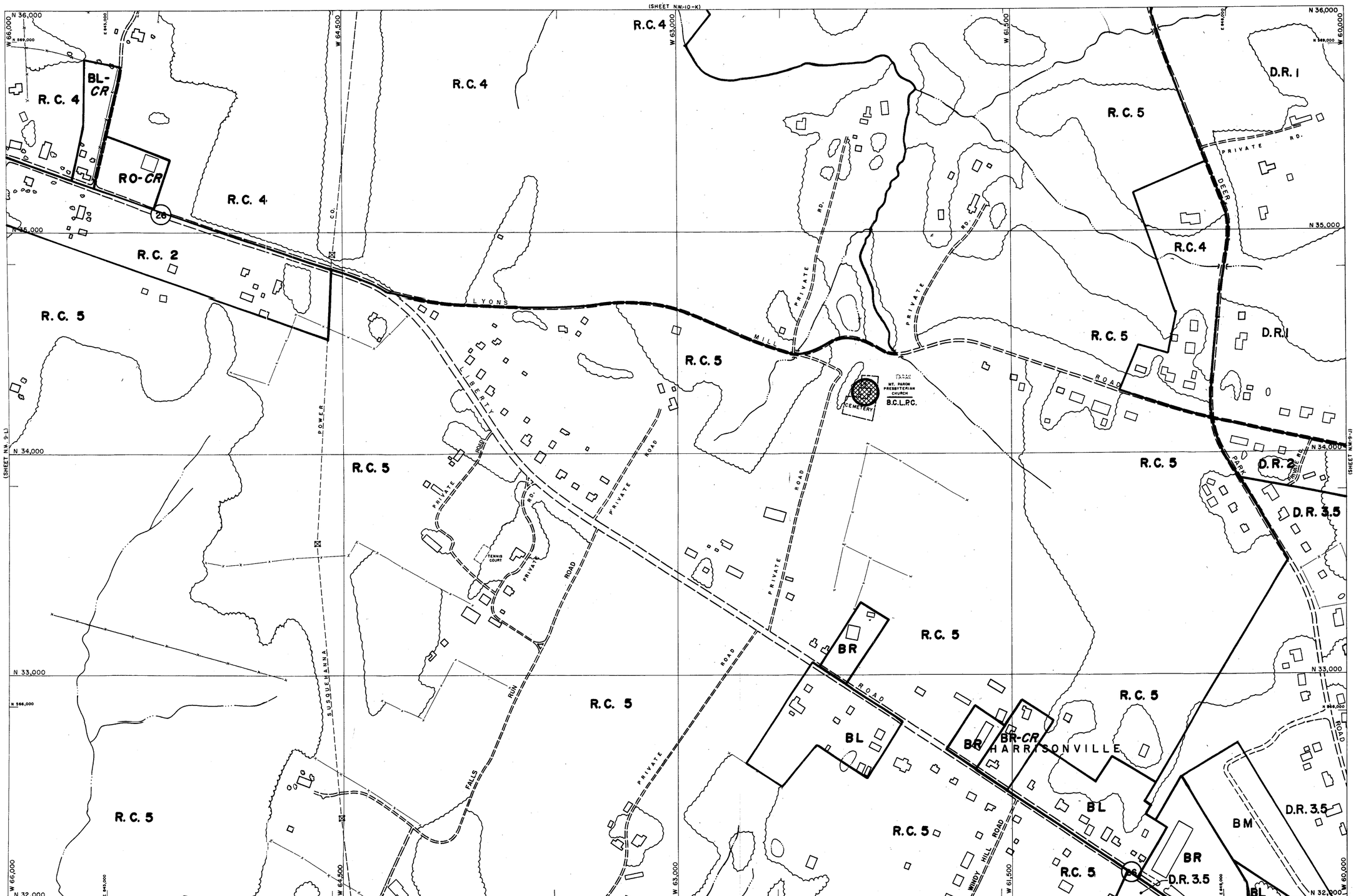
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	HARRISONVILLE VICINITY	N.W. 9-J
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 9 J

03-227-XA



PP-NE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

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TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
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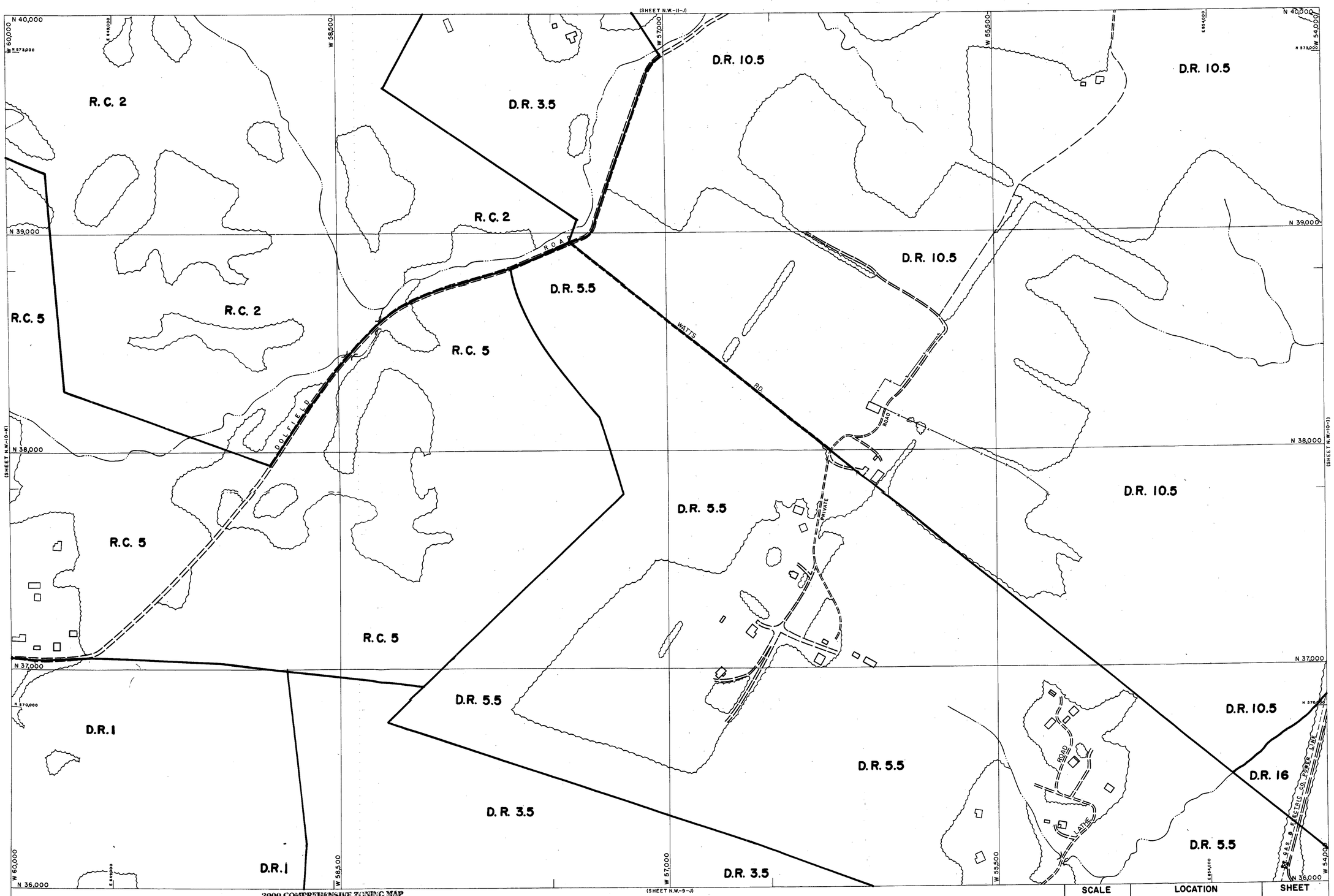
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	HARRISONVILLE	N.W. 9-K
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 9 K

03-227-XA



P-NW PP-NE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bertenthaler
Chairman, County Council

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TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	SOLDIERS DELIGHT	N.W. 10-J
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 10 J

PP-NE
Y -SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOLDIERS DELIGHT	N.W. 10-K
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 10 K

PLAN TO ACCOMPANY PETITIONS FOR

VARIANCE & SPECIAL EXCEPTION

FOR

Northwest Regional Park, Phase IIA

271.56 Acre Tract (32.0 Acre Lease Area)
BALTIMORE COUNTY, MARYLAND

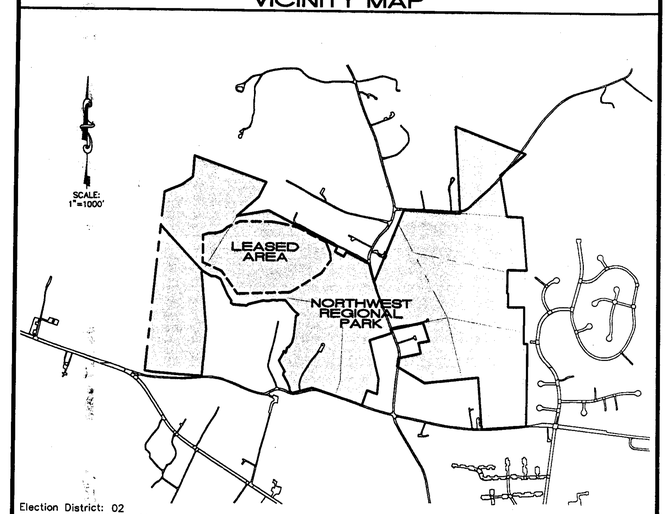
LEGAL OWNERS

Baltimore County Maryland
A Body Corporate and Politic
400 Washington Avenue
Courthouse Mezzanine
Towson, Maryland 21204
Ph. (410)887-3824
Fax (410)825-3305

CONTRACT LESSEE

Baltimore Football Company, L.L.C.
6101 Bellona Avenue
Baltimore, Maryland 21212
Ph. (410)532-2405
Fax (410)953-8988

VICINITY MAP



Election District: 02
Councilmanc District: 01
Tax Map/Grid/Parcel: Map 66, Block 17, p/o Parcel 23

LIST OF DRAWINGS

VSE-1.0	TITLE SHEET
VSE-2.0	PROPERTY MASTERPLAN (1"=200')
VSE-3.0	SITE PLAN (1"=50')
VSE-4.0	SITE PLAN (1"=50')
VSE-5.0	SITE PLAN (1"=50')
VSE-6.0	BUILDING ELEVATIONS

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

CLAYCO
CLAYCO CONSTRUCTION COMPANY
314-429-5100

SITE RESOURCES incorporated
Comprehensive Land Planning & Site Design Services
14307 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

FORUM STUDIO
2127 Innerbelt Business Center Drive
St. Louis, Missouri 63114
314.429.1010 fax 314.429.7770
www.forumstudio.com

Prepared By:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
426 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com

Drawing No. 1 of 6	VSE-1.0	Drawing Title	Variance and Special Exception Request Plan Title Sheet
Scale	N.T.S.		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

STATE OF MARYLAND GEORGE M. STOCK 22974 PROFESSIONAL ENGINEER

11/13/02

GEORGE M. STOCK,P.E. 22974

03-227-XA

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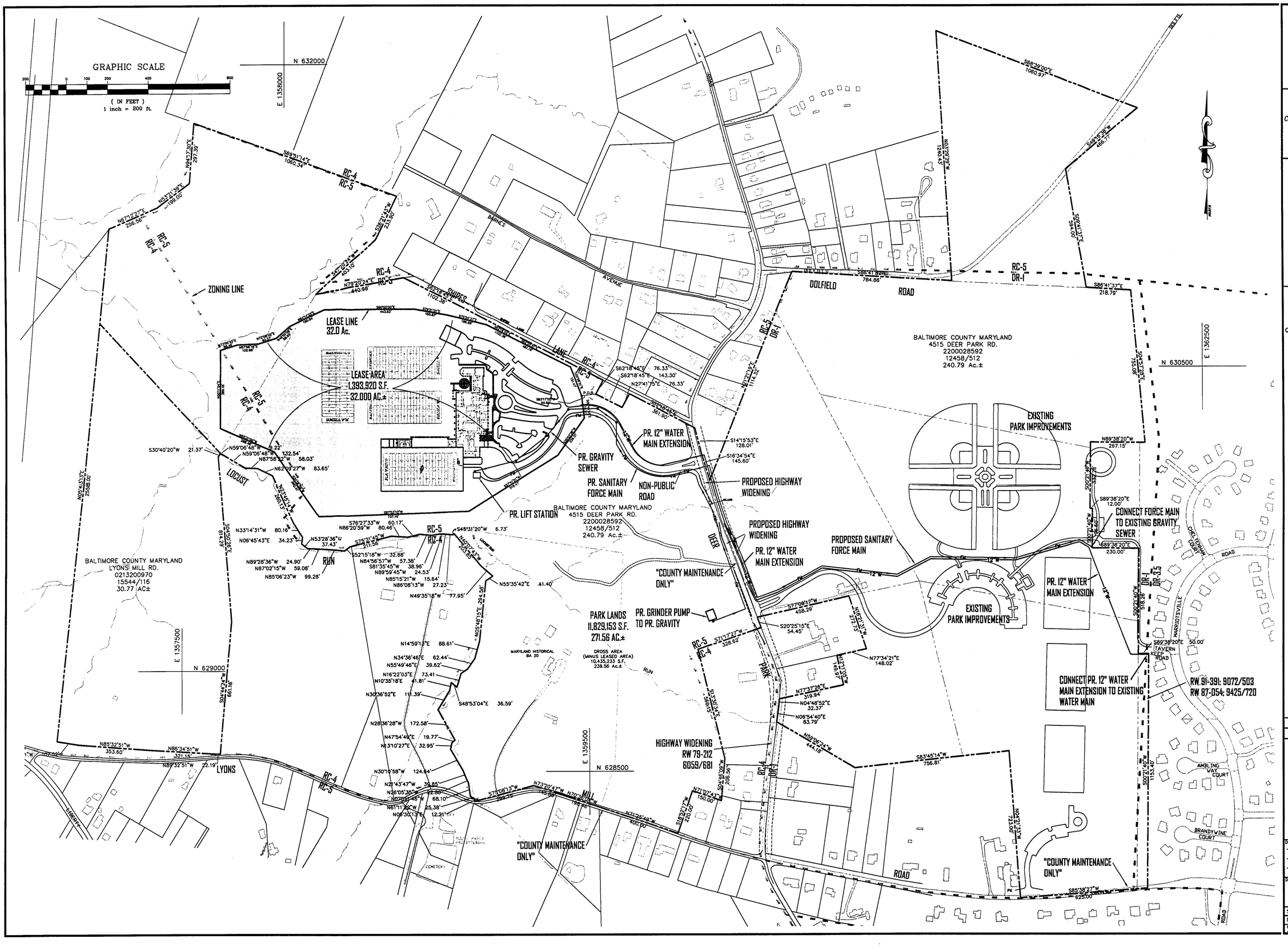

STATE OF MARYLAND
GEORGE M. STOCK
22974
PROFESSIONAL ENGINEER

GEORGE M. STOCK,P.E. 22974

Civil Engineer
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC
425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
(314) 432-8100
(314) 432-8171 FAX
E-MAIL: gstock@stockassoc.com
Visit us @ www.stockassoc.com

Civil Consultant / Landscape Engineer
SITE RESOURCES, INC.

Architect
FORUM STUDIO, INC.

Structural Engineer
ALPER AUDI

Fire Protection Engineer
SHAMBAUGH & SONS

Site Lighting
ST. LOUIS LIGHTING GROUP

CLAYCO CONSTRUCTION COMPANY
2199 Innerbelt Business Center Dr.
St. Louis, MO 63114
Ph 314.429.5100 Fx 314.429.3165

Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title
Variance and Special Exception Request Plan
Property Masterplan

Drawing No.
VSE-2.0

Scale	1"=200'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

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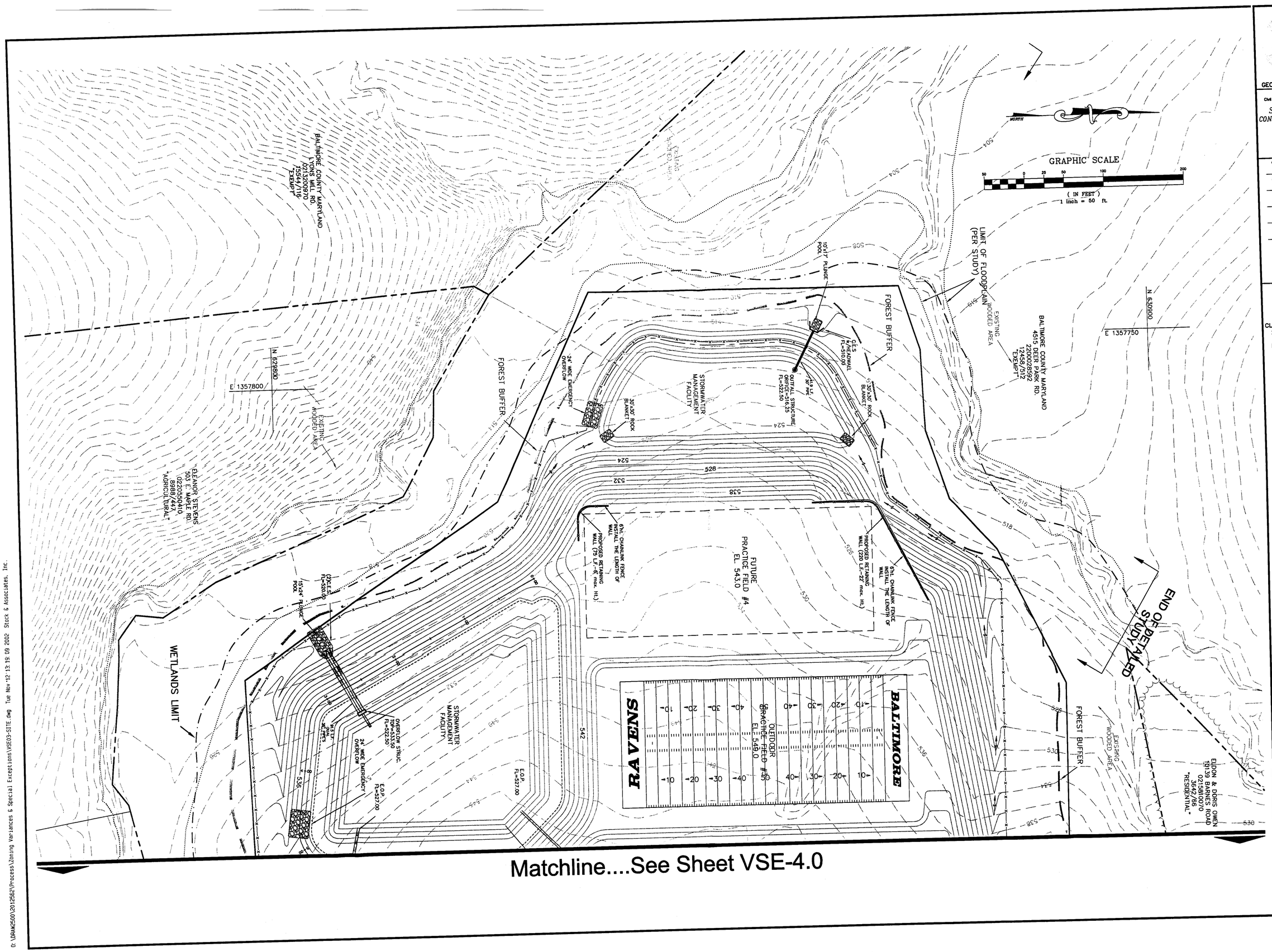

Matchline....See Sheet VSE-4.0

STATE OF MARYLAND
GEORGE M. STOCK
22974
PROFESSIONAL ENGINEER

GEORGE M. STOCK,P.E. 22974

Civil Engineer
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC
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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title
Variance and Special Exception Request Plan
Site Plan

Drawing No.
VSE-3.0

Scale	1"=50'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

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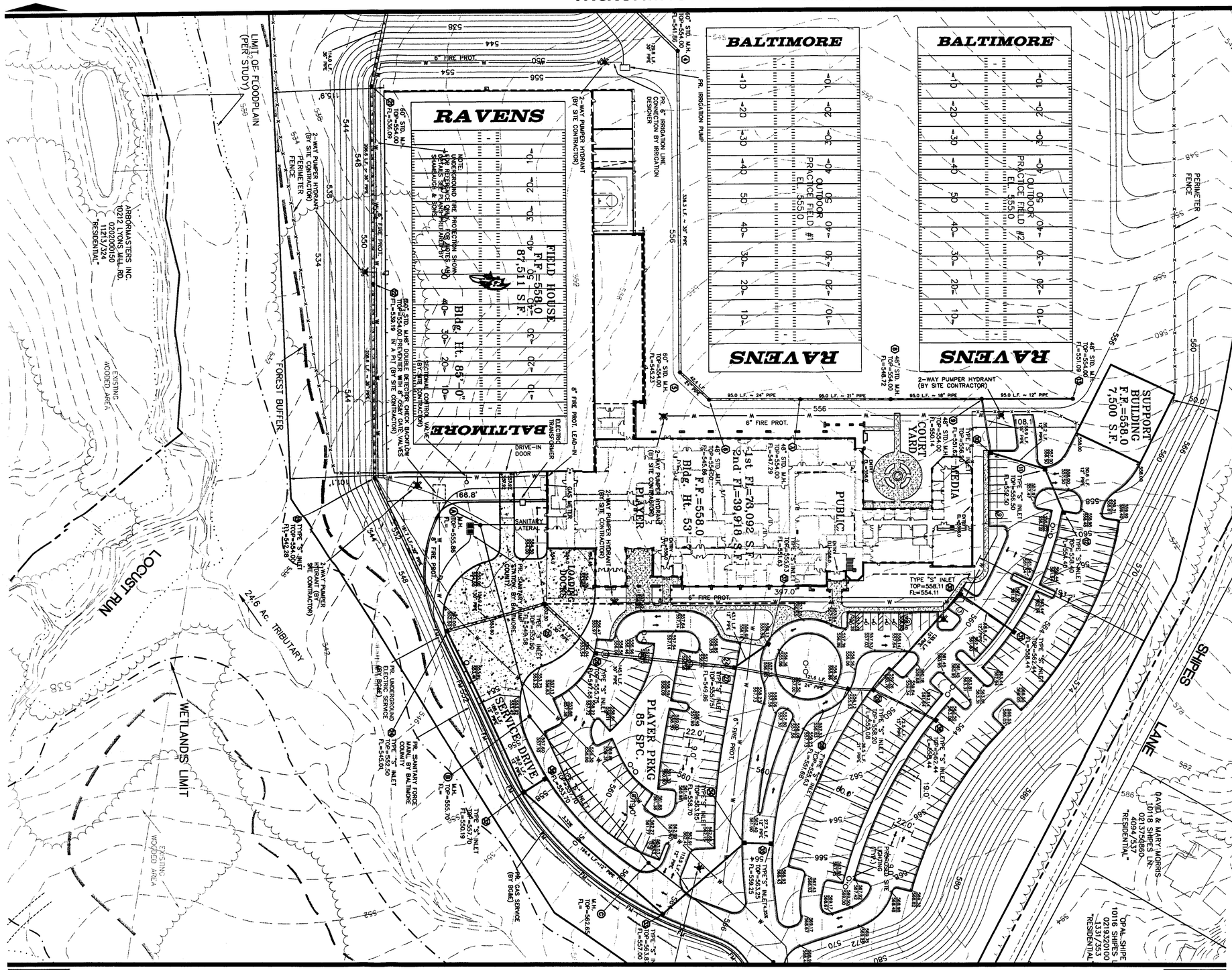
Matchline....See Sheet VSE-3.0



TYPICAL PARKING STRIPING DETAIL

Matchline....See Sheet VSE-5.0

STATE OF MARYLAND GEORGE M. STOCK 22974 PROFESSIONAL ENGINEER

GEORGE M. STOCK,P.E. 22974

Civil Engineer
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC
425 NORTH NEW BALLAS ROAD
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St. Louis, MO 63114
Ph 314.429.5100 Fx 314.429.3165

Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title

Variance and Special Exception Request Plan
Site Plan

Drawing No.

VSE-4.0

Scale	1"=50'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job. No.		Consult. Job. No.	201-2562

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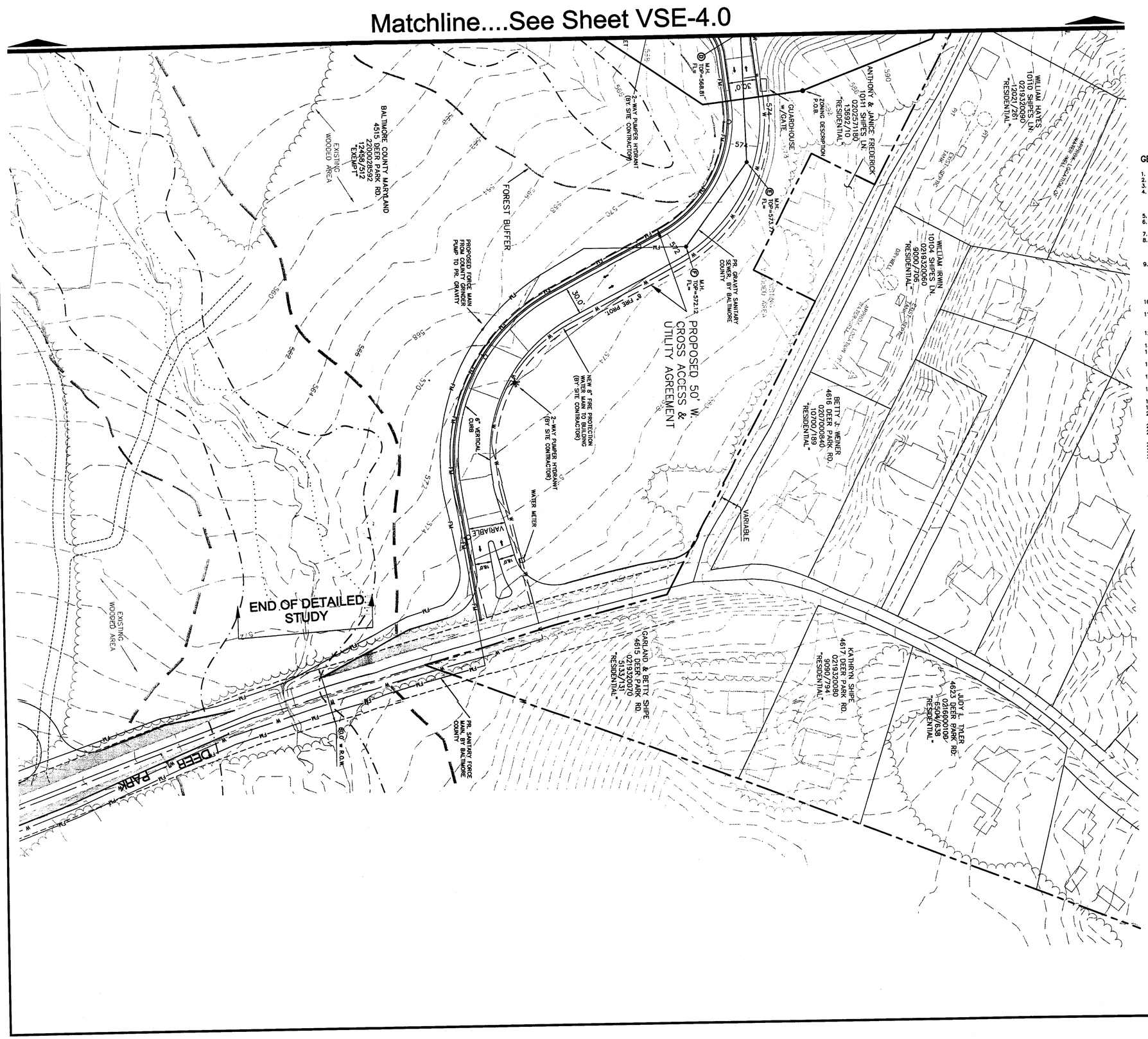

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

1. EXISTING ZONING: RC-5, RC-4
2. TOTAL AREA OF SITE: 271.56 Ac.± (PARK LANDS)
3. TOTAL LEASED AREA: 32.0 Ac.±
4. THE SUBJECT PROPERTY SHOWN HEREON IS PART OF:
   TAX ACCOUNT NUMBERS 2200028592, 0213200970
   OWNER'S NAME: BALTIMORE COUNTY MARYLAND
   DEED REF.: LIBER 15544 FOLIO 116 (AND) LIBER 12458 FOLIO 512
5. SUBJECT PROPERTY LIES IN ELECTION DISTRICT #2 AND COUNCILMANIC DISTRICT #1.
6. TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
7. PARK LANDS BOUNDARY SHOWN HEREON IS BY D.S. THALER & ASSOC.
8. THE SUBJECT PROPERTIES LIES IN:
   CENSUS TRACT: 4022.01
   WATERSHED: LIBERTY WATERSHED
   SUBSEWERSHED: NON-SERVICE
9. PRIOR TO APPROVAL OF ANY GRADING PERMIT OR RAZING PERMIT FOR THE PROPERTY ANY EXISTING UNDERGROUND FUEL STORAGE TANKS, WATER WELLS OR SEWAGE DISPOSAL SYSTEMS MUST BE PROPERLY ABANDONED AND BACK FILLED; WITH APPROPRIATE DOCUMENTATION SUBMITTED TO BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, GROUND WATER MANAGEMENT OFFICE.
10. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT AND DEPRM PRIOR TO OBTAINING A GRADING PERMIT.
11. SUBJECT PROPERTY IS NOT SUBJECT TO THE ADEQUATE PUBLIC FACILITIES ACT, BILL No. 110-99. LOCAL OPEN SPACE IS NOT REQUIRED FOR NONRESIDENTIAL DEVELOPMENT.
12. ACCOMMODATIONS FOR PUBLIC SPECTATORS MAY NOT BE PROVIDED AT THE FACILITY AND FIELD.
13. ONLY ONE SPORTS ORGANIZATION MAY USE THE FACILITY AND FIELD AT ONE TIME.
14. THE FACILITY AND FIELD MAY NOT INCLUDE LIGHTING THAT WOULD PRODUCE SUBSTANTIAL OFF-SITE ILLUMINATION.
15. THE SPORTS ORGANIZATION MAY NOT SELL ADMISSION TO THE SPORTS EVENT AT FACILITY AND FIELD.
16. THE FACILITY AND FIELDS SHALL BE LOCATED WITHIN PROXIMITY TO ADEQUATE ROAD ACCESS AND ON PUBLICLY OWNED LAND.
17. THE SMALL (1.48 AC.) PORTION OF THE PLAN DESIGNATED LEASE AREA THAT IS ZONED RC 4 SHALL REMAIN VACANT AND NON-BUILDABLE.
18. CONTOURS BASED ON N.A.V.D. 1988 DATUM AND B.C.M.D. DATUM.
19. THE LANDSCAPING PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
20. ALL REQUIRED PARKING SPACES WILL RESIDE WITHIN THE BOUNDARY LINES (LEASE LINES) OF THE PLAN DESIGNATED LEASE AREA.
21. PROPOSED LEASE AREA HAS NO ZONING HISTORY.
22. SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02, BCZR.
23. DEER PARK ROAD IS A DESIGNATED SCENIC ROUTE PER THE MASTER PLAN 2010.
24. PROPOSED LEASE AREA HAS NO PRIOR ZONING HEARINGS.
25. NOTE: AMENDMENT EM-2001-01 TO THE BALTIMORE COUNTY WATER SUPPLY AND SEWAGE PLAN TO CREATE A SPECIAL EXCEPTION FOR A PUBLIC WATER AND SEWER CONNECTION FOR NORTHWEST REGIONAL PARK WAS ENDORSED BY THE PLANNING BOARD ON OCTOBER 18, 2001. THE AMENDMENT RESOLUTION WAS SUBMITTED TO THE COUNTY COUNCIL FOR A VOTE AT ITS AUGUST 5, 2002 MEETING. THE REQUEST MUST BE APPROVED BY BALTIMORE CITY.
26. NO PREVIOUS COMMERCIAL PERMITS WITHIN LEASE AREA.
27. LEASE AREA IS OUTSIDE OF 100 YEAR FLOODPLAIN.
28. ALL SIGNAGE WILL COMPLY WITH SEC. 450.
29. LEASE AREA IS OUTSIDE CHESAPEAKE BAY CRITICAL AREA.
30. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE PLACED TO REFLECT LIGHT FROM ADJACENT RESIDENTIAL AREAS AND PUBLIC STREETS.
31. ALL PARKING, MANEUVERING AND AISLE AREA WILL BE PAVED WITH A BITUMINOUS SURFACE AND PERMANENTLY STRIPED IN ACCORDANCE WITH SEC. 409.8.
32. NET/GROSS ACREAGES:
    DR-1 106.97 Ac. - 1.20 R/W = 105.8 GROSS ACRES
    RC-4 42.69 Ac. - 0.56 R/W = 42.1 GROSS ACRES
    RC-5 (PHASE I) 17.824 Ac. - 1.36 R/W = 16.46 GROSS ACRES
    (PHASE II) 104.167 Ac. - 1.01 R/W = 103.16 GROSS ACRES
    119.6 TOTAL GROSS ACRES
    LEASE AREA:
    RC-4 = 70,733 S.F. or 1.624 Ac.
    RC-5 = 1,323,187 S.F. or 30.376 Ac.
33. PARKING CALCULATIONS:

		REQUIRED	PROVIDED
STAFF AREAS	- 31,500sf @ 3.33/1000sf	105 sp	105 sp
COACHES AREAS	- 18 COACHES	18 sp	18 sp
MEDIA AREAS / VISITORS AREAS	- 5,078sf	55 sp	55 sp
COMMON AREAS	- 29,754sf		
PLAYER AREAS	- 85 PLAYERS	85 sp	85 sp
STORAGE AREAS	- 5,194sf		
TOTALS		263 sp	263 sp

34. DESIGN, SCREENING AND LANDSCAPING FOR OFF-STREET PARKING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL PURSUANT TO SEC. 409.8 OF THE BCZR.

STATE OF MARYLAND GEORGE M. STOCK 22974 PROFESSIONAL ENGINEER
GEORGE M. STOCK, P.E. 22974

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FORUM STUDIO, INC.

Structural Engineer
ALPER AUDI

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SHAMBAUGH & SONS

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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title
Variance and Special Exception Request Plan
Site Plan

Drawing No.
VSE-5.0

Scale	1"=50'		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

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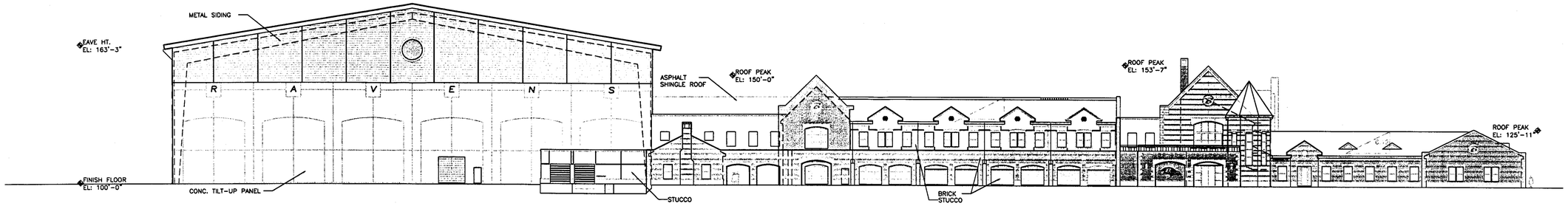
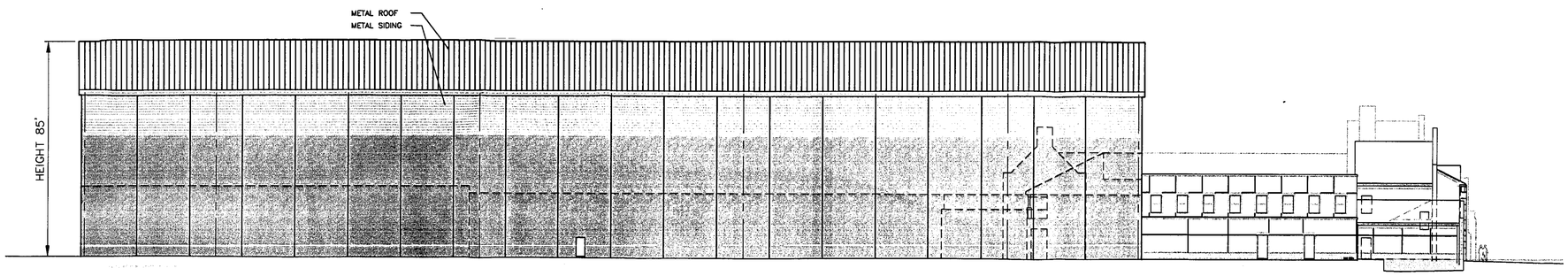
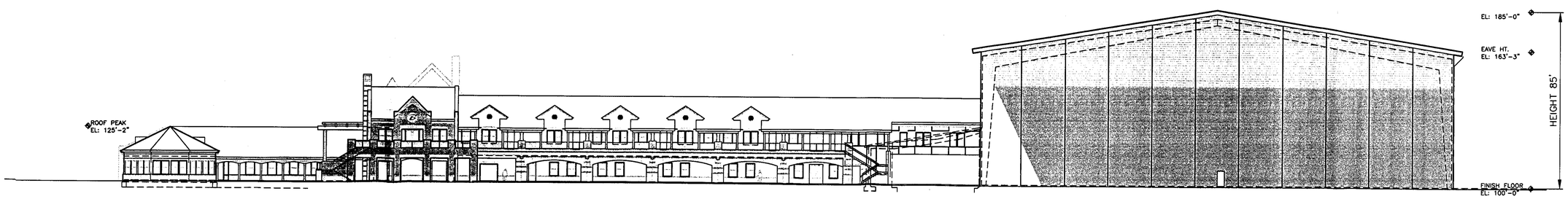


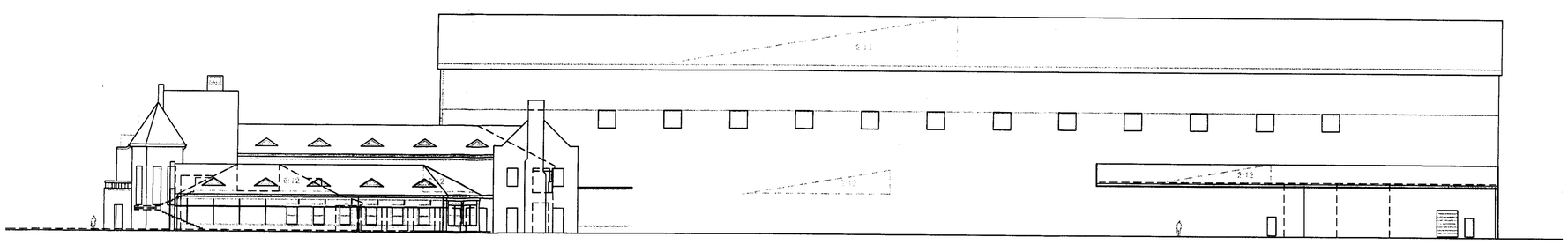
4 **EAST (FRONT) ELEVATION**
SCALE: 1" = 24'-0"



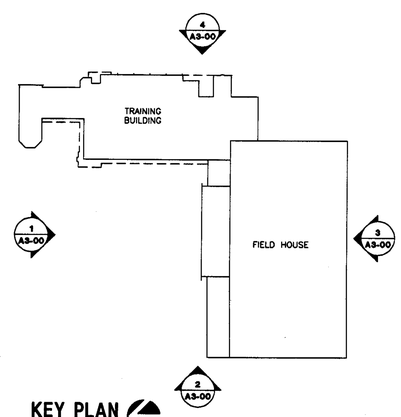
3 **SOUTH ELEVATION**
SCALE: 1" = 24'-0"



2 **WEST (REAR) ELEVATION**
SCALE: 1" = 24'-0"



1 **NORTH ELEVATION**
SCALE: 1" = 24'-0"



KEY PLAN
n.t.s.

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Northwest Regional Park, Phase IIA

Northwest Regional Park
Owings Mills, Baltimore County, Maryland

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	PER COUNTY COMMENTS ISSUE DATE	11/13/02 11/06/02

Drawing Title
Variance and Special Exception Request Plan
Building Elevations

Drawing No.
VSE-6.0

Scale	Noted		
Dwg By	J.E.F.	Check By	K.E.R.
Clayco Job No.		Consult. Job No.	201-2562

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