IN RE: PETITIONS FOR SPECIAL HEARING
AND SPECIAL EXCEPTION
SW/S Reisterstown Road and
NW/S Cherry Valley Road
4th Election District
4th Councilmanic District

(11712-A Reisterstown Road)

Turnpike Associates, Legal Owner and Curves-Reisterstown, Contract Purchaser Petitioners

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-330-SPHX

\* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Special Hearing filed by the legal owner of the subject property, Turnpike Associates and the lessee, Curves-Reisterstown. The special exception request is to approve a gym or health club as a community building pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.). The special hearing request is to confirm that the parking provided is adequate and to amend the site plan approved in Case No. 92-244-A.

Appearing at the hearing on behalf of the requested relief were William Berman and Patricia Palumbo, appearing on behalf of the owners of the property, Devon Stiles, appearing on behalf of Curves-Reisterstown, Ken Colbert, the professional engineer who prepared the site plan of the property, and David Karceski, attorney at law, representing the Petitioner. There were no protestants or others in attendance at the hearing.

Testimony and evidence indicated that the property, which is the subject of this request, is known as "The Cherryvale Plaza Shopping Center" located on the west side of Reisterstown Road at its intersection with Hammershire Road. The property is improved with a large retail shopping center with a mix of retail, office, and commercial uses. The lessee herein, Curves-Reisterstown, is interested in gaining approval for a health club which is currently located in the area of the shopping center highlighted in yellow marker, as shown on Petitioner's Exhibit No. 1.

363

The testimony revealed that Ms. Stiles received a conditional use permit in December of 2002 in order to open her business at this location. The special exception and special hearing relief requested at this time is to provide permanent approval for this health club facility.

The testimony and evidence offered demonstrated that the Petitioner clearly satisfies the special exception requirements as contained within Section 502.1 of the Baltimore County Zoning Regulations. Furthermore, there is no adverse impact on the parking provided on site in that the use occurring at this location does not generate an excessive amount of traffic. Accordingly, the special hearing request shall be granted to approve the parking and to amend the site plan which was previously approved in Case No. 92-244-A.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of March, 2003, that the special exception request, to approve a community building on the subject property and the special hearing request, to amend the site plan of the property and to approve the modified parking request, be and is hereby APPROVED.

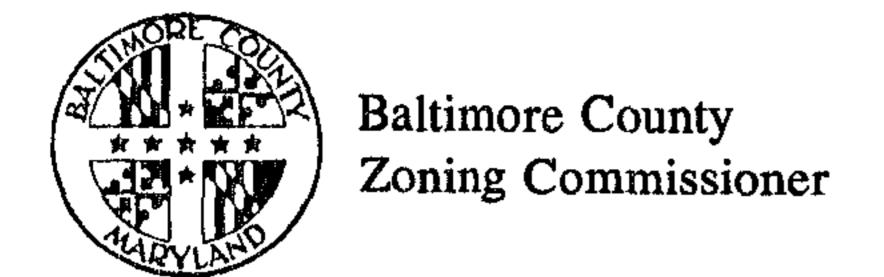
IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

March 13, 2003

David Karceski, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petitions for Special Exception & Special Hearing

Case No. 03-330-SPHX

Property: 11712 A Reisterstown Road

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception and special hearing have been approved in accordance with the enclosed Order.

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

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Muthy Hotroco

TMK:raj Enclosure

## Copies to:

William Berman
Patricia Palumbo
11299 Owings Mills Boulevard
Owings Mills, MD 21117

Devon Stiles 11712 A Reisterstown Road Reisterstown, MD 21136

Ken Colbert 2835 Smith Avenue Baltimore, MD 21209



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at 11712 A Reisterstown Road

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 a made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the term of the property for

Special Exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations for a community building.

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

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Curves-Reisterstown Turnpike Associates Name - Type of Print Name - Type or Print Signature Devon E. Stiles, President Signature 3129 Laurelview Drive (860) 298-0935 PEK Cherryvale, General Partner, Address Telephone No. Name - Type of Plint Abingdon, Maryland 21009 City State Zip Code Signature By: Phillip E. Klein, President Attorney For Petitioner: 11299 Owings Mills Boulevard (410)902-5994 Address Suite 200 Telephone No. Robert A. Hoffman Owings Mills, Maryland 21117 Name - Type of Print City State Zip Code Representative to be Contacted: Signature Venable. Baetier and Howard. LLP Robert A. Hoffman Company Name 210 Allegheny Avenue (410)494-6200210 Allegheny Avenue 410)494-6200Address Telephone No. Address Telephone No. Tawson, 21204 Maryland Towson, Maryland 21204 State Zip Code City State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING \_\_\_\_\_ Case No. 03-330- SPHX UNAVAILABLE FOR HEARING Date 186 1-16-03 Reviewed By JRA REU 09/15/98



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	11712 A	Reiste	rstown	Road
which is	presently z	oned 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to confirm that the parking provided is adequate and to amend the site plan approved in Case No. 92-244-A.

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

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

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

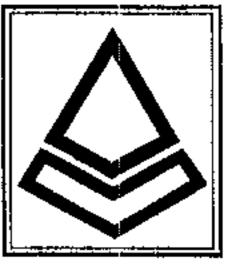
Contract Purchaser/Les	ssee:		Legal Owner	<u>(s):</u>								
Curves-Reisterstor	wn		Turnpike Associates									
Name - Type or Print	5/1/85		Name - Type or Pri		<del></del>							
Signature Dévon E. Sti.	les, Pres	ident	Signature									
3129 Laurelview Dr Address	rive (860		Metropolitar Name - Type of Prin	Management Com Agent	pany, Managing							
City	State	Zip Code	Signature By: Wi	Iliam S. Berman	. Senior Vice							
Attorney For Petitioner	i		_	President Mills Boulevar								
Robert A. Hoffman		7.	Owings Mills	Maryland	21117							
Name - Type or Print  Signature	Kuen / c	Mh	City	State ve to be Contacted	Zip Code							
Zenable, Baetjer a	and Howard	d. LLP	Robert A.	Hoffman								
Company			Name	<del></del>	<del></del>							
210 Allegheny Aver	nue (410)	) 494-6200	210 Allegh	neny Avenue	(410)494-620							
Address		Telephone No.	Address	<del> </del>	Telephone No.							
Cowson, Mary		1204	Towson,	Maryland	21204							
City	State	Zip Code	City	State	Zip Code							
				OPETAR LIGHT ON III	,							

Case No. \_\_\_\_\_\_ UNAVAILABLE FOR HEARING \_\_\_\_\_\_

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_ O(-(603))

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

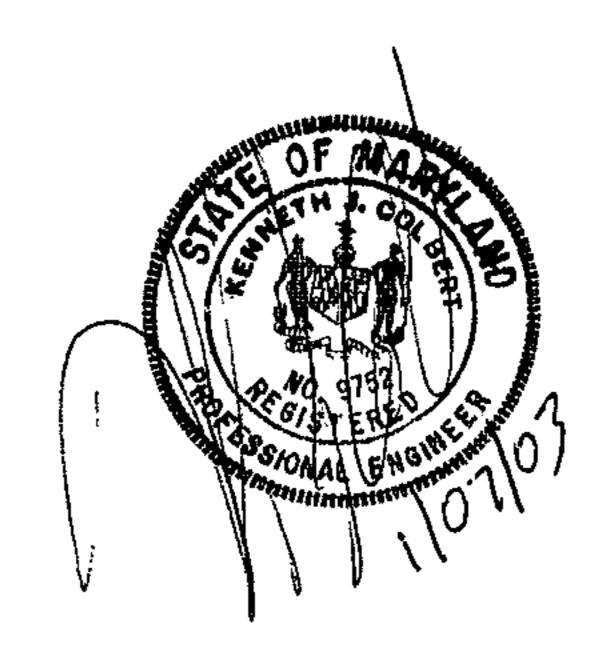


# ZONING DESCRIPTION SPECIAL HEARING CONTINUES 11706 REISTERSTOWN ROAD

Beginning at a point on the northwest side of Reisterstown Road, 83 feet wide, a distance of 980 feet, more or less northerly of the centerline of Cherry Valley Road, 50 feet wide. Thence the following courses and distances:

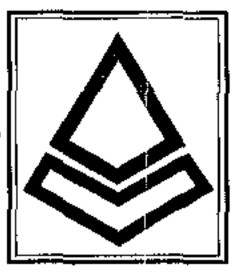
S 43°49'00" E 600.00 ft.; S 47°08'00" W 183.00 ft.; S 43°49'00" E 183.00 ft.; S 43°49'00" E 26.00 ft.; S 43°49'00" W 183.00 ft S 43°49'00" E 155.06 ft.; S 57°16'27" W 117.55 ft.; To the western side of Cherry Valley Road Thence by a curve to the left with a radius of 700.00 ft. and an length of 135.50 ft.; N 43°49'00" W 799.52 ft.; N 43°49'00" W 100.00 ft.; N 43°49'00" W 100.00 ft.; thence N 47°08'00" E 283.05 ft., to the Point of Beginning.

As recorded in Deed recorded in Liber 12981, folio 608, containing 7.7583 acres. Also known as 11706 Reisterstown Road and located in the 4<sup>th</sup> Election District.



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



# ZONING DESCRIPTION - SPECIAL EXCEPTION 11706 REISTERSTOWN ROAD

BEGINNING at the rear of the existing building North 43 degrees 49 minutes 00 seconds West 380.11 feet; and North 46 degrees 11 minutes 00 seconds East 45.00 feet from a point on the northwest side of Cherry Valley Road, 50 feet wide, and 500 feet, more or less southwesterly from the centerline of Reisterstown Road, 83 feet wide. Thence the following courses and distances:

North 43 degrees 47 minutes 14 seconds West 46.30 feet;

North 46 degrees 12 minutes 46 seconds East 44.10 feet;

South 43 degrees 47 minutes 14 seconds East 4.85 feet;

North 46 degrees 12 minutes 46 seconds East 19.10 feet;

South 43 degrees 47 minutes 14 seconds East 0.80 feet;

North 46 degrees 12 minutes 46 seconds East 1.70 feet;

North 43 degrees 47 minutes 14 seconds West 53,24 feet;

North 48 degrees 43 minutes 21 seconds East 54.68 feet;

South 84 degrees 22 minutes 51 seconds East 6.27 feet;

South 43 degrees 40 minutes 04 seconds East 53,26 feet;

North 50 degrees 28 minutes 37 seconds East 37.30 feet;

By a curve to the right having a radius of 22.41 feet, an arc length of 33.18 feet;

South 44 degrees 17 minutes 11 seconds East 80.00 feet;

South 46 degrees 28 minutes 28 seconds West 60.61 feet;

North 43 degrees 31 minutes 32 seconds West 10.64 feet;

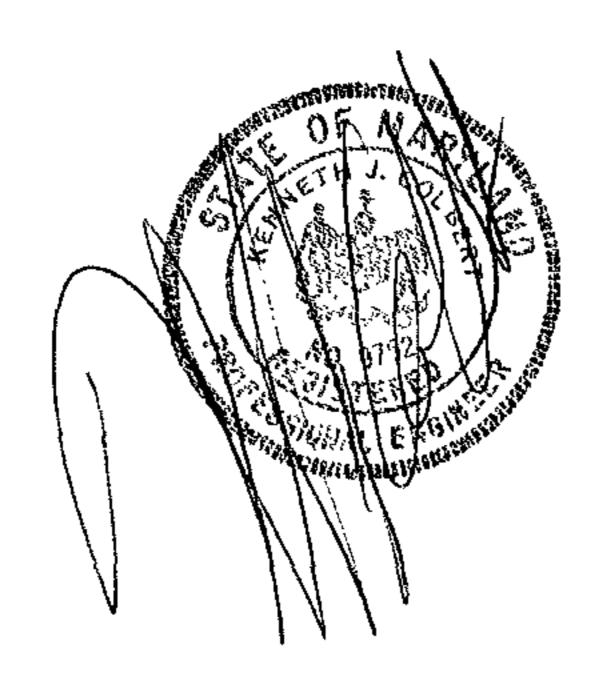
1 of 2

South 48 degrees 43 minutes 21 seconds West 55.26 feet;

North 43 degrees 47 minutes 14 West 59.26 feet;

South 46 degrees 12 minutes 46 seconds West 64.90 feet to the point of beginning.

Being part of the property as described in a deed recorded among the Land Records of Baltimore County, Maryland in Liber 12981 at Folio 608.



#### **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: #03-330-SPHX

11708 and 11712 Reisterstown Road

SW/side Reisterstown Road and the northwest side

Cherry Valley Road

4th Election District - 4th Councilmanic District

Legal Owner(s): Turnpike Associates Contract Purchaser, Curves-Reisterstown, Devon Stiles, President Special Exception: to permit a Health Club community building. Special Hearing: to confirm that the parking provided is adequate and to amend the site plan approved in Case No. 92.

Hearing: Wednesday, March 12, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake

Avenue...

#### LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Com-

missioner'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/2/784 Feb. 25

C589644

# CERTIFICATE OF PUBLICATION

<u>2128</u> , 20 <u>03</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
m = 2  25 ,2003.
The Jeffersonian
Arbutus Times
Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

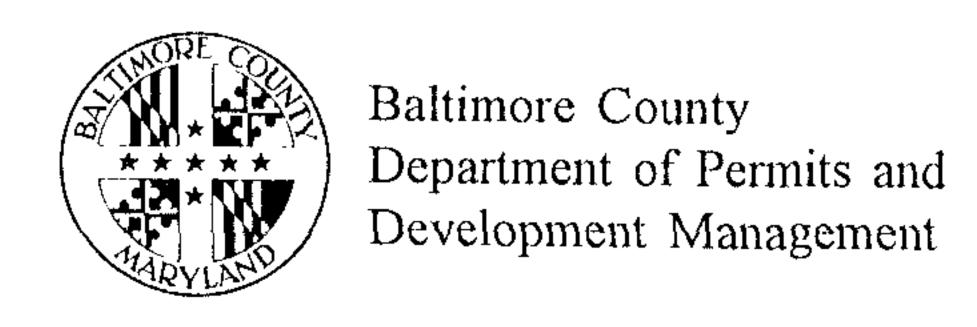
FROM: DISTRIBUTION
WHITE - CASHIER RECEIVED MISCELLANEOUS OFFICE OF BUDGET & FINANCE BALTIMORE COUNTY, MARYL PINK -RECEIPT AGENCY ACCOUNT AMOUNT YELLOW - CUSTOMER 40 No. 2000 TOTAL THE BUTTERN BURELLES The state of the s NAC. VALIDATION **建新工程的** 

and replied the

保持与

# CERTIFICATE OF POSTING

•	RE: Case No.: 03-330-5PHX
•	Petitioner/Developer: CURVES -
	REISTERSTOWN, DEVON STILES
	Date of Hearing/Closing: 3/12/03
altimore County Department of crmits and Development Management ounty Office Building, Room 111 1 West Chesapeake Avenue owson, MD 21204	*
tention: Ms. Gwendolyn Stephens	
adies and Gentiemen:	
he sign(s) were posted on	REISTERSTOWN Rd 2/22/03
no profes as an francois our management	2/22/03 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	SSG DOBERT BLACK
	(Printed Name) 1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Fax: 410-887-5708

January 29, 2003

### 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: 03-330-SPHX

11706 and 11712 Reisterstown Road

SW/side Reisterstown Road and the northwest side Cherry Valley Road

4<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owner: Turnpike Associates

Contract Purchaser: Curves-Reisterstown, Devon Stiles, President

Special Exception to permit a Health Club community building. Special Hearing to confirm that the parking provided is adequate and to amend the site plan approved in Case No. 92.

Hearings:

Wednesday, March 12, 2002 at 2:00 p.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Arnold Jabloi

Director

AJ:rlh

C: Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204 Turnpike Associates, Metropolitan Management Co., Managing Agent, William Berman, 11299 Owings Mills Blvd., Owings Mills 21117 Curves-Reisterstown, Devon Stiles, President, 3129 Laurelview Drive, Abingdon 21009

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 25, 2003.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 25, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontel Venable, Baetjer & Howard 210 Allegheny Avenue Towson, MD 21204

410-494-6244

### **NOTICE OF ZONING HEARING**

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Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# DEPARTMENT OF PEMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

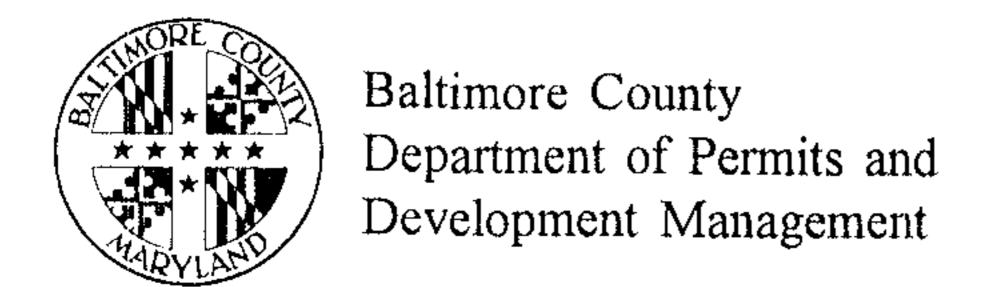
Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted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

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

For Newspaper Advertising:
Item Number or Case Number: 03-330-5PHX
Petitioner TURNPIKE ASSOCIAtes
Address or Location 11712 A Reistenstand Road
PLEASE FORWARD ADVERTISING BILL TO
Name Amy DUNTELL
Address 210 Aurgnary AVENUE
Towson Manyum 21204
Teiephone Number (410) 494 6244

Revised 2/20/98 - SCJ

0.3-330-SPHX



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

March 7, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-330-SPHX, 11712 A Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 2003.

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.

Supervisor, Zoning Review

U. Callabal)

WCR:klm

Enclosures

c: People's Counsel
Turnpike Associates, Philip Klein, President, 11299 Owings Mills Blvd., Owings Mills 21117
Curves-Reisterstown, Devon E. Stiles, President, 3129 Laurelview Drive, Abingdon 21009



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.:

330

Dear Ms. Hart:

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 Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



# MARYLAND DEPARTMENT OF TRANSPORTATION Robert L. Ehrlich, Jr., Governor • Michael S. Steele, Lt. Governor • Trent M. Kittleman, Acting Secretary

Date: 1.28.03

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County

Item No. 3 327

JZA

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/VS /40.

are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1

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

# Sent 3/12

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Arnold Jablon		REC	EIVED									
FROM:	R. Bruce Seel	ey RBS TOT	" * HIEM										
DATE:	March 5, 2003	3	MAR	6 2003									
SUBJECT:	Zoning Item Address	330 11712 A Reisterst	ZONING CC own Road(Cherryvale)	MMISSIONEI Plaza)									
Zoning	g Advisory Cor	nmittee Meeting of	January 28, 2003										
		nvironmental Protected ve-referenced zonir	ction and Resource Man ng item.	agement has no									
an exte	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.												
			ction and Resource Man ferenced zoning item:	agement offers									
<u>X</u>	Protection of	Water Quality, Stre	st comply with the Regulands, Wetlands and Flootlitimore County Code).										
		Regulations (Section	st comply with the Fore on 14-401 through 14-42										
<u></u>	Critical Area		st comply with the Ches ns 26-436 through 26-4 y Code).	• •									
<del>- 5.232-7775-4</del>	Additional Co	mments:											

Date: March 5, 2003

Reviewer: Betty Kelley

Sent 3/12

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

**TO:** 

Arnold Jablon, Director

DATE: February 3, 2003

RECEIVED
FEB 5 2003

ZOWNG COMMISSIONET

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

11706

**INFORMATION:** 

Item Number:

03-330

Petitioner:

Turnpike Association

Zoning:

**BL-AS** 

Requested Action:

Special Hearing

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends approval of the subject Special Exception for a community building, and Special Hearing to confirm that the parking provided is adequate, and to amend the site plan approved in Case No. 92-244-A.

Prepared by:

**Section Chief:** 

AFK/LL:MAC:

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** February 24, 2003

TO:

Arnold Jablon, Director
Department of Permits &
Development Management

FROM:

Robert W. Bowling, Supervisor
Burcau of Development Plans
Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 3, 2003

Hem Nos. 298, 326, 327, 328, 329, 330, 331, 332, 334, 335, 336, 337,

and 338

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

RWB:CEN:jrb

cc: File

RE:	PET	ITION	FOR SI	PECIAI	HEARI	NG	*	$\mathbf{BEF}$	ORE T	HE		
	ANI	O SPEC	IAL EX	(CEPT)	ON							
	1170	06 & 11	712A R	leisterst	own Rd;	SW/si	de *	ZON	ING C	OMMI	SSIONE	R
	Reis	terstow	n Rd &	NW/sic	le Cherry	Valle	y Rd					
	4 <sup>th</sup> E	election	District	ţ	•		*	FOR	-			
	4 <sup>th</sup> (	Counciln	nanic D	istrict								
	Lega	al Owne	r(s): Tu	ırnpike	Associate	S	*	BAL	TIMO	RE COU	JNTY	
	Con	tract Pu	rchaser	(s): Cur	ves-Reist	erstow	'n;					
			on E. St	• •	*	03-330-SPHX						
				Petit	ioner(s)							
址	ste.	de	ste.	de		ata	444	ata	at.	.1.	.4.	_8.

#### **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
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 Aday of January, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, LLP, 210 Allegheny avenue, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

# I B In Str 30 ength Minutes

# Just

you check longer need to on check your heart rate every eight minutes in just half an hour, you will have burned up components: warm-up. 20 minutes at a sustained target heart rate, 5 sets of strength comfortable for women. to move every thirty-five seconds and have elements of fitness. aspects of a total fitness program. We've created the first strongth training program down, aerobic recovery stations. resistance strength training machines tissue, women will raise their metabolism training on all major minutes into their busy schedules. Our Quickfit circuit alternates hydraulic An instructor or a cue tape will tell you to 500 calories and safely performed all ng on all major muscle groups, cool and stretching routine. Women no and expect to keep the weight off! A complete workout includes five compromise and miss important Everyone can fit thirty By increasing Music makes it Women no with

training equipment, there are no weight stacks more controlled. exercise, only the fluid and the movement is a restricting orifice resistance that keeps you moving smoothly with a piston, which moves fluid through to manage, just the safe, accommodating ł lydraulic resistance utilizes a cylinder and safely around the circuit In contrast to other strength It is much like aquatic

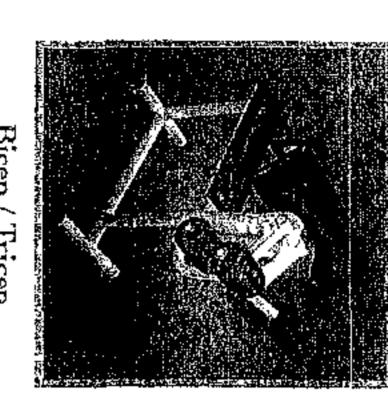
# Who would benefit from a thirty minute, total workent?

When dieting, up to forty percent of weight loss is lean muscle mass. Research has shown that if you are strength training while losing weight, your body will protect muscle tissue. An overweight woman will lose only body fat while increasing lean tissue and metabolism

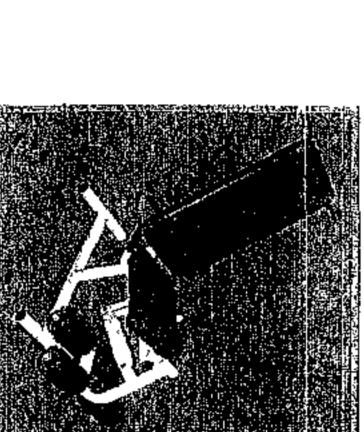
ventional exercise programs require more than an hour and a half for a complete workout Everyone can fit thirty minutes, a few times a week, into their busy schedules. Other COD-

Older people, often afraid of workout injuries. lose lean muscle mass due to mactivity. With the Quicklit System, they can enjoy the benefits of strength training without the fear of mjury

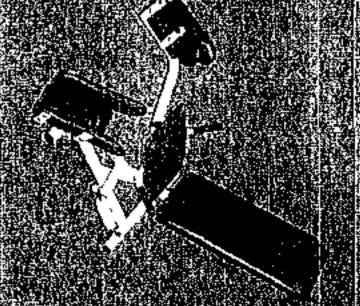
Studies have shown that rehabilitation can achieved more salely using bydraulies rather than weight stack apparatus



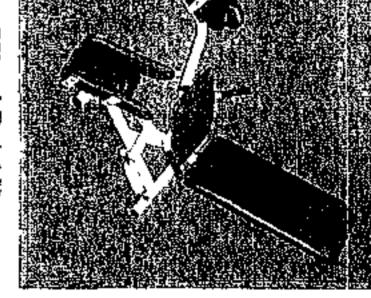
Bicep / Tricep

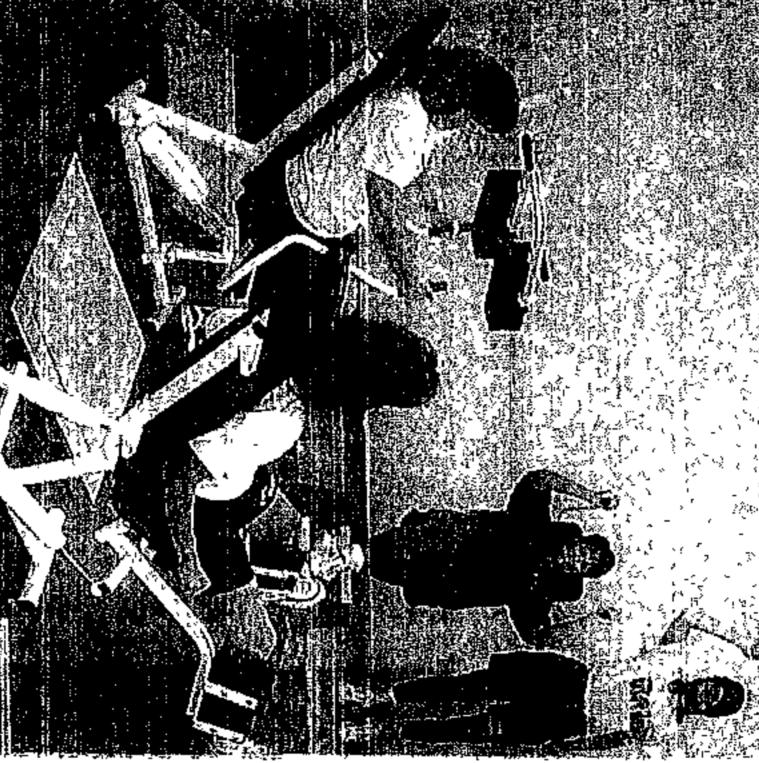


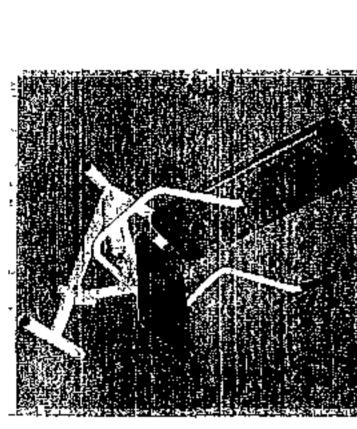




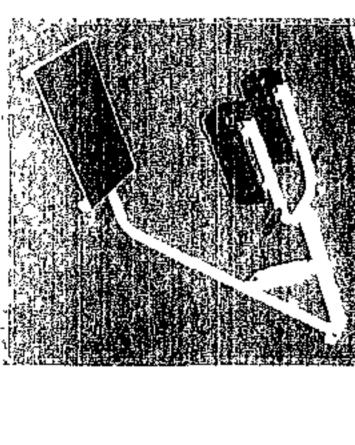
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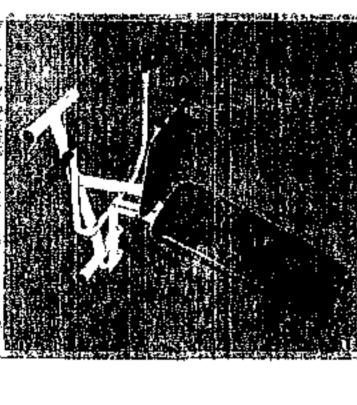


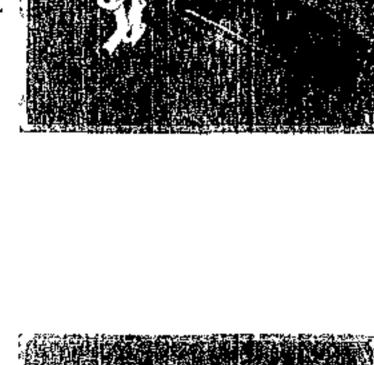




Chest / Back







Leg Press

# Double

Exercise

Circuit

Environment

S. Liter Co.

draulic

Resistance

groups simultaneously, assuring a symmetrical and most soreness. You work opposing muscle performing eccentric contractions, you can With hydraulic resistance you push forward then pull back. There is no lowering of weights ("eccentric contractions") By not work, therefore the intensity is much greater eliminate eighty-five percent of the injuries enabling you to elevate and maintain your target workout. Gravity is no longer doing half the By not

# Mascle Overtond

heart rate.

find that it burns more calories strength. motion. overload the muscle throughout the range of greater the resistance. As you go through the resistance because it increases power, not just resistance increases include several sets of repetitions at a resistance range of motion and increase the speed, the tion of speed. age and momentum, the movement becomes of the range of motion equipment, with a fixed weight, usually over-loads the muscle only the first thirty degrees that will overload the muscle An effective strength-training program must With hydraulics, resistance is a func-Professional athletes use hydraulic Women interested in losing weight The faster you move, the Therefore, you can Once you have lever-Conventional

your target level. rate check, to assure that you are working at eight minutes you will take a ten-second heart depending on your physical condition. resistance, you simply move faster or slower, Accommodating Because the speed of movement determines Rosistance Every

# ₩. 17

will utilize Quickfit so they can increase lean tissue and keep their metabolism high and for them. Older people enjoy exercise that is practically injury and soreness free. Busy then body fat low Strength training has been proven to be the people can now find the time for a complete circuit, set to music, with everything preset The Quickfit System is strength training women will do solution to permanent body fat reduction Even aerobic exercise pai ticipants Women feel comfortable in a

Robert L. Ehrlich, Jr.

Michael S. Steele

H. Governor



Audrey E. Scott Secretary

**Florence E. Buctan** Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH (03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

Jana, hit

Local Planning Assistance Unit

cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NUMBER OF SONDATE

PETITIONER'S SIGN-IN SHEET

E-MAIL	Ph. Propost in Contain												
CITY, STATE, ZIP			7117011 WOF5945134		80212 CM EAS								
ADDRESS	THE TAKEN OF THE PARTY OF THE P	では、からいってくろうであるから、	MINERSHAM TELLI		2835 SHITH OLE								
NAME		C. L. C.	X	Len Couger									

