IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – SW/S Jenifer Road,
115' S of the c/l Padonia Road
(12006 Jenifer Road)
8th Election District

8th Election District 3rd Council District

The Padonia Corporation Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-007-SPHA

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, The Padonia Corporation, by Fred Rigger, President, through their attorney, Charles M. Davis, Esquire. The Petitioners request a special hearing to approve a pavilion and other structures on the subject property, and variance relief from Sections 1A04.3.B.2 and 102.2 to permit a distance between said structures of 20 feet in lieu of the required 100 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Fred Rigger and Ira Rigger, principals of The Padonia Corporation, property owners, and Charles M. Davis, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the southwest side of Jeniser Road, just south of Padonia Road in Timonium. The property contains a gross area of 29.3465 acres, more or less, zoned R.C.5 and is the site of the Padonia Park Swim Club, which has existed on the site for many years. The central portion of the property is improved with several inground swimming pools and related accessory structures, including a snack bar, lounge, locker rooms, etc. Over the years, the facility has grown and prospered with additional uses. The rear of the site now features a community building and day

Date REGENCED FOR FILING

school. The community building is leased for parties and other social gatherings and is also used in connection with the swim club. Additionally, as more particularly shown on the site plan, the property contains tennis courts, other recreational amenities, pavilions, etc.

The subject of the Petition relates to several proposed improvements that are contemplated. It was indicated that these improvements will be completed in phases in future years. The instant Petitions were submitted to obtain permits well in advance of the construction phase. The proposed improvements relate to different areas on the site. Specifically, a small office building is proposed in the front portion of the site, near the entrance to the property from Jenifer Road. In addition, a 30' x 30' office expansion is proposed to the existing office building located near the larger of the pools. Lastly, additional improvements are proposed towards the rear of the site, including the construction of a future pool and several additions to the existing community building.

The existing improvements and proposed construction have been clustered towards the center of the site to lessen the impact on adjacent properties. The variance relief requested does not relate to any tract boundary or property line; rather the Petitioners wish to cluster the improvements to the interior of the site so as to facilitate uses and access to same.

As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency. Based upon the testimony and evidence presented, I am easily persuaded to grant the relief. The Padonia Park Swim Club has operated at this location as a good neighbor for many years and is an asset to the community. The proposed improvements are compatible with existing uses on the site and will not detrimentally impact adjacent properties. In sum, I am persuaded that the Petitioners have met the requirements of Section 502.1 and 307 of the B.C.Z.R. for relief to be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 2003 that the Petition for Special Hearing to approve a pavilion and

other structures on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1A04.3.B.2 and 102.2 to permit a distance between said structures of 20 feet in lieu of the required 100 feet, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	12006	JEN	IFER H
which is	presently zon	ned	1.c.5

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

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

STRUCTURES (SEE SITE MC+N) AND A VARIANCE PROM SECTIONS I 404.3 B2 and 1250 102.2 TO MIAN 20 MIN. A DISTANCE BETWEEN STRUCTURES TO BE IN LIEU OF THE PREQUIRED 100°

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

	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):
Name - Type or Print	Name Type or Print Quest Quest
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner: Name - Type or Print	Address Telephone No. Cockeysville Nel 21030 City State Zip Code
Signature	Representative to be Contacted:
Company Company Address Telephone No	Name PAU (SIKMAN Name 40 832 214 WASITINGTON AVE 7666 Address Telephone No.
State Zip Code	Address Telephone No. 7WSON MD 2/204 City State Zip Code
	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 2. Mer.
	ESTIMATED LENGTH OF HEARING 2 1/22
Case No. 54-007-58HB	UNAVAILABLE FOR HEARING
Case No. 14-66/-31/11/29 Revi	iewed By 2000 Date 7-02-03

ZONING DESCRIPTION FOR #12006 JENIFER ROAD (PADONIA SWIM CLUB)

BEGINNING AT A POINT ON THE SOUTHWEST SIDE OF JENIFER ROAD
WHICH IS 60 FEET WIDE AT THE DISTANCE OF 115 FEET SOUTH OF THE
CENTERLINE OF PADONIA ROAD WHICH IS 60 FEET WIDE. AS RECORDED
IN DEED LIBER 4038, FOLIO 600, THENCE THE FOLLOWING COURSES AND
DISTANCES, VIZ: S 33 DEGREES 02 MINUTES E, 130.67 FEET; THENCE S 58
DEGREES 58 MINUTES E, 125.49 FEET; THENCE S 37 DEGREES 40 MINUTES
40 SECONDS W, 1728.22 FEET; THENCE N 21 DEGREES 11 MINUTES 40
SECONDS W, 1429.11 FEET; THENCE N 42 DEGREES 09 MINUTES E, 190.83
FEET AND N 86 DEGREES 55 MINUTES E, 1268.00 FEET TO THE PLACE OF
BEGINNING, CONTAINING 29.36 ACRES OF LAND, MORE OR LESS. ALSO
KNOWN AS #12006 JENIFER ROAD AND LOCATED IN THE 8TH. ELECTION
DISTRICT, 3RD. COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

00

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT 04-007-9PHA

DATE 7-02-03 ACCOUNT F-001-006-6150

Care No. 23529

AMOUNT \$ 650.

FOR: Commercial Special Housing & Variance
-Piling tous & 12006 Jenn. Per Fel.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

[联議] "生物"的一种企业的自然的。

民户南部: 网络田 陽田 陽田 福红斯 # 。19596 7/02/2005

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CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE Carl No. 27435 MISCELLANEOUS RECEIPT 04-007-SPHA DATE 7-30-03 _ ACCOUNT R 001-006-6,50 AMOUNT \$ 200. RECEIVED FROM: GOVERNOR TO THE TOTAL FOR: Revised Petition Plans
Fullania Swin Club

温制程38 部開稅 7/30/2003 7/30/2003 08:50:14 制造的關係的數學 E TEEPT # 1490E 7/30/2003 (FL) 5 526 ZGIIII VERIFICATION 团团。现769 People Tot \$200.00 W.W C. Biltimie Gunt, Wryland

CASHIER'S VALIDATION

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, #04-007-SPHA

10006, Innifer Bood

12006 Jenifer Road

S/west side of Jenifer Road, 115 feet south of centerline of Padonia Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Fred Rigger, President

Special Hearing and Variance: to permit a pavilion and other structures from sections 1 A04.3B2 and also variance to section 102 2 to allow 20 foot minimum a distance between structures to be in lieu of the required 100 feet.

Hearing: Tuesday, September 9, 2003 at 11:00 a.m. in
Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

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

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

8/202 Aug 21

CERTIFICATE OF PUBLICATION

8/21,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 821,2003.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
2 Wilkinger

I SGAL ADVERTISING

CERPICATE OF POSTING

Date:	august	25,200=	3
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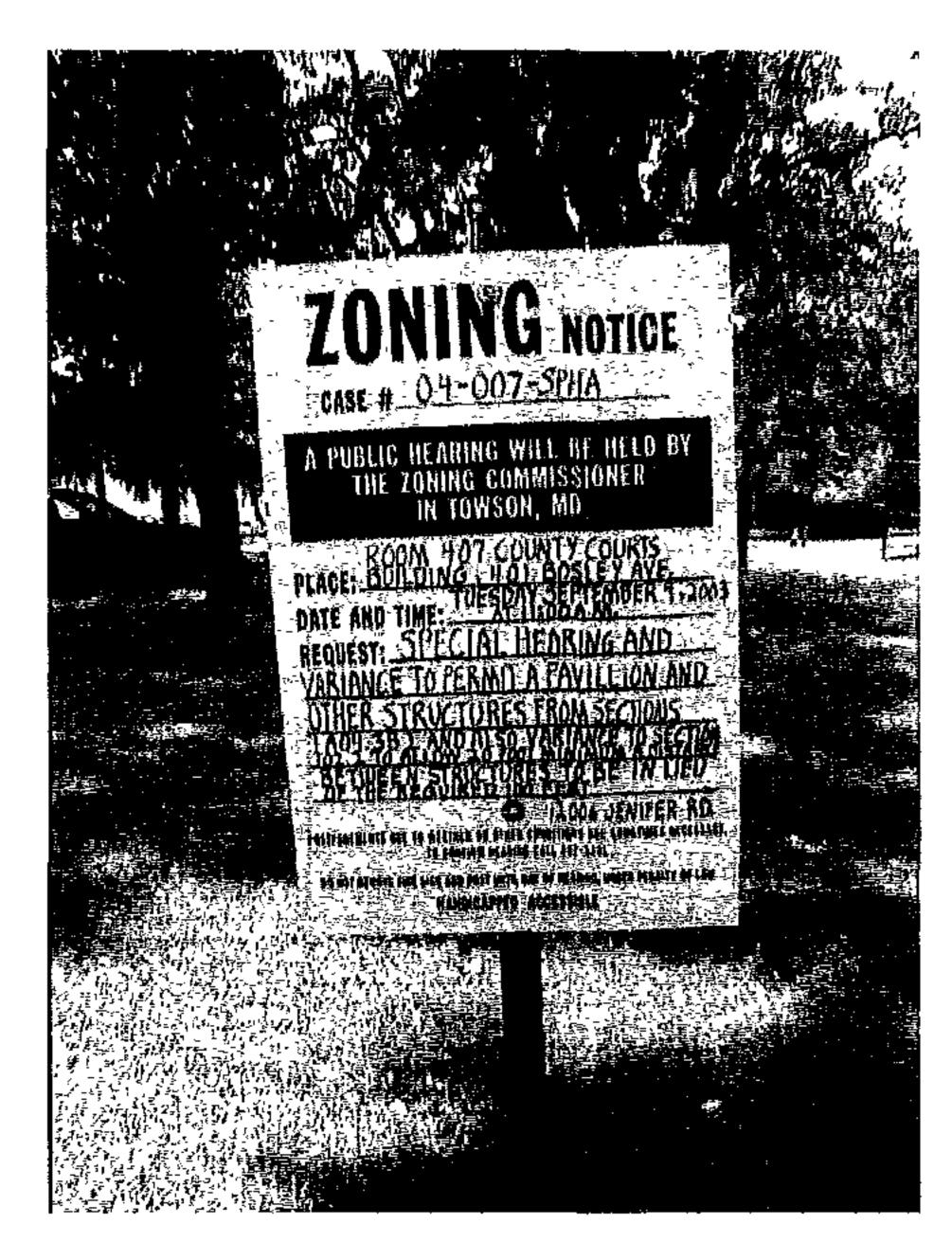
RE: Case Number 04-007-5PHA

Petitioner/Developer: FRED RIGGER, CHARLES DAVIS, DAVISGAFFNEY & PAUL GORMAN Date of Hearing/Closing: September 9, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 12065JENIFERQD.

The sign(s) were posted on

Month, Day, Year)



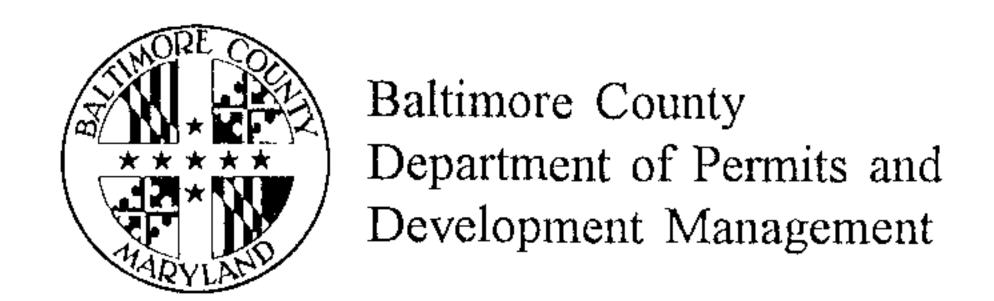
Signature of Sign Poster)

LINDA O'KEFE
(Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster)

410-666-5366 (Telephone Number of Sign Poster)



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

Fax: 410-887-5708

July 15, 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: 04-007-SPHA

12006 Jenifer Road

S/west side of Jenifer Road, 115 feet south of centerline of Padonia Road

8th Election District - 3rd Councilmanic District

Legal Owner: Fred Rigger, President

Special Hearing and Variance to permit to permit a pavilion and other structures from sections 1 A04.3B2 and also variance to section 102.2 to allow 20 foot minimum a distance between structures to be in lieu of the required 100 feet.

Hearings:

Tuesday, September 9, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Fred Rigger, 12006 Jenifer Road, Cockeysville 21030 Charles Davis, Davis & Gaffney, 318 N. Paca Street, Baltimore 21201-1814 Paul Gorman, 214 Washington Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 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

Thursday, August 21, 2003 Issue - Jeffersonian

Please forward billing to:

Fred Rigger 12006 Jenifer Road Cockeysville, MD 21030

410-252-2046

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: 04-007-SPHA

12006 Jenifer Road

S/west side of Jenifer Road, 115 feet south of centerline of Padonia Road

8th Election District – 3rd Councilmanic District

Legal Owner: Fred Rigger, President

<u>Special Hearing</u> and <u>Variance</u> to permit to permit a pavilion and other structures from sections 1 A04.3B2 and also variance to section 102.2 to allow 20 foot minimum a distance between structures to be in lieu of the required 100 feet.

Hearings:

Tuesday, September 9, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

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.



ZONING REVIEW

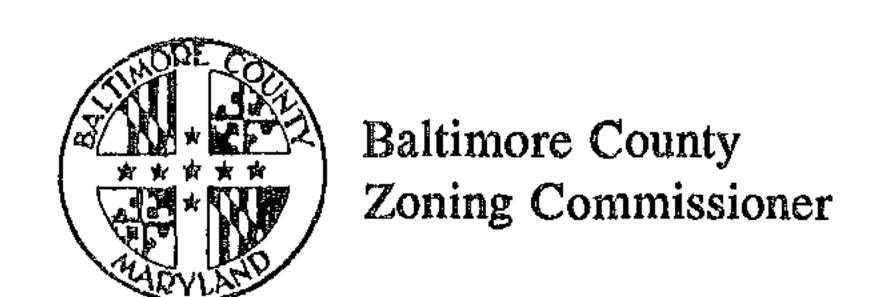
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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 04-007-5PHA	
Petitioner FRED Rigger-	***
Address or Location. 12006 Jenn Por Rd.	
PLEASE FORWARD ADVERTISING BILL TO. Name.	
Address' Same	
Cockeysylle, MD., 21030	
Telephone Number: 410-252-2046	



September 23, 2003

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

Fax: 410-887-3468

Charles M. Davis, Esquire Davis & Gaffney 318 N. Paca Street Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE SW/S Jenifer Road, 115' S of the c/l Padonia Road (12006 Jenifer Road)

8th Election District — 3rd Council District
The Padonia Corporation - Petitioners
Case No. 04-007-SPHA

Dear Mr. Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing 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,

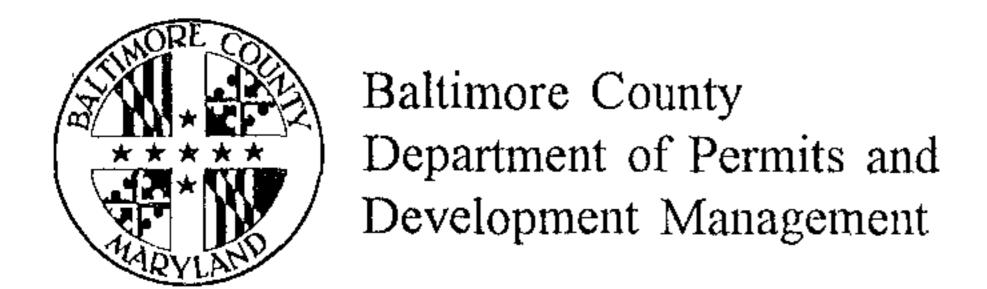
LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Messrs. Fred Rigger & Ira C. Rigger, The Padonia Corporation 12006 Jenifer Road, Cockeysville, Md. 21030 Mr. Paul Gorman, 214 Washington Avenue, Towson, Md. 21204

People's Counsel; Case File



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

September 5, 2003

Charles Davis
Davis & Gaffney
318 N. Paca Street
Baltimore, MD 21201-1814

Dear Mr. Davis:

RE: Case Number: 04-007-SPHA, 12006 Jenifer Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 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. Callibal)

WCR:klm

Enclosures

c: People's Counsel Fred Rigger, 12006 Jenifer Rd., Cockeysville 21030 Paul Gorman, 214 Washington Ave., Towson 21204



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

115

MARYLAND DEPARTMENT OF TRANSPORTATION

7.16.03 Date:

Baltimore County

Item No. 007

RE:

Ms. Rebecca Hart Baltimore County Office of Permits and Development Management County Office Building, Room 109

Towson, Maryland 21204

Dear. Ms. Hart:

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

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

Very truly yours,

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

1. J. Gredle



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

July 16, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 14, 2003

Item No.:

002-014

007

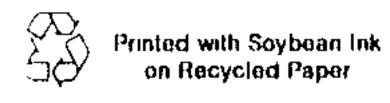
Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 16, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-007 & 04-012 - Special Hearings

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

RECEIVED

JUL 1 7 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

L

DATE: September 9, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 21, 2003

Item Nos. 001, 002, 003, 005, 006, 007, 008, 009, 010, 011, 013, and 014

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE
12006 Jennifer Road; SW/side Jennifer Rd, * ZONING COMMISSIONER
115' S c/line Padonia Road
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Fred Rigger, President
Petitioner(s) * BALTIMORE COUNTY

* 04-007-SPHA

k * * * * * * * * * *

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 day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to Paul Gorman, 214 Washington Avenue, Towson, MD 21204, & to Charles M Davis, Davis & Gaffney, 318 N Paca Street, Baltimore, MD 21201, Attorney for Petitioner(s).

RECEIVED

JUL 22 2003

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

Robert L. Ehrlich, Jr.

Michael S. Steele

Lt. Governor



Audrey E. Scott Secretary

Florence E. Burtan
Deputy Secretary

July 15, 2003

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

Re: Zoning Advisory Committee Agenda,07/21/03 re: case numbers 04-1-SPH, 04-2-A, 04-3-SPHA, 4-4-SPH, 4-5-SPH, 4-6-SPHA, 4-7-SPHA, 4-8-A, 4-9-A, 4-10-SPHX, 4-11-SPHX, 4-12-SPH, 4-13-A, 4-14-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/14/03. 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

Planning Services

cc: Mike Nortrup



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and Development Management January 28, 2008

Padonia Park Club Attn: Fred Rigger 12006 Jenifer Road Cockeysville, MD 21030

RE: Spirit & Intent; case #04-007-SPHA; Padonia Park Club; 8th Election District

Dear Mr. Rigger:

Your letter to Timothy Kotroco, Director of Baltimore County Department of Permits and Development Management has been forwarded to me for reply. Based upon the information provided and my review of the applicable zoning case, letters from adjoining property owners, and the redlined site plans submitted, the following has been determined.

Since the adjoining property owners, closest to the site of the proposed swimming pool, had no objections, then your request to relocate a 60 ft. x 82 ft. swimming pool approximately 150 ft. to the northwest corner of the property as shown on your redlined plan submitted with your letter dated January 8, 2008 is within the Spirit and Intent of the subject case # 04-007-SPHA. You should present this letter at time of permit application for pool construction.

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

Sincerely,

Bruno Rudaitis
Zoning Review

Bruno Rudantis

BR: br

January 8, 2008

Mr. Timothy M. Kotroco Director of Zoning Administration and Development Management Towson, Md 21204

Subject: Padonia Park Club new pool

Dear Mr. Kotroco,

We are asking you to review the proposed change to our plan to move the new pool that was proposed in Zoning Case 04-007 SPHA in the rear of the property. We believe that this change is within the spirit and intent of the original order and does not materially change the conditions granted in that case.

We wish to relocate the pool from it current approved location approximately 150 feet to the northwest corner of our property. The new location will be outside the minimum set backs required by the county and the special exception granted in the above case. The addition of a 75 feet long tube slide configured in a 360-degree spiral will be placed in the approved footprint of the original pool site. The top of the slide will be approximately 13 feet off the pool deck surface.

We have always prided ourselves in maintaining the best facilities possible for our customers. By relocating this pool it will separate conflicting activities we host and increase participants' comfort level. The pool will allow each activity using this pool their own uninterrupted time.

This pool will give us water space that will allow our swim team to have more practice time and not be forced to give up valuable lanes for practice that other members use for exercising. Our current training pool does not conform to current competitive standards. This design will give all competitors a safe lane to swim with the same floor depths for each swimmer.

The active nature of our campers has caused conflicts with members using the same pool space each weekday during the summer. This has caused a safety issue for younger children trying to enjoy the same water space as the camp. By having their own water space the campers can have active play while being watched by specifically trained counselors and lifeguards.

This project is not being built to add capacity to our facilities, it is to alleviate existing conflicts and create a safe fun environment for our existing customers.

We are asking for a determination that the proposed pool changes are within the spirit and intent of the approved plan in the above case and will not change the current use of the property.

If you have any question please feel free to contact me.

Sincerely,

Fred Rigger

CEO

BALTIMORE COUNTY, MAR	LAND
OFFICE OF BUDGET AND FIN	VANCE
MISCELLANEOUS RECEIPT	,

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

AND MILIT No. 99324.

Date: 1-9-06 Tien 計劃 SINHESS 1/\0/2000 \1/\0/2000 \Dist = 37 KTP MIDS 福温。 JUM JEE ENERGIFT & TENOTI 1/09/2003 (aring Rept BS Sub Sub Rev 5 SIN TERING VERY TEATUR dept Orgn Orgn Source Acct Amount Rev Catg Fund Agcy 009374 UT M. 50 6150 00 Reapt Int 既识的 XI 00.028 and that Hollimora County, Horyland Total: 51.10 Rec From: For: **CASHIER'S**

YELLOW - CUSTOMER

VALIDATION

 COVER	PAGE	===
~~~~	[ [""] _A[L	

TO:

FROM: PADO

PADONIA PARK CLUB

FAX: 4432791043

TEL: 4102522046

COMMENT:

# PADONIA PARK CLUB

January 16, 2008

We recently received tentative approval to add a new pool to our facilities. We would like to address this new pool with the neighbors that touch our property near the proposed location.

The new pool will be a twenty-five meter, 8 lane pool with a slide. The pool will have earthen berms on the west side and north end with closely planted evergreen trees to block views and mitigate noise

The new pool will be utilized by the day camp and swim team during weekdays in the summer. The day camp schedule is from June 9, 2008 to August 15, 2008 and the times will be from 11 a.m. to 3:30 p.m. The swim team runs from May 27th to the end of July and will be using the pool for practices from 3-6 p.m. (Monday through Friday) and beginning in mid June, from 8:30-11 a.m. (Monday, Wednesday and Friday). There will be 3 Saturday morning swim team meets and one Wednesday late afternoon meet. There will be some pool activity on weekends but only during the day light hours from approximately noon to early

This pool is not to bring more people on to the property but to spread out the activities and give each group their own pool times. We are especially trying to provide better facilities for our children's services.

It is hoped to have the pool operating right after Memorial Day this season. Construction will be limited to daylight hours only.

We would like to seek your approval and would be happy to discuss this further at your earliest convenience. In order to assist us with the permit process please sign the bottom of this letter and return by Monday, January 21, 2008. Your cooperation is greatly appreciated.

Sincerely

Fred Rigger, CEO

The Padonia Corporation

Signed: Weeken L. Lower C. Date: 01-16-08

Print: Lederman L. Lower C

# PADONIA PARK CLUB

January 16, 2008

We recently received tentative approval to add a new pool to our facilities. We would like to address this new pool with the neighbors that touch our property near the proposed location.

The new pool will be a twenty five meter, 8-lane pool with a slide. The pool will have earthen berms on the west side and north end with closely planted evergreen trees to block views and mitigate noise.

The new pool will be utilized by the day camp and swim team during weekdays in the summer. The day camp schedule is from June 9, 2008 to August 15, 2008 and the times will be from 11 a.m. to 3:30 p.m. The swim team runs from May 27th to the end of July and will be using the pool for practices from 3-6 p.m. (Monday through Friday) and beginning in mid June, from 8:30-11 a.m. (Monday, Wednesday and Friday). There will be 3 Saturday morning swim team meets and one Wednesday late afternion meet. There will be some pool activity on weekends but only during the day light hours from approximately mon to early evening.

This pool is not to bring more people on to the property but to spread out the activities and give each group their own pool times. We are especially trying to provide better facilities for our children's services.

It is hoped to have the pool operating right after Memorial Day this season. Construction will be limited to daylight hours only

We would like to seek your approval and would be happy to discuss this further at your earliest convenience. In order to assist us with the permit process please sign the bottom of this letter and return by Monday, January 21, 2008. Your cooperation is greatly appreciated.

Sincerely

Fred Rigger, CEO

The Padonia Corporation

Signed:

· / // //

Date:

The Padonia Corporation • 12006 Jenifer Road • Cockeysville, MD 21030 • 410-252-2046 • Fax 410-561-1560

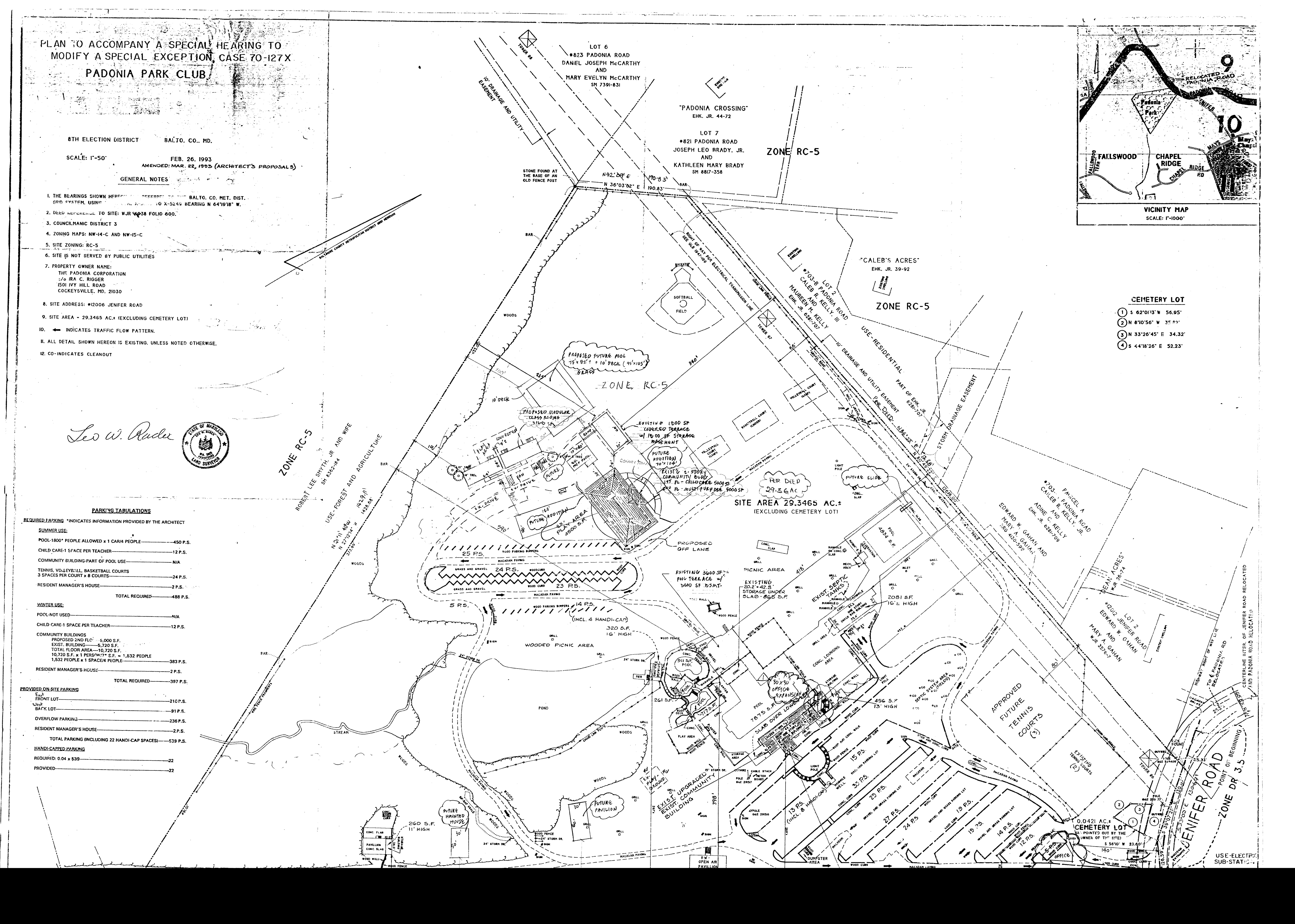
CASE NAME 12006 Jenni [ R. ]

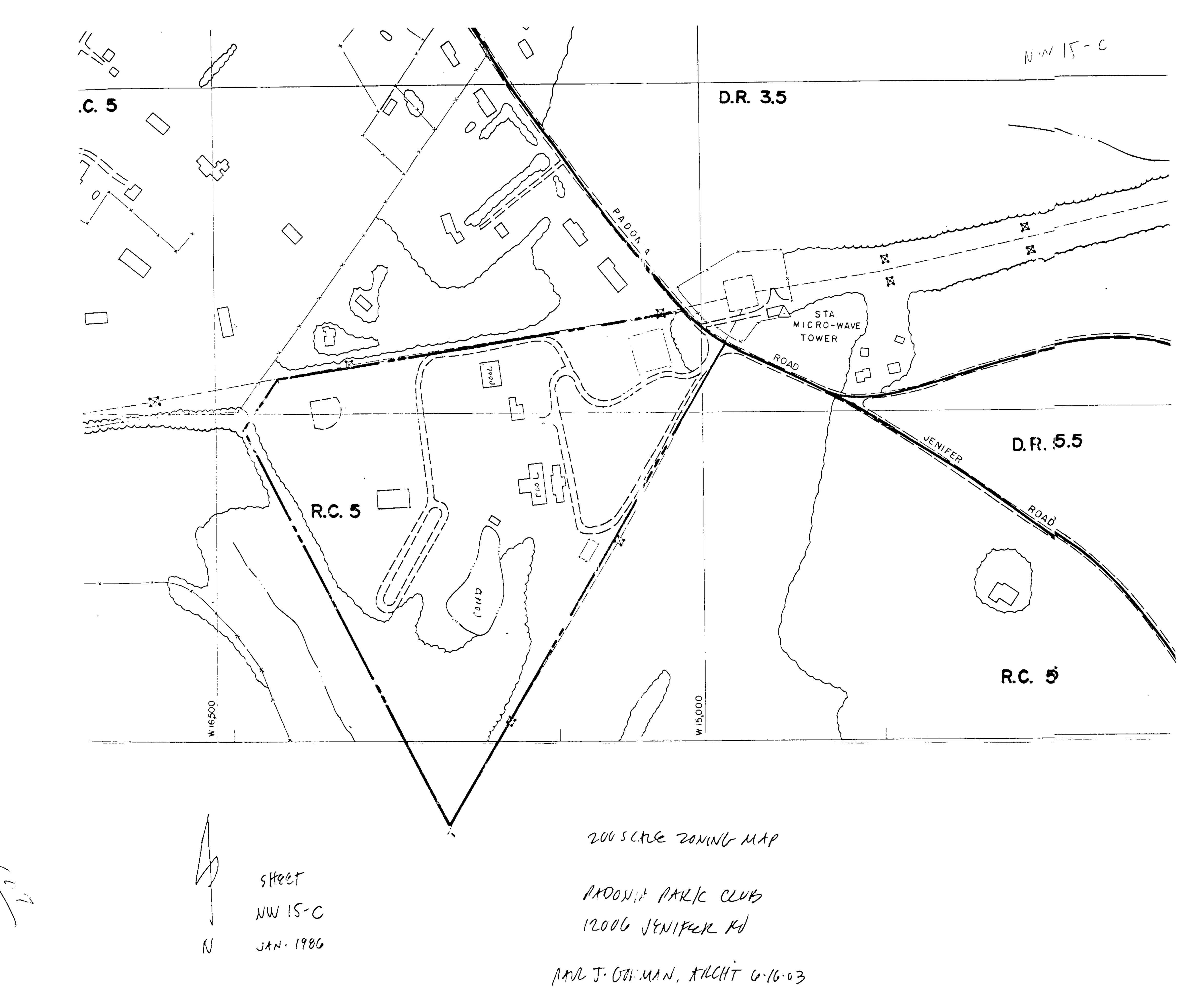
CASE NUMBER 4-7. SPHA

DATE 9-9-2003

## PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Charles M Davis Fred Riceer	318 N Pren St 12006 Jenifer Rd	Baltimore und 21201-1814 Ceikey-svillAd 21030	Free Padomi Park Club, in
fra C, Higge	12006 Jen, feu Rd	Cockey Ville 141 21030	ivacriggera) het mailicem
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## PADONIA PARK 12006 JENIFER ROAD COCKEYSVILLE, MD 21030

P.O. BOX 426 TIMONIUM, MD 21094-0426 410-252-2046 FAX: 410-561-1560

## PADONIA PARK

## FACSIMILE COVER LETTER

Sent to:

Bruno

From:

Fred Rigger

Date:

January 24, 2008

Time:

6:01 PM

Fax 410-887-3048

Total Pages Including Cover: 3

## Comments:

## Bruno

Attached are the letters signed by both neighbors whose property directly adjoins ours near the location for the proposed swimming pool. I will send hard copies by regular U.S. Mail. If you have any questions please contact me.

### Thanks

Fred Rigger

CEO

The Padonia Cooperation / Child Care International Ltd.

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