IN RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

E/S of Honeygo Boulevard, 750 ft. N of Dove Drive 11th Election District 7th Councilmanic District

(E/S Honeygo Boulevard)

Carol Rosanna Rush Jelus and William Robert Rush, *Legal Owners*

AND
Bohus T. Bata/Sokol Baltimore, Lessee
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

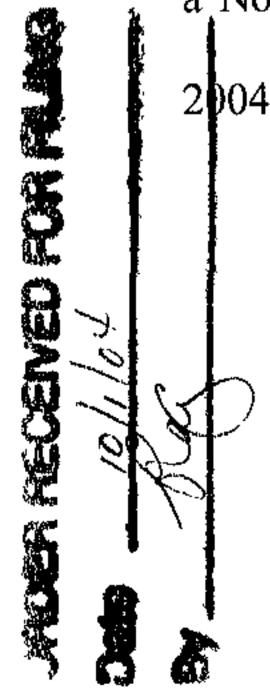
OF BALTIMORE COUNTY

CASE NO. 05-056-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Exception and Variance filed by the legal owners of the subject property, Carol Rosanna Rush Jelus and William Robert Rush and Bohus T. Bata/Sokol Baltimore, Lessee. The Petitioners are requesting special exception and variance relief for property located at the east side of Honeygo Boulevard in the eastern area of Baltimore County. The special exception request is for a community building and supporting parking in a D.R.1 zone in accordance with Section 1B01.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, variance relief is requested from Section 409.6.A.4 of the B.C.Z.R., to permit 277 parking spaces in lieu of the 344 parking spaces required in Section 409.6.A.4 of the B.C.Z.R.

The property was posted with Notice of Hearing on September 7, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 7, 2004 to notify any interested persons of the scheduled hearing date.



Amended Petition

Mr. Pittler requested that the Petition for Special Hearing be amended to include approval of a special parking plan under Section 409.12 with 277 spaces as alternate relief to the variance relief requested in the original petition.

Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 307 of the B.C.Z.R. – *Variances*.

THE WICKSTON

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

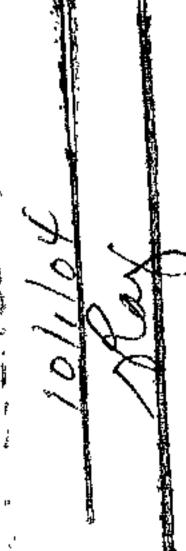
The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 27, 2004, a copy of which is attached hereto and made a part hereof. In addition, a ZAC comment was received from the Bureau of Development Plans Review dated August 27, 2004.

Interested Persons

Appearing at the hearing on behalf of the variance and special exception requests were Bohus T. Bata, Petitioner, David Martin, of G. W. Stephens, the firm who prepared the site plan, Edward A. Foreman, Jr., Howard Wille, Robert Romadka, Marcia Murray and John Sullivan of Zoning Review for Baltimore County. Leslie M. Pittler, Esquire represented the Petitioners. No protestants or interested citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 11.1645 acres of land, more or less, zoned D.R.1. SOKOL is a non-profit social and athletic organization formed originally to serve the Czechoslovakian population but is now open to all. Mr. Sullivan, from the Zoning Review Office, confirmed Petitioner's Exhibit No. 1, that Sokol's use of a building on the site for these purposes would fall under the "Community Building" uses of the DR zones. The organization's non-profit status as a 501.c.3 organization was presented in Petitioner's Exhibit No. 2. Petitioner's Exhibit No. 3, the Plan to Accompany, indicates that the Petitioners are proposing to build a two-story building on site that will be approximately 34,000 sq. ft. and will be used for gymnastic programs, classes, offices, cultural and social events. Note the changes in Note #11 on Petitioner's Exhibit No. 3 which



THE CENTED FOR FLAGOR

correct the setbacks of the building and also meets the setback regulations of the County. Sokol intends to purchase the property if approved by the County.

Bohus Bata, a member of the Sokol organization, gave a history of the organization and indicated that the organization has been looking for a location for its new building for some time. After much discussion with community organizations in the Perry Hall area, Sokol presented the plan to the County with the endorsement of the Perry Hall Improvement Association and nearby Tremper Farms Homeowners Association. In addition to providing programs for its members, the club will donate time and space to the community and will complement the local recreation programs conducted by the County. In fact, to obtain access to Honeygo Boulevard, the club will lease a small strip of land from the County with support of the local recreation council. Nancy West Esquire, an attorney in the office of law, confirmed that negotiation of the lease was nearing completion but would have to be approved by the County Council.

Mr. Pittler proffered that because the building must be financed by this non-profit organization, the Petitioner requests a full five years to raise the money and design and construct the building pursuant to Section 502.3 of the B.C.Z.R.

Mr. Martin, the Petitioner's engineer, noted that the land is unique in that it is effectively landlocked, is irregularly shaped and is surrounded by public land. The building is centered on the lot with parking oriented towards the front of the building. Its location is constrained by flood plain and forest buffer easements.

Mr. Pittler indicated that there is no definition of "community building" in the B.C.Z.R. residential zones nor specific parking requirements in the regulations. The nearest use, which seems to apply, is that for athletic club which requires 10 spaces per 1000 sq. ft. of building. This would require 344 spaces, while the member's experience indicated that the club would have adequate parking with 277 spaces. In addition, the parking proposed would be located outside the forested area of the site or, said another way, the only place to put additional parking

is in the forest buffer area which would mean the loss of trees and degradation of the forest. The additional parking would also mean additional water runoff. Again, the member from Sokol felt that the proposed parking would be adequate because they had many years of experience in parking at the club.

Finally, Mr. Martin indicated that the use of this property by such a club for social and athletic purposes would have no adverse impact on the community but rather would serve to improve the heath, safety and welfare of the community. He also opined that the proposed use was within the spirit and intent of the regulations.

Findings of Fact and Conclusions of Law

Special Exception

I agree with Mr. Martin, that the use of this property by such a club for social and athletic purposes would have no adverse impact on the community but rather would serve to improve the heath, safety and welfare of the community. I agree that the proposed uses are within the spirit and intent of the regulations. Therefore, I will grant the special exception for the community building as requested. I further agree that because of Sokol's non-profit status, they will need the full five years to utilize the special exception.

I believe that where a proposed use has many facets which can not be specifically found in the parking regulations, the better approach is to grant a special hearing to approve a special parking plan under Section 409.12 of the B.C.Z.R. rather than guess at similar uses and ask for a variance. I am convinced by the testimony and evidence that 277 parking spaces are adequate for the club and that imposing the parking regulations under these circumstance would place an undue hardship on the Petitioner. Therefore I, will grant the amended Petition for a special parking plan as proposed.

Variance

TO SERVICE SER

Having granted the special parking plan I will deny the variance as moot.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request for special exception and special parking plan should be granted.

THEREFORE, IT IS ORDERED, this \(\sumset \frac{5t}{\text{day}} \) day of October, 2004, by the Deputy Zoning Commissioner, that the Petition for Special Exception requested for a community building and special parking plan in a D.R.1 zone in accordance with Sections 1B01.C.4 and 409.12 of the B.C.Z.R., be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments made by the Office of Planning dated August 27, 2004, a copy of which is attached hereto and made a part hereof.
- 3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated August 27, 2004, a copy of which is attached hereto and made a part hereof.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the special exception granted herein may be utilized within a five (5) year period from the date of this Order.

IT IS FURTHER ORDERED that the Petitioner's request for variance is DENIED AS MOOT.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 1, 2004

Leslie M. Pittler, Esquire 25 Wandsworth Bridge Way Lutherville, Maryland 21093

Re: Petitions for Special Exception & Variance Case No. 05-056-XA
Property: E/S of Honeygo Boulevard

Dear Mr. Pittler:

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

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Bohus T. Bata, 610 Eliot Road, Pasadena, MD 21122 David Martin, G. W. Stephens, 1020 Cromwell Bridge Rd., Towson, MD 21286 Edward A. Foreman, Jr., 40 Lyndale Ave., Baltimore, MD 21236 Howard Wille, 9115 Kilbridge Rd., Perry Hall, MD 21236 Robert Romadka, 104-B Briarwood Rd., Baltimore, MD 21222 Marcia Murray, 7111 Mt. Vista Road, Kingsville, MD 21087



Visit the County's Website at www.baltimorecountyonline.info



Baltimore, MD 21122

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at HONEVGO BLVD; 750' North of Dove DR

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community building and supporting parking in a D.R.1 zone in accordance with Section 1B01.C.4 of B.C.Z.R. Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. 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: <u>Legal Owner(s):</u> BALTIMORE Kush, et. al. SOKOL Name - Type or Print Name - Type or Print Signature Signature Kosanna Address Name - Type or Print State **Attorney For Petitioner:** Address Telephone No. Timonium Name - Type or Print Clty Representative to be Contacted: Signature Dielmann Company A romwell Luther ville Address Telephone No. OWSON State mobile: 443-831-9204 State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 3-UNAVAILABLE FOR HEARING Date 7-30-04 Reviewed By REV,09/15/98 104-B Briarwood Rd.



(410) 477-9795

Petition for Variance

which is presently zoned DR-

to the Zoning Commissioner of Baltimore County for the property located at Honeygo Blvd.; 750' North of Dove Dr.

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) 409.6.A.4 to permit

277 parking spaces in lieu of the 344 parking spaces required in Section 409.6.A.4 B.C.Z.R.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Special circumstances and conditions exist that are peculiar to this land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty and unreasonable hardship. 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: <u>Legal Owner(s):</u> SOKOL BALTIMORE Name - Type or Print Name - Type or Print/ Signature Signature (410) Kosanna Kush Jelus Address Telephone No Name - Type or Print asadena 21122-2148 State Zlp Code Signature Timberpar **Attorney For Petitioner:** Address Telephone No. Timonium Name - Type or Print City State Representative to be Contacted: Signature 1elman Company Name andsworth Bridge Rd. romwell Address elephone No. Address Lutherville 21286-3396 owson State mobile: 443-831-9204 Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING SEE SP. EX 05-056 WNAYAILABLE FOR HEARING Reviewed By _ REV 9/15/98 Bob Romadka 104-B Briarwood Rd. Baltimore, MD 21122

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS 1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany Petition for Special Exception and Parking Variance AMERICAN SOKOL CENTER Baltimore County, Maryland Election District No. 11 July 20, 2004 Page 1 of 2

Beginning for the same at a Stone Found at the end of the last or 7th or South 28 degree 53 minute 30 second West 903 foot line described in Exhibit A attached to the Deed dated January 14, 1998, between William Robert Rush, et al and William Robert Rush, et al, recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 12670 folio 494, said point of beginning being at the beginning of the 15th or North 03 degree 30 minute 34 second West 1320.45 foot line described in Schedule A attached to the Deed dated December 15, 1981, between Joseph J. Snyder, Jr., et al and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6356 folio 129, said point of beginning also being distant South 02 degrees 00 minutes 49 seconds West 968.34 feet measured from the centerline intersection of Honeygo Boulevard, 90 feet wide, and Ebenezer Road, 70 feet wide, running thence leaving said point of beginning, binding on part of said 15th line of Schedule A attached to said Deed Liber E.H.K., Jr. 6356 folio 129 and binding on the perimeter of that parcel of land to be leased from Baltimore County, Maryland, as now surveyed,

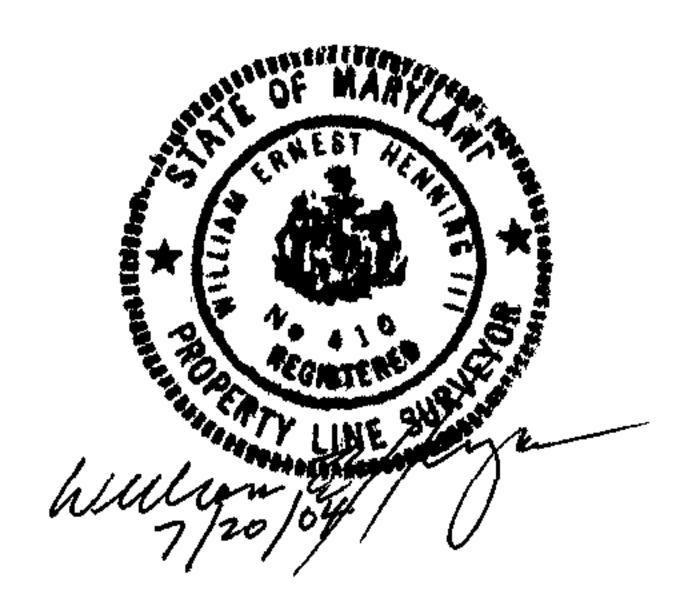
- 1) North 03 degrees 52 minutes 09 seconds West 142.29 feet to intersect the easterly side of Honeygo Boulevard, 70 foot wide, shown on Baltimore County Road Drawing 87-1257, running thence binding on the easterly side of Honeygo Boulevard, 70 foot wide, shown on said Drawing 87-1257 and continuing to bind on the perimeter of that parcel of land to be leased from Baltimore County, Maryland, as now surveyed,
- 2) northeasterly by a curve to the left, having a radius of 1467.39 feet for a distance of 153.52 feet, said curve being subtended by a chord bearing North 17 degrees 48 minutes 41 seconds East 153.45 feet, running thence leaving the easterly side of said Honeygo Boulevard and continuing to bind on the perimeter of that parcel of land to be leased from Baltimore County, Maryland, as now surveyed,
- 3) by a non radial line, South 72 degrees 27 minutes 05 seconds East 107.18 feet to intersect said 7th line of Exhibit A attached to said Deed Liber S.M. 12670 folio 494 and to intersect the 14th line of Schedule A attached to said Deed Liber E.H.K., Jr. 6356 folio 129, running thence leaving the perimeter of that parcel of land to be leased from Baltimore County, Maryland, binding reversely on part of said 7th line and reversely on all of the 6th, 5th, 4th, 3rd, 2nd and 1st lines of said Exhibit A attached to said Deed Liber S.M. 12670 folio 494, the seven following courses, as now surveyed,
 - 4) North 28 degrees 36 minutes 57 seconds East 611.19 feet,
 - 5) North 41 degrees 06 minutes 51 seconds East 142.25 feet,
 - 6) South 68 degrees 33 minutes 09 seconds East 147.33 feet,
 - 7) South 67 degrees 17 minutes 09 seconds East 163.83 feet to a ½" Iron Pipe Found,
 - 8) South 81 degrees 53 minutes 09 seconds East 75.02 feet,
 - 9) South 16 degrees 43 minutes 52 seconds East 483.25 feet and
 - 10) South 73 degrees 15 minutes 53 seconds West 1072.86 feet to the point of beginning. Containing 486, 326 square feet or 11.1645 acres of land more or less.

The above bearings are based on NAD 83/91 Maryland Coordinate System.

056

Being all that Parcel of Land described in Exhibit A attached to the Deed dated January 14, 1998, between William Robert Rush, et al and William Robert Rush, et al, recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 12670 folio 494 and the parcel of land to be leased from Baltimore County, Maryland is being part of that parcel of Land described in Schedule A attached to the Deed dated December 15, 1981, between Joseph J. Snyder, Jr., et al and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6356 folio 129.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



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	Account X Cary	A HOUR		WELDA-CUSTOMER
TY MA FECTIFIE				
BALTIMORE COUNTY MARKLAND OFFICE OF BUDGET & FRANCE MISCELLANEOUS RECEIPT				
ALTIMO MECHINO				PERIOD STREET

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

August 5, 2004

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: 05-056-XA

E/side Honeygo Boulevard

E/side of Honeygo Boulevard, 750 feet north of Dove Drive

11th Election District – 7th Councilmanic District

Legal Owners: William Robert and Carol Rosanna Rush

Contract Purchaser: Bohus T. Bata, Sokol Baltimore

Special Exception to allow a community building and supporting parking. Variance to permit 277 parking spaces in lieu of the 344 parking spaces required.

Hearing: Thursday, September 23, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Les Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
William & Carol Rush, 6 Timberpark Ct., Timonium 21093-1104
Ron Spielman, G.W. Stephens, 1020 Cromwell Bridge Road, Towson 21286-3396
Bohus Bata, 610 Eliot Rd., Pasadena 21122-2148
Bob Romadka, 104-B Briarwood Road, Baltimore 21122

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 8, 2004.
 - (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, September 7, 2004 Issue - Jeffersonian

Please forward billing to:

Bohus T. Bata, Sokol Baltimore, Inc.

410-437-1656

610 Eliot Road

Pasadena, MD 21122

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: 05-056-XA

E/side Honeygo Boulevard

E/side of Honeygo Boulevard, 750 feet north of Dove Drive

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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.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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 posts 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
Petitioner BOHUS T. BATA, SOKOL BALTIMORE, INC.
Address or Location HONEYGO BLVD, 750' NORTH OF DOVE DRIVE
PLEASE FORWARD ADVERTISING BILL TO
Name. BOHUS T. BATA, SOKEL BALTIMORE, INC.
Address 610 ELIOT ROAD
PASADENA, MD. 21122
Telephone Number: 410-437-1654

Department of Permits Development Management

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





James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

September 14, 2004

Les Pittler 25 Wandsworth Bridge Way Lutherville, Maryland 21093

Dear Mr. Pittler:

RE: Case Number: 05-056-XA

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 2004.

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,
U. Call Rillal

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
William Robert Rush 6 Timberpark Court Timonium 21093
Bohus T. Bata 610 Eliot Road Pasadena 21122
Ron Spielmann/ G.W. Stephens 1020 Cromwell Bridge Road



Visit the County's Website at www.baltimorecountyonline.info



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

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 9, 2004

Item No.:

050, 052-060

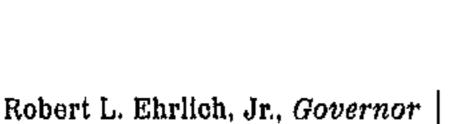
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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





Michael S. Steele, Lt. Governor





Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: 8.6.04

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

RE:

Baltimore County

Item No. 056

Dear. Ms. Matthews:

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

September 3, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-050 04-052 ~ AV 04-053 ~ AV 04-055 ~ LS (9\22 04-056 ~ LS (9\23) 04-057 ~ LS (9\23) 04-058 ~ LS (9\3) 04-060 ~ AV

Reviewers:

Sue Farinetti, Dave Lykens

JA 9/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: August 27, 2004

RECEIVED

SEP 1 3 2004

SUBJECT:

Honeygo Blvd.

ZONING COMMISSIONER

INFORMATION:

Item Number:

5-056

Petitioner:

William Rush

Zoning:

DR 1

Requested Action:

Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is unable to give a recommendation on the petitioner's request at this time due to inadequate information. The petitioner should submit building elevations (all sides) including colors and building materials, to this office for review and approval.

For further information concerning this matter, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL:MAC:

MAN RECEIVED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 27, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 16, 2004

Item No. 056

The Bureau of Development Plans Review has reviewed the subject-zoning item.

If the proposed sewer is to connect to the existing manhole - it must be a minimum 8-inch centerline and be located at the flow line of the manhole.

If the meter is placed behind the right line, there must be a drainage and utility easement over it.

A curb-cut permit from the Bureau of Highways for the commercial access into Honeygo Boulevard - a R-32 standard entrance will be required.

RWB:CEN:jrb

cc: File

ZAC-08-16-2004-COMMENT ITEM 056-08272004

RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

E/S Honeygo Blvd; 750' N of Dove Drive * 11th Election & 7th Councilmanic Districts Legal Owner(s): William R. * Carol R. Rush* Contract Purchaser(s): Sokol Baltimore,

Bohus T Bata, President

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-056-XA

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.

| Older Many Amanda | Older Many Am

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 9th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to Ron Spielmann, G.W. Stephens, 1020 Cromwell Bridge Road, Towson, MD 21286 and Leslie Pittler, Esquire, 25 Wansworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

AUG 0 9 2004

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 6/5 Horagao 13/vd.
CASE NUMBER 65-656-XA
DATE 9/23/04

PETITIONER'S SIGN-IN SHEET

40WARDJENGIIS CARLON T. Sulliver & Co. Be 146.05 MMULTAU @ MERCHUST-COM donartin Edwatephera. Can behusbata @ 85, com Efore & Erols. com E- MAIL 21097 21236-4323 21122 BOLL NO21236 21087 1223 Lutherville Hd CITY, STATE, ZIP d an MID SM 44 H Moran PASABENA Kindoville, Raley BALTIMORE 1020 CROMWELL PRIVERS 25 Wandsworth Bridge 9115 KILBRIDE 104B Brannond Min Mt. Vista R ADDRESS AVE 6x~6415 70 M. P. Hler 30 MAD 1116 Forsendo Marcia Murraul John Sullian K MARTIN ROBERT NAME Swani A. leshe

October 19, 2000

Leslie M. Pittler, Esq. Suite 610 29 W. Susquehanna Avenue Towson, MD 21204

RE: Sokol Baltimore
Community Bldg. in Density Residential (DR) Zones
No specific Election District

Mr. Pittler,

Your letter to Arnold Jablon, Director of Permits Development Management, has been referred to me for reply. Your client, Sokol, a non-profit organization envision a 10,000-15,000 square feet facility which will consist of open gymnasium space, class space, a kitchen, and general offices. Their goal is to promote physical exercise, gymnastics to children, young adults, adults, to sponsor cultural events, and to educate its members. Sokol has occasional dances and related social functions to raise money to fund its activities. There will be no retail business.

The above referenced uses similar to a "Community Building," would be permitted by special exception in Density Residential (DR) zones. The parking requirements would be for the highest usage (kitchen and social functions) which require 16 parking spaces per 1,000 square feet of gross floor area provided that any existing parking spaces set back 18 feet from any street right of way and that there is a minimum 22 feet wide parking aisle.

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 me at 410-887-3391.

Very Truly Yours,

John J. Sullivan, Jr.

Planner II

Zoning Review

Put stil

Internal Revenue Service

Date: JUN 06 2001

American Sokol Organization & Educational & Physical Culture Org Sokol Baltimore, Inc. P. O. Box 4126 Baltimore, MD 21205-0126

Department of the Treasury

P. O. Box 2508 Cincinnati, OH 45201

Person to Contact:

Dee Anna Jarmon 31-03084 Customer Service Specialist

Toll Free Telephone Number:

8:00 a.m. to 9:30 p.m. EST 877-829-5500

Fax Number: 513-263-3756

Employer Identification Number: 52-0681640

Dear Sir or Madam:

This is in response to your letter dated May 21, 2001, regarding your organization's multiple Employer Identification Numbers.

We have consolidated the two Employer Identification Numbers. The Employer Identification Number listed in the heading of this letter is the number that is assigned to your organization and is the number your organization should continue to use.

Your organization is still exempt under section 501(c)(3) of the Code. If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,

Dee Anna Jarmon 31-03084
Customer Service Specialist

Qut 42

Mr. Robert Barrett
Baltimore County Department
of Recreation and Parks
301 Washington Avenue
Towson, MD 21204

Dear Mr. Barrett,

On March 27th, I met with Gerry Soukup, representing the Perry Hall Rec. Council, Richard Townley, representing the White Marsh Rec. Council, and Messrs. Bo Beta, Frank Huber, and Joseph Vrzalik, representing Sokol.

Programs that have been a focus of Sokol over the years have been gymnastics and to a lesser degree volleyball. Additionally, they offer programs in certain aspects of cheerleading, fitness, ski training, programs for home taught students, and programs for older teens and adults.

As I listened to the discussion, it became clear to me that Sokol is planning to primarily offer programs that will supplement programs of the Rec. Councils with possibly some overlapping in gymnastics. They will have the flexibility to offer many programs of short duration to meet the needs of the community that the Rec. Councils would have difficulty offering.

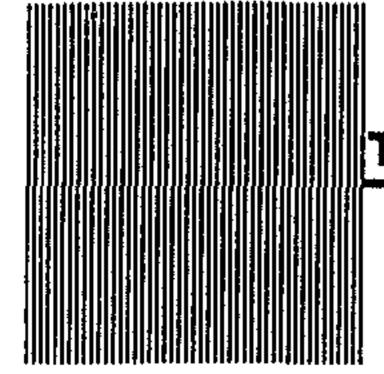
I recently attended a Trempler Farms community meeting which is located directly across the street from the site currently being considered by Sokol. The support of that community of the site for the Sokol location was very strong. There is also general support from the broader community and the Perry Hall Community Assoc. for Sokol to be located within the Perry Hall area. Even the folks who were strongly opposed to the possible Forge Road location also expressed this sentiment.

I therefore come to realize that Sokol can be a valuable asset to the Perry Hall community and locating the Sokol facility at this location will be far better for all concerned then any other available location within the area.

Sincerely,

Dennis Eckard Vice Pres., P.H.I.A.

Cc: Bo Beta, Frank Huber, Gerry Soukup Richard Townley, Joseph Vrzalik



Tremper Farms Homeowners Association

P.O. Box 43441 Perry Hall, Maryland 21128

March 31, 2003


Mr. Bohus T. Bata Sokol Baltimore, Inc. 610 Eliot Road Pasadena, Maryland 21122-2148


To Whom It May Concern:

Mr. Bata, along with members of Sokol Baltimore, presented their construction proposal to both the Board of Directors of the Tremper Farms Homeowners Association and the community as a whole. Having had all of our issues addressed and questions adequately answered, we voice no opposition to the plans as they currently stand. Thank you.

Sincerely,

Board of Directors
Tremper Farms HOA
P.O. Box 43441
Baltimore, MD 21128-0441
(410) 377-1821





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: #05-056-XA

E/side Honeygo Boulevard

E/side of Honeygo Boulevard, 750 feet north of Dove Drive 11th Election District - 7th Councilmanic District Legal Owner(s): William Robert and Carol Rosanna Rush

Contract Purchaser: Bohus T. Bata, Sokol Baltimore

Special Exception: to allow a community building and supporting parking. Variance: to permit 277 parking spaces in lieu of the 344 parking spaces required.

Hearing: Thursday, September 23, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley

Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning

Commissioner's Office at (410) 887-4386.

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

JT/9/637 Sept. 7

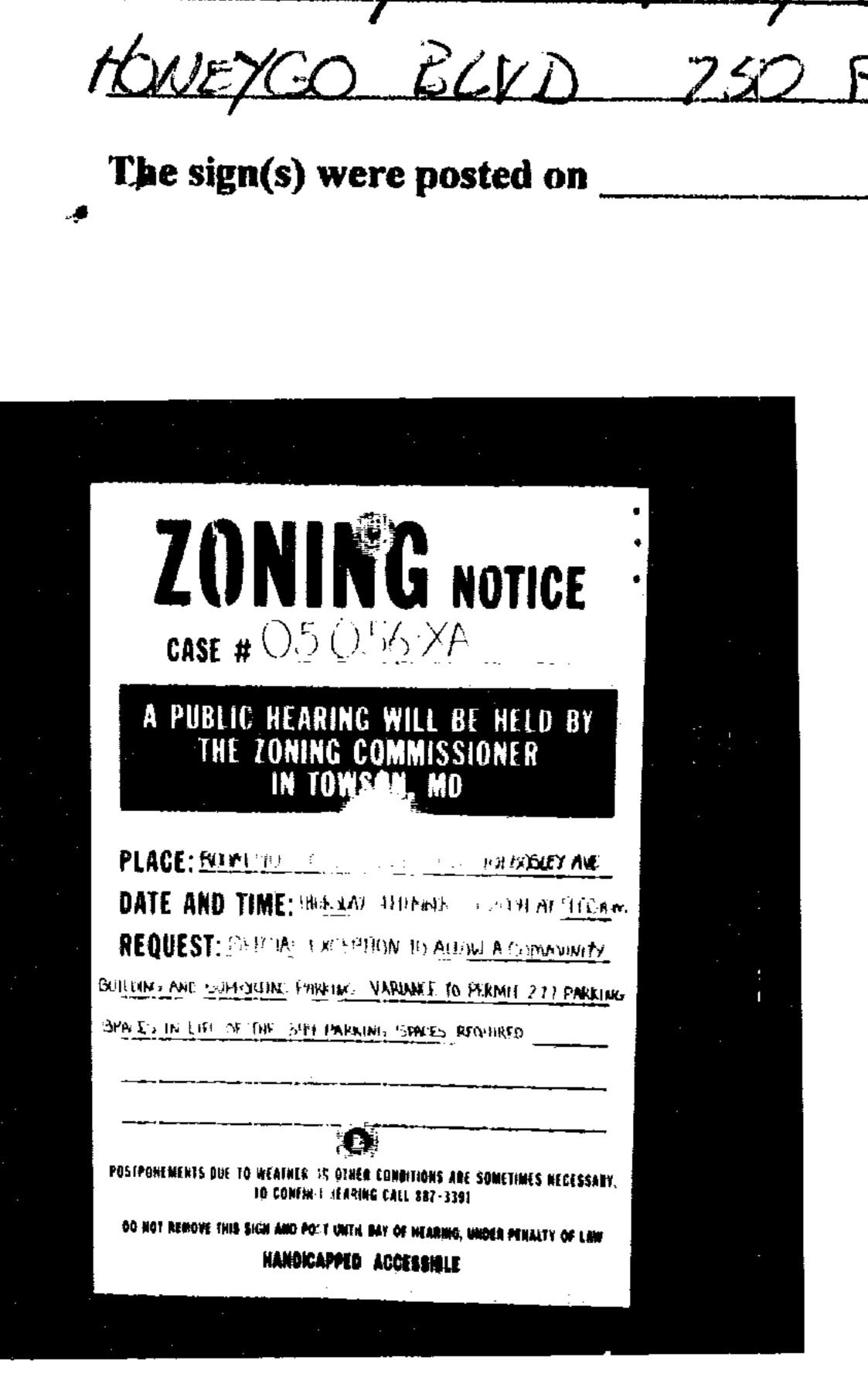
CERTIFICATE OF PUBLICATION

99,200
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,20_04
The Jeffersonian
🖵 Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: Q5 · ()56 · XA Petitioner/Developer: BODUS T. BATA) Date of Hearing/Closing: 322723, 2004 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were (Month, Day, Year) Sincerely,



Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, Maryland 21204

Ladies and Gentlemen:

Permits and Development Management

ATTN: Kristen Matthews {(410) 887-3394}

posted conspicuously on the property located at:

Robert Black 1/8/04
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-794()
(Telephone Number)

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

August 5, 2004

NOTICE OF ZONING HEARING

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Hearing: Thursday, September 23, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Les Pittler, 25 Wandsworth Bridge Way, Lutherville 21093
William & Carol Rush, 6 Timberpark Ct., Timonium 21093-1104
Ron Spielman, G.W. Stephens, 1020 Cromwell Bridge Road, Towson 21286-3396
Bohus Bata, 610 Eliot Rd., Pasadena 21122-2148
Bob Romadka, 104-B Briarwood Road, Baltimore 21122

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 8, 2004.
 - (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, September 7, 2004 Issue - Jeffersonian

Please forward billing to:

Bohus T. Bata, Sokol Baltimore, Inc.

610 Eliot Road

Pasadena, MD 21122

410-437-1656

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LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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