

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

N and E sides of Campbell Blvd. @
NE corner Town Center Court
14th Election District
6th Councilmanic District
(5022 Campbell Boulevard)

Legal Owner: White Marsh Business Center
Lessee: Soccertowne White Marsh, LLC
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 08-278-X**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the legal owner of the subject property, White Marsh Business Center, LLC, by Roger A. Waesche, Jr., Executive Vice President, and the Lessee of the subject property, Soccertowne White Marsh, LLC, by Brent Shoemaker, Managing Member. Petitioners are requesting a special exception pursuant to Section 253.2.D.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Commercial Recreational Facility in an M.L. Zone. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested special exception were Petitioners Janeann Walsh and John Hermann on behalf of White Marsh Business Center, LLC, and Brent Shoemaker on behalf of Soccertowne White Marsh, LLC. Bowie Arnot, Mr. Shoemaker's real estate broker, also appeared in support of the Petition. Jennifer R. Busse, Esquire, appeared as attorney for Petitioners along with James E. Matis, P.E. with Matis Warfield, Inc., the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

SPRING RETEIVED FOR FILING
3-5-08 *pb*

Testimony and evidence revealed that the subject property is a rectangular-shaped property containing approximately 2.97 acres of land zoned M.L. The property is located on the north side of Campbell Boulevard, west of Interstate 95 and east of Town Center Court in the White Marsh area of Baltimore County, and is improved with an existing 27,497 square foot one story office-service-warehouse building and parking lot. The property is identified as Lot 2D in Section C on the JSPC Plan for the White Marsh Business Community. The proposed lessee, Soccertowne White Marsh, LLC, desires to lease a 2,034 square foot space within the building, and Petitioners are limiting the special exception request to that portion of the existing building.

Further testimony and evidence revealed that the property is located within the White Marsh growth area in Baltimore County, and that the existing buildings were constructed in the early 1980's. Petitioners submitted an aerial photograph demonstrating the level of development of the area, which was marked and accepted into evidence as Petitioner's Exhibit 2. Petitioners also submitted a Floor Plan for the space that will be occupied by Soccertowne White Marsh, LLC. The Floor Plan was marked and accepted into evidence as Petitioners' Exhibit 3.

Petitioners explained that Soccertowne White Marsh, LLC plans to run an operation that will be primarily focused on the storage, warehousing, and display of retail soccer products for sale. Additionally, Soccertowne proposes to dedicate an area of the store for store-run demonstrations and for product testing, where customers will be able to actually demo their shoes and equipment before deciding on a purchase. The interactive recreation area will contain an artificial turf type of flooring and a soccer goal to simulate game-like conditions. While the majority of the store will be used to display equipment for sale and to hold information on soccer camps and related programs and activities, the demo area is technically a commercial recreation use, and a special exception is therefore needed since the property is located in an M.L. Zone.

SPCEN RECEIVED FOR PLANNING
35-08
PB

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

After considering all of the customary special exception criteria outlined in Section 502.1 of the B.C.Z.R., I am persuaded that the requested relief should be granted. Section 253.2.D.3 of the B.C.Z.R. provides that Commercial Recreational Facilities are permitted by special exception in the M.L. Zone. As indicated by Mr. Matis, Petitioners' engineering consultant who was offered and accepted as an expert in the areas of land use and zoning, the proposed facility will be located in a fully developed area that is already served by public utilities, and additional construction will not be necessary. The requested relief will not pose any danger as a fire department is located within one mile of the building, there are existing sprinkler systems in the building, and the floor plan demonstrates that the interactive area is recessed in a part of the store that will not pose a threat to any other customers. The property already contains adequate parking for this use and is not located in a traffic deficient area. There is no evidence that the proposed facility will create any adverse impacts greater than or above and beyond those inherent with such a use regardless of its location in the M.L. Zone. *See, Schultz v. Pritts*, 291 Md. 1 (1981). I therefore find that Petitioners' special exception request can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety or general welfare of the locality.

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

STAMP RECEIVED FOR FILED
35-08
[Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 5th day of March, 2008 that Petitioners' request for Special Exception pursuant to Section 253.2.D.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Commercial Recreational Facility in an M.L. Zone be and is hereby GRANTED, subject to the following conditions:

1. Petitioners may apply for their necessary building or use permits, as applicable, and be granted same upon receipt 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

SPIDER RESERVED FOR FILING
3.5.08
pz



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5022 Campbell Blvd., Lot 2D, Section C

which is presently zoned ML

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

Please see attached

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:

Soccertowne White Marsh, LLC

Name - Type or Print By: Brent Shoemaker, *Managing Member*

Signature

5208 Tabard Court

Address

Baltimore, Maryland 21212

City

State

Zip Code

410 832 2077

Telephone No.

Attorney For Petitioner:

Jennifer R. Busse, Esq./G. Scott Barhight, Esq.

Name - Type or Print

City

Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Pennsylvania Avenue

Address

Towson, Maryland 21204

City

State

Zip Code

410-832-2077

Telephone No.

Legal Owner(s):

White Marsh Business Center

Signature

Name - Type or Print

Signature

6711 Columbia Gateway Drive, Suite 300

Address

Columbia, Maryland 21046

City

State

Zip Code

Telephone No.

Representative to be Contacted:

Jennifer R. Busse, Esq.

Name

Whiteford, Taylor & Preston L.L.P.

Address

210 W. Pennsylvania Avenue, Towson, MD 21204

City

State

Zip Code

410-832-2077

Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

Date

12/21/07

REV 09/15/08

Case No. 08-278-X

RECEIVED FOR FILE

Matis Warfield

consulting engineers

December 14, 2007

Description to Accompany Zoning Petition
for property known as 5022 Campbell Boulevard
Lot2C Section C White Marsh Business Community SM56-135
Baltimore County, Maryland
Election District No. 14 *Councilmanic District 6*

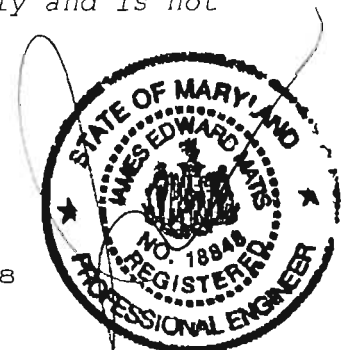
Beginning for the same at a point located on the west side of Town Center Court, said point distant **North 41° 24' East 61 feet +/-** from the intersection of the centerlines of Town Center Court and Campbell Boulevard thence binding on the west side of Town Center Court,

- 1) **North 12° 08' 25" West 199.49 feet**, to a point, thence leaving the west side of Town Center Court and running thence the four following courses viz:
- 2) **South 67° 51' 20" East 311.57 feet**, to a point, thence
- 3) **South 22° 08' 40" West 35.00 feet**, to a point, thence
- 4) **South 67° 51' 20" East 276.23 feet**, to a point, thence
- 5) by a curve to the right having a **radius of 5579.58 feet** for an **arc length of 262.10 feet**, to a point on the north side of Campbell Boulevard, thence binding on the north side of Campbell Boulevard
- 6) by a curve to the left having a **radius of 835.00 feet** for an **arc length of 428.86 feet**, to a point at the beginning of the cutoff leading to Town Center Court, thence binding on said cutoff
- 7) **North 31° 11' 00" West 27.45 feet**, to the place of beginning

Containing 2.5185 acres of land, more or less.

This description is intended for zoning purposes only and is not for use in conveyance of land.

Matis Warfield, Inc.
10540 york road • suite m
hunt valley, maryland 21030
phone 410-683-7004 • fax 410-683-1798



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: #08-278-X

5022 Campbell Boulevard

North and East side of Campbell Blvd. @ n/east corner of Town Center Court

14th Election District - 6th Councilmanic District

Legal Owner(s): White Marsh Business Center

Contract Purchaser: Soccertowne White Marsh, LLC

Special Exception: to permit a Commercial Recreational Facility in an ML zone.

Hearing: Tuesday, February 26, 2008 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT 2/699 Feb. 12

163458

CERTIFICATE OF PUBLICATION

2/14/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/12/2008.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07307**

Date: **12/21/07**

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 12/24/2007 12/21/2007 14:28:07 4
 REG 0006 MAIL 0000 0000
 RECEIPT # 611936 12/21/2007 0000
 5 528 ZONING VERIFICATION
 007307

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: **4380.00**

Rec
 From:

For: **2007 zoning hearing - case # 08-278-X**

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Recpt Tot 4380.00
 4380.00 CH 4.00 CA
 Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 08-278-X

Petitioner/Developer: SOC.CERTOWNE

WHITE MARSH, LLC

Date of Hearing/Closing: 2-26-08

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

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

Ladies and Gentlemen:

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

5022 CAMPBELL BLVD

The sign(s) were posted on 2-11-08
(Month, Day, Year)

Sincerely,

Robert Black 2-13-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

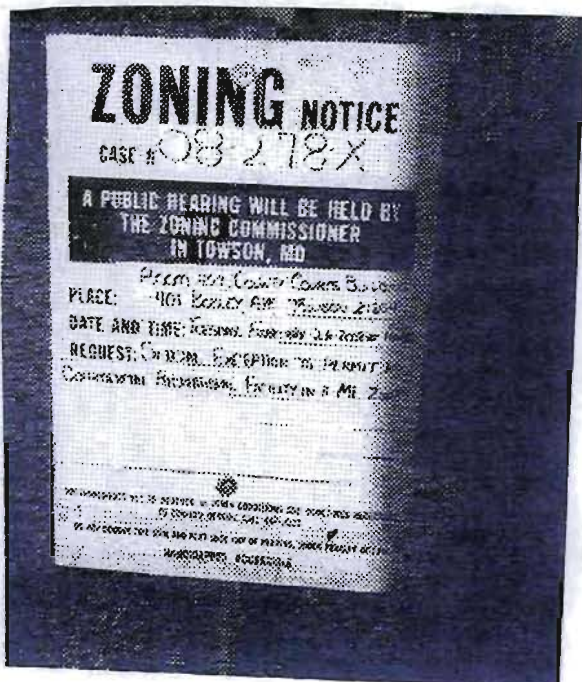
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ZONING NOTICE

CASE # 08-278-X

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

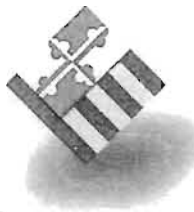
PLACE: Room 407, COUNTY COURTS BUILDING
401 BOSLEY AVE. TOWSON 21204

DATE AND TIME: TUESDAY, FEBRUARY 26, 2008 at 11:00 AM

REQUEST: SPECIAL EXCEPTION TO PERMIT A
COMMERCIAL RECREATIONAL FACILITY IN A ML ZONE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 9, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 08-278-X

5022 Campbell Boulevard

North and East side of Campbell Blvd. @ n/east corner of Town Center Court

14th Election District – 6th Councilmanic District

Legal Owners: White Marsh Business Center

Contract Purchaser: Soccertowne White Marsh, LLC

Special Exception to permit a Commercial Recreational Facility in an ML zone.

Hearing: Tuesday, February 26, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Jennifer Busse, 210 W. Pennsylvania Avenue, Towson 21204
White Marsh Business Center, 6711 Columbia Gateway Dr., Ste. 300, Columbia 21046
Brent Shoemaker, 5208 Tabard Court, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 11, 2008.**
- (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 12, 2008 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

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401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
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 PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 08-278-X
Petitioner: White Marsh Business Center
Address or Location: 5022 Campbell Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse
Address: 210 W. Pennsylvania Ave., Ste 400
Towson, MD 21204
Telephone Number: 410 832.2077



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 20, 2008

Jennifer R. Busse, Esquire
G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Ms. Busse and Mr. Barhight:

RE: Case Number: 08-278-X Comments, 5022 Campbell Blvd., Lot 2D, Section C

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
White Marsh Business Center 6711 Columbia Gateway Drive, Suite 300 Columbia
21046
Soccertowne White Marsh, LLC Brent Shoemaker, Managing Member 5208 Tabard
Court Baltimore 21212

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 18, 2008

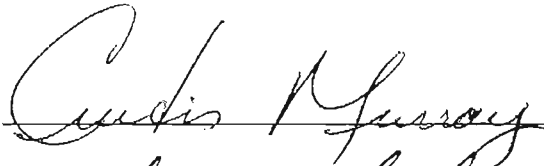
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-278- Special Exception**

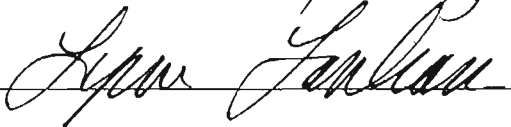
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: January 8, 2008

FROM: ^{DM} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278,
279, 280, 281, and 285

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-01082008.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Maryland Department of Transportation

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Date: JANUARY 7, 2008

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

RE: Baltimore County
Item No. 8-278-X
WHITE MARSH BUSINESS CENTER
3022 CAMPBELL BOULEVARD
SPECIAL EXCEPTION

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-278-X.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Michael P. Bailey".

FOR¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
5022 Campbell Blvd, Lot 2D, Section C;
NE/S Campbell Blvd, NE corner Town Ctr Ct* ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts
Legal Owner(s): White Marsh Business Ctr * FOR
Contract Purchaser(s): Soccertowne White
Marsh, LLC By Brent Shoemaker * BALTIMORE COUNTY
Petitioner(s) *
08-278-X

* * * * *

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 and documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JAN 9 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CASE NAME Soccertowne White
CASE NUMBER 08-278-X
DATE 2/26/08

[illegible]



08-278-X



Part of Zoning Map 82b1
Scale 1" = 200'

08-278-X

Case No.:

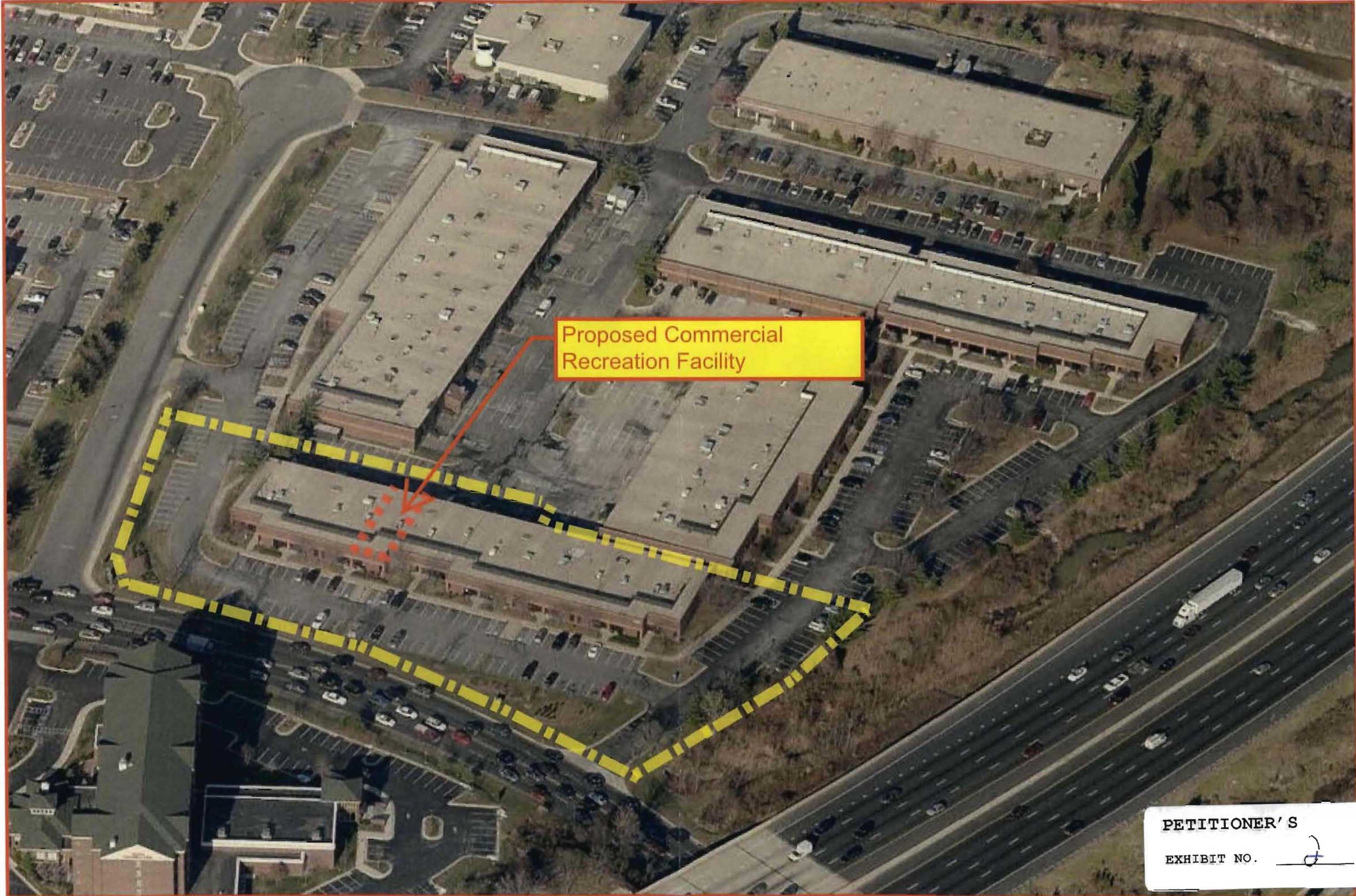
08-278-X

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>site plan</i>	
No. 2	<i>aerial photo</i>	
No. 3	<i>floor plan</i>	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

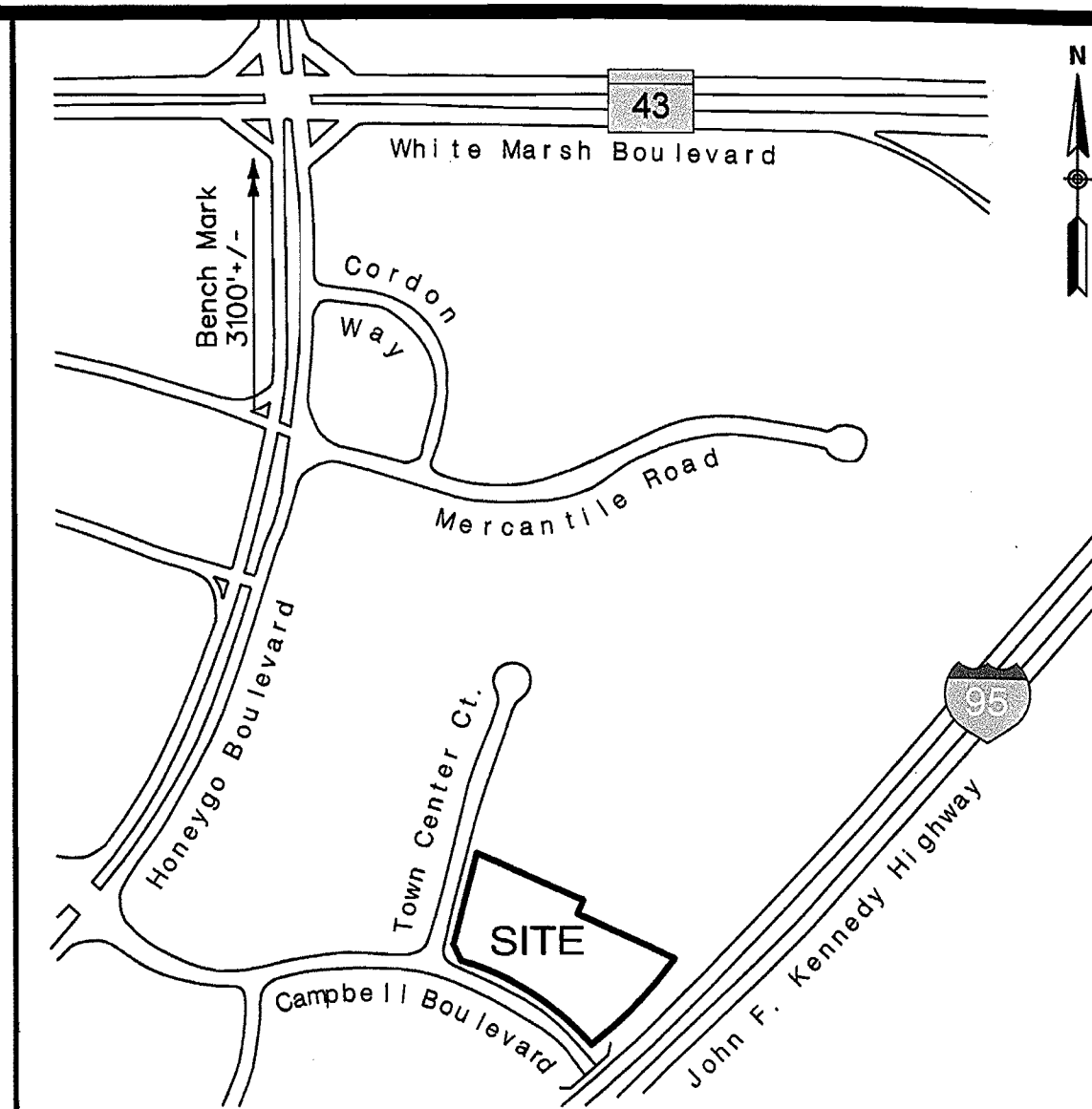
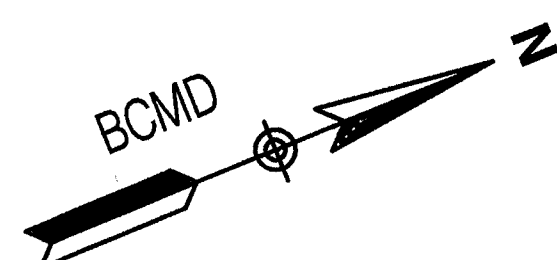


Proposed Commercial
Recreation Facility

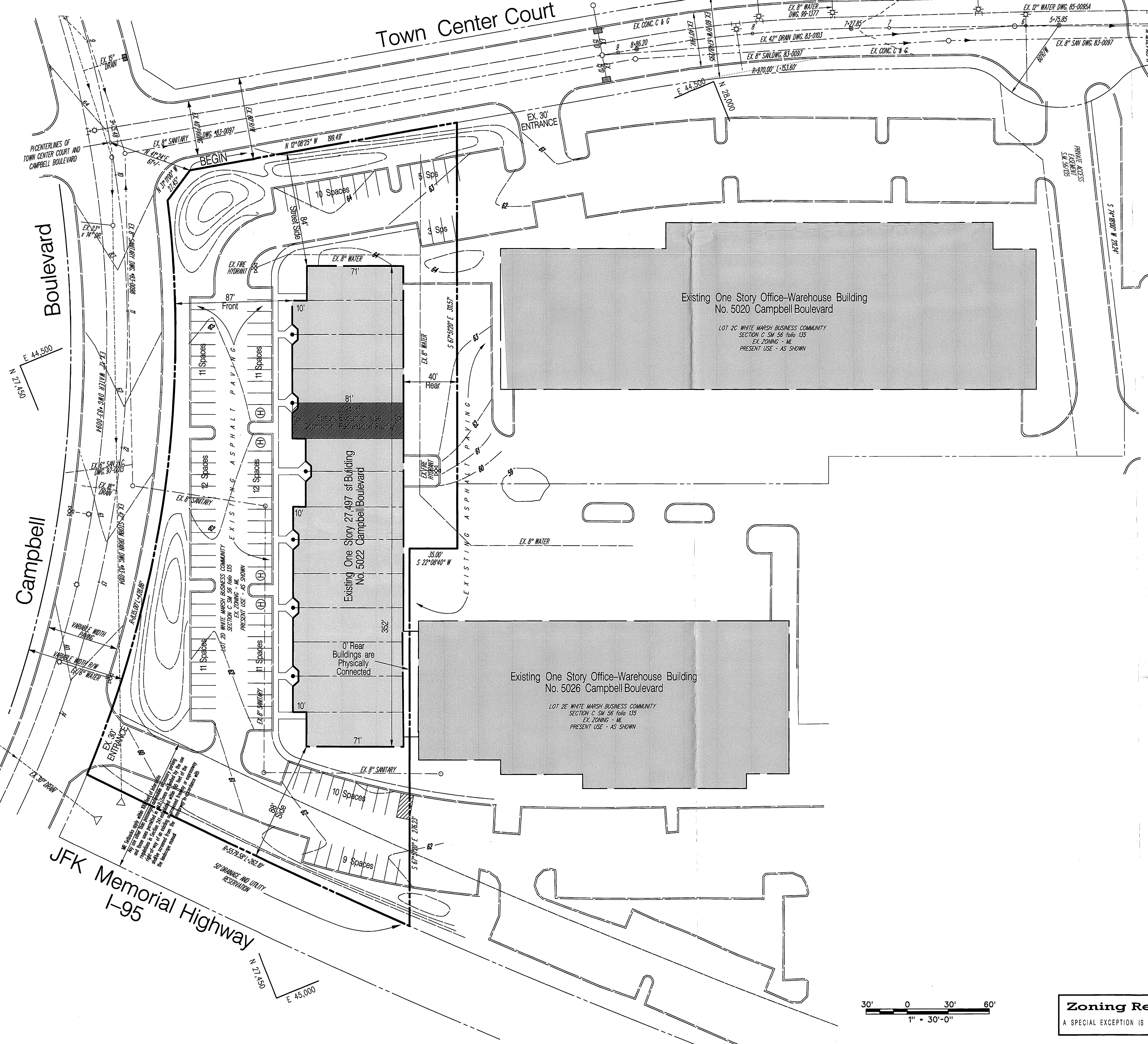
PETITIONER'S

EXHIBIT NO.

2



Location Map
SCALE: 1" = 500'



Site Data
GROSS AREA OF EXISTING LOT 2D - 2.97 ACRES +/- INCLUDES 30' OF ADJOINING ROAD R/W
NET AREA OF EXISTING LOT 2D - 2.5185 ACRES +/-
EXISTING ZONING - ML
EXISTING USE - EXISTING 27,497 SF ONE STORY OFFICE-SERVICE-WAREHOUSE BUILDING
PROPOSED USE - SAME WITH SPECIAL EXCEPTION FOR 2,034 SF COMMERCIAL RECREATIONAL FACILITY
DEED REFERENCE - 4862/584
PLAT REFERENCE - PLAT SM 56 FOLD 135
DEVELOPMENT APPROVAL - 2ND REFINEMENT TO REVISED JSPC PRELIMINARY PLAN WHITE MARSH
BUSINESS COMMUNITY SECTION B AND C SIGNED 11-25-98
TAX ACCOUNT NUMBER - 2000001312
COUNCILMANIC DISTRICT 6
FLOOR AREA RATIO:
PERMITTED - 2.0
EXISTING - 0.21
AMENITY OPEN SPACE - NONE REQUIRED
BUILDING HEIGHT - 28'-0"
STORMWATER MANAGEMENT - SITE RECEIVED A WAIVER/EXEMPTION FROM STORMWATER MANAGEMENT.
SEE LETTER DATED 11/25/80.
SIGNAGE - NONE PROPOSED AT THIS TIME; HOWEVER, ANY FUTURE SIGNAGE TO COMPLY
WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES.
PREVIOUS COMMERCIAL PERMITS - UNKNOWN
ZONING HISTORY - NONE
PADM - XI-349
LIGHTING - ANY FIXTURE USED TO ILLUMINATE THE OFF-STREET PARKING AREA SHALL BE ERRECTED
AS TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL AREAS AND PUBLIC STREETS.
FLOODPLAIN - THIS PROPERTY LIES WITHIN ZONE A-5 HAVING A BASE FLOOD ELEVATION OF 63.0 AS DEPICTED
ON FLOOD INSURANCE RATE MAP 240010 0430 B EFFECTIVE DATE MARCH 2, 1981. THE 100 YEAR
FLOODPLAIN ELEVATION DEPICTED ON PLAT SM 56-135, WHICH WAS ACCEPTED BY BALTIMORE
COUNTY RANGES IN ELEVATION FROM 56.1 TO 57.7. THE BUILDING FLOOR ELEVATION IS 64.3 +/-
CRITICAL AREA: THIS SITE DOES NOT LIE WITHIN THE CRITICAL AREA
THIS SITE DOES NOT LIE WITHIN ANY AREA IDENTIFIED AS DEFICIENT ON THE 2007 BALTIMORE COUNTY BASIC
SERVICES MAPS

Parking Tabulation
PARKING REQUIRED:
27 SF TOTAL FLOOR AREA
PARKING FOR 25,463 SF OF OFFICE AND SERVICES USES @ 3.3 SPACES PER 1000 SF • 84.03 SPS.
PARKING REQUIREMENT FOR 2,034 SF COMMERCIAL RECREATIONAL FACILITY USE IS
NOT SPECIFICALLY ADDRESSED IN BCZR PARKING REQUIREMENT CALCULATED
BASED ON 3.3 SPACE PER 1000 SF • 6.72 SPS.
TOTAL PARKING REQUIRED • 90 SPACES REQUIRED
TOTAL PARKING EXISTING • 105 SPACES EXISTING
TOTAL INCLUDES 4 SPACES FOR THE PHYSICALLY HANDICAP STANDARD SPACES 8.5' X 18'
ALL PARKING SHALL BE PERMANENTLY STRIPED ON A DURABLE AND DUST FREE SURFACE

Zoning Requests
A SPECIAL EXCEPTION IS REQUESTED PURSUANT TO SECTION 253.2D.3. TO PERMIT A COMMERCIAL RECREATIONAL FACILITY IN A ML ZONE

Matis Warfield
consulting engineers
10540 York Road, Suite 100
Hunt Valley, Maryland 21106
Phone 410-668-7094
Facsimile 410-668-7094
www.matiswarfield.com



I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.
MD PE 10848 EXPIRATION DATE 9-19-08

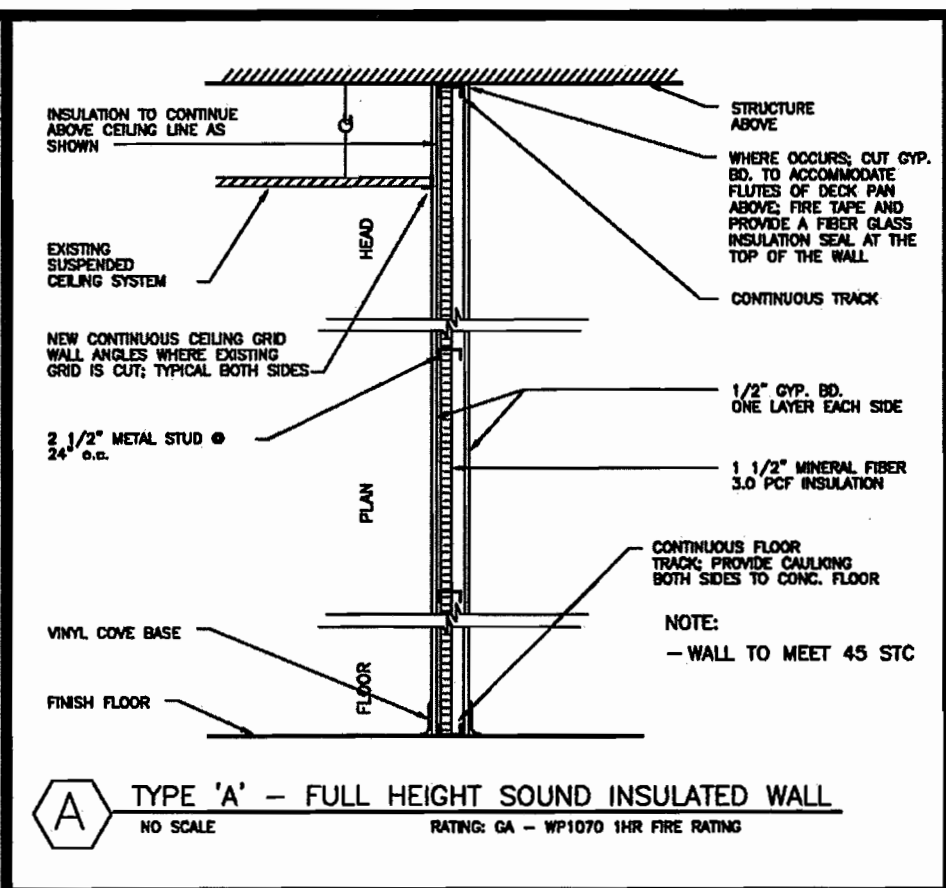
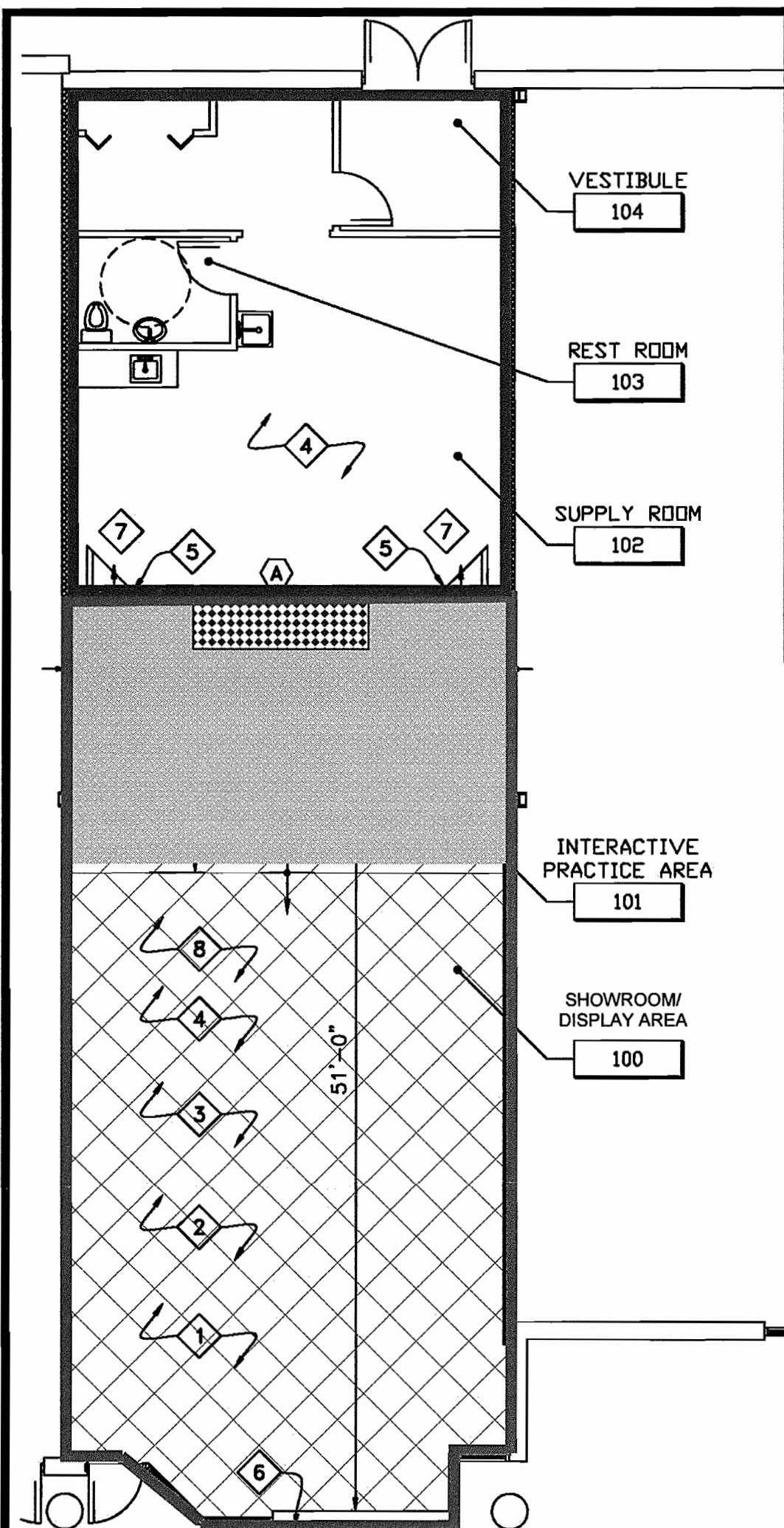
COPT DEVELOPMENT & CONSTRUCTION
A Division of Corporate Office Properties Trust

OWNER
White Marsh Business Center
6711 Columbia Gateway Drive, Suite 300
Columbia, Maryland 21046
443-285-5400 phone
443-285-7653 fax
www.copt.com

PETITIONER
Socortonne White Marsh, LLC
C/O Brent Shivers
5208 Tabard Court
Baltimore, Maryland 21212

Date	Issue
12-14-07	DRAFT

Plat to Accompany Zoning Petition for Special Exception
5022 Campbell Boulevard
Lot 2D Section C
White Marsh Business Community
Baltimore County, Maryland
Election District No. 14
Council District No. 8
Scale: 1" = 30'



LEGEND:

- ===== EXISTING WALL TO REMAIN
- XXXXXXX EXISTING DEMISING WALL TO REMAIN
- NEW INSULATED WALL; FLOOR TO SUSPENDED CEILING
- ===== EXISTING DOOR TO REMAIN
- ===== NEW DOOR TO BE INSTALLED
- ===== EXISTING BI-FOLD DOOR TO REMAIN
- ===== AREA OF ARTIFICIAL FLOORING; PROVIDED BY TENANT.
- ===== AREA OF WHOLESALE, RETAIL SALES AND INVENTORY DISPLAYS.
- ===== SOCCER GOAL
- ===== WAREHOUSE AND CHANGING AREA

PETITIONER'S

EXHIBIT NO. 3

CONSTRUCTION FLOOR PLAN FIRST FLOOR

SCALE: 1/8" = 1'-0" 5022 CAMPBELL BLVD. WHITE MARSH, MD 21236

CONSTRUCTION NUMBERED NOTES:

- 1 PROVIDE FLUORESCENT STRIP FIXTURES TO BE SUSPENDED FROM CABLING AT 12' AFF IN THIS AREA; AS NECESSARY FOR ADEQUATE LIGHT LEVELS FOR RETAIL SPACE.
- 2 PROVIDE AND INSTALL BLACK FLAT PAINT TO ALL EXPOSED CEILING ELEMENTS IN THIS AREA ONLY.
- 3 IN COMPLIANCE WITH THE FIRE CODES, RELOCATE, AND REPLACE EXISTING SPRINKLER HEADS AS NECESSARY TO BE AT A HEIGHT OF 12' AFF IN THIS AREA ONLY.
- 4 RELOCATE AND RE-BALANCE ALL THERMOSTATS, LIGHT SWITCHES, AND RECEPTACLES TO ACCOMMODATE NEW WALL LOCATIONS.
- 5 PROVIDE A NEW 3'-0"W X 7'-0"H, PAINT GRADE SCWD, WITH BUILDING STANDARD THUMB-TURN LOCK SET HARDWARE, IN A HOLLOW-METAL PAINTED FRAME. COORDINATED EXACT PAINT SPECS. WITH TENANT.
- 6 PROVIDE AN ELECTRIC CONNECTION, THROUGH EXISTING BRICK BULKHEAD, FOR TENANT PROVIDED SIGN. PROVIDE A SEPARATE SWITCH INSIDE SUITE, COORDINATE EXACT LOCATIONS WITH TENANT.
- 7 ALL EXISTING GRID, TILE, AND CEILING DEVICES TO REMAIN AS IS. RE-CIRCUIT AS NECESSARY.
- 8 REMOVE EXISTING HVAC DEVICES & ALL ASSOCIATED PARTS INSTALLED IN CURRENT DROP CEILING. RECONNECT AND MODIFY TO PROVIDE WAREHOUSE STYLE HVAC SYSTEM; 12' AFF HEIGHT TO FACE OF AIR DEVICES.
- 9 SOCCER GOAL PROVIDED BY TENANT.

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Suite 300
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Telephone 443-285-5400
Facsimile 443-285-7650
Web Site www.copt.com

SOC CERTOWNE
SUITE E
WM5022 - SUITE E
12/06/07
2,034 RSF

