

TB
6-23-08

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
W side Hanover Pike, 750 feet +/- N of c/l	*	DEPUTY ZONING
Old Hanover Road	*	
4 th Election District	*	COMMISSIONER
3rd Councilmanic District	*	
(15500 Hanover Pike)	*	FOR BALTIMORE COUNTY
 Roller Rock, LLC & Sportsman Rock, LLC	*	
<i>Legal Owners</i>		
Sportsman's Hall, LLC	*	
<i>Lessee</i>	*	Case No. 2008-0487-XA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by Roller Rock, LLC & Sportsman Rock, LLC, the legal property owners, and Sportsman's Hall, LLC, the lessee. The Special Exception was filed pursuant to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an arcade use pursuant to Section 423.B and Section 422.A of the B.C.Z.R., in combination with the existing uses of roller skating rink, office, and concessions. The Variance requests are as follows:

- From Section 259.3.C.1 of the B.C.Z.R. to permit the gross floor area of a building (existing) on a lot to be 31,738 square feet in lieu of the permitted 8,800 square feet; and
- From Sections 450 and 259.3.C.7.b of the B.C.Z.R. to permit a double faced interior illumination free standing enterprise sign (existing) to contain 651 square feet per side in lieu of the permitted 25 square feet per side.

The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Special Exception and Variance requests was Scott Cherry on behalf of the property owners. The lessee, Tim Kaylor with Sportsman's Hall, LLC, was unable to attend the hearing, however, he was represented by his

attorney, C. William Clark, Esquire. Also appearing in support of the requested relief were Patti Anne Smith and Aaron Kensinger with Little & Associates, Inc., the engineering firm that prepared the site plan, and Matt Walker with Money Amusements, LLC and Profit Amusements, LLC, the vending companies that own and presumably would provide the arcade games at the subject location if permitted. Attending as an interested citizen was S. Glenn Elseroad of 5423 Mt. Gilead Road in Reisterstown. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular-shaped and consists of approximately 6.8 acres zoned B.M.-C.R. It is home to the Sportsman's Hall roller skating rink and is located on the west side of Hanover Pike (MD Route 30) in the Upperco area of Baltimore County. As shown on the site plan, the subject property actually consists of two properties. The parcel to the south where the entrance and some parking is located is owned by Sportsman's Rock, LLC and consists of approximately 2.8 acres. The property to the north where the roller rink and additional parking is located is owned by Roller Rock, LLC and consists of approximately 4 acres. The subject property has been zoned B.M. since 1956 and more recently was marked with the C.R. District overlay. The surrounding properties are zoned R.C.2, with the majority of the area consisting of farmland.

Sportsman's Hall has been a fixture in the community for decades, beginning in 1958. The recreational complex operated until 1992 when it was destroyed by fire. It was rebuilt and has been operating since approximately 1997. Petitioner Tim Kaylor has been operating Sportsman's Hall, LLC since January 2008. He used to frequent the roller rink as a child and hopes to continue the tradition of the business. In order to attract more young visitors during operating hours and expand the choices for customers, Petitioner desires to use a portion of the interior of the building

for amusement devices. Because Petitioner also desires to have more than four machines, he is requesting a special exception to use the property for an arcade. The variances are to legitimize the existing size of the building and the existing double faced sign.

Photographs depicting the area of the proposed arcade were marked and accepted into evidence as Petitioner's Exhibits 2E and 2I. These photographs show an unfurnished area adjacent to an existing air hockey machine, approximately 1,350 square feet in size. This area is also depicted by diagonal green lines on the floor plan that was marked and accepted into evidence as Petitioner's Exhibit 3. Typically, the roller rink is open on Monday, Wednesday, and Friday evenings from 7:00 PM to 10:00 PM. In addition, it is open weekends for matinee skates from 1:00 PM to 4:00 PM and evening skates from 7:00 PM to 10:00 PM. It is also open during the summer for summer day camps on Tuesday and Thursday afternoons, as well as private parties. The exterior sign that sits on a large grassy area along Hanover Pike is unchanged since it was erected in 1958. As shown on the photograph that was marked and accepted into evidence as Petitioner's Exhibit 2A, the sign consists of three tiers. All three tiers are double faced interior illuminated. The lower tier has room for four lines of manually changeable copy. The middle tier is labeled "Roller Skating." And the upper tier identifies the location as "Sportsman's Hall." Petitioner does not wish to alter the sign in any fashion and agrees with the community that it would not be appropriate to have an electronic message board. He merely desires to legitimize this long existing condition.

In support of the special exception and variance requests, Patti Anne Smith with Little & Associates, Inc. testified. Ms. Smith is a licensed property line surveyor with over 23 years of experience in zoning and land use matters. She previously was employed with the engineering firms of Daft McCune Walker and Gerhold Cross & Etzel. She has prepared a number of site

plans for zoning petitions and is familiar with the zoning regulations and was called as an expert in the instant matter. Petitioner proposes up to 25 amusement device machines in the 1,350 square foot area. As to the relevant criteria set forth in Section 502.1 of the B.C.Z.R., Ms. Smith indicated that the proposed use of the property for an arcade would not have a detrimental impact on the health, safety, or welfare of the surrounding locale. In fact, she indicated that the proposed arcade would serve as a logical complement to the present use of the property as a roller rink and concessions. The arcade would be age appropriate and family oriented and would give customers an additional entertainment option besides roller skating, or would allow customers to temporarily take a break and "catch their breath" from skating activities. Ms. Smith indicated that the arcade use would not have a detrimental impact on any other 502.1 criteria.

Mr. Elseroad testified as an interested citizen and on behalf of the Hanover Road Association. He indicated that he has lived in the area for a number of years and is generally supportive of the plans for the roller rink, as long as there is no need for additional buildings. He also expressed support for the sign as it is and believes it is part of the history of the area and should not be altered or disturbed. He also expressed the concern that the machines should be family oriented arcade style games, and not gambling or similar devices.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated May 8, 2008 which indicates that the C.R. District requires a compatibility study, but since the building and sign currently exist and there have been no proposed changes or alterations to either, the Planning Office supports the requests for special exception and variance, and finds that the structure and components thereof are compatible, as this enterprise has been a fixture in the community for many years. The comment received from the Baltimore County Fire Marshal's Office indicates

that Petitioner shall provide a natural water supply for fire fighting purposes, or install sprinkler systems complying with NFPA 13D in all houses, as per Fire Department requirements in accordance with Baltimore County Fire Prevention Code; Section 7-5.6. The location and source of the fire suppression water supply shall be shown and noted on the development drawing.

As to the requested special exception use for an arcade, I am persuaded to grant the relief. The uncontroverted testimony indicates that the proposed use will not be detrimental the health, safety or general welfare of the locale, nor to any other criteria set forth in Section 502.1 of the B.C.Z.R. Indeed, it appears an arcade would be an asset to the overall entertainment experience at this location. I also find that there are no facts or circumstances that show that the arcade use proposed at this particular location would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. *See, Schultz v. Pritts*, 291 Md. 1 (1981).

In regard the request for variances, based on the testimony and evidence, I find that the relief should be granted. The property and the building and the sign are unusual in that they have remained relatively unchanged over the past 50 years. It also consists of two properties -- one owned by Sportsman's Rock, LLC and the other by Roller Rock, LLC. Hence, I find the property unique in a zoning sense. One of the variances is from Section 259.3.C.1 of the B.C.Z.R. to permit the gross floor area of the existing building to be 31,738 square feet in lieu of the permitted 8,800 square feet. I believe this situation presents an unusual circumstance where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. For a business that has operated at this site for 50 years, it would be imprudent to restrict the size of the building to 8,800 square feet. As to the other variance from Sections 450 and 259.3.C.7.b of the B.C.Z.R. to permit the existing sign to remain as is and

contain 651 square feet per side in lieu of the permitted 25 square feet per side, for the same reasons above, I am persuaded to allow this to continue as well. It only has interior illumination, with only manual changeable copy. I do not believe a sign that has existed and is virtually unchanged from the past 50 years will suddenly have a detrimental impact on the community.

Finally, I find these variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's requests for Special Exception and Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 30th day of July, 2008 that Petitioner's request for Special Exception to allow an arcade pursuant to Section 423.B and Section 422.A of the B.C.Z.R., in combination with the existing uses of roller skating rink, office and concessions be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Variance requests as follows:

- From Section 259.3.C.1 of the B.C.Z.R. to permit the gross floor area of a building (existing) on a lot to be 31,738 square feet in lieu of the permitted 8,800 square feet; and
- From Sections 450 and 259.3.C.7.b of the B.C.Z.R. to permit a double faced interior illumination free standing enterprise sign (existing) to contain 651 square feet per side in lieu of the permitted 25 square feet per side.

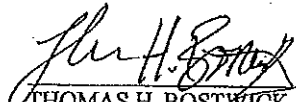
be and are hereby GRANTED.

The granting of the above relief shall be subject, however, to the following conditions:

1. Petitioner may apply for any permits required and be granted same upon receipt this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner shall provide a natural water supply for fire fighting purposes, or install sprinkler systems complying with NFPA 13D in all houses, as per Fire Department requirements in accordance with Baltimore County Fire Prevention Code; Section 7-5.6. The location and source of the fire suppression water supply shall be shown and noted on the development drawing.
3. As part of the granted arcade use, Petitioner shall be permitted up to 25 amusement device machines. Said machines shall be age appropriate and family oriented. Petitioner shall not be permitted any video poker or video slot machine games or any other types of similar gaming or gambling machines that are not consistent with the family atmosphere of the subject location or the nearby community.

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



4th Election District

3rd Councilmanic District

Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 15500 Hanover Pike, Upperco, MD 21155

which is presently zoned BM CR

Deed Reference: 22983 / 721 Tax Account # 0413076190

22983 726

0413076191

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 an arcade pursuant to Section 423 B and Section 422 A of the BCZR, in combination with the existing uses of roller skating rink, office and concessions.

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:

Sportsman's Hall, LLC

Name - Type or Print

Signature

15500 Hanover Pike (410) 984-0965

Address

Telephone No.

Upperco, Maryland 21155

City

State

Zip Code

Attorney For Petitioner:

C. William Clark

Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chtd.

Company

502 Washington Ave., Ste 700 410 823-7800

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

Roller Rock, LLC & Sportsman Rock, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

6800 Deerpath Road, Ste. 100 410 239-3697

Address

Telephone No.

Elkridge, Maryland 21075 410 984-0961

City

State

Zip Code

Representative to be Contacted:

Patti Anne Smith, Little & Assoc., Inc.

Name

1055 Taylor Ave., Ste. 307

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

Case No. 08-487-XA

REV 07/27/2007

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KID

Date 4/16/08



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 15500 Hanover Pike, Upperco, MD 21155
which is presently zoned BM-CR

Deed Reference: 22983 / 721 Tax Account # 0413076190

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) 259.3.c.1 to permit the gross floor area of a building (existing) on a lot to be 31,738 square feet in lieu of the permitted 8800 square feet; and from Section 450 and Section 259.3.6.7b to permit a double faced interior illumination free standing enterprise sign (existing) to contain 651 square feet per side in lieu of the permitted 25 square feet per side.

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

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:

Sportsman's Hall, LLC

Name - Type or Print

Signature

15500 Hanover Pike 410 984-0965

Address

Telephone No.

Upperco, Maryland 21155

City

State

Zip Code

Attorney For Petitioner:

C. William Clark

Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chtd.

Company

502 Washington Ave., Ste. 700

Address

Telephone No.

Towson, MD 21204 410 823-7800

City

State

Zip Code

Legal Owner(s):

Roller Rock, LLC & Sportsman Rock, L

Name - Type or Print

Signature

Name - Type or Print

Signature

6800 Deerpath Rd., Ste. 100 410-239-369

Address

Telephone No.

Elkridge, MD 21075

410-984-096

City

State

Zip Code

Representative to be Contacted:

Patti Anne Smith, Little & Assoc., Inc

Name

1055 Taylor Ave., Ste. 307

Address

Telephone No.

Towson, MD 21286 410-296-1636

City

State

Zip Code

Case No. 08-487-XA

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

Date 4/16/08

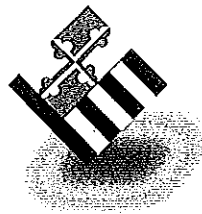
DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

SOUTHWEST SIDE OF HANOVER PIKE
NORTHWEST OF OLD HANOVER ROAD
FOURTH ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the end of the second following course and distance measured from the intersection of the centerline of Old Hanover Road with the centerline of Hanover Pike, 66 feet wide, (1) Northwesterly 750 feet, more or less, and thence (2) Southwesterly 33 feet, more or less to the point of beginning, thence leaving said point of beginning and binding on the southwest side of said Hanover Pike (also known as Maryland Route 30), the two following courses and distances, viz: (1) North 20 degrees 33 minutes 12 seconds West 256.40 feet and thence (2) North 20 degrees 33 minutes 12 seconds West 353.07 feet, thence running for the five following courses and distances viz: (3) South 53 degrees 12 minutes 00 seconds West 2.57 feet, thence (4) South 74 degrees 05 minutes 30 seconds West 450.50 feet, thence (5) South 14 degrees 17 minutes 07 seconds East 391.18 feet, thence (6) South 14 degrees 17 minutes 07 seconds East 226.24 feet, and thence (7) North 72 degrees 55 minutes 18 seconds East 519.85 feet to the point of beginning; containing 6.834 acres of land, more or less.



Item #487



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.

County Executive

C. William Clark

Nolan, Plumhoff & Williams, chtd.

502 Washington Ave. Ste. 700

Towson, MD 21204

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
June 16, 2008

Dear: C. William Clark

RE: Case Number 2008-0487-xA, Address: 15500 Hanover Pike

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 2008. 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.

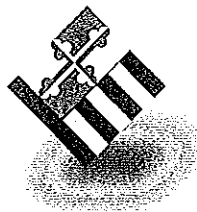
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Roller Rock, LLC & Sportsman Rock, 6800 Deerpath Rd. Ste. 100, Elkridge, MD 21075
Patti Anne Smith, Little & Assoc., Inc., 1055 Taylor Ave. Ste. 307, Towson, MD 21286
Sportsman's Hall, LLC, 15500 Hanover Pike, Upperco, MD 21155



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 487

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.

9. The developer shall provide a rural water supply for fire fighting purposes, or install sprinkler systems complying with NFPA 13D in all houses, as per fire department requirements in accordance with Baltimore County Fire Prevention Code; section 7-5.6. The location and source of the fire suppression water supply shall be shown and noted on the development drawing. The site of the water source must be inspected and approved by the Baltimore County Fire Marshal.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

April 22, 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. 08-487-XA
MD 30 (Hanover Pike)
750 west of Old Hanover Road
Sportsmans Hall, LLC Property
Case No. 08-487-XA

Dear Ms. Matthews:

Thank you for the opportunity to review of the plan to accompany petition special exception for Sportsmans Hall, LLC, which was received April 15th. We understand that this plan illustrates a proposal for an arcade in combination with existing uses and variance to exceed the minimum required floor area.

We have completed a cursory review of the site plan as well as existing conditions. Access onto the property is currently served by a 31' wide commercial entrance onto the MD 30 (Hanover Pike). The State Highway Administration (SHA) has determined that the existing entrance is consistent with State Highway Access Manual requirements for commercial two-way ingress/egress. Based on available information this office has no objection to Case Number 8-487-XA approval. Please include our remarks in your staff report to the Zoning Reviewer Planner.

If you have any questions or need clarifications regarding this matter, please feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. Dennis A. Kennedy, Permits & Plans Review, Baltimore County
Mr. Joe Merrey, Permits & Development Management, Balto. Co.
Mr. David Malkowski, District Engineer, SHA

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

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID:	Case Type Prefix:	Case Year:	Case Number:	Case Type Suffix:	Existing Use:
20080487		2008	0487	XA	Commercial
Legal Owners/Petitioner: Roller Rock, LLC & Sportsman Rock, LLC					
Street/House Number: Street Number Range: Street Number Suffix: Street Prefix Direction Street Prefix Type:					
15500					
Street Name: Street Suffix Type: Street Suffix Direction: Suite/Apt./Unit Number:					
HANOVER PIKE					
Property Description: West side Hanover Pike, 750 feet +/- north of centerline Old Hanover Road.					
Existing Zoning Classification BM - CR Area: 6.834 acres +/- Election District: 4th Councilmanic District 3rd					
Critical Area No Floodplain: No Historic Area: No Related (Prior and Future) Cases					
Violation Cases: Concurrent Cases:					
Tax Account ID: Deed Liber #: Deed Folio #: Miscellaneous Notes					
1.) 1.) /					
2.) 2.) /					
3.) 3.) /					
Contract Purchaser: Sportsmans Hall, LLC					
Attorney: C. William Clark					
Petition Reviewer: DD Petition Reviewer 2: Petition Filing Date:					
Day of Week: Hearing Date: Hearing Time: Hearing Location:					
Monday 06/23/2008 9:00 AM County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204					
Closing Date: Adm. Law Judge Hearing Continued From Adm. Law Judge Hearing Rescheduled From Formal Request For Hearing					
06/13/2008					

Case Number:

	2008	0487	XA
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Petition Type # 1: SPECIAL EXCEPTION

Petition Request # 1: An arcade pursuant to Section 423 B and Section 422 A of the BCZR, in combination with the existing uses of roller skating rink, office and concessions.

Petition Type # 2: VARIANCE

Petition Request # 2: To permit the gross floor area of a building (existing) on a lot to be 31,738 square feet in lieu of the permitted 8800 square feet; and to permit a double faced interior illumination free standing enterprise sign (existing) to contain 651 square feet per side in lieu of the permitted 25 square feet per side.

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Commercial

Proposed Use:

--

Existing Zoning Classification

BM - CR

Requested Zoning Classification:

--

North/South Coordinate:

--

East/West Coordinate:

--

1000 Foot
Scale Map
Reference:

--

Existing District:

--

Requested District:

--

Census Tract:

--

Adm. Law Judge Case Number

Administrative Law Judge's Name

Law Judge Order Date (or Withdrawl Date):

Law Judge Decision:

Law Judge Order Restrictions?

Board of Appeals Case Number

Appeal to Board of Appeals?:

Appellant:

Board of App. Description

Board of Appeals Filing Date

Date Case Sent to Board:

Board of Appeals Hearing Date:

Board of Appeals Decision Date:

Board of Appeals Decision

Circuit Court Case Number

Circuit Court Filing Date:

Circuit Court Decision Date

Circuit Court Decision:

MD Court of Special Appeals Filing Date

MD Court of Special Appeals Decision Date:

MD Court of Special Appeals Decision:

MD Court of Appeals Filing Date

MD Court of Appeals Decision Date:

MD Court of Appeals Decision:

U.S. Supreme Court Filing Date

U.S. Supreme Court Decision Date

U.S. Supreme Court Decision

Add Record

Find Record

Next Record

Previous
Record

Preview ZAC
Agenda Report

Public
Hearings

Admin
Variances

Open
MS Word

Exit
Access

Scanned
Image

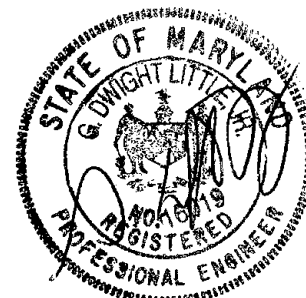
M.C.S.(NAD83/91)

N/F
D.H. AND J.T. NOBLE
E.H.K., JR. 6456/310
TAX # 01-08-030450

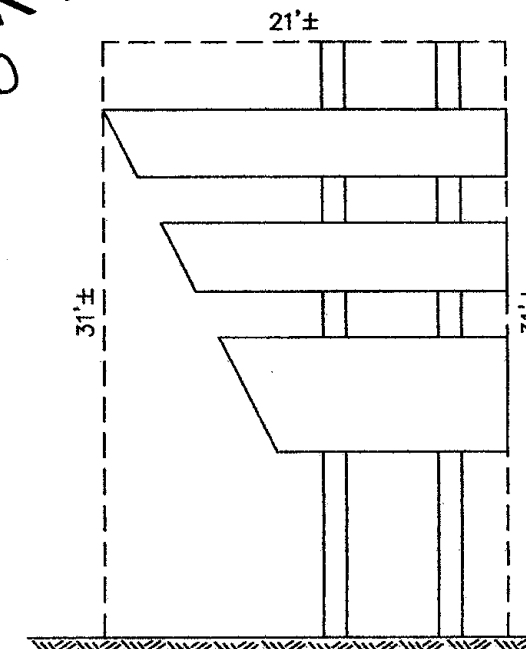
N/F
THE MORFOOT
LIVING TRUST
S.M. 16735/580
TAX #04-18-000386

- OW— OVERHEAD UTILITY WIRES
- X— CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ CLEAN OUT
- ASPHALT CURB
- O— PRIVATE UTILITY POLE

LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639



HANOVER PIKE
MD. STATE ROUTE 30
(66' RIGHT OF WAY)

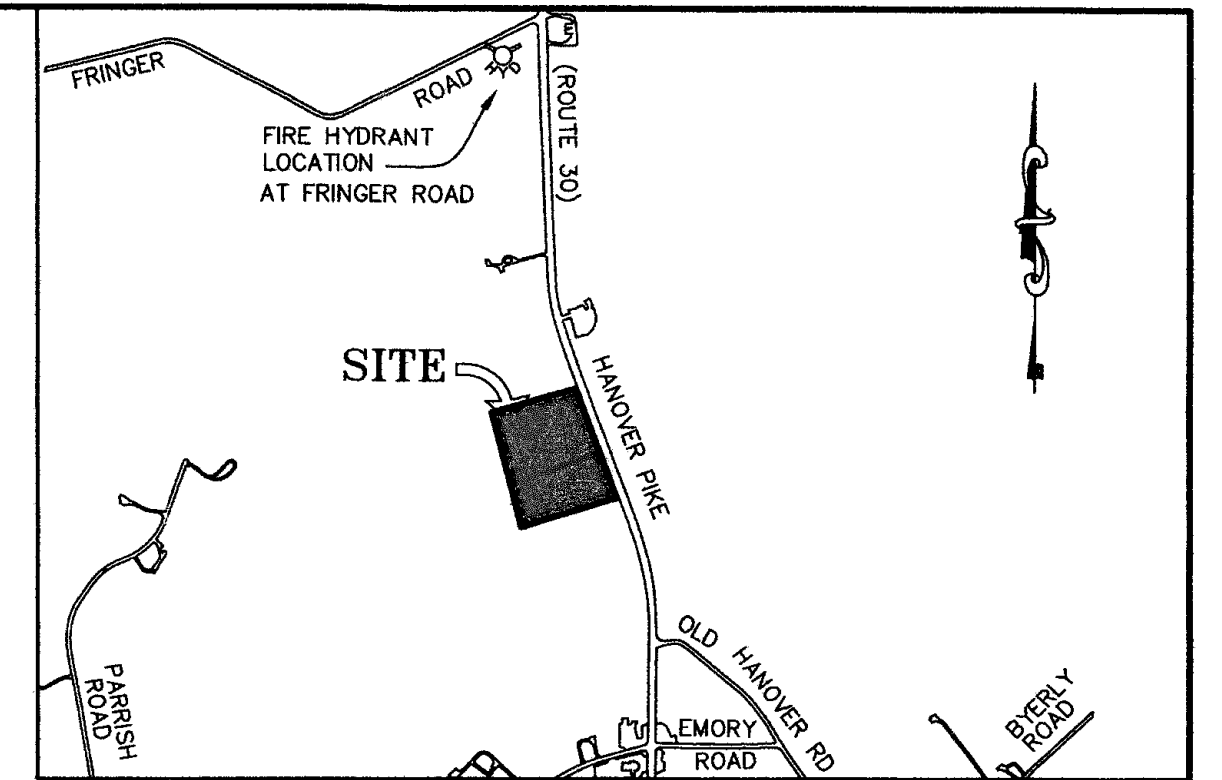


EXISTING SIGN
DOUBLE FACED
INTERIOR ILLUMINATION
651 SQ.FT.± PER SIDE
SCALE: 1" = 10'

**PLAN TO ACCOMPANY
SPECIAL EXCEPTION
SPORTSMANS HALL, LLC
PROPERTY**

4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' APRIL 8, 2008

PN05975A



VICINITY MAP
1"=1000'

LEASEE
SPORTSMANS HALL, LLC
15500 HANOVER PIKE
UPPERCO, MARYLAND 21155

OWNERS

SPORTSMAN ROCK, LLC
6800 DEERPATH ROAD SUITE 100
ELKBRIDGE, MARYLAND 21075
MAP 25 PARCEL 226
DEED S.M. 22983/726
TAX #04-13-076191

ROLLER ROCK, LLC
6800 DEERPATH ROAD SUITE 100
ELKBRIDGE, MARYLAND 21075
MAP 25 PARCEL 225
DEED S.M. 22983/721
TAX #04-13-076190

SITE DATA

NET AREA: 6.834 AC±
EXISTING ZONING: BM-CR
EXISTING USE: ROLLER RINK
PROPOSED USE: ROLLER RINK, ARCADE
F.A.R. 31,738 SF / 315,959 SF = 0.100 F.A.R.
PARKING REQUIREMENTS:
ROLLER RINK: 16,588 SF x 5 P.S./1000 SF = 83 P.S.
ARCADE: 1,000 SF x 4 P.S./1000 SF = 04 P.S.
PARKING REQUIRED: 87 P.S.
PARKING PROVIDED: 176 P.S. AND 4 HC P.S.

- TOPOGRAPHY SHOWN IS BASED ON BALTIMORE COUNTY GIS TILE 25b3 AND 31b1.
- BOUNDARY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY BY LITTLE & ASSOCIATES, INC.
- THERE ARE NO KNOWN CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES ON THIS PROPERTY.
- THE SOIL TYPES FOR THIS SITE WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 11.
- THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM.
- THE LOCATION OF EXISTING WELL AND SEPTIC SYSTEMS WITHIN 100' OF THIS SITE IS NOT KNOWN AT TIME OF THIS PLAN.
- A SPECIAL EXCEPTION IS REQUIRED TO ALLOW FOR AN ARCADE PURSUANT TO SECTION 423.B AND 422.A OF THE BCZR, IN COMBINATION WITH THE EXISTING USES OF A ROLLER SKATING RINK, OFFICE AND CONCESSIONS.
- A VARIANCE IS REQUIRED FROM SECTIONS 259.3.c.1 TO PERMIT THE GROSS FLOOR AREA OF A BUILDING (EXISTING) ON A LOT TO BE 31,738 SQUARE FEET IN LIEU OF THE PERMITTED 8800 SQUARE FEET; AND FROM SECTION 450 AND SECTION 259.3.c.7.b TO PERMIT A DOUBLE FACED INTERIOR ILLUMINATION FREE STANDING ENTERPRISE SIGN (EXISTING) TO CONTAIN 651 SQUARE FEET PER SIDE IN LIEU OF THE PERMITTED 25 SQUARE FEET PER SIDE.

#08-487-XA