

IN RE: PETITION FOR SPECIAL HEARING

SE side of South Rolling Road, 800 feet
N of the c/l of Wilkens Ave.
1st Election District
1st Councilmanic District
(850 South Rolling Road)

YMCA of Central Maryland
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2011-0218-SPH

* * * * *

OPINION AND ORDER

This matter comes before this Administrative Law Judge for consideration of a Petition for Special Hearing filed by John Hoey, Executive Director, YMCA of Central Maryland, the legal owner of the subject property. The Petition for Special hearing, filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") is to permit an amendment to the site plan and Order in Case Nos. 92-227 and 69-9161-X to permit an expansion to the existing community building and to determine parking requirements. The subject property and requested relief are more fully described on the plat, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requested special hearing relief were Petitioner John Hoey, Executive Director, YMCA of Central Maryland, Matthew T. Allen with Bohler Engineering, the professional engineer who prepared the site plan, and John B. Gontrum, Esquire attorney for the Petitioner. Also attending were Sherrie Rovnan and David Schuetz, both from the YMCA. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered at the hearing revealed that the property, which is the subject of this special hearing request, contains 20.319 acres, more or less, and is zoned D.R.2.

ORDER RECEIVED FOR FILING

Date 4-6-11

By [Signature]

The subject property is located on the southwest side of Rolling Road near its intersection with Wilkens Avenue in the Catonsville area of Baltimore County. The site is the home of the Catonsville YMCA.

The property is improved with an existing 19,146 square foot, 1-story building, wherein the YMCA is located. There are some additional facilities located on this 20 acre parcel of land, including two 1-story frame pavilions, an existing 6,539 square foot day care facility, a large parking lot area and access roadways. The YMCA has recently received some bond money from the State of Maryland which can be used for the purposes of expanding their facility by way of a 4,300 square foot building addition as shown on Petitioner's Exhibit 1, the site plan of the property.

The testimony offered at the hearing demonstrated that the bond money supplied by the State is a "use or lose" funding source. That is, the YMCA has a certain timeframe within which to utilize this money for this expansion project or the money will be lost forever. Therefore, they are anxious to seek approval for this expansion and commence the necessary construction, thereby utilizing this bond money. In order to proceed with this project, the special hearing request is necessary to amend the previously approved site plans in the prior cases applicable to this site. It should be noted that several of the cases heard in the early 90s were actually heard by the undersigned almost 20 years ago. The special hearing request is to amend the site plans that were accepted into evidence by the undersigned in those cases to show the newly proposed building addition to the YMCA.

In addition to the special hearing requested by the Petitioner, the Applicant is also requesting a determination that the parking requirements pursuant to Section 409.6.A of the B.C.Z.R. have been met. The Applicant submitted into evidence as Petitioner's Exhibit 1, the site

ORDER RECEIVED FOR FILING

Date 4-6-11 2

By [Signature]

plan of the property. The site plan specifically Note No. 18 entitled "Parking" calculates the required number of parking spaces for each of the separate uses occurring on the YMCA property. Each of these particular uses and the parking calculations associated therewith were discussed at the hearing. I find based on the testimony and evidence offered regarding parking that the Petitioner has in fact satisfied the parking requirements provided in Section 409.6.A and the special hearing request should be approved. The Applicant is providing 112 parking spaces and the required number of parking spaces for this YMCA is 112 spaces. Therefore no variance is necessary and the special hearing relief shall be granted.

In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the subject property and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's Special Hearing request should be granted with conditions.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 6th day of April, 2011, that the Petitioner's request for Special Hearing relief, filed pursuant to Section 500.7 of the B.C.Z.R. to permit an amendment to the site plan and Order in Case Nos. 92-227 and 69-9161-X to permit an expansion to the existing community building and to determine parking requirements, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day Appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed building changes and additions shall comply with the provisions of the Baltimore County Fire Prevention Code, County Bill No. 48-10 dated July 19, 2011.

ORDER RECEIVED FOR FILING

3

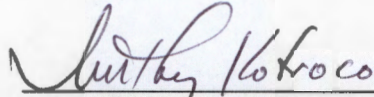
Date

4-6-11

By

3. Prior to allowing use and occupancy for the 850 South Rolling Road property expansion project, the Petitioner must contact the State Highway Administration for coordination and review of engineered site plans.

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

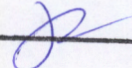


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-6-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 6, 2011

JOHN GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204-5025

Re: Petition for Special Hearing
Case No. 2011-0218-SPH
Property: 850 South Rolling Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case.

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.

Sincerely,

A handwritten signature in black ink, reading "Timothy M. Kotroco". The signature is fluid and cursive, with the first name "Timothy" and last name "Kotroco" clearly visible.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/

Enclosure

c: John Hoey, Executive Director, YMCA of Central Maryland, 20 South Charles Street, Suite 600,
Baltimore MD 21201
Matthew T. Allen, Bohler Engineering, 901 Dulaney Valley Road, Suite 801, Towson MD 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 850 S. Rolling Road

which is presently zoned D.R. 2

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

An amendment to the site plan and order in Case No. 92-227-SPH and 69-161-X to permit an expansion to the existing community building and to determine parking requirements.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP

Company

One W. Pennsylvania Ave., St. 300 410-832-2055

Address

Telephone No.

Towson, Maryland 21204-5025

City

State

Zip Code

Legal Owner(s):

YMCA of Central Maryland

Name - Type or Print

Signature

JOHN HOEX, Executive Director

Name - Type or Print

Signature

20 South Charles Street, Suite 600

Address

Telephone No.

Baltimore, Maryland 21201

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2011-0218-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING

Date

4-6-11

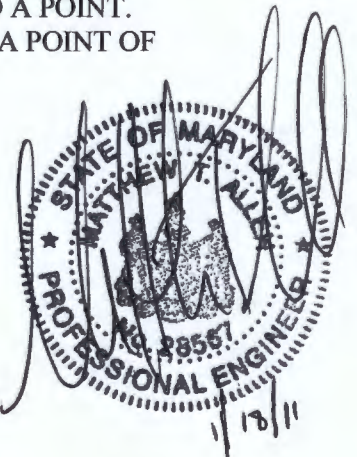
January 18, 2011

ZONING DESCRIPTION
PARCEL 520, TAX MAP 101 GRID 20 WITH DEED REFERENCE 4986/193 & 197,
NORTH OF THE INTERSECTION OF
ROLLING ROAD AND WILKINS AVENUE
BALTIMORE COUNTY, MARYLAND
1ST DISTRICT

BEGINNING AT A POINT IN THE CENTER LINE OF ROLLING ROAD, AS LAID OUT AND NOW EXISTING, APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION WITH WILKENS AVENUE, THENCE RUNNING THE TWENTY-THREE (23) FOLLOWING COURSES AND DISTANCES;

1. SOUTH 59 DEGREES 32 MINUTES 32 SECONDS WEST, 294.33 FEET TO A POINT.
2. NORTH 28 DEGREES 16 MINUTES 8 SECONDS WEST, 94.23 FEET TO A POINT.
3. SOUTH 62 DEGREES 9 MINUTES 32 SECONDS WEST, 131.24 FEET TO A POINT.
4. SOUTH 39 DEGREES 49 MINUTES 22 SECONDS WEST, 448.72 FEET TO A POINT.
5. NORTH 53 DEGREES 59 MINUTES 8 SECONDS WEST, 220.34 FEET TO A POINT.
6. NORTH 84 DEGREES 7 MINUTES 8 SECONDS WEST, 104.92 FEET TO A POINT.
7. NORTH 45 DEGREES 45 MINUTES 8 SECONDS WEST, 62.83 FEET TO A POINT.
8. NORTH 1 DEGREE 30 MINUTES 39 SECONDS WEST, 59.84 FEET TO A POINT.
9. NORTH 35 DEGREES 22 MINUTES 8 SECONDS WEST, 263.50 FEET TO A POINT.
10. NORTH 32 DEGREES 53 MINUTES 8 SECONDS, 85.50 FEET TO A POINT.
11. NORTH 25 DEGREES 38 MINUTES 52 SECONDS EAST, 51.75 FEET TO A POINT.
12. NORTH 47 DEGREES 20 MINUTES 52 SECONDS EAST, 12.75 FEET TO A POINT.
13. SOUTH 80 DEGREES 4 MINUTES 8 SECONDS EAST, 50.50 FEET TO A POINT.
14. NORTH 53 DEGREES 46 MINUTES 52 SECONDS EAST, 58.00 FEET TO A POINT.
15. NORTH 67 DEGREES 40 MINUTES 52 SECONDS EAST, 176.00 FEET TO A POINT.
16. NORTH 28 DEGREES 47 MINUTES 48 SECONDS WEST, 171.60 FEET TO A POINT.
17. NORTH 53 DEGREES 49 MINUTES 32 SECONDS EAST, 146.67 FEET TO A POINT.
18. NORTH 32 DEGREES 12 MINUTES 52 SECONDS EAST, 577.23 FEET TO A POINT.
19. NORTH 32 DEGREES 12 MINUTES 52 SECONDS EAST, 24.75 FEET TO A POINT.
20. SOUTH 44 DEGREES 10 MINUTES 8 SECONDS EAST, 112.76 FEET TO A POINT.
21. SOUTH 40 DEGREES 0 MINUTES 48 SECONDS EAST, 367.95 FEET TO A POINT.
22. SOUTH 19 DEGREES 32 MINUTES 8 SECONDS EAST, 283.80 FEET TO A POINT.
23. SOUTH 29 DEGREES 55 MINUTES 18 INCHES EAST, 384.62 FEET TO A POINT OF BEGINNING.

CONTAINING 885,077 SQUARE FEET OR 20.319 ACRES MORE OR LESS.



2011-0218-SP#

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **62960**

Date: **1/20/11**

PAID RECEIPT

BUSINESS . ACTUAL TIME DPM
 1/20/2011 1/20/2011 09:32:10 5

REG 0503 WALKIN RIDG LRP
 >>RECEIPT # 505074 1/20/2011 OFLN
 Dept 5 528 ZIMING VERIFICATION
 CR NO. 062960

Recpt Tot \$385.00
 \$385.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00

Total: **385.00**

Rec From: **Whiteford Taylor & Preston LLP**

For: **YMCA
 850 S Rolling Rd.**

2011-0218-SPH

DISTRIBUTION

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2011-0218-SPH

850 S. Rolling Road

S/east side of Rolling Road, 800 feet north of the centerline of Wilkens Avenue

1st Election District — 1st Councilmanic District

Legal Owner(s): YMCA of Central Maryland

Special Hearing: to permit an amendment to the site plan and order in Case No. 92-227-SPH and 69-161-X to permit an expansion to the existing community building and to determine parking requirements or to accept a modified parking plan.

Hearing: Monday, March 28, 2011 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

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

3/10/11 March 10

269295

CERTIFICATE OF PUBLICATION

3/10/2011

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 3/10/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

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

JT 3/6/18 March 1

268274

CERTIFICATE OF PUBLICATION

3/3/2011

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- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0218-SPH

RE: Case No.: _____

Petitioner/Developer: _____

YMCA of Central Maryland

Mar 28, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Matthews:

Ladies and Gentlemen:

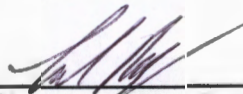
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

850 South Rolling Road

March 11, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



March 14, 2011

(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 # 2011-0218-SPH

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

Room 205, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE

PLACE: TOWSON, MD. 21204

DATE AND TIME: MONDAY, MARCH 28, 2011 AT 1000 ^{A.M.}

REQUEST: SPECIAL HEARING TO PERMIT AN AMEND-
MENT TO THE SITE PLAN AND ORDER IN CASE NO. 92-227-SPH
AND 64-161-X TO PERMIT AN EXPANSION TO THE EXISTING
COMMUNITY BUILDING AND TO DETERMINE PARKING REQUIRE-
MENTS OR TO ACCEPT A MODIFIED PARKING PLAN.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 687-3391

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 10, 2011 Issue - Jeffersonian

Please forward billing to:
YMCA of Central MD
20 South Charles Street, Ste. 600
Baltimore, MD 21201
Attn: John Hoey

410-837-1077

CORRECTED NOTICE OF ZONING HEARING

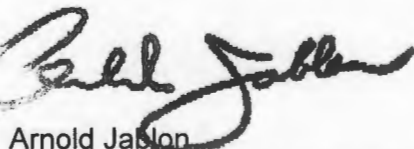
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 7, 2011

NEW NOTICE OF ZONING HEARING

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A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Ave., Ste. 300, Towson 21204-5025
John Hoey, YMCA, 20 S. Charles Street, Ste. 600, Baltimore 21201

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 12, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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TO: PATUXENT PUBLISHING COMPANY
Thursday, March 10, 2011 Issue - Jeffersonian

Please forward billing to:

YMCA of Central MD
20 South Charles Street, Ste. 600
Baltimore, MD 21201
Attn: John Hoey

410-837-1077

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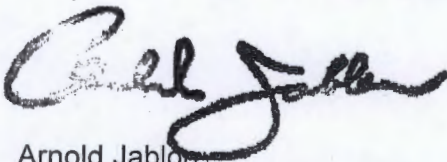
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 1, 2011

NEW NOTICE OF ZONING HEARING

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Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Ave., Ste. 300, Towson 21204-5025
John Hoey, YMCA, 20 S. Charles Street, Ste. 600, Baltimore 21201

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 1, 2011 Issue - Jeffersonian

Please forward billing to:

YMCA of Central MD
20 South Charles Street, Ste. 600
Baltimore, MD 21201
Attn: John Hoey

410-837-1077

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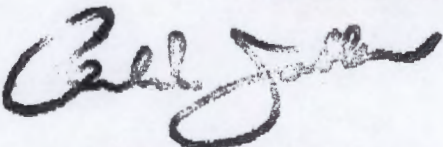
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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Hearing: Wednesday, March 16, 2011 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Ave., Ste. 300, Towson 21204-5025
John Hoey, YMCA, 20 S. Charles Street, Ste. 600, Baltimore 21201

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 1, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) 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/neighbor 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: 2011-0218 SPH

Petitioner: YMCA OF CENTRAL MARYLAND

Address or Location: 850 S. ROLLING ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: YMCA OF CENTRAL MARYLAND

Address: 20 SOUTH CHARLES STREET

SUITE 600

BALTIMORE, MARYLAND 21201

Telephone Number: 410-835-1077



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 23, 2011

John Hoey, Executive Director
YMCA of Central Maryland
20 South Charles Street, Suite 600
Baltimore, MD 21201

RE: Case Number: 2011-0218SPH, 850 S. Rolling Road

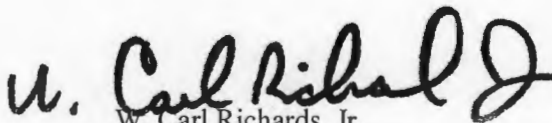
Dear Mr. Hoey,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 20, 2011. 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:mcn

Enclosures

c: People's Counsel
John B. Gontrum, Whiteford, Taylor & Preston, LLP, One W. Pennsylvania Ave., Ste. 300,
Towson, MD 21204

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Chg to
3/28/11

Date: March 1, 2011

Mr. Lenny Wasilewski, Reviewer.
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

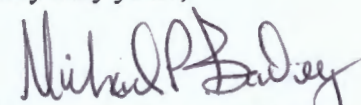
RE: Baltimore County
Item No. 2011-0218-SPH
MD 166 (Rolling Road)
north of MD 372 (Wilkins AV)
850 S Rolling Road
YMCA- Expansion Project
Special Hearing -

Dear Mr. Wasilewski:

We have reviewed the site plan to accompany petition for special exception on the subject of the above captioned, which was received on February 28, 2011. A field inspection and internal review reveals that access improvements to MD 166 (Rolling RD) consistent with current State Highway Administration guidelines may be required. Prior to allowing use and occupancy for 850 S. Rolling property expansion project, under Case Number 2011-0218-SPH the applicant must contact the State Highway Administration for coordination and review of engineered site plans.

Should you have any questions regarding this matter 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
Access Management Division

SDF/mb

Cc: Mr. Matthew Allen, Engineer, Bohler Engineering, Inc.
Ms. Colleen M. Kelly, Development Manager, Baltimore County
Mr. Joseph Merrey, PDM, Baltimore County
Mr. David Peake, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA
YMCA Of Central Maryland, Owner

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





KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

February 22, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **February 22, 2011**

Item No.:

Special Hearing: 2011-0218-SPH

Comments:

The proposed building changes and additions shall comply with the provisions of the Baltimore County Fire Prevention Code, County Bill No. 48-10 dated July 19, 2011.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

TK 3/28 10 AM
PIP TK Rm 109
3-16-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: March 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-218-SPH
Address 850 South Rolling Road
(YMCA Property)

Zoning Advisory Committee Meeting of February 18, 2011.

X The Department of Environmental Protection and Sustainability has no
comments on the above-referenced zoning item.

Reviewer: J. Livingston Date: 3/1/2011

RECEIVED

MAR 01 2011

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: February 14, 2011

TO: Zoning Hearing Officer and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Special Hearing
Case No. 2011-0218-SPH
(850 South Rolling Road)
Y of Catonsville

- A. For clarification, this office accepted a Petition for Special Hearing on January 20, 2011 from John Gontrum of Whiteford, Taylor & Preston LLP to determine a parking calculation for the "Y of Catonsville".
- B. After further review we determined that there no was listing of the variance for the community building at 3.3 per 1000 in lieu of the required 10 per 1000. We also determined that the dimensions for parking spaces and drive aisles were deficient and not listed on the plan.
- C. John Gontrum was advised by voicemail that we recommend adding the verbiage regarding a modified parking plan, pursuant to Section 409, to the petition.

Please call me if you have any questions.

LW

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: February 28, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2011
Item Nos. 2011-218, 236, 237, 238,
239, 240, 242, 243, 244 and 245

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02282011 -NO COMMENTS.doc

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
SPECIAL HEARING *
850 S. Rolling Rd.; SE side of S. Rolling Rd., * ZONING COMMISSIONER
800 ft. N. of the Centerline of Wilkens Ave. *
1st Election & 1st Councilmanic Districts * FOR
Legal Owner(s): YMCA, John Hoey *
Petitioner(s) * BALTIMORE COUNTY
* 2011-0218-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all documentation filed in the case.

RECEIVED

FEB 18 2011

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to John Hoey, YMCA of Central Maryland, 20 South Charles Street, Suite 600, Baltimore, Maryland 21201 and John B. Gontrum, Whiteford, Taylor & Preston, LLP, One W. Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE

WWW.WTPLAW.COM
(410) 339-4058

March 1, 2011

VIA FACSIMILE 410-887-3048

Ms. Kristen Lewis
Baltimore County Zoning Review
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland

**Re: Case Number: 2011-0218-SPH
850 S. Rolling Road
S/east side of Rolling Road, 800 feet north of the centerline of
Wilkens Avenue
1st Election District – 1st Councilmanic District
Legal Owners: YMCA of Central Maryland**

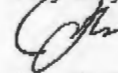
Dear Kristen:

I am writing to respectfully request a continuance of the Zoning Hearing that is scheduled for **Wednesday, March 16, 2011** at 10:00 a.m. A copy of the Notice of Zoning Hearing is attached for your records. The reason for the postponement is that the attorney for the Petitioner is scheduled for a four day PUD Hearing starting on Monday, March 14, 2011 in Galloway Creek PUD, Case No. 15-925.

Pursuant to your conversation with my assistant, this matter is now re-scheduled for Monday, March 28, 2011 at 10:00 a.m. in Room 104. The Petitioner must have the zoning notice sign posted by March 12, 2011.

Thank you for your kind consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



John B. Gontrum

JBG:lsp
Enclosure

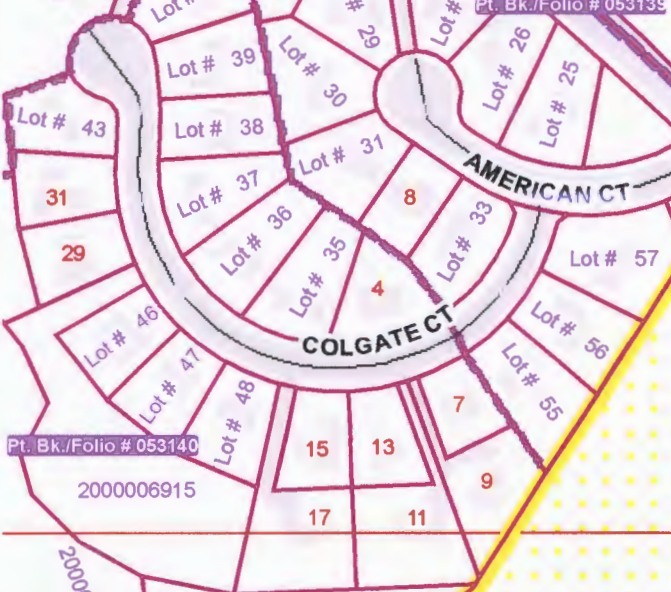
cc: Eugene Oaksmith (w/encl.)
420560

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Pt. Bk. 55, Folio 145

2000006893
Pt. Bk. 53, Folio 139



SW 4-F

0102202100

Pt. Bk. 53, Folio 140
2000006915
2000006917
2000006916

1 ED 2200001195
101A3 DR 2

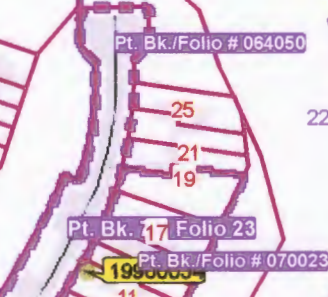
Pt. Bk. 62, Folio 111
2200001194

SW 5-F

Pt. Bk./Folio # 062111
2200001196



Pt. Bk. 67, Folio 147



1600005421

1 CD

19930234

850
YILCA

19690161

850
850

900
Lot # 1A Pt. Bk. 62, Folio 110
2100012592
Pt. Bk./Folio # 062110

2100012593
2100012597
COLLEGIATE DR

PDM # 010474
SAINT JOHN'S UNITED CHURCH OF CHRIST (PDM File/Project #)

Pt. Bk. 73, Folio 138
Lot # 2

Pt. Bk. 61, Folio 87

108A1

2011-0218-SPH



PHASE 1 - FLOOR PLAN

NO SCALE



FRONT FACADE ELEVATION

NO SCALE

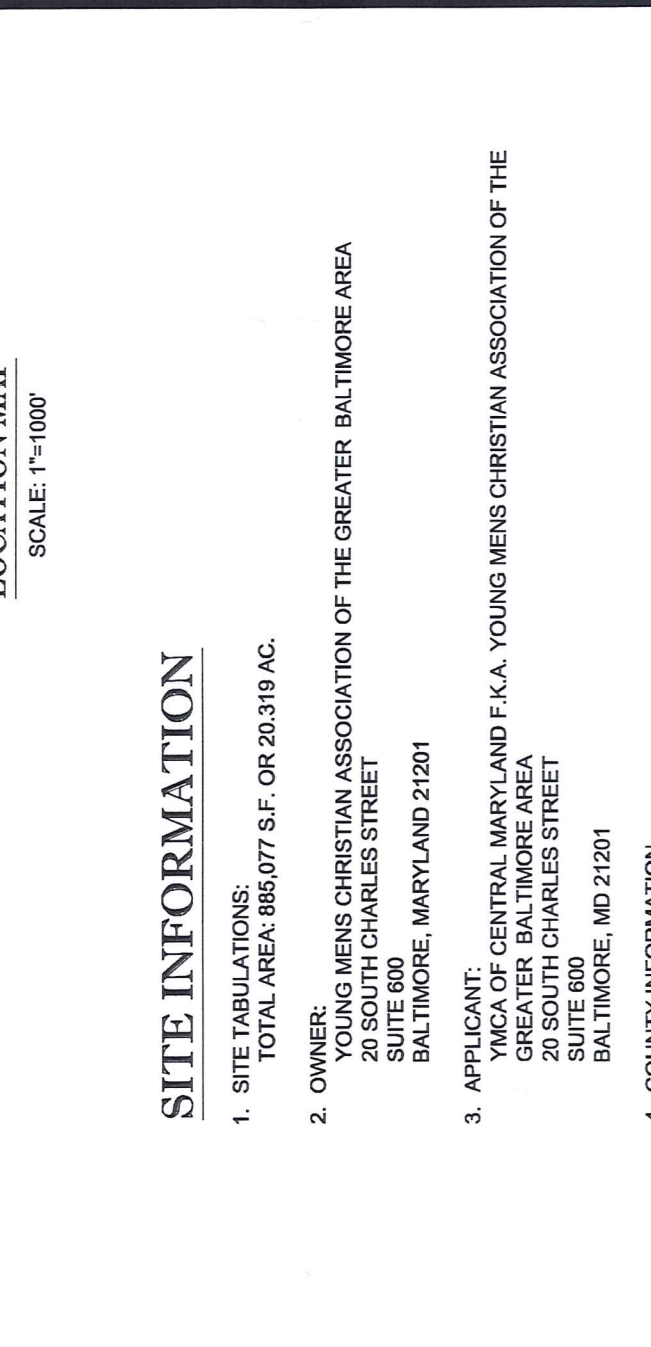
CATONSVILLE Y
PHASE 1 - RENOVATION



PETITIONER' S

EXHIBIT NO.

2



② NO FLAG
③ NO FLAG
④ 30°
⑤ 45°
⑥ 60°
⑦ 75°
⑧ 90°
⑨ 30°

LEGEND

SPECIMEN TREES

FUTURE PARKING

1. SITE TABULATIONS:
TOTAL AREA: 885,077 S.F. OR 20.319 AC.

-

[illegible]

THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR BALTIMORE COUNTY, MARYLAND, MAP NUMBER 1012

MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 388 OF 500", MAP NUMBER 24001003086, MAP REVISED SEPTEMBER 26, 2006.

MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT KEY MAP, WATER MAINS, NEY SHEET "B", UNDATED AND PREPARED BY BALTIMORE COUNTY

14

- EXHIBIT NO. 1A

AMEND SPECIAL EYC

- AMEND SPECIAL EXCEPTION SITE PLAN AND ORDER FOR CASE
-228-X.
DETERMINE PARKING REQUIREMENTS PURSUANT TO BALTIMORE
COUNTY ZONING REGULATIONS SECTION 409.6A.
APPROVE MODIFIED PARKING PLAN.

UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 23567, EXPIRATION DATE: 4/18/11

