

4/23/13  
IN RE: PETITIONS FOR SPECIAL HEARING \*  
AND SPECIAL EXCEPTION  
(1400 Coppermine Terrace Road) \*  
3<sup>rd</sup> Election District \*  
2<sup>nd</sup> Council District \*  
Coppermine, LLC \*  
Petitioner \*

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
Case No. 2013-0157-SPHX

\* \* \* \* \*

**AMENDED**  
**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed by Jason T. Vettori, Esquire on behalf of Coppermine LLC, the legal owner. This Amended Opinion and Order shall supersede and replace the Order issued on March 26, 2013 in the above captioned matter. The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to: (1) approve and determine the parking required for a commercial recreational facility; or in the alternative; (2) to approve a modified parking plan. In addition, a Petition for Special Exception was filed to approve a commercial recreational facility pursuant to B.C.Z.R. § 253.2.D.3.

Appearing at the public hearing in support of the requests was Alex Jacobs and Michael Pieranunzi, a landscape architect who prepared the site plans. Jeffrey Budnitz of the Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA) attended the hearing and indicated that the Association met and voted to "conditionally support" the petitions. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. The file does not contain any letters of opposition.

ORDER RECEIVED FOR FILING

Date 4-23-13

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive comment was from the Department of Planning (DOP), which supported the petitions, and noted that Falls Road is a designated scenic route which may require enhanced landscaping and aesthetic upgrades.

Testimony and evidence offered at the hearing revealed that the subject property is 11.06 acres and is zoned ML and MLR. The Petitioner operates on site a recreation facility that provides a myriad of programs ranging from gymnastics to flag football. The Petitioner is proposing to construct additional facilities on site to accommodate increased program offerings, but to do so requires zoning relief. The Petitioner indicated that the contemplated improvements will be subject to the full development process, as noted in the DOP's ZAC comment.

### **Special Hearing**

The Petition for Special Hearing seeks (1) to approve and determine the parking required for a commercial recreational facility; or in the alternative; (2) to approve a modified parking plan. As an initial matter, the facility which exists at the premises (and which is proposed to be expanded) is properly characterized as a commercial recreation facility. The B.C.Z.R. defines such a facility as one "whose principal purpose is to provide space and equipment for non-professional athletic activities." B.C.Z.R. §101.1. The DOP supports this characterization, and the numerous brochures submitted (Exhibits 6A - 6T) detailing the many programs offered also establish that this is a commercial recreational facility.

The next order of business is to determine the size and scale of the parking lot that will serve this facility. The B.C.Z.R. does not contain specific requirements for a commercial recreation facility. The site is isolated geographically and topographically, and as discussed at the hearing, there are no adjacent properties on which customers could safely park, so there is

**ORDER RECEIVED FOR FILING**

Date 4-23-13

By PW



little danger that any parking shortage would negatively impact the community. At present, Petitioner provides 91 spaces for the existing facility. The Petitioner proposes to add 178 spaces in connection with the expansion project, such that 269 spaces would be provided for the facility.

The most important fact driving the parking analysis is that the Petitioner provides scheduled athletic programming, with defined time slots during which participants (or in most cases, their parents) will enter and exit the facility. Thus, the business model here is unlike a health or athletic club, where members are free to drop in at anytime. As such, I believe the parking requirements for such a facility are much more modest than with commercial health clubs. In light of the scheduling and activity programming described by Petitioner, I believe parking at a ratio of 2.0 spaces per 1,000 sq. ft. of building space is appropriate.

As noted at the outset, the RRLRAIA "conditionally" supports the Petitions, and the terms of the endorsement were discussed by Mr. Budnitz at the hearing and set forth in a memorandum he presented. See Citizens' Exhibit 1. The Petitioner indicated it was amenable to these requests, and the relief granted herein will be expressly subject to these conditions.

#### **Special Exception Standards**

Special exception uses are presumptively valid and consistent with the comprehensive zoning plan, People's Counsel v. Loyola College, 406 Md. 54, 77 n. 23 (2008), and no evidence was offered here to rebut the presumption. As such, the commercial recreation facility use shall be permitted in the ML/MLR zone by special exception.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Special Exception requests should be granted.

**ORDER RECEIVED FOR FILING**

Date 4-23-13

By PW

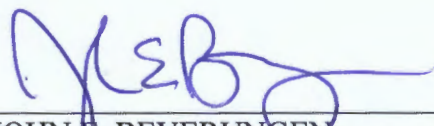
THEREFORE, IT IS ORDERED this 23<sup>rd</sup> day of April, 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing relief to determine the parking required for a commercial recreational facility, wherein parking shall be provided at a ratio of 2.0 spaces per 1,000 sq. ft. of building space (and in no event shall fewer than 269 spaces be provided), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Special Exception request from B.C.Z.R. §253.2.D.3, to approve a commercial recreational facility, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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. Compliance with the five (5) conditions set forth in a memorandum from the RRLRAIA, attached as an Exhibit hereto.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 4-23-13

By lw



The Ruxton Riderwood Lake Roland Area Improvement Association has voted to conditionally support the requested special exception and special hearing relief as defined in Case Number: 2013-0157-SPHX.

**The Conditions Are:**

- 1) A fence to run the length of the property line between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property.
- 2) Vegetative screening between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property. Based on topography/steep slope, planting may need to occur on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property to achieve the desired result. A process best handled between Mr. Jacobs, Mrs. Freidel and Mr. Brown.
- 3) Efforts will be implemented to reduce the level of noise emanating from the site at 1400 Copper Mine Terrace and its associated impact on the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two, the actual building structures that will eventually be located if and when constructed on the site and the relocation of certain activities on the site at the discretion of Mr. Jacobs.
- 4) The containment of light pollution on the site at 1400 Copper Mine Terrace and the associated impact on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two and the compliance with required design standards.
- 5) Improvements to the entrance as it relates to access to the site via the acquisition of a portion of an adjoining parcel south of the current entrance to Copper Mine Terrace. This condition is purely a recommendation and is to be acted on at the sole discretion of Mr. Jacobs.

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Date 4-23-13

By [Signature]



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

April 23, 2013

Jason T. Vettori, Esquire  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

RE: **AMENDED OPINION AND ORDER**  
Petitions for Special Hearing and Special Exception  
Case No.: 2013-0157-SPHX  
Property: 1400 Coppermine Terrace Road

Dear Mr. Vettori:

Enclosed please find a copy of the Amended Opinion and Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Alex Jacobs, 1400 Coppermine Terrace Road, Baltimore, MD 21209  
Michael J. Pieranunzi, Century Engineering, 10710 Gilroy Road, Hunt Valley, MD 21030  
Jeffrey Budnitz, RRLRAIA, 6115 Falls Road, Baltimore, MD 21209



3/26/13

IN RE: PETITIONS FOR SPECIAL HEARING \*  
AND SPECIAL EXCEPTION  
(1400 Coppermine Terrace Road) \*  
3<sup>rd</sup> Election District  
2<sup>nd</sup> Council District \*  
Coppermine, LLC  
Petitioner \*

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
Case No. 2013-0157-SPHX

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed by Jason T. Vettori, Esquire on behalf of Coppermine LLC, the legal owner. The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to: (1) approve and determine the parking required for a commercial recreational facility; or in the alternative; (2) to approve a modified parking plan. In addition, a Petition for Special Exception was filed to approve a commercial recreational facility pursuant to B.C.Z.R. § 253.2.D.3.

Appearing at the public hearing in support of the requests was Alex Jacobs and Michael Pieranuuzi, a landscape architect who prepared the site plans. Jeffrey Budnitz of the Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA) attended the hearing and indicated that the Association met and voted to "conditionally support" the petitions. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. The file does not contain any letters of opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The only substantive comment was from the Department of Planning

ORDER RECEIVED FOR FILING

Date 3-26-13

By Sen

(DOP), which supported the petitions, and noted that Falls Road is a designated scenic route which may require enhanced landscaping and aesthetic upgrades.

Testimony and evidence offered at the hearing revealed that the subject property is 11.06 acres and is zoned ML and MLR. The Petitioner operates on site a recreation facility that provides a myriad of programs ranging from gymnastics to flag football. The Petitioner is proposing to construct additional facilities on site to accommodate increased program offerings, but to do so requires zoning relief. The Petitioner indicated that the contemplated improvements will be subject to the full development process, as noted in the DOP's ZAC comment.

### **Special Hearing**

The Petition for Special Hearing seeks (1) to approve and determine the parking required for a commercial recreational facility; or in the alternative; (2) to approve a modified parking plan. As an initial matter, the facility which exists at the premises (and which is proposed to be expanded) is properly characterized as a commercial recreation facility. The B.C.Z.R. defines such a facility as one "whose principal purpose is to provide space and equipment for non professional athletic activities." B.C.Z.R. §101.1. The DOP supports this characterization, and the numerous brochures submitted (Exhibits 6A-6T) detailing the many programs offered also establish that this is a commercial recreational facility.

The next order of business is to determine the size and scale of the parking lot that will serve this facility. The B.C.Z.R. does not contain specific requirements for a commercial recreation facility. The site is isolated geographically and topographically, and as discussed at the hearing, there are no adjacent properties on which customers could safely park, so there is little danger that any parking shortage would negatively impact the community. At present, Petitioner provides 91 spaces for the existing facility. The Petitioner proposes to add 178 spaces

ORDER RECEIVED FOR FILING

Date 3-26-13

By slr



in connection with the expansion project, such that 269 spaces would be provided for a total commercial recreational facility area of 77,644 SF, as shown on note 13 of the Plan. Exhibit 1. That correlates to a ratio of approximately 3.4 spaces per 1,000 SF of recreation floor space.

The most important fact driving the parking analysis is that the Petitioner provides scheduled athletic programming, with defined time slots during which participants (or in most cases, their parents) will enter and exit the facility. Thus, the business model here is unlike a health or athletic club, where members are free to drop in at anytime. As such, I believe the parking requirements for such a facility are much more modest than with commercial health clubs. In light of the scheduling and activity programming described by Petitioner, I believe parking at a ratio of 3.0 spaces per 1,000 SF of recreational floor area is appropriate. This ratio is slightly less than the 3.4 spaces per 1,000 SF referenced above, and is designed to provide the Petitioner with some latitude in the event the existing swimming pool or other outdoor amenity is expanded or reconfigured during the development process.

As noted at the outset, the RRLRAIA "conditionally" supports the Petitions, and the terms of the endorsement were discussed by Mr. Budnitz at the hearing and set forth in a memorandum he presented. See Citizens' Exhibit 1. The Petitioner indicated it would be amenable to the fence, landscaping and lighting issues raised therein. In any event, these conditions will be imposed in connection with any future Development Plan approvals, and are set forth here to simply memorialize the conversation and understanding.

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Date 3-26-13

By sls

### Special Exception Standards

Special exception uses are presumptively valid and consistent with the comprehensive zoning plan, People's Counsel v. Loyola College, 406 Md. 54, 77 n. 23 (2008), and no evidence was offered here to rebut the presumption. As such, the commercial recreation facility use shall be permitted in the ML/MLR zone by special exception.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Special Exception requests should be granted.

THEREFORE, IT IS ORDERED this 26th day of March, 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing relief to determine the parking required for a commercial recreational facility, wherein parking shall be provided at a ratio of 3.0 spaces per 1,000 SF of recreational floor area (and in no event shall fewer than 269 spaces be provided), be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Special Exception request from B.C.Z.R. §253.2.D.3, to approve a commercial recreational facility, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

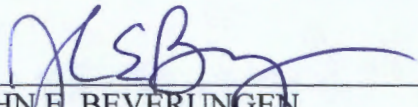
ORDER RECEIVED FOR FILING

Date 3-26-13

By den



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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3-26-13

By sln



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

March 26, 2013

Jason T. Vettori, Esquire  
600 Washington Avenue  
Suite 200  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception  
Case No.: 2013-0157-SPHX  
Property: 1400 Coppermine Terrace Road

Dear Mr. Vettori:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

c: Alex Jacobs, 1400 Coppermine Terrace, Baltimore, Maryland 21209  
Michael Pieranuuzi, 10710 Gilroy Road, Hunt Valley, Maryland 21030  
Jeffrey Budnitz, 6115 Falls Road, Baltimore, Maryland 21209





# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 1400 Coppermine Terrace Road

which is presently zoned ML and MLR

Deed Reference 11050/00039

10 Digit Tax Account # 0302071380, 0308081560 and 0308081561

Property Owner(s) Printed Name(s) Coppermine, LLC

CASE NUMBER 2013-0157-SPHX Filing Date 1/8/2013 Estimated Posting Date 1/1/ Reviewer [Signature]

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Please see attached.

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

Please see attached.

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

## TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

### Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address Date City State

Zip Code Telephone # Email Address

### Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

### Legal Owners:

Alex Jacobs, Authorized Representative of Coppermine, LLC

Name #1 Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1306 Westellen Road Baltimore MD

Mailing Address City State

21286 (866) 632-8217 alex@inkworksco.com

Zip Code Telephone # Email Address

### Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

**ATTACHMENT TO PETITION FOR SPECIAL HEARING**

1400 Coppermine Terrace Road

1. To approve and determine the parking required for a commercial recreational facility; or in the alternative,
2. To approve a modified parking plan pursuant to BCZR § 409.12; and
3. To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

0157-SPHX



**ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION**

1400 Coppermine Terrace Road

1. A commercial recreational facility as provided in BCZR § 253.2.D.3; and
2. For such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

0157-SPHX

MAR-20-2013 WED 08:55 AM COPPERMINE FIELDHOUSE

FAX NO. 410-337-2285

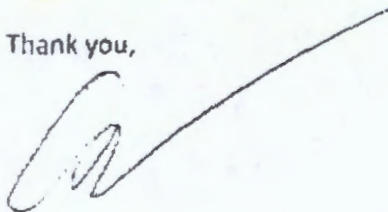
P. 02

# 110% Sports Ventures, LLC

To Whom It May Concern,

The petitioner listed for Case Number: 2013-0157 SPHX, Address: 1400 Coppermine Terrance Road is incorrect. The current petitioner is listed as Alex Jacobs, representative of Coppermine, LLC. At the address 1306 Westellen Road, Baltimore, MD 21286. The correct petitioner is Alex Jacobs, representative of 110% Sports Ventures, LLC. 13100 Beaver Dam Road, Hunt Valley, MD 21030.

Thank you,



Alex Jacobs

110% Sports Ventures, LLC  
13100 Beaver Dam Road  
Hunt Valley, MD 21030



**COPPERMINE, LLC  
ZONING DESCRIPTION**

BEGINNING for the same at a point on the west side of Falls Road at the beginning of the first or South 04° 24' 50" East, 70.00 feet line of Parcel #1 conveyed by and described in a Deed dated May 4, 1995 from Becton Dickinson and Company to Coppermine, LLC and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No 11050, folio 39 and running thence, with bearings based on said Parcel #1, binding on said Parcel #1 the seven (7) following courses and distances,

- 1) South 04° 24' 50" East, 70.00 feet to a point on the west side of Falls Road and thence leaving said Falls Road and binding on or near the old centerline of Old Pimlico Road (now relocated)
- 2) South 12° 45' 10" West 109.68 feet to a point on or near the old centerline of Old Pimlico Road now known as Coppermine Terrace, and thence binding on the old centerline Old Pimlico Road, now known as Coppermine Terrace, the two following courses and distances
- 3) South 20° 56' 50" West, 160.00 feet to a point, and thence
- 4) South 26° 30' 00" West, 100.00 feet to a point, and thence binding for a part on Coppermine Terrace and still binding on the old centerline of Old Pimlico Road
- 5) South 37° 08' 10" West, 154.44 feet to a point, and thence, still binding on the old centerline of Old Pimlico Road
- 6) South 38° 38' 15" West, 10.70 feet to a railroad spike found on the Easterly Right-of-Way Line of the relocated Old Pimlico Road as shown on State Roads Commission Plat No 25008, entitled, "Jones Falls Expressway – Interstate Rte. 83, Baltimore City Line Twd Balto. Beltway", dated March 24, 1961; Said railroad spike being opposite station 7+00 on the Base Line of Right-of-Way as shown on said Plat and distant North 16° 22' 15" West 221.69 feet as measured at right angles from said Base Line; thence leaving said old centerline of Old Pimlico Road and binding on the Easterly Right-of-Way line as shown on said plat
- 7) North 16° 22' 15" West, 18.31 feet to a point in said Coppermine Terrace on the northerly Right-of-Way of said relocated Old Pimlico Road as shown on said Plat; Said point also being at the end of the thirteenth or South 16° 22' 15" East, 16.00 feet line of Parcel #4 of said conveyance from Becton Dickinson and Company to Coppermine, LLC and also being at the end of the fourth or South 16° 22' 15" East 16.00 feet line of the saving and excepting # 2 of Parcel #1 of said conveyance from Becton Dickinson and Company to Coppermine, LLC, and thence, binding on the Northerly Right-of-Way lines of said Plat and binding on the first thru the sixth lines of said Parcel #4 and for a part on said eighth line of said parcel #1 and for a part on said first line of said saving and excepting #2, the six following courses and distances
- 8) South 38° 38' 15" West, 122.07 feet to a point, and thence

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- 9) South 50° 50' 50" West, 54.23 feet to a point, and thence
- 10) South 67° 55' 00" West, 50.25 feet to a point, and thence
- 11) South 82° 43' 10" West, 50.64 feet to a point, and thence
- 12) South 87° 07' 30" West, 205.68 feet to a point, and thence
- 13) South 84° 56' 20" West, 50.99 feet to a point opposite Station 2+00 on said Baseline of Right-of-Way and distant North 16° 22' 15" West, 210.00 feet as measured at right angles from said Baseline as shown on said plat; said point also being on the Easterly right-of-way line of the Jones Falls Expressway – Interstate 83 as shown on the State Roads Commission of Maryland Right-of-Way Plat No. 25006, as revised March 29, 1961 and thence binding on said easterly Right-of-Way line as shown on said Plat No. 25006 and binding on the seventh and eighth lines of said Parcel #4 and continuing to bind on the easterly Right-of-Way line of said Jones Falls Expressway as shown on State Roads Commission of Maryland Plat No 25009, revised April 13, 1961, the two (2) following courses and distances
- 14) North 41° 37' 30" West, 117.20 feet to a point, and thence
- 15) North 16° 22' 15" West, 220.00 feet to a ½" iron pipe found at the end of the eighth or South 74° 30' 40" West 354.28 feet line of Parcel #3 in said conveyance from Becton Dickinson and Company to Coppermine, LLC and thence, continuing on the said easterly right-of-way line of said Jones Falls Expressway as shown on said plat and binding on the first thru the fourth lines of said Parcel #3, the four (4) following courses and distances, as now surveyed.
- 16) North 16° 22' 15" West 230.00 feet to a ¾" iron pipe found, and thence
- 17) North 05° 22' 10" East, 94.50 feet to a ¾" iron pipe found, and thence
- 18) North 73° 37' 45" East, 40.00 feet to a ¾" iron pipe found, and thence
- 19) North 16° 22' 15" West, 32.49 feet to a ¾" iron pipe, and thence, leaving said right-of-way line of said Jones Falls Expressway and binding on the fifth and sixth lines of said Parcel #3, the two (2) following courses and distances
- 20) North 67° 33' 20" East, 55.59 feet to a stone found, and thence
- 21) North 87° 56' 40" East, 251.66 feet to a point at the end of the fifteenth or North 16° 22' 15" West, 297.27 feet line of Parcel #1 of said conveyance from Becton Dickinson and Company to Coppermine, LLC and thence,
- 22) North 87° 56' 40" East, 579.59 feet to the point of beginning.

CONTAINING 481,994 square feet or 11.065 acres of land, more or less.

0157-SPHX



BEING all those four (4) parcels of land conveyed in a deed dated May 4, 1995, from Becton Dickinson and Company to Coppermine, LLC and recorded among the Land Records of Baltimore County, Maryland in Liber 11050 Folio 39.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2014.



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

No. 88925

Date: 1/8/13

PAID RECEIPT

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/ | Sub<br>Rev/ | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|-----|---------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150           |             |     |         |          |         | 835.00 |
|      |      |      |          |                |             |     |         |          |         |        |
|      |      |      |          |                |             |     |         |          |         |        |
|      |      |      |          |                |             |     |         |          |         |        |
|      |      |      |          |                |             |     |         |          |         |        |

Total: 835.00

Rec From: SMITH, GILDEA & SCHMIDT, LLC

For: 1400 Coppermine Terrace Rd

2013-0157-SPHX

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

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: # 2013-0157-SPHX**

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Alex Jacobs, Representative of Coppermine, LLC

**Special Exception:** to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative law Judge. **Special Hearing:** to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

**Hearing:** Friday, March 22, 2013 at 1:30 p.m. in Room 205, 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.

2/370 Feb. 28

907306



501 N. Calvert Street, Baltimore, MD 21278

February 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 28, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

*Susan Wilkinson*

# CERTIFICATE OF POSTING

**2013-0157-SPHX**

RE: Case No.: \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Alex Jacobs, Representative of Coppermine, LLC**

**March 22, 2013**

**Date of Hearing/Closing:** \_\_\_\_\_

**Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

**Attn: Kristen Lewis:**

**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:** \_\_\_\_\_

## 1400 Coppermine Terrace

**March 2, 2013**

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

**Sincerely,**

**March 2, 2013**

(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)





TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 21, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori  
Smith, Gildea & Schmidt  
600 Washington Avenue, Ste. 200  
Towson, MD 21204

410-821-0070

---

## NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0157-SPHX**

1400 Coppermine Terrace

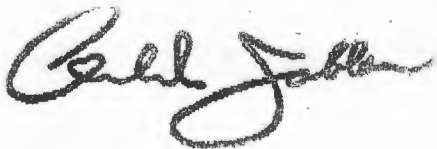
W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Wednesday, March 13, 2013 at 1:30 p.m. in Room 205, 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 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

November 22, 2011

## 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 NUMBER: 2013-0157-SPHX**

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Wednesday, March 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204  
Alex Jacobs, 1306 Westellen Road, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2013**
- (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.**



TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 28, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori  
Smith, Gildea & Schmidt  
600 Washington Avenue, Ste. 200  
Towson, MD 21204

410-821-0070

---

## NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0157-SPHX**

1400 Coppermine Terrace

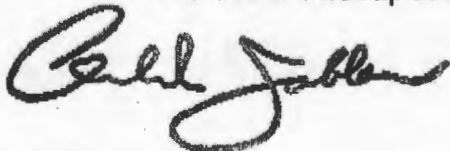
W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Friday, March 22, 2013 at 1:30 p.m. in Room 205, 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 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

February 21, 2013

## NEW 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 NUMBER: 2013-0157-SPHX**

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Friday, March 22, 2013 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204  
Alex Jacobs, 1306 Westellen Road, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 2, 2013**
- (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, APPROVALS AND INSPECTIONS

## 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: 2013-0157-SPHX

Petitioner: COPPERMINE, LLC

Address or Location: 1400 COPPERMINE TERRACE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI

Address: SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVE., STE. 200

TOWSON, MD 21204

Telephone Number: (410) 821-0070



KEVIN KAMENETZ  
County Executive

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

March 13, 2013

Alex Jacobs  
1306 Westellen Road  
Baltimore MD 21286

RE: Case Number: 2013-0157 SPHX, Address: 1400 Coppermine Terrace Road

Dear Mr. Jacobs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 8, 2013. 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 black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Jason T. Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204





State Highway  
Administration

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

Darrell B. Mobley, Acting Secretary  
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-25-13

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

RE: Baltimore County

Item No 2013-0157-SPHX

Special Hearing Special Exception

Alex Jacobs

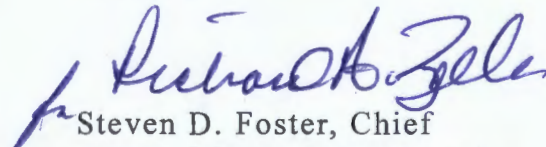
1400 Coppermine Terrace Road

Dear Ms. Lewis:

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. 2013-0157-SPHX. ★

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

  
Steven D. Foster, Chief  
Access Management Division

SDF/raz

★. SHA would like to review a Traffic Impact Study when this site develops. We require 6 copies for SHA review.

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.roads.maryland.gov

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections  
**DATE:** January 30, 2013

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 28, 2013  
Item Nos. 2013-0151,0153,0154,0156,0157,0158,0159,0160,0161,0162,  
0163,0164,0165,0166,0167,0168,0169, and 0172.

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

DAK:CEN  
Cc: file



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** February 20, 2013

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 1400 Coppermine Terrace Road

**INFORMATION:**

**Item Number:** 13-157

**Petitioner:** Alex Jacobs, representative of Coppermine, LLC

**Zoning:** ML and MLR

**Requested Action:** Special Hearing and Special Exception

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner intends to expand the existing facility to include an additional field house, basketball courts, and a new lobby. The facility will be classified as a Commercial Recreational Facility (if granted), which will require 175 additional parking spaces. Due to the nature of the scheduling of events at the facility, the required amount of parking will not be needed. The existing entrance to the site will remain the same and no additional lighting is planned. The existing building on the site will be used for storage in the future.

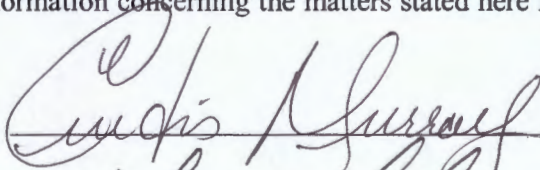
After reviewing the RRLR Community Plan for 2010, the property is adjacent to the Bare Hills focus area of the plan but no real references to the Coppermine property are noted.

The Department of Planning supports the petitioner's request to classify the project as a Commercial Recreational facility as well as the accompanying modified parking plan. The project will go through the full development process after the zoning hearing, at which time the Department of Planning will review architecture, landscaping, etc.

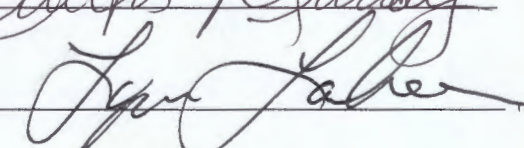
The plan should note that Falls Road is a Baltimore County designated scenic route as well as a Maryland Scenic Byway. As such, high quality building materials, architecture and enhanced landscaping may be required depending on grading and retention of existing vegetation.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

**Prepared by:**



**Division Chief:**  
AVA/LL: CM



RECEIVED

FEB 21 2013

OFFICE OF ADMINISTRATIVE HEARINGS

## MEMORANDUM

DATE: May 28, 2013  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0157-SPHX - Appeal Period Expired

---

The appeal period for the above-referenced case expired on May 23, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings



|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                  | * | BEFORE THE OFFICE |
| AND SPECIAL EXCEPTION                                             | * |                   |
| 1400 Coppermine Terrace Road; W/S of                              | * | OF ADMINSTRATIVE  |
| Coppermine Terrace Rd @ Falls Road                                | * |                   |
| 3 <sup>rd</sup> Election & 2 <sup>nd</sup> Councilmanic Districts | * | HEARINGS FOR      |
| Legal Owner(s): Coppermine, LLC                                   | * |                   |
| Petitioner(s)                                                     | * | BALTIMORE COUNTY  |
|                                                                   | * | 2013-157-SPHX     |

\* \* \* \* \*

**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.

*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 24th day of January, 2013, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

RECEIVED

JAN 24 2013



## Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

April 1, 2013

CAROLE S. DEMILIO  
Deputy People's Counsel

### HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

RECEIVED

APR 01 2013

Re: Coppermine, LLC – Petitioner  
1400 Coppermine Terrace Road  
Case No. : 2013-157-SPHX

OFFICE OF ADMINISTRATIVE HEARINGS

Dear Judge Beverungen,

This brief request is to formalize in the March 26, 2013 the reference in the 2013 opinion to Petitioner's agreement with Ruxton-Riderwood-Lake Roland Area Improvement Ass'n (RRLRIA) to conditions enumerated in their Citizens' Exhibit 1. So there is no misunderstanding in the development process, or any potential future zoning proceedings, we request that the Order be clarified/modified to add that the approval is subject to the conditions enumerated in Citizen's Exhibit 1, and that the exhibit be attached to the Order. Our copy of the exhibit also includes an e-mail response from Jason Vettori, attorney for Petitioner. I have no objection to the entire document being attached, but presume the agreement is to the 5 conditions enumerated in RRLRIA's vote of conditional support.

I spoke with Mr. Vettori this morning and have the impression he would be agreeable to such a clarification/modification of the order, but leave it to him to confirm his position.

I trust that this will be agreeable to RRLRIA and am sending a copy of this letter to Jeffrey Budnitz, their representative.

Sincerely,

A handwritten signature in blue ink that reads "Peter Max Zimmerman".

Peter Max Zimmerman  
People's Counsel for Baltimore County

cc: Jason Vettori, Esquire, attorney for Petitioner  
Jeffrey Budnitz, Ruxton-Riderwood-Lake Roland Area Improvement Ass'n



**The Ruxton Riderwood Lake Roland Area Improvement Association has voted to conditionally support the requested special exception and special hearing relief as defined in Case Number: 2013-0157-SPHX.**

**The Conditions Are:**

- 1) A fence to run the length of the property line between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property.**
- 2) Vegetative screening between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property. Based on topography/steep slope, planting may need to occur on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property to achieve the desired result. A process best handled between Mr. Jacobs, Mrs. Freidel and Mr. Brown.**
- 3) Efforts will be implemented to reduce the level of noise emanating from the site at 1400 Copper Mine Terrace and its associated impact on the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two, the actual building structures that will eventually be located if and when constructed on the site and the relocation of certain activities on the site at the discretion of Mr. Jacobs.**
- 4) The containment of light pollution on the site at 1400 Copper Mine Terrace and the associated impact on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two and the compliance with required design standards.**
- 5) Improvements to the entrance as it relates to access to the site via the acquisition of a portion of an adjoining parcel south of the current entrance to Copper Mine Terrace. This condition is purely a recommendation and is to be acted on at the sole discretion of Mr. Jacobs.**

**From:** Jason Vettori <[jvettori@sgs-law.com](mailto:jvettori@sgs-law.com)>

**Date:** March 21, 2013, 7:22:39 PM EDT

**To:** Ruxton-Riderwood-Lake Roland Area Improvement Association <[rrlraia@comcast.net](mailto:rrlraia@comcast.net)>

**Subject:** Community/Neighbor Issues

Peggy,

I spoke with Jeffrey Budnitz earlier this morning. He notified me that you met with neighbors Cynthia Friedel and Tom Brown last night and there were a few items that I was to share with Alex for his consideration and comment.



I spoke with Alex and I believe each of the items can be addressed to the satisfaction of all parties involved.

First, it is our understanding that Ms. Friedel is concerned about her property being sufficiently buffered from the subject site. While Alex would prefer the visual aesthetics of opaque vegetative screening, he is amenable to providing a fence along the lot line in common with Ms. Friedel. In order to further clarify what I'm talking about please note that Alex will provide the required screening between the commercial recreational facility and the adjoining properties. This is because the landscape manual requires nonresidential buildings to be screened from adjacent residential properties. In particular, he will be required to provide screening between the proposed parking lot adjoining Ms. Friedel's and Coppermine Fieldhouse's (1400 Coppermine Terrace Road's) lot line in common as part of the permitting process. Therefore, he's going to be required to provide screening that complies with the "Class A" requirements. See p. 29-30, of the landscape manual

(<http://resources.baltimorecountymd.gov/Documents/Permits/Development%20Plans%20Review/landscapemanual.pdf>). The definition of "Screening, Class A", as noted in Part VI, Appendix A, p. 85, is as follows:

Screening, "Class A" - Any combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide a visual screen with the needed level of height, density, and opacity for the site conditions. Elimination of an unsightly view or provision of a filtered view may be the objective. Quantities are generated at one planting unit per 15 linear feet of the area to be screened. Minimum height at installation shall be 30 inches for shrubs and 6 feet for evergreen trees. A six-foot high opaque fence or wall may be required in conjunction with a planting screen.

While the landscape manual does not expressly state that a fence as opposed to an opaque wall of vegetation (which would have the same affect of preventing anyone from trespassing easily) is required, in my experience the County's new landscape architect will expressly require a fence to be constructed. It is our position that this will also address some related concerns of Ms. Friedel. It is our understanding that Ms. Friedel has expressed concerns regarding a few other issues related to the level of noise emanating from the site and lighting (noise pollution and light pollution). In reverse, all lighting for off-street parking facilities is required to comply with the design standards set forth in BCZR Section 409.8.A.3. Specifically, that section provides that "[a]ny fixture used to illuminate any parking fixture shall be so arranged as to reflect light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping." It is our contention that the screening will reduce the alleged noise emanating from the site, but Alex further indicated that he was not aware that there was any issue regarding noise generated on the site. He will address this issue immediately with his staff but adds that once the proposed addition is constructed, he should have sufficient space inside to further reduce activities which currently take place outdoors. Furthermore, the proposed structure should buffer the bulk of the noise from the site. I believe state law controls the number of decibels generated from a property and we will certainly comply with that law. With respect to the prior owner's use of the on-site pool, Alex has spoken with his liability insurer and while he's amenable to working with her regarding use of his pool he can't provide her keys to access it as she sees fit for obvious reasons.



I assure you that Alex continues to try and figure out how he can provide additional parking and improve ingress and egress for his patrons. Towards that end, I have advised him that someone speculated that Nick Lambros may be interested in selling his properties fronting on Falls Road. Alex assures me that, if Mr. Lambros is interested in selling, he will explore the feasibility of acquiring said parcels but can't make any promises. Insofar as the bridge to Old Pimlico Road that has previously been discussed, that option will be completely dependent upon the commercial recreational facility being cash flow positive.

Many of these issues will be more specifically developed during the full development review and approval process (i.e. Concept Plan filing, CPC, CIM, Development Plan filing, DPC and Hearing Officer's Hearing). We look forward to continuing to work with RRLRAIA in a collaborative fashion as we move forward. Thanks for your assistance and as always please feel free to contact me with any questions, comments or concerns.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>

**John Beverungen - RE: 2013-157; Coppermine, LLC**

---

**From:** Jason Vettori <jvettori@sgs-law.com>  
**To:** John Beverungen <jbeverungen@baltimorecountymd.gov>  
**Date:** 04/01/13 2:16 PM  
**Subject:** RE: 2013-157; Coppermine, LLC  
**CC:** Debra Wiley <dwiley@baltimorecountymd.gov>, Peter Zimmerman <pzimmerman@...

---

ALJ Beverungen,

That is fine with me. Thanks.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>

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---

**From:** John Beverungen [mailto:jbeverungen@baltimorecountymd.gov]  
**Sent:** Monday, April 01, 2013 1:58 PM  
**To:** Jason Vettori  
**Cc:** Debra Wiley; Peter Zimmerman; Sherry Nuffer  
**Subject:** 2013-157; Coppermine, LLC

Unless I hear anything to the contrary from Mr. Vettori, I will tomorrow send out an amended Order in the above matter, expressly conditioning the relief upon the RRLRAIA comments, which were admitted as Citizens' Exhibit #1. I will not attach any email correspondence; just the conditions (Nos. 1-5) themselves.

John Beverungen



**John Beverungen - RE: 2013-157; Coppermine, LLC**

**From:** Jason Vettori <jvettori@sgs-law.com>  
**To:** John Beverungen <jbeverungen@baltimorecountymd.gov>  
**Date:** 04/01/13 5:14 PM  
**Subject:** RE: 2013-157; Coppermine, LLC  
**CC:** "peoplescounsel@baltimorecountymd.gov" <peoplescounsel@baltimorecountymd.gov>

ALJ Beverungen,

I am aware that People's Counsel would like the terms of RRLRAIA's conditional support listed in (or otherwise incorporated into) the Opinion and Order. Please note that Michael Pieranunzi's name is spelled incorrectly on page 1 of the Order (second line of second paragraph). Also, I have identified another substantive issue.

Jeffrey Budnitz called me to point out the fact that special hearing relief for a ratio of 3.0 spaces per 1,000 sf was stated in the Opinion and Order. However, I've investigated Jeffrey's recollection that the ratio we requested was 2.0 rather than 3.0 and come up with some interesting observations. It would appear as if we neglected to delete/redline all of the outdated notes off of the plan. The 77,644 sf figure for the commercial recreational facility was, as we testified at the hearing, an earlier iteration where we tried to break down each room in the existing and proposed buildings. This led to a discrepancy between what Mr. Jacobs told the community he would doing in each room and what Planning noted in its ZAC Comment (that the entire existing building would be used for storage). Planning had no issue with how the respective buildings would be used (i.e. fully commercial recreational facility or partially). After working with the community on this issue, we amicably resolved it. That resolution involved the imposition of certain conditions reflected in Citizens' Exhibit 1. I believe the testimony reflects the fact that we didn't want to be precluded from utilizing all of the square footage (existing and proposed) for commercial recreational facility purposes, despite a substantial unlikelihood that that would take place. It was this very issue which led us to submit a redlined plan that did not break down the respective uses of the buildings. Alas, it would appear as if we neglected to delete the portion of Note 13 which indicates a "Total Recreational Facility Area" of 77,644 sf. If we are to use the existing 42,000 sf building and proposed 88,094 sf building for commercial recreational facility purposes at any given time, we would have an insufficient amount of parking were a 3.0 spaces per 1,000 sf ratio to be applied. In order to utilize all of the square footage of each building (not necessarily all at once of course), we would need a ratio of no more than 2.0 spaces per 1,000 sf.

As we indicated at the hearing, the 2.0 ratio was determined by "reverse engineering" the minimum parking requirement formula to come up with an acceptable ratio. A review of my notes/hearing outline indicates that Mr. Pieranunzi testified that the existing 42,000 sf structure was presently served by 91 spaces. In order to determine the ratio we would need we used the following formula  $x$  (the ratio) times  $42,000/1,000 = 91$  spaces OR  $42x = 91$  OR  $x = 91/42$  (i.e. 2.166666). Mr. Pieranunzi further testified that  $x$  (the ratio) times  $130,094$  ( $88,094 + 42,000$ )/ $1,000 = 269$  ( $178 + 91$ ) spaces OR  $130.094x = 269$  OR  $x = 269/130.094$  (i.e. 2.0677). The testimony and evidence further reflects the fact that the lowering of the ratio is appropriate under the circumstances as the programs would largely move from the existing building to the proposed building. However, we want to reserve the ability to utilize the existing building for commercial recreational facility purposes. The testimony further indicates that the existing outdoor swimming pool and associated amenities were not included in this ratio as they were complimentary uses.

In order to capture the existing complimentary uses (which are obviously not calculated in the ratio between the existing 42,000 sf building and the existing 91 spaces), and any moderate expansions/improvements to same, the ratio should be caveated to read "2.0 per 1,000 square feet of building." By adding this qualifier, the ratio reflects the traditional use of the property for its various programs. Building is a specifically defined term in the Baltimore County Code (BCC § 32-4-101(g)). In short, it only refers to enclosed structures. In this matter, there are outdoor activities, including but not limited to a pool.

These outdoor activities are incorporated into the use which is made of the building(s). As such, we were asking that the ratio of 2.0 only apply to the building as there is limited land available for outdoor activities and those activities which exist (such as the pool) could be expanded/modified without adversely impacting the parking requirements. Without revisiting all of the evidence in support of the continuation of the present use and essentially the same parking ratio, please modify the Opinion and Order accordingly.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>

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---

**From:** John Beverungen [mailto:jbeverungen@baltimorecountymd.gov]  
**Sent:** Monday, April 01, 2013 1:58 PM  
**To:** Jason Vettori  
**Cc:** Debra Wiley; Peter Zimmerman; Sherry Nuffer  
**Subject:** 2013-157; Coppermine, LLC

Unless I hear anything to the contrary from Mr. Vettori, I will tomorrow send out an amended Order in the above matter, expressly conditioning the relief upon the RRLRAIA comments, which were admitted as Citizens' Exhibit #1. I will not attach any email correspondence; just the conditions (Nos. 1-5) themselves.

John Beverungen



**John Beverungen - Coppermine LLC; 2013-157**

---

**From:** John Beverungen  
**To:** jvettori@sgs-law.com  
**Date:** 04/02/13 1:03 PM  
**Subject:** Coppermine LLC; 2013-157  
**CC:** Debra Wiley; Peter Zimmerman; Sherry Nuffer

---

Mr. Vettori,

I have received and reviewed your email from last evening. As you recognize, the plan that was submitted contained certain errors pertaining to square footage, parking calculations, etc. Specifically, the plan indicated that a parking ratio of 3.3 per 1,000 sf of recreational floor space was sought, and I granted an even lower ratio at 3.0.

At the same time, I was in the process of incorporating the comments of the RRLRAIA as conditions to the zoning relief granted.

I am concerned that there is a significant amount of disconnect or discrepancy here, and I think things need to be clarified at this juncture, especially before the project begins to move through the development process. To that end, please forward to me a redlined plan incorporating the changes mentioned in your email, and I will use that plan as the basis for the amended Order in the case.

You have requested a parking ratio of 2.0 per 1,000 sf of "building" space. This is less than the number of spaces required for a carpet store (2.5 per 1,000) and far less than the 10 per 1,000 sf for athletic clubs. Even so, I do believe the unique operation and scheduling of your client's facility justifies the departure from the requirements of BCZR section 409. But before the Order is amended in that regard, I would appreciate receiving confirmation from the RRLRAIA that such a modification is consistent with their vote of conditional approval for the project. I do not have Mr. Budnitz's email address or phone number, so I would appreciate if you could confirm this understanding.

John Beverungen

**From:** Jason Vettori <jvettori@sgs-law.com>  
**To:** John Beverungen <jbeverungen@baltimorecountymd.gov>  
**CC:** Debra Wiley <dwiley@baltimorecountymd.gov>, Peter Zimmerman <pzimmerman@...>  
**Date:** 04/02/13 1:54 PM  
**Subject:** Re: Coppermine LLC; 2013-157

ALJ Beverungen,

I will coordinate with Mr. Pieranunzi re: a correction/red line of the plan to reflect the proper square footage and requested ratio.

Sent from my iPhone

On Apr 2, 2013, at 1:10 PM, "John Beverungen" <jbeverungen@baltimorecountymd.gov> wrote:

> Mr. Vettori,

>

> I have received and reviewed your email from last evening. As you recognize, the plan that was submitted contained certain errors pertaining to square footage, parking calculations, etc. Specifically, the plan indicated that a parking ratio of 3.3 per 1,000 sf of recreational floor space was sought, and I granted an even lower ratio at 3.0.

>

> At the same time, I was in the process of incorporating the comments of the RRLRAIA as conditions to the zoning relief granted.

>

> I am concerned that there is a significant amount of disconnect or discrepancy here, and I think things need to be clarified at this juncture, especially before the project begins to move through the development process. To that end, please forward to me a redlined plan incorporating the changes mentioned in your email, and I will use that plan as the basis for the amended Order in the case.

>

> You have requested a parking ratio of 2.0 per 1,000 sf of "building" space. This is less than the number of spaces required for a carpet store (2.5 per 1,000) and far less than the 10 per 1,000 sf for athletic clubs. Even so, I do believe the unique operation and scheduling of your client's facility justifies the departure from the requirements of BCZR section 409. But before the Order is amended in that regard, I would appreciate receiving confirmation from the RRLRAIA that such a modification is consistent with their vote of conditional approval for the project. I do not have Mr. Budnitz's email address or phone number, so I would appreciate if you could confirm this understanding.

>

> John Beverungen

>

>



**John Beverungen - RE: Coppermine LLC; 2013-157**

---

**From:** "Jeffrey Budnitz" <jbudnitz@lakefallsfinancial.com>  
**To:** <jbeverungen@baltimorecountymd.gov>  
**Date:** 04/03/13 1:20 PM  
**Subject:** RE: Coppermine LLC; 2013-157  
**CC:** "Jason Vettori" <jvettori@sgs-law.com>, <peoplescounsel@baltimorecount...

---

ALJ Beverungen,

The Ruxton-Riderwood-Lake Roland Area Improvement Association continues to conditionally support, as outlined in the RRLRAIA exhibit submitted at the hearing, the project that is the subject of this case. The parking ratio of 2.0 parking spaces per 1,000 sq. ft. of building space is consistent with the testimony given at the hearing. Fellow RRLRAIA board member Elise Butler and I have had numerous conversations with Jason Vettori both before and after the hearing relating to the parking for this development. We do not object to the modification of the ratio used from 3.3 to 2.0 as this is consistent with the spirit of the project as it was presented to us.

Again and always, thank you for making the best interests of our overall community a significant factor in your decision making process.

Best Regards,

Jeffrey

---

Jeffrey A. Budnitz MBA, MSF  
Managing Partner  
Lake Falls Financial  
6115 Falls Rd.  
Baltimore, MD. 21209  
PH: 410.435.3100  
PH Direct: 410.435.3102  
FAX: 410.435.8229  
E-Mail: jbudnitz@lakefallsfinancial.com

---

**From:** Jason Vettori [mailto:jvettori@sgs-law.com]  
**Sent:** Wednesday, April 03, 2013 9:44 AM  
**To:** jbudnitz@lakefallsfinancial.com  
**Subject:** FW: Coppermine LLC; 2013-157

Mr. Budnitz,

As the representative of RRLRAIA that appeared at the hearing, ALJ Beverungen, as indicated in the below e-mail, asked that I forward same to your attention and noting that he "would appreciate receiving confirmation from the RRLRAIA that such a modification is consistent with their vote of conditional approval for the project." The modification he is referring to is the changing of the ratio from 3.0 to 2.0 spaces per 1,000 sf of building for this particular commercial recreational facility. I don't

know if you or Ms. Butler, with whom I spoke earlier today, would be the appropriate person to respond to ALJ Beverungen. Thank you again for your patience as I work to resolve this discrepancy between the testimony and what appears on the plan that was presented.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>

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---

**From:** John Beverungen [<mailto:jbeverungen@baltimorecountymd.gov>]  
**Sent:** Tuesday, April 02, 2013 1:04 PM  
**To:** Jason Vettori  
**Cc:** Debra Wiley; Peter Zimmerman; Sherry Nuffer  
**Subject:** Coppermine LLC; 2013-157

Mr. Vettori,

I have received and reviewed your email from last evening. As you recognize, the plan that was submitted contained certain errors pertaining to square footage, parking calculations, etc. Specifically, the plan indicated that a parking ratio of 3.3 per 1,000 sf of recreational floor space was sought, and I granted an even lower ratio at 3.0.

At the same time, I was in the process of incorporating the comments of the RRLRAIA as conditions to the zoning relief granted.

I am concerned that there is a significant amount of disconnect or discrepancy here, and I think things need to be clarified at this juncture, especially before the project begins to move through the development process. To that end, please forward to me a redlined plan incorporating the changes mentioned in your email, and I will use that plan as the basis for the amended Order in the case.

You have requested a parking ratio of 2.0 per 1,000 sf of "building" space. This is less than the number of spaces required for a carpet store (2.5 per 1,000) and far less than the 10 per 1,000 sf for athletic clubs. Even so, I do believe the unique operation and scheduling of your client's facility justifies the departure from the requirements of BCZR section 409. But before the Order is amended in that regard, I would appreciate receiving confirmation from the RRLRAIA that such a modification is consistent with their vote of conditional approval for the project. I do not have Mr. Budnitz's email address or phone number, so I would appreciate if you could confirm this understanding.

John Beverungen



**John Beverungen - 2013-157; Coppermine**

---

**From:** John Beverungen  
**To:** Peter Zimmerman; jvettori@sgs-law.com  
**Date:** 04/05/13 2:20 PM  
**Subject:** 2013-157; Coppermine  
**CC:** Debra Wiley; Sherry Nuffer

---

Counsel,

There have been several emails exchanged on this case, so I just wanted to summarize the current status.

It is agreed by all parties that the RRLRAIA's "conditions" will be expressly incorporated into the Amended Order which will be issued.

I will also revise/amend the Order to correct the spelling of Mr. Pieranunzi's name and to change the parking requirement to 2.0 spaces per 1,000 sf of building space.

At this juncture, I am awaiting from Mr. Vettori a copy of the plan with the necessary redlined changes. When I receive that, I will send the Amended Order out promptly.

John Beverungen

**John Beverungen - 2013-157-SPHX**

---

**From:** John Beverungen  
**To:** jvettori@sgs-law.com  
**Date:** 04/22/13 3:13 PM  
**Subject:** 2013-157-SPHX  
**CC:** Debra Wiley; Peter Zimmerman; Sherry Nuffer

---

Mr. Vettori,

I received on April 17 the revised site plan (with a revision date of April 16, 2013) in the above case. It looks like Mr. Zimmerman received a copy as well.

As I noted in prior email correspondence, I will issue an amended order incorporating the changes we all agreed upon. I did review the revised plan, and while I see that most of the redlined changes were incorporated therein, Note 16 still reads that "Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 sf of gross floor area is appropriate."

I do not believe that this will be an impediment to issuing the amended order (which should be sent out tomorrow), but please submit--within 7 to 10 days--another copy of that revised plan, and amend Note 16 to state that Petitioner requests a minimum of 2.0 spaces per 1,000 sf of building space be provided.

John Beverungen



**Debra Wiley - RE: 2013-157-SPHX**

---

**From:** Jason Vettori <jvettori@sgs-law.com>  
**To:** John Beverungen <jbeverungen@baltimorecountymd.gov>  
**Date:** 4/22/2013 3:25 PM  
**Subject:** RE: 2013-157-SPHX  
**CC:** Debra Wiley <dwiley@baltimorecountymd.gov>, Peter Zimmerman <pzimmerman@...

---

Thank you Judge Beverungen. You will have it within that timeframe.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>

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---

**From:** John Beverungen [mailto:jbeverungen@baltimorecountymd.gov]  
**Sent:** Monday, April 22, 2013 3:14 PM  
**To:** Jason Vettori  
**Cc:** Debra Wiley; Peter Zimmerman; Sherry Nuffer  
**Subject:** 2013-157-SPHX

Mr. Vettori,

I received on April 17 the revised site plan (with a revision date of April 16, 2013) in the above case. It looks like Mr. Zimmerman received a copy as well.

As I noted in prior email correspondence, I will issue an amended order incorporating the changes we all agreed upon. I did review the revised plan, and while I see that most of the redlined changes were incorporated therein, Note 16 still reads that "Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 sf of gross floor area is appropriate."

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John Beverungen

# SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH  
DAVID K. GILDEA  
LAWRENCE E. SCHMIDT  
D. DUSKY HOLMAN  
MICHAEL G. DEHAVEN  
RAY M. SHEPARD

LAUREN M. DODRILL  
CHARLES B. MAREK, III  
NATALIE MAYO  
ELYANA TARLOW  
JASON T. VETTORI  
REBECCA G. WYATT  
of counsel:  
JAMES T. SMITH, JR.

February 18, 2013

**Sent Via Facsimile and First Class Mail**

Kristin Lewis  
Baltimore County Zoning  
111 W. Chesapeake Avenue, Room 111  
Towson, MD 21204

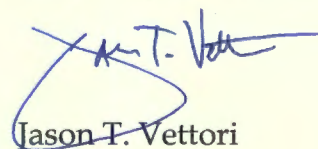
**Re: Coppermine Fieldhouse, LLC - 1400 Coppermine Terrace  
Case No.: 2013-0157-SPHX**

Dear Kristen:

I am in receipt of the Notice of Zoning Hearing scheduling the above matter for a hearing to be held on Wednesday, March 13, 2013 at 1:30 p.m. Unfortunately, our client is scheduled to be out of town on a pre-planned, pre-paid vacation with his family. As such, please reschedule the hearing for sometime during the week of March 18th or the week of March 25<sup>th</sup>. Please contact my paralegal, Alyssa Fiore, to coordinate a mutually available time.

Should you have any questions or comments in the interim, please contact me. With kind regards, I remain

Very truly yours,



Jason T. Vettori

JTV/amf

Enclosure

cc: Alex Jacobs  
Michael Pieranunzi, R.L.A.



# SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH  
DAVID K. GILDEA  
LAWRENCE E. SCHMIDT  
D. DUSKY HOLMAN  
MICHAEL G. DEHAVEN  
RAY M. SHEPARD  
JASON T. VETTORI

LAUREN M. DODRILL  
CHARLES B. MAREK, III  
NATALIE MAYO  
ELYANA TARLOW  
REBECCA G. WYATT

of counsel:

JAMES T. SMITH, JR.

April 17, 2013

Sent Via Hand Delivery

John E. Beverungen, Esquire  
Office of Administrative Hearings  
Administrative Law Judge  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204

RECEIVED

APR 17 2013

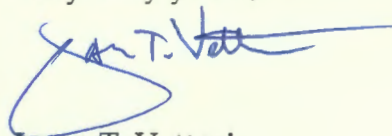
OFFICE OF ADMINISTRATIVE HEARINGS

Re: Coppermine Fieldhouse, LLC - 1400 Coppermine Terrace  
Case No.: 2013-0157-SPHX

Dear Mr. Beverungen:

Attached hereto please find the previously discussed redlined plan and a plan that incorporates the changes noted in the aforementioned redlined plan. Should you have any questions, comments or concerns, please feel free to contact me. With kind regards, I remain

Very truly yours,



Jason T. Vettori

JTV:3f

Enclosure

CC: Peter Max Zimmerman, People's Counsel for Baltimore County  
Jeffrey Budnitz

**SMITH, GILDEA & SCHMIDT** LLC

MICHAEL PAUL SMITH  
DAVID K. GILDEA  
LAWRENCE E. SCHMIDT  
D. DUSKY HOLMAN  
MICHAEL G. DEHAVEN  
RAY M. SHEPARD

LAUREN M. DODRILL  
CHARLES B. MAREK, III  
NATALIE MAYO  
ELYANA TARLOW  
JASON T. VETTORI  
REBECCA G. WYATT

of counsel:

JAMES T. SMITH, JR.

April 25, 2013

**Sent Via Hand Delivery**

John E. Beverungen, Esquire  
Office of Administrative Hearings  
Administrative Law Judge  
105 W. Chesapeake Avenue, Suite 103  
Towson, MD 21204

RECEIVED

APR 25 2013

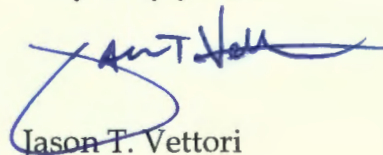
OFFICE OF ADMINISTRATIVE HEARINGS

Re: **Coppermine Fieldhouse, LLC - 1400 Coppermine Terrace**  
**Case No.: 2013-0157-SPHX**

Dear Mr. Beverungen:

Attached hereto please find the final redlined plan in response to your e-mail dated Monday, April 22, 2013 and a plan that incorporates the changes noted in the aforementioned redlined plan. Should you have any questions, comments or concerns, please feel free to contact me. With kind regards, I remain

Very truly yours,



Jason T. Vettori

JTV:sf

Enclosure

CC: Peter Max Zimmerman, People's Counsel for Baltimore County  
Jeffrey Budnitz

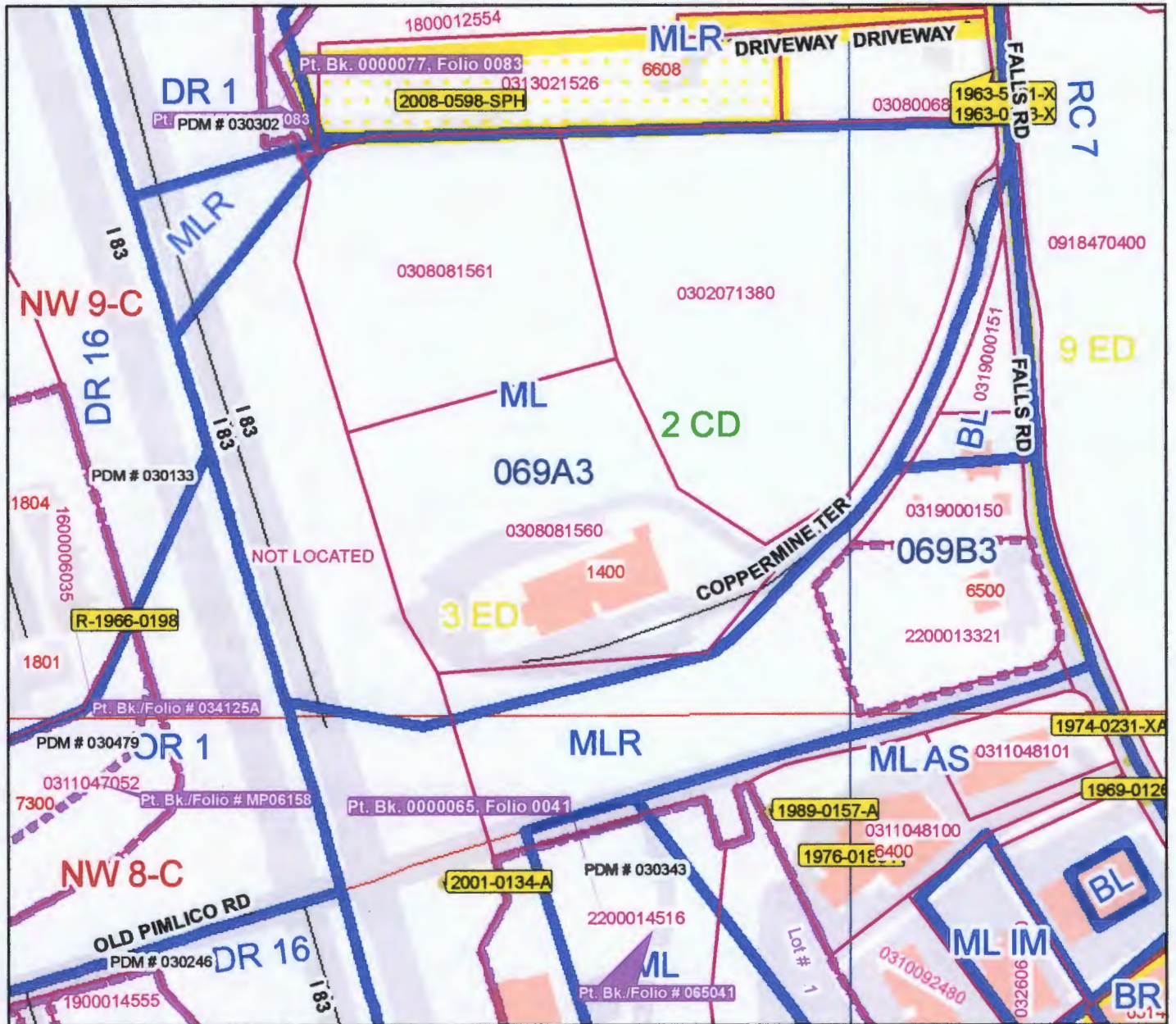


CASE NAME 1400 Coppermine Terrace Pined  
CASE NUMBER 2013-0157-SPHX  
DATE 3/22/13

CASE NAME 1400 Coppermine Terrace Pined  
CASE NUMBER 2013-0157-SPHX  
DATE 3/22/13

[illegible]

# 1400 Coppermine Terrace Road 2013-0157-SPHX



Publication Date: January 08, 2013  
 Publication Agency: Permits, Approvals and Inspections  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



0 200 400  
 Feet

1 inch = 200 feet



Case No.: 2013-0157-SPHX

3-26-13

Exhibit Sheet

193  
5-31-13

SEN

Petitioner/Developer

Protestant/Citizen

|        |                            |                                |
|--------|----------------------------|--------------------------------|
| No. 1  | Redlined Plan              | RRLRAIA statement<br>w/ emails |
| No. 2  | Plan as filed w/ petition  |                                |
| No. 3  | 3A - SDAT record<br>3B " " |                                |
| No. 4  | Deed                       |                                |
| No. 5  | 5A-5D<br>SDAT Records      |                                |
| No. 6  | 6A-6T<br>Program Brochures |                                |
| No. 7  | Zoning Petition            |                                |
| No. 8  | Notice of hearing          |                                |
| No. 9  | Amended Hrg. notice        |                                |
| No. 10 | Certificate of posting     |                                |
| No. 11 | Advertisement              |                                |
| No. 12 | ZAC Comments               |                                |

Case No.:

2013-157-SPHX

Exhibit Sheet - Continued

Petitioner/Developer

Respondent

|        |                      |  |
|--------|----------------------|--|
| No. 13 | RALRA Community Plan |  |
| No. 14 | Pieranunzi CV        |  |
| No. 15 | Parking analysis     |  |
| No. 16 | Traffic analysis     |  |
| No. 17 |                      |  |
| No. 18 |                      |  |
| No. 19 |                      |  |
| No. 20 |                      |  |
| No. 21 |                      |  |
| No. 22 |                      |  |
| No. 23 |                      |  |
| No. 24 |                      |  |



Entity Name: 110% SPORTS VENTURES LLC  
Dept ID #: W13942529

General Information Amendments Personal Property Certificate of Status

Principal Office  
(Current): 13100 BEAVER DAM RD.  
HUNT VALLEY, MD 21030

Resident Agent  
(Current): ALEX JACOBS  
13100 BEAVER DAM RD.  
HUNT VALLEY, MD 21030

Status: ACTIVE

Good Standing: Yes What does it mean when a business is not in good standing or forfeited?

Business Code: Other

Date of Formation or  
Registration: 02/02/2011

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

#### Link Definition

|                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| General Information   | General information about this entity                                |
| Amendments            | Original and subsequent documents filed                              |
| Personal Property     | Personal Property Return Filing Information and Property Assessments |
| Certificate of Status | Get a Certificate of Good Standing for this entity                   |

**PETITIONER' S**

**EXHIBIT NO.**

3A

Entity Name: COPPERMINE FIELDHOUSE LLC

Dept ID #: W14126536

General Information Amendments Personal Property Certificate of StatusPrincipal Office  
(Current):13100 BEAVER DAM RD.  
HUNT VALLEY, MD 21030Resident Agent  
(Current):ALEX JACOBS  
13100 BEAVER DAM RD.  
HUNT VALLEY, MD 21030Status:ACTIVE

## Good Standing:

Yes What does it mean when a business is not in good standing or forfeited?

## Business Code:

Other

Date of Formation or  
Registration:

05/20/2011

State of Formation:

MD

Stock/Nonstock:

N/A

Close/Not Close:

Unknown

**Link Definition**

|                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| General Information   | General information about this entity                                |
| Amendments            | Original and subsequent documents filed                              |
| Personal Property     | Personal Property Return Filing Information and Property Assessments |
| Certificate of Status | Get a Certificate of Good Standing for this entity                   |

**PETITIONER' S****EXHIBIT NO.**3B



①

0329 417

THIS DEED, Made this 29<sup>th</sup> day of November, in the year Two Thousand Twelve, by and between COPPERMINE, L.L.C., a Maryland Limited Liability Company, party of the first part, Grantor, and 110% SPORTS VENTURES, LLC, a Maryland Limited Liability Company, party of the second part, Grantee.

WITNESSETH, That in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100THS DOLLARS (\$1,500,000.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, its successors and assigns, in fee simple, all those lots of ground situate in Baltimore County in the State of Maryland, and described as follows, that is to say:

**PARCEL NO. 1:**

**BEGINNING FOR THE SAME** at a 3/4 inch pipe on the west side of Falls Road at the beginning of the land described in the deed from Jones Falls Realty Co. Inc. to Harold H. Bryant dated May 31, 1966 and recorded among the Land Records of Baltimore County in Liber OTG No. 4622, page 530, running thence binding on the first line of said land and binding on the west side of said Falls Road, (1) South 04 degrees 24 minutes 50 seconds East 70.00 feet to a railroad spike set in the center of Old Pimlico Road, thence binding on the center line of said Old Pimlico Road and binding on the second through the sixth lines of said land five courses: (2) South 12 degrees 45 minutes 10 seconds West 109.68 feet, (3) South 20 degrees 56 minutes 50 seconds West 160.00 feet, (4) South 26 degrees 30 minutes 00 seconds West 100.00 feet, (5) South 37 degrees 08 minutes 10 seconds West 154.44 feet and (6) South 38 degrees 38 minutes 15 seconds West 10.70 feet to a railroad spike set on the easterly right of way line of the relocation of said Old Pimlico Road as shown on the State Roads Commission of Maryland Right of Way Plat No. 25008, Contact B-750-2-423, dated March 24, 1961, for the Jones Falls Expressway - Interstate Route 83, said last mentioned railroad spike being opposite station 7 + 00 on the Base Line of Right of Way as shown on said plat, and distant North 16 degrees 22 minutes 15 seconds West 221.69 feet as measured at right angles from said Base Line; thence binding on the easterly right of Way Line of said Plat, and binding on the seventh line of said land conveyed to Harold H. Bryant, (7) North 16 degrees 22 minutes 15 seconds West 18.31 feet to the beginning of the land described in the deed from Jones Falls Realty Co. Inc. to Huntingdon Research Center Inc. dated May 25, 1966 and recorded among said Land Records in Liber OTG No. 4622, page 91, thence binding on a part of the first line of said last mentioned land, (8) South 38 degrees 38 minutes 15 seconds West 16.76 feet, thence binding on the center line of the existing macadam drive, four courses (9) North 78 degrees 22 minutes 00 seconds West 61.15 feet, (10) northwesterly, by a curve to the right with a radius of 80.00 feet, the distance of 33.23 feet, the chord of said arc being North 66 degrees 27 minutes 55 seconds West 32.99 feet, (11) North 54 degrees 34 minutes 00 seconds West 52.50 feet, and (12) northwesterly, by a curve to the left with a radius of 135.00 feet, the distance of 73.78 feet, the chord of said arc being North 70 degrees 13 minutes 23 seconds West 72.86 feet, thence leaving said road (13) North 20 degrees 18 minutes 40 seconds West 17.65 feet to a 1/2 inch pipe heretofore set at the end of the tenth line of said last mentioned land, thence binding reversely on said tenth line, (14) North 20 degrees 18 minutes 40 seconds West 148.78 feet to a 1/2 inch pipe heretofore set at the end of the seventh line of the land described in the deed from Harold H. Bryant and wife to Huntingdon Research Center Inc. dated July 11, 1967 and recorded among the Land Records in Liber OTG No. 4789, page 503, thence binding reversely on the seventh line of said last-mentioned land, (15) North 16 degrees 22 minutes 15 seconds West 297.27 feet to a point on the twentieth or last line of said land first hereinabove referred to, thence binding on a part of said twentieth line, (16) North 87 degrees 56 minutes 40 seconds East 579.59 feet to the place of beginning. Containing 5.0934 acres of land.

**PETITIONER'S**

**EXHIBIT NO.**

4

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**Account Identifier:** District - 03 Account Number - 0308081560

**Owner Information**

**Owner Name:** 100% SPORTS VENTURES LLC **Use:** INDUSTRIAL  
**Mailing Address:** 1400 COPPERMINE TER **Principal Residence:** NO  
BALTIMORE MD 21209- **Deed Reference:** 1)/32928/ 00417  
2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
1400 COPPERMINE TERRACE RD 3.3201 AC NWS  
0-0000 COPPERMINE TERRACE RD  
ES JONES FALLS EXWY

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 0069 | 0020 | 0952   |              | 0000        |         |       |     | 1               | Plat Ref: |

**Special Tax Areas** **Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1962                    | 42937         | 3.3200 AC          | 07         |

**Stories** **Basement** **Type** **Exterior**  
MULTI-PURPOSE SCHOOL BUILDING

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2013 | 07/01/2012           | 07/01/2013 |
| <b>Land</b>               | 582,500    | 582,500    |                      |            |
| <b>Improvements:</b>      | 1,862,500  | 1,578,400  |                      |            |
| <b>Total:</b>             | 2,445,000  | 2,160,900  | 2,445,000            | 2,160,900  |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

|                                            |                             |                           |
|--------------------------------------------|-----------------------------|---------------------------|
| <b>Seller:</b> COPPERMINE L L C            | <b>Date:</b> 12/14/2012     | <b>Price:</b> \$1,500,000 |
| <b>Type:</b> ARMS LENGTH MULTIPLE          | <b>Deed1:</b> /32928/ 00417 | <b>Deed2:</b>             |
| <b>Seller:</b> HUNTINGDON RESEARCH CNT INC | <b>Date:</b> 05/17/1995     | <b>Price:</b> \$950,000   |
| <b>Type:</b> ARMS LENGTH MULTIPLE          | <b>Deed1:</b> /11050/ 00039 | <b>Deed2:</b>             |
| <b>Seller:</b>                             | <b>Date:</b>                | <b>Price:</b>             |
| <b>Type:</b>                               | <b>Deed1:</b>               | <b>Deed2:</b>             |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2012                    | 07/01/2013 |
|----------------------------|-------|-------------------------------|------------|
| <b>County</b>              | 000   | 0.00                          |            |
| <b>State</b>               | 000   | 0.00                          |            |
| <b>Municipal</b>           | 000   | 0.00                          | 0.00       |
| <b>Tax Exempt:</b>         |       | <b>Special Tax Recapture:</b> |            |
| <b>Exempt Class:</b>       |       | NONE                          |            |

**Homestead Application Information**

**Homestead Application Status:** No Application

**PETITIONER'S**

**EXHIBIT NO.**

5A



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Account Identifier:

District - 03 Account Number - 0308081561

Owner Information

Owner Name: 100% SPORTS VENTURES LLC Use: INDUSTRIAL  
Mailing Address: 1400 COPPERMINE TER Principal Residence: NO  
BALTIMORE MD 21209- Deed Reference: 1)/32928/ 00417  
2)

Location & Structure Information

Premises Address Legal Description  
FALLS RD 2.6279 AC WS FALLS R  
0-0000 E JONES FALLS EXWY

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 0069 | 0020 | 0966   |              | 0000        |         |       |     | 1               | Plat Ref: |

Special Tax Areas Town NONE  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
|                         |               | 2.6300 AC          | 07         |

Stories Basement Type Exterior

Value Information

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2013 | 07/01/2012           | 07/01/2013 |
| <u>Land</u>               | 164,300    | 164,300    |                      |            |
| <u>Improvements:</u>      | 0          | 0          |                      |            |
| <u>Total:</u>             | 164,300    | 164,300    | 164,300              | 164,300    |
| <u>Preferential Land:</u> | 0          |            |                      | 0          |

Transfer Information

|                                               |                             |                           |
|-----------------------------------------------|-----------------------------|---------------------------|
| <u>Seller:</u> COPPERMINE L L C               | <u>Date:</u> 12/14/2012     | <u>Price:</u> \$1,500,000 |
| <u>Type:</u> ARMS LENGTH MULTIPLE             | <u>Deed1:</u> /32928/ 00417 | <u>Deed2:</u>             |
| <u>Seller:</u> HUNTINGDON RESEARCH CENTER INC | <u>Date:</u> 05/17/1995     | <u>Price:</u> \$950,000   |
| <u>Type:</u> ARMS LENGTH MULTIPLE             | <u>Deed1:</u> /11050/ 00039 | <u>Deed2:</u>             |
| <u>Seller:</u>                                | <u>Date:</u>                | <u>Price:</u>             |
| <u>Type:</u>                                  | <u>Deed1:</u>               | <u>Deed2:</u>             |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| <u>County</u>              | 000   | 0.00       |            |
| <u>State</u>               | 000   | 0.00       |            |
| <u>Municipal</u>           | 000   | 0.00       | 0.00       |

Tax Exempt: Special Tax Recapture:  
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

PETITIONER' S

EXHIBIT NO.

53

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Account Identifier:

District - 03 Account Number - 0302071380

Owner Information

Owner Name: 100% SPORTS VENTURES LLC Use: INDUSTRIAL  
Mailing Address: 1400 COPPERMINE TER Principal Residence: NO  
BALTIMORE MD 21209- Deed Reference: 1) /32928/ 00417  
2)

Location & Structure Information

Premises Address Legal Description  
FALLS RD 5.1169 AC  
0-0000 WS FALLS RD  
AT COPPERMINE TER

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 0069 | 0020 | 0951   |              | 0000        |         |       |     | 1               | Plat Ref: |

Special Tax Areas Town NONE  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
|                         |               | 5.1100 AC          | 07         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

Value Information

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2013 | 07/01/2012           | 07/01/2013 |
| <u>Land</u>               | 319,800    | 319,800    |                      |            |
| <u>Improvements:</u>      | 0          | 0          |                      |            |
| <u>Total:</u>             | 319,800    | 319,800    | 319,800              | 319,800    |
| <u>Preferential Land:</u> | 0          |            |                      | 0          |

Transfer Information

|                |                             |               |               |               |             |
|----------------|-----------------------------|---------------|---------------|---------------|-------------|
| <u>Seller:</u> | COPPERMINE L L C            | <u>Date:</u>  | 12/14/2012    | <u>Price:</u> | \$1,500,000 |
| <u>Type:</u>   | ARMS LENGTH MULTIPLE        | <u>Deed1:</u> | /32928/ 00417 | <u>Deed2:</u> |             |
| <u>Seller:</u> | BECTON, DICKINSON & COMPANY | <u>Date:</u>  | 05/17/1995    | <u>Price:</u> | \$950,000   |
| <u>Type:</u>   | ARMS LENGTH MULTIPLE        | <u>Deed1:</u> | /11050/ 00039 | <u>Deed2:</u> |             |
| <u>Seller:</u> | BRYANT HAROLD H             | <u>Date:</u>  | 02/20/1974    | <u>Price:</u> | \$50,000    |
| <u>Type:</u>   | ARMS LENGTH IMPROVED        | <u>Deed1:</u> | /05427/ 00173 | <u>Deed2:</u> |             |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| <u>County</u>              | 000   | 0.00       |            |
| <u>State</u>               | 000   | 0.00       |            |
| <u>Municipal</u>           | 000   | 0.00       | 0.00       |

Tax Exempt:Special Tax Recapture:Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

PETITIONER' S

EXHIBIT NO.

5C



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**Account Identifier:** District - 03 Account Number - 0308081560

| Owner Information       |                                         |                             |                       |
|-------------------------|-----------------------------------------|-----------------------------|-----------------------|
| <b>Owner Name:</b>      | COPPERMINE L L C                        | <b>Use:</b>                 | INDUSTRIAL            |
| <b>Mailing Address:</b> | 1306 WESTELLEN RD<br>BALTIMORE MD 21286 | <b>Principal Residence:</b> | NO                    |
|                         |                                         | <b>Deed Reference:</b>      | 1)/11050/ 00039<br>2) |

| Location & Structure Information     |             |               |                     |                    |                                                               |              |            |                        |                 |
|--------------------------------------|-------------|---------------|---------------------|--------------------|---------------------------------------------------------------|--------------|------------|------------------------|-----------------|
| <b>Premises Address</b>              |             |               |                     |                    | <b>Legal Description</b>                                      |              |            |                        |                 |
| 1400 COPPERMINE TERRACE RD<br>0-0000 |             |               |                     |                    | 3.3201 AC NWS<br>COPPERMINE TERRACE RD<br>ES JONES FALLS EXWY |              |            |                        |                 |
| <b>Map</b>                           | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b>                                                | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b> |
| 0069                                 | 0020        | 0952          |                     | 0000               |                                                               |              |            | 1                      | Plat Ref:       |

|                                |                 |                      |                           |                   |
|--------------------------------|-----------------|----------------------|---------------------------|-------------------|
|                                |                 | <u>Town</u>          | NONE                      |                   |
| <u>Special Tax Areas</u>       |                 | <u>Ad Valorem</u>    |                           |                   |
|                                |                 | <u>Tax Class</u>     |                           |                   |
| <u>Primary Structure Built</u> |                 | <u>Enclosed Area</u> | <u>Property Land Area</u> | <u>County Use</u> |
| 1962                           |                 | 42937                | 3.3200 AC                 | 07                |
| <u>Stories</u>                 | <u>Basement</u> | <u>Type</u>          | <u>Exterior</u>           |                   |
| MULTI-PURPOSE SCHOOL BUILDING  |                 |                      |                           |                   |

| Value Information         |                   |                     |                             |                     |
|---------------------------|-------------------|---------------------|-----------------------------|---------------------|
|                           | <b>Base Value</b> | <b>Value</b>        | <b>Phase-in Assessments</b> |                     |
|                           |                   | As Of<br>01/01/2013 | As Of<br>07/01/2012         | As Of<br>07/01/2013 |
| <b>Land</b>               | 582,500           | 582,500             |                             |                     |
| <b>Improvements:</b>      | 1,862,500         | 1,578,400           |                             |                     |
| <b>Total:</b>             | 2,445,000         | 2,160,900           | 2,445,000                   | 2,160,900           |
| <b>Preferential Land:</b> | 0                 |                     |                             | 0                   |

| Transfer Information |                             |               |               |                         |
|----------------------|-----------------------------|---------------|---------------|-------------------------|
| <b>Seller:</b>       | HUNTINGDON RESEARCH CNT INC | <b>Date:</b>  | 05/17/1995    | <b>Price:</b> \$950,000 |
| <b>Type:</b>         | ARMS LENGTH MULTIPLE        | <b>Deed1:</b> | /11050/ 00039 | <b>Deed2:</b>           |
| <b>Seller:</b>       |                             | <b>Date:</b>  |               | <b>Price:</b>           |
| <b>Type:</b>         |                             | <b>Deed1:</b> |               | <b>Deed2:</b>           |
| <b>Seller:</b>       |                             | <b>Date:</b>  |               | <b>Price:</b>           |
| <b>Type:</b>         |                             | <b>Deed1:</b> |               | <b>Deed2:</b>           |

| Exemption Information             |                               |            |            |
|-----------------------------------|-------------------------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b>                  | 07/01/2012 | 07/01/2013 |
| <b>County</b>                     | 000                           | 0.00       |            |
| <b>State</b>                      | 000                           | 0.00       |            |
| <b>Municipal</b>                  | 000                           | 0.00       | 0.00       |
| <b>Tax Exempt:</b>                | <b>Special Tax Recapture:</b> |            |            |
| <b>Exempt Class:</b>              | NONE                          |            |            |

| Homestead Application Information    |                |
|--------------------------------------|----------------|
| <b>Homestead Application Status:</b> | No Application |

**PETITIONER' S**

**EXHIBIT NO.**

5D



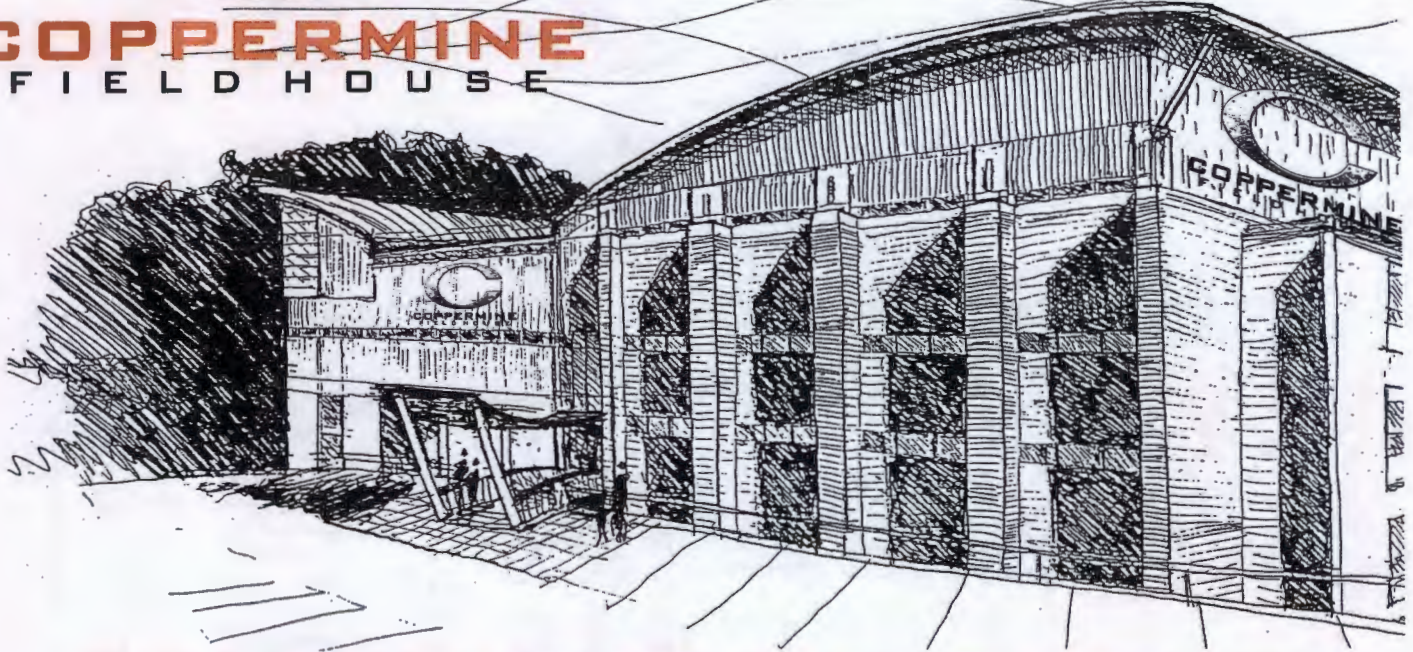


# COPPERMINE FIELDHOUSE

PETITIONER'S

EXHIBIT NO.

6A



## COPPERMINE FIELDHOUSE FALLS ROAD CORRIDOR

### FEATURES

#### Property Location

Address: 1400 Coppermine Terrace  
City, State Zip: Baltimore, MD 21209  
Municipality: Baltimore County

#### Building

Total Square Feet: 42,000  
Building Construction: Concrete Block  
Number of Stories: 4  
Year Built: 1963  
Roof Construction: Metal  
Heat Type and Fuel: FHA  
Air Conditioning: Central  
Ceiling Height: 8' - 40'  
Lighting: Fluorescent

#### Land

Acreage: 12  
Road Frontage/Access: 75' on Falls Road  
Environmental: No Known Concerns  
Out Storage: None

#### Utilities/Provider/Expenses

|         |         |              |     |
|---------|---------|--------------|-----|
| Refuse: | Private | Gas:         | BGE |
| Sewer:  | Public  | Electricity: | BGE |
| Water:  | Public  |              |     |

### DEMOGRAPHICS

|                         | 1 MILE                                             | 3 MILES  | 5 MILES  |
|-------------------------|----------------------------------------------------|----------|----------|
| Population:             | 7,991                                              | 110,424  | 366,012  |
| Households:             | 3,523                                              | 45,047   | 149,405  |
| Avg. HH Income:         | \$102,403                                          | \$95,424 | \$75,454 |
| Zoning:                 | ML - IM                                            |          |          |
| Traffic Count Falls Rd: | 15,346 vehicles per day<br>(2010 MDSHA Statistics) |          |          |
| Traffic Count i83:      | 106,739 Average Daily Traffic                      |          |          |



The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without further notice.

PLEASE CONTACT: ALEX JACOBS • ALEX@COPPERMINEFIELDHOUSE.COM • 410-337-7781 x205



# AERIAL DANCE

- ★ AGES 8 YEARS - ADULT
- ★ 1.25 HOUR CLASSES FOR 12 WEEKS
- ★ \$300 PER STUDENT
- ★ MARCH 9th - JUNE 3rd

AVAILABLE  
AT ...  




- ★ Aerial silks is an intensely physical art form requiring a high degree of strength, skill, flexibility, and focus. Our classes progress for the beginner student with no experience.
- ★ Our curriculum is flexible, to fit students unique goals. The casual student will have fun and get a great work-out, while the serious student will be challenged to push their physical and creative limits.
- ★ Our program covers technical skill, theory of movements and wraps, confidence at heights, strength and flexibility, seamless choreography, creativity and style, and professionalism as an artist. To ensure the safety of our students, we require a mastery of each level before progressing.

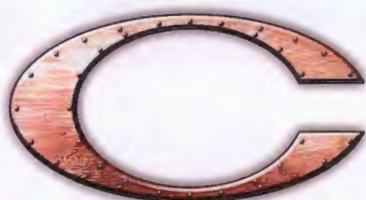
PETITIONER'S

EXHIBIT NO.

6D



**REGISTER NOW!**



**COPPERMINE**  
FIELDHOUSE



1400 COPPERMINE TERRACE  
BALTIMORE, MD 21209  
410-337-7781



**COPPERMINE**  
DU BURNS ARENA



3100 BOSTON STREET  
BALTIMORE, MD 21224  
410-337-7781

[WWW.COPPERMINEFIELDHOUSE.COM](http://WWW.COPPERMINEFIELDHOUSE.COM)



# COPPERMINE RUNNING CLUB

- ★ AGES 7 - 13 YEARS
- ★ 1 HOUR CLASS FOR 12 WEEKS
- ★ \$180 PER STUDENT
- ★ MARCH 9th - JUNE 3rd

- ★ Open to all levels.
- ★ Increase cardiovascular endurance.
- ★ Have fun outside while getting in shape!
- ★ Promote a healthy lifestyle.



**REGISTER NOW!**

PETITIONER'S

EXHIBIT NO. 6E **NE**



1400 COPPERMINE TERRACE  
BALTIMORE, MD 21209  
410-337-7781



**COPPERMINE**  
DU BURNS ARENA



3100 BOSTON STREET  
BALTIMORE, MD 21224  
410-337-7781

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**Co-Ed Instructional League**

- ★ AGES 4 - 10 YEARS
- ★ 1 HOUR CLASSES FOR 12 WEEKS
- ★ \$240 PER STUDENT
- ★ MARCH 9th - JUNE 3rd



### MINORS CURRICULUM

Balance & Core Athletic Skills  
Ball & Running Games  
Listening & Following Directions  
Interacting with Teammates  
Basic Drills

### MAJORS CURRICULUM

Basic Baseball Skills  
Hand-eye Coordination  
Using Baseball Equipment  
Teamwork & Following Directions  
Simple Drills & Mini-games



**REGISTER NOW!**

PETITIONER' S

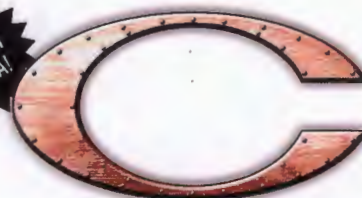
EXHIBIT NO.

6F

INE  
S E



1400 COPPERMINE TERRACE  
BALTIMORE, MD 21209  
410-337-7781



**COPPERMINE**  
DU BURNS ARENA



3100 BOSTON STREET  
BALTIMORE, MD 21224  
410-337-7781

WWW.COPPERMINEFIELDHOUSE.COM





AVAILABLE  
AT ...



- ★ AGES 5 - 13 YEARS
- ★ 1 HOUR CLASSES FOR 12 WEEKS
- ★ \$240 PER STUDENT
- ★ MARCH 9TH - JUNE 3RD



**FREE JERSEY!**  
WITH FULL  
REGISTRATION

Players will run with the ball, throw and catch passes, make interceptions, score touchdowns, learn teamwork, and follow a coach's instruction.

**NFL DRAFT PICKS**  
AGES 5-6

**NFL ROOKIES**  
AGES 7-8

**NFL PROS**  
AGES 9-10



**REGISTER NOW!**



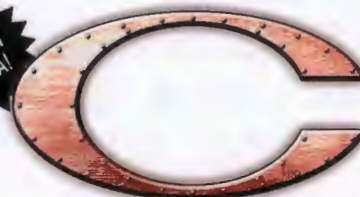
PETITIONER'S

**NE**  
S E

EXHIBIT NO. 66

RACE  
19

410-337-7781



**COPPERMINE**  
DU BURNS ARENA



3100 BOSTON STREET  
BALTIMORE, MD 21224  
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# ADVENTURE CLASS

AVAILABLE AT ...



- ★ AGES 7 - 10 YEARS
- ★ 1 HOUR CLASSES FOR 12 WEEKS
- ★ \$198 PER STUDENT
- ★ MARCH 9th - JUNE 3rd



- ★ Focus on outdoor adventure and fitness through exploration, cooperation, and learning.
- ★ Discover the joys of rock climbing, hiking, archery, shelter building, and orienteering.
- ★ Real experiences in team work, outdoor leadership, and problem solving.
- ★ Scavenger hunts and environmental education.



**REGISTER NOW!**

PETITIONER'S

EXHIBIT NO. 6T



1400 COPPERMINE TERRACE  
BALTIMORE, MD 21209  
410-337-7781



**COPPERMINE**  
DU BURNS ARENA



3100 BOSTON STREET  
BALTIMORE, MD 21224  
410-337-7781

WWW.COPPERMINEFIELDHOUSE.COM





## PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 1400 Coppermine Terrace Road which is presently zoned ML and MLR  
Deed Reference 11050/00039 10 Digit Tax Account # 0302071380, 0308081560 and 0308081561  
Property Owner(s) Printed Name(s) Coppermine, LLC

CASE NUMBER \_\_\_\_\_ Filing Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Estimated Posting Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Reviewer \_\_\_\_\_

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Please see attached.

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

Please see attached.

3. \_\_\_\_\_ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

### TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

#### Contract Purchaser/Lessee:

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

#### Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 , (410) 821-0070 , jvettori@sgs-law.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

#### Legal Owners:

Alex Jacobs, Authorized Representative of Coppermine, LLC

Name #1 - Type or Print \_\_\_\_\_

Name #2 - Type or Print \_\_\_\_\_

Signature #1 \_\_\_\_\_

Signature #2 \_\_\_\_\_

1306 Westellen Road Baltimore MD

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21286 , (866) 632-8217 , alex@inkworkscs.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

#### Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

21204 , (410) 821-0070 , jvettori@sgs-law.com

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_





KEVIN KAMENETZ  
County Executive

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

November 22, 2011

## 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 NUMBER: 2013-0157-SPHX**

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Wednesday, March 13, 2013 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204  
Alex Jacobs, 1306 Westellen Road, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2013**
- (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.

Director's Office | County Office Building  
111 West Chesapeake Avenue, Room 105 | Towson, Maryland 21204 | Phone 410-887-  
[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

**PETITIONER'S**

EXHIBIT NO. 8



KEVIN KAMENETZ  
County Executive

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

February 21, 2013

### NEW 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 NUMBER: 2013-0157-SPHX**

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Alex Jacobs, Representative of Coppermine, LLC

Special Exception to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. Special Hearing to approve and determine the parking required for a commercial recreational facility; or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

Hearing: Friday, March 22, 2013 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204  
Alex Jacobs, 1306 Westellen Road, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 2, 2013**
- (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.**



# CERTIFICATE OF POSTING

2013-0157-SPHX

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Alex Jacobs, Representative of Coppermine, LLC

March 22, 2013

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

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: \_\_\_\_\_

1400 Coppermine Terrace

March 2, 2013

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

Sincerely,

March 2, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

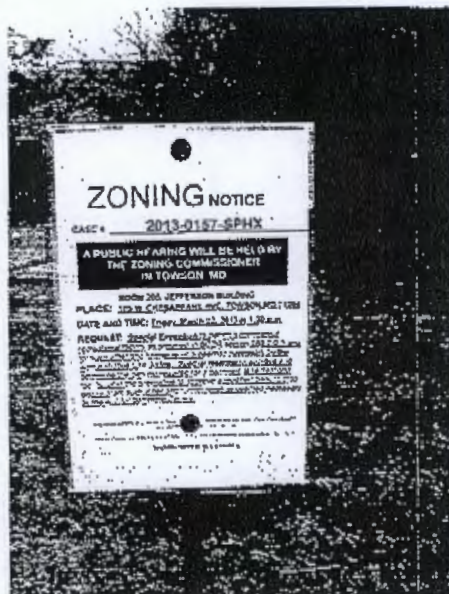
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



PETITIONER'S

EXHIBIT NO. 10

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: # 2013-0157-SPHX

1400 Coppermine Terrace

W/s Coppermine Terrace Road at the corner of Falls Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Alex Jacobs, Representative of Coppermine, LLC

**Special Exception:** to permit a commercial recreational facility as provided in BCZR section 253.2.D.3 and for such other and further relief as deemed necessary by the Administrative Law Judge. **Special Hearing:** to approve and determine the parking required for a commercial recreational facility, or in the alternative to approve a modified parking plan and to grant such other and further relief as deemed necessary by the ALJ for Baltimore County.

**Hearing:** Friday, March 22, 2013 at 1:30 p.m. in Room 205, 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) 887-3368.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
2/3/10 Feb. 28 907306



501 N. Calvert Street, Baltimore, MD 21278

February 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on February 28, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

*Susan Wilkinson*

PETITIONER'S

EXHIBIT NO. 11





KEVIN KAMENETZ  
County Executive

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

March 13, 2013

Alex Jacobs  
1306 Westellen Road  
Baltimore MD 21286

RE: Case Number: 2013-0157 SPHX, Address: 1400 Coppermine Terrace Road

Dear Mr. Jacobs:

The above-referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 8, 2013. 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 black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Jason T. Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

**PETITIONER'S**

**EXHIBIT NO.**

12

The Ruxton-Riderwood-Lake Roland Area  
Improvement Association, Inc.

# Community Plan 2010



*Ruxton*

*Riderwood*

*Lake Roland Area*

*Prepared by  
The Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.  
in consultation with  
AB Associates*

*ADOPTED BY THE BALTIMORE COUNTY COUNCIL  
FEBRUARY 22, 2011*

**PETITIONER' S**

**EXHIBIT NO.**

13



**Michael J. Pieranunzi, RLA, LEED AP**

**Landscape Architect**

**BEGAN WITH CENTURY: 2006, October**  
**YEARS WITH CENTURY: 3**

**YEARS WITH OTHER FIRMS: 19**

**EDUCATION**

1987 B.S. Landscape Architecture, West Virginia University

**PROFESSIONAL REGISTRATION:**

1991 RLA Maryland Registered #1008 (exp 10)  
2009 March LEED Accredited Professional (LEED AP)

**WORK BACKGROUND:**

Century Engineering  
Hunt Valley, MD  
Oct. 2006 – present

Daft-McCune-Walker, Inc.  
Towson, Maryland  
1997 – 2006

Clark, Finefrock & Sackett, Inc.  
Columbia, Maryland  
1987 – 1997

**ASSOCIATIONS**

American Society of Landscape Architects  
Howard County Association of Landscape Architects - Past Vice President  
Howard County Homebuilders Association  
Howard County Chamber of Commerce

**SIGNIFICANT PROJECTS**

Baltimore Crossroads Area 6  
Middle River, Maryland

BGE Riverside  
Dundalk, Maryland

CP Crane Power Plant  
Middle River, Maryland

Maryvale Preparatory School  
Timonium, Maryland

Northwest Hospital  
Randallstown, Maryland



**PETITIONER' S**

**EXHIBIT NO.**

14

# SINK COMBS DETHLEFS

**A Professional Corporation  
for Architecture**

475 Lincoln Street #100  
Denver, Colorado 80203  
tel 303. 308-0200  
fax 303. 308-0222

## **PARKING ANALYSIS AT SIMILAR FACILITIES**

Date: **December 8, 2003**  
Project: **Highlands Ranch  
Recreation Center at Southridge**

The following is a comparison of similar recreation facilities throughout the front range. The comparison has been used to determine the total number of parking spaces needed at the Recreation Center at Southridge. (This same study was done to establish the parking requirements for the Recreation Center at Eastridge and for the Recreation Center at Westridge.)

### *Facility*

#### **Brighton Rec Center**

52,000 SF Building  
275 Total Parking Spaces  
Constructed 1993

The 275 spaces also serve a three-field softball complex, two outdoor basketball courts, an outdoor amphitheater, and picnic and play areas. The Rec Center's major components include a six-lane lap pool, a leisure pool, a two-court basketball gym, a weight room, and a community room.

**Parking ratio is 1 space/189 GSF.**

They have not experienced a shortage of parking.

Contact: Alan Brownwood      303-659-7088

#### **Castle Rock Rec Center**

39,500 SF Building  
128 Parking Spaces  
Constructed 1988

The Rec Center's major components include a seven-lane lap pool, a two-court basketball gym, a fitness areas, and community meeting areas.

**Parking ratio is 1 space/308 GSF.**

They experience a parking shortfall January through March during peak times (4:30 to 7:30).

Contact: Kim Lathrop      303-814-7456

**PETITIONER' S**

**EXHIBIT NO.** 15



# **Traffic Impact Analysis**

## **JACOBS FIELD HOUSE** *Baltimore County, Maryland*

*November 18, 2010*

Prepared for:  
**InkWorks**

**PETITIONER' S**

**EXHIBIT NO.**

16

*Merging Innovation and Excellence®*

Case No.: 2013-0157-SPHX

3-26-13

Exhibit Sheet

103-31-13

SEN

Petitioner/Developer

Protestant/Citizen

|        |                            |                                |
|--------|----------------------------|--------------------------------|
| No. 1  | Redlined Plan              | RRLRAIA statement<br>w/ emails |
| No. 2  | Plan as filed w/ petition  |                                |
| No. 3  | 3A - SDAT record<br>3B " " |                                |
| No. 4  | Deed                       |                                |
| No. 5  | 5A-5D<br>SDAT Records      |                                |
| No. 6  | 6A-6T<br>Program Brochures |                                |
| No. 7  | Zoning Petition            |                                |
| No. 8  | Notice of hearing          |                                |
| No. 9  | Amended Hrg. notice        |                                |
| No. 10 | Certificate of posting     |                                |
| No. 11 | Advertisement              |                                |
| No. 12 | 2AC Comments               |                                |



**The Ruxton Riderwood Lake Roland Area Improvement Association has voted to conditionally support the requested special exception and special hearing relief as defined in Case Number: 2013-0157-SPHX.**

**The Conditions Are:**

- 1) A fence to run the length of the property line between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property.**
- 2) Vegetative screening between the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property, and the property and inclusive parcels requesting the special exception and special hearing relief at 1400 Copper Mine Terrace, the Copper Mine Field House Property. Based on topography/steep slope, planting may need to occur on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property to achieve the desired result. A process best handled between Mr. Jacobs, Mrs. Freidel and Mr. Brown.**
- 3) Efforts will be implemented to reduce the level of noise emanating from the site at 1400 Copper Mine Terrace and its associated impact on the home owners at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two, the actual building structures that will eventually be located if and when constructed on the site and the relocation of certain activities on the site at the discretion of Mr. Jacobs.**
- 4) The containment of light pollution on the site at 1400 Copper Mine Terrace and the associated impact on the home owner's property at 6606 Falls Road, the Brown Property, and at 6608 Falls Road, the Friedel Property. This will be achieved via the installation of the vegetative screening as described in condition two and the compliance with required design standards.**
- 5) Improvements to the entrance as it relates to access to the site via the acquisition of a portion of an adjoining parcel south of the current entrance to Copper Mine Terrace. This condition is purely a recommendation and is to be acted on at the sole discretion of Mr. Jacobs.**

**From:** Jason Vettori <[jvettori@sgs-law.com](mailto:jvettori@sgs-law.com)>

**Date:** March 21, 2013, 7:22:39 PM EDT

**To:** Ruxton-Riderwood-Lake Roland Area Improvement Association <[rrlraia@comcast.net](mailto:rrlraia@comcast.net)>

**Subject:** Community/Neighbor Issues

Peggy,

I spoke with Jeffrey Budnitz earlier this morning. He notified me that you met with neighbors Cynthia Friedel and Tom Brown last night and there were a few items that I was to share with Alex for his consideration and comment.



I spoke with Alex and I believe each of the items can be addressed to the satisfaction of all parties involved.

First, it is our understanding that Ms. Friedel is concerned about her property being sufficiently buffered from the subject site. While Alex would prefer the visual aesthetics of opaque vegetative screening, he is amenable to providing a fence along the lot line in common with Ms. Friedel. In order to further clarify what I'm talking about please note that Alex will provide the required screening between the commercial recreational facility and the adjoining properties. This is because the landscape manual requires nonresidential buildings to be screened from adjacent residential properties. In particular, he will be required to provide screening between the proposed parking lot adjoining Ms. Friedel's and Coppermine Fieldhouse's (1400 Coppermine Terrace Road's) lot line in common as part of the permitting process. Therefore, he's going to be required to provide screening that complies with the "Class A" requirements. See p. 29-30, of the landscape manual (<http://resources.baltimorecountymd.gov/Documents/Permits/Development%20Plans%20Review/landscapemanual.pdf>). The definition of "Screening, Class A", as noted in Part VI, Appendix A, p. 85, is as follows:

Screening, "Class A" - Any combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide a visual screen with the needed level of height, density, and opacity for the site conditions. Elimination of an unsightly view or provision of a filtered view may be the objective. Quantities are generated at one planting unit per 15 linear feet of the area to be screened. Minimum height at installation shall be 30 inches for shrubs and 6 feet for evergreen trees. A six-foot high opaque fence or wall may be required in conjunction with a planting screen.

While the landscape manual does not expressly state that a fence as opposed to an opaque wall of vegetation (which would have the same affect of preventing anyone from trespassing easily) is required, in my experience the County's new landscape architect will expressly require a fence to be constructed. It is our position that this will also address some related concerns of Ms. Friedel. It is our understanding that Ms. Friedel has expressed concerns regarding a few other issues related to the level of noise emanating from the site and lighting (noise pollution and light pollution). In reverse, all lighting for off-street parking facilities is required to comply with the design standards set forth in BCZR Section 409.8.A.3. Specifically, that section provides that "[a]ny fixture used to illuminate any parking fixture shall be so arranged as to reflect light away from residential lots and public streets. Light standards shall be protected from vehicular traffic by curbing or landscaping." It is our contention that the screening will reduce the alleged noise emanating from the site, but Alex further indicated that he was not aware that there was any issue regarding noise generated on the site. He will address this issue immediately with his staff but adds that once the proposed addition is constructed, he should have sufficient space inside to further reduce activities which currently take place outdoors. Furthermore, the proposed structure should buffer the bulk of the noise from the site. I believe state law controls the number of decibels generated from a property and we will certainly comply with that law. With respect to the prior owner's use of the on-site pool, Alex has spoken with his liability insurer and while he's amenable to working with her regarding use of his pool he can't provide her keys to access it as she sees fit for obvious reasons.

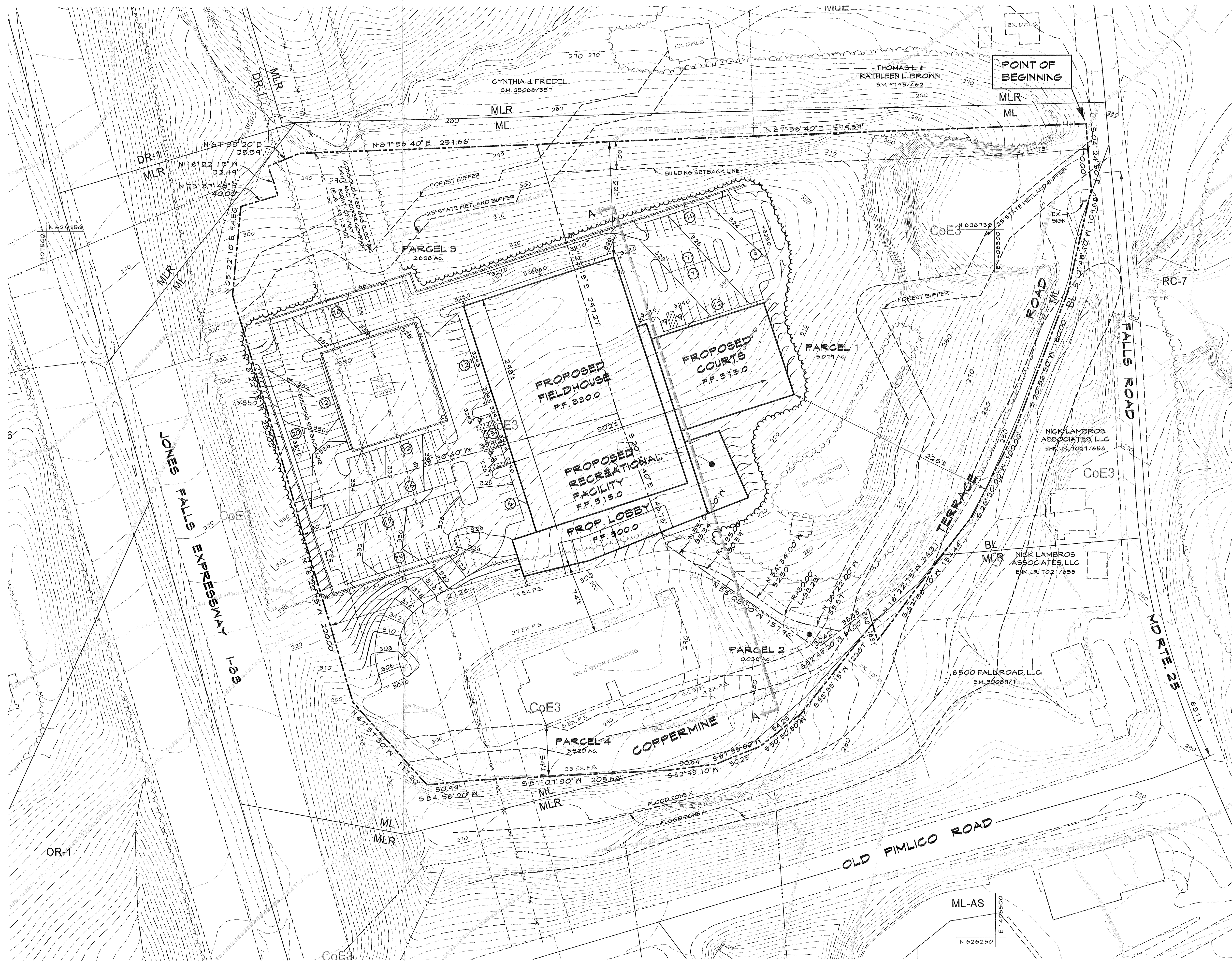


I assure you that Alex continues to try and figure out how he can provide additional parking and improve ingress and egress for his patrons. Towards that end, I have advised him that someone speculated that Nick Lambros may be interested in selling his properties fronting on Falls Road. Alex assures me that, if Mr. Lambros is interested in selling, he will explore the feasibility of acquiring said parcels but can't make any promises. Insofar as the bridge to Old Pimlico Road that has previously been discussed, that option will be completely dependent upon the commercial recreational facility being cash flow positive.

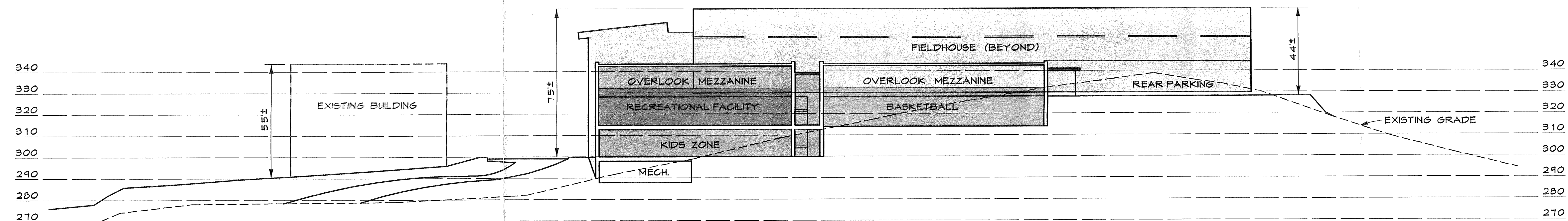
Many of these issues will be more specifically developed during the full development review and approval process (i.e. Concept Plan filing, CPC, CIM, Development Plan filing, DPC and Hearing Officer's Hearing). We look forward to continuing to work with RRLRAIA in a collaborative fashion as we move forward. Thanks for your assistance and as always please feel free to contact me with any questions, comments or concerns.

Jason T. Vettori  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: (410) 821-0070  
Facsimile: (410) 821-0071  
<http://sgs-law.com>





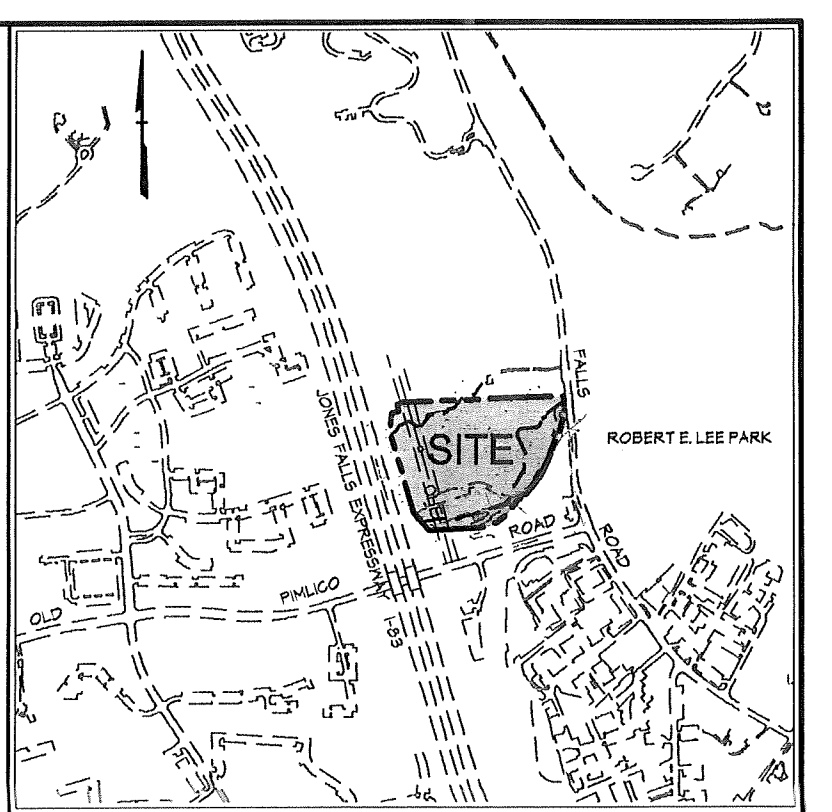
**SITE**  
SCALE: 1"=50'



**BUILDING SECTION 'A-A'**  
NOT TO SCALE

### GENERAL NOTES

- Site Address: 1400 Coppermine Terrace Road  
Baltimore, Maryland 21204
  - Owner/Developer: Coppermine, LLC  
1306 Westellen Road  
Baltimore, MD 21286
  - Tax Account Numbers: 0308081560
  - Tax Map: 64
  - Parcel Numbers: 451, 452, 466
  - Deed Reference: S.M. 11050/34
  - Councilmanic District: 2
  - Gross Area: 11.06± Acres, (481,713.6 SF±)
    - Parcel 1: 5.014± acres
    - Parcel 2: 0.098± acres
    - Parcel 3: 2.62± acres
    - Parcel 4: 3.32± acres
  - Net Area: 11.06± acres
    - R/W Dedication Area: 0 acres
  - Existing Zoning: ML
  - Existing Use: Multi-purpose Building, and Vacant Lot  
Proposed Use: Recreational Facility
  - Existing Building Area = 42,000 s.f.
    - Main floor: 10,000 s.f. Lobby
    - 2nd floor: 10,000 s.f. Dance Room
    - 3rd floor: 10,000 s.f. Recreational Facility
    - 4th floor: 12,000 s.f. Recreational Facility
  - Proposed Building Area = 130,044 s.f.
    - Renovated Existing Building = 42,000 s.f.
      1. Main floor: 5,000 s.f. Lobby
      2. 2nd floor: 1,000 s.f. Dance Room
      3. 3rd floor: 6,000 s.f. Recreational Facility
      4. 4th floor: 5,000 s.f. Recreational Facility
      5. Misc.: 24,500 s.f. Warehouse
    - Proposed Building = 88,044 s.f.
      - Level 1: 4,000 s.f. Recreational Facility
      - Level 2: 11,600 s.f. Recreational Facility
      - Level 3: 45,064 s.f. Fieldhouse
      - Level 4: 1,200 s.f. Lounge
      - Level 5: 3,300 s.f. Café
      - Level 6: 3,700 s.f. Party Room
  - Total Recreational Facility Area = 77,644 s.f.
  - Existing Parking Spaces: 91 spaces
  - Parking Spaces Required  
Commercial Recreational Facility 77,644 s.f. @ T.B.D. by A.L.J.: 257 spaces  
2 Basketball Courts @ 3 spaces/court: 6 spaces  
Area of Warehouse: 1 minimum additional space
  - Parking Spaces Provided:
    - Existing: 91 spaces
    - Proposed: 178 spaces
- \*Special hearing relief has been requested for the Administrative Law Judge (ALJ) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per B.C.Z.R. 409.6.A, the ALJ shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 square feet of gross floor area is appropriate for the instant facility in lieu of 10 spaces per 1,000 square feet of gross area as provided in B.C.Z.R. 409.6.A.4.
- Water Designation: M-1
  - Sewer Designation: S-1
  - The site is within the URPD.
  - The site is within the Metropolitan District.
  - The site not in a Design Review Panel Area.
  - The site not in the Chesapeake Bay Critical Area.
  - The site is not located in a deficient area on any of the Basic Services Maps.
  - Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
  - Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microretention facilities will be located in various parking islands to treat ESD.
  - The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
  - Zoning History: None on file.
  - The Limit of Disturbance does not encroach the 100-year floodplain.



**VICINITY MAP**  
SCALE: 1"=1000'

### LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

### DATA SOURCES:

Topographic Information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 069A3 and 064B3.

Boundary information shown on this plan is 'digitized' from an ALTA/ACSM Land Title Survey, 'Coppermine, LLC' by Wilson Deegan & Associates, Inc. dated August 26, 2011.

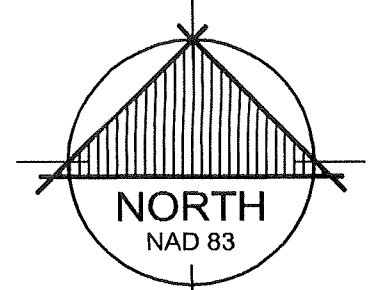
| DATE | BY | REVISIONS |
|------|----|-----------|
|      |    |           |
|      |    |           |

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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



ISSUE DATES  
REVIEW: 10.4.13  
BID: \_\_\_\_\_  
PERMIT: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_

BASE: M.S.S.  
DRAWN: M.S.S.  
DESIGNED: M.J.P.  
CHECKED BY: \_\_\_\_\_  
DATE CHECKED: \_\_\_\_\_

SCALE: 1"=50'  
PROJECT NO.: 11304.00

DRAWING: 1  
1

### RELIEF REQUESTED:

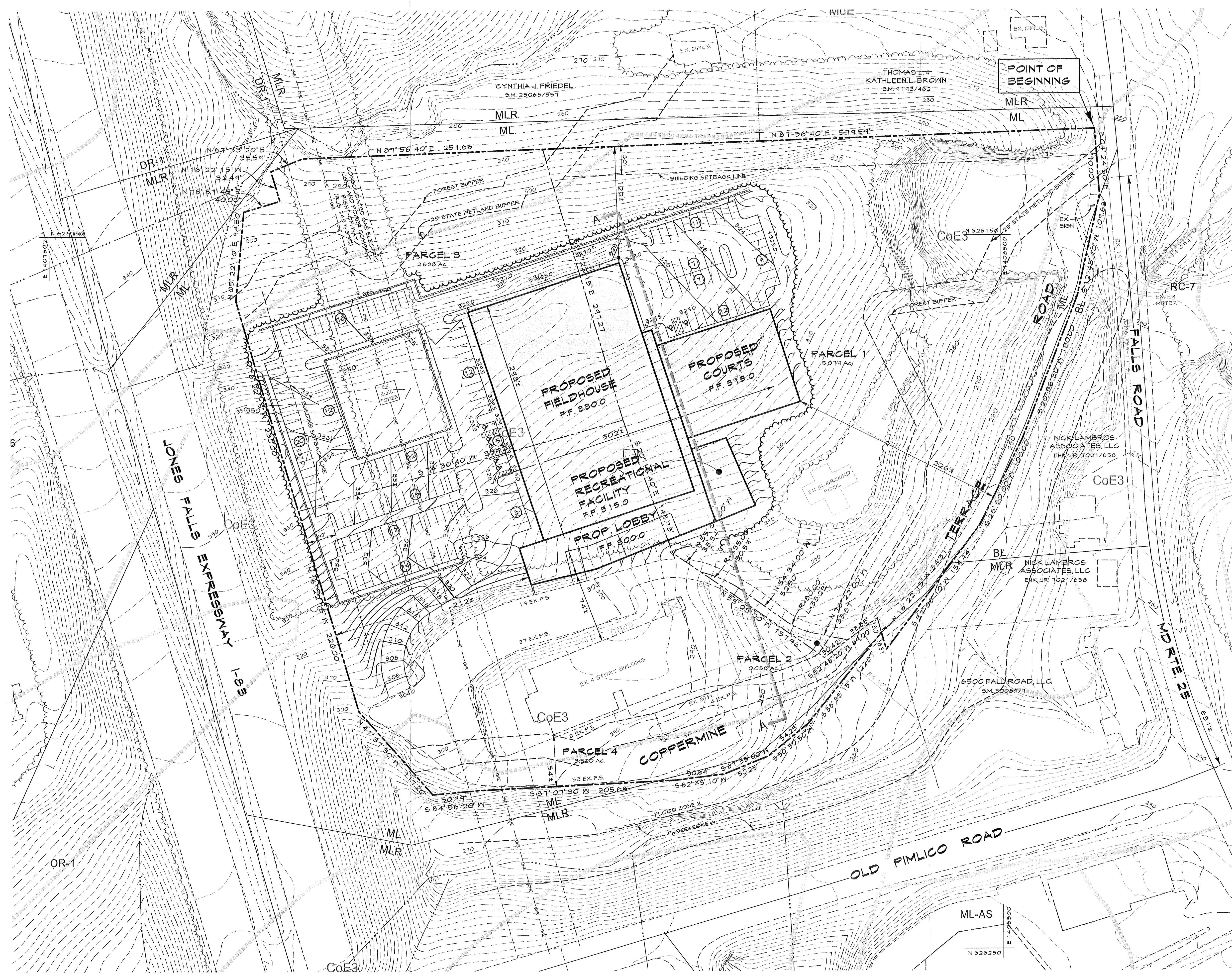
- SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to B.C.Z.R. 253.2.D.3;2.
- SPECIAL HEARING:
  - To approve and determine the parking required for a commercial recreational facility; or in the alternative,
  - To approve a modified parking plan pursuant to B.C.Z.R. 409.1.2; and
  - To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING CASE NUMBER 2013-0157-SPHX

PETITIONER'S  
EXHIBIT NO. 2

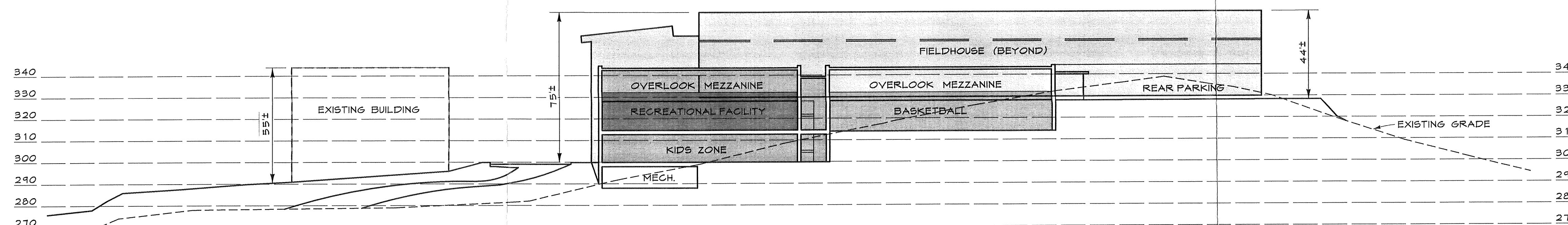


S:\2011\Facilities\111304.00 Coppermine\Civil\CADD\Drawings\111304.00 (ZF-01) Special Hearing Planning Feb 15, 2013 1:38pm.mxd



**SITE**

SCALE: 1"=50'



**BUILDING SECTION 'A-A'**

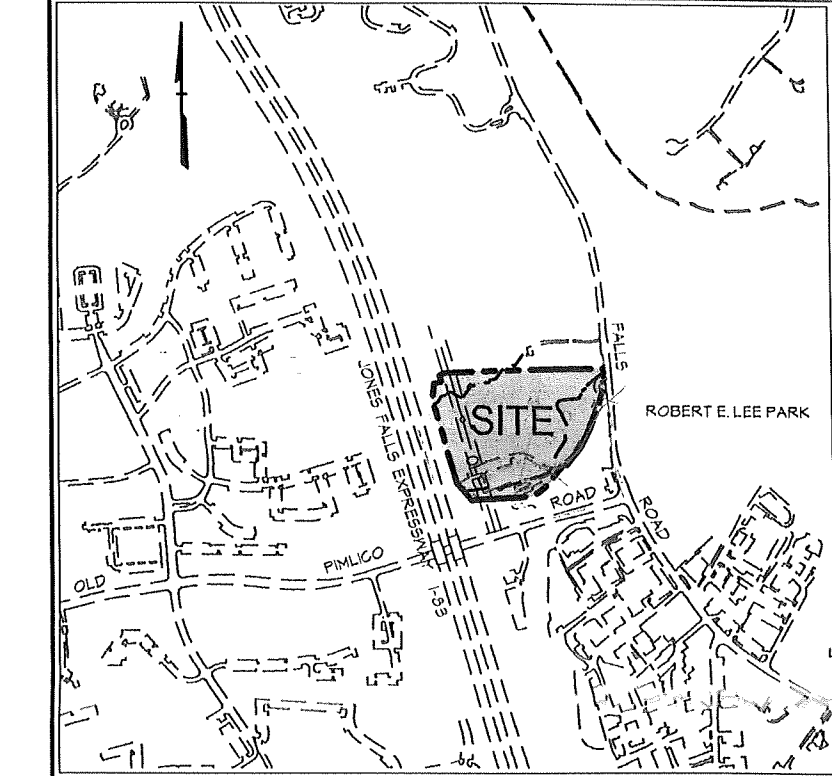
NOT TO SCALE

**GENERAL NOTES**

- Site Address: 1400 Coppermine Terrace Road  
Baltimore, Maryland 21205
- Owner/Developer: Coppermine, LLC  
1900 Westlawn Road, 19110 Beaver Dam Rd  
Baltimore, MD 21286-Hunt Valley MD 21020
- Tax Account Numbers: 0308081560(952), 1501(966), 0302071900(991)
- Tax Map: 6-1
- Parcel Numbers: 951, 952, 966
- Deed Reference: S.M. 11050/399
- Councilmanic District: 2
- Gross Area: 11.06± Acres, (481,773.6 SF±)  
a. Parcel 1: 5.071± acres  
b. Parcel 2: 0.038± acres  
c. Parcel 3: 2.62± acres  
d. Parcel 4: 3.32± acres
- Net Area: 11.06± acres  
a. R/VN Dedication Area: 0 acres
- Existing Zoning: ML
- Existing Use: Comm. Recreational Facility  
Proposed Use: Recreational Facility  
COMMERCIAL
- Existing Building Area = 42,000 s.f.  
a. Main floor: 12,000 s.f. Lobby/Comm. Recreational Facility  
b. 2nd floor: 12,000 s.f. Dance Room " "  
c. 3rd floor: 12,000 s.f. Comm. Recreational Facility  
d. 4th floor: 6,000 s.f. Comm. Recreational Facility  
29,500 s.f. Warehouse " "
- Proposed Building Area = 150,094 s.f.  
a. Renovated Existing Building = 42,000 s.f.  
1. Main floor: 500 s.f. Lobby/Comm. Recreational Facility  
2. 2nd floor: 1,000 s.f. Dance Room " "  
3. 3rd floor: 6,000 s.f. Comm. Recreational Facility  
4. 4th floor: 5,000 s.f. Comm. Recreational Facility  
29,500 s.f. Warehouse " "  
b. Proposed Building = 88,094 s.f.  
1. Level 1: 9,000 s.f. Comm. Recreational Facility  
2. Level 2: 11,600 s.f. Comm. Recreational Facility  
3. Level 3: 45,064 s.f. Fieldhouse/Comm. Recreational Facility  
4. Level 4: 1,200 s.f. Lounge " "  
3,300 s.f. Café " "  
3,700 s.f. Party Room " "
- Total Recreational Facility Area = 77,644 s.f.
- Existing Parking Spaces: 91 spaces
- Parking Spaces Required  
Commercial Recreational Facility, 77,644 s.f. @ T.B.D. by A.L.J.: 257 spaces  
2 Basketball Courts @ 3 spaces/court: 6 spaces  
Area of Warehouse: 1 minimum additional space
- Parking Spaces Provided: 269 spaces\*  
1. Existing: 91 spaces  
2. Proposed: 178 spaces

\*Special hearing relief has been requested for the Administrative Law Judge (ALJ) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BCZR 409.6.A, the ALJ shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 square feet of gross floor area is appropriate for the instant facility in lieu of 10 spaces per 1,000 square feet of gross area as provided in BCZR 409.6.A.4.

- Water Designation: M-1
- Sever Designation: S-1
- The site is within the URDL.
- The site is within the Metropolitan District.
- The site not in a Design Review Panel Area.
- The site not in the Chesapeake Bay Critical Area.
- The site is not located in a deficient area on any of the Basic Services Maps.
- Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
- Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microretention facilities will be located in various parking islands to treat ESD.
- The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
- Zoning History: None on file.
- The Limit of Disturbance does not encroach the 100-year floodplain.



**VICINITY MAP**

SCALE: 1"=1000'

**LEGEND**

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

**DATA SOURCES:**

Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 069A3 and 061B3.

Boundary information shown on this plan is "digitized" from an ALTA/ACSM Land Title Survey, "Coppermine, LLC" by Wilson Deegan & Associates, Inc. dated August 26, 2011.

| DATE | BY | REVISIONS |
|------|----|-----------|
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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District, 2nd Councilmanic District  
Baltimore County, Maryland

**NORTH**  
NAD 83

|                 |               |        |
|-----------------|---------------|--------|
| ISSUE DATES     | BASE:         | M.S.G. |
| REVIEW: 2.15.13 | DRAWN:        | M.S.G. |
| BID:            | DESIGNED:     | M.J.P. |
| PERMIT:         | CHECKED BY:   |        |
| CONSTRUCTION:   | DATE CHECKED: |        |

|                       |          |
|-----------------------|----------|
| SCALE: 1"=50'         | DRAWING: |
| PROJECT NO: 111304.00 | 1 of 1   |

**RELIEF REQUESTED:**

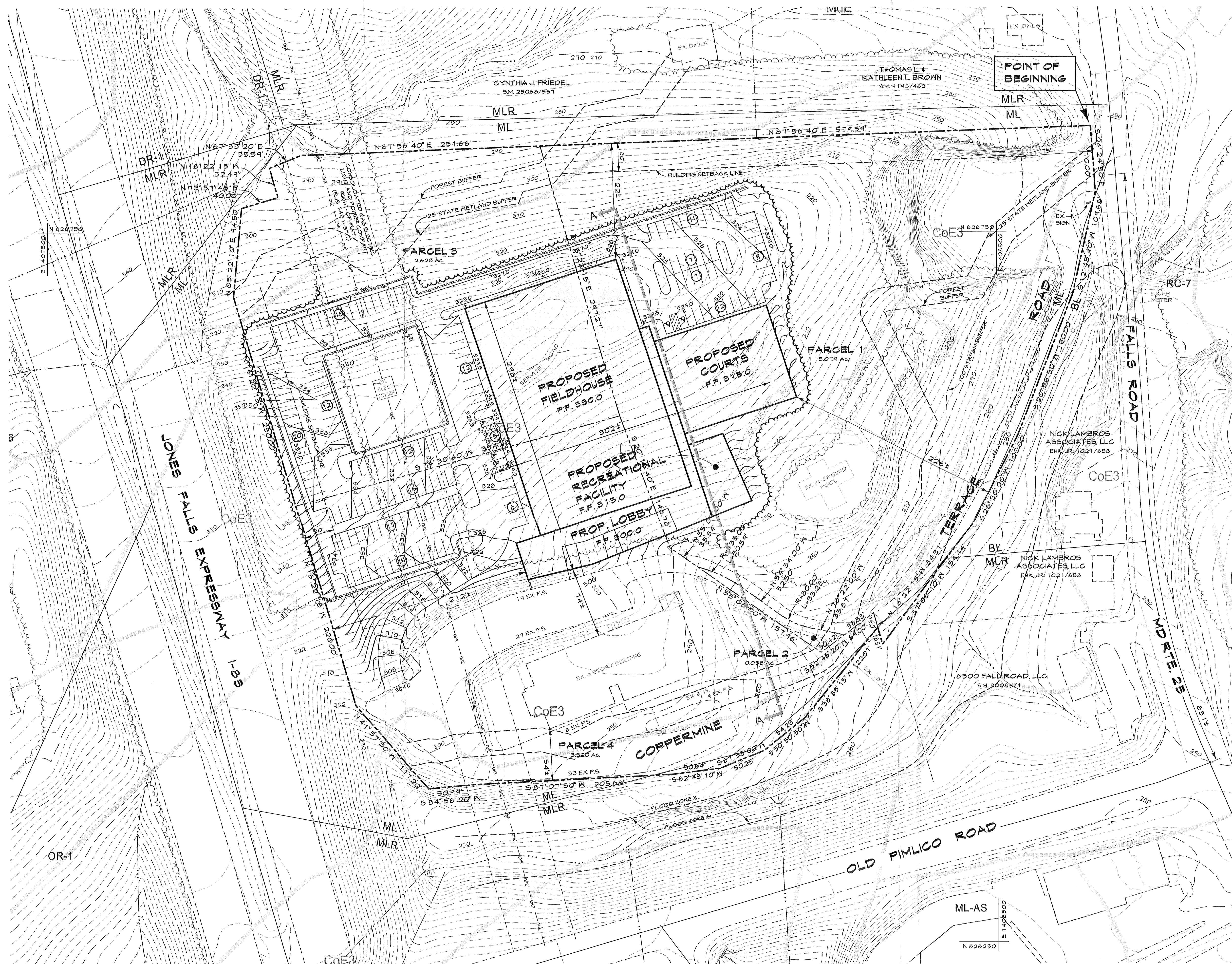
- SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to BCZR 253.2.D.3.2.
- SPECIAL HEARING:
  - To approve and determine the parking required for a commercial recreational facility; or in the alternative,
  - To approve a modified parking plan pursuant to BCZR 409.1.2; and
  - To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING CASE NUMBER 2013-0157-SPHX

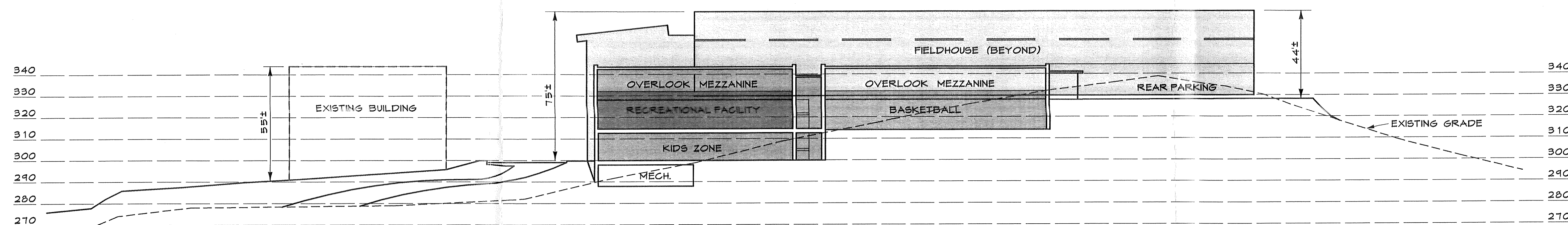
PETITIONER'S

EXHIBIT NO. 1





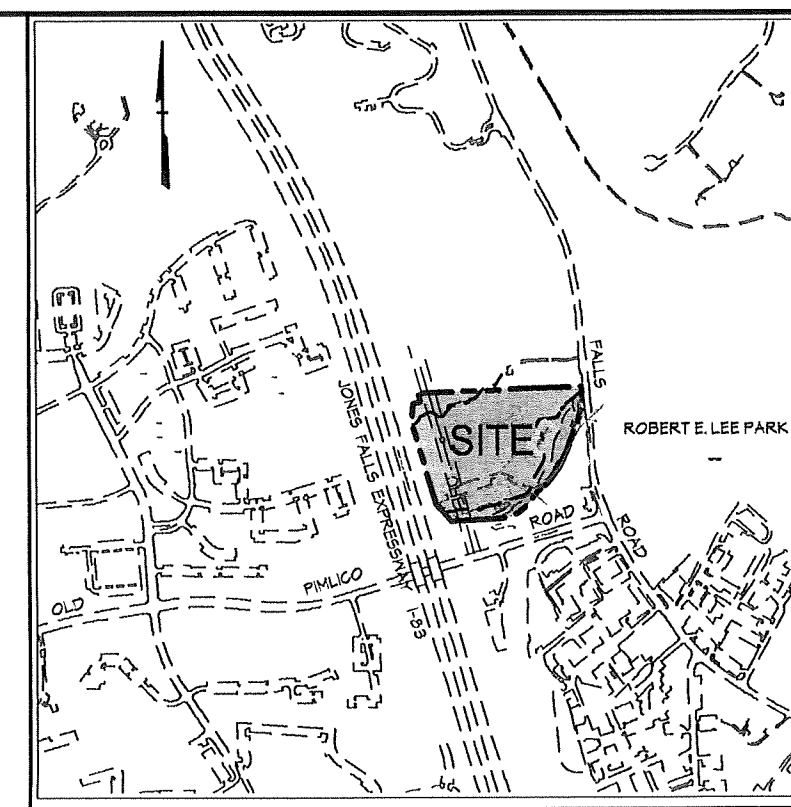
**SITE**  
SCALE: 1"=50'



**BUILDING SECTION 'A-A'**  
NOT TO SCALE

### GENERAL NOTES

- Site Address: 1400 Coppermine Terrace  
Baltimore, Maryland 21204
  - Owner/Developer: 110% Sports Ventures, LLC  
13110 Beaver Dam Road  
Baltimore, MD 21030
  - Tax Account Numbers:  
Parcel 451: 0302011880 (5.10 Ac.)  
Parcel 452: 0306081560 (3.32 Ac.)  
Parcel 466: 0306081561 (2.62 Ac.)
  - Tax Map: 64
  - Parcel Numbers: 451, 452, 466
  - Deed Reference: S.M. 92928/417
  - Councilmanic District: 2
  - Gross Area: 11.06+ Acres, (401,113.6 SF)  
a. Future Parcel 1: 5.07+ acres  
b. Future Parcel 2: 0.03+ acres  
c. Future Parcel 3: 2.62+ acres  
d. Future Parcel 4: 3.32+ acres
  - Net Area: 11.06+ acres  
a. R/W Dedication Area: 0 acres
  - Existing Zoning: ML
  - Existing Use: Commercial Recreational Facility, and Vacant Lot  
Proposed Use: Commercial Recreational Facility
  - Existing Building Area - 42,000 s.f.  
a. Main floor: 12,000 s.f. Commercial Recreational Facility  
b. 2nd floor: 12,000 s.f. Commercial Recreational Facility  
c. 3rd floor: 12,000 s.f. Commercial Recreational Facility  
d. 4th floor: 6,000 s.f. Commercial Recreational Facility
  - Proposed Building Area - 130,044 s.f.  
a. Renovated Existing Building - 42,000 s.f.  
1. Main floor: 500 s.f. Commercial Recreational Facility  
2. 2nd floor: 1,000 s.f. Commercial Recreational Facility  
3. 3rd floor: 6,000 s.f. Commercial Recreational Facility  
4. 4th floor: 3,000 s.f. Commercial Recreational Facility  
5. Misc.: 24,500 s.f. Commercial Recreational Facility  
b. Proposed Building - 88,044 s.f.  
1. Level 1: 4,000 s.f. Commercial Recreational Facility  
2. Level 2: 11,600 s.f. Commercial Recreational Facility  
3. Level 3: 14,230 s.f. Commercial Recreational Facility  
4. Level 4: 45,064 s.f. Commercial Recreational Facility  
5. Level 5: 1,200 s.f. Commercial Recreational Facility  
6. Level 6: 3,200 s.f. Commercial Recreational Facility  
7. Level 7: 3,700 s.f. Commercial Recreational Facility
  - Existing Parking Spaces: 91 spaces
  - Parking Spaces Required  
Commercial Recreational Facility, 130,044 s.f. of building area @ T.B.D. by  
A.L.J.: 269 spaces
  - Parking Spaces Provided:  
1. Existing: 91 spaces  
2. Proposed: 178 spaces
- \* Special hearing relief has been requested for the Administrative Law Judge (A.L.J.) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BGZR 404.6.A, the A.L.J. shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the A.L.J. find that a minimum number of required off-street parking spaces of 2.0 spaces per 1,000 square feet of building area is appropriate for the instant facility in lieu of 1.0 spaces per 1,000 square feet of gross area as provided in BGZR 404.6.A.4.
- Water Designation: M-1
  - Sewer Designation: S-1
  - The site is within the U.R.D.L.
  - The site is within the Metropolitan District.
  - The site not in a Design Review Panel Area.
  - The site not in the Chesapeake Bay Critical Area.
  - The site is not located in a deficient area on any of the Basic Services Maps.
  - Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
  - Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microbioretenction facilities will be located in various parking islands to treat ESP.
  - The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
  - Zoning History: None on file.
  - The Limit of Disturbance does not encroach the 100-year floodplain.



**VICINITY MAP**  
SCALE: 1"=1000'

### LEGEND

- 676 --- Existing Minor Contour
- 670 --- Existing Major Contour
- Av --- Existing Edge of Road
- Soil Line
- EX. 15' D. --- Existing Storm Drain and Inlet
- EX. 12' W. --- Existing Water and Fire Hydrant
- EX. 8' S. --- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

### DATA SOURCES:

Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 064A3 and 064B3.

Boundary information shown on this plan is "digitized" from an ALTA/ACSM Land Title Survey, "Coppermine, LLC," by Wilson Deegan & Associates, Inc. dated August 26, 2011.

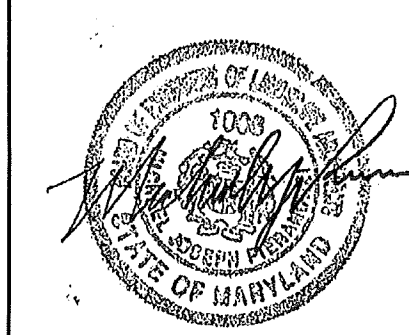
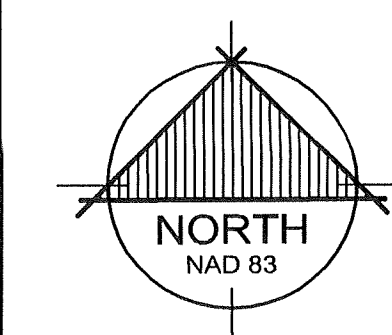
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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



ISSUE DATES  
REVIEW: 4.24.13  
BID: \_\_\_\_\_  
PERMIT: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_

BASE: M.S.S.  
DRAWN: M.S.S.  
DESIGNED: M.J.P.  
CHECKED BY: \_\_\_\_\_  
DATE CHECKED: \_\_\_\_\_

SCALE: 1"=50'  
PROJECT NO: 111304.00

DRAWING: 1 of 1

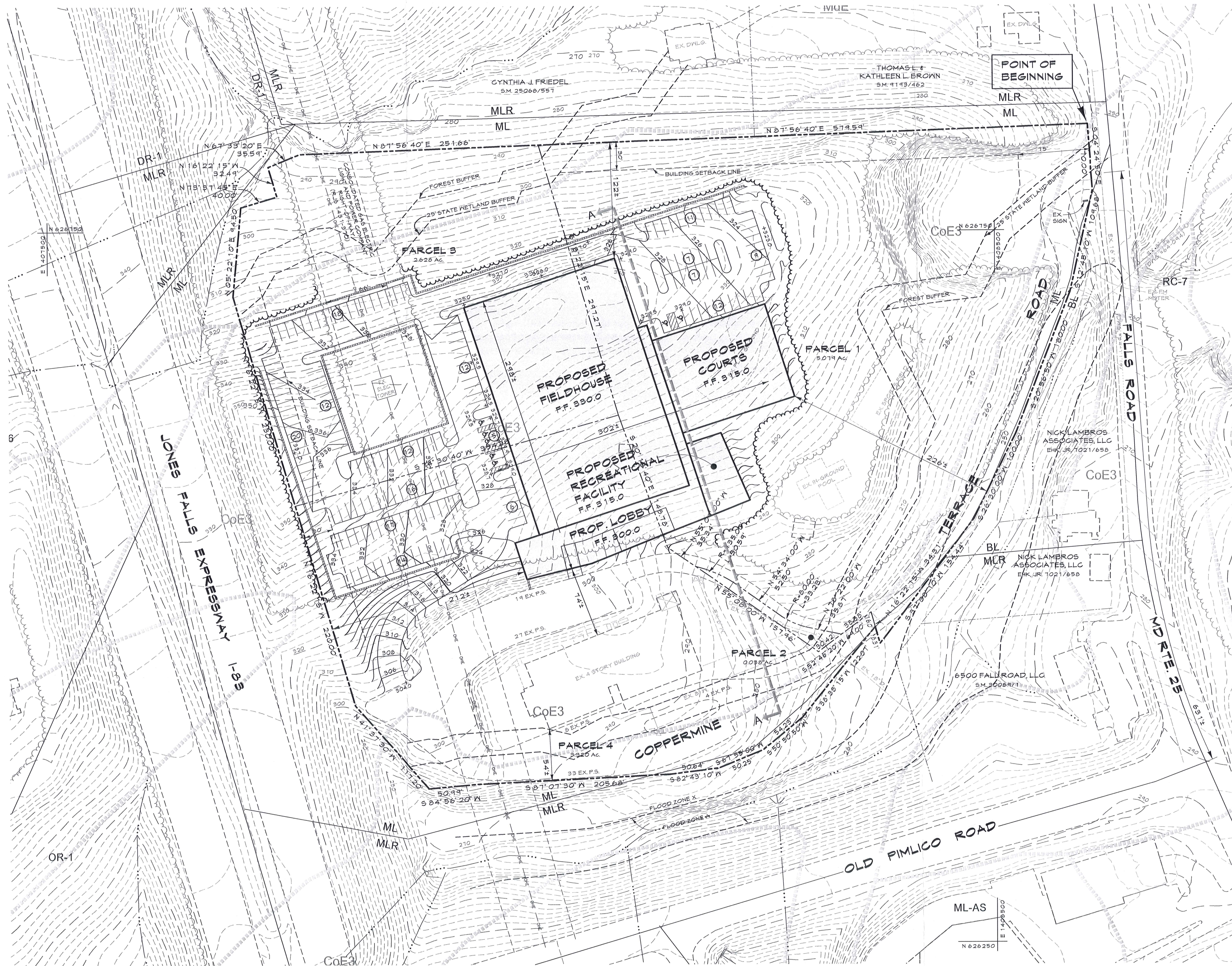
### RELIEF REQUESTED:

- SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to BGZR 253.2D.3.2.
- SPECIAL HEARING:  
a. To approve and determine the parking required for a commercial recreational facility; or in the alternative,  
b. To approve a modified parking plan pursuant to BGZR 404.12; and  
c. To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING CASE NUMBER 2013-0157-SPHX

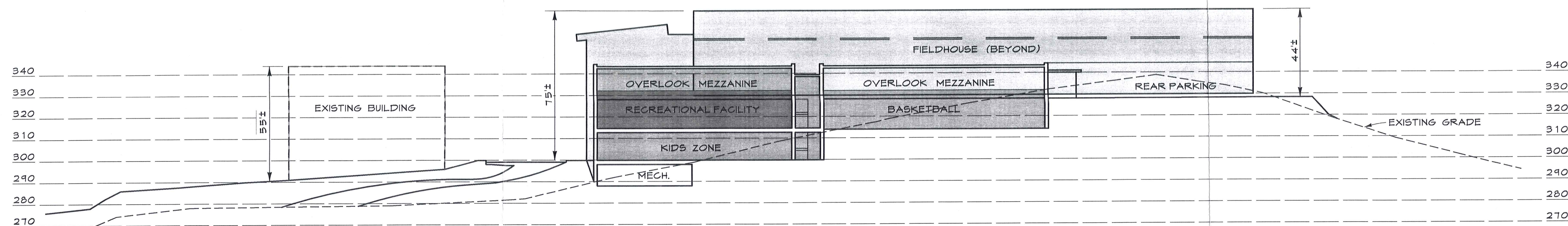


S:\2011\Facilities\11304.00 Coppermine\CVL\CADD\Drawings\11304.00 (ZF-01) Special Hearing Plan.dwg Feb 15 2013 1:39pm marth



SITE

SCALE: 1"=50'



BUILDING SECTION 'A-A'

NOT TO SCALE

### GENERAL NOTES

- Site Address: 1400 Coppermine Terrace Road, Baltimore, Maryland 21204
  - Owner/Developer: Coppermine, LLC 10% Sports Ventures, LLC 1306 Westlawn Road, Baltimore, MD 21206
  - Tax Account Numbers: 0308081560 (952), 1501 (946), 0302071300 (951)
  - Map: 64
  - Parcel Numbers: 451, 452, 466
  - Deed Reference: SM 11050/34
  - Councilmanic District: 2
  - Gross Area: 11.06 ± Acres, (481,773.6 SF ±)
    - Parcel 1: 5.071 ± acres
    - Parcel 2: 0.038 ± acres
    - Parcel 3: 2.628 ± acres
    - Parcel 4: 3.321 ± acres
  - Net Area: 11.06 ± acres
    - R/W Dedication Area: 0 acres
  - Existing Zoning: ML
  - Existing Use: Multi-purpose Building and Vacant Lot
  - Proposed Use: Recreational Facility
  - Existing Building Area = 42,000 s.f.
    - Main floor: 13,10,000 s.f. Lobby/Commercial Recreational Facility
    - 2nd floor: 13,10,000 s.f. Dance Room
    - 3rd floor: 6,000 s.f. Comm. Recreational Facility
    - 4th floor: 13,10,000 s.f. Comm. Recreational Facility
    5. Misc: 24,500 s.f. Warehouse
  - Proposed Building Area = 130,044 s.f.
    - Renovated Existing Building = 42,000 s.f.
      - Main floor: 500 s.f. Lobby/Comm. Recreational Facility
      - 2nd floor: 1,000 s.f. Dance Room
      - 3rd floor: 6,000 s.f. Comm. Recreational Facility
      - 4th floor: 5,000 s.f. Comm. Recreational Facility
      5. Misc: 24,500 s.f. Warehouse
    - Proposed Building = 88,044 s.f.
      - Level 1: 4,000 s.f. Comm. Recreational Facility
      - Level 2: 11,500 s.f. Comm. Recreational Facility
      - Level 3: 45,064 s.f. Fieldhouse/Comm. Recreational Facility
      - Level 4: 1,200 s.f. Lounge
      - Level 5: 3,300 s.f. Café
      - Level 6: 3,700 s.f. Party Room
  - Total Recreational Facility Area = 77,644 s.f.
  - Existing Parking Spaces: 41 spaces
  - Parking Spaces Required: Commercial Recreational Facility, 77,644 s.f. @ T.B.D. by A.L.J.: 257 spaces
    - Basketball Courts @ 3 spaces/court: 6 spaces
    - Area of Warehouse: 1 minimum additional space
  - Parking Spaces Provided: 269 spaces\*
    - Existing: 41 spaces
    - Proposed: 178 spaces
- \*Special hearing relief has been requested for the Administrative Law Judge (A.L.J.) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BCZR 404.6.A, the A.L.J. shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the A.L.J. find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 square feet of gross floor area is appropriate for the instant facility in lieu of 1.0 spaces per 1,000 square feet of gross area as provided in BCZR 404.6.A.4.
- Water Designation: N-1
  - Sewer Designation: S-1
  - The site is within the URDL.
  - The site is within the Metropolitan District.
  - The site is not in a Design Review Panel Area.
  - The site is not in the Chesapeake Bay Critical Area.
  - The site is not located in a deficient area on any of the Basic Services Maps.
  - Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
  - Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microbioretention facilities will be located in various parking islands to treat ESD.
  - The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
  - Zoning History: None on file.
  - The Limit of Disturbance does not encroach the 100-year floodplain.

### VICINITY MAP

SCALE: 1"=1000'

### LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
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- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

### DATA SOURCES:

Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 064A3 and 064B3.

Boundary information shown on this plan is "digitized" from an ALTA/ACSM Land Title Survey, "Coppermine, LLC" by Wilson Deegan & Associates, Inc. dated August 26, 2011.

DATE BY REVISIONS

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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



ISSUE DATES  
REVIEW: 2.15.13  
BID: \_\_\_\_\_  
PERMIT: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_

BASE: M.S.S.  
DRAWN: M.S.S.  
DESIGNED: M.J.P.  
CHECKED BY: \_\_\_\_\_  
DATE CHECKED: \_\_\_\_\_

SCALE: 1"=50'  
PROJECT NO.: 111304.00

DRAWING: 1 of 1

### RELIEF REQUESTED:

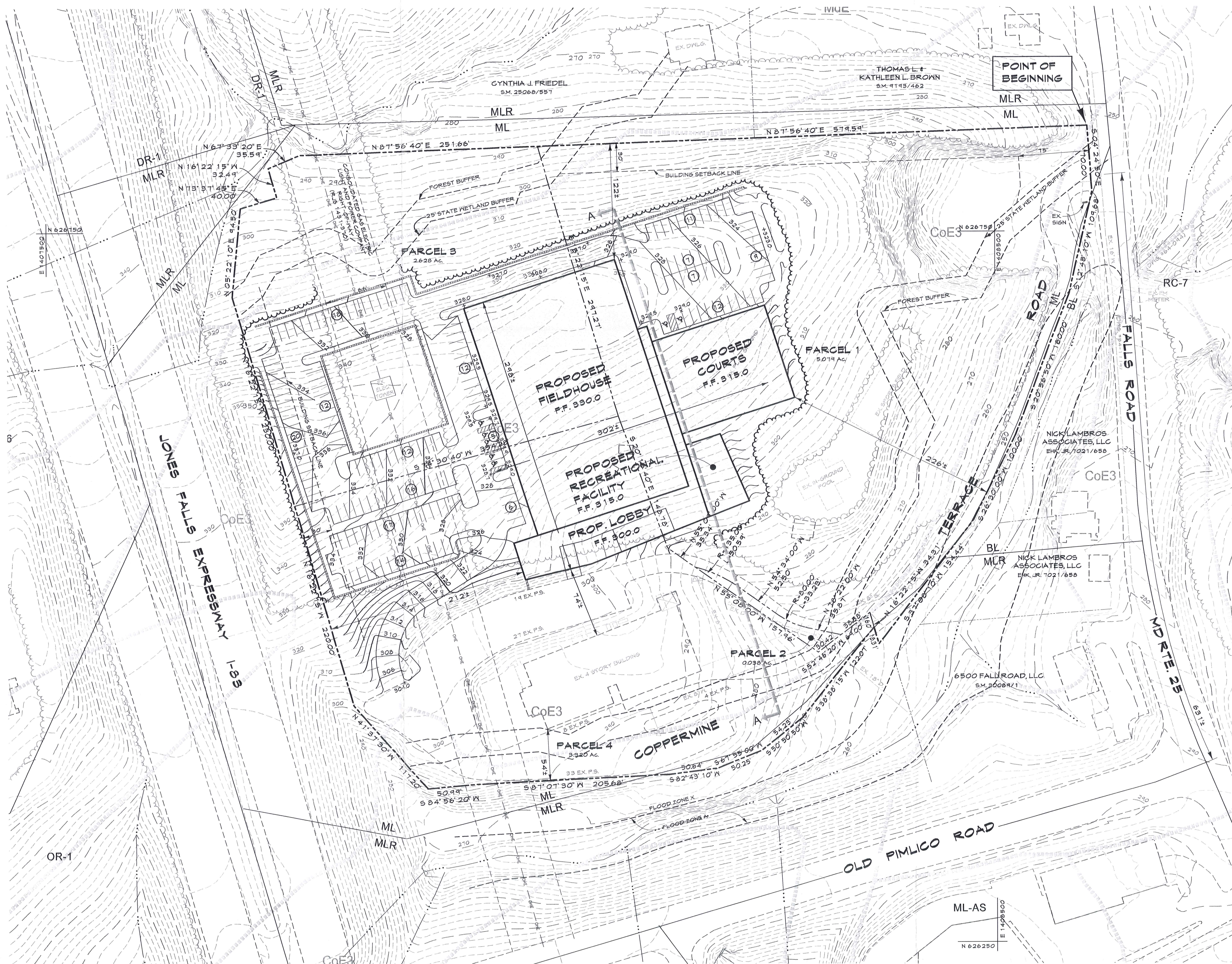
- SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to BCZR 253.2.D.3.2.
- SPECIAL HEARING:
  - To approve and determine the parking required for a commercial recreational facility; or in the alternative,
  - To approve a modified parking plan pursuant to BCZR 404.1.2; and
  - To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING CASE NUMBER 2013-0157-SPHX

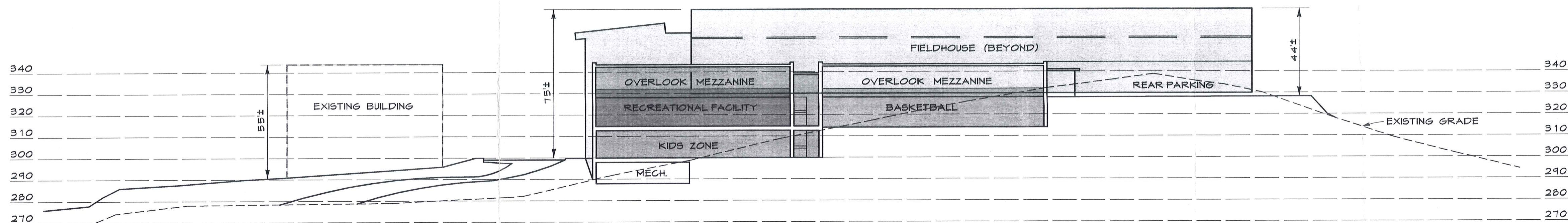
PETITIONER'S

EXHIBIT NO. 1





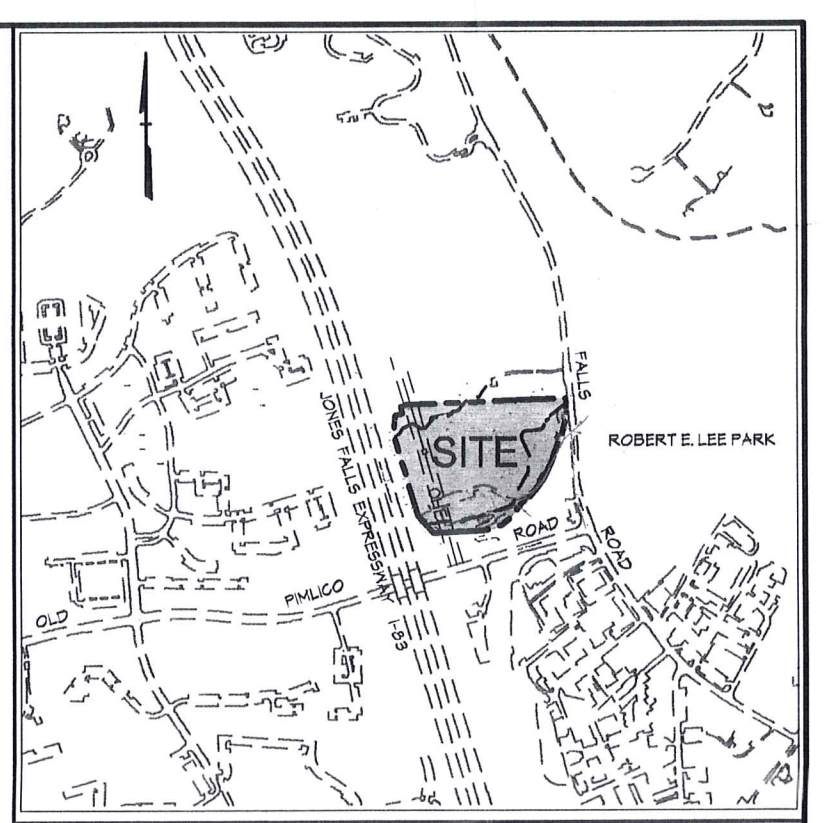
**SITE**  
SCALE: 1"=50'



**BUILDING SECTION 'A-A'**  
NOT TO SCALE

### GENERAL NOTES

- Site Address: 1400 Coppermine Terrace Road  
Baltimore, Maryland 21204
  - Owner/Developer: Coppermine, LLC  
1306 Metellen Road  
Baltimore, MD 21286
  - Tax Account Numbers: 0308081560
  - Tax Map: 69
  - Parcel Numbers: 451, 452, 466
  - Deed Reference: S.M. 11050/34
  - Councilmanic District: 2
  - Gross Area: 11.061 Acres, (481,713.6 SF.)
    - Parcel 1: 5.0719 acres
    - Parcel 2: 0.0398 acres
    - Parcel 3: 2.628 acres
    - Parcel 4: 2.321 acres
  - Net Area: 11.061 acres
    - R/W Dedication Area: 0 acres
  - Existing Zoning: ML
  - Existing Use: Multi-purpose Building and Vacant Lot  
Proposed Use: Recreational Facility
  - Existing Building Area = 42,000 s.f.
    - Main floor: 10,000 s.f. Lobby
    - 2nd floor: 10,000 s.f. Dance Room
    - 3rd floor: 10,000 s.f. Recreational Facility
    - 4th floor: 12,000 s.f. Recreational Facility
  - Proposed Building Area = 130,094 s.f.
    - Renovated Existing Building = 42,000 s.f.
      - Main floor: 500 s.f. Lobby
      - 2nd floor: 1,000 s.f. Dance Room
      - 3rd floor: 6,000 s.f. Recreational Facility
      - 4th floor: 5,000 s.f. Recreational Facility
      - Misc.: 24,500 s.f. Warehouse
    - Proposed Building = 88,094 s.f.
      - Level 1: 4,000 s.f. Recreational Facility
      - Level 2: 11,600 s.f. Recreational Facility
      - Level 3: 14,230 s.f. (2) Basketball Courts
      - Level 4: 45,064 s.f. Fieldhouse
      - Level 5: 1,200 s.f. Lounge
      - Level 6: 3,300 s.f. Café
      - Level 7: 3,700 s.f. Party Room
  - Total Recreational Facility Area = 77,644 s.f.
  - Existing Parking Spaces: 41 spaces
  - Parking Spaces Required  
Commercial Recreational Facility, 77,644 s.f. @ T.B.D. by A.L.J.: 257 spaces  
2 Basketball Courts @ 3 spaces/court: 6 spaces  
Area of Warehouse: 1 minimum additional space
  - Parking Spaces Provided: 267 spaces \*
    - Existing: 41 spaces
    - Proposed: 170 spaces
- \*Special hearing relief has been requested for the Administrative Law Judge (ALJ) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BCZR 409.6.A, the ALJ shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 square feet of gross floor area is appropriate for the instant facility in lieu of 10 spaces per 1,000 square feet of gross area as provided in BCZR 409.6.A.4.
- Water Designation: N-1
  - Sewer Designation: S-1
  - The site is within the URDL.
  - The site is within the Metropolitan District.
  - The site not in a Design Review Panel Area.
  - The site not in the Chesapeake Bay Critical Area.
  - The site is not located in a deficient area on any of the Basic Services Maps.
  - Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
  - Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microbioretention facilities will be located in various parking islands to treat ESD.
  - The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
  - Zoning History: None on file.
  - The Limit of Disturbance does not encroach the 100-year floodplain.



**VICINITY MAP**  
SCALE: 1"=1000'

### LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Av
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

### DATA SOURCES:

Topographic information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 064A3 and 064B3.

Boundary information shown on this plan is "digitized" from an ALTA/ACSM Land Title Survey, "Coppermine, LLC" by Wilson Deegan & Associates, Inc. dated August 26, 2011.

| DATE | BY | REVISIONS |
|------|----|-----------|
|      |    |           |

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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



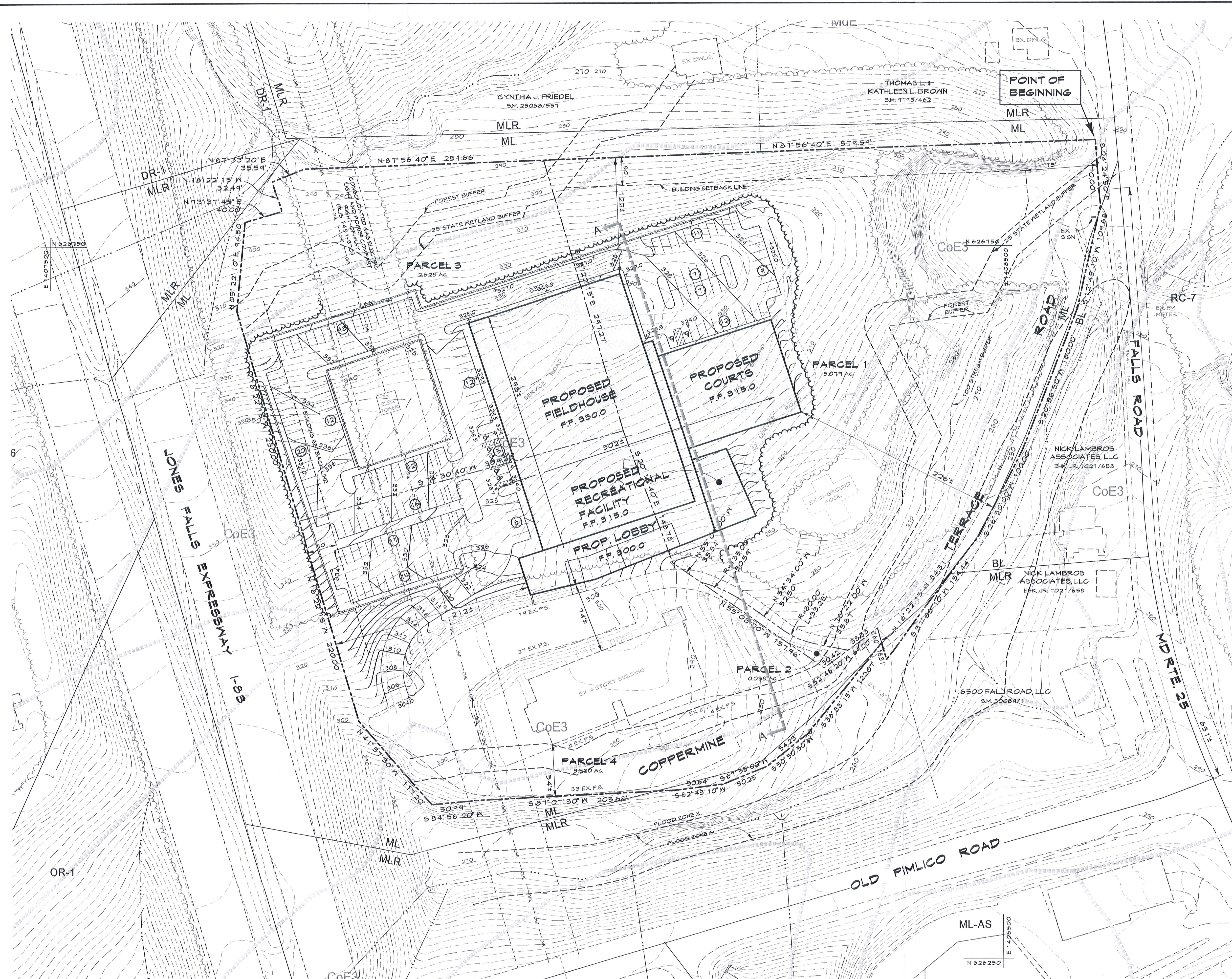
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| ISSUE DATES            | BASE:         | M.S.S. |
| REVIEW: 1.04.13        | DRAWN:        | M.S.S. |
| BID:                   | DESIGNED:     | M.J.P. |
| PERMIT:                | CHECKED BY:   |        |
| CONSTRUCTION:          | DATE CHECKED: |        |
| SCALE: 1"=50'          | DRAWING:      |        |
| PROJECT NO.: 111304.00 |               |        |

ZONING CASE NUMBER 2013-0157-SPHX

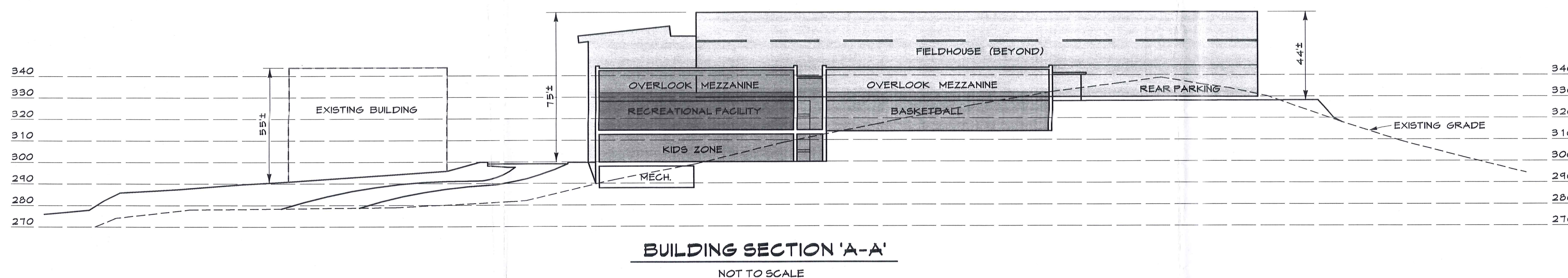
PETITIONER'S  
EXHIBIT NO. 2



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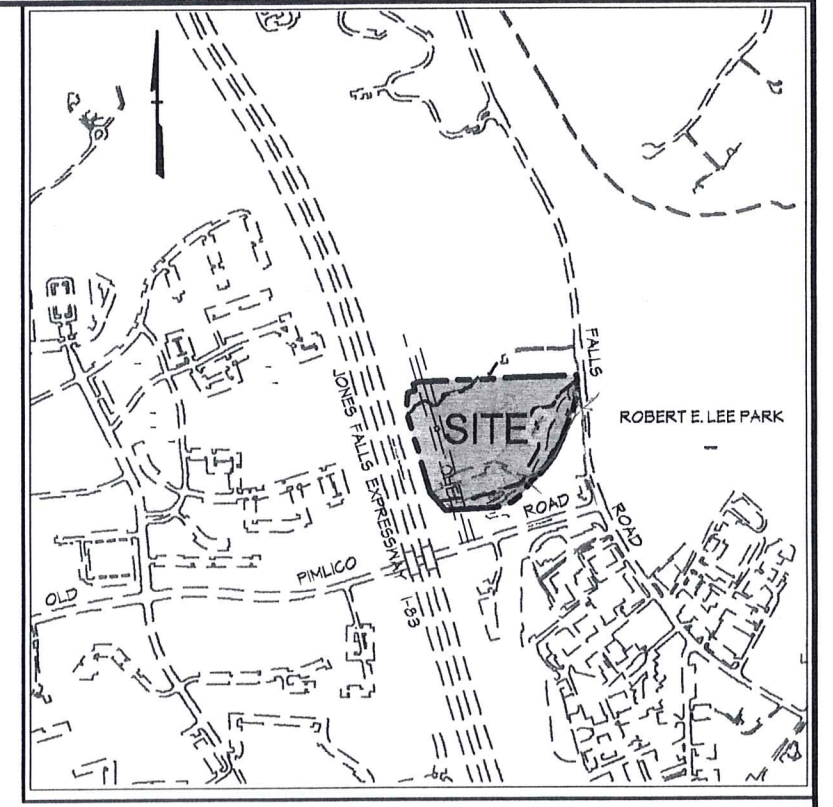


**SITE**  
SCALE: 1"=50'



### GENERAL NOTES

1. Site Address: 1400 Coppermine Terrace  
Baltimore, Maryland 21204
2. Owner/Developer: 110% Sports Ventures, LLC  
13110 Beaver Dam Road  
Baltimore, MD 21030
3. Tax Map: 64
4. Parcel Numbers: 951, 952, 966
5. Deed Reference: S.M. 32428/417
6. Councilmanic District: 2
7. Gross Area: 11.06± Acres, (481,773.6 SF)
  - a. Future Parcel 1: 5,074± acres
  - b. Future Parcel 2: 2,032± acres
  - c. Future Parcel 3: 2,621± acres
  - d. Future Parcel 4: 3,321± acres
8. Net Area: 11.06± acres
  - a. R/W Dedication Area: 0 acres
9. Existing Zoning: ML
10. Existing Use: Commercial Recreational Facility, and Vacant Lot  
Proposed Use: Commercial Recreational Facility
11. Existing Building Area - 42,000 s.f.
  - a. Main floor: 12,000 s.f. Commercial Recreational Facility
  - b. 2nd floor: 12,000 s.f. Commercial Recreational Facility
  - c. 3rd floor: 12,000 s.f. Commercial Recreational Facility
  - d. 4th floor: 6,000 s.f. Commercial Recreational Facility
12. Proposed Building Area - 130,044 s.f.
  - a. Renovated Existing Building - 42,000 s.f.
    - 1. Main floor: 500 s.f. Commercial Recreational Facility
    - 2. 2nd floor: 1,000 s.f. Commercial Recreational Facility
    - 3. 3rd floor: 6,000 s.f. Commercial Recreational Facility
    - 4. 4th floor: 5,000 s.f. Commercial Recreational Facility
    - 5. Misc.: 24,500 s.f. Commercial Recreational Facility
  - b. Proposed Building - 88,044 s.f.
    - 1. Level 1: 4,000 s.f. Commercial Recreational Facility
    - 2. Level 2: 11,600 s.f. Commercial Recreational Facility
    - 3. Level 3: 14,230 s.f. Commercial Recreational Facility
    - 4. Level 4: 45,064 s.f. Commercial Recreational Facility
    - 5. Level 5: 1,200 s.f. Commercial Recreational Facility
    - 6. Level 6: 3,300 s.f. Commercial Recreational Facility
    - 7. Level 7: 3,700 s.f. Commercial Recreational Facility
13. Existing Parking Spaces: 91 spaces
14. Parking Spaces Required: Commercial Recreational Facility, 130,044 s.f. of building area @ T.B.D. by ALJ: 264 spaces
15. Parking Spaces Provided:
  - 1. Existing: 264 spaces\*
  - 2. Proposed: 91 spaces
- \* Special hearing relief has been requested for the Administrative Law Judge (ALJ) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BGR 409.6.A, the ALJ shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 2.0 spaces per 1,000 square feet of building area is appropriate for the instant facility in lieu of 1.0 spaces per 1,000 square feet of gross area as provided in BGR 409.6.A.4.
16. Water Designation: M-1  
Sewer Designation: S-1
17. The site is within the URDL.
18. The site is within the Metropolitan District.
19. The site not in a Design Review Panel Area.
20. The site not in the Chesapeake Bay Critical Area.
21. The site is not located in a deficient area on any of the Basic Services Maps.
22. Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
23. Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microdetention facilities will be located in various parking islands to treat ESD.
24. The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
25. Zoning History: None on file.
26. The Limit of Disturbance does not encroach the 100-year floodplain.



**VICINITY MAP**  
SCALE: 1"=1000'

### LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

### DATA SOURCES:

Topographic Information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 064A3 and 064B3.

Boundary Information shown on this plan is "digitized" from an ALTA/ACSM Land Title Survey, "Coppermine, LLC" by Wilson Deegan & Associates, Inc. dated August 26, 2011.

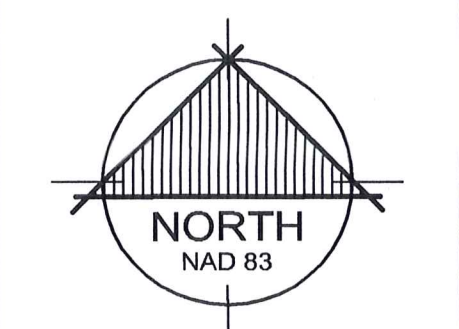
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Plan to Accompany the Petition for  
Special Hearing and Special Exception

**Coppermine  
Athletic Facility**

1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



ISSUE DATES  
REVIEW: 4.24.13  
BID: \_\_\_\_\_  
PERMIT: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_  
DATE CHECKED: \_\_\_\_\_

BASE: M.S.S.  
DRAWN: M.S.S.  
DESIGNED: M.J.P.  
CHECKED BY: \_\_\_\_\_  
DATE CHECKED: \_\_\_\_\_

SCALE: 1"=50'  
PROJECT NO: 111304.00

DRAWING: 1 of 1

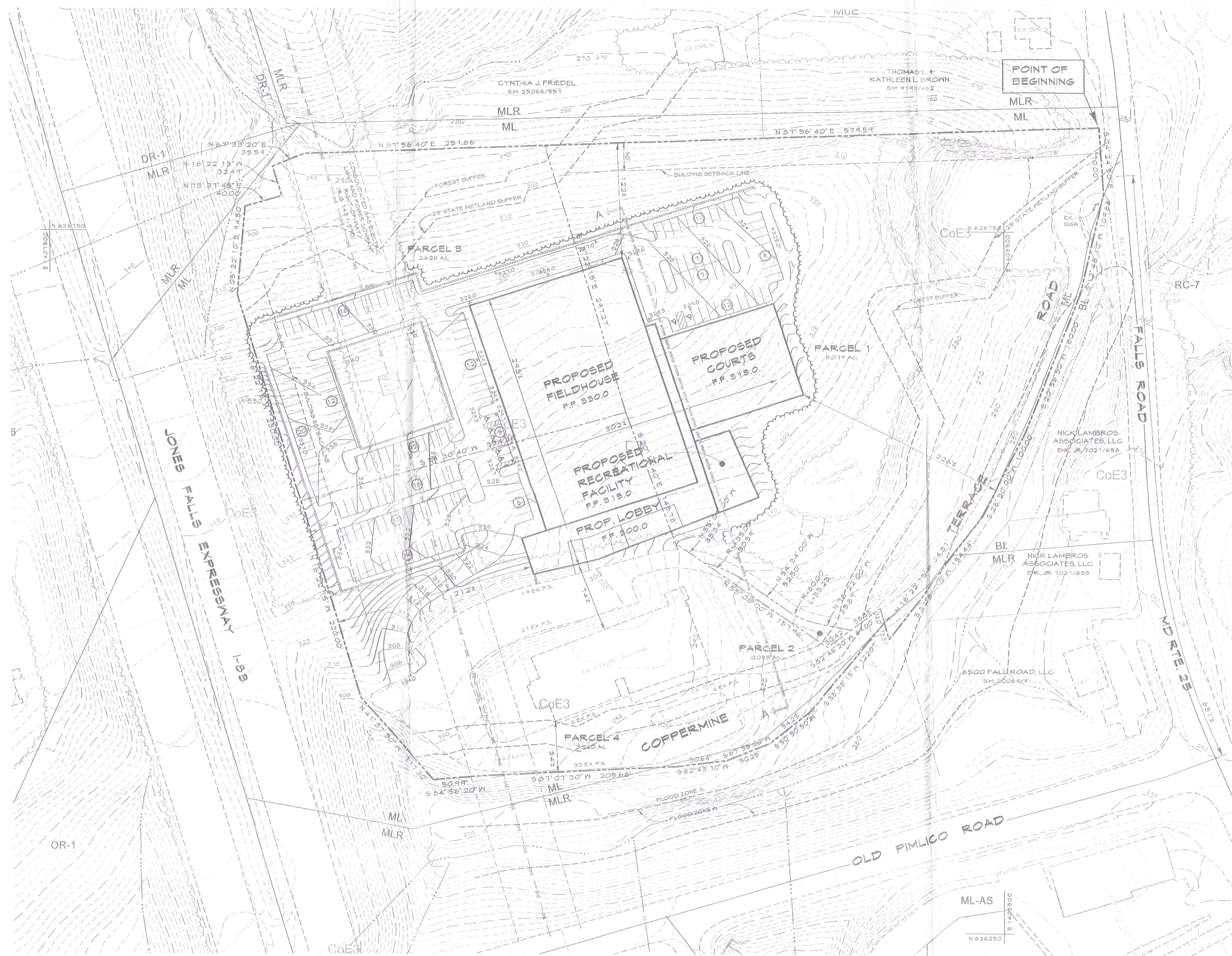
### RELIEF REQUESTED:

1. SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to BGR 253.2.D.3.2.
2. SPECIAL HEARING:
  - a. To approve and determine the parking required for a commercial recreational facility; or in the alternative,
  - b. To approve a modified parking plan pursuant to BGR 409.1.2; and
  - c. To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

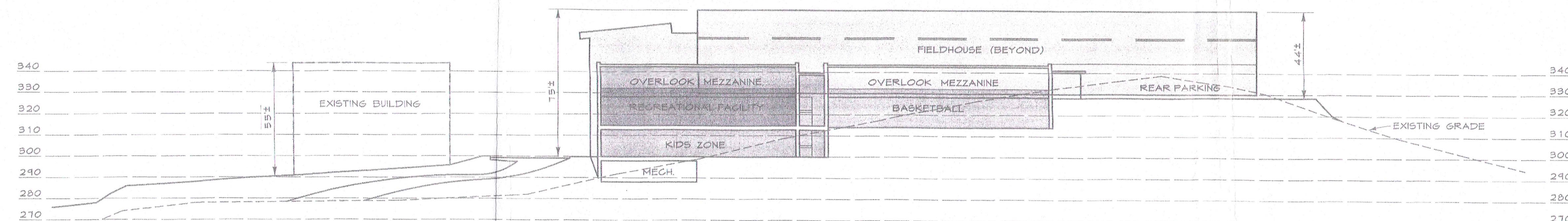
ZONING CASE NUMBER 2013-0157-SPHX



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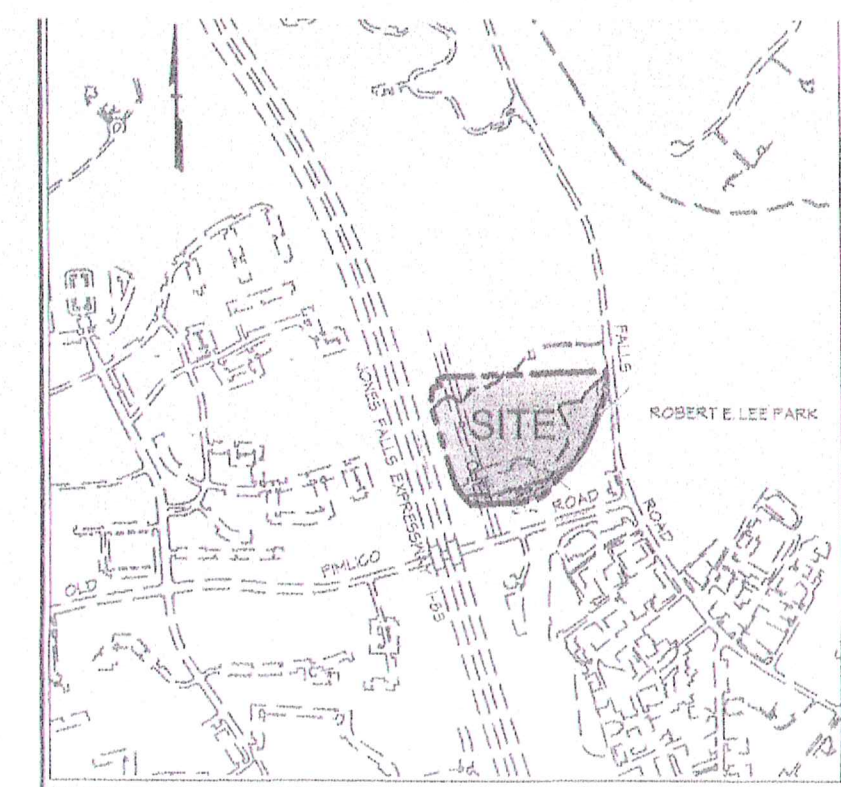
SITE  
SCALE: 1"=50'



BUILDING SECTION 'A-A'  
NOT TO SCALE

### GENERAL NOTES

- Site Address: 1400 Coppermine Terrace Road  
Baltimore, Maryland 21204
  - Owner/Developer: Coppermine, LLC  
1306 Westfield Road  
Baltimore, MD 21206  
*100% Sports Ventures, LLC  
13010 Beaver Dam Rd.  
Hunt Valley, Md 21080  
(410) 282-2222  
(410) 282-2222  
(410) 282-2222  
(410) 282-2222*
  - Tax Account Numbers: 0308081560  
*(410) 282-2222  
(410) 282-2222  
(410) 282-2222  
(410) 282-2222*
  - Tax Map: 64
  - Parcel Numbers: 481, 482, 486
  - Deed Reference: SM: 11050/34
  - Councilmanic District: 2
  - Gross Area: 11.06± Acres, (481, 11.36 SF±)
  - a. Future: Parcel 1: 5.01± acres  
b. Future: Parcel 2: 0.03± acres  
c. Future: Parcel 3: 2.62± acres  
d. Future: Parcel 4: 3.92± acres*
  - Net Area: 11.06± acres
  - a. R/W Dedication Area: 0 acres
  - Existing Zoning: ML  
*Comm. Recreational Facility*
  - Existing Use: Multi-purpose Building and Vacant Lot  
*Proposed Use: Recreational Facility*
  - Existing Building Area = 42,000 sf.  
*a. Main floor: 12,000 sf. Lobby  
b. 2nd floor: 12,000 sf. Dance Room  
c. 3rd floor: 12,000 sf. Comm. Recreational Facility  
d. 4th floor: 6,000 sf. Recreational Facility*
  - Proposed Building Area = 130,044 sf.  
*a. Renovated Existing Building = 42,000 sf.  
1. Main floor: 500 sf. Lobby  
2. 2nd floor: 1,000 sf. Dance Room  
3. 3rd floor: 6,000 sf. Recreational Facility  
4. 4th floor: 5,000 sf. Recreational Facility  
5. Misc: 24,500 sf. Warehouse  
b. Proposed Building = 88,044 sf.  
1. Level 1: 4,000 sf. Comm. Recreational Facility  
2. Level 2: 11,600 sf. Comm. Recreational Facility  
3. Level 3: 14,250 sf. (2) Basketball Courts  
4. Level 4: 45,064 sf. Fieldhouse  
5. Misc: 1,200 sf. Lounge  
6. Misc: 3,300 sf. Safe  
7. Misc: 9,700 sf. Party Room  
c. Total Recreational Facility Area = 130,044 sf.  
1. Main floor: 500 sf. Lobby  
2. 2nd floor: 1,000 sf. Dance Room  
3. 3rd floor: 6,000 sf. Recreational Facility  
4. 4th floor: 5,000 sf. Recreational Facility  
5. Misc: 24,500 sf. Warehouse  
6. Proposed Building = 88,044 sf.  
7. Total Recreational Facility Area = 130,044 sf.*
  - Existing Parking Spaces: 91 spaces
  - Parking Spaces Required  
Commercial Recreational Facility: 116,444 sf. T.B.D. by A.L.J. 257 spaces  
2 Basketball courts @ 3 spaces/court = 6 spaces  
Area of Warehouse: 24,500 sf. 1 minimum additional space
  - Parking Spaces Provided: 267 spaces\*  
1. Existing: 91 spaces  
2. Proposed: 176 spaces
- \*Special hearing relief has been requested for the Administrative Law Judge (ALJ) to determine the minimum number of required off-street parking spaces for the instant proposed commercial recreational facility. Per BZCR 409.6.A, the ALJ shall determine the number of spaces to be provided where the required number of off-street parking spaces is not expressly set forth for a particular type of use. The Petitioner is requesting that the ALJ find that a minimum number of required off-street parking spaces of 3.3 spaces per 1,000 square feet of gross floor area is appropriate for the instant facility in lieu of 10 spaces per 1,000 square feet of gross area as provided in BZCR 409.6.A.4.
- Water Designation: W-1
  - Sewer Designation: S-1
  - The site is within the URDL.
  - The site is within the Metropolitan District.
  - The site is not in a Design Review Panel Area.
  - The site is not in the Chesapeake Bay Critical Area.
  - The site is not located in a deficient area on any of the Basic Services Maps.
  - Signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
  - Stormwater management will be treated via an underground stormwater management vault to treat the required peak management and water quality. Microretention facilities will be located in various parking islands to treat EDP.
  - The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
  - Zoning History: None on file.
  - The Limit of Disturbance does not encroach the 100-year floodplain.



VICINITY MAP  
SCALE: 1"=1000'

### LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Gurb and Gutter
- Existing Tree Line
- Existing Drive
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grades
- Proposed Curb & Gutter
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer

DATA SOURCES:  
Topographic Information shown hereon is from the Baltimore County Office of Technology - GIS Lab, GIS panels 069A3 and 069B3.  
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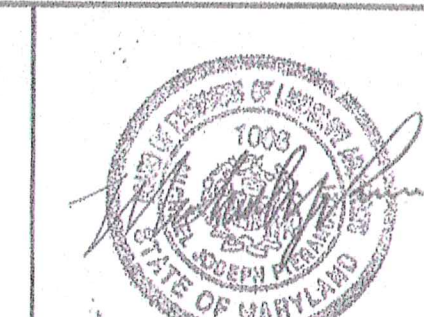
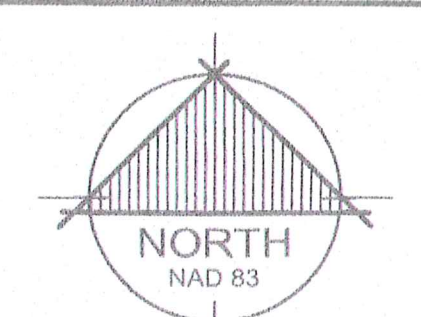
| DATE | BY | REVISIONS |
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1400 Coppermine Terrace Road  
3rd Election District 2nd Councilmanic District  
Baltimore County, Maryland



| ISSUE DATES           | BASE                 | M.S.S. |
|-----------------------|----------------------|--------|
| REVIEW: 2.15.13       | DRAWN: M.S.S.        |        |
| BID: M.S.S.           | DESIGNED: M.J.P.     |        |
| PERMIT: M.J.P.        | CHECKED BY: M.J.P.   |        |
| CONSTRUCTION: M.J.P.  | DATE CHECKED: M.J.P. |        |
| SCALE: 1"=50'         | DRAWING: M.J.P.      |        |
| PROJECT NO: 111904.00 |                      |        |

### RELIEF REQUESTED:

- SPECIAL EXCEPTION: To approve a commercial recreational facility pursuant to BZCR 253.2.D.3.2
- SPECIAL HEARING:
  - To approve and determine the parking required for a commercial recreational facility, or in the alternative,
  - To approve a modified parking plan pursuant to BZCR 409.12; and
  - To grant such other and further relief as deemed necessary by the Administrative Law Judge for Baltimore County.

ZONING CASE NUMBER 2013-0157-SPHX