

IN RE: PETITIONS FOR SPECIAL HEARING *

AND SPECIAL EXCEPTION

(23 W. Aylesbury Road) *

8th Election District

3rd Council District *

American Lubrication Equipment, Inc.

Legal Owner *

Baltimore Recreation, LLC

Lessee *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0081-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 Thomas C. Kleine, Esquire, on behalf of the legal owner, American Lubrication Equipment, Inc. and Baltimore Recreation, LLC, Lessee ("Petitioners"). The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a modified parking plan associated with Applicant's proposed use (Indoor Trampoline Park). In addition, a Petition for Special Exception was filed to use the herein described property for Commercial Recreational Facility (Indoor Trampoline Park).

Appearing at the public hearing in support of the requests were C. Franklin Eck, Jr., Eben Eck, Braden Holcomb, Joe Caloggero and Mitch Kellman from Daft McCune Walker, Inc. the firm that prepared the site plan. Thomas C. Kleine, Esquire, appeared as counsel and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. No Protestants or interested citizens attended the hearing, and the file does not contain any letters of opposition.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR) on October 8, 2013, indicating that a landscape

ORDER RECEIVED FOR FILING

Date

12/13/13

By

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plan must be received and approved prior to the issuance of any permits the Department of Planning (DOP) submitted a comment on October 28, 2013, indicating that "this proposal is appropriate for the area."

Testimony and evidence offered at the hearing revealed that the subject property is 3.346 ± acres and is zoned ML-IM. The site is improved with a commercial building, which previously was used as a business office for American Lubrication Equipment Corp. The space is now vacant, and the Lessee has proposed to operate a commercial recreational facility on site. Mr. Holcomb, a manager of the Lessee, indicated that this will be the first indoor trampoline park in Baltimore County, although a similar facility opened in Columbia Maryland within the last few months. As noted in the DOP's ZAC comment, there are two other commercial recreational facilities (a gymnastics arena and rock climbing facility) within ¼ mile of the subject property, and both are also zoned ML-IM

Special Hearing

The Petitioners seek approval of a modified parking plan, which would allow off street parking to be provided at a ratio of 2 spaces per 1,000 square feet of gross floor area. Counsel for Petitioners noted that in a recent case, the undersigned approved a modified parking plan for a commercial recreational facility on similar terms. See Case No.: 2013-0007-SPH.

In support of the relief, Petitioners submitted a report of Joseph Caloggero, P.E., with The Traffic Group. Exhibit 2. Mr. Caloggero opined that the "proposed parking for the Sky Zone (trampoline park) is sufficient." Id. In his report, Mr. Caloggero cites a study prepared by RK Engineering Group, Inc. (Included in Exhibit 2) which examined three trampoline park facilities in California. The study found that the "weighted average peak parking rate for all

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Date 12/13/13

By Den

three (3) locations for Saturday, June 11, 2011 is 2.08 parking spaces per thousand square feet of gross floor area.”

Based on this evidence - - as well as Mr. Holcomb’s experience with other Sky Zone franchised facilities indicating that such a parking ratio is sufficient - - I believe providing parking at a 2 space per 1,000 square feet gross floor area ratio would be acceptable. The parking facility proposed, as shown on the plan, will not be detrimental to the health, safety or general welfare of the community, as evidenced by the lack of County and/or community opposition. The patrons of the facility will be (in large part) children, who of course do not drive. Instead, they will be dropped off and picked up by their parent(s), meaning that there will be frequent “turnover” of spaces, even during peak times. I believe Petitioners have satisfied the requirements of B.C.Z.R. §409.8 (incorporated by reference in B.C.Z.R. §409.12), and would experience an undue hardship if the regulations were strictly interpreted.

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. Mr. Kellman testified, via proffer, the Petitioners satisfied the criteria set forth in B.C.Z.R. §502.1 and I concur. Similar facilities in the area operate pursuant to special exception, and the proposed use would provide increased opportunities for healthy activity and recreation, which will benefit the area.

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

THEREFORE, IT IS ORDERED this 13th day of December, 2013, by this Administrative

ORDER RECEIVED FOR FILING

Date

12/13/13

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By

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Law Judge, that Petitioner's request for Special Hearing to approve a modified parking plan associated with Applicant's proposed use (Indoor Trampoline Park), be and is hereby APPROVED, and parking shall be provided at a rate of not less than 2 spaces per 1,000 square feet of gross floor area, and

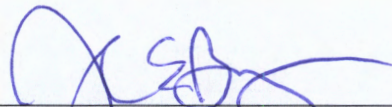
IT IS FURTHER ORDERED that the Petition for Special Exception to use the herein described property for a Commercial Recreational Facility (Indoor Trampoline Park), be and is hereby GRANTED.

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.
2. The Special Exception granted herein must be utilized within two years of the date hereof, unless extended by subsequent Order.
3. The Special Exception area, in which all commercial recreational facility uses and activities must take place, is the approximately 1.9 acre parcel highlighted on the site plan (Exhibit 1).
4. Petitioners must submit for approval by Baltimore County, prior to the issuance of any permits, a landscape plan.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date

12/13/13

By

sen

KEVIN KAMENETZ
County Executive



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

December 13, 2013

Thomas C. Kleine, Esquire
222 Central Park Avenue
Suite 2000
Virginia Beach, VA 23462

RE: Petitions for Special Hearing and Special Exception
Property: 23 W. Aylesbury Road
Case No.: 2014-0081-SPHX

Dear Counsel:

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,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

C: Mitch Kellman, 200 East Pennsylvania Avenue, Towson, Maryland 21286
C. Franklin Eck, Jr. and Eben Eck, 11212A McCormick Road, Hunt Valley, Maryland 21030
Braden Holcomb, 303 Atlantic Avenue, Apt. 1003, Virginia Beach, VA 23451
Joe Caloggero, 9900 Franklin Square Drive, Suite H, Baltimore, Maryland 21236



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 23 W. Aylesbury Road

which is presently zoned ML-IM

Deed References: 05306/00129

10 Digit Tax Account # 0801036410

Property Owner(s) Printed Name(s) American Lubrication Equipment Corporation

(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

2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
Commercial Recreational Facility (Indoor Trampoline Park)

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)

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:

Please see attached signature pages.

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Thomas C. Kleine, Esq.

Name- Type or Print

Signature

222 Central Park Ave, Suite 2000

Virginia Beach, VA

Mailing Address

City

State

23462
Zip Code

(757) 687-7789 tom.kleine@troutmansanders.com

Telephone #

Email Address

Legal Owners (Petitioners):

Please see attached signature pages.

Name #1 - Type or Print

Name #2 - Type or Print

C. FANKLIN ECK JR

Signature #1

Signature #2

P.O. BOX 1350

HUNT VALLEY MD

Mailing Address

City

State

21030
Zip Code

443-465-1122
Telephone #

Email Address

Representative to be contacted:

Same as Attorney for Petitioner.

Name - Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0081-SAHK Filing Date 10/2/13

Do Not Schedule Dates: _____

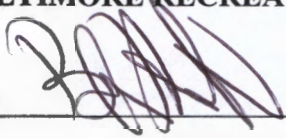
Reviewer JCM

**Petition for Special Exception
Signature Page**

23 W. Aylesbury Road

LESSEE:

BALTIMORE RECREATION, LLC

By: 

Print: Braden Holcomb

Its: Manager

Mailing Address: 2201 W. 71st Street

Prarie Village, KS 66208

Telephone Number: (702) 279-9761

Email Address: beholcomb@gmail.com

**Petition for Special Exception
Signature Page**

23 W. Aylesbury Road

LEGAL OWNER:

AMERICAN LUBRICATION EQUIPMENT CORPORATION

By: C. Franklin Eck Jr

Print: C. FRANKLIN ECK JR

Its: OWNER

Mailing Address: P.O. Box 1350
HUNT VALLEY, MD
21030

Telephone Number: 410-252-9300

Email Address: _____

DMW
DAFT MCCUNE WALKER INC

Description
To Accompany Petition
For A Special Exception/Special Hearing
West Aylesbury Road
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances, measured from the point formed by the intersection of the centerline of Timonium Road with the centerline of West Aylesbury Road, Southeasterly along the centerline of West Aylesbury Road, 1,400 feet, more or less, thence Southwesterly 35 feet, more or less, to the point of beginning; thence leaving said point of beginning and running with and binding on a portion of West Aylesbury Road, referring all courses of this description to the Maryland Coordinate System (NAD 83/1991), the following six courses and distances: (1) South 06 degrees 15 minutes 08 seconds East 131.51 feet, thence (2) South 83 degrees 43 minutes 47 seconds West 339.19 feet, thence (3) South 06 degrees 18 minutes 08 seconds East 33.43 feet, thence (4) South 80 degrees 34 minutes 10 seconds West 221.07 feet, thence (5) North 09 degrees 28 minutes 40 seconds West 179.72 feet, and thence (6) North 83 degrees 57 minutes 43 seconds East 570.01 feet to the point of beginning; containing 1.926 acres of land, more or less, as now surveyed by Daft-McCune-Walker, Inc., in September 2013.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 1, 2013

Project No. 13043 (L13043)

Page 1 of 1



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0081

Petitioner: Baltimore Recreation, LLC

Address or Location: 23 W. Aylesbury Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas C. Kleine, Esq.

Address: 222 Central Park Avenue, Suite 2000
Virginia Beach, VA 23462

Telephone Number: (757) 687-7789

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

No. **105008**

Date: **10/2/13**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					1000.00

Total: **1000.00**

Rec From: **F. ECK JR.**

For: **2014 - 0081 SPHX**

PAID RECEIPT

BUSINESS ACTING TIME
10/02/2013 10/02/2013 10:13:43

REG MOOS WALKIN KING LAD

>>RECEIPT # 698177 10/02/2013

Dept 5 520 ZONING VERIFICATION

CR NO. 105008

Receipt Tot \$1,000.00

\$1,000.00 CR 4.00 Co

Baltimore County, Maryland

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/21/2013

Case Number: 2014-0081-SPHX

Petitioner / Developer: THOMAS KLEINE~C. FRANKLIN ECK~
BRADEN HOLCOMB

Date of Hearing (Closing): DECEMBER 09, 2013

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

The sign(s) were posted on: NOVEMBER 19, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 21, 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 November 19, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0081-SPHX

23 W. Aylesbury Road

W/c of W. Aylesbury Road. 1400 ft. +/- S from the centerline of Timonium Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): C. Franklin Eck, Jr.

Contract Purchaser/ Lessee: Braden Holcomb

Special Exception to permit the use of the property for Commercial Recreational Facility (Indoor Trampoline Park).

Special Hearing to approve a modified parking plan associated with the applicant's proposed use (Indoor Trampoline Park).

Hearing: Monday, December 9, 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.
JT 11/751 November 19 958542

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 19, 2013 Issue - Jeffersonian

Please forward billing to:

Thomas Kleine
222 Central Park Avenue, Ste. 2000
Virginia Beach, VA 23462

757-687-7789

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: 2014-0081-SPHX

23 W. Aylesbury Road

W/s of W. Aylesbury Road, 1400 ft. +/- S from the centerline of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: C. Franklin Eck, Jr.

Contract Purchaser/Lessee: Braden Holcomb

Special Exception to permit the use of the property for Commercial Recreational Facility (Indoor Trampoline Park). Special Hearing to approve a modified parking plan associated with the applicant's proposed use (Indoor Trampoline Park).

Hearing: Monday, December 9, 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

October 23, 2013

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: 2014-0081-SPHX

23 W. Aylesbury Road

W/s of W. Aylesbury Road, 1400 ft. +/- S from the centerline of Timonium Road

8th Election District – 3rd Councilmanic District

Legal Owners: C. Franklin Eck, Jr.

Contract Purchaser/Lessee: Braden Holcomb

Special Exception to permit the use of the property for Commercial Recreational Facility (Indoor Trampoline Park). Special Hearing to approve a modified parking plan associated with the applicant's proposed use (Indoor Trampoline Park).

Hearing: Monday, December 9, 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: Thomas Kleine, 222 Central Park Ave., Ste. 2000, Virginia Beach VA 23462
C. Franklin Eck, Jr., P.O. Box 1350, Hunt Valley 21030
Braden Holcomb, 2201 W. 71st St., Prairie Village KS 66208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 19, 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.**

MEMORANDUM

DATE: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0081-SPHX – Appeal Period Expired

The appeal period for the above-referenced case expired on January 13, 2014. 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
23 W. Aylesbury Road; W/S Aylesbury Road, * OF ADMINISTRATIVE
1,400' S of c/line Timonium Road
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): C. Franklin Eck, Jr.
Contract Purchaser(s): Baltimore Recreation, LLC* BALTIMORE COUNTY
Petitioner(s)
* 2014-081-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

RECEIVED

OCT 15 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of October, 2013, a copy of the foregoing Entry of Appearance was mailed to Thomas Kleine, Esquire, 222 Central Park Avenue, Suite 2000, Virginia Beach, VA 23462, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

C

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

NOT OPPOSED
w/c

NO Obj

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/19/13

SIGN POSTING

Date:

11/19/13

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

December 3, 2013

C Franklin Eck, Jr.
P. O. Box 1350
Hunt Valley MD 21030

RE: Case Number: 2014-0081 SPHX, Address: 23 W. Aylesbury Road

Dear Mr. Eck:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 2, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Thomas C Kleine, Esquire, 222 Central Park Avenue, Suite 2000, Virginia Beach VA 23462

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10-8-13

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

RE: Baltimore County
Item No 2014-0081-SPHX
Special Exception Special Hearing
C. Franklin Eck, Jr.
23 W. Aylesbury Road
Sky Zone Timonium

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. 2014-0081-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,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

THOMAS CHANDLER KLEINE
757.687.7789 telephone
757.687.1512 facsimile
thomas.kleine@troutmansanders.com

TROUTMAN SANDERS

TROUTMAN SANDERS LLP
Attorneys at Law
222 Central Park Avenue, Suite 2000
Virginia Beach, Virginia 23462
757.687.7500 telephone
troutmansanders.com

December 12, 2013

BY FEDERAL EXPRESS

Judge John E. Beverungen
Administrative Law Judge
c/o Arnold Jablon, Deputy Administrative Officer
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RECEIVED

DEC 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Case No. 2014-0081-SPHX

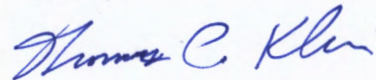
Dear Judge Beverungen:

I write in follow up to a public hearing that was held before you on Monday, December 9, 2013 at 1:30 p.m. with respect to Case No. 2014-0081-SPHX (Special Hearing and Special Exception associated with an indoor trampoline park proposed for property located at 23 W. Aylesbury Road).

During this hearing, at which I represented the applicant Baltimore Recreation, LLC, I referenced a recent Opinion and Order by which you approved a parking ratio of 2.0 spaces per 1,000 square feet of floor area for an indoor commercial recreation facility. Following the hearing, I realized that I mistakenly provided an incorrect case number for the Order which I referenced. The correct Case Number for the referenced Opinion and Order (1400 Coppermine Terrace Road) is 2013-0157-SPHX. The case number that I did provide was 2013-0007 SPHX, which involves the approval of a special exception for another indoor commercial recreation facility.

I apologize for any inconvenience. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Thomas C. Kleine
Licensed in Virginia, Maryland, and D.C.

Enclosure

cc: Peter Max Zimmerman, People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 28, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 23 W. Aylesbury Road

RECEIVED

INFORMATION:

Item Number: 14-081

Petitioner: C. Franklin Eck, Jr.

Zoning: ML-IM

Requested Action: Special Exception and Special Hearing

NOV 04 2013
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception for a commercial recreation facility (Indoor Trampoline Park). The petitioner also requests a special hearing to determine whether or not the Administrative Law Judge should approve a modified parking plan associated with the petitioner's proposed use (Indoor Trampoline Park).

The Department of Planning does not oppose the petitioner's requests for a special exception and special hearing. Two like facilities exist within a quarter mile of the proposed commercial recreation facility. Both existing buildings are zoned ML-IM and are operating with special exception relief. The Department of Planning opines that this proposal is appropriate for the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared By:

Division Chief:
AVA/LL:cjm

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 14, 2013
Item No. 2014-0081

DATE: October 8, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A landscape plan shall be submitted and approved by this office prior to issuance of any permits.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0081-10142013.doc



KEVIN KAMENETZ
County Executive

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

March 26, 2014

Mr. Don Matthews
Arium AE LLC
5537 Twin Knolls Rd., #435
Columbia, MD 21045

RE: Final Landscape Plan
American Lubrication Eqt.
Zoning Case 2014-0081SPHX

Dear Mr. Matthews:

It has come to our attention that a Final Landscape Plan for the change of occupancy for the above captioned project has not been filed with the County per the requirements of the Baltimore County Landscape Manual.

County law requires that a Final Landscape Plan be approved prior to building permits being issued. Apparently your building permit was inadvertently issued without this plan approval.

Please contact me at 410-887-3751 within the next 14 days to confirm when a plan will be submitted. Failure to comply with this requirement constitutes a zoning violation, subject to daily fines.

Thank you for your prompt attention to this matter. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Tansey", written over a light blue horizontal line.

Jeanette M. S. Tansey, L.A.
Project Manager

JMST/js

✓ C: Zoning Office

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0801036410	
Owner Information		
Owner Name:	AMERICAN LUBRICATION EQUIPMENT CORPORATION	Use: INDUSTRIAL
Mailing Address:	PO BOX 1350 HUNT VALLEY MD 21030-6350	Principal Residence: NO
		Deed Reference: 1) /05306/ 00129 2)
Location & Structure Information		
Premises Address:	AYLESBURY RD TIMONIUM MD 21093-0000	Legal Description: 3.346 AC WS AYLESBURY RD NW COR CROWTHER AVE
Map: 0060	Grid: 0011	Parcel: 0733
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built 1971	Above Grade Enclosed Area 49205	Finished Basement Area
		Property Land Area 3.3400 AC
County Use 07		
Stories	Basement	Type
		DISTRIBUTION WAREHOSUE
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2011
Land:	1,734,500	1,734,500
Improvements	871,400	871,400
Total:	2,605,900	2,605,900
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: ALEMITE COMPANY OF MARYLAND	Date: 09/27/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05306/ 00129	Deed2:
Seller: ALEMITE REALTY C O	Date: 10/06/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05306/ 00129	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2013
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:		0.00
Exempt Class:		
Special Tax Recapture:		
NONE		
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **08** Account Number: **0801036410**

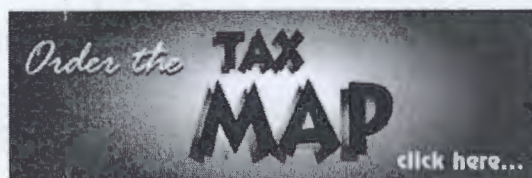


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

✕ Loading... Please

Loading... Please Wait.

CASE NAME 23 W. Aylesburg Rd
CASE NUMBER 2014-0081-SPHX
DATE 12/2/13

[illegible]

Case No.: 2014-0081-SPHX

Exhibit Sheet

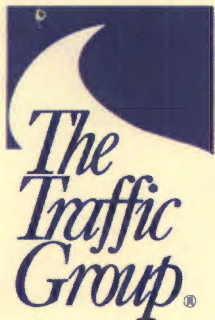
Petitioner/Developer

190
1-27-14

Protestants

ALN
12-13-13

No. 1	Redlined site plan	
No. 2	Traffic Group letter 12-9-2013	
No. 3	Resume - Kellman	
No. 4	Resume - Holcomb	
No. 5	Resume - Caloggero	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE

Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

December 9, 2013

2

Mr. Tom Kleine
Troutman Sanders LLP
222 Central Park Avenue, 20th Floor
Virginia Beach, VA 23462-3023

RE: Baltimore Recreation, LLC – 23 West Aylesbury Road
Baltimore County, Maryland
Our Job No.: 2013-1203

Dear Mr. Kleine,

As requested, we have reviewed the proposed Baltimore Recreation, LLC (Sky Zone) Development which is located at 23 West Aylesbury Road with respect to on-site parking. Baltimore Recreation, LLC is proposed with an indoor trampoline recreational facility within the existing 28,628 square foot structure on West Aylesbury Road. There are 65 proposed parking spaces for this site which has a rate of approximately 2.3 parking spaces per 1,000 Square Feet. The projected hours of operation at this facility are as follows:

- Monday – Closed;
- Tuesday -Thursday: 3-8pm;
- Friday: 12-11pm;
- Saturday: 10-12am; and
- Sunday: 11-7pm.

Due to this unique land use, A Parking Study was requested by Sky Zone and prepared by RK Engineering Group, Inc. and is attached to this letter. Based on the three (3) test sites, two of which were larger and one that was smaller than this facility, the average weekday evening parking rate is 1.51 parking spaces per 1,000 Square Feet and the average weekend parking rate is 2.08 parking spaces per 1,000 Square Feet. To account for peak parking, we added a 10% increase to achieve a weekday evening parking rate of 1.6 parking spaces per 1,000 Square Feet and the weekend parking rate of 2.3 parking spaces per 1,000 Square Feet.

Based on these results, it is our opinion that the proposed parking for the Sky Zone Development is sufficient.

If you have any questions, please let me know.

Sincerely,

Joseph Caloggero, P.E., PTOE, PTP
Vice President

June 15, 2011

Mr. Jeffrey Platt
SKY ZONE FRANCHISE GROUP, LLC
429 N. Gower Street
Los Angeles, CA 90004

**Subject: Executive Summary Sky Zone Indoor Trampoline Parking Data
Collection**

Dear Mr. Platt:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to submit this Executive Summary of the observed parking data collected for the SKY ZONE FRANCHISE GROUP, LLC (Sky Zone). Due to the unique land use, RK has collected observed parking demand data at a total of three (3) locations in order to determine a parking rate for indoor trampoline uses. The parking rate can be applied to future locations in order to determine the adequacy of parking and satisfy public agency requirements.

The parking demand rate is calculated by dividing the observed peak parking demand by the gross square feet of the building.

Study Parameters and Findings

On Friday, June 10 2011 and Saturday, June 11, 2011, RK collected parking demand data at the following locations:

1. Sky High Sports, Sacramento: 11327 Folsom Blvd. #160, Rancho Cordova, CA 95742 (Approx. 40,000 sq. ft.)
 - a. COUNTS: Friday – Saturday at 30 min intervals 9:30 AM -12:30 PM
Peak Friday Parking Rate: 0.67 parking spaces per thousand square feet of gross floor area.
Peak Saturday Parking Rate: 1.5 parking spaces per thousand square feet of gross floor area.
2. Sky High Sports, Orange County: 2970 Airway Ave, Costa Mesa, CA 92626 (Approx. 42,053 sq. ft.)
 - a. Friday 10:30 AM -10:00 PM at 30 minute intervals
 - b. Saturday 10:30 AM -10:00 PM at 30 minute intervals
Peak Friday Parking Rate: 2.3 parking spaces per thousand square feet of gross floor area.

Peak Saturday Parking Rate: 2.94 parking spaces per thousand square feet of gross floor area.

3. Sky Zone, Sacramento: 1091 Tinker Rd. Rocklin, CA 95765
(Approx. 20,000 sq. ft)

- a. Friday 9:30 AM - 9:30 PM at 30 minute intervals
- b. Saturday 9:30 AM - 10:30 PM at 30 minute intervals

Peak Friday Parking Rate: 1.6 parking spaces per thousand square feet of gross floor area.

Peak Saturday Parking Rate: 1.5 parking spaces per thousand square feet of gross floor area.

Two (2) of the indoor trampoline buildings shared parking with other uses, and as a consequence, special care was taken to ensure that only vehicles parked specifically to visit the indoor trampoline uses were counted.

Conclusions

Based on the observed parking analysis, the weighted average peak parking rate for all three (3) locations for Friday, June 10, 2011 is 1.51 parking spaces per thousand square feet of gross floor area for all uses. The weighted average peak parking rate for all three (3) locations for Saturday, June 11, 2011 is 2.08 parking spaces per thousand square feet of gross floor area.

The peak parking demand on Saturday, June 11, 2011 represented the highest demand rate. Therefore, based on the observed parking analysis a parking rate of 2.94 parking spaces per thousand square feet of gross floor area should be utilized in order to determine parking demand rates at future locations. This rate represents the highest observed parking demand for all uses.

In order to be conservative, a 10% increase may be applied to the parking rate as is standard practice in determining peak demand parking rates. This will be determined when future locations become available.

The observed parking data count sheets for all three locations are located in Appendix A.

RK is pleased to provide these summarized findings for SKY ZONE FRANCHISE GROUP, LLC. If you have any questions regarding this executive summary, or would like further review, please do not hesitate to call us at (949) 474-0809.

Respectfully submitted,
RK ENGINEERING GROUP, INC.



Rogier Goedecke
Vice President, Operations

Appendices

Appendix A

Parking Data Count Sheets

Sky High Sports Parking Study

Project # 11-1086-001

Location: 11327 Folsom Blvd #160

City: Rancho Cordova

Day: Friday

Date: 05/10/2011

TIME	REGULAR
9:30 AM	0
10:00 AM	8
10:30 AM	10
11:00 AM	13
11:30 AM	15
12:00 PM	17
12:30 PM	16
1:00 PM	19
1:30 PM	23
2:00 PM	27
2:30 PM	23
3:00 PM	27
3:30 PM	26
4:00 PM	21
4:30 PM	18
5:00 PM	14
5:30 PM	18
6:00 PM	18
6:30 PM	11
7:00 PM	10
7:30 PM	13
8:00 PM	10
8:30 PM	6
9:00 PM	8
9:30 PM	4
10:00 PM	5

$$27/40K = .67$$

Sky High Sports Parking Study

Project # 11-1086-001
Location: 11327 Folsom Blvd #160
City: Rancho Cordova
Day: Saturday
Date: 05/11/2011

TIME	REGULAR
9:30 AM	1
10:00 AM	14
10:30 AM	17
11:00 AM	18
11:30 AM	27
12:00 PM	31
12:30 PM	40
1:00 PM	34
1:30 PM	61
2:00 PM	52
2:30 PM	40
3:00 PM	41
3:30 PM	33
4:00 PM	36
4:30 PM	32
5:00 PM	29
5:30 PM	23
6:00 PM	15
6:30 PM	9
7:00 PM	5
7:30 PM	2
8:00 PM	10
8:30 PM	14
9:00 PM	10
9:30 PM	2
10:00 PM	5

$$61/40K = 1.5$$

Sky High Sports Parking Study

Project # 11-1086-001
Location: 2970 Airway Ave
City: Costa Mesa

Day: Friday
Date: 05/10/2011

TIME	REGULAR	HC	ILLEGAL	STREET				TOTAL
				AIRWAY		LEAR		
				EASTSIDE	WESTSIDE	NORTHSIDE	SOUTHSIDE	
Spaces	92	4						96
10:30 AM	17	0	0	0	0	0	0	17
11:00 AM	30	0	0	0	0	0	0	30
11:30 AM	34	0	0	0	0	0	0	34
12:00 PM	47	0	1	0	0	0	0	48
12:30 PM	58	0	1	0	0	0	0	59
1:00 PM	66	0	1	0	0	0	0	67
1:30 PM	62	0	1	0	0	0	0	63
2:00 PM	69	0	1	0	0	0	0	70
2:30 PM	76	0	1	0	0	0	0	77
3:00 PM	80	0	2	0	0	0	0	82
3:30 PM	67	2	1	0	0	0	0	70
4:00 PM	62	2	1	0	0	0	0	65
4:30 PM	71	2	4	0	0	0	0	77
5:00 PM	78	2	4	0	0	0	0	84
5:30 PM	91	1	3	0	0	0	0	95
6:00 PM	90	1	5	0	0	0	0	96
6:30 PM	87	0	5	0	0	0	0	92
7:00 PM	74	0	5	0	0	0	0	79
7:30 PM	53	0	5	0	0	0	0	58
8:00 PM	44	0	5	0	0	0	0	49
8:30 PM	65	0	5	0	0	0	0	70
9:00 PM	74	0	5	0	0	0	0	79
9:30 PM	73	0	5	0	0	0	0	78
10:00 PM	63	2	3	0	0	0	0	68

96 / 40k = 2.4
42,000 = 2.3

Sky High Sports Parking Study

Project # 11-1086-001
Location: 2970 Airway Ave
City: Costa Mesa

Day: Saturday
Date: 05/11/2011

TIME	REGULAR	HC	ILLEGAL	STREET				TOTAL
				AIRWAY		LEAR		
				EASTSIDE	WESTSIDE	NORTHSIDE	SOUTHSIDE	
Spaces	92	4						96
10:30 AM	43	0	2	1	0	0	0	46
11:00 AM	62	0	3	5	3	0	1	74
11:30 AM	73	0	3	5	4	1	1	87
12:00 PM	82	1	3	4	3	1	2	96
12:30 PM	78	1	3	4	3	1	2	92
1:00 PM	88	1	2	5	4	1	2	103
1:30 PM	84	0	0	7	6	0	1	98
2:00 PM	86	0	2	9	9	2	1	109
2:30 PM	78	0	2	9	7	1	1	98
3:00 PM	72	0	1	7	6	1	2	89
3:30 PM	76	0	1	6	8	3	3	97
4:00 PM	87	2	3	6	9	3	4	114
4:30 PM	90	0	4	10	12	4	4	124
5:00 PM	78	0	2	7	6	3	4	100
5:30 PM	81	0	2	5	7	3	3	101
6:00 PM	89	0	2	9	8	3	3	114
6:30 PM	87	0	2	7	8	4	3	111
7:00 PM	83	0	3	6	7	4	3	106
7:30 PM	75	0	3	7	5	3	2	95
8:00 PM	73	0	2	7	5	2	2	91
8:30 PM	81	0	2	8	6	3	2	102
9:00 PM	85	2	1	9	7	2	3	109
9:30 PM	78	2	2	6	5	2	2	97
10:00 PM	69	1	1	5	4	2	1	83

124/40k = 3.1
42000 =
2.9

Sky Zone Parking Study

Project # 11-1086-001
Location: 1091 Tinker Rd
City: Rocklin
Day: Friday
Date: 05/10/2011

TIME	REGULAR
9:30 AM	2
10:00 AM	5
10:30 AM	6
11:00 AM	8
11:30 AM	15
12:00 PM	11
12:30 PM	9
1:00 PM	10
1:30 PM	9
2:00 PM	11
2:30 PM	13
3:00 PM	15
3:30 PM	19
4:00 PM	20
4:30 PM	19
5:00 PM	22
5:30 PM	24
6:00 PM	28
6:30 PM	31
7:00 PM	30
7:30 PM	30
8:00 PM	30
8:30 PM	27
9:00 PM	25

$$31/20K = 1.55$$

Sky Zone Parking Study

Project # 11-1086-001

Location: 1091 Tinker Rd

City: Rocklin

Day: Saturday

Date: 05/11/2011

TIME	REGULAR
9:30 AM	2
10:00 AM	6
10:30 AM	16
11:00 AM	15
11:30 AM	16
12:00 PM	11
12:30 PM	11
1:00 PM	6
1:30 PM	17
2:00 PM	18
2:30 PM	21
3:00 PM	21
3:30 PM	28
4:00 PM	24
4:30 PM	23
5:00 PM	27
5:30 PM	27
6:00 PM	28
6:30 PM	24
7:00 PM	25
7:30 PM	26
8:00 PM	29
8:30 PM	27
9:00 PM	27
9:30 PM	22
10:00 PM	23

$$29/20k = 1.45$$



MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning

Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 24 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 12 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel which formulates design recommendations to the Planning staff and Administrative Law Judges.

Partial List of Projects

Delight Quarry, Baltimore County, MD
Hunt Valley Business Community, Baltimore County, MD
Hunt Valley Towne Centre, Baltimore County, MD
Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Greenspring Quarry, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Loveton Business Center, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Sparks Corporate Center, Baltimore County, MD
Towson Town Center, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Planning and Zoning, Permits and Development Management – Zoning Office, Development Control, 1988-2000
Baltimore County Design Review Panel, 2012, 2013
Greater Towson Committee, Planning and Development Sub-Committee, 2012
Greater Towson Committee, Government Relations Sub-Committee Chair, 2013

Braden Holcomb

303 Atlantic Ave
Apt 1003
Virginia Beach, VA 23451
beholcomb@gmail.com



EXPERIENCE

2009-2013 Sky Zone Franchise Group

VP of Franchise Operations

- Review performance against operating plans and standards. Provide reports to franchisees on interpretation of results and approve changes in direction of plans.
- Present monthly reports on performance as requested by the Chief Executive Officer.
- Develop and recommend corporate and franchise operations policy within the Operations Department.
- Identify training needs, initiate development of franchisees, and recommend effective personnel action.

2005-2009 Sky Zone Indoor Trampoline Park

General Manager

- Developed marketing and advertising campaigns
- Recruited, hired, supervised, scheduled, and motivated a staff of up to 40 employees
- Accountable for budgeting, cost control, payroll, and profit and loss
- Responsible for the day-to-day operations of the company

2004-2005 Sports Management Program, University of Nevada, Las Vegas

Graduate Assistant

- Lectured undergraduate classes in the Recreation and Leisure Studies Department
- Assisted with the UNLV parent orientation program for youth sports through the City of Henderson Parks and Recreation Department
- Conducted research in academic journals for UNLV faculty members
- Monitored and assisted with projects in the Center for Sport Education

EDUCATION

2005 Master of Science, Sports Management, University of Nevada, Las Vegas

2002 Bachelor of Science, Sports Injury Management, University of Nevada, Las Vegas

5



Merging Innovation and Excellence

JOSEPH J. CALOGGERO, P.E., PTOE, PTP

Vice President

Joe Caloggero is a professional Traffic Engineer who brings over 20 years of both technical and academic experience to The Traffic Group, Inc. His responsibilities include, but are not limited to, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning. He has managed over 500 Land Development Projects and has testified as an expert witness for various projects in many different jurisdictions.

Previously, Mr. Caloggero served as a Traffic Engineer for Parsons Brinckerhoff Quade & Douglas, Inc. and the Maryland State Highway Administration. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning.

Job History

2000 - Present

Vice President - The Traffic Group, Inc.

1998 - 2000

Traffic Engineer

Parsons, Brinckerhoff, Quade & Douglas, Inc.

1993 - 1998

Traffic Engineer

Maryland State Highway Administration

Educational Background

- Bachelor of Science in Civil Engineering
West Virginia University

Affiliations

- Certified Professional Transportation Planner (PTP)
- Certified Professional Traffic Operations Engineer (PTOE)
- Registered Professional Engineer (P.E.) - Florida, Hawaii, Maryland, New Jersey, South Carolina, Virginia, and West Virginia
- Institute of Transportation Engineers (I.T.E.)
- The Maryland Association of Engineers
- County Engineers' Association of Maryland (CEAM)

Publications

- Co-author, "Positive Guidance in Maryland—Guidelines and Case Studies," Maryland State Highway Administration Document, July 1997.
- Co-author, "Highway Agency Tort Liability and Risk Management Relative to Pedestrian Facilities," Proceedings of Conference on Risk Management and Tort Liability, Pennsylvania State University, April 1993.

Places where Mr. Caloggero has testified as an expert witness

DELAWARE

Kent County, DE - Regional Planning Commission

MARYLAND

Baltimore County - Zoning Commissioner, Board of Appeals

Calvert County - Board of Appeals

Carroll County - Board of Zoning Appeals, Planning and Zoning Commission

Charles County - Board of Appeals

City of Brunswick - Mayor and Council

City of Frederick - Planning Commission, Board of Appeals

City of Hagerstown - Planning Commission, Mayor & City Council

City of Rockville - Board of Appeals

Frederick County - Planning Commission, Board of Appeals, Board of County Commissioners

Howard County - Hearing Examiner, Board of Appeals

Montgomery County - Hearing Examiner, Planning Board

St. Mary's County - County Commissioners, Planning Commission

Town of La Plata - Planning Commission

Town of Mount Airy - Board of Zoning Appeals

Town of Rising Sun - Planning Commission

Town of Taneytown - Planning Commission

Town of Thurmont - Planning Commission

Town of Walkersville - Board of Appeals

VIRGINIA

City of Manassas, VA - Planning Commission

Town of Front Royal, VA - Planning Commission, Town Council

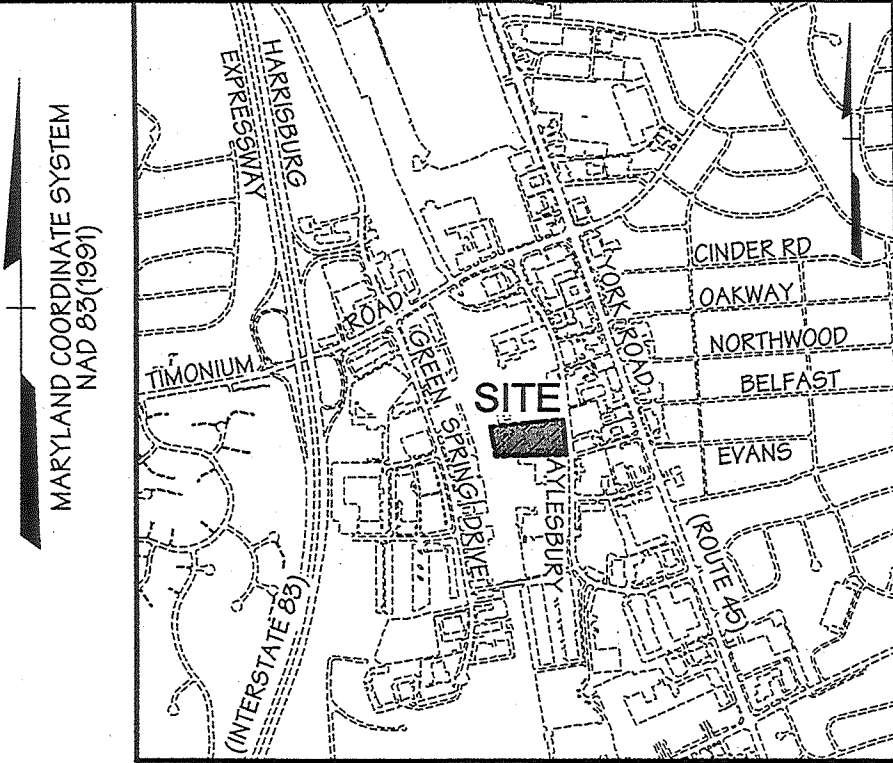
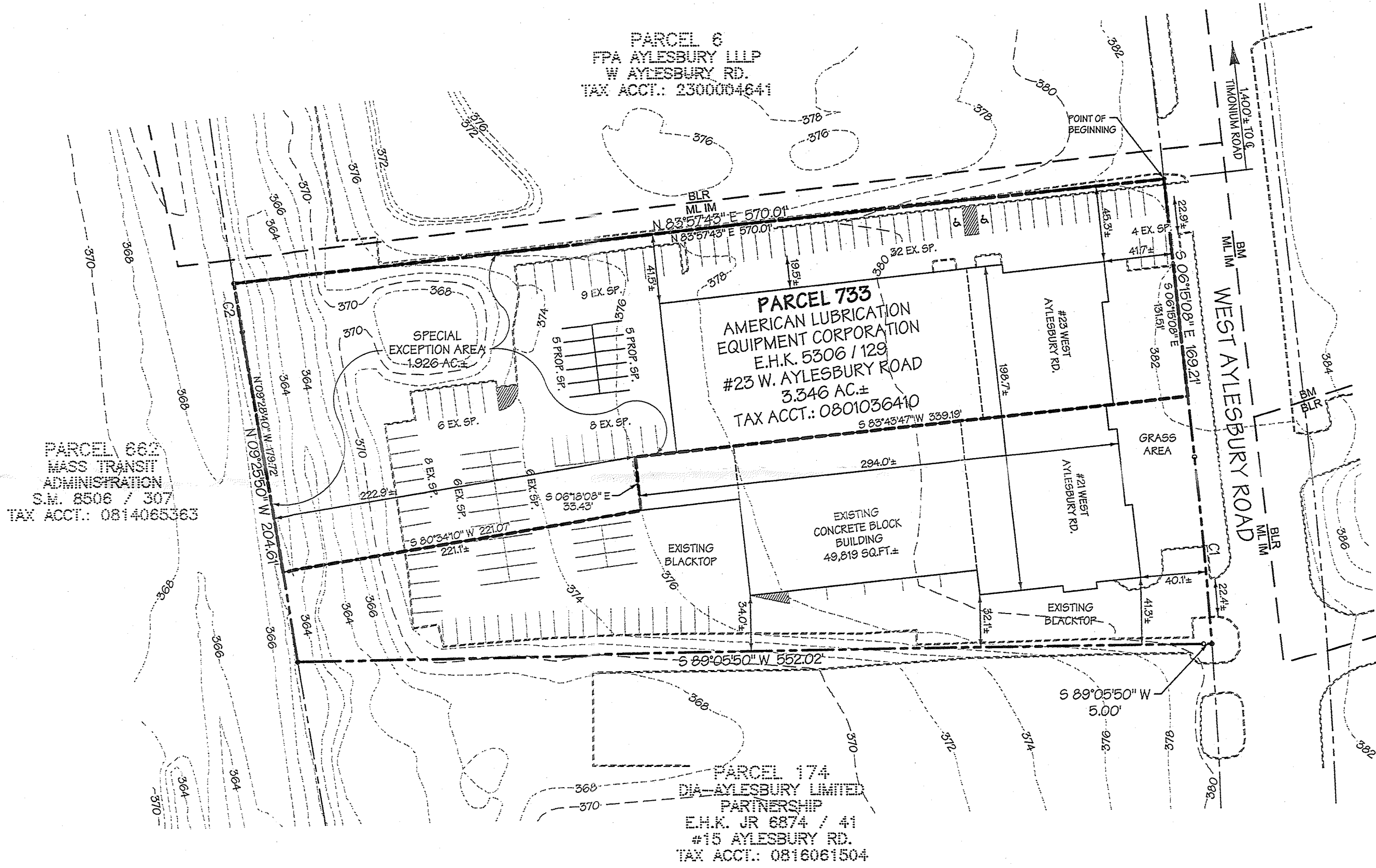
GENERAL NOTES: (CONT.)

9. THE SITE IS NOT WITHIN A BALTIMORE COUNTY/NATIONAL REGISTER HISTORIC DISTRICT, AND THERE ARE NO ON-SITE BUILDINGS ON THE BALTIMORE COUNTY LANDMARKS LIST (BASED ON CURRENT COUNTY GIS).
10. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS NOT WITHIN A FLOOD HAZARD AREA.
11. RESIDENTIAL TRANSITION AREA (RTA) DOES NOT APPLY TO THE SITE/USE.
12. BUILDING HEIGHT: NO CHANGE
13. WATER IS PUBLIC, SEWER IS PUBLIC.
14. THERE ARE NO KNOWN BASIC SERVICE MAP ISSUES ON/FOR THE PROPERTY.
15. ALL EXISTING AND/OR PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS, UNLESS A VARIANCE IS GRANTED.
16. AMENITY OPEN SPACE DOES NOT APPLY & FLOOR AREA RATIO WILL NOT CHANGE WITH THIS PROPOSAL.

ZONING:

BASED UPON BALTIMORE COUNTY'S "MY NEIGHBORHOOD" WEBSITE, THERE HAVE BEEN NO ZONING HEARINGS ON THE SUBJECT PROPERTY.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	219.09°	2864.99'	114.84'	S 05°09'29" E	114.83'	57.43'
C2	0°33'55"	3035.04'	28.93'	N 09°42'47" W	28.93'	14.97'



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: AMERICAN LUBRICATION EQUIPMENT CORPORATION
2. SITE ADDRESS: #23 WEST AYLESBURY ROAD
TIMONIUM, MARYLAND 21030
P.O. BOX
HUNT VALLEY, MD 21093
3. DEED REFERENCE: E.H.K. 5306 / 129
4. TAX MAP 60, GRID 11, PARCEL 733
5. ACREAGE: 1.926 AC± (SPECIAL EXCEPTION AREA)
3.346 AC± (TOTAL SITE)
6. TAX ACCOUNT NUMBERS: 0801036410
7. ELECTION DISTRICT: 8TH
COUNCILMANIC DISTRICT: 5RD
8. ZONING CLASSIFICATION: ML IM
200 SCALE GRID: 060B2
9. PARKING REQUIRED: 28,628 SQ.FT. @ 3 SP./1,000 SQ.FT. =
86 SPACES REQUIRED
10. PARKING PROVIDED: 79 EXISTING (PER PLAN PREPARED BY
DMW DATED 4/30/1987)
10 PROPOSED = 89 TOTAL SP.

- LEGEND:
- BLR ML IM ZONING LINE
 - PROPERTY LINE
 - SPECIAL EXCEPTION AREA



DMW

DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 286 3333 F: 410 286 5755 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

PLAN TO ACCOMPANY
SPECIAL EXCEPTION / SPECIAL HEARING REQUEST
FOR

SKY ZONE
TIMONIUM

#23 WEST AYLESBURY ROAD
TIMONIUM, MARYLAND 21030
TAX MAP 60, GRID 11, PARCEL 733

STATE OF MARYLAND
MICHAEL DAVID WALKER
No. 7133
Professional Seal

10/1/13

THIS PLAN IS SEALED FOR ZONING PURPOSES
ONLY AND ILLUSTRATES INFORMATION OBTAINED
BY DEED, BALTIMORE COUNTY GIS & PLANS.

DATE	BY	REVISIONS

Scale: 1"=60'

Field Crew:

Date: 10/01/2013

Processed by: R.C.

Project Manager: M.D.M.

Project No: 13043.00

Checked by: [] Date: []

10/1/13 9:56:59 AM - E:\proj\13043\13043.dwg

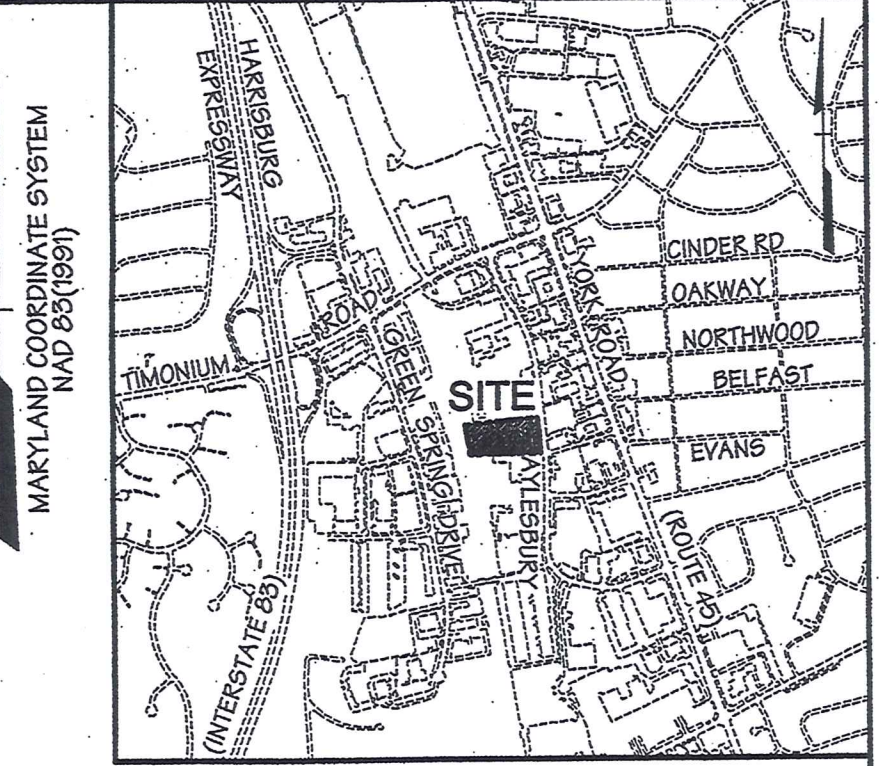
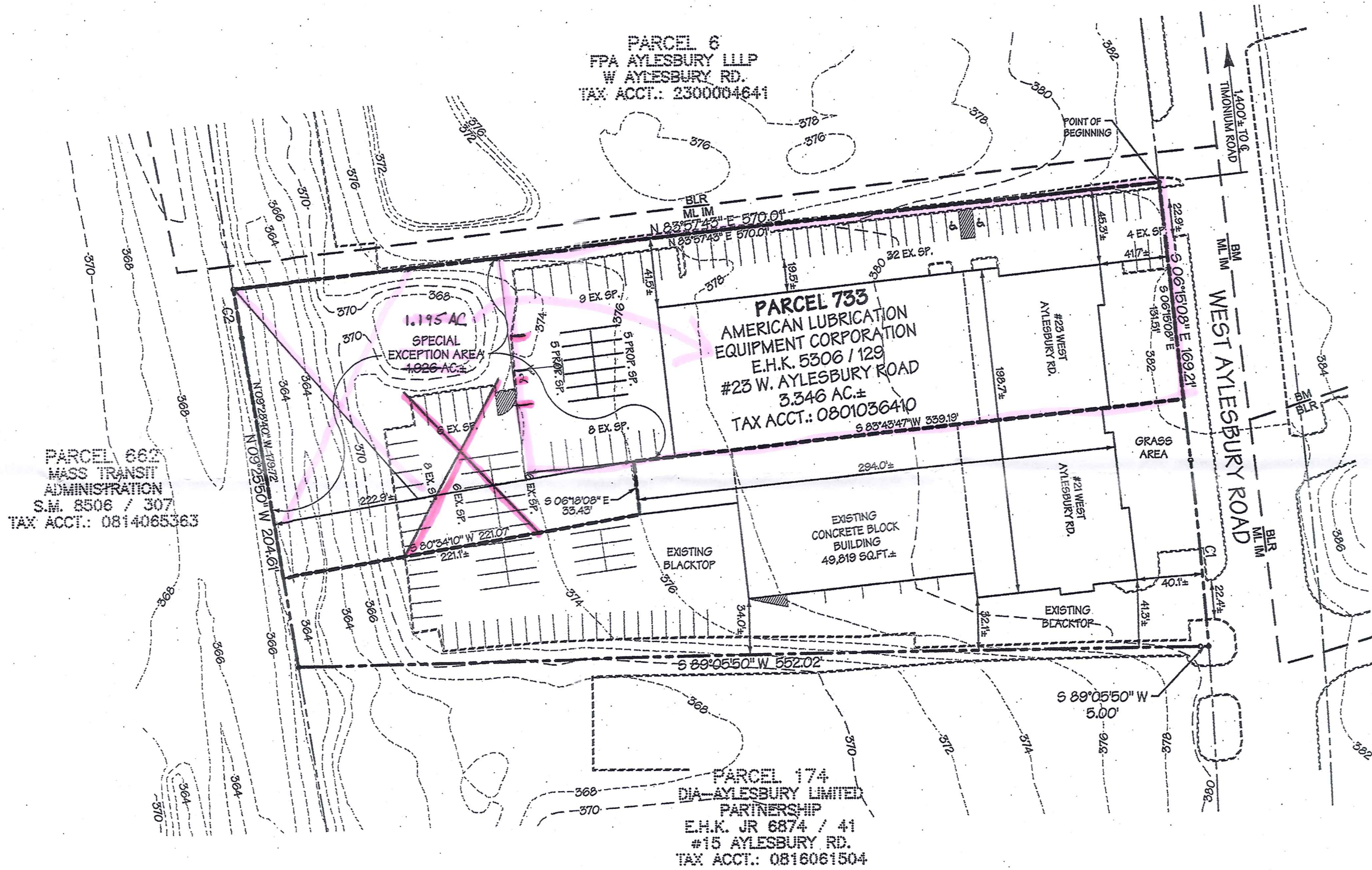
GENERAL NOTES: (CONT.)

9. THE SITE IS NOT WITHIN A BALTIMORE COUNTY/NATIONAL REGISTER HISTORIC DISTRICT, AND THERE ARE NO ON-SITE BUILDINGS ON THE BALTIMORE COUNTY LANDMARKS LIST (BASED ON CURRENT COUNTY GIS).
10. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS NOT WITHIN A FLOOD HAZARD AREA.
11. RESIDENTIAL TRANSITION AREA (RTA) DOES NOT APPLY TO THE SITE/USE.
12. BUILDING HEIGHT: NO CHANGE
13. WATER IS PUBLIC, SEWER IS PUBLIC.
14. THERE ARE NO KNOWN BASIC SERVICE MAP ISSUES ON/FOR THE PROPERTY.
15. ALL EXISTING AND/OR PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS, UNLESS A VARIANCE IS GRANTED.
16. AMENITY OPEN SPACE DOES NOT APPLY & FLOOR AREA RATIO WILL NOT CHANGE WITH THIS PROPOSAL.

ZONING:

BASED UPON BALTIMORE COUNTY'S "MY NEIGHBORHOOD" WEBSITE, THERE HAVE BEEN NO ZONING HEARINGS ON THE SUBJECT PROPERTY.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	2°10'08"	2864.99'	114.84'	S 05°08'22" E	114.83'	57.45'
C2	0°55'55"	3055.04'	25.55'	N 09°42'47" W	25.55'	14.37'



- VICINITY MAP**
SCALE: 1" = 1000'
- GENERAL NOTES:**
- OWNER: AMERICAN LUBRICATION EQUIPMENT CORPORATION
 - SITE ADDRESS: #25 WEST AYLESBURY ROAD
TIMONIUM, MARYLAND 21080
P.O. BOX
HUNT VALLEY, MD 21085
 - DEED REFERENCE: E.H.K. 5306 / 129
 - TAX MAP 60, GRID 11, PARCEL 733
 - ACREAGE: 1.115 AC. (SPECIAL EXCEPTION AREA)
3.346 AC. (TOTAL SITE)
 - TAX ACCOUNT NUMBERS: 0801036410
 - ELECTION DISTRICT: 8TH
COUNCILMANIC DISTRICT: 3RD
 - ZONING CLASSIFICATION: ML IM
200 SCALE GRID:
 - PARKING REQUIRED: 25,000 SQ.FT. @ 3 SP/1,000 SQ.FT.
AS DETERMINED BY THE A.L.T. 53 SPACES REQUIRED
 - PARKING PROVIDED: 78 EXISTING (PER PLAN PREPARED BY DMW DATED 4/30/1987)
16 PROPOSED = 94 TOTAL SP.
12 65

- LEGEND:**
- BLR ML IM ZONING LINE
 - PROPERTY LINE
 - SPECIAL EXCEPTION AREA



DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
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PLAN TO ACCOMPANY
SPECIAL EXCEPTION / SPECIAL HEARING REQUEST
FOR
**SKY ZONE
TIMONIUM**
#23 WEST AYLESBURY ROAD
TIMONIUM, MARYLAND 21080
TAX MAP 60, GRID 11, PARCEL 733

**Petitioner's
Exhibit 1
(Revised)
2014-0081
SPHX**

THIS PLAN IS SEALED FOR ZONING PURPOSES
ONLY AND ILLUSTRATES INFORMATION OBTAINED
BY DEED, BALTIMORE COUNTY GIS & PLANS.

DATE 12/16/13 BY DMW

REVISIONS
1. PARKING AMOUNT

Scale: 1"=60'
Date: 10/01/2013
Project No: 13043.00

Field Crew:
Processed by: R.C.
Drawn by: R.C.
Project Manager: M.D.M.
Checked by: Date: