

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

FRANKLIN SQUARE HOSPITAL owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from as Public Land zone to an R-A zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Medical Office Building

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: BRENNAN AND BRENNAN
Address: 100 N. Calhoun St. Baltimore, Md. 21223
Legal Owner: ALFRED L. BRENNAN
Petitioner's Attorney: Protestant's Attorney

Address: 25 Eastern Avenue - 21221
687-3434

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of June, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1967, at 2:00 o'clock.

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners have proved change in the character of the area of the subject property.

the above Reclassification should be had; and it further appearing that by reason of the petitioners has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations.

a Special Exception for as Offices and Office Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of July, 1967, that the herein described property or area should be and the same is hereby reclassified, from a Public Land zone to an R-A and R-A zone, and for a Special Exception for as Offices and Office Bldg. should be and the same is granted from and after the date of this order, subject to approval of the site plan by Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Public Land zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

20.0630 ACRE PARCEL - EAST OF RIDGE ROAD - NORTH OF LENNINGS LANE - FOURTEENTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.

Present Zoning - Public Land
Proposed Zoning - R-A

Beginning for the same at a point located N 81°20'40" E - 1199.50 feet from a point in the center line of Ridge Road, said last mentioned point being located 475 feet, more or less, as measured northerly along the center line of Ridge Road from its intersection with the center line of Trumps Mill Road, running thence from said point of beginning, (1) N 07° 47'25" W - 924.07 feet, (2) N 82°12'35" E - 955.09 feet, (3) S 30°44'45" E - 774.19 feet, (4) S 67°35'40" W - 802.33 feet and (5) S 81°20'40" W - 180.72 feet to the place of beginning.

Containing 20.0630 acres of land.

RS:mp1

J.O. #65048

April 26, 1967



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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

11.2748 ACRE PARCEL - EAST SIDE OF RIDGE ROAD - NORTH OF TRUMPS MILL ROAD - FOURTEENTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.

Present Zoning - Public Land
Proposed Zoning - R-A with Special Exception

Beginning for the same at a point in the center line of Ridge Road, said point being located 475 feet, more or less, as measured northerly along said center line from its intersection with the center line of Trumps Mill Road, running thence and binding on said center line of Ridge Road, the two following courses and distances, (1) N 06°08'50" E - 283.70 feet and (2) N 13°25'40" E - 277.58 feet, thence leaving said Ridge Road, (3) S 80°05'00" E - 300.38 feet, (4) easterly, by a curve to the left with the radius of 670.90 feet, the distance of 249.08 feet, (5) N 78°37'00" E - 220.03 feet, (6) easterly, by a curve to the right with the radius of 825.00 feet, the distance of 282.07 feet, (7) S 07° 47'25" E - 377.68 feet (8) S 81°20'40" W - 1199.30 feet to the place of beginning.

Containing 11.2748 acres of land.

RS:mp1

J.O. #65048

April 26, 1967



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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 14, 1967

FROM: George E. Gavelis, Director

SUBJECT: Petition #68-23-RX, East side of Ridge Road 745 feet North of Trumps Mill Road. Petition for Reclassification from Public Land to R-A, & R-6. Petition for Special Exception for Offices and Office Building, Franklin Square Hospital - Petitioners.

14th District

MEETING: Monday, July 24, 1967 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from unincorporated public land to R-A, and R-6 zoning together with Special Exception for offices. It has the following advisory comments to make with respect to pertinent planning factors:

- At the time final recommendations for comprehensive rezoning in the Northeastern Planning Area were being formulated, the Planning Staff and Board were aware of prospective land exchanges between the Community College and the Franklin Square Hospital. However, no one was in the position to define exactly what the boundaries would be. We believed that we were in no position for a final definition of the land exchange boundaries prior to adoption of the comprehensive zoning map.
- With respect to the proposed reclassifications, it can be seen that the R-A request is an adjustment of the present R-A zoning as is the case with the R-6 zoning. Even though the map was originally, the proposed reclassifications simply would cut the R-6 and R-A zoning proposed for the privately owned properties here.
- The Planning staff believes that the reclassifications are in accordance with the spirit, intent, and goals of the Northeastern Master Plan. Further, the planning staff believes that the request for offices on the 11 acre parcel is appropriate and would serve to augment the hospital activities nearby.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

SUBJECT: Special Exception for Medical Office Building and reclassification from Public Land zone to R-A and R-6, for the Franklin Square Hospital, located E. of Ridge Road, No. of Lennings Lane 14th District (Item 1 June 20, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING: Water - Existing 10" water in Ridge Road. Sewer - Existing 24" sanitary sewer along Stowers Run. Road - Fairview Ave. is to be developed as a minimum 30' road on a 50' R/W.

PLANNING DIVISION: This office will review and submit any necessary comments at a later date.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject tract, this office has no comment.

TRAFFIC ENGINEERING: The proposed entrance on Franklin Square Drive should line up with the proposed entrances for the Franklin Square Hospital.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. LARK, Principal
Zoning Technician

cc: Carlyle Brown - Bureau of Engr.
C. Richard Moore-Bureau of Traffic Engr.
Lt. Charles Morris-Fire Bureau
William Grossman-Health Department

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
Lieutenant Charles F. Morris, Sr.
FROM: Fire Bureau Date: June 20, 1967

SUBJECT: Property Owners: Franklin Square Hospital
Location: East of Ridge Road, N. of Lennings Avenue
District: 14th.
Present Zoning: Public Land
Proposed Zoning: RA-R-6
No Acres: 20.0630

- It shall be necessary to provide water mains and approved type fire hydrants in accordance with Baltimore County Standard Design Manual, 1964 edition.
- Shall be required to meet all fire department regulations pertaining to apartments.

CFR:jm

REPORT TO ACCOUNT NO. 01-622	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property for Franklin Square Hospital #68-23-RX	1	69.50	69.50
TOTAL			69.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

REPORT TO ACCOUNT NO. 01-622	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Petition for Reclassification & Special Exception #68-23-RX	1	50.00	50.00
TOTAL			50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

