

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Hospital Service, Inc., legal 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 for a Variance from Section 255.2 (243.2) of the Baltimore County Zoning Regulations (1959 Edition) to permit a side yard of 0' instead of the required 50'.

The following reasons (indicate hardship or practical difficulty) see attached description

- In order that Maryland Hospital Service, Inc. may provide adequate on site parking facilities for their employees and subscribers.
- In order that Maryland Hospital Service, Inc. may construct the underground service entrance necessary to provide suitable trucking ingress and egress to the building.
- In order that this site may be properly and practically developed.

Failure to obtain this variance will result in severe hardship to the Petitioner.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Maryland Hospital Service, Inc.
By Joseph T. Brennan, 2nd Vice President Legal Owner
Address: 7800 York Road Baltimore, Md. 21204
Protestant's Attorney
Address: 325 N. Howard Street Baltimore, Md. 21201

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of November 1969, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of December 1969, at 2:00 o'clock

Edward C. Hardesty
Deputy Zoning Commissioner of Baltimore County
(over)

NOT RECORDED FOR FILING



MARYLAND HOSPITAL SERVICE 70-118-A
Petitioner's Name
70-118-A
12/19/69

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, T. WASH, MD. 21274

Description to Accompany Zoning Application for Side Yard Variance
Maryland Hospital Service, Inc. October 21, 1969

Beginning for the same on the northeast side of Joppa Road, 70 feet wide, at the southernmost end of the cutoff to Providence Road as shown on Baltimore County Right of Way Plat #88W 81-192-1D running, thence northwesterly along said cutoff North 18° 10' 48" West 29.84 feet, thence binding on the southeasterly side of Providence Road by a curve to the right having a radius of 113.65 feet and an arc of 73.34 feet, said curve being subtended by a chord bearing of North 50° 47' 48" East for 72.07 feet, thence still binding on the said southeasterly side of Providence Road, 60 feet wide, North 69° 17' 00" East 565.28 feet, thence by a curve to the right having a radius of 162.82 feet and an arc of 208.72 feet, said curve being subtended by a chord bearing of South 73° 59' 10" East for 194.72 feet to the southwesterly side of Goucher Boulevard, .10 feet wide, running the same binding on the said southwesterly side of Goucher Boulevard the two following courses, viz: first by a curve to the right having a radius of 874.56 feet and an arc of 221.56 feet, said curve being subtended by a chord bearing of South 30° 00' 45" East for 720.96 feet, and second South 21° 45' 18" East 124.93 feet, thence leaving said Goucher Boulevard by a line of division South 54° 27' 10" West 354.74 feet to intersect the northeast side of Joppa Road the ten following courses, viz: first North 74° 17' 38" West 34.74 feet, second North 77° 09' 00" West 111.00 feet, third North 71° 27' 00" West 76.83 feet, fourth North 64° 51' 00" West 94.76 feet, fifth North 63° 28' 00" West 99.20 feet, sixth North 58° 33' 00" West 31.22 feet, seventh North 53° 59' 00" East 50.04 feet, eighth South 77° 14' 07" West 81.78 feet, ninth North 57° 55' 25" West 86.73 feet and tenth, by a line curving to the left having a radius of 1945.00 feet and an arc of 96.88 feet, said curving being subtended by a chord bearing of

Description to Accompany Zoning Application for Side Yard Variance
Maryland Hospital Service, Inc. October 23, 1969

North 59° 21' 02" West for 96.82 feet to the place of beginning.
Containing 7.388 acres of land more or less.



RE: PETITION FOR VARIANCE from Section 255.2 (243.2) of the Zoning Regulations of Baltimore County NE 1/4 Joppa Road and southernmost end of cutoff to Providence Road, 9th District
BALTIMORE COUNTY
Petitioner: Maryland Hospital Service, Inc., No. 70-118-A

ORDER OF DISMISSAL

Petition of Maryland Hospital Service, Inc. for variance from Section 255.2 (243.2) of the Zoning Regulations of Baltimore County, on property located on the northeast side of Joppa Road and the southernmost end of cutoff to Providence Road, in the Ninth Election District of Baltimore County.

"WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed April 17, 1970 (a copy of which is attached hereto and made a part hereof) from the attorney representing the protestant-appellant in the above entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said appellant be dismissed and withdrawn as of April 17, 1970.

It is hereby ORDERED, this 22 day of April, 1970 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin
Chairman

W. Giles Parker

John A. Slowik

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward C. Hardesty, Deputy Zoning Commissioner Date: December 11, 1969

FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #70-118-A, Northeast corner of Joppa and Providence Roads, Petition for Variance to permit a side yard of Zero feet instead of the required 50 feet.

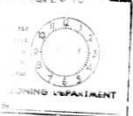
9th District
HEARING: Thursday, December 18, 1969 (2:00 P.M.)

The copy of the petitioner's plat submitted to us is not clear enough to show any construction for which a variance would be required; therefore, we can offer no comment on the subject petition.

To assure technical compliance with the requirement for petition referral, it would probably be best for the petitioner to submit a new plat before a decision is rendered.

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21284
AREA CODE 301 823-1000

January 20, 1970



Mr. Edward C. Hardesty
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Petition for Variance NorthEast Corner Joppa and Providence Roads; Ninth District; Maryland Hospital Service Petitioner, No. 70 118 A

Dear Mr. Hardesty:
Please note an appeal to the Board of Appeals of Baltimore County on my behalf from the Decision and Order of December 23, 1969 granting a variance to permit a side yard variance of zero feet instead of the required 50 feet.

I enclose my draft in the amount of \$40.00 to cover the cost of the requested appeal.

Very truly yours,
Charles E. Brooks
Charles E. Brooks

CEB:cc
Enclosure

cc: Joseph T. Brennan, II Esquire
829 N. Howard Street
Baltimore, Maryland 21202



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1969

COUNTY OFFICE BUILDING
117 E. BROADWAY
TOWSON, MARYLAND 21284
JOSEPH T. BRENNAN, 2ND
CHAIRMAN
MEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
MULTIPLI DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Joseph T. Brennan, 2nd, Esq.,
309 N. Howard Street,
Baltimore, Maryland 21201
RE: Type of Hearing: Side yard Variance
Location: S.E. Cor. of Joppa Rd. & Providence Rd.
Petitioners: Maryland Hospital Service, Inc.
Committee Meeting of November 11, 1969
Item #1 9th District

Dear Sir:
The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property at the present time is being improved with a new Blue Cross and Blue Shield building. With the property to the south improved with a Blue Cross and Blue Shield general offices. The other surrounding properties are improved with dwellings. Providence Road, Joppa Road, and Goucher Blvd. are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:
General:
The Developer of this site has been advised of specific requirements pertaining to the development of the property by the Bureau of Public Services. Copies of these requirements are available and may be obtained from that office.

Since the subject project has been previously reviewed by the Department of Public Works and all requirements for highway improvements, grading, and utilities have been established and secured under P.W.A., MDOTC, and since the subject plan is essentially the same plan as previously reviewed by this office, we have no further comment.

DEPARTMENT OF TRAFFIC ENGINEERING:
The subject variance should have no effect on traffic.

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21284
AREA CODE 301 823-1000

April 15, 1970

William S. Baldwin, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21284

Re: Maryland Hospital Services, Inc. Case No. 70118

Dear Mr. Baldwin:
Please dismiss the appeal filed on my behalf in the above captioned matter.

Your kind cooperation concerning the above is greatly appreciated.

Very truly yours,
Charles E. Brooks
Charles E. Brooks

CEB:cc

Rec'd 4/17/70
9:30am

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be granted and the Variance requested should be granted.

a Variance to permit a side yard of zero feet, instead of 40 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of December, 1969, that the herein Petition for a Variance should be and the same is hereby granted, from and after the date of this order, to permit a side yard of zero feet instead of the required 40 feet, subject to approval of the site plan by the State Planning Commission, the Bureau of Planning, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County.

Joseph T. Brennan, 2nd, Esq.,
529 No. Howard Street
Baltimore, Maryland 21201
Item 91 Page 2

November 17, 1969

FIRE DEPARTMENT:
This office has no comment at this time.

BUILDING ENGINEERS' OFFICE:
Applicant to comply with all Baltimore County Building Codes, Rules and Regulations.

BOARD OF EDUCATION:
No bearing on student population.

HEALTH DEPARTMENT:
Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

very truly yours,
Oliver L. Hicks, Chairman

OLSHUD Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose
Zoning Commissioner
Date: November 17, 1969

FROM: PROJECT PLANNING DIVISION
Richard B. Williams

SUBJECT: Zoning Advisory Agenda Item #91

November 11, 1969
Maryland Hospital Service, Inc.
S. E. Cor. of Joppa Rd. & Providence Rd.

This plan has been reviewed and there are no site-planning factors requiring comment.

RSW/h

91
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21286

Your Petition has been received and accepted for filing this day of 1969.

William L. Hicks, Chairman
Zoning Commission

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 67144
DATE: 12/23/69

To: Edward D. Hardesty, Esq.,
200 W. Chesapeake Avenue
Towson, Md. 21286

RECEIVED
12/23/69

Cost of report - Maryland Hospital Service	\$65.00	
No. 70-20-A	1 copy	\$65.00

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 67073
DATE: Dec. 21, 1969

To: Edward D. Hardesty, Esq.,
200 W. Chesapeake Avenue
Towson, Md. 21286

RECEIVED
12/23/69

Publication for Towson	\$25.00	
No. 69-20-A		\$25.00

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 67085
DATE: Dec. 21, 1969

To: Edward D. Hardesty, Esq.,
200 W. Chesapeake Avenue
Towson, Md. 21286

RECEIVED
12/23/69

Advertisement and posting of property for City of Maryland Service	\$25.00	
No. 69-20-A		\$25.00

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

DATE 12/23/69 - J. J. Hardesty

70-118-A
169

PETITION FOR A VARIANCE
The above named Variance is for a side yard of zero feet, instead of 40 feet, subject to approval of the site plan by the State Planning Commission, the Bureau of Planning, the Bureau of Public Services and the Office of Planning and Zoning.

OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 Dec. 5, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 5th day of Dec., 1969, that is to say, the same was inserted in the issue of November 27, 1969.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

PETITION FOR A VARIANCE
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STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. No. 67089 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 700 times before the 23rd day of December, 1969, the first publication appearing on the 27th day of November, 1969.

THE JEFFERSONIAN
By: Edward D. Hardesty, Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: Feb. 11, 1970

Posted for: Maryland Hospital Service Inc.

Location of property: 111 N. Chesapeake Ave., Baltimore, Md.

Location of signs: (1) sign posted on 111 N. Chesapeake Ave., right side entrance trailer, no name plate where other signs are.

Posted by: Earl H. Henry, Designer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: Feb. 11, 1970

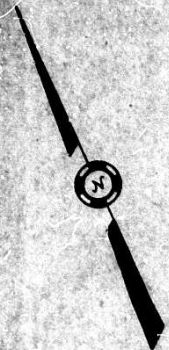
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Posted by: Earl H. Henry, Designer

10-15-70



PROPERTY LINE DIMENSIONS

A	N54°27'10"E	354.74
B	N22°45'18"W	124.95
C	N30°00'45"W	270.46
D	N73°59'36"W	154.72
E	S69°17'00"W	565.28
F	S50°47'48"W	72.07
G	S18°10'40"W	29.84
H	S59°21'02"E	96.82
I	S57°55'25"E	86.75
J	N77°14'07"E	11.78
K	S23°59'00"W	50.04
L	S58°55'00"E	32.22
M	S63°38'00"E	99.20
N	S64°51'00"E	94.76
O	S71°27'00"E	76.83
P	S77°09'00"E	111.00
Q	S74°17'36"E	54.74

AREA - 7.366 Acres

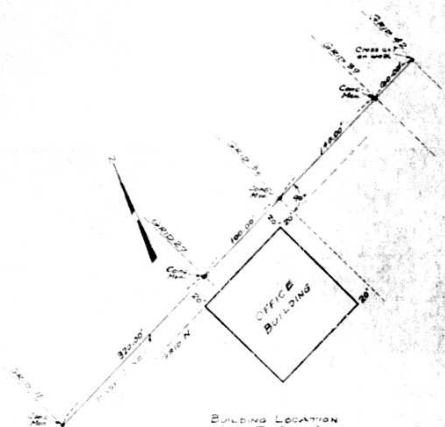
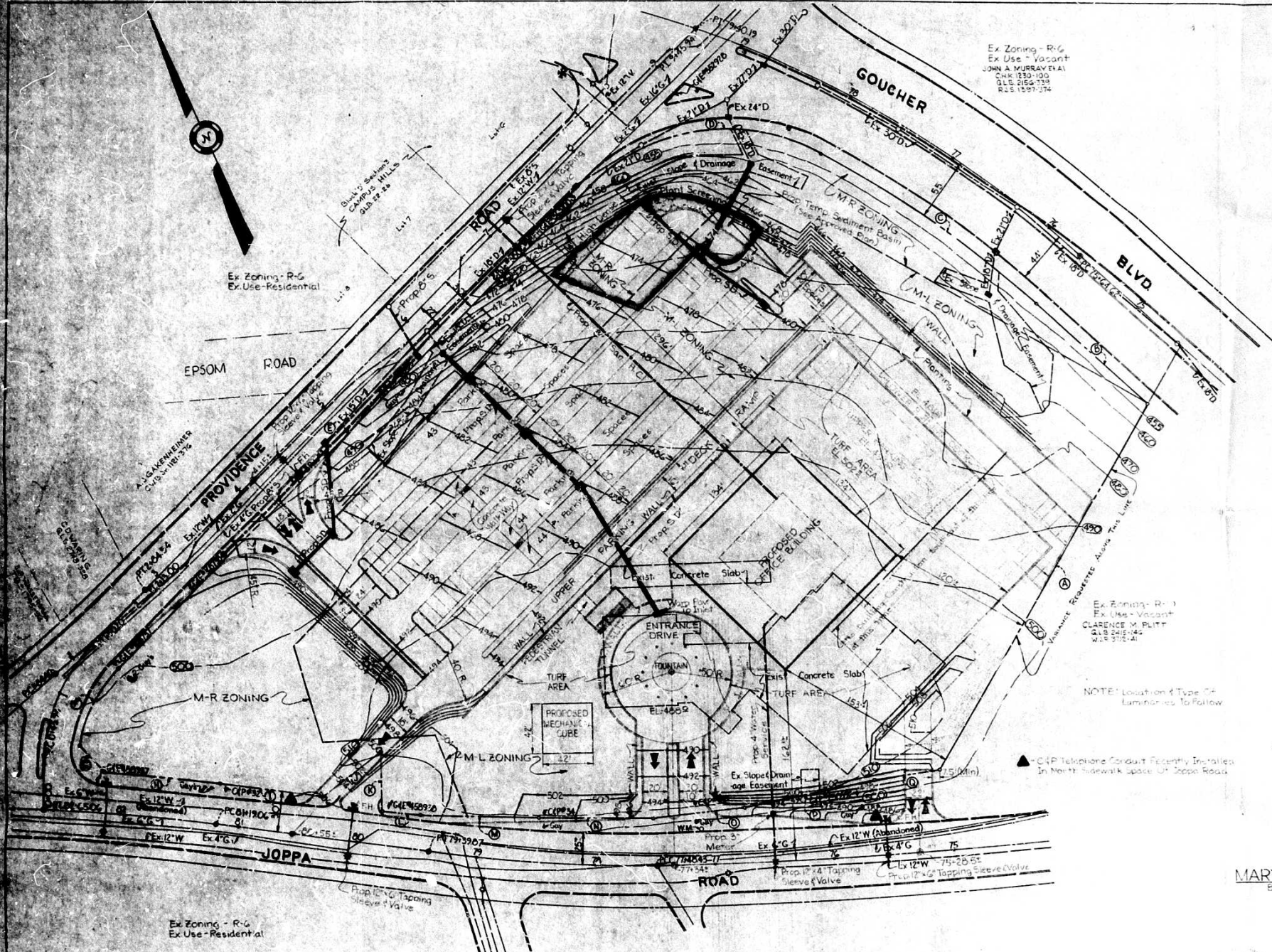
OFF-STREET PARKING REQUIREMENTS

Parking Spaces Required:

Lobby	4,140 sq ft x 1/500'	14 PS
Mezzanine	4,140 sq ft x 1/500'	8 PS
1st thru 10th Floors	17,956 sq ft x 1/500'	36 x 10 = 360 PS
Total		382 PS

Proposed Parking Spaces:

Outside Spaces	222 PS
Lower Parking Deck	141 PS
Upper Parking Deck	155 PS
Restricted Parking Spaces	10 PS
Total	528 PS



ZONING PLAT
MARYLAND HOSPITAL SERVICE INC
 BALTO CO MD ELECT DIST # 3
 SCALE 1"=40'

Ex Zoning - R-6
 Ex Use - Vacant
 JOHN A. MURRAY ET AL
 CH# 230-100
 G.L.B. 2160-138
 RES 1587-374

Ex Zoning - R-6
 Ex Use - Residential

NOTE: Location & Type of Luminaires to Follow

▲ CIP Telephone Conduit Recently Installed in North Sidewalk space of Joppa Road

Ex Zoning - R-6
 Ex Use - Residential

Ex Zoning - M-L
 Ex Use - Manufacturing
 BLACK & DECKER MFG CO
 G.L.B. 3102-409

Note: Variance Requested to Permit a Sideyard of 0 Rather Than the Required 50 Feet as Set Forth in Section 2222.04(d) of the City of Baltimore Zoning Regulations (1929 Edition)

RECORDED
 G.W. HENNINGER JR. & CO. INC
 110 W. E. MARYLAND AVE
 TOWSON, MARYLAND