

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Franklin Square Hospital, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 3.5 and 5.5 zone to an BL zone; for the following reasons:

SEE ATTACHED MEMORANDUM

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the hereto described property, for:

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

FRANKLIN SQUARE HOSPITAL
 BY Robert J. Kowars Legal Owner
 Contract purchaser
 Address 9000 Franklin Square Drive
Baltimore, Maryland 21237

Protestant's Attorney
Robert J. Kowars
 Address 809 Eastern Boulevard
Baltimore, Maryland 21221
 ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 1973, 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 18th day of June, 1973, at 2:00 o'clock.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Franklin Square Hospital, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve slight office buildings in the D.R. 16 zone, and further that accessory business uses, as provided for under 402.4, be permitted in conjunction with such uses.

See attached description

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

FRANKLIN SQUARE HOSPITAL
 Contract Purchaser By: Board of Trustees
 Address Franklin Square Drive
Baltimore, Md.
 Protestants Attorney
Robert J. Kowars, Esquire
809 Eastern Blvd.
Baltimore, Md. 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May, 1973, 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 18th day of June, 1973, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION AND SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

AMENDED ORDER

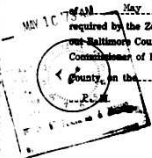
It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1973, that the Order, dated June 29, 1973, passed in this matter, should be and the same is hereby AMENDED in Sub-paragraph 3, on Page 3 thereof, by deleting the word "Avenue" and substituting therefor the word "Lane."

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING



73-307-RSP
 E 31

MEMORANDUM

Re: Franklin Square Hospital, Petitioner
 Franklin Square Drive and Lenning Avenue
 Reclassification from DR 3.5 and 5.5 to BL

The subject tract consists of 9.796 acres of land, presently zoned DR 3.5 and 5.5 and located on the south side of Franklin Square Drive and east side of Lenning Avenue. All public utilities are now available to said property. Said property is located directly across the street from the Franklin Square Hospital, which is a 300-bed general hospital servicing the Eastern area of Baltimore County.

Due to the tremendous demands that have been placed upon the hospital in serving the community, there now exists a shortage of space within the present hospital building. One of the problems concerning the space factor is the State Department of Health, which has requested that the hospital enlarge their nuclear medicine department within a specified period of time. To meet these requirements, it is necessary to remove the hospital computers from the room it now occupies, thereby allowing your Petitioner to enlarge the nuclear medicine department. Said computers would then be housed in a building on the subject property. In addition to meeting these needs, the building would also house office space to be used by the doctors that have privileges in the hospital; that there would be located a restaurant or cafeteria to service the people in the building as well as hospital visitors and patients being treated through the clinic. There would also be a need for a pharmacy or drugstore to further service the needs of patients being treated in the hospital clinic and physicians' patients in the medical office building.

The need for these ancillary uses is most important to retain the high standard of service the hospital has extended to the public in the community for patient care.

At present, there are many building developments being constructed in the general vicinity of the hospital which will place greater demands on its facilities. Therefore, it is to the interest and welfare of the general public that this zoning reclassification be granted.



1030 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

9.7967 ACRE PARCEL, NORTHEAST SIDE OF LENNING AVENUE BETWEEN FRANKLIN SQUARE DRIVE AND LENNING LANE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "BL" CLASSIFICATION

Beginning for the same at the north end of the fillet curve connecting the southeast side of Franklin Square Drive, seventy feet wide, with the northeast side of Lenning Avenue, sixty feet wide, as shown on the Baltimore County, Bureau of Land Acquisition Plat "W 69-327-3", running thence binding on said fillet curve, (1) southwesterly, by a curve to the left with the radius of 30.00 feet, the distance of 39.47 feet, the chord of said arc being S 29° 54' 08" W 36.69 feet, thence binding on the northeast side of Lenning Avenue, as shown on said plat and on Plats RW 69-327-4 and 5, four courses: (2) S 07° 47' 25" E 61.83 feet, (3) southeasterly, by a curve to the left with the radius of 670.00 feet, the distance of 507.77 feet, the chord of said arc being S 29° 30' 05" E 495.10 feet, (4) S 51° 12' 45" E 484.16 feet, and (5) southeasterly, by a curve to the right with the radius of 1430.00 feet, the distance of 68.20 feet, the chord of said arc being S 49° 30' 46" E 68.19 feet, to the west end of the gusset line connecting said northeast side of Lenning Avenue with the northwest side of Lenning Lane,



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as widened and as shown on said Plat RW69-327-5, thence along said gusset line, (6) S 89° 22' 20" E 15.07 feet, thence binding on the northwest side of said Lenning Lane, as widened, (7) N 49° 32' 10" E 16.91 feet to a point on the southwest line of the parcel containing 0.026 acres of land, more or less, and shown as "Area To Be Retained" on Baltimore County Bureau of Land Acquisition Plat SP14-11, which is attached to the Deed of Release from Baltimore County, Maryland, to The Franklin Square Foundation, Inc., dated December 28, 1971 and recorded among the Land Records of Baltimore County in Liber O. T. G. 5244, page 500, thence binding on the lines of said parcel three courses: (8) N 50° 07' 20" W 5.07 feet, (9) N 49° 32' 10" E 25.36 feet, and (10) S 50° 07' 20" E 40.58 feet to a point on the southeast side of Lenning Lane, twenty feet wide, as referred to in the deed from Howard F. Jefferson and others to The Franklin Square Hospital of Baltimore City, dated December 7, 1971 and recorded among said Land Records in Liber O. T. G. 5237, page 530, thence binding on said southeast side of Lenning Lane, (11) N 49° 32' 10" E 358.27 feet, thence binding reversely on the first line of the land described in said last mentioned deed and continuing the same course along the last line of the land described in the deed from Howard F. Jefferson and others to The Franklin Square Hospital of Baltimore City, dated March 7, 1966 and recorded among said Land Records in Liber O. T. G. 4589, page 42, in all, (12) N 50° 12' 05" W 1087.58 feet to the end of the ninth line of the land described in the deed from the Board of Trustees of Essex Community College to The Franklin Square Hospital of Baltimore City, Incorporated, dated May 16, 1967 and recorded among said Land Records in

Liber O. T. G. 4766, page 255, thence binding reversely on a part of said ninth line, (13) N 30° 44' 45" W 18.81 feet to a point on the southeast side of Franklin Square Drive herein referred to, and thence binding on said southeast side of Franklin Square Drive, two courses: (14) southwesterly, by a curve to the right with the radius of 735.00 feet, the distance of 112.60 feet, the chord of said arc being S 63° 12' 20" W 112.49 feet, and (15) S 67° 35' 40" W 70.46 feet to the place of beginning.
 Containing 9.7967 acres of land.

HGW:ejq

J.O.# 65078

March 29, 1973



RE: PETITION FOR RECLASSIFICATION : BEFORE THE
 AND SPECIAL HEARING ZONING COMMISSIONER
 SE/corner of Lenning Avenue and Franklin Square Drive - 14th District
 Franklin Square Hospital - Petitioner:
 NO. 73-307-RSPH (Item No. 32) OF
 BALTIMORE COUNTY

The Petitioner requests a Reclassification from D.R. 3.5 and D.R. 5.5 Zones to a B.L. Zone for a parcel of property located on the southeast corner of Lenning Avenue and Franklin Square Drive, in the Thirteenth Election District of Baltimore County. Said property contains 9.7967 acres of land, more or less. The Petitioner also filed a Petition for a Special Hearing in order to acquire a legal interpretation of Section 402.4 of the Baltimore County Zoning Regulations.

Evidence on behalf of the Petitioner indicated that the hospital is in dire need of expansion. The Petitioner wishes to construct several office buildings on the subject property to be used as offices for doctors and to house several other facilities of the hospital.

Prior evidence being submitted with reference to the Reclassification, argument was given by counsel for the Petitioner, pursuant to its Petition for Special Hearing for an interpretation of Section 402.4 of the Baltimore County Zoning Regulations. In the opinion of the Zoning Commissioner, Section 402.4 would apply to an office building serviced by an elevator if said use was granted in a D.R. 16 Zone with a Special Exception for an elevator office building. It is obviously the intention of the Baltimore County Zoning Regulations that in an elevator building, fifteen (15) percent of the total footage of the building or one (1) whole floor, whichever is the lesser, can be used for retail space for the convenience of the tenant of the building. A Business, Local (B.L.) Zone is not necessary.

At this point in the proceedings, the Petitioner moved to amend his Petition from the requested B.L. Zone to a D.R. 16 Zone, with a Special

Exception for office buildings. This motion was granted.

Further evidence on behalf of the Petitioner, with reference to the Reclassification, indicated that there has been a change in the area in that there has been extensive development taking place since the Comprehensive Zoning Map was adopted. It was further noted that the granting of a Reclassification of the large tract of land to the north, known as Nottingham Farms, took place and is now a final Order. The hospital is in dire need of expansion and it might be noted that, if the subject buildings were attached to the hospital, it would be unnecessary for a Petition for Reclassification as it would be part of the hospital complex, which is permitted as a matter-of-right in a D.R. Zone. But, in the instant case, since the buildings will be detached and parts thereof rented to doctors, a Special Exception and Reclassification is necessary.

Without reviewing the evidence further in detail but based on the evidence presented at the hearing, in the judgment of the Zoning Commissioner, there has been substantial change in the character of the neighborhood in order to allow the D.R. 16 Zone with a Special Exception for an office building. The fact that the area is growing by leaps and bounds and the necessity of the hospital to have more space and expansion to service the anticipated increase in population, substantiates a change in the character of the neighborhood.

Furthermore, the prerequisites of Section 501.1 of the Baltimore County Zoning Regulations have been met and a Special Exception for office buildings should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of June, 1973, that the property or area should be and the same is hereby reclassified from D.R. 3.5 and D.R. 5.5 Zones to a D.R. 16 Zone and a Special Exception for office buildings should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

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1. Proper screening of the adjoining residential zones pursuant to the Baltimore County Regulations.
2. Low level lighting, at a maximum of twelve (12) feet in height, shall be installed for the parking lot.
3. There shall be no access to or from the subject property onto Lenning Avenue.
4. The site plan shall be approved by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the provisions of Section 402.4 of the Baltimore County Zoning Regulations are applicable to an office building, with an elevator, in a D.R. 16 Zone with a Special Exception for an office building.

[Signature]
 Zoning Commissioner of
 Baltimore County

ORDER RECEIVED FOR FILING
 DATE June 29, 1973
 BY *[Signature]*

ORDER RECEIVED FOR FILING
 DATE June 29, 1973
 BY *[Signature]*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 PUBLIC HEARING AND SPECIAL HEARING
 RE: Franklin Square Hospital
 SE/corner of Lenning Avenue and Franklin Square Drive - 14th District
 Franklin Square Hospital - Petitioner:
 NO. 73-307-RSPH (Item No. 32)
 BALTIMORE COUNTY
 Public Hearing - Monday, June 18, 1973 at 8:00 P.M.
 Public Hearing Room - 24, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 The Zoning Commissioner of Baltimore County has received and accepted for filing a Petition for Special Hearing and a Petition for Reclassification of the Franklin Square Hospital, located at the southeast corner of Lenning Avenue and Franklin Square Drive, in the Thirteenth Election District of Baltimore County. The Petitioner requests a Reclassification from D.R. 3.5 and D.R. 5.5 Zones to a B.L. Zone for a parcel of property located on the southeast corner of Lenning Avenue and Franklin Square Drive, in the Thirteenth Election District of Baltimore County. Said property contains 9.7967 acres of land, more or less. The Petitioner also filed a Petition for a Special Hearing in order to acquire a legal interpretation of Section 402.4 of the Baltimore County Zoning Regulations. Evidence on behalf of the Petitioner indicated that the hospital is in dire need of expansion. The Petitioner wishes to construct several office buildings on the subject property to be used as offices for doctors and to house several other facilities of the hospital. Prior evidence being submitted with reference to the Reclassification, argument was given by counsel for the Petitioner, pursuant to its Petition for Special Hearing for an interpretation of Section 402.4 of the Baltimore County Zoning Regulations. In the opinion of the Zoning Commissioner, Section 402.4 would apply to an office building serviced by an elevator if said use was granted in a D.R. 16 Zone with a Special Exception for an elevator office building. It is obviously the intention of the Baltimore County Zoning Regulations that in an elevator building, fifteen (15) percent of the total footage of the building or one (1) whole floor, whichever is the lesser, can be used for retail space for the convenience of the tenant of the building. A Business, Local (B.L.) Zone is not necessary. At this point in the proceedings, the Petitioner moved to amend his Petition from the requested B.L. Zone to a D.R. 16 Zone, with a Special Exception for office buildings. This motion was granted. Further evidence on behalf of the Petitioner, with reference to the Reclassification, indicated that there has been a change in the area in that there has been extensive development taking place since the Comprehensive Zoning Map was adopted. It was further noted that the granting of a Reclassification of the large tract of land to the north, known as Nottingham Farms, took place and is now a final Order. The hospital is in dire need of expansion and it might be noted that, if the subject buildings were attached to the hospital, it would be unnecessary for a Petition for Reclassification as it would be part of the hospital complex, which is permitted as a matter-of-right in a D.R. Zone. But, in the instant case, since the buildings will be detached and parts thereof rented to doctors, a Special Exception and Reclassification is necessary. Without reviewing the evidence further in detail but based on the evidence presented at the hearing, in the judgment of the Zoning Commissioner, there has been substantial change in the character of the neighborhood in order to allow the D.R. 16 Zone with a Special Exception for an office building. The fact that the area is growing by leaps and bounds and the necessity of the hospital to have more space and expansion to service the anticipated increase in population, substantiates a change in the character of the neighborhood. Furthermore, the prerequisites of Section 501.1 of the Baltimore County Zoning Regulations have been met and a Special Exception for office buildings should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of June, 1973, that the property or area should be and the same is hereby reclassified from D.R. 3.5 and D.R. 5.5 Zones to a D.R. 16 Zone and a Special Exception for office buildings should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

CERTIFICATE OF PUBLICATION
 TOWSON, MD. May 31, 1973
 THIS IS TO CERTIFY, that the above advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week, on the 29th day of May, 1973, the first publication appearing on the 29th day of May, 1973.
 THE JEFFERSONIAN
[Signature]
 Manager
 Cost of Advertisement, \$.....

ORDER RECEIVED FOR FILING
 DATE June 29, 1973
 BY *[Signature]*

ORDER RECEIVED FOR FILING
 DATE June 29, 1973
 BY *[Signature]*

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 # 73-307-RSPH
 District: 11th Date of Posting: May 31, 73
 Posted for: Hearing Monday, June 18, 1973, 8:00 P.M.
 Petitioner: Franklin Square Hospital
 Location of property: SE/corner of Lenning Ave. & Franklin Square Drive
 Location of Sign: 24, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 Remarks:
 Posted by: *[Signature]* Date of return: June 7, 73

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: S. Eric DiNenna, Zoning Commissioner Date: May 17, 1973
 FROM: Baltimore County Planning Board
 SUBJECT: Zoning Reclassification Petition

Property Owners: Franklin Square Hospital
 Location: N/E/S of Lenning Avenue, between Lenning Lane and Franklin Square Drive
 Existing Zoning: D.R. 3.5 and D.R. 5.5
 Requested Zoning: B.L.
 Acres: 9.796
 Election District: 14

This petition, identified as Item 32 in Zoning Cycle V, was exempted from the cyclical procedures by the County Council on May 7, 1973.

The Planning Board is opposed to the granting of the petitioner's request for B.L. zoning. The property is surrounded by residentially zoned lands; several residences and a farm are adjacent to the subject property. Furthermore, the Department of Traffic Engineering's representative on the Zoning Advisory Committee stated that "Lenning Avenue has not been designed to handle commercial density traffic".

The Planning Board believes that commercial zoning here would be inappropriate. The Board is in agreement, however, with the proposed expansion of the Franklin Square Hospital facilities. Based upon a series of discussions held by members of the Planning staff with the Zoning Commissioner and the petitioner's attorney, the Planning Board believes that the needs for expansion can be accommodated under the D.R. 16 zoning classification with a special exception for offices. The Planning Board would support such a request by the petitioner.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284
 Your Petition has been received! this 29 day of March 1973. Item # 73-307-RSPH
[Signature]
 Zoning Commissioner

Petitioner: *[Signature]*
 Petitioner's Attorney: *[Signature]*
 Date: 4/30
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received and accepted for filing
 this 29th day of April 1973
[Signature]
 Zoning Commissioner
 Petitioner: Franklin Square Hospital
 Petitioner's Attorney: Robert J. Rasmussen
 Reviewed by: *[Signature]*
 Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 10849
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: June 18, 1973 ACCOUNT: 01-662
 AMOUNT: \$195.55
 WHITE - CASHIER
 DISTRIBUTION: YELLOW - CUSTOMER
 Franklin Square Hospital
 Robert J. Rasmussen Esq.
 500 Parkview Blvd.
 Baltimore, Md. - 21221
 Advertising and posting of property #73-307-RSPH 195.55 net

BALTIMORE COUNTY, MARYLAND No. 8351
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: May 3, 1973 ACCOUNT: 01-662
 AMOUNT: \$50.00
 WHITE - CASHIER
 DISTRIBUTION: YELLOW - CUSTOMER
 Franklin Square Hospital
 5000 Franklin Square Drive
 Baltimore, Md. 21237
 Petition for Reclassification 500.00 net

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 10, 1973

COUNTY OFFICE BLDG.
117 N. CHARLES ST.
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

PLANNING DEPARTMENT

ZONING ASSOCIATION

INDUSTRIAL DEVELOPMENT

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Reclassification Petition
Item 32
Franklin Square Hospital - Petitioners

Dear Mr. Romadka:

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.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Lenning Avenue, between Lenning Lane and Franklin Square Drive, in the 14th District of Baltimore County. This rectangular parcel of land is currently unimproved and is directly adjacent to a residence and farm that fronts on Lenning Lane. The property on the southwest side of Lenning Avenue is for the most part unimproved, however, there are a few homes near the intersection of Lenning Avenue and Lenning Lane. The property immediately to the north and the north side of Franklin Square Drive is the Franklin Square Hospital complex. It should also be noted that the property immediately to the rear of the site was the subject of an earlier reclassification for D.R. 16 and Special Exception for offices. (Case No. 72-230 RX).

The petitioners' proposal is for a reclassification from D.R. 5.5 to S.L. for the construction of two (2) three story buildings that would primarily be used for offices; however, some retail stores and a restaurant are also proposed. It is our understanding that discussions have been held with the principals of the Franklin Square Hospital and the Planning Office with regard to the subject proposal. At the time suggestions

Robert J. Romadka, Esq.
Page 2 - Res Item 32
April 13, 1973

were made that the request for S.L. be changed to D.R. 16 with a Special Exception for offices. It should also be noted that under Sec. 402.4 Elevator Apartment Buildings and Office Buildings, Conditions for Accessory Uses, the petitioner could utilize up to 15% of one floor of the total rented space, whichever is less, for accessory uses. There are also restrictions built into this section.

In any case, should the petitioners revise their request, other comments could be anticipated from the Department of Traffic Engineering, and Project Planning. At any rate, the site plan should be revised to reflect the comments if comments were requested.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to portions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman, Zoning Advisory Committee

JJDjr:JJD

(Enclosure)

c/c: Metz, Childs & Associates, Inc.
1020 Crowell Bridge Road (21204)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
KILSWORTH M. DIVER, P. E. CHIEF

April 26, 1973

Mr. G. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (April to October 1973 - Cycle V)
Property Owner: Franklin Square Hospital
W/S Lenning Ave., between Lenning Lane and Franklin Square Dr.
Present Zoning: D.R. 5.5
Proposed Zoning: ReClass. to S.L.
District: 14th No. Acres: 9.796

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Franklin Square Drive and Lenning Avenue are existing curbed County roads. Lenning Lane is to be improved in the future as a 30-foot curbed paving section on a 50-foot right-of-way.

Storm Drains:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water is available to serve this property.

PETITION AND SITE PLAN
EVALUATION COMMENTS

Item #32 (April to October 1973 - Cycle V)
Property Owner: Franklin Square Hospital
Page 2
April 26, 1973

Sanitary Sewers

Public sewer is available to serve this property.

Very truly yours,

Kilsworth M. Diver
KILSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:FAH:CDM:as

1-W Key Sheet
19 NE 27, 20 NE 27
19 NE 25, 20 NE 25 Pgs. Sheets
NE 5 0 Topo
82 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CHIFFORD, P.E. Wm. T. MILLER
CHIEF ENGINEER DEPT. OF TRAFFIC ENGINEERING

April 27, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 32 - Cycle Zoning V - April to Oct. 1973
Property Owner: Franklin Square Hospital
Lenning Avenue bet. Lenning Lane & Franklin Sq. Dr.
Reclass. to BL - District 14

Dear Mr. DiMenna:

The subject petition is requesting a change from DR 5.5 to BL of 9.8 acres. This petition should increase trip density from 500 trips to 5000 trips per day. Lenning Avenue has not been designed to handle commercial density traffic and can be expected to create traffic problems, should this petition be granted.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon
Chairman
Zoning Advisory Committee

Re: Property Owner: Franklin Square Hospital

Location: Franklin Square Drive and Lenning Avenue

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
32

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *St. Regis, Nick* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPT. HEAD AND COUNTY HEALTH OFFICER

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Franklin Square Hospital
Location: Franklin Square Dr. & Lenning Avenue
Present Zoning:
Proposed Zoning: ReClass. to S.L.
District: 14
No. Acres: 9.796

Metropolitan water and sewer must be extended to the building site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Bevilin
Thomas H. Bevilin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn0

cc: L.A. Schuppert



May 10, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #32, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Franklin Square Hospital
Location: NE/S Lenning Avenue, between Lenning Lane and Franklin Square Drive
Present Zoning: D.R.5.5
Proposed Zoning: Reclassification to B.L.
District: 14
No. Acres: 9.796

The site plan should be revised to show the following:

The four foot high compact screen planting around the perimeter of the parking area, as required by the zoning regulations, should be clearly indicated on the site plan.

All lighting for the parking areas must be indicated on the site plan and in accordance with Section 409 of the zoning regulations.

The driveway into the site may create traffic circulation problems and the petitioner and/or his engineer should contact the Department of Traffic Engineering.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 466-2111 ZONING 466-2201

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of:

Re: Item #32
Property Owner: Franklin Square Hospital
Location: Franklin Square Drive and Lenning Avenue
Present Zoning: D.R. 3.5 + 5.5
Proposed Zoning: Reclass to B.L.

District: 14
No. Acres: 9.796 acres

Dear Mr. DiNenna:

The area as now zoned could yield approximately 17 elementary pupils, 10 jr. high pupils, and 10 sr. high pupils, while a change to B.L. would not yield any pupils.

Very truly yours,

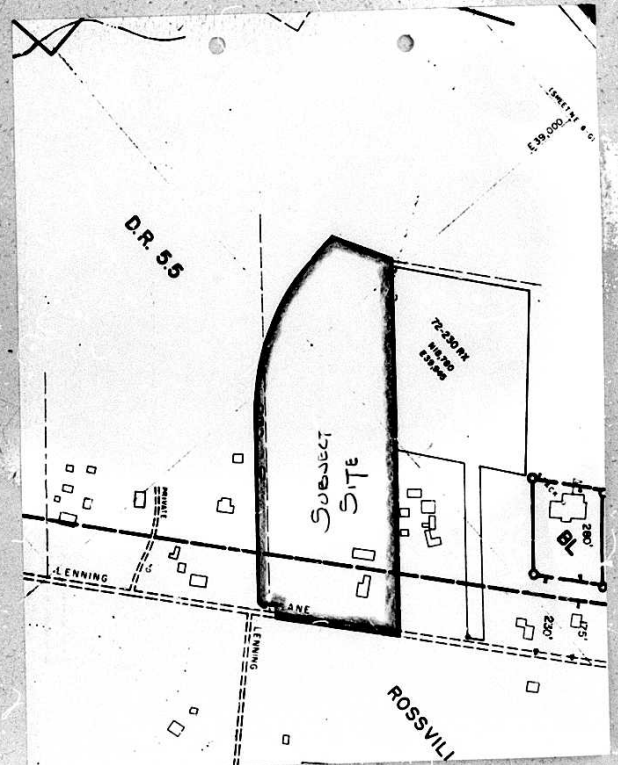
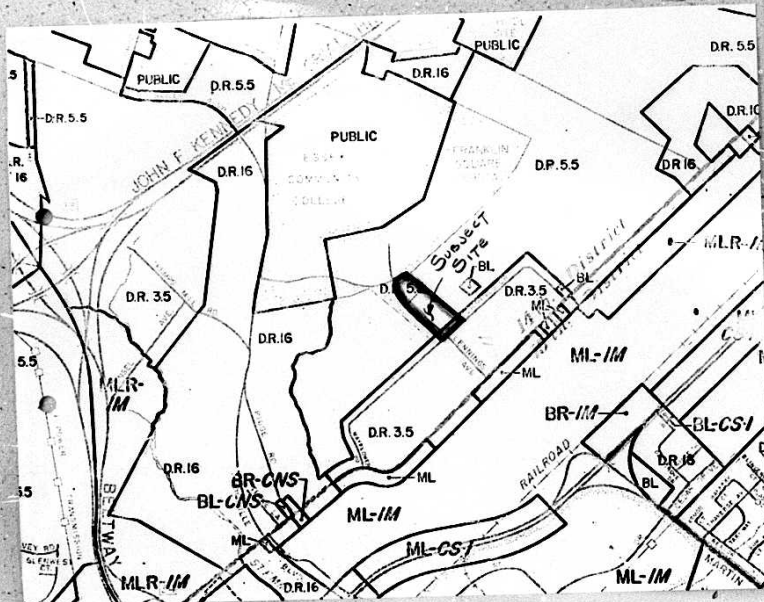
W. Nick Petrovich
Field Representative

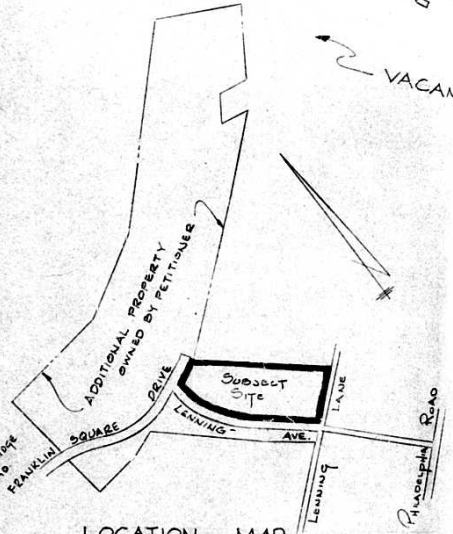
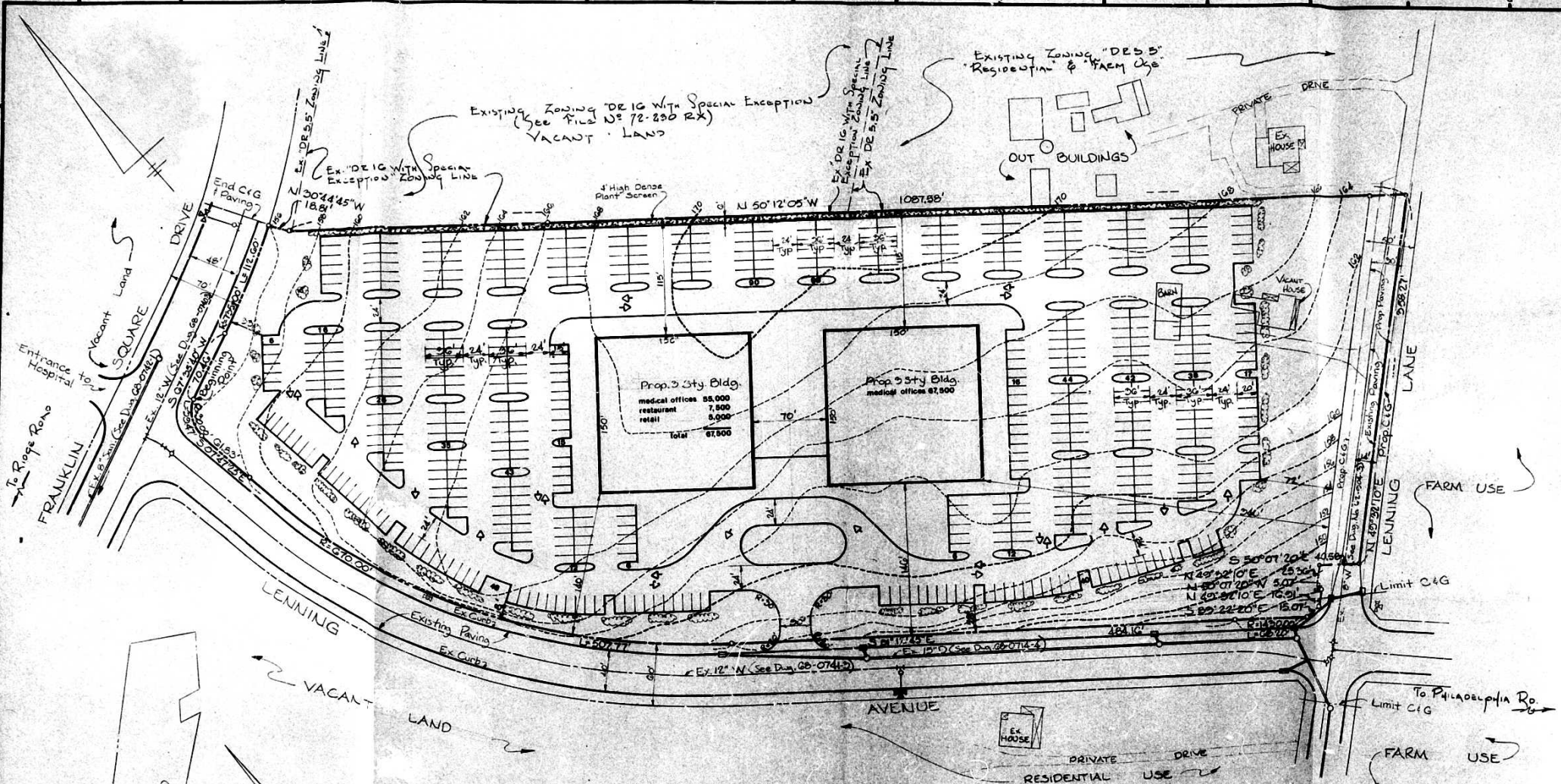
MNP/ml

H. EMBLE PARCEL REPRESENTATIVE
EUGENE C. HESS, JR. PARCEL REPRESENTATIVE
MRS. ROBERT L. BENEY

MARCUS W. ESTERHIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA H. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VMD.
MRS. RICHARD K. MUEFFEL





- GENERAL NOTES**
1. Area of Site Equals 9.7987 Acs.
 2. Existing Zoning of Site DR 5.5 & DR 5.5
 3. Existing Use of Site Vacant Land & Farm Use
 4. Proposed Zoning of Site "BL"
 5. Proposed Use of Site Medical Office Buildings, Pharmacy, & Restaurant
 6. Off Street Parking Data
 - a. Total Office Area=122,500 Sq.Ft. Requiring 400 Spaces
 - b. Proposed Pharmacy = 8,000 Sq.Ft. Requiring 25 Spaces
 - c. Proposed Restaurant = 7,500 Sq.Ft. Requiring 150 Spaces
 - d. Total Required = 584 Spaces
 - e. Total Proposed = 302 Spaces

REVISIONS			
NO.	DATE	ITEM	REV.

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY VICINITY FRANKLIN SQUARE DRIVE-LENNING AVE. Election District 14 Baltimore County, Md. Scale 1"4500 March 30, 1975

Engineer
MATZ, CHILDS & ASSOCIATES, INC.
1020 CHOWNELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

Architects
Wilson, Maag, Webb & Ratych, Inc.
204 E. Joppa Road
Towson, Maryland 21284

old Plat

JOB NO.	
SCALE	
DATE	
LAST REV.	

