

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 9, 2004

Patricia A. Malone
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

RE: Zoning Verification & Spirit and Intent – Goucher College, 1021 Dulaney Valley Road, Case # 89-113-X and 74-233-X, 9th Election District

Dear Mrs. Malone:

Your letter to Timothy Kotroco, Director of Permits & Development Management, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records, and after meeting with Carl Richards, Zoning Review Supervisor, the following has been determined:

1. The above captioned property is predominately zoned D.R. 2 with small portions on the perimeter that are zoned D.R. 3.5, D.R. 16, RAE-2 and OR-1. With the exception of the Peabody Institute building that was approved in Zoning Case 74-233-X, all of the buildings and improvements associated with Goucher College appear to be located in the D.R. 2 zone.
2. The buildings and improvements for Goucher College (as a private college) are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the special exception order in Zoning Case 89-113-X, provided that a red-lined plan is submitted to this office that delineates all of the new buildings, new additions and new use areas (i.e., athletic fields, parking lots, etc.) that have been constructed on the property since the 89-113-X special exception hearing. After receipt of the red-lined plan, a copy of said plan and this response letter will be microfilmed and made a permanent part of the zoning hearing case file.
3. The issuance of building permit # B-557681 indicates that the residence hall, as proposed, is permitted as part of the college and would comply with the applicable zoning regulations and public hearings, provided that item # 2 above is followed.
4. The Division of Code Inspections and Enforcement reports that there are no current or outstanding code violations applicable to the property and no enforcement proceedings are pending or contemplated against said property.
5. The above captioned property does not appear to be the subject of a comprehensive rezoning petition. Contact the Office of Planning at 410-887-3480 for more information in that regard.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow, Planner II
Zoning Review Office

cc: Zoning Case File 89-113-X
File-Spirit & Intent Letters
File-Verification Letters

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

1974-0233-X & 1989-0113-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

a Special Exception for a Nursery School should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1974, that the above described property be re-classified to use as a Nursery School.

and the same is granted from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Baltimore County Health Department, Baltimore County Fire Department, Department 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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
410-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Richard R. Palmer, Vice President, Goucher College

Location: 186 feet E of the intersection of Dulany Valley Road and Southerly Rd.

Item No. 1b3 Zoning Agenda February 19, 1974

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 EXHIBIT 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: [Signature] Noted and
Planning Group Approved: [Signature]
Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/74

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



March 8, 1974

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 #143, Zoning Advisory Committee Meeting, February 19, 1974, are as follows:

Property Owner: Richard R. Palmer, Vice President, Goucher College
Location: 186 feet E of the intersection of Dulany Valley Road and Southerly Road
Existing Zoning: D.R.2 and D.R.3.5
Proposed Zoning: Special Exception for a non-profit, day time children's educational organization
No. of Acres: 1.968
District: 9th

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

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2851

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 25, 1974

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

Z.A.C. Meeting of: February 19, 1974

Re: Item 143
Property Owner: Richard R. Palmer, Vice President, Goucher College
Location: 186 ft. E. of the intersection of Dulany Valley Rd., and Southerly Rd.
Present Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Special Exception for a non-profit, day time children's educational organization.

District: 9th
No. Acres: 1.968

Dear Mr. Dinenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

H. EMILIE PARKS, President
EUGENE C. HISS, Vice President
MRS. ROBERT E. BERNLY

MARCUS H. HEDIGARD
JOSEPH W. MCGOWAN
ALYN L. LEMICKA
DONALD R. ANGLER, Secretary

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, YMCA
MRS. RICHARD E. AUGUSTUS

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 21, 1974
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one line, successive weeks before the 20th day of April, 1974, the first publication appearing on the 21st day of March 1974.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$

ORIGINAL



TOWSON, MD. 21204 March 25 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, 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 25 day of March 1974 that is to say, the same was inserted in the issue of March 21, 1974.

STROMBERG PUBLICATIONS, Inc.

By [Signature]

W. Lee Thomas, Esq.
162 W. Pennsylvania Ave.,
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of March 1974.

[Signature]
S. ERIC DINENNA,
Zoning Commissioner.

Petitioner: Richard R. Palmer, Vice President
Goucher College

Petitioner's Attorney: [Signature]
162 W. 24th Street (21216)

Reviewed by: [Signature]
Chairman,
Zoning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: [Signature] Date of Posting: 3-21-74
Petitioner: [Signature]
Location of property: 186 ft. E. of Dulany Valley Rd. & Southerly Rd.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 3-21-74

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		500 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>N.B.C.</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 5th day of
1972. Item # _____

S. Eric DiNanno
Zoning Commissioner

Petition Montessori Society Submitted by Mrs. L. Jones
Petitioner's Attorney Mr. Jones Reviewed by N.B.C.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13150

DATE March 14, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Monroe, Rayton, Moller, Thomas & Nelson
102 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Exception for Goucher College
#74-233-16-8-2001 15 50.00 CHS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

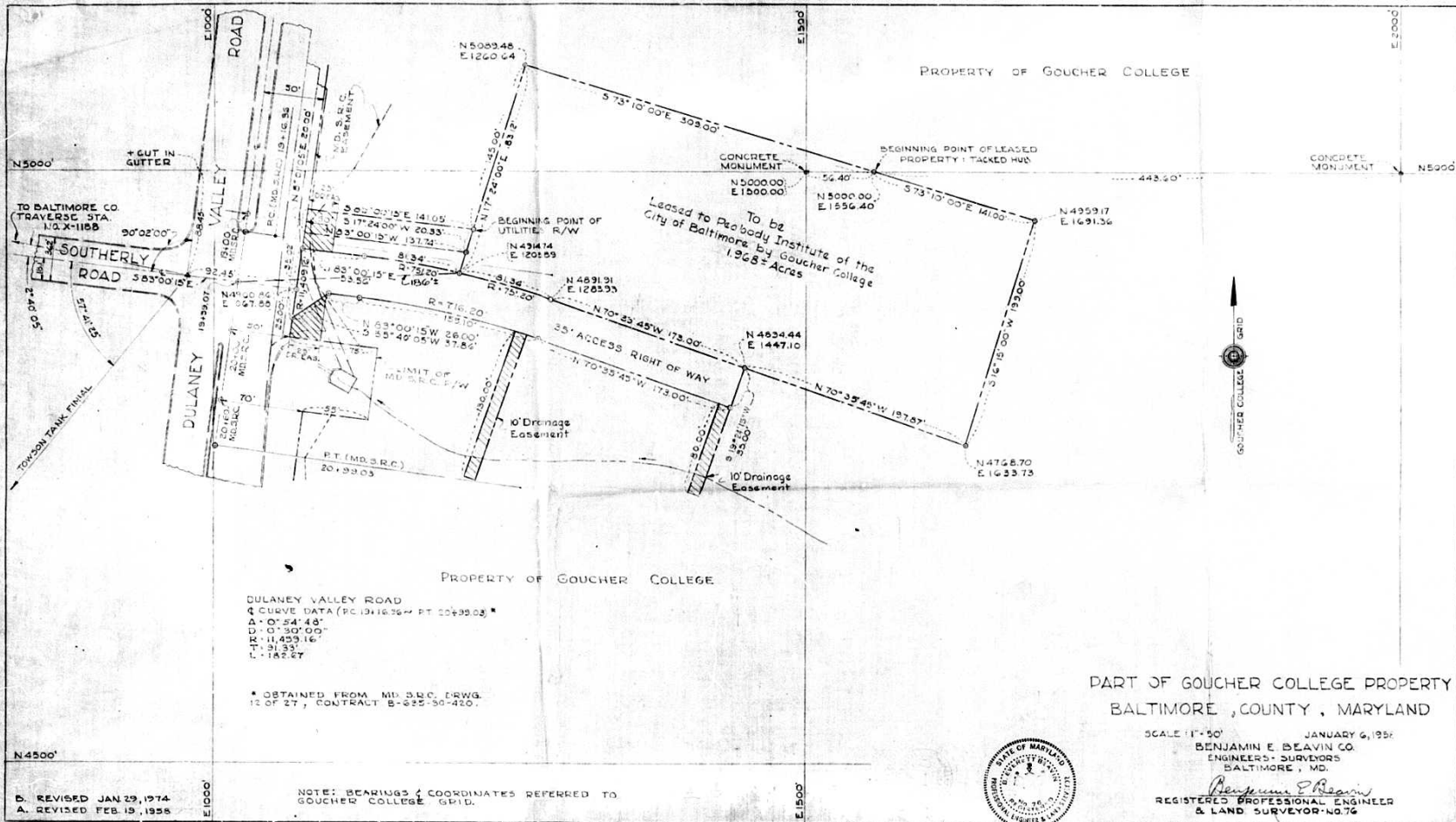
No. 14708

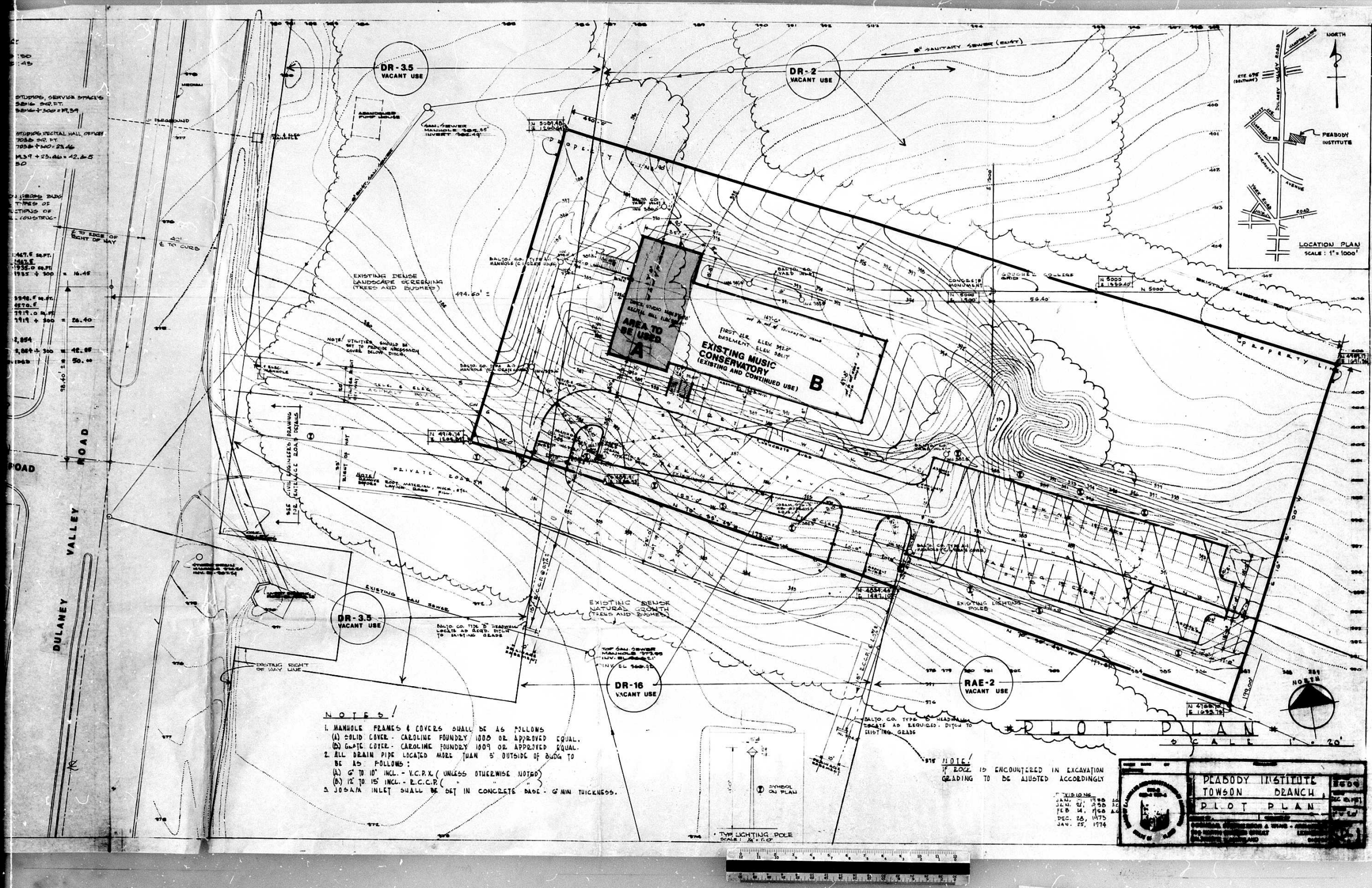
DATE April 11, 1974 ACCOUNT 01-662

AMOUNT \$60.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Montessori Society of
Central Maryland, Inc.
1216 Liberty Heights Ave.
Baltimore, Md. 21204
Advertising and setting of property for Goucher College
#74-233-16-8-2001 15 60.00 CHS





STREET PARKING

EXISTING
NUMBER SPACES PROVIDED: 50
NUMBER SPACES REQUIRED: 45

CALCULATIONS

FIRST FLOOR:
USE
TOTAL GROSS BLDG. AREA
NO. OF SPACES REQUIRED

STUDIOS, SERVICE SPACES
5816 S.F.
5816 ÷ 128 = 45.4

SECOND FLOOR:

USE
TOTAL GROSS BLDG. AREA
NO. OF SPACES REQUIRED
TOTAL SPACES REQUIRED
TOTAL SPACES PROVIDED

STUDIOS, RECEPTION HALL, OFFICES
7036 S.F.
7036 ÷ 128 = 54.9
54.9 + 42.5 = 97.4
50

NOTE: CALCULATIONS BASED ON GROSS BLDG. AREA AND INCLUDE ALL TYPES OF SPACES, I.E. NO DEDUCTIONS OF MECHANICAL SPACES, WALL CONSTRUCTION AND THE LIKE.

AREA "A"

FIRST FLOOR GROSS BLDG. AREA
SECOND FLOOR GROSS BLDG. AREA
TOTAL "A" GROSS BLDG. AREA
NUMBER OF SPACES REQUIRED

2467.6 S.F.
1447.6
3915.2 S.F.
3915.2 ÷ 240 = 16.3

AREA "B"

FIRST FLOOR GROSS BLDG. AREA
SECOND FLOOR GROSS BLDG. AREA
TOTAL "B" GROSS BLDG. AREA
NUMBER OF SPACES REQUIRED

3349.7 S.F.
4270.6
7620.3 S.F.
7620.3 ÷ 300 = 25.4

TOTAL AREA "A" PLUS "B" = 12,854

TOTAL NUMBER SPACES REQUIRED: 15,854 ÷ 300 = 52.85
NUMBER OF SPACES ACTUALLY PROVIDED: 50.00

SOUTHERLY ROAD
VALLEY ROAD
DULANEY ROAD

SEE CIVIL ENGINEER'S DRAWING FOR ENTRANCE ROAD DETAILS

EXISTING DENSE LANDSCAPE (TREES AND BUSHES)

NOTE: UTILITIES SHOULD BE SET TO PERMIT ACCESS TO ALL MANHOLES

PRIVATE ROAD

EXISTING SAN SEWER

EXISTING DENSE NATURAL GROWTH (TREES AND BUSHES)

TOP SAN SEWER MANHOLE 775.00

NOTE: ROCK IS ENCOUNTERED IN EXCAVATION GRADING TO BE ADJUSTED ACCORDINGLY

RAE-2 VACANT USE

DR-16 VACANT USE

DR-35 VACANT USE

DR-2 VACANT USE

DR-35 VACANT USE

DR-35 VACANT USE

DR-35 VACANT USE

DR-35 VACANT USE

DR-35 VACANT USE

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DR-35 VACANT USE

NOTES:

- MANHOLE FRAMES & COVERS SHALL BE AS FOLLOWS:
(A) SOLID COVER - CAROLINE FOUNDRY 1000 OR APPROVED EQUAL.
(B) GRATE COVER - CAROLINE FOUNDRY 1009 OR APPROVED EQUAL.
- ALL DRAIN PIPE LOCATED MORE THAN 5' OUTSIDE OF BODG TO BE AS FOLLOWS:
(A) 6" TO 10" INCL. - V.C.P. (UNLESS OTHERWISE NOTED)
(B) 12" TO 15" INCL. - R.C.C.P.
- JOBAM INLET SHALL BE SET IN CONCRETE BASE - 6" MIN THICKNESS.



TYP. LIGHTING POLE
SCALE: 1/4" = 1'-0"

NOTE:
IF ROCK IS ENCOUNTERED IN EXCAVATION
GRADING TO BE ADJUSTED ACCORDINGLY

REVISIONS
JAN. 7, 1978
JAN. 7, 1978
FEB. 4, 1978
DEC. 23, 1975
JAN. 25, 1974



PLEASE
TOWSON
P.L.O.