

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Greater Baltimore Medical Center, 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 2 zone to an DR 16 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 herein described property, for Medical offices

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 of Baltimore County.

Contract purchaser Greater Baltimore Medical Center
Legal Owner
Address 6701 North Charles Street
Baltimore, Maryland 21204

Protestant's Attorney
Stuart H. Rome
1800 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 1974, 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 11th day of September, 1974, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

September 5, 1974

James D. Wright, Esquire
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Reclassification and Special Exception
Beginning 1250' E of Charles Street opposite Malvern Avenue - 9th District
Greater Baltimore Medical Center - Petitioner
NO. 75-44-RX (Item No. 14)

Dear Mr. Wright:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/srl

Attachments

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
Beginning 1250' E of Charles Street opposite Malvern Avenue - 9th District
Greater Baltimore Medical Center - Petitioner
NO. 75-44-RX (Item No. 14)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

As the Petitioner has withdrawn this Petition at least ten (10) business days prior to the hearing, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of September, 1974, that the said Petition be and the same is hereby DISMISSED without prejudice.

Deputy Zoning Commissioner of Baltimore County

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

Petitioner, Greater Baltimore Medical Center, owns a tract of land of approximately fifty-eight (58) acres, known as 6701 Charles Street, and located in Baltimore County, immediately north of the property owned by the Sheppard Pratt Hospital. The entire tract, which includes the four (4) acre parcel ("subject property") for which Petitioner seeks a zoning reclassification, is presently zoned "D.R. 2".

Petitioner submits that the subject property of the Petitioner was mistakenly zoned "D.R. 2" by the Zoning Commission of Baltimore County due to the fact that at the time of the determination of that zoning classification, it was not foreseen that there was, and is, a need for a medical office building to be located in that zone. If this need had not been mistakenly overlooked, the zoning classification would have been "D.R. 16", which permits, by Special Exception, the construction of a medical office building.

In addition, the population of the area surrounding the property of Greater Baltimore Medical Center is rapidly growing and the need for additional medical facilities is apparent. For this reason and those discussed above, Petitioner requests that the Zoning Commission of Baltimore

County reclassify the zoning of subject property to "D.R. 16" and grant a Special Exception for the construction and operation of a medical office building on the subject property.

Respectfully submitted,

Stuart H. Rome
Attorney for Petitioner
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201
752-6786

ORDER RECEIVED FOR FILING

DATE September 5, 1974
FILED 9-5-74
BY John L. Wimbley
CLERK

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

March 14, 1974

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant South 66 degrees 31 minutes 30 seconds East 1250 feet from the intersection of the centerline of Malvern Avenue with the centerline of Charles Street and running thence and binding on the outlines of the property of the petitioners herein the five following courses and distances viz: South 45 degrees 06 minutes 34 seconds East 203.55 feet, South 59 degrees 57 minutes East 310 feet, South 6 degrees 44 minutes 36 seconds East 196.46 feet, South 53 degrees 53 minutes 59 seconds West 155 feet and South 80 degrees 00 minutes West 165 feet and thence leaving said outlines and running the three following courses and distances viz: due North 112 feet, due East 148.14 feet and due North 504.16 feet to the place of beginning.

Containing 3.73 acres of land more or less.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1974

Stuart H. Rome, Esq.
1800 Mercantile Bank & Trust Bldg.,
2 Hopkins Plaza
Baltimore, Maryland 21201

XXXXXXXXXXXXX
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROAD COMMISSIONER

REPORT OF
THE PRESIDENT

HEALTH DEPARTMENT

PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

RE: Item No. 14
Reclassification Cycle VII
Greater Baltimore Medical
Center - Petitioners

Dear Mr. Rome:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

JAMES B. BYRNES, III
Chairman
Zoning Advisory Committee

JBB:JD

cc: Dollenberg Brothers
709 Washington Avenue at York Road
Towson, Md. 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNO
ZONING COMMISSIONER



May 10, 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 #14, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

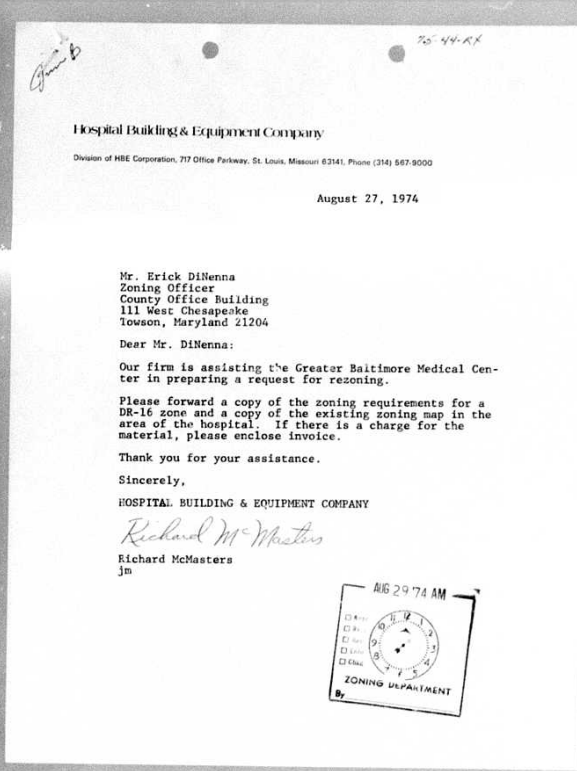
Property Owner: Greater Baltimore Medical Center
Location: 1250' E of the intersection of the centerline of Malvern Avenue and the centerline of Charles Street
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 and Special Exception for Medical offices
No. of Acres: 3.70
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems, with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division



September 4, 1974

Mr. Richard McMaisters
Hospital Building and Equipment Company
717 Office Parkway
St. Louis, Missouri 63141

RE: Case No. 75-44-BX (Item No. 14)
Beginning 1250' E of Charles Street,
opposite Malvern Avenue - 9th
Election District
Greater Baltimore Medical Center -
Petitioner

Dear Mr. McMaisters:

I am in receipt of your letter of August 27, 1974, in which you request development requirements in conjunction with the property that is the subject of the above referenced Case. The actual request for Reclassification from a Density, Residential (D, R. 2) Zone to a Density, Residential (D, R. 16) Zone, with a Special Exception for office use, was withdrawn on August 28, 1974.

I have enclosed a xerox copy of a portion of the Official Zoning Map (JC), which encompasses the subject property. Copies of the Baltimore County Zoning Regulations, which would outline development criteria, have yet to be published and are not anticipated until the Fall. I have placed your name on a list for notification as to their availability.

If this office can be of further assistance, please feel free to contact us.

Very truly yours,

SE
S. ERIC DI NENNA
Zoning Commissioner

SED/JBB, III/sv

Item 14 - 7th Cycle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Stuart H. Rome, Esq.
1800 Harcourtville Bank & Trust Bldg.
2 Hopkins Place
Baltimore, Maryland 21201

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

Your Petition has been received and accepted

for filing this _____ day of _____ 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Greater Baltimore Medical Center

Petitioner's Attorney Stuart H. Rome Reviewed by James B. Byrnes, Jr.
cc: Dollanberg Brothers
709 Washington Avenue & York Road
Towson, Md. 21204
Chairman,
Zoning Advisory Committee

Stuart H. Bone, Esq.
Item 14 - 7th Cycle
April 30, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to photographs, descriptions, or plans, as may have been requested by this Committee, shall be submitted to the office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertisement. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date is scheduled which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNE, III
Chairman,
Zoning & Planning Committee

JBB:JD
Enclosure

cc: Dollenberg Brothers
709 Washington Boulevard at York Road
Towson, Md. 21204

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

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

April 26, 1974

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

Re: Item #14 (Cycle VII - April to October 1974)
Property Owner: Greater Baltimore Medical Center
1250' E. of the intersection of the centerline of Malvern
Avenue and the centerline of Charles Street
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 and Special Exception for
Medical Offices
District: 9th No. of Acres: 3.70

Dear Mr. DiNenna:

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:

Charles Street Avenue is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As no County highways are involved, this office has no comment.

Storm Drains:

In accordance with the County policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquisition of easements and rights-of-way - both onsite and offsite - including the design in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

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.

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drainage reservations, unless a similar easement has previously been provided along

Item #14 (Cycle VII - April to October 1974)
Property Owner: Greater Baltimore Medical Center
Page 2
April 26, 1974

Storm Drains: (Cont'd)

the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this subdivision.

Sediment Control:

Development of this property through stripping, grading and stabilization would result in a sediment pollution problem, damaging 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 exists to serve this site.

Sanitary Sewer:

Public sanitary sewer exists to serve this site; however, this site falls within the Jones Falls drainage area in which the State Health Department has placed a moratorium prohibiting additional sanitary ties with the existing system.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:WMS

C-17 Key Sheet
NW 9A Top
35 NW 2 Pos. Sheet
69 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

Wm. T. HALLER

DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 14 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Greater Baltimore Medical Center
1250 feet E of the intersection of the centerline of Malvern
Avenue and the centerline of Charles Street
D.R. 16 and special exception for medical offices

Dear Mr. DiNenna:

The subject petition for medical offices is not expected to increase the trip density above what could be expected from a hospital expansion.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/ph

Maryland Department of Transportation
State Highway Administration
April 19, 1974

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

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

Attention: Mr. James Byrnes

Re: Seventh Zoning Cycle,
April 1974
Property Owner: Greater Baltimore
Medical Center
1250' E. of the intersection of
the centerline of Malvern Ave. and
the centerline of Charles Street
(Route 139)
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 & special
exception for Medical offices
No. of Acres: 3.70
District: 9th

Dear Sir:

The subject proposal should have no adverse effects on the
State Highway.

The 1973 Average Daily Traffic count on this section of
Charles Street is ... 21,000 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
bys John E. Meyers

CLJ:EBK

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
813-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Greater Baltimore Medical Center

Location: 1250' E of the intersection of the centerline of Malvern Avenue
& the centerline of Charles Street
Zoning Agenda April 3, 1974

Item No. 14

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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. HOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Greater Baltimore Medical Center
Location: 1250' E of the intersection of the centerline of Malvern Ave. & the centerline of Charles St.
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 & Special Exception for Medical Offices
No. of Acres: 3.70
District: 9

Metropolitan water and sewer available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Health Care Facilities Comments: State laws and regulations require submission of plans and specifications for any new or renovated health care facility.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

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

HVB/cas



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

Z.A.C. Meeting of: April 3, 1974

Re: Item 14

Property Owner: Greater Baltimore Medical Center

Location: 1250' E. of the intersection of the centerline of Malvern Avenue and the centerline of Charles Street

Present Zoning: D.R. 2

Proposed Zoning: D.R. 16 & Special Exception for Medical Offices

District: 9th

No. Acres: 3.70

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Black Petrovich
W. Black Petrovich,
Field Representative.

H. ANSEL PARKS, President
EUGENE C. HENDRICKS, Vice President
MRS. ROBERT L. GIBNEY

MARGUERITE M. BOUTEREAU
JOSEPH M. WHEELER, Secretary

F. BAYNE TO WILLIAMS, JR.
RICHARD W. HENDERSON, JR.
MRS. ROBERT A. WILLIAMS

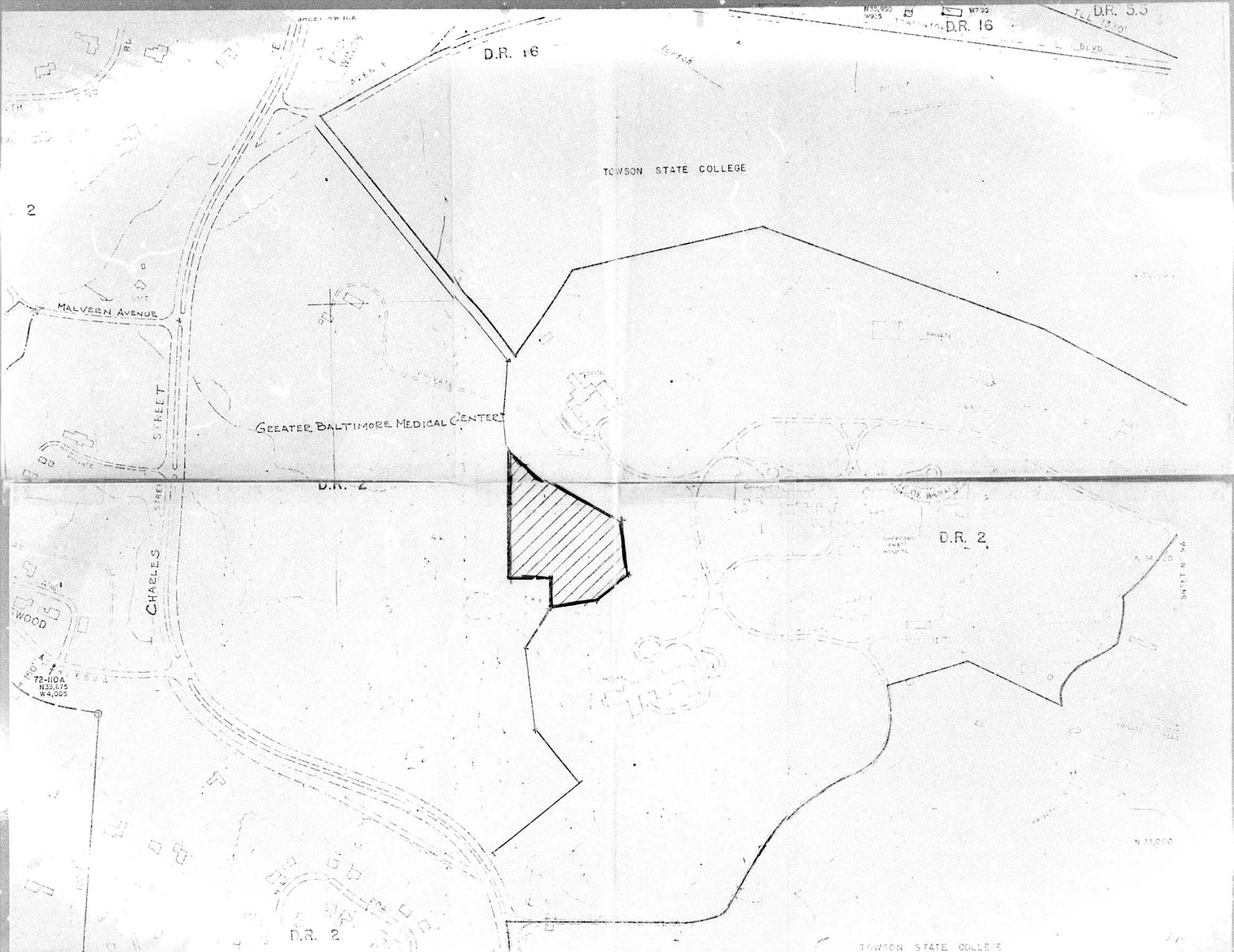
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

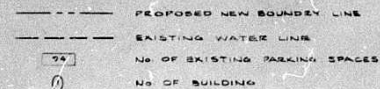
District: 9th Date of Posting: AUG. 24, 1974
Posted for: PETITIONS FOR RECLASSIFICATION OF SPECIAL EXCEPTION
Petitioner: Greater Baltimore Medical Center
Location of property: 1250' E. of Charles St. opp. Malvern Ave.
Location of Sign: D.A.T. ENTRANCE TO GREATER BALTIMORE MEDICAL CENTER
E/F. CH. CHARLES ST. opp. MALVERN AVE. @ 1300' +/- E. of
Remarks: CHARLES ST. opp. MALVERN AVE.
Posted by: Thomas H. Devlin Signature Date of return: August 30, 1974

4-SIGNS 75-44-RX

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Venable, Baetjer and Howard
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Md. 21202
Advertising and posting of property for G.B.M.C.
75-11-1X





EXISTING 23' SERVICE
ROAD 1/2" BITUMINOUS
PAVING SURFACE COURSE

3+52.06'-34"E
203.33'

12 WATER

TOWSON STATE COLLEGE
LIBRARY

AREA APPLIED FOR
ZONING

USE	OFFICES
TOTAL FLOOR AREA	66,548
NO. OF SPACES REQUIRED	48,848/300 = 163
NO. OF SPACES PROVIDED	177

HOSPITAL BUILDING EXISTING
No OF SPACES REQUIRED 600/4:00
No OF SPACES PROVIDED 921-177=744

EXIST'NG ZONING DR2
PROPOSED ZONING DR16
WITH SPECIAL EXCEPTION
FOR OFFICES.
AREA= 570 ACRES ±

GREATER BALTIMORE
MEDICAL CENTER
ZONED R21

ZONING PLAT
SCALE: 1"=100'

GREATER BALTIMORE MEDICAL CENTER
6701 NORTH CHARLES STREET
8TH DISTRICT BALTIMORE CO.
TOWSON MARYLAND 21204

ZONING PLAT

DRAWN BY:	CHECKED BY:	SCALE:	DATE:	DWG No.
		AS SHOWN	MAR. 8, 1974	1

