

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 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 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.

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

Stuart H. Rome, Petitioner's Attorney
Protestant's Attorney
Address 1800 Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 10th day of March, 1975, at 10:00 o'clock.

John W. Hesslin, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
FROM D.R. 16 and R.A.E.1 to : ZONING COMMISSIONER
R.A.E. 2 : FOR BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION :
FOR OFFICE BUILDING :
PETITION FOR VARIANCE FOR FRONT :
AND SIDE YARDS. :
Northwest corner of Bayley :
Avenue and Joppa Road, Dist. 9 :
MARYLAND C. GORE AND : Case No. 75-197
305 WEST JOPPA ROAD ASSOCIATES :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz
JAMES E. KUNTZ, JR.
Deputy People's Counsel

John W. Hesslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of March, 1975, to John E. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, and W. Lee Harrison, Esquire, Equitable Building, Washington Avenue, Towson, Maryland 21204, attorneys for the Petitioners.

John W. Hesslin, III

I will not attend. JMC



Special Exception for the construction and operation of a medical office building on the subject property.

Respectfully submitted,

Stuart H. Rome
Stuart H. Rome
Attorney for Petitioner
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201
752-6789



C&P Telephone

February 21, 1975

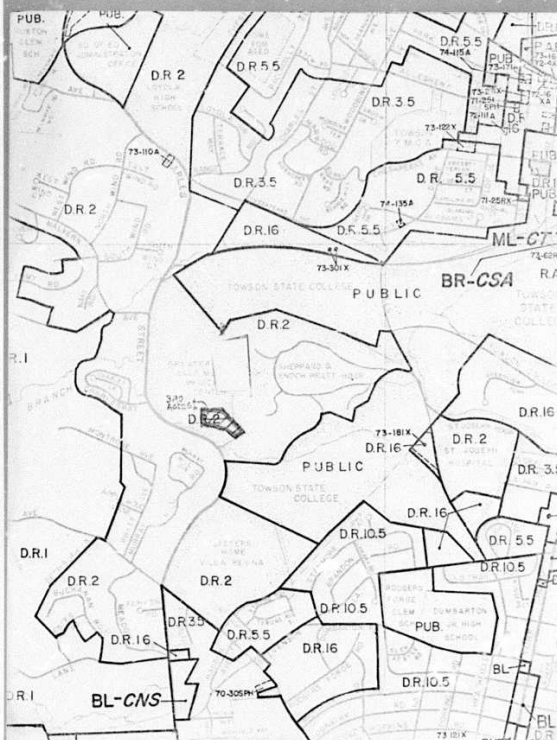
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Item 12

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Low, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
Clyde L. Low
Field Engineer

CLL/rk



RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
Beginning 1884, 72' E of Charles Street
opposite Malvern Avenue - 9th Election
District
Greater Baltimore Medical Center -
Petitioner
NO. 75-196-RX (Item No. 12)
BALTIMORE COUNTY

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR

This Petition represents a request for a Reclassification from a D.R.2 Zone to a D.R.16 Zone, together with an additional request for a Special Exception for medical offices. The property in question is located on the east side of Charles Street opposite Malvern Avenue, in the Ninth Election District of Baltimore County.

Testimony established that the Petitioner, Greater Baltimore Medical Center, owner of approximately 58 acres of land presently improved with a hospital of the aforementioned name, seeks to reclassify 3.9 acres of their property to a D.R.16 Zone; a classification that will permit them to request the above mentioned Special Exception for a medical office building.

A substantial portion of the Petitioner's testimony dealt with an existing need for medical offices to be located in close proximity to hospitals. The need for such offices to handle ambulatory or out-patients was uncontested by those who attended the hearing in protest of the requested Reclassification, nor was there any question that the use, as proposed, would meet all the pre-requisites of Section 502.1 necessary to grant the Special Exception.

Objections by the People's Counsel and the Southland Hills Improvement Association were based primarily on their opinion that the Reclassification, as proposed, would constitute a spot zone and would represent a change in the map conducive to granting additional requests for zoning reclassifications in the area. They felt that medical offices owned and leased by the hospital, either in a separate building on hospital grounds, within the hospital, or

otherwise connected to the hospital by a common wall or breezeway, could be interpreted to be permitted as a matter of right as a hospital use in all residential zones.

The Petitioner's testimony clearly indicated that, although the doctors leasing space in the proposed medical building will be required to be on the staff of the hospital for the purpose of benefiting the hospital and patients, there would be no prohibition against the doctors utilizing the office for their practice, which may or may not be directly related to the Greater Baltimore Medical Center. In recognition of this separation between the hospital and the offices, the Petitioner is of the opinion that compliance with the Baltimore County Zoning Regulations requires a Reclassification to a residential zone, which would permit offices by way of a Special Exception. It was his contention that the Comprehensive Zoning Map, as adopted in 1971, erroneously omitted any zoning classification that would permit the construction of medical offices, either by right or by Special Exception, in the vicinity of the hospital.

The Baltimore County Planning Board recommendations, with regard to this Petition, support the Petitioner's contention that the map is in error, but recommends that only a portion of the Petitioner's request be granted a reclassification to the D.R.16 Zone.

After carefully reviewing the testimony and evidence presented by both the Petitioner and the Protestants, it is the opinion of the Deputy Zoning Commissioner, that to permit the use, as suggested, as a matter of right in any residential zone, would circumvent the Regulations and could have far reaching effects on communities immediately surrounding the hospitals. There would be no safeguards or requirements to be met, such as those presently required for the granting of a Special Exception under Section 502.1. Under such a ruling, a hospital could purchase a dwelling in an adjoining residential

development and utilize that dwelling for medical offices of staff doctors, who could in turn utilize the offices, at least in part, for their own private practice without benefit of the safeguards inherent in Special Exception requirements.

Insofar as the Petitioner's request is concerned, it is apparent that there is a definite need for the use proposed and that the map erroneously failed to provide for this use. The granting of the Reclassification and the subsequent utilization of said Reclassification for medical offices would be compatible with the hospital use and the needs of the surrounding community and, as such, could not be considered a spot zone. It was also apparent that the medical offices, on a small portion of a relatively undeveloped 58 acre tract, will not be detrimental to the health, safety, and general welfare of the community and will, in accordance with the testimony and evidence presented, meet or satisfy all other requirements of Section 502.1 necessary for the granting of the requested Special Exception. However, the entire 3.9 acre site proposed for reclassification is not necessary to support the requested office use and, for this reason, the Order granting the request will reflect the recommendation of the Planning Board that only a portion of the site be reclassified. A use permit for parking in a residential zone will, however, be substituted for the Reclassification on the remainder of the 3.9 acre site.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of May, 1975, that the herein requested Reclassification and Special Exception be GRANTED for that portion of the herein described site that lies within an area parallel to and measured at right angles in a southerly direction, 200 feet from the northernmost east-west property line. The remaining portion of the herein requested area is hereby GRANTED a use permit for parking in a residential zone. Said Special Exception and use permit shall be subject to the following conditions:

1. The proposed medical office building shall contain no more than four stories and the total floor area shall not exceed 40,000 square feet.

2. The use permit for parking in a D.R.2 Zone may consist of a garage structure or surface parking, but must comply in all respects with Section 409.4 and other pertinent area requirements of the Zoning Regulations.
3. A site plan, for both the parking area and the medical office building, must be approved by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the Reclassification request for the remaining portion, i.e., that portion granted a use permit for parking, shall be and the same is DENIED, and the same is continued as and to remain a D.R.2 Zone.

James E. R. D.
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE May 15, 1975
BY [Signature]

ORDER RECEIVED FOR FILING

DATE May 15, 1975
BY [Signature]

ORDER RECEIVED FOR FILING

DATE May 15, 1975
BY [Signature]

ORDER RECEIVED FOR FILING

DATE May 15, 1975
BY [Signature]

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 12 - 8th Zoning Cycle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Stuart H. Rome, Esq.,
1800 Mercantile Bank & Trust Bldg.,
2 Hopkins Plaza
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of October 1974.

[Signature]
S. ERIC DINENBA
Zoning Commissioner

Petitioner Greater Baltimore Medical Center

Petitioner's Attorney Stuart H. Rome
cc: Dollenberg Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PLANNING AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

October 25, 1974

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

RE: Reclassification and Special
Exception Petition
Item 12 - 8th Zoning Cycle
Greater Baltimore Medical
Center - Petitioner

Dear Mr. Rome:

The Zoning Plans 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 approximately 884 feet southeast of the intersections of Malvern Avenue and Charles Street, in the 9th Election District of Baltimore County. It is presently improved with the facilities of the Greater Baltimore Medical Center. The property is abutted by the Towson State College and the Sheppard & Enoch Pratt Hospital.

The petitioner is requesting a Reclassification for a 3.5 portion of the total site from its existing DR 2 classification to a DR 16 zone. In addition, a Special Exception for an office building has been requested, and the submitted

Stuart H. Rome, Esq.
Re: Item 12 - 8th Zoning Cycle
October 25, 1974

Page 2

plans indicate a proposed four-story medical office building. Off street parking is provided for 147 vehicles.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1975, 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 March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure
cc: Dollenberg Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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

October 22, 1974

Re: Item #12 (Cycle VIII - October 1974 - April 1975)
Property Owner: Greater Baltimore Medical Center
1884 ft. SE of the intersection of Charles Street and
Malvern Avenue
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 W/Special Exception for medical
offices
No. of Acres: 3.50 District: 9th

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

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:

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, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #12 (Cycle VIII - October 1974 - April 1975)
Property Owner: Greater Baltimore Medical Center
Page 2
October 22, 1974

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 and will require State Health Department approval for additional service connections.

Very truly yours,

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

END:RAM:PMK:iss

C-ME Key Sheet
34 NW 2 Pos. Sheet
SW 2 A Topo
69 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

932-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Greater Balto. Medical Center

Location: 1,884 ft. SE of the intersection of Charles St. & Malvern Ave.

Item No. 12 Zoning Agenda Cycle #8 - October 1, 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 _____
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *J. J. Kelly*

Planning Group

Special Inspection Division

Noted and

Approved: *Paul H. Kowalski*

Deputy Chief

Fire Prevention Bureau



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 15, 1974

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

Att: Mr. James B. Byrnes III

Re: 5th Zoning Cycle
Oct. 1974
Property Owner: Greater Balto. Medical Center
Location: 1,884 ft. SE of the intersection of Charles St. (Route 139) & Malvern Ave.
Existing Zoning: DR 2
Proposed Zoning: DR 16, Spec. Except. for offices
No. of Acres: 3.5
District: 9th

Dear Sir:

The existing entrance into the subject site is acceptable, however, a secondary means of access into this large complex should be provided, preferably through the Sheppard Pratt Hospital.

The 1973 average daily traffic count on this section of Charles St. is ... 21,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Mayers
By: John E. Mayers

CLJ:EM:sk

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

WILLIAM D. FROMM
DIRECTOR
B. ERIC DINENNA
ZONING COMMISSIONER



November 6, 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 #12, Zoning Cycle VIII, October 1974, are as follows:

Property Owner: Greater Baltimore Medical Center
Location: 1,884 ft. SE of the intersection of Charles St. and Malvern Avenue
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 16 Special Exception for offices
No. of Acres: 3.5
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 bearing on this petition.

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

Very truly yours,

John L. Wimbly
John L. Wimbly
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 12 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Greater Baltimore Medical Center
1884 ft. NE of the intersection of Charles Street & Malvern Avenue
D.R. 16 with special exception for medical offices.
District 9

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/rmg

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 11, 1974

DONALD J. ROOP, 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 Item 12, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Greater Balto. Medical Center
Location: 1,884 ft. SE of the intersection of Charles St. & Malvern Ave.
Existing Zoning: DR 2
Proposed Zoning: DR 16. SPECIAL EXCEPTION for offices.
No. of Acres: 3.5
District: 9th

Metropolitan water and sewer are available.

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.

Food Protection 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.

Jones Falls Moratorium: 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

EWB/acg

CC--W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 9, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 12
Property Owner: Greater Balto. Medical Center
Location: 1,884 ft. S.E. of the intersection of Charles St. & Malvern Ave.
Present Zoning: D.R. 2
Proposed Zoning: D.R. 16 Special Exception for offices.

District: 9th
No. Acres: 3.5

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. GILNEY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA E. WHEELER, SECRETARY

T. KAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD C. RUFFEL

PETITION FOR RECLASSIFICATION
TO DISTRICT
ZONING: From D.R. 1 to D.R. 10 Zone. Petition for Special Exception for Office and Office Building.
LOCATION: Beginning 1864.72 feet East of Charles Street opposite Malvern Avenue.
DATE & TIME: MONDAY, MARCH 16, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Present: Zoning D.R. 1, Proposed Zoning: D.R. 10, Petition for Special Exception for Office and Office Building (Medical).
All that parcel of land in the North District of Baltimore County, beginning for the same at a point on the corner of the property of the center line of Charles Street, with the corner line of Malvern Avenue and running thence and bounding on said property, to-wit: South 88 degrees 15 minutes 10 seconds East 200.0 feet and South 88 degrees 15 minutes 10 seconds West 100.0 feet, thence having said outline and running the line following course and distance: viz. North 88 degrees 15 minutes 10 seconds East 100.0 feet, then North 88 degrees 15 minutes 10 seconds East 200.0 feet and South 88 degrees 15 minutes 10 seconds West 100.0 feet to the place of beginning.
Containing 1.00 Acres of land.
Being a part of the land of the petitioner herein as shown on a plat filed in the office of the Zoning Commissioners.
Being the property of Greater Baltimore Medical Center, as shown on plat filed in the office of the Zoning Commissioners.
Hearing Date: Monday, March 16, 1975 at 10:00 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.
BY ORDER OF
S. ERIC DIENENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb 14 1975

THE TOWSON TIMES

TOWSON, MD 21204 February 14, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - BEGINNING 1864.72 feet EAST OF CHARLES STREET, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE successive

weeks before the 10 day of March 1975 that is to say, the same

was inserted in the issues of February 14, 1975

STROMBERG PUBLICATIONS, Inc.

By S. Eric Dienna

FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING: From D.R. 1 to D.R. 10 Zone. Petition for Special Exception for Office and Office Building.
LOCATION: Beginning 1864.72 feet East of Charles Street opposite Malvern Avenue.
DATE & TIME: Monday, March 16, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Present: Zoning D.R. 1, Proposed Zoning: D.R. 10, Petition for Special Exception for Office and Office Building (Medical).
All that parcel of land in the North District of Baltimore County and described as follows: to-wit: Beginning for the same at a point on the corner of the property of the petitioner herein, distant South 88 degrees 15 minutes 10 seconds East 200.0 feet, the intersection of the center line of Charles Street and the corner line of Malvern Avenue and running thence and bounding on said property, to-wit: South 88 degrees 15 minutes 10 seconds East 100.0 feet and South 88 degrees 15 minutes 10 seconds West 100.0 feet, thence having said outline and running the line following course and distance: viz. North 88 degrees 15 minutes 10 seconds East 100.0 feet, then North 88 degrees 15 minutes 10 seconds East 200.0 feet and South 88 degrees 15 minutes 10 seconds West 100.0 feet to the place of beginning.
Containing 1.00 Acres of land.
Being a part of the land of the petitioner herein as shown on a plat filed in the office of the Zoning Commissioners.
Being the property of Greater Baltimore Medical Center, as shown on plat filed in the office of the Zoning Commissioners.
Hearing Date: Monday, March 16, 1975 at 10:00 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
S. ERIC DIENENNA
Zoning Commissioner of Baltimore County
Feb 14 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 20, 1975

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 one time successive weeks before the 10th day of March 1975, the 19th publication appearing on the 20th day of February 1975.

THE JEFFERSONIAN,

H. Frank Shuster
Manager

Cost of Advertisement, \$



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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>[Signature]</u>										
Previous case: <u>[Signature]</u>										

Revised Plans:
Change in outline or description Yes ☐ No ☐
Map # _____

4-SIGNS 75-196-RX

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9d Date of Posting: FEB. 22 1975
 Posted for: PETITIONS FOR RECLASSIFICATION OF SPECIAL EXCEPTION
 Petitioner: GREATER BALTIMORE MEDICAL CENTER
 Location of property: 1864.72' E. of CHARLES ST. OPPOSITE MALVERN AVE.
 Location of Signs: 0.1885 Acre - E. of CHARLES ST. OPPOSITE MALVERN AVE.
0.1885 Acre - E. of CHARLES ST. OPPOSITE MALVERN AVE.
 Remarks: _____
 Posted by: [Signature] Date of return: FEB. 22 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of

Sept 1974. Item # _____

[Signature]
S. Eric Dienna,
Zoning Commissioner

Petitioner GBMC Submitted by Mr. Edward Boyer

Petitioner's Attorney Stuart H. Rome Reviewed by [Signature]

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

BALTIMORE COUNTY, MARYLAND No. 17924
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 10, 1975 ACCOUNT 01-662

AMOUNT \$153.28

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Payers: Venable, Beutjer and Howard
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Md. 21201
Advertising and posting of property for G.B.M.C. - 75-196-1
153.28

BALTIMORE COUNTY, MARYLAND No. 17131
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE JUN. 21, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Payers: Venable, Beutjer and Howard
1800 Mercantile Bank & Trust Building
2 Hopkins Plaza
Baltimore, Md. 21201
Advertising and posting of property for G.B.M.C. - 75-196-1
50.00

2

3.50 Acres ±

D.R. 2

SCALE 1" = 200'



2

TOWSON STATE COLLEGE

MAVERN AVE

GREATER BALTIMORE MEDICAL CENTER
D.R. 2

SNEPPED PRATT

3,700 ACRES

SCALE 1" = 200'

D.R. 2

MURRAY HILL
MURRAY AVE

CHARLES



SHEPARD & ENOCH
FRANK HOSPITAL
ZONED DR 2

ZONED DR 2
SHEPARD FRANK HOSPITAL

GREATER BALTIMORE
MEDICAL CENTER
ZONED DR 2

ZONING PLAT PROPERTY LOCATED IN
9TH DISTRICT BALTO CO MD

DE 2

ZONING PLAT
SCALE 1" = 60'

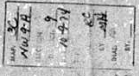


DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
412 DELAWARE AVENUE
TOWSON, MD

GREATER BALTIMORE MEDICAL CENTER
5701 NORTH CHARLES STREET
9TH DISTRICT BALTIMORE CO.
TOWSON, MARYLAND 21204

ZONING PLAT

DESIGN BY	CHECKED BY	SCALE	DATE	DWG NO.
		AS SHOWN	9-16-74	



PROPOSED OFFICE BUILDING

16' X 22'

4 FLOORS

OFFICES

25,000

NO OF SPACES REQUIRED

45,000

NO OF SPACES PROVIDED

45

HOSPITAL BUILDING EXISTING

400' X 100'

NO OF SPACES REQUIRED

200,000

NO OF SPACES PROVIDED

200,000

EXISTING ZONING DR 2

PROPOSED ZONING DR 2

WITH SPECIAL EXCEPTION

FOR OFFICES

AREA = 3.50 ACRES

N
P
R
D

EXISTING 20 SERVICE
PAVING SURFACE COURSE

TO WATER
TO LOOP

PH 1

PH 2

PH 3

PH 4

PH 5

PH 6

PH 7

PH 8

PH 9

PH 10

PH 11

PH 12

PH 13

PH 14

PH 15

PH 16

PH 17

PH 18

PH 19

PH 20

PH 21

PH 22

PH 23

PH 24

PH 25

PH 26

PH 27

PH 28

PH 29

PH 30

PH 31

PH 32

PH 33

PH 34

PH 35

PH 36

PH 37

PH 38

PH 39

PH 40

PH 41

PH 42

PH 43

PH 44

PH 45

PH 46

PH 47

PH 48

PH 49

PH 50

PH 51

PH 52

PH 53

PH 54

PH 55

PH 56

PH 57

PH 58

PH 59

PH 60

PH 61

PH 62

PH 63

PH 64

PH 65

PH 66

PH 67

PH 68

PH 69

PH 70

PH 71

PH 72

PH 73

PH 74

PH 75

PH 76

PH 77

PH 78

PH 79

PH 80

PH 81

PH 82

PH 83

PH 84

PH 85

PH 86

PH 87

PH 88

PH 89

PH 90

PH 91

PH 92

PH 93

PH 94

PH 95

PH 96

PH 97

PH 98

PH 99

PH 100

PH 101

PH 102

PH 103

PH 104

PH 105

PH 106

PH 107

PH 108

PH 109

PH 110

PH 111

PH 112

PH 113

PH 114

PH 115

PH 116

PH 117

PH 118

PH 119

PH 120

PH 121

PH 122

PH 123

PH 124

PH 125

PH 126

PH 127

PH 128

PH 129

PH 130

PH 131

PH 132

PH 133

PH 134

PH 135

PH 136

PH 137

PH 138

PH 139

PH 140

PH 141

PH 142

PH 143

PH 144

PH 145

PH 146

PH 147

PH 148

PH 149

PH 150

PH 151

PH 152

PH 153

PH 154

PH 155

PH 156

PH 157

PH 158

PH 159

PH 160

PH 161

PH 162

PH 163

PH 164

PH 165

PH 166

PH 167

PH 168

PH 169

PH 170

PH 171

PH 172

PH 173

PH 174

PH 175

PH 176

PH 177

PH 178

PH 179

PH 180

PH 181

PH 182

PH 183

PH 184

PH 185

PH 186

PH 187

PH 188

PH 189

PH 190

PH 191

PH 192

PH 193

PH 194

PH 195

PH 196

PH 197

PH 198

PH 199

PH 200

PH 201

PH 202

PH 203

PH 204

PH 205

PH 206

PH 207

PH 208

PH 209

PH 210

PH 211

PH 212

PH 213

PH 214

PH 215

PH 216

PH 217

PH 218

PH 219

PH 220

PH 221

PH 222

PH 223

PH 224

PH 225

PH 226

PH 227

PH 228

PH 229

PH 230

PH 231

PH 232

PH 233

PH 234

PH 235

PH 236

PH 237

PH 238

PH 239

PH 240

PH 241

PH 242

PH 243

PH 244

PH 245

PH 246

PH 247

PH 248

PH 249

PH 250

PH 251

PH 252

PH 253

EXISTING BUILDING DESIGNATION & AREA		
NO	DESCRIPTION	AREA SQ. FT.
1	TOLLBOOTH - 1 STORY	180
2	WAREHOUSE - 1 STORY	3200
3	WAREHOUSE - 2 STORY	1750
4	AUXILIARY SERVICES BLDG - 1 STORY	4200
5	HOSPITAL BUILDING - 5 STORY	308,950
6	SHEPARD & ENOUGH HEAT PROPERTY	8695
7	FORD BUILDING - 5 STORY	38,500
8	NURSES HOME - 4 STORY	38,500
9	PROPOSED OFFICE BLDG - 4 STORY	38,500

TOWSON STATE COLLEGE
PUBLIC

NORTH 469.57'

11.75' + 200' MEDICAL ARTS BUILDING 603162

350' X 665'

SOUTH 349.57'

10' WATER TO LOT

ROAD TO SERVICE BUILDING 603162 PAVING SURFACE COURSE

GREATER BALTIMORE MEDICAL CENTER
ZONED PK C

ZONING PLAT PROPERTY LOCATED IN 9TH DISTRICT BALTO CO MD

DR 2

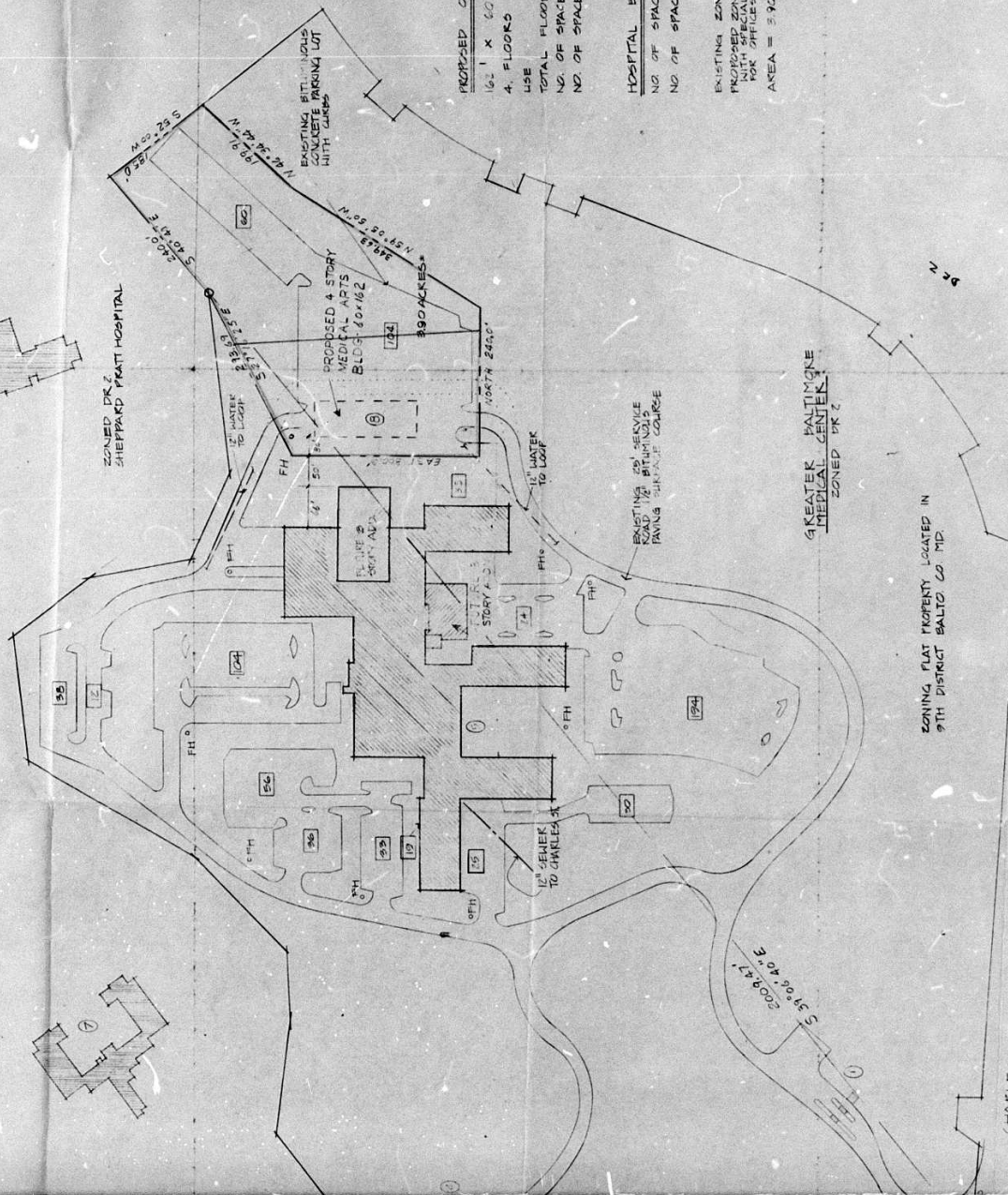
ZONING PLAT
SCALE 1" = 100'



--- NEW BOUNDARY LINE
 --- EXISTING WATER LINE
 --- NO. OF EXISTING PARKING SPACES
 --- NO. OF BUILDING

94
 1

SHEPARD & ENOCH
 TRAIL HOSPITAL
 ZONED DK 2



PROPOSED OFFICE BUILDING

16.1' X 60'

4 FLOORS

USE
 OFFICES
 45,000
 TOTAL FLOOR AREA
 NO. OF SPACES REQUIRED
 400/4 = 100
 NO. OF SPACES PROVIDED
 164

HOSPITAL BUILDING EXISTING

400/4 = 100

NO. OF SPACES REQUIRED

NO. OF SPACES PROVIDED

EXISTING ZONING DK 2

PROPOSED ZONING DK 16

PROPOSED ZONING DK 16

PROPOSED ZONING DK 16

AREA = 3.90 ACRES ±

NO. 29 7A AM



Greater Baltimore Medical Center
 Revised Plans
 Cycle 8

DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 412 DELAWARE AVENUE
 TOWSON MD

GREATER BALTIMORE MEDICAL CENTER
 6701 NORTH CHARLES STREET
 9TH DISTRICT BALTIMORE CO.
 TOWSON, MARYLAND 21204

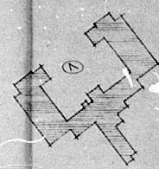
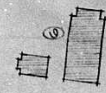
ZONING PLAT

PLANNED BY	CHECKED BY	SCALE	DATE	DWG. NO.
		AS SHOWN	9-16-74	
			REV. 10-22-74	

ZONING PLAT
 SCALE: 1" = 100'

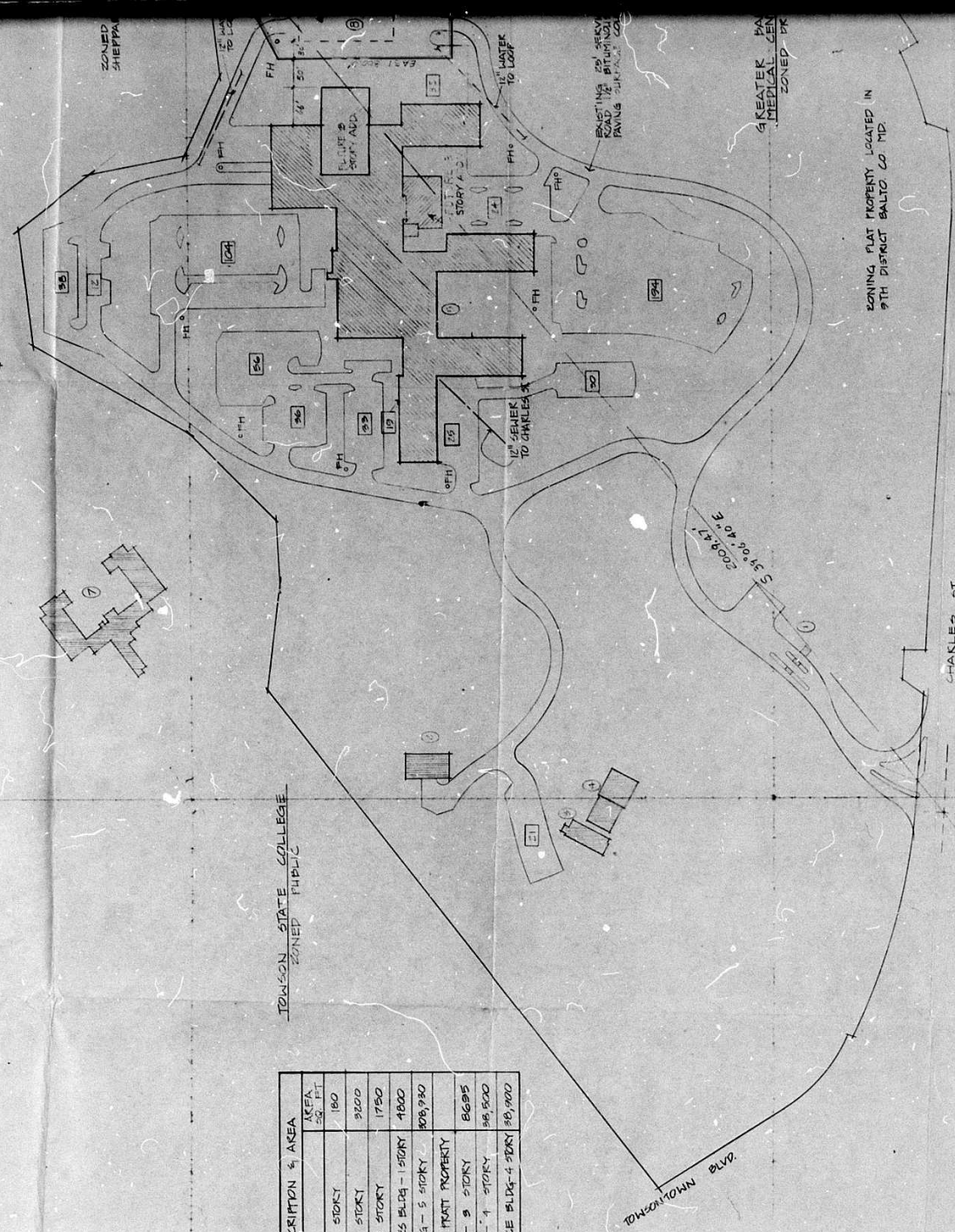


SHEPARD & ENOCH
PRATT HOSPITAL
ZONED PR 2



TOWSON STATE COLLEGE
ZONED PUBLIC

NO.	DESCRIPTION	AREA SQ. FT.
1	TOLBOOTH - 1 STORY	180
2	WAREHOUSE - 1 STORY	2100
3	FAKHOUSE - 2 STORY	1750
4	AUXILIARY SERVICES BLDG - 1 STORY	4800
5	HOSPITAL BUILDING - 5 STORY	308,930
6	SHEPARD & ENOCH PRATT PROPERTY	8605
7	FORD BUILDING - 3 STORY	96,500
8	NURSES HOME - 4 STORY	90,000
9	PROPOSED OFFICE BLDG - 4 STORY	80,000



EXISTING PLAT PROPERTY LOCATED IN
9TH DISTRICT BALTO. CO. MD.

CHARLES ST.

WALVERN AVE.

ZONING PLAT
SCALE: 1" = 100'

