

340  
86-45-SPHA

### PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a structure with certain hospital and related medical uses as accessory to the existing hospital.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): Greater Baltimore Medical Center  
(Type or Print Name) (Type or Print Name)

Signature: \_\_\_\_\_ BY: \_\_\_\_\_  
(Type or Print Name) (Type or Print Name)

Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Attorney for Petitioner: John B. Howard, Esquire  
(Type or Print Name)  
Address: 6701 North Charles St., 828-2000  
City and State: Baltimore, MD 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esquire  
P.O. Box 5517  
Townson, MD 21204  
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 1985, 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 29th day of July, 1985, at 1:30 o'clock.

(over)

86-45-SPHA

### PETITION FOR ZONING VARIANCE

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(Type or Print Name)  
Address: 210 Allegheny Ave., P.O. Box 5517  
City and State: Towson, MD 21204  
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(over)

Case No. 86-45-SPHA

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 25th day of June, 1985.

ARNOLD JABLON  
Zoning Commissioner

Received by: \_\_\_\_\_  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY \_\_\_\_\_

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY \_\_\_\_\_

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 22, 1985

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

NICHOLAS B. COMMODARI  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Protect Planning  
Buildings Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 340 - Case No. 86-45-SPHA  
Special Hearing & Variance Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petitions. The following 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 suitability of the requested zoning.

In view of your proposal to construct an addition to the side of the existing hospital and an unattached parking structure, this combination hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petitions. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari, Inc.  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures

cc: Daft-McCune-Walker, Inc.  
200 E. Pennsylvania Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR  
June 7, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #340 (1984-1985)  
Property Owner: Greater Baltimore Medical Center  
8/9 Charles St. opp. Halvern Ave.  
Acres: 57,933 Acres  
District: 9th

Dear Mr. Jablon:

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.

**General Comments:**

As no public facilities are involved, this office has no comment.

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

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.

Very truly yours,  
James A. Markle, P.E., Chief  
Bureau of Public Services

JAM:EAM:GDL:iss  
cc: File

Maryland Department of Transportation  
State Highway Administration

William K. Hellmuth  
Secretary  
Hal Kassoff  
Assistant Secretary

May 28, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Att: N. Commodari

Re: Property Owner:  
Greater Baltimore Med. Center  
Location: E/S Charles Street (Route 139)  
opposite Halvern Ave  
Existing Zoning: D.R. 2  
Proposed Zoning:  
Spec. hearing to approve a structure with certain hospital and related uses as accessory to the existing hospital  
Acres: 57,933  
District: 9th Election

Dear Mr. Commodari:

On review of the submittal of 5/6/85, the S.H.A. finds the plan generally acceptable.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

cc: J. Ogle

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
404-3211

WILLIAM E. GENDER  
DIRECTOR

JULY 8, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985  
Item # 340  
Property Owner: GREATER BALTIMORE MEDICAL CENTER  
Location: E/S CHARLES STREET OPPOSITE HALVERN AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

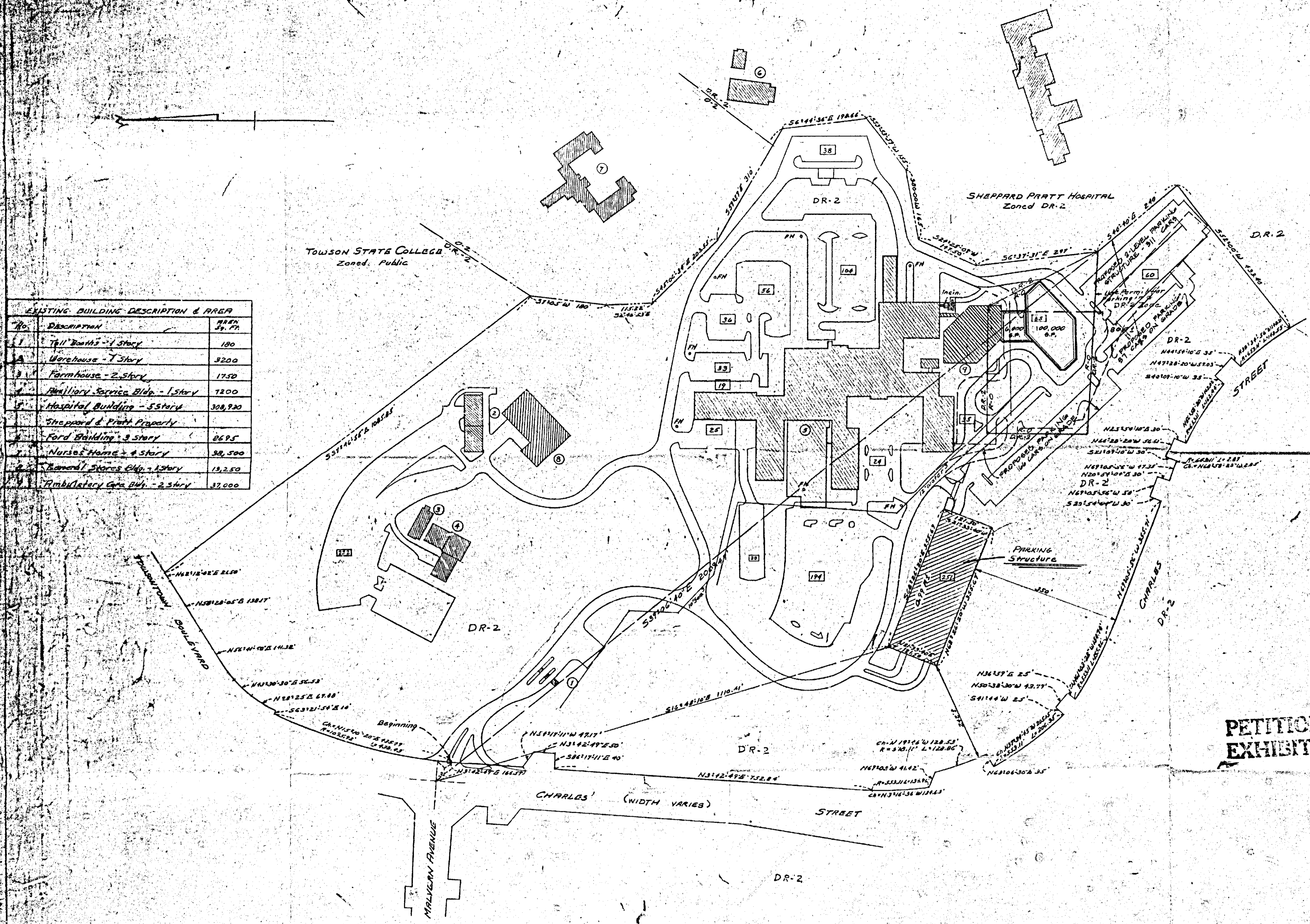
- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board.
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by 811-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- The property is located in a traffic area controlled by a "D" level intersection as defined by 811-178-79, and as conditions change traffic capacity may become more limited. The Basic Services Area fire re-evaluated annually by the County Council.
- Additional comments:

A WAIVER OF CRG PLAN WAS GRANTED BY THE PLANNING BOARD ON 5/14/85 SEE FILE #85-68

Eugene A. Beber  
Chief, Current Planning and Development

cc: James Howell

EXISTING BUILDING DESCRIPTION & AREA		
No.	DESCRIPTION	SQ. FT.
1	Tell Booths - 1 story	180
2	Warehouse - 7 story	3200
3	Farmhouse - 2 story	1750
4	Auxiliary Service Bldg. - 1 story	7200
5	Hospital Building - 5 story	308,930
Sheppard & Pratt Property		
6	Ford Building - 3 story	8695
7	Nurses Home - 4 story	58,500
8	Basement Storage Bldg. - 1 story	13,250
9	Ambulatory Care Bldg. - 2 story	37,000



Legend:  
 [Symbol] No. of existing parking spaces  
 [Symbol] No. of Buildings

EXISTING PARKING DATA	
No. of Beds	100
Required spaces - 1 for occupied beds	100
Existing spaces on grade	978
Proposed employee parking structure	251
Parking spaces provided	1229

PROPOSED PARKING DATA	
Existing parking to be removed & replaced	180
Proposed 100,000 s.f. Medical Office Bldg. (1,000)	354
	534
New Parking Proposed	534

PETITIONER'S EXHIBIT 1

Map No. 107-11  
 9/7  
 SPH  
 JES

Doc Ref. R.R.C. 4142-443  
 T&A. FILE # 57233.Fores 2

Plat to Accompany Request for Special Hearing

**GREATER BALTIMORE MEDICAL CENTER**  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE, Co., MD.  
 TOWSON, MARYLAND 21286

Scale: AS SHOWN MAY 6, 1985

PRINTED MAY 6 1985  
 DRAFT-McCUNE-WALKER, INC.

DRAFT-McCUNE-WALKER, INC.  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21286  
 301-246-7755

ORIGINAL SURVEY BY  
 HENRIKSON, GROSS & ETZEL

340  
86-45-SPHA

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(Type or Print Name) (Type or Print Name)

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City and State: \_\_\_\_\_

Attorney for Petitioner: John B. Howard, Esquire  
(Type or Print Name)  
Address: 6701 North Charles St., 828-2000  
City and State: Baltimore, MD 21204  
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Attorney's Telephone No.: 823-4111

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(Type or Print Name) (Type or Print Name)

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Case No. 86-45-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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ARNOLD JABLON  
Zoning Commissioner

Received by: \_\_\_\_\_  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY \_\_\_\_\_

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DATE August 1, 1985  
BY \_\_\_\_\_

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 22, 1985

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

NICHOLAS B. COMMODARI  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Protect Planning  
Buildings Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 340 - Case No. 86-45-SPHA  
Special Hearing & Variance Petitions

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NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures

cc: Daft-McCune-Walker, Inc.  
200 E. Pennsylvania Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR  
June 7, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #340 (1984-1985)  
Property Owner: Greater Baltimore Medical Center  
875 Charles St. opp. Walvern Ave.  
Acres: 57.933 Acres  
District: 9th

Dear Mr. Jablon:

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.

**General Comments:**

As no public facilities are involved, this office has no comment.

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

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.

Very truly yours,  
James A. Markle, P.E., Chief  
Bureau of Public Services

JAM:EAM:GDL:iss  
cc: File

Maryland Department of Transportation  
State Highway Administration

William K. Hellmuth  
Secretary  
Hal Kasseff  
Assistant Secretary

May 28, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Att: N. Commodari

Re: Property Owner:  
Greater Baltimore Med. Center  
Location: E/S Charles Street (Route 139)  
opposite Walvern Ave  
Existing Zoning: D.R. 2  
Proposed Zoning:  
Spec. hearing to approve a structure with certain hospital and related uses as accessory to the existing hospital  
Acres: 57.933  
District: 9th Election

Dear Mr. Commodari:

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Very truly yours,  
Charles Lee, Chief  
Bureau of Engr. Access Permits

by: George Wittman

cc: J. Ogle

My telephone number is 410-658-1350.  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
404-3211

WILLIAM E. GENDER  
DIRECTOR

JULY 8, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985  
Item # 340  
Property Owner: GREATER BALTIMORE MEDICAL CENTER  
Location: E/S CHARLES STREET OPPOSITE WALTERN AVE.

Dear Mr. Jablon:

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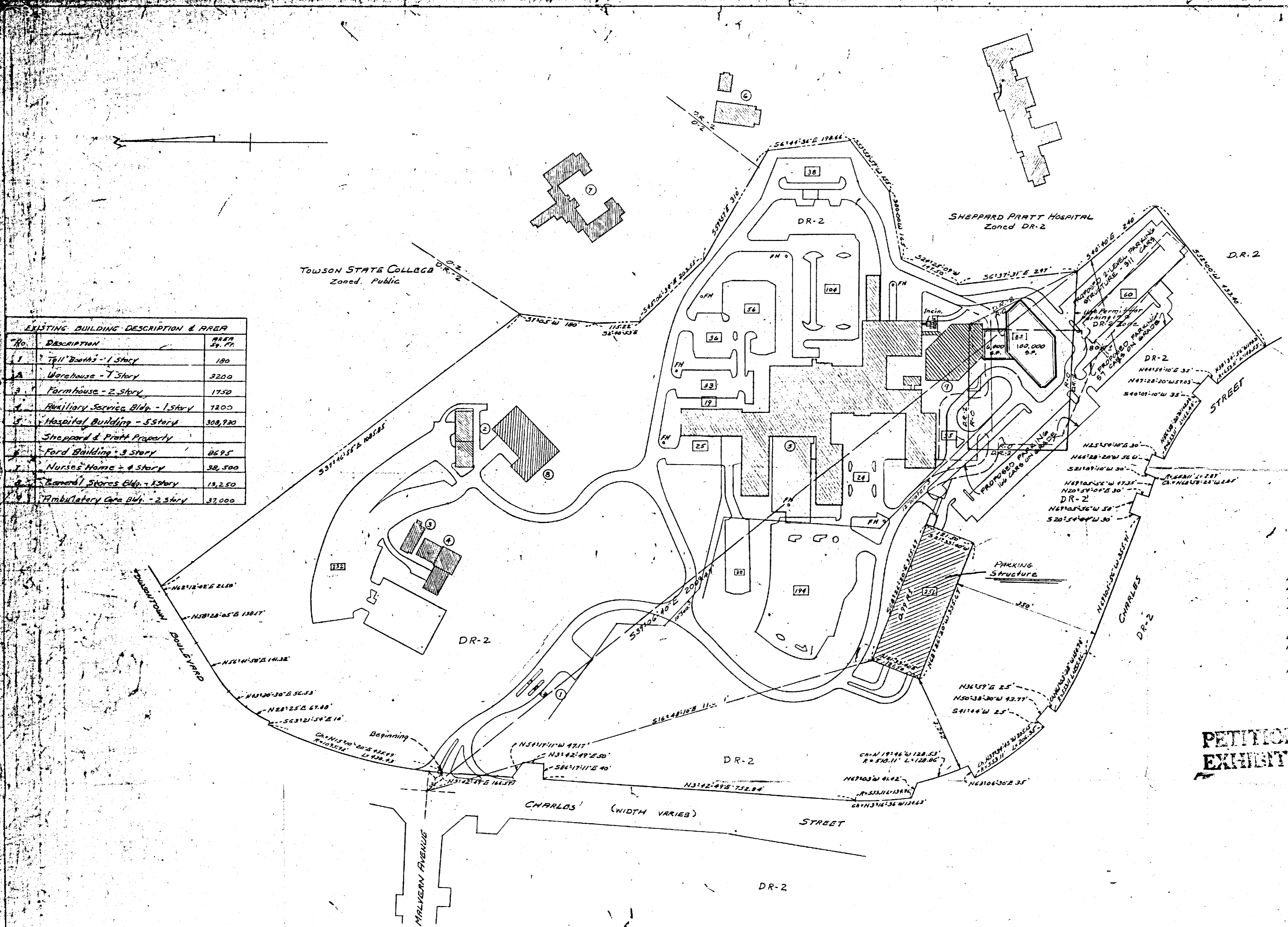
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- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board.
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by 811-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- The property is located in a traffic area controlled by a "D" level intersection as defined by 811-178-79, and as conditions change traffic capacity may become more limited. The Basic Services Area fire re-evaluated annually by the County Council.
- Additional comments:

A WAIVER OF CRG PLAN WAS GRANTED BY THE PLANNING BOARD ON 5/14/85 SEE FILE #85-68

Eugene A. Beber  
Chief, Current Planning and Development

cc: James Howell

EXISTING BUILDING DESCRIPTION & AREA		
No.	DESCRIPTION	AREA
1	Toilet Booths - 1 story	180
A	Warehouse - 1 story	3200
3	Farmhouse - 2 story	1750
4	Auxiliary Service Bldg. - 1 story	1200
5	Hospital Building - 5 story	309,720
Sheppard & Pratt Property		
6	Ford Building - 3 story	8695
7	Nurses Home - 4 story	38,500
8	General Stores Bldg. - 1 story	13,250
9	Ambulatory Care Bldg. - 2 story	37,000



Legend:  
 ① No. of existing parking spaces  
 ② No. of Building

EXISTING PARKING DATA	
No. of Beds	901
Required spaces - 1 for every 4 beds	225
Existing spaces on grade	974
Proposed Employee Parking Structure	251
Parking spaces provided	1225

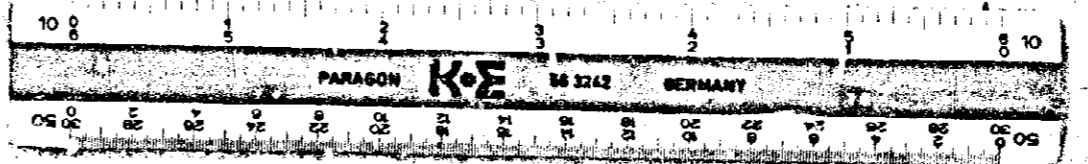
PROPOSED PARKING DATA	
Existing Parking to be Removed & Replaced	189
Proposed 100,000 sq. ft. Medical Office @ 1/300	354
New Parking Proposed	534

PETITIONER'S EXHIBIT

Scale: 1" = 40' MAY 6, 1985

Deed Ref. RRG 4142-443  
 TOTAL AREA 57,323 Acres ±

Plat to Accompany Request for Special Hearing  
 GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE Co., MD.  
 TOWSON, MARYLAND 21284



PRINTED  
 MAY 6 1985  
 DRAFT-MCCUNE-WALKER, INC.

Scale: 1" = 40' MAY 6, 1985

**DRAFT-MCCUNE-WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21286  
 301-246-9999

ORIGINAL SURVEY BY  
 GERHOLD, CRONIN & ETELL

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

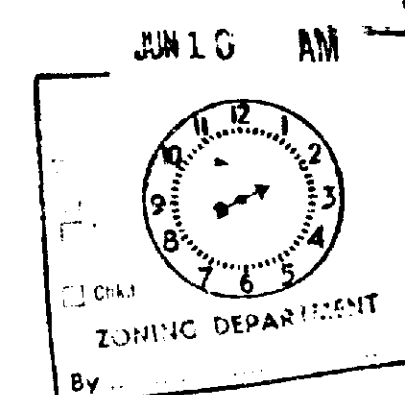
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

June 7, 1985



Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flanagan Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. RENCKE CHIEF

June 5, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Greater Baltimore Medical Center

Location: E/S Charles Street opposite Malvern Avenue

Item No.: 340 Zoning Agenda: May 21, 1985

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature] Planning of our Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

June 7, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 340 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greater Baltimore Medical Center Location: E/S Charles Street opposite Malvern Avenue District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Company Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Overline. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.

(10) Comments: To prevent putting the existing structure in violation of the Code, new building construction shall be compatible with the existing classification to assure compliance to the height/area requirements of Article 4 and Article 5 of the Building Code.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature] Building Plans Review

1/22/85

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

August 19, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 340 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greater Baltimore Medical Center Location: E/S Charles Street opposite Malvern Avenue District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Company Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Overline. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.

(10) Comments: The Medical Arts Building shall be of 1B or better construction. The Fire Separation shall be determined by the type of construction of the proposed parking structure. Submit a copy of the State Handicapped waiver with the first permit application.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature] Building Plans Review

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon To: Zoning Commissioner Date: July 15, 1985

Norman E. Gerber, Director FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-45-SPHA

This office is supportive of the granting of the subject request. All of the adjacent properties are in institutional uses. The subject proposal has been well-designed in siting the proposed structures to the topography. Further, this office is convinced of the importance of adequately providing for the needs of medical institutions such as GBMC.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JCH:alm

PETITIONER'S EXHIBIT 2

PETITION FOR SPECIAL HEARING AND VARIANCES PROPERTY LOCATED EAST SIDE CHARLES STREET OPPOSITE MALVERN AVENUE GREATER BALTIMORE MEDICAL CENTER, INC. Petitioner \* BEFORE THE \* ZONING COMMISSIONER \* OF \* BALTIMORE COUNTY \* Case No. 85-45-SPHA \* Item No. 340 \* \* \* \* \*

MEMORANDUM IN SUPPORT OF PETITIONS FOR SPECIAL HEARING AND VARIANCES

Greater Baltimore Medical Center, Inc. ("GBMC"), by John B. Howard, Esquire, and Cook, Howard, Downes & Tracy, in support of its Petitions for Special Hearing and Variances, states the following:

This case comes before the Zoning Commissioner pursuant to a Petition for Special Hearing to approve a medical arts facility as an accessory use to the existing hospital complex and Petition for Variances to certain area regulations to permit the medical arts facility and a parking structure.

By way of background, GBMC and GBMC Medical Arts Limited Partnership ("Partnership"), a Partnership consisting of GBMC management and physicians who are members of GBMC's medical staff, have proposed adding the medical arts facility to GBMC's existing hospital facilities for the purpose of enhancing the services

provided to patients at GBMC, as well as to provide needed facilities for GBMC to expand.

The medical arts facility will consist of a six-story building containing approximately 106,000 square feet to be located adjacent to the existing hospital and connected to the hospital by a covered walkway.

A 15,000 square foot portion of the first floor of the medical arts facility would be owned and occupied by GBMC to be used as lecture halls, meeting rooms and an auditorium intended to serve in-house, community training and educational programs at GBMC. The balance of the building consisting of the lobby and the remaining floors will be owned and operated by the Partnership. The Partnership's portion of the facility will consist of medical offices designed for physicians practicing at GBMC.

The new medical arts facility will enable GBMC to better serve its patients, give its patients better and more convenient service by their private physicians, as well as consolidate the relationship between GBMC and a number of its staff physicians. By providing a full continuum of health care at a single, convenient site, including doctor's office, clinic, walk-in radiology and lab, ambulatory surgery and in-patient care, GBMC hopes to provide better and more convenient service for both patients and physicians.

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GBMC expects that once the medical arts facility is in full operation, GBMC could attract as much as an additional 15,000 new patient days per year as a result of the added services and convenience of the medical arts facility. Since a hospital operation is based largely on fixed costs, through economies of scale, the increased use of GBMC's many services will mean better, more cost effective medical services. GBMC believes the medical arts facility will be an important accessory use to the existing facilities at GBMC.

In addition to the benefits to GBMC, the medical arts facility will offer offices to an estimated 65 to 85 physicians. Since the physicians will have offices at the hospital, their travelling time and response time to both in-patient and out-patient visits will be improved.

Finally, the medical arts facility will contain medical related services to serve the physicians and patients, consisting primarily of an optical shop and a pharmacy. These will be operated by independent businessmen who will be available to serve the entire hospital complex.

An accessory use or structure is defined at §101 of the Baltimore County Zoning Regulations (BCZR) as follows:

**Accessory Use or Structure:** A use or structure which (a) is customarily incident and subordinate to and serves

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a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants, business or industry in the principal use or structure served...

There is very little authority for interpreting what is an accessory use. Each case turns on the definition of accessory specific to that jurisdiction. It is stated generally, however in Rathkopf, The Law of Planning and Zoning, Vol. 2, Section 23-22 (1985) that:

A determination that a particular use is an integral part of the principal use, is in itself a finding that it is "customarily incidental," to the latter, in the sense that it is one of the many incidents which make up the principal use.

Clearly, the medical arts facility as described above falls within the above definition of accessory use. Each of the components of the medical arts facility is intended to be incidental, subordinate, and an integral part of the principal hospital use, as well as contribute to the comfort, convenience and necessity of the existing hospital facilities. Further, the medical arts facility is not intended to operate independently; it is intended to fill a gap in service necessary for effective health care at GBMC in conjunction with the many services already provided.

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Because the existing hospital is a principal use permitted in the DR zone, Petitioner respectfully submits that the medical arts facility clearly falls within the definition of accessory use and the Petition for Special Hearing should be granted.

It is further submitted that if the Zoning Commissioner finds the medical arts facility to be accessory to the principal hospital use, the need to integrate this facility with the existing hospital, as well as site conditions (e.g. extreme topographical differences and irregular site boundary lines) makes compliance with the area requirements impossible. Since compliance with the area requirements would create undue hardship or practical difficulty on GBMC, the variances requested should also be granted.

*John B. Howard*  
JOHN B. HOWARD  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204  
301-823-4111  
Attorney for the Petitioner

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IN RE: \* BEFORE THE  
PETITION SPECIAL HEARING \* ZONING COMMISSIONER  
AND VARIANCES \* OF  
East Side of Charles Street \* BALTIMORE COUNTY  
Opposite Malvern Avenue \* Case No. 86-45-SPHA  
(6701 North Charles Street)  
Ninth Election District \*  
GREATER BALTIMORE MEDICAL \*  
CENTER, INC. \*  
Petitioner \*  
\* \* \* \* \*

MOTION FOR CLARIFICATION

Greater Baltimore Medical Center, Inc.,  
Petitioner, by John B. Howard and Cook, Howard, Downes & Tracy, hereby requests clarification of the Zoning Commissioner's Opinion and Order issued August 1, 1985, in the above-captioned case (the "Opinion") and for reasons states the following:

After hearing testimony on the Petition for Special Hearing and Variances, the Zoning Commissioner approved a medical arts facility (the "facility") as an accessory use to Petitioner's principal hospital use and granted variances to permit the medical arts facility and a parking structure.

In the Opinion at page 2, testimony indicated the

following:

The first floor of the addition will be owned and occupied by GBMC and used as lecture halls, meeting rooms, and an auditorium intended to serve in-house, community training, and educational programs. The balance of the building will be owned and operated by an independent partnership composed primarily of doctors who have privileges at GBMC and will consist of medical offices designed solely for doctors practicing there. Indeed, it will replace the present doctors' offices as doctors' offices in the same building, thereby making much needed space available.

In order to accomplish the above description of ownership whereby different floors, or portions of floors, are owned by different entities, a legal device called a vertical subdivision is required. A vertical subdivision permits different areas of the same building or the same "lot" to be owned and financed separately. The vertical subdivision is critical to the financing of this project.

Use of the vertical subdivisions would create new "lots of record" but would not affect the status of the facility or accessory to the hospital use.

Accessory use or structure is defined at §101 of the Baltimore County Zoning Regulations as follows:

a use or structure which (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes

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to the comfort, convenience or necessity of occupants' business or industry in the principal use or structure served (emphasis added). The term "lot" as used in the above definition is not defined in the Baltimore County Zoning Regulations.

The County Council could have used the term "lot of record" in the above requirement (c) for accessory use, but it did not. A lot of record is defined in the Zoning Regulations as follows:

a parcel of land with boundaries as recorded in the Land Records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other conditions thereof. (Section 101 B.C.Z.R.)

Clearly the County Council intended the location of accessory uses or structures merely be on the same "lot" which has a much broader meaning than "lot of record".

Webster's New World Dictionary, Second Edition, states that the word lot, as it relates to real property is "a plot of ground" (emphasis added). Testimony at the hearing confirmed that the medical arts facility lies on the same plot of ground as the principal hospital use, and thus will still be accessory to that principal use. To give the word lot any greater significance or restrict it to the definition of "lot of record" would clearly be without the intent of the County Council.

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Petitioner therefore respectfully requests that a hearing be set to clarify the Zoning Commissioner's Opinion and Order dated August 1, 1985, by permitting a vertical subdivision of the medical arts facility as an accessory use to the existing principal hospital use.

Respectfully submitted,

*John B. Howard*  
JOHN B. HOWARD  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204  
301-823-4111  
Attorney for the Petitioner

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that on this 4 day of September, 1986, a copy of the foregoing Motion for Clarification was hand-delivered to Phyllis C. Freidman, Esquire and Peter Max Zimmerman, Esquire, People's Counsel, Old Court House, Second Floor, Towson, Maryland 21204.

*John B. Howard*  
JOHN B. HOWARD

2

OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204  
September 5, 1985

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICK, JR.  
HENRY B. PECK, JR.  
HENRY R. COCHRAN, III  
THOMAS L. HUSSON  
C. CAROL DEELEY, JR.  
GEORGE E. WINDOLDS, III  
LAWRENCE L. HOOPER, JR.  
R. KING HILL, III  
ROBERT A. HOFFMAN  
DEBORAH C. SOPHIN  
CYNTHIA M. NAHN  
ANDREW E. FINNEY  
KEVIN R. SMITH  
N. BARRITT PETERSON, JR.

Arnold Jablon  
September 5, 1985  
Page 2

This lease arrangement(s) results in GBMC having rights in the bulk of the first floor, while a separate partnership has air rights over the first floor, as well as a portion of the first floor itself.

Therefore, GBMC respectfully submits that the contemplated ownership and lease arrangements does not affect the prior decision of the Zoning Commissioner that this facility is accessory to the hospital.

Yours truly,  
*[Signature]*  
John B. Howard

JBH:dmh

Arnold Jablon  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, MD 21204

RE: Case No: 86-45-SPHA  
Greater Baltimore Medical Center,  
Inc., Petitioner ("GBMC")

Dear Mr. Jablon:

This letter will serve to supplement information that was presented to you at this morning's hearing on GBMC's Motion for Clarification regarding the structure under which the medical arts facility ("the facility") would be owned and developed.

Specifically, GBMC or an affiliate (an entity which would be affiliated with GBMC and would succeed in interest to the ownership of GBMC's entire tract), would enter into a lease or leases to develop the facility.

If the entire GBMC tract is transferred to an affiliate, then the affiliate would enter into two leases. One lease between GBMC and the affiliate for the major portion of the first floor and a second lease between a separate partnership and the affiliate for the rest of the first floor, and the remaining floors above.

Of course if GBMC does not transfer the entire tract to an affiliate, one lease arrangement will be required with the partnership only as GBMC will run and develop the major portion of the first floor.

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY *[Signature]*

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY *[Signature]*

BCZR, and V.B.2 Comprehensive Manual of Development Policies (CMDP); Sections 102.2, BCZR, and V.B.2, CMDP; and/or Sections 1B01.2.C.1, BCZR, and V.B.3.b, CMDP, pursuant to Section 307, BCZR.

An accessory use or structure is defined as that which is customarily incident and subordinate to and serves a principal use or structure; is subordinate in area, extent, or purpose; is located on the same lot; and contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal use or structure served. Section 101, BCZR. Although the proposed medical arts facility will be in the R-O Zone and the main hospital building is in both the D.R.2 and R-O Zones, Section 203.3.A.1, BCZR, allows all uses permitted as a matter of right and as limited in a D.R.5.5 Zone. Since a hospital is permitted as a matter of right in a D.R.5.5 Zone and since the proposed facility is located on the same lot, as defined by Section 101, there can be no question that the proposed facility is permitted as an accessory use or structure.

It has been a long-standing policy of the Zoning Commissioner to require that appropriate variances be requested to legalize existing setbacks when major additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed medical arts facility will enlarge the nonconforming width of the existing hospital building elevation to 931 feet and requires that a variance to its maximum width be in accordance with the conditions precedent in Section 502, BCZR, and in accordance with the standards adopted in the CMDP.

Based on the testimony and evidence presented, it is obvious that the greatest width has been and is in compliance with those conditions and standards. The existing hospital building has not in any way created a problem and has always been compatible with the site and surrounding community. Certainly, the

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY *[Signature]*

DESCRIPTION

Description to Accompany Petition for Special Hearing to Determine Accessory Use  
Ninth Election District  
Baltimore County, Maryland

Beginning from the same on the east side of Charles Street measured from the point of the two following courses and distances line of Charles Street with the center line of Malvern Avenue (1) easterly 50' more or less, thence (2) southerly 32' more or less to the place of beginning, thence leaving said place of beginning and running and binding on the east side of Charles Street the seven following courses and distances: (1) northeasterly by a curve to the right with the radius of 1095.92 feet, the arc distance of 438.43', (2) S 63° 21' 54" E 10', (3) N 28° 25' 00" E 67.88', (4) N 43° 30' 30" E 56.53', (5) N 56° 41' 50" E 141.32', (6) N 58° 28' 05" E 138.17', (7) N 62° 12' 02" E 21.50', thence leaving said east side of Charles Street and running the twelve following courses and distances: (8) S 37° 46' 55" E 1085.85', (9) S 07° 05' 00" W 180.00', (10) S 02° 40' 53" E 115.22', (11) S 45° 08' 34" E 203.55', (12) S 59° 57' 00" E 310.00', (13) S 06° 44' 36" E 198.66', (14) S 51° 53' 59" W 155.00', (15) S 80° 00' 00" W 165.00', (16) S 24° 25' 09" W 147.50', (17) S 06° 37' 31" E 297.0', (18) S 40° 40' 00" E 240.00', (19) S 52° 00' 00" W 433.40', to intersect the east side of Charles Street, thence running and binding on said east side the following twenty-eight courses and distances: (20) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 148.53', (21) N 44° 54' 10" E 35.00', (22) N 47° 28' 20" W 57.03', left with the radius of 653.11', (23) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 162.44', (24) N 25° 54' 10" E 30.00', (25) N 66° 28' 20" W 56.61', (26) S 21° 09' 10" W 30.00', (27) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 2.87', (28) N 69° 05' 56" W 47.77', (29) N 20° 54' 04" E 30.00', (30) N 69° 05' 56" W 50.00', (31) S 20° 54' 04" W 30.00', (32) N 69° 05' 56" W 355.71', (33) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 155.26', (34) N 36° 59' 00" E 25.00', (35) N 50° 38' 30" W 43.77', (36) S 41° 44' 00" W 25.00', (37) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 206.35', (38) N 63° 06' 30" E 35.00', (39) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 128.86', (40) N 69° 03' 00" W 41.42', (41) northwesterly, by a curve to the right with the radius of 553.11', the arc distance 134.96', (42) N 03° 42' 49" E 50.00', (43) S 86° 17' 11" E 40.00', (44) N 03° 42' 49" E 166.57', to place of beginning.

Containing 57.933 acres of land, more or less.  
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Our Job Number: 85013 B  
May 3, 1985

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY *[Signature]*

IN RE: PETITION SPECIAL HEARING AND VARIANCES  
E/S of Charles Street opposite Malvern Avenue (6701 North Charles Street) - 9th Election District  
Greater Baltimore Medical Center,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-45-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a medical arts facility as an accessory use and structure to the principal use of a hospital and, additionally, variances to permit a maximum width of building elevations of 931 feet and 325 feet instead of the allowed 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 30 feet, a front yard setback of 30 feet instead of the required 60 feet, and a distance between buildings of 30 feet instead of the required 40 feet and/or 75 feet, as more particularly described on Petitioner's Exhibit 3.

The Petitioner, by Robert P. Koval, its President, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.2 and R-O, is improved with the Greater Baltimore Medical Center (GBMC), a major hospital constructed in 1965 on property purchased from the Sheppard and Enoch Pratt Hospital.

The property is surrounded by other institutional uses and has no residential uses adjacent to it. At the time the main hospital building, measuring approximately 730 feet long, was constructed, there were no regulations limiting the maximum width of a building elevation. The Petitioner proposes to construct a one-story addition to be attached to the main building by a one-story ambulatory walkway. This addition, approximately 106,000 square feet, will be about

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested approval and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of August, 1985, that a medical arts facility as an accessory use and structure to the principal use of a hospital be approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit a maximum width of building elevations of 931 feet and 325 feet instead of the allowed 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 30 feet, a front yard setback of 30 feet instead of the required 60 feet, and a distance between buildings of 30 feet instead of the required 40 feet and/or 75 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of Baltimore County

cc: John B. Howard, Esquire  
Petitioner's Counsel

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY *[Signature]*

IN RE: PETITIONS SPECIAL HEARING AND VARIANCES  
E/S of Charles Street opposite Malvern Avenue (6701 North Charles Street) - 9th Election District  
Greater Baltimore Medical Center,  
Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
Case No. 86-45-SPHA

ORDER

The Petitioner herein filed a Motion for Clarification of the Zoning Commissioner's Order issued August 1, 1985. Said Motion was heard on August 5, 1985, and upon oral request by the Petitioner to dismiss without prejudice the aforesaid Motion, it is hereby

ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1985, that the Motion for Clarification filed by the Petitioner be and is hereby DISMISSED without prejudice.

*[Signature]*  
Zoning Commissioner of Baltimore County

Attest:  
John B. Howard, Esquire  
People's Counsel

PETITIONS FOR SPECIAL HEARING & VARIANCES  
9th Election District

LOCATION: East side of Charles Street opposite Malvern Avenue (6701 N. Charles Street)  
DATE AND TIME: Monday, July 29, 1985 at 1:30 p.m.  
PUBLIC HEARING: Room 106, 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:

Petition for Special Hearing under Section 500.7 of the Baltimore County Regulations for approval of a structure with certain hospital and related medical uses as accessory to the existing hospital and Variances from Section 1 B01.2B.2 to permit a maximum width of building elevation of 93' and 325' in lieu of the allowed 300'; Section 1 B02.2B (V.B.2 CMDP) to permit a minimum rear yard setback of 10' in lieu of the required 40' and a side yard setback of 5' in lieu of the required 30' and a front yard setback of 30' in lieu of the required 60'; Section 102.2 (V.B.2 CMDP) to permit a distance between buildings of 30' in lieu of the required 40' and/or Section 1 B01.2C.1 (V.B.3.b. CMDP) to permit a distance between buildings of 30' instead of the required 75'.

Being the property of Greater Baltimore Medical Center, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
E/S of Charles St. Opposite : OF BALTIMORE COUNTY  
Malvern Ave. (6701 N. Charles St.), 9th District :

GREATER BALTIMORE MEDICAL CENTER, Petitioner : Case No. 86-45-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 423, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

July 26, 1985

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

RE: Petition for Special Hearing & Variances  
E/S of Charles Street, Opposite of Malvern Avenue (6701 N. Charles Street) 9th Election District  
Greater Baltimore Medical Center - Petitioners  
Case No. 86-45-SPHA

Dear Mr. Howard,

This is to advise you that \$111.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 006882  
DATE 7-25-85 ACCOUNT R-01-615-000  
AMOUNT \$ 111.70  
RECEIVED FROM Robert Hoffman Esq.  
FOR: [Signature] 86-45-SPHA  
B 8140 \*\*\*\*\*1000014 1000014

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

June 28, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING & VARIANCES  
E/S of Charles Street, opposite of Malvern Avenue (6701 N. Charles Street) 9th Election District  
Greater Baltimore Medical Center - Petitioners  
Case No. 86-45-SPHA

TIME: 1:30 p.m.

DATE: Monday, July 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

PETITION FOR SPECIAL HEARING & VARIANCES  
9th Election District  
LOCATION: East side of Charles Street opposite Malvern Avenue (6701 N. Charles Street)  
DATE AND TIME: Monday, July 29, 1985 at 1:30 p.m.  
PUBLIC HEARING: Room 106, 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: Petition for Special Hearing under Section 500.7 of the Baltimore County Regulations for approval of a structure with certain hospital and related medical uses as accessory to the existing hospital and Variances from Section 1 B01.2B.2 to permit a maximum width of building elevation of 93' and 325' in lieu of the allowed 300'; Section 1 B02.2B (V.B.2 CMDP) to permit a minimum rear yard setback of 10' in lieu of the required 40' and a side yard setback of 5' in lieu of the required 30' and a front yard setback of 30' in lieu of the required 60'; Section 102.2 (V.B.2 CMDP) to permit a distance between buildings of 30' in lieu of the required 40' and/or Section 1 B01.2C.1 (V.B.3.b. CMDP) to permit a distance between buildings of 30' instead of the required 75'.  
Being the property of Greater Baltimore Medical Center, as shown on plat plan filed with the Zoning Office.  
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
July 11, 1985

86-45-SPHA  
CERTIFICATE OF PUBLICATION

TOWSON, MD, July 11, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 11, 1985

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising  
33.00

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9th  
Date of Posting July 8, 1985  
Posted for: [Signature]  
Petitioner: Greater Baltimore Medical Center  
Location of property: E/S Charles St. opposite Malvern Avenue (6701 N. Charles St.)  
Location of Signs: East side of Charles St. opposite Malvern Ave.  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: 3

CERTIFICATE OF PUBLICATION

86-45-SPHA  
Towson, Md. 7/31 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 3 consecutive weeks, the first publication appearing on the 24th day of July, 1985

THE TOWSON TIMES  
Cost of Advertisement: \$63.70

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 007487  
DATE 7/5/85 ACCOUNT R-01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM Cook H.D.T.  
FOR: SH # 370 G.B.M.C.  
B 815 \*\*\*\*\*1000014 1000014

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 008534  
DATE 7/29/85 ACCOUNT R-01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM [Signature]  
FOR: [Signature] #370 VARIANCE  
B 815 \*\*\*\*\*1000014 1000014



EXISTING BUILDING DESCRIPTION & AREA	
DESCRIPTION	AREA Sq. Ft.
Tell Booths - 1 story	180
Warehouse - 1 story	3200
Farmhouse - 2 story	1750
Auxiliary Service Bldg. - 1 story	7200
Hospital Building - 5 story	308,930
Sheppard & Pratt Property	
Ford Building - 3 story	8675
Nurses Home - 4 story	38,500
General Stores Bldg. - 1 story	13,250
Ambulatory Care Bldg. - 2 story	37,000

**GENERAL AREA OF PROPOSED MEDICAL ARTS FACILITY AND VARIANCES**  
(See accompanying plan)

TOWSON STATE UNIVERSITY  
Zoned DR-2

SHEPPARD PRATT HOSPITAL  
Zoned DR-2

HOSPITAL CORE  
DR-2

Legend:  
 [X] No of existing parking spaces  
 (1) No of Buildings

**EXISTING PARKING DATA**

No. of Beds	407
Required spaces - 1 for every 4 beds	102
Existing spaces on grade	990
Proposed Employee Parking Structure	241
Parking spaces provided	1231

Deed Ref. R.R. 411 - 443  
 TOTAL AREA 57,313 ACRES  
 85013-C

**Plat to Accompany Request for Special Hearing and Variances**

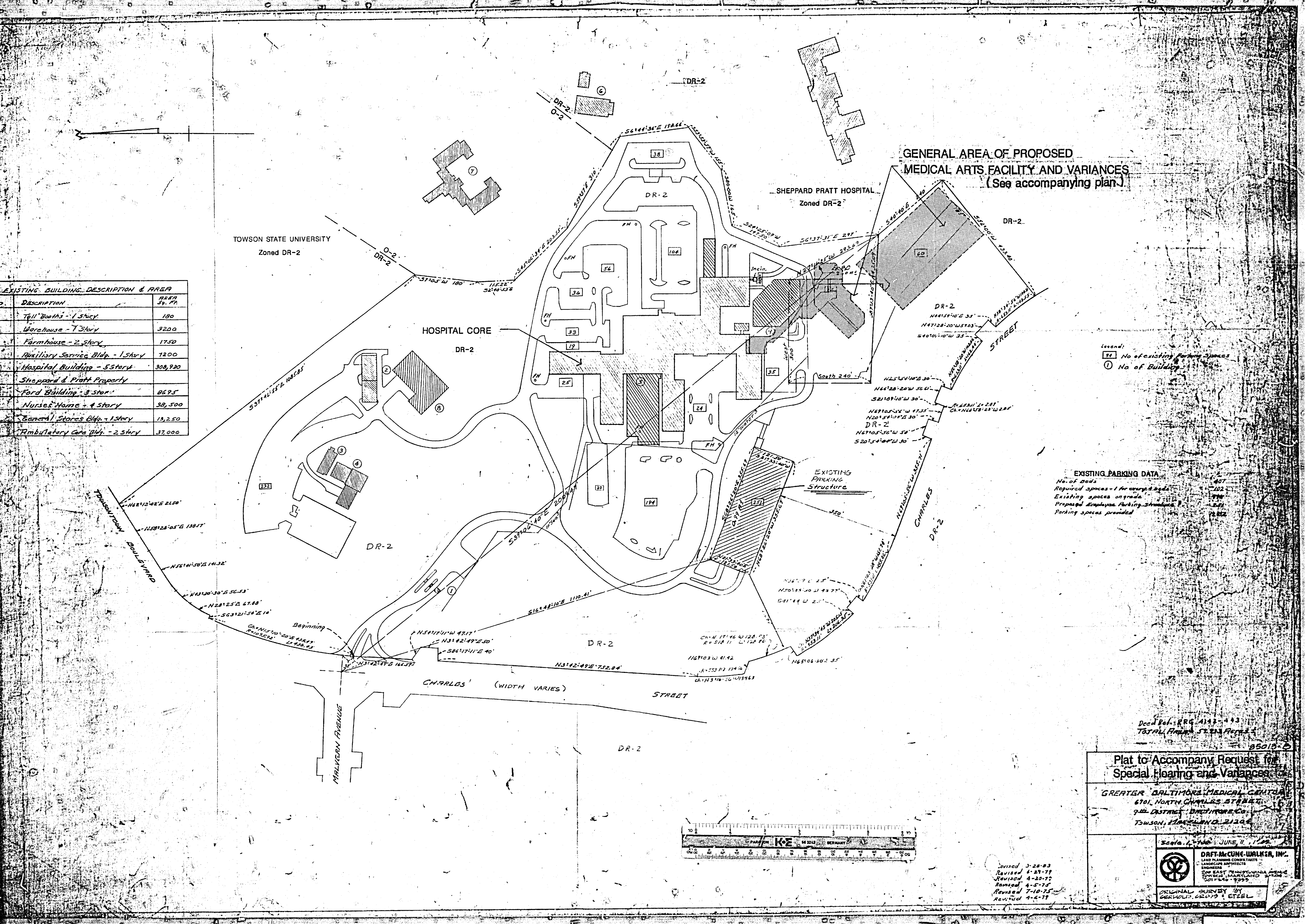
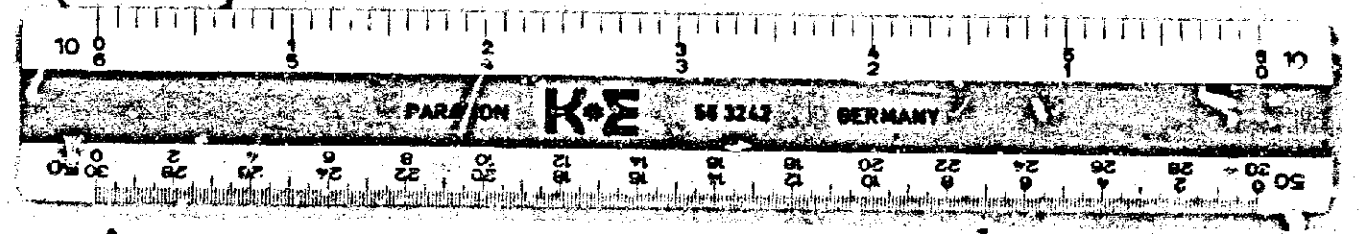
**GREATER BALTIMORE MEDICAL CENTER**  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE CO.  
 TOWSON, MARYLAND 21286

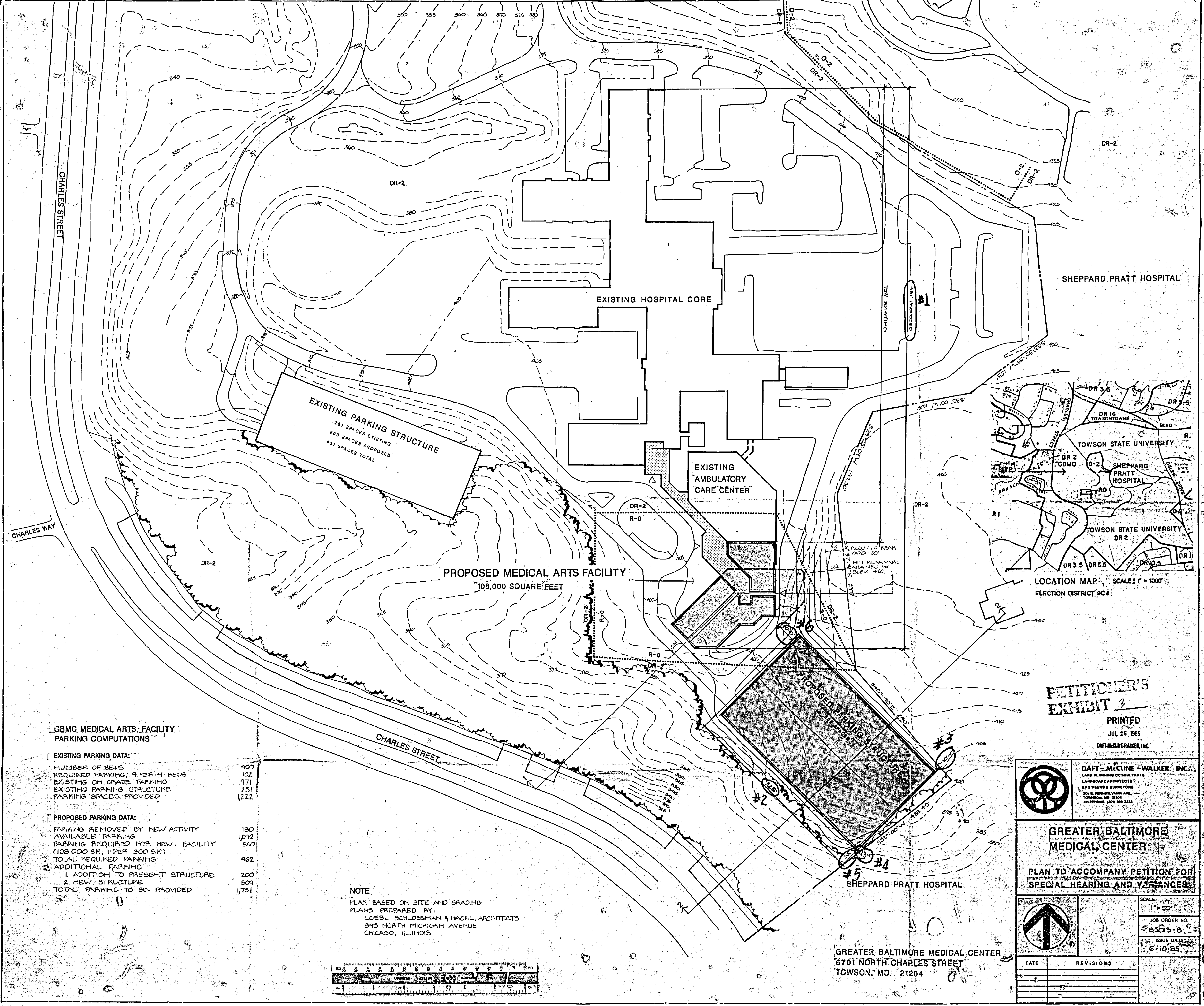
Scale 1" = 100' JUNE 11, 1983

**DAFT & CUNNE-WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21286  
 501-541-9999

ORIGINAL SURVEY BY  
 GERHOLD, CROPP & STEEL

Revised 3-28-83  
 Revised 6-29-79  
 Revised 4-20-75  
 Revised 4-5-75  
 Revised 7-10-75  
 Revised 4-6-77

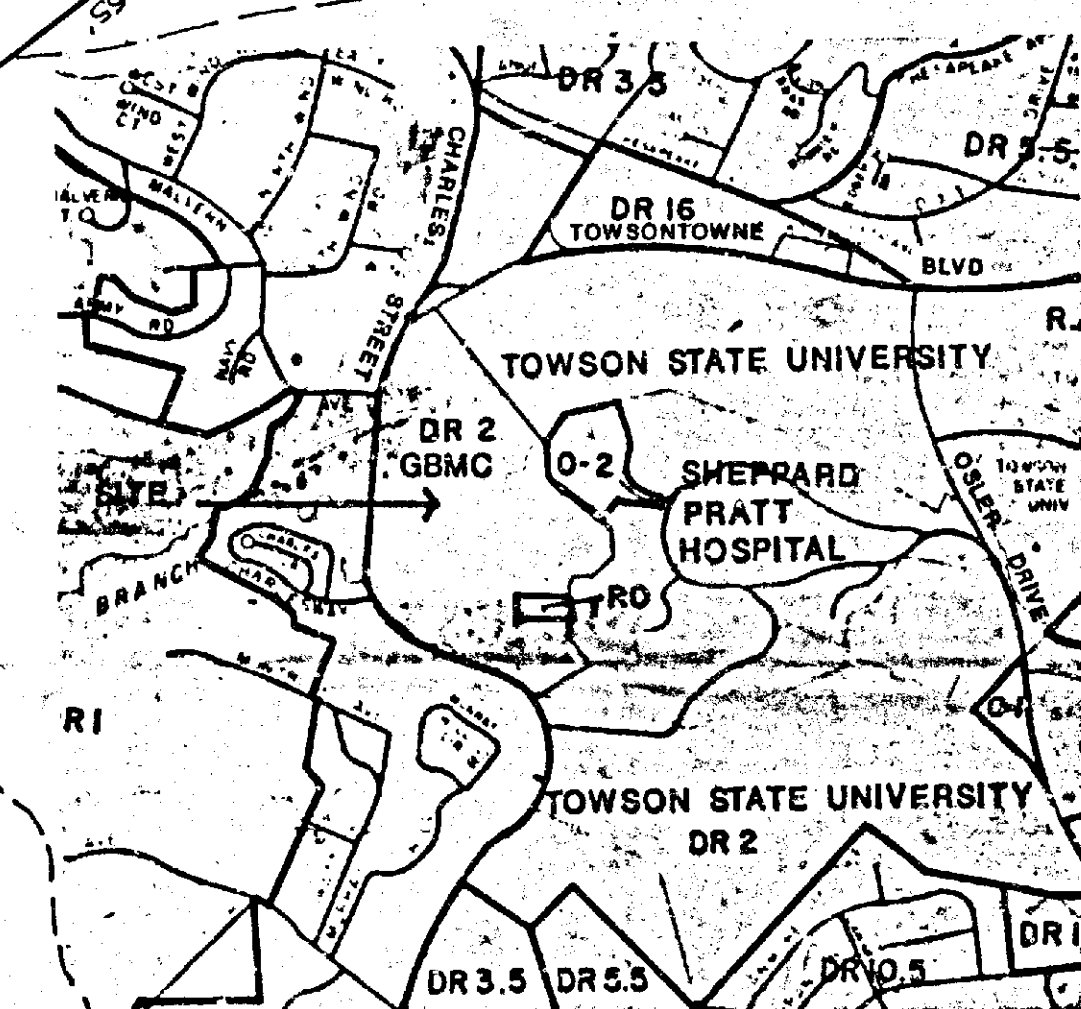
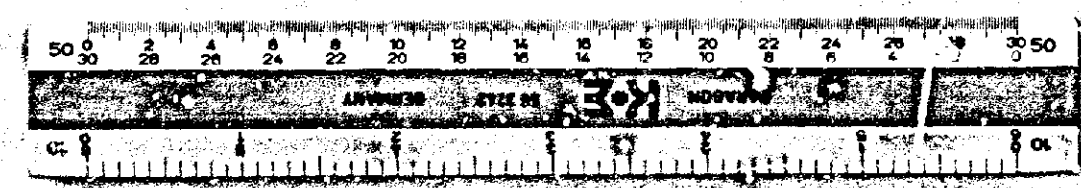




**GBMC MEDICAL ARTS FACILITY  
PARKING COMPUTATIONS**

<b>EXISTING PARKING DATA:</b>	
NUMBER OF BEDS	407
REQUIRED PARKING, 9 PER 4 BEDS	102
EXISTING ON GRADE PARKING	971
EXISTING PARKING STRUCTURE	251
PARKING SPACES PROVIDED	1,222
<b>PROPOSED PARKING DATA:</b>	
PARKING REMOVED BY NEW ACTIVITY	180
AVAILABLE PARKING	1,042
PARKING REQUIRED FOR NEW FACILITY (108,000 SF, 1 PER 200 SF)	360
TOTAL REQUIRED PARKING	462
ADDITIONAL PARKING	
1. ADDITION TO PRESENT STRUCTURE	200
2. NEW STRUCTURE	509
TOTAL PARKING TO BE PROVIDED	1,751

**NOTE**  
 PLAN BASED ON SITE AND GRADING  
 PLANS PREPARED BY:  
 LOEBL SCHLOSSMAN & HACKL, ARCHITECTS  
 845 NORTH MICHIGAN AVENUE  
 CHICAGO, ILLINOIS



**PETITIONER'S  
EXHIBIT 3**

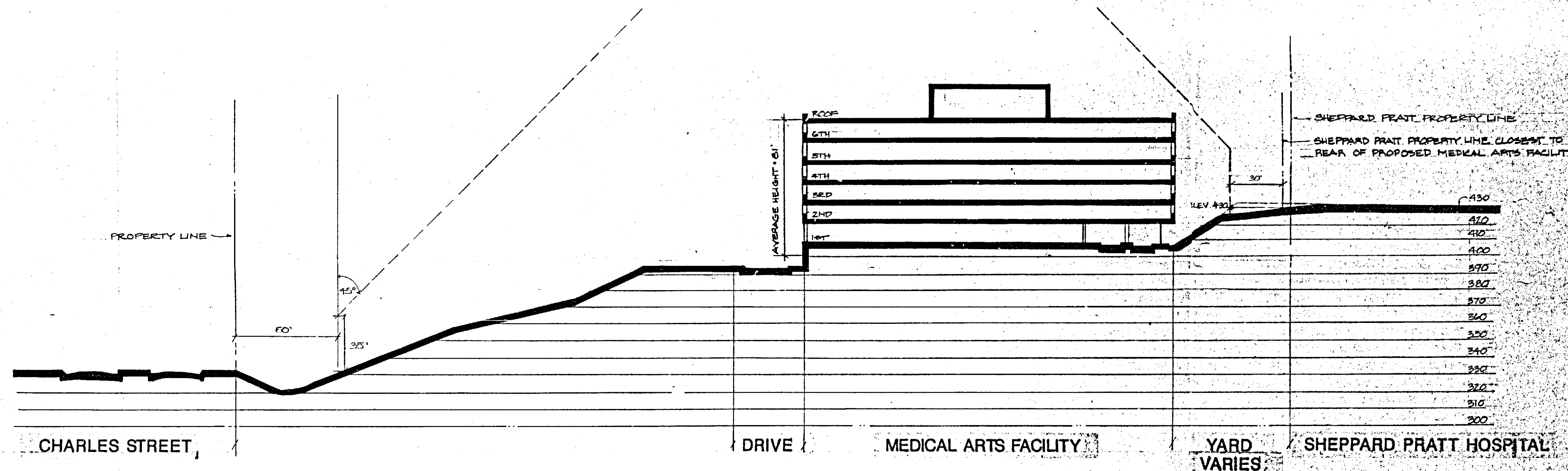
PRINTED  
 JUL 26 1985  
 DAFT-McCUNE-WALKER, INC.

**DAFT - McCUNE - WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS & SURVEYORS  
 300 E. PENNSYLVANIA AVE.  
 TOWSON, MD. 21286  
 TELEPHONE: (410) 284-8222

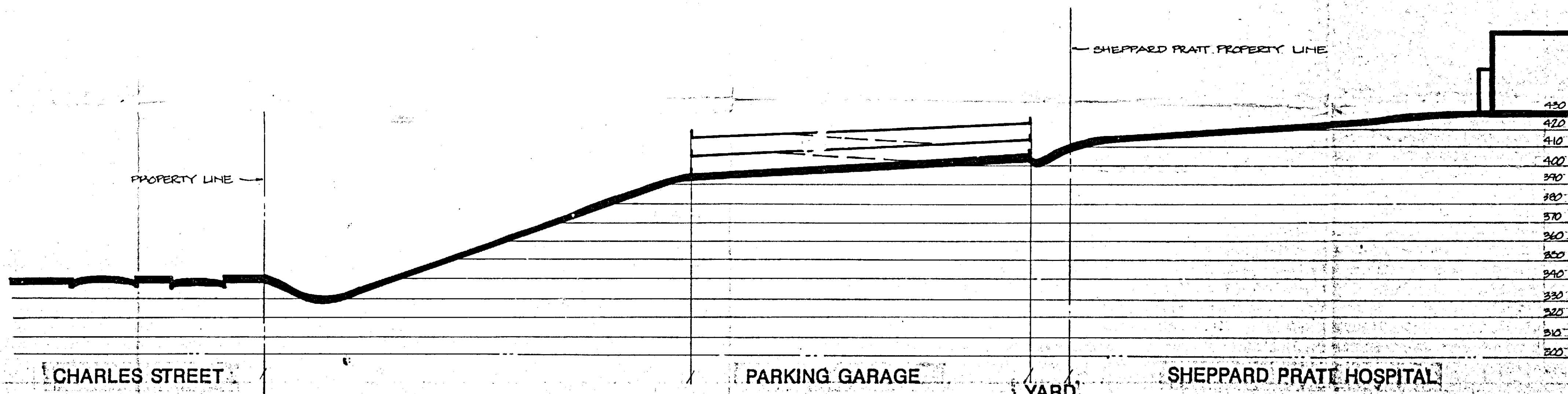
**GREATER BALTIMORE  
MEDICAL CENTER**  
**PLAN TO ACCOMPANY PETITION FOR  
SPECIAL HEARING AND VARIANCES**

	SCALE:	1" = 100'
	JOB ORDER NO.	85015-B
	ISSUE DATE:	6-10-85
DATE	REVISIONS	

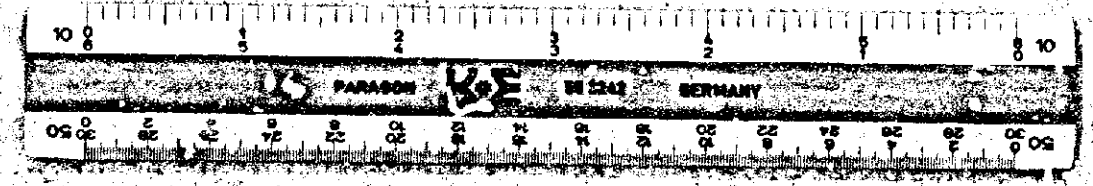
GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 TOWSON, MD. 21204




SCHEMATIC SECTION 1-1



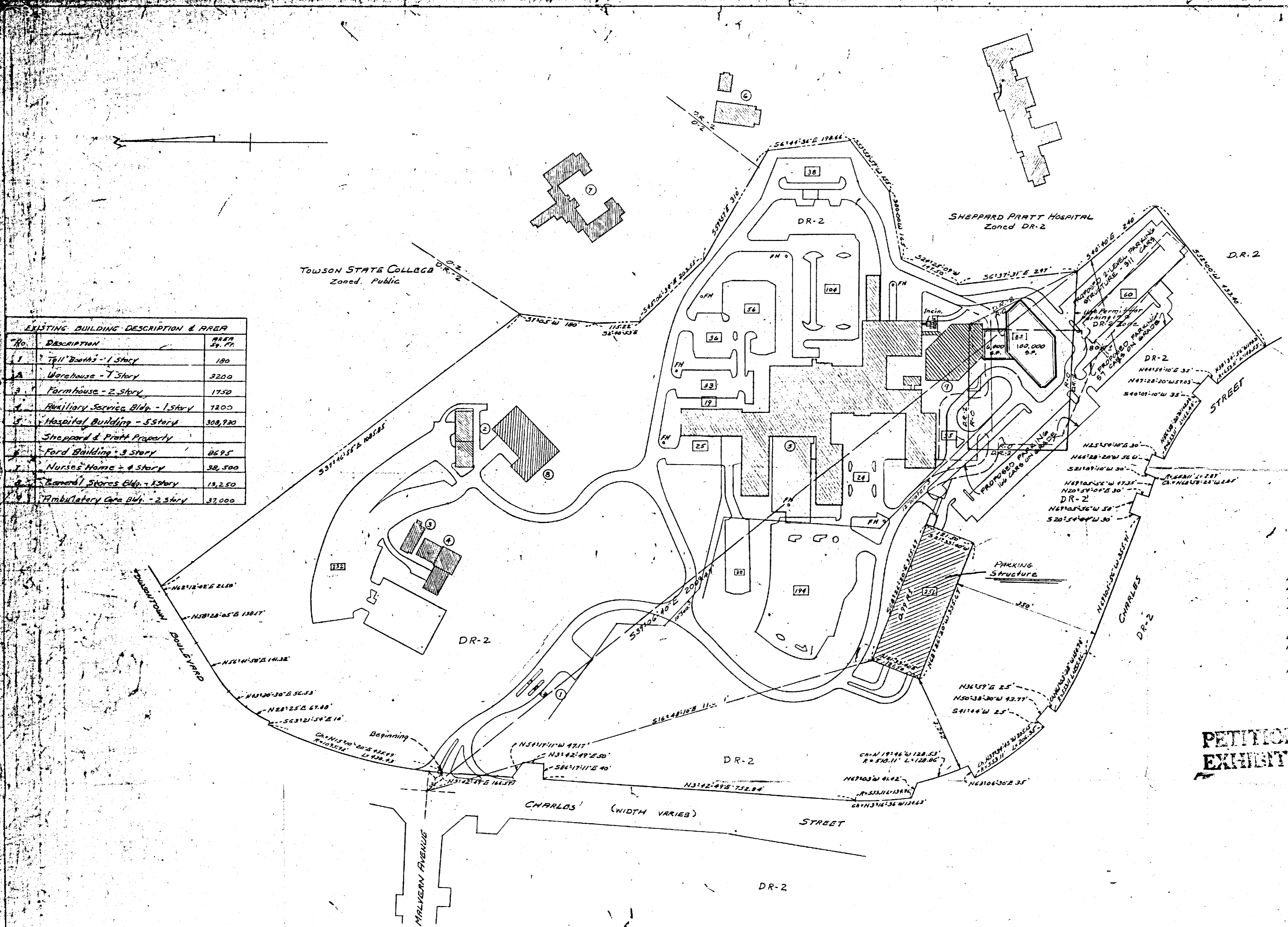
SCHEMATIC SECTION 2-2



*Revised Plans  
Plan #340  
6/15/85*

 <b>DAFT McCune Walker, Inc.</b> LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 EAST JOFFA ROAD TOWSON, MD. 21286 TELEPHONE: 901-286-3235	
<b>GBMC</b> <b>MEDICAL ARTS FACILITY</b> <b>HEIGHT TENT</b>	
DATE	REVISIONS
SCALE:	
1" = 30'-0"	
JOB ORDER NO.	
85013.B	
ISSUE DATE	
6-17-85	

EXISTING BUILDING DESCRIPTION & AREA		
No.	DESCRIPTION	AREA
1	Toilet Booths - 1 story	180
A	Warehouse - 1 story	3200
3	Farmhouse - 2 story	1750
4	Auxiliary Service Bldg. - 1 story	1200
5	Hospital Building - 5 story	309,720
Sheppard & Pratt Property		
6	Ford Building - 3 story	8695
7	Nurses Home - 4 story	38,500
8	General Stores Bldg. - 1 story	13,250
9	Ambulatory Care Bldg. - 2 story	37,000



Legend:  
 ① No. of existing parking spaces  
 ② No. of Building

EXISTING PARKING DATA	
No. of Beds	901
Required spaces - 1 for every 4 beds	225
Existing spaces on grade	974
Proposed Employee Parking Structure	251
Parking spaces provided	1225

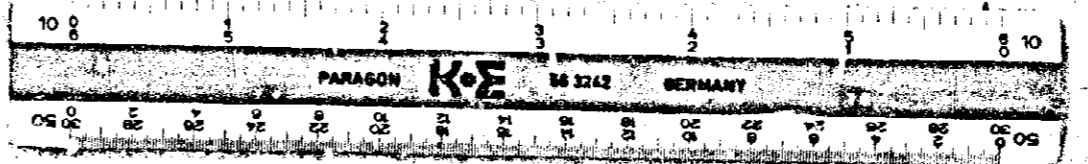
PROPOSED PARKING DATA	
Existing Parking to be Removed & Replaced	189
Proposed 100,000 sq. ft. Medical Office @ 1/300	354
New Parking Proposed	534

PETITIONER'S EXHIBIT

Scale 1" = 40' MAY 6, 1985

Deed Ref. RRG 4142-443  
 TOTAL AREA 57,323 Acres ±

Plat to Accompany Request for Special Hearing  
 GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE Co., MD.  
 TOWSON, MARYLAND 21284



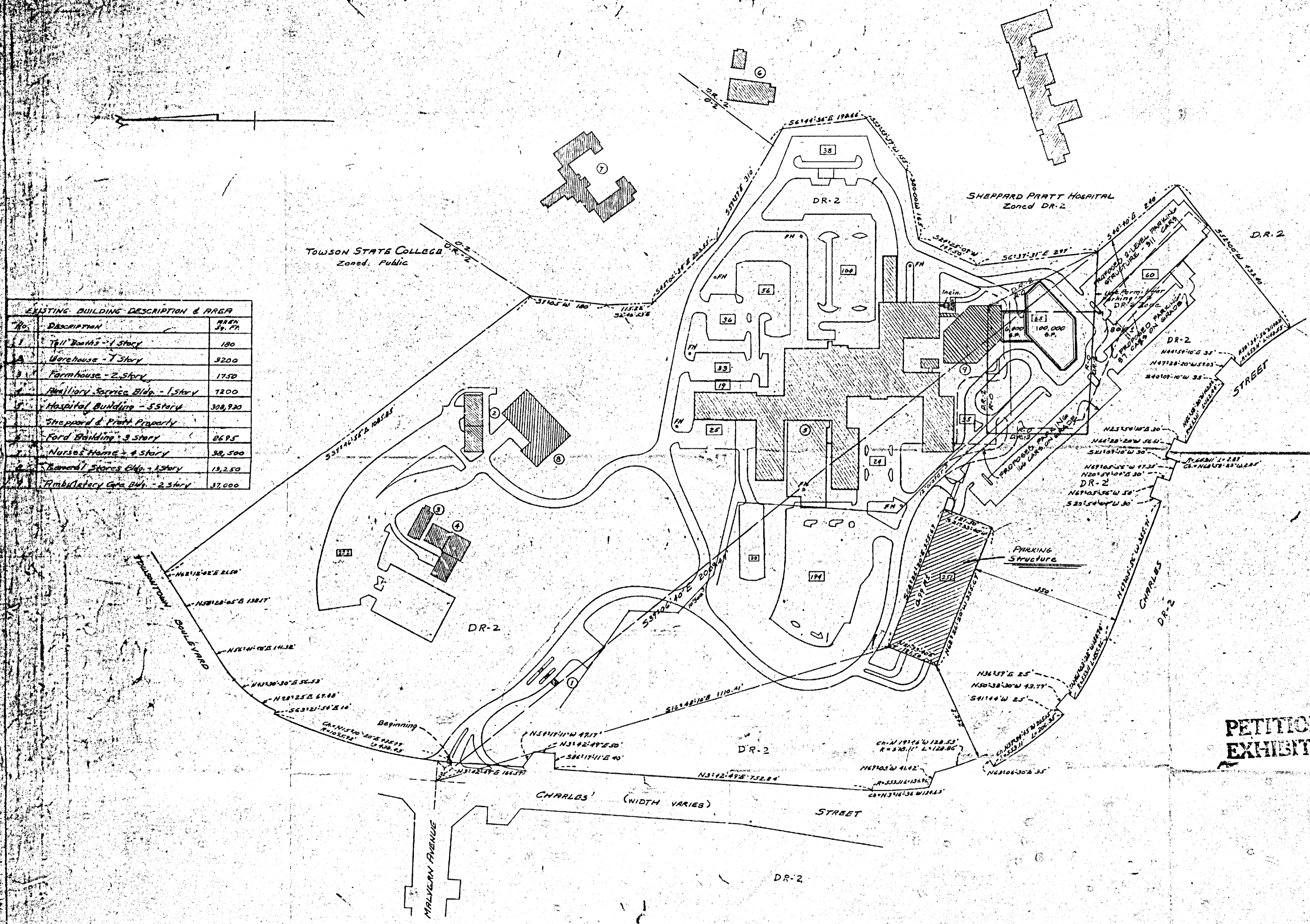
PRINTED  
 MAY 6 1985  
 DRAFT-MCCUNE-WALKER, INC.

Scale 1" = 40' MAY 6, 1985

**DRAFT-MCCUNE-WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21284  
 301-246-9995

ORIGINAL SURVEY BY  
 GERHOLD, CRONIN & ETELL

EXISTING BUILDING DESCRIPTION & AREA		
No.	DESCRIPTION	SQ. FT.
1	Tell Booths - 1 story	180
2	Warehouse - 7 story	3200
3	Farmhouse - 2 story	1750
4	Auxiliary Service Bldg. - 1 story	7200
5	Hospital Building - 5 story	308,930
Sheppard & Pratt Property		
6	Ford Building - 3 story	8695
7	Nurses Home - 4 story	58,500
8	Basement Storage Bldg. - 1 story	13,250
9	Ambulatory Care Bldg. - 2 story	37,000



Legend:  
 [Symbol] No. of existing parking spaces  
 [Symbol] No. of Buildings

EXISTING PARKING DATA	
No. of Beds	100
Required spaces - 1 for occupied beds	100
Existing spaces on grade	978
Proposed employee parking structure	251
Parking spaces provided	1229

PROPOSED PARKING DATA	
Existing parking to be removed & replaced	180
Proposed 100,000 s.f. Medical Office Bldg. (1,000)	354
	534
New Parking Proposed	534

PETITIONER'S EXHIBIT 1

Map No. 107-11  
 Date: 5/7/85  
 Scale: 1" = 100'

Doc Ref. R.R.C. 4142-443  
 T&A. Files 57233 Files 2

Plat to Accompany Request for Special Hearing

GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE, Co., MD.  
 TOWSON, MARYLAND 21286

Scale: 1" = 100' MAY 6, 1985

PRINTED MAY 6 1985  
 DRAFT-McCUNE-WALKER, INC.

DRAFT-McCUNE-WALKER, INC.  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21286  
 301-246-7755

ORIGINAL SURVEY BY  
 HENRIKSON, GROSS & ETZEL

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

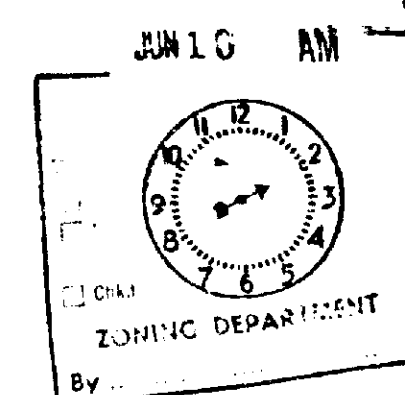
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

June 7, 1985



Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flanagan Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. RENCKE CHIEF

June 5, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Greater Baltimore Medical Center

Location: E/S Charles Street opposite Malvern Avenue

Item No.: 340 Zoning Agenda: May 21, 1985

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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 \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature] Planning of our Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

June 7, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 340 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greater Baltimore Medical Center Location: E/S Charles Street opposite Malvern Avenue District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except R-1 Single Family detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Company Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Overline. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.

(10) Comments: To prevent putting the existing structure in violation of the Code, new building construction shall be compatible with the existing classification to assure compliance to the height/area requirements of Article 4 and Article 5 of the Building Code.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature] Building Plans Review

1/22/85

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

August 19, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 340 Zoning Advisory Committee Meeting are as follows:

Property Owner: Greater Baltimore Medical Center Location: E/S Charles Street opposite Malvern Avenue District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.S.I. #17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except R-1 Single Family detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/Company Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Flood/Overline. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.

(10) Comments: The Medical Arts Building shall be of 1B or better construction. The Fire Separation shall be determined by the type of construction of the proposed parking structure. Submit a copy of the State Handicapped waiver with the first permit application.

(11) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature] Building Plans Review

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon To: Zoning Commissioner Date: July 15, 1985

Norman E. Gerber, Director FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-45-SPHA

This office is supportive of the granting of the subject request. All of the adjacent properties are in institutional uses. The subject proposal has been well-designed in siting the proposed structures to the topography. Further, this office is convinced of the importance of adequately providing for the needs of medical institutions such as GBMC.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JCH:alm

PETITIONER'S EXHIBIT 2

PETITION FOR SPECIAL HEARING AND VARIANCES PROPERTY LOCATED EAST SIDE CHARLES STREET OPPOSITE MALVERN AVENUE GREATER BALTIMORE MEDICAL CENTER, INC. Petitioner \* BEFORE THE \* ZONING COMMISSIONER \* OF \* BALTIMORE COUNTY \* Case No. 85-45-SPHA \* Item No. 340

MEMORANDUM IN SUPPORT OF PETITIONS FOR SPECIAL HEARING AND VARIANCES

Greater Baltimore Medical Center, Inc. ("GBMC"), by John B. Howard, Esquire, and Cook, Howard, Downes & Tracy, in support of its Petitions for Special Hearing and Variances, states the following:

This case comes before the Zoning Commissioner pursuant to a Petition for Special Hearing to approve a medical arts facility as an accessory use to the existing hospital complex and Petition for Variances to certain area regulations to permit the medical arts facility and a parking structure.

By way of background, GBMC and GBMC Medical Arts Limited Partnership ("Partnership"), a Partnership consisting of GBMC management and physicians who are members of GBMC's medical staff, have proposed adding the medical arts facility to GBMC's existing hospital facilities for the purpose of enhancing the services

provided to patients at GBMC, as well as to provide needed facilities for GBMC to expand.

The medical arts facility will consist of a six-story building containing approximately 106,000 square feet to be located adjacent to the existing hospital and connected to the hospital by a covered walkway.

A 15,000 square foot portion of the first floor of the medical arts facility would be owned and occupied by GBMC to be used as lecture halls, meeting rooms and an auditorium intended to serve in-house, community training and educational programs at GBMC. The balance of the building consisting of the lobby and the remaining floors will be owned and operated by the Partnership. The Partnership's portion of the facility will consist of medical offices designed for physicians practicing at GBMC.

The new medical arts facility will enable GBMC to better serve its patients, give its patients better and more convenient service by their private physicians, as well as consolidate the relationship between GBMC and a number of its staff physicians. By providing a full continuum of health care at a single, convenient site, including doctor's office, clinic, walk-in radiology and lab, ambulatory surgery and in-patient care, GBMC hopes to provide better and more convenient service for both patients and physicians.

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GBMC expects that once the medical arts facility is in full operation, GBMC could attract as much as an additional 15,000 new patient days per year as a result of the added services and convenience of the medical arts facility. Since a hospital operation is based largely on fixed costs, through economies of scale, the increased use of GBMC's many services will mean better, more cost effective medical services. GBMC believes the medical arts facility will be an important accessory use to the existing facilities at GBMC.

In addition to the benefits to GBMC, the medical arts facility will offer offices to an estimated 65 to 85 physicians. Since the physicians will have offices at the hospital, their travelling time and response time to both in-patient and out-patient visits will be improved.

Finally, the medical arts facility will contain medical related services to serve the physicians and patients, consisting primarily of an optical shop and a pharmacy. These will be operated by independent businessmen who will be available to serve the entire hospital complex.

An accessory use or structure is defined at §101 of the Baltimore County Zoning Regulations (BCZR) as follows:

**Accessory Use or Structure:** A use or structure which (a) is customarily incident and subordinate to and serves

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a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants, business or industry in the principal use or structure served...

There is very little authority for interpreting what is an accessory use. Each case turns on the definition of accessory specific to that jurisdiction. It is stated generally, however in Rathkopf, The Law of Planning and Zoning, Vol. 2, Section 23-22 (1985) that:

A determination that a particular use is an integral part of the principal use, is in itself a finding that it is "customarily incidental," to the latter, in the sense that it is one of the many incidents which make up the principal use.

Clearly, the medical arts facility as described above falls within the above definition of accessory use. Each of the components of the medical arts facility is intended to be incidental, subordinate, and an integral part of the principal hospital use, as well as contribute to the comfort, convenience and necessity of the existing hospital facilities. Further, the medical arts facility is not intended to operate independently; it is intended to fill a gap in service necessary for effective health care at GBMC in conjunction with the many services already provided.

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Because the existing hospital is a principal use permitted in the DR zone, Petitioner respectfully submits that the medical arts facility clearly falls within the definition of accessory use and the Petition for Special Hearing should be granted.

It is further submitted that if the Zoning Commissioner finds the medical arts facility to be accessory to the principal hospital use, the need to integrate this facility with the existing hospital, as well as site conditions (e.g. extreme topographical differences and irregular site boundary lines) makes compliance with the area requirements impossible. Since compliance with the area requirements would create undue hardship or practical difficulty on GBMC, the variances requested should also be granted.

*John B. Howard*  
JOHN B. HOWARD  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204  
301-823-4111  
Attorney for the Petitioner

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IN RE: \* BEFORE THE  
PETITION SPECIAL HEARING \* ZONING COMMISSIONER  
AND VARIANCES \* OF  
East Side of Charles Street \* BALTIMORE COUNTY  
Opposite Malvern Avenue \* Case No. 86-45-SPHA  
(6701 North Charles Street)  
Ninth Election District \*  
GREATER BALTIMORE MEDICAL \*  
CENTER, INC. \*  
Petitioner \*  
\* \* \* \* \*

MOTION FOR CLARIFICATION

Greater Baltimore Medical Center, Inc.,  
Petitioner, by John B. Howard and Cook, Howard, Downes & Tracy, hereby requests clarification of the Zoning Commissioner's Opinion and Order issued August 1, 1985, in the above-captioned case (the "Opinion") and for reasons states the following:

After hearing testimony on the Petition for Special Hearing and Variances, the Zoning Commissioner approved a medical arts facility (the "facility") as an accessory use to Petitioner's principal hospital use and granted variances to permit the medical arts facility and a parking structure.

In the Opinion at page 2, testimony indicated the

following:

The first floor of the addition will be owned and occupied by GBMC and used as lecture halls, meeting rooms, and an auditorium intended to serve in-house, community training, and educational programs. The balance of the building will be owned and operated by an independent partnership composed primarily of doctors who have privileges at GBMC and will consist of medical offices designed solely for doctors practicing there. Indeed, it will replace the present doctors' offices as doctors' offices in the same building, thereby making much needed space available.

In order to accomplish the above description of ownership whereby different floors, or portions of floors, are owned by different entities, a legal device called a vertical subdivision is required. A vertical subdivision permits different areas of the same building or the same "lot" to be owned and financed separately. The vertical subdivision is critical to the financing of this project.

Use of the vertical subdivisions would create new "lots of record" but would not affect the status of the facility or accessory to the hospital use.

Accessory use or structure is defined at §101 of the Baltimore County Zoning Regulations as follows:

a use or structure which (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes

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to the comfort, convenience or necessity of occupants' business or industry in the principal use or structure served (emphasis added). The term "lot" as used in the above definition is not defined in the Baltimore County Zoning Regulations.

The County Council could have used the term "lot of record" in the above requirement (c) for accessory use, but it did not. A lot of record is defined in the Zoning Regulations as follows:

a parcel of land with boundaries as recorded in the Land Records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other conditions thereof. (Section 101 B.C.Z.R.)

Clearly the County Council intended the location of accessory uses or structures merely be on the same "lot" which has a much broader meaning than "lot of record".

Webster's New World Dictionary, Second Edition, states that the word lot, as it relates to real property is "a plot of ground" (emphasis added). Testimony at the hearing confirmed that the medical arts facility lies on the same plot of ground as the principal hospital use, and thus will still be accessory to that principal use. To give the word lot any greater significance or restrict it to the definition of "lot of record" would clearly be without the intent of the County Council.

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Petitioner therefore respectfully requests that a hearing be set to clarify the Zoning Commissioner's Opinion and Order dated August 1, 1985, by permitting a vertical subdivision of the medical arts facility as an accessory use to the existing principal hospital use.

Respectfully submitted,

*John B. Howard*  
JOHN B. HOWARD  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204  
301-823-4111  
Attorney for the Petitioner

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that on this 4 day of September, 1986, a copy of the foregoing Motion for Clarification was hand-delivered to Phyllis C. Freidman, Esquire and Peter Max Zimmerman, Esquire, People's Counsel, Old Court House, Second Floor, Towson, Maryland 21204.

*John B. Howard*  
JOHN B. HOWARD

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OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204  
September 5, 1985

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICK, JR.  
HENRY B. PECK, JR.  
HENRY R. COCHRAN, III  
THOMAS L. HUDSON  
C. CAROL DEELEY, JR.  
GEORGE E. WINDOLDS, III  
LAWRENCE L. HOOPER, JR.  
R. KING HILL, III  
ROBERT A. HOFFMAN  
DEBORAH C. SOPHIN  
CYNTHIA M. NAHN  
ANDREW E. FINNEY  
KEVIN R. SMITH  
N. BARRY PETERSON, JR.

Arnold Jablon  
September 5, 1985  
Page 2

This lease arrangement(s) results in GBMC having rights in the bulk of the first floor, while a separate partnership has air rights over the first floor, as well as a portion of the first floor itself.

Therefore, GBMC respectfully submits that the contemplated ownership and lease arrangements does not affect the prior decision of the Zoning Commissioner that this facility is accessory to the hospital.

Yours truly,  
*[Signature]*  
John B. Howard

JBH:dmh

Arnold Jablon  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, MD 21204

RE: Case No: 86-45-SPHA  
Greater Baltimore Medical Center,  
Inc., Petitioner ("GBMC")

Dear Mr. Jablon:

This letter will serve to supplement information that was presented to you at this morning's hearing on GBMC's Motion for Clarification regarding the structure under which the medical arts facility ("the facility") would be owned and developed.

Specifically, GBMC or an affiliate (an entity which would be affiliated with GBMC and would succeed in interest to the ownership of GBMC's entire tract), would enter into a lease or leases to develop the facility.

If the entire GBMC tract is transferred to an affiliate, then the affiliate would enter into two leases. One lease between GBMC and the affiliate for the major portion of the first floor and a second lease between a separate partnership and the affiliate for the rest of the first floor, and the remaining floors above.

Of course if GBMC does not transfer the entire tract to an affiliate, one lease arrangement will be required with the partnership only as GBMC will run and develop the major portion of the first floor.

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY [Signature]

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY [Signature]

BCZR, and V.B.2 Comprehensive Manual of Development Policies (CMDP); Sections 102.2, BCZR, and V.B.2, CMDP; and/or Sections 1B01.2.C.1, BCZR, and V.B.3.b, CMDP, pursuant to Section 307, BCZR.

An accessory use or structure is defined as that which is customarily incident and subordinate to and serves a principal use or structure; is subordinate in area, extent, or purpose; is located on the same lot; and contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal use or structure served. Section 101, BCZR. Although the proposed medical arts facility will be in the R-O Zone and the main hospital building is in both the D.R.2 and R-O Zones, Section 203.3.A.1, BCZR, allows all uses permitted as a matter of right and as limited in a D.R.5.5 Zone. Since a hospital is permitted as a matter of right in a D.R.5.5 Zone and since the proposed facility is located on the same lot, as defined by Section 101, there can be no question that the proposed facility is permitted as an accessory use or structure.

It has been a long-standing policy of the Zoning Commissioner to require that appropriate variances be requested to legalize existing setbacks when major additions are proposed that are in line with existing deficient setbacks and which also create other deficiencies. The proposed medical arts facility will enlarge the nonconforming width of the existing hospital building elevation to 931 feet and requires that a variance to its maximum width be in accordance with the conditions precedent in Section 502, BCZR, and in accordance with the standards adopted in the CMDP.

Based on the testimony and evidence presented, it is obvious that the greatest width has been and is in compliance with those conditions and standards. The existing hospital building has not in any way created a problem and has always been compatible with the site and surrounding community. Certainly, the

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY [Signature]

DESCRIPTION

Description to Accompany Petition for Special Hearing to Determine Accessory Use  
Ninth Election District  
Baltimore County, Maryland

Beginning from the same on the east side of Charles Street measured from the point of the two following courses and distances line of Charles Street with the center line of Malvern Avenue (1) easterly 50' more or less, thence (2) southerly 32' more or less to the place of beginning, thence leaving said place of beginning and running and binding on the east side of Charles Street the seven following courses and distances: (1) northeasterly by a curve to the right with the radius of 1095.92 feet, the arc distance of 438.43', (2) S 63° 21' 54" E 10', (3) N 28° 25' 00" E 67.88', (4) N 43° 30' 30" E 56.53', (5) N 56° 41' 50" E 141.32', (6) N 58° 28' 05" E 138.17', (7) N 62° 12' 02" E 21.50', thence leaving said east side of Charles Street and running the twelve following courses and distances, (8) S 37° 46' 55" E 1085.85', (9) S 07° 05' 00" W 180.00', (10) S 02° 40' 53" E 115.22', (11) S 45° 08' 34" E 203.55', (12) S 59° 57' 00" E 310.00', (13) S 06° 44' 36" E 198.66', (14) S 51° 53' 59" W 155.00', (15) S 80° 00' 00" W 165.00', (16) S 24° 25' 09" W 147.50', (17) S 06° 37' 31" E 297.0', (18) S 40° 40' 00" E 240.00', (19) S 52° 00' 00" W 433.40', to intersect the east side of Charles Street, thence running and binding on said east side the following twenty-eight courses and distances: (20) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 148.53', (21) N 44° 54' 10" E 35.00', (22) N 47° 28' 20" W 57.03', left with the radius of 653.11', (23) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 162.44', (24) N 25° 54' 10" E 30.00', (25) N 66° 28' 20" W 56.61', (26) S 21° 09' 10" W 30.00', (27) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 2.87', (28) N 69° 05' 56" W 47.50', (29) N 20° 54' 04" E 30.00', (30) N 69° 05' 56" W 50.00', (31) S 20° 54' 04" W 30.00', (32) N 69° 05' 56" W 355.71', (33) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 155.26', (34) N 36° 59' 00" E 25.00', (35) N 50° 38' 30" W 43.77', (36) S 41° 44' 00" W 25.00', (37) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 206.35', (38) N 63° 06' 30" E 35.00', (39) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 128.86', (40) N 69° 03' 00" W 41.42', (41) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 134.96', (42) N 03° 42' 49" E 50.00', (43) S 86° 17' 11" E 40.00', (44) N 03° 42' 49" E 166.57', to place of beginning.

Containing 57.933 acres of land, more or less.  
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Our Job Number: 85013 B  
May 3, 1985

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY [Signature]

IN RE: PETITION SPECIAL HEARING AND VARIANCES  
E/S of Charles Street opposite Malvern Avenue (6701 North Charles Street) - 9th Election District  
Greater Baltimore Medical Center,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-45-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a medical arts facility as an accessory use and structure to the principal use of a hospital and, additionally, variances to permit a maximum width of building elevations of 931 feet and 325 feet instead of the allowed 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 30 feet, a front yard setback of 30 feet instead of the required 60 feet, and a distance between buildings of 30 feet instead of the required 40 feet and/or 75 feet, as more particularly described on Petitioner's Exhibit 3.

The Petitioner, by Robert P. Koval, its President, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.2 and R-O, is improved with the Greater Baltimore Medical Center (GBMC), a major hospital constructed in 1965 on property purchased from the Sheppard and Enoch Pratt Hospital.

The property is surrounded by other institutional uses and has no residential uses adjacent to it. At the time the main hospital building, measuring approximately 730 feet long, was constructed, there were no regulations limiting the maximum width of a building elevation. The Petitioner proposes to construct a one-story addition to be attached to the main building by a one-story ambulatory walkway. This addition, approximately 106,000 square feet, will be about

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested approval and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of August, 1985, that a medical arts facility as an accessory use and structure to the principal use of a hospital be approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit a maximum width of building elevations of 931 feet and 325 feet instead of the allowed 300 feet, a rear yard setback of 10 feet instead of the required 40 feet, a side yard setback of 5 feet instead of the required 30 feet, a front yard setback of 30 feet instead of the required 60 feet, and a distance between buildings of 30 feet instead of the required 40 feet and/or 75 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]  
Zoning Commissioner of Baltimore County

cc: John B. Howard, Esquire  
Petitioner's Counsel

ORDER RECEIVED FOR FILING  
DATE August 1, 1985  
BY [Signature]



IN RE: PETITIONS SPECIAL HEARING AND VARIANCES  
E/S of Charles Street opposite Malvern Avenue (6701 North Charles Street) - 9th Election District  
Greater Baltimore Medical Center,  
Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
Case No. 86-45-SPHA

ORDER

The Petitioner herein filed a Motion for Clarification of the Zoning Commissioner's Order issued August 1, 1985. Said Motion was heard on August 5, 1985, and upon oral request by the Petitioner to dismiss without prejudice the aforesaid Motion, it is hereby

ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of September, 1985, that the Motion for Clarification filed by the Petitioner be and is hereby DISMISSED without prejudice.

*[Signature]*  
Zoning Commissioner of Baltimore County

Attest:  
John B. Howard, Esquire  
People's Counsel

PETITIONS FOR SPECIAL HEARING & VARIANCES  
9th Election District

LOCATION: East side of Charles Street opposite Malvern Avenue (6701 N. Charles Street)  
DATE AND TIME: Monday, July 29, 1985 at 1:30 p.m.  
PUBLIC HEARING: Room 106, 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:

Petition for Special Hearing under Section 500.7 of the Baltimore County Regulations for approval of a structure with certain hospital and related medical uses as accessory to the existing hospital and Variances from Section 1 B01.2B.2 to permit a maximum width of building elevation of 93' and 325' in lieu of the allowed 300'; Section 1 B02.2B (V.B.2 CMDP) to permit a minimum rear yard setback of 10' in lieu of the required 40' and a side yard setback of 5' in lieu of the required 30' and a front yard setback of 30' in lieu of the required 60'; Section 102.2 (V.B.2 CMDP) to permit a distance between buildings of 30' in lieu of the required 40' and/or Section 1 B01.2C.1 (V.B.3.b. CMDP) to permit a distance between buildings of 30' instead of the required 75'.

Being the property of Greater Baltimore Medical Center, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
E/S of Charles St. opposite Malvern Ave. (6701 N. Charles St.), 9th District :

GREATER BALTIMORE MEDICAL CENTER, Petitioner : Case No. 86-45-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 423, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

July 26, 1985

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

RE: Petition for Special Hearing & Variances  
E/S of Charles Street, Opposite of Malvern Avenue (6701 N. Charles Street)  
9th Election District  
Greater Baltimore Medical Center - Petitioners  
Case No. 86-45-SPHA

Dear Mr. Howard,

This is to advise you that \$111.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 006882  
DATE 7-25-85 ACCOUNT R-01-615-000  
AMOUNT \$ 111.70  
RECEIVED FROM Robert Hoffman Esq.  
FOR: [Signature] 86-45-SPHA  
8 8140-0000110014 1002F

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

John B. Howard, Esquire  
210 Allegheny Avenue  
P. O. Box 5517  
Towson, Maryland 21204

June 28, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING & VARIANCES  
E/S of Charles Street, opposite of Malvern Avenue (6701 N. Charles Street)  
9th Election District  
Greater Baltimore Medical Center - Petitioners  
Case No. 86-45-SPHA

TIME: 1:30 p.m.

DATE: Monday, July 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

PETITION FOR SPECIAL HEARING & VARIANCES  
9th Election District  
LOCATION: East side of Charles Street opposite Malvern Avenue (6701 N. Charles Street)  
DATE AND TIME: Monday, July 29, 1985 at 1:30 p.m.  
PUBLIC HEARING: Room 106, 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: Petition for Special Hearing under Section 500.7 of the Baltimore County Regulations for approval of a structure with certain hospital and related medical uses as accessory to the existing hospital and Variances from Section 1 B01.2B.2 to permit a maximum width of building elevation of 93' and 325' in lieu of the allowed 300'; Section 1 B02.2B (V.B.2 CMDP) to permit a minimum rear yard setback of 10' in lieu of the required 40' and a side yard setback of 5' in lieu of the required 30' and a front yard setback of 30' in lieu of the required 60'; Section 102.2 (V.B.2 CMDP) to permit a distance between buildings of 30' in lieu of the required 40' and/or Section 1 B01.2C.1 (V.B.3.b. CMDP) to permit a distance between buildings of 30' instead of the required 75'.  
Being the property of Greater Baltimore Medical Center, as shown on plat plan filed with the Zoning Office.  
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
July 11, 1985

86-45-SPHA  
CERTIFICATE OF PUBLICATION

TOWSON, MD, July 11, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 11, 1985

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising  
33.00

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9th  
Date of Posting July 8, 1985  
Posted for: [Signature]  
Petitioner: Greater Baltimore Medical Center  
Location of property: E/S Charles St. opposite Malvern Avenue (6701 N. Charles St.)  
Location of Signs: East side of Charles St. opposite Malvern Ave.  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: 3

CERTIFICATE OF PUBLICATION

86-45-SPHA  
Towson, Md. 7/31 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 24th day of July, 1985

THE TOWSON TIMES  
Cost of Advertisement: \$63.70

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 007487  
DATE 7/5/85 ACCOUNT R-01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM Cook H.D.T.  
FOR: SH # 370 G.B.M.C.  
8 815-00001100014 1002F

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 008534  
DATE 7/29/85 ACCOUNT R-01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM [Signature]  
FOR: [Signature] #370 VARIANCE  
8 815-00001100014 1002F

EXISTING BUILDING DESCRIPTION & AREA	
DESCRIPTION	AREA Sq. Ft.
Tell Booths - 1 story	180
Warehouse - 1 story	3200
Farmhouse - 2 story	1750
Auxiliary Service Bldg. - 1 story	7200
Hospital Building - 5 story	308,930
Sheppard & Pratt Property	
Ford Building - 3 story	8675
Nurses Home - 4 story	38,500
General Stores Bldg. - 1 story	13,250
Ambulatory Care Bldg. - 2 story	37,000

**GENERAL AREA OF PROPOSED MEDICAL ARTS FACILITY AND VARIANCES**  
(See accompanying plan)

TOWSON STATE UNIVERSITY  
Zoned DR-2

SHEPPARD PRATT HOSPITAL  
Zoned DR-2

HOSPITAL CORE  
DR-2

Legend:  
 [X] No of existing parking spaces  
 (1) No of Buildings

**EXISTING PARKING DATA**

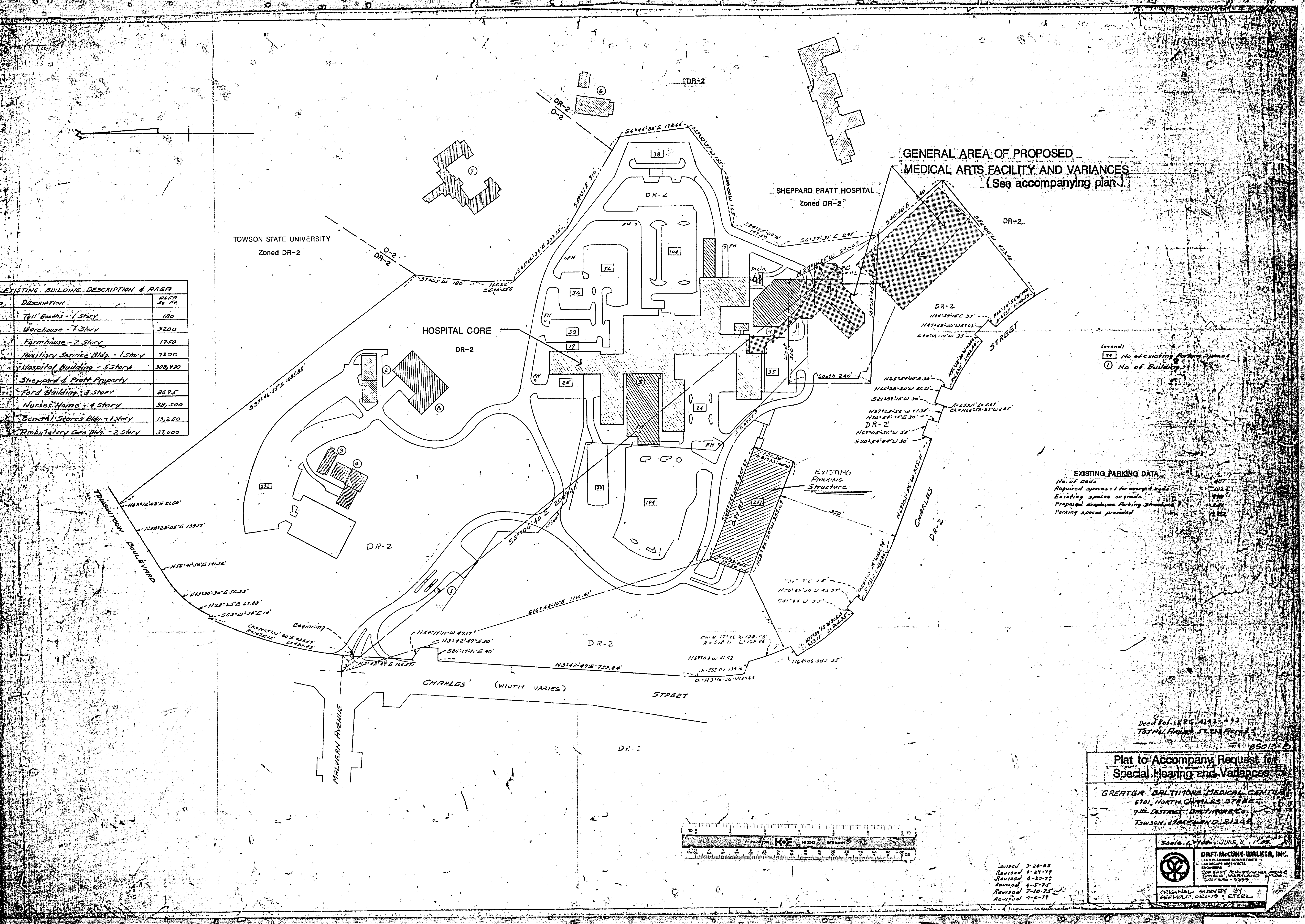
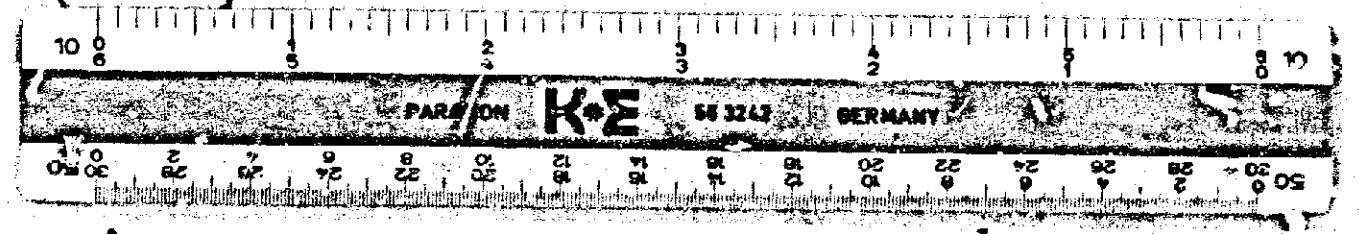
No. of Beds	407
Required spaces - 1 for every 4 beds	102
Existing spaces on grade	990
Proposed Employee Parking Structure	241
Parking spaces provided	1231

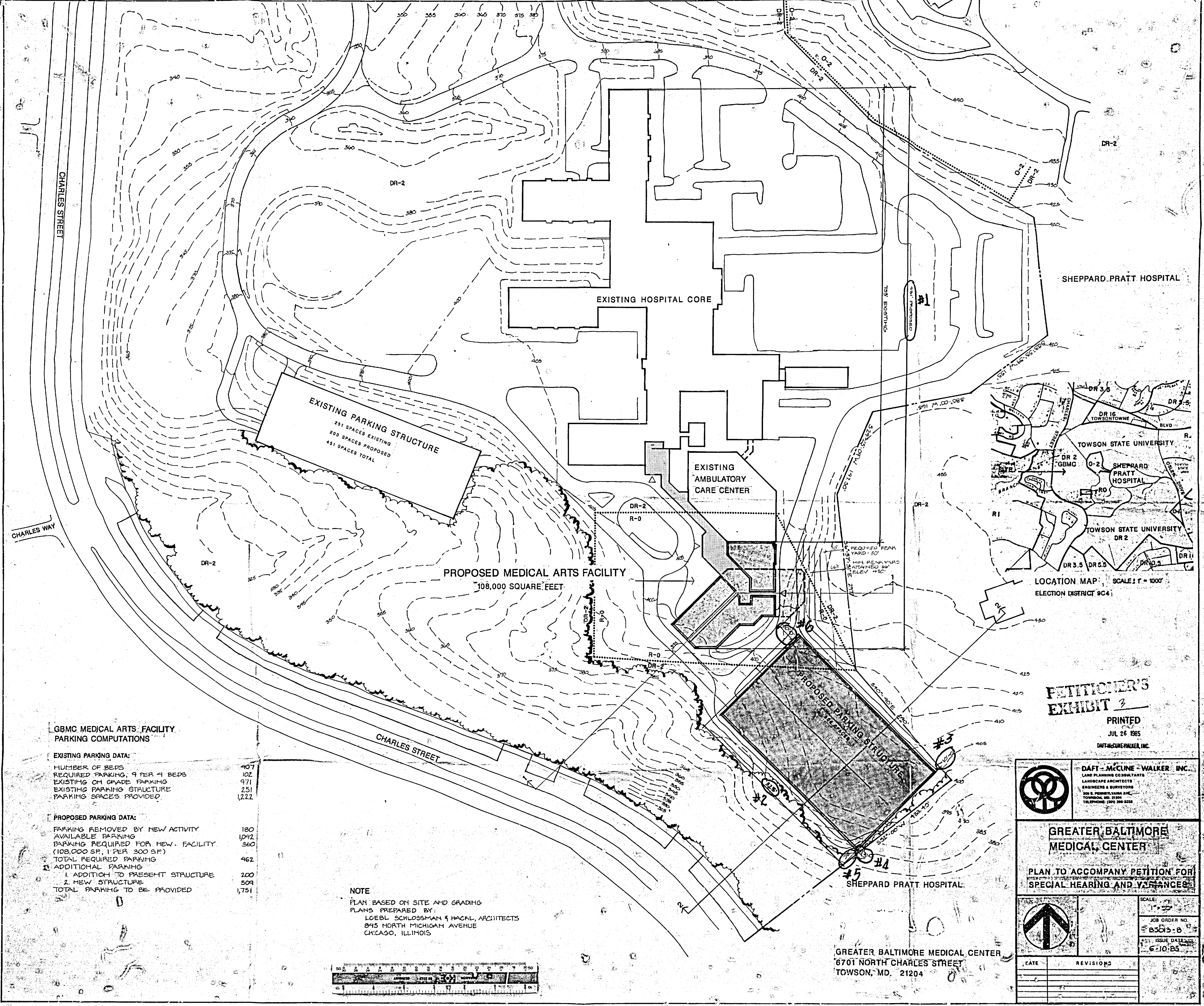
Deed Ref. R.R. 411 - 443  
 TOTAL AREA 57,313 ACRES  
 85013-C

**Plat to Accompany Request for Special Hearing and Variances**  
 GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 9th DISTRICT, BALTIMORE CO.  
 TOWSON, MARYLAND 21286

Scale 1" = 100' JUNE 11, 1983  
**DAFT & CUNNE-WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 ENGINEERS  
 200 EAST PENNSYLVANIA AVENUE  
 TOWSON, MARYLAND 21286  
 ORIGINAL SURVEY BY  
 GERHOLD, CROFF & STEEL

Revised 3-28-83  
 Revised 6-29-79  
 Revised 4-20-75  
 Revised 4-5-75  
 Revised 7-10-75  
 Revised 4-4-77

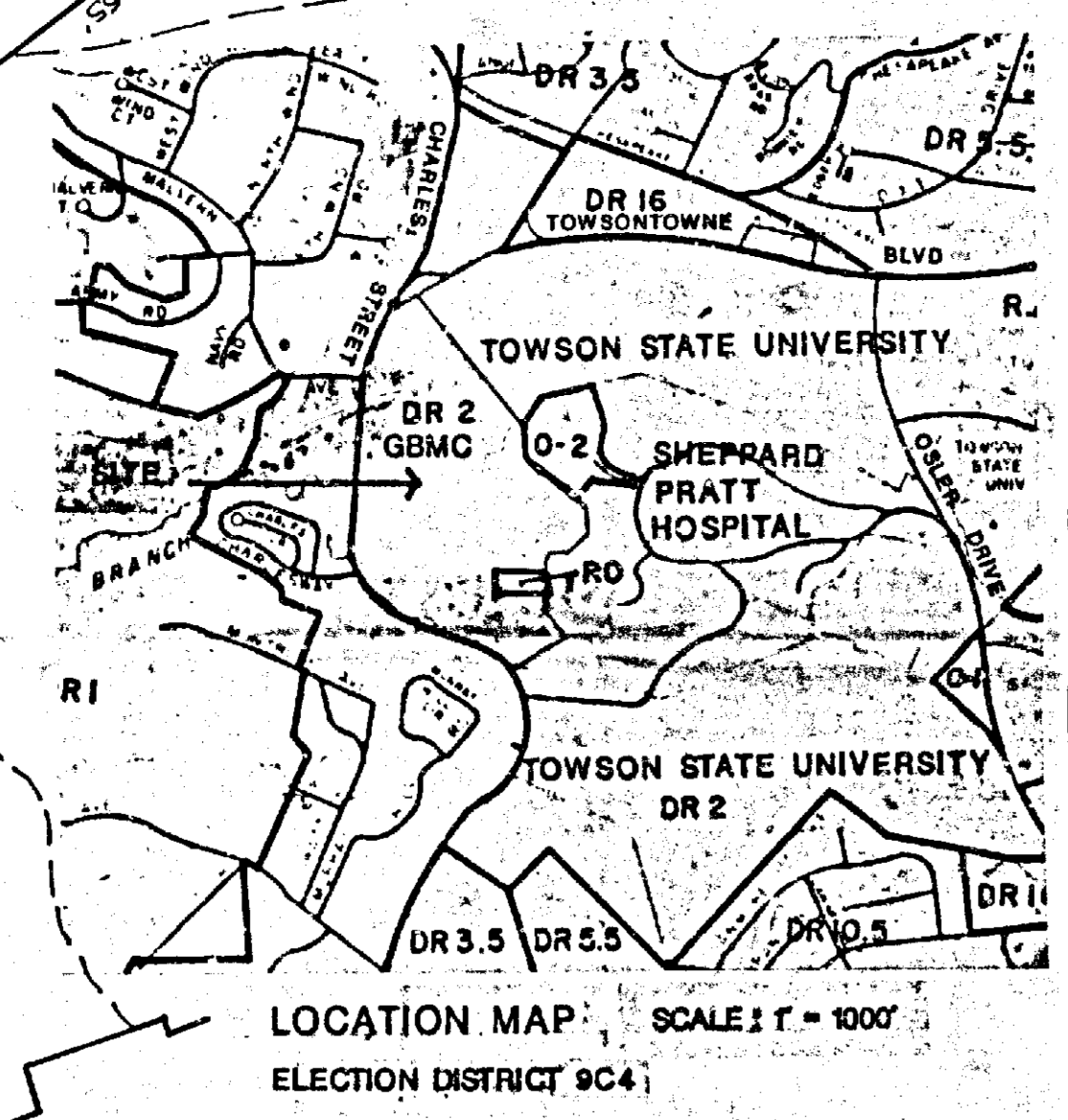
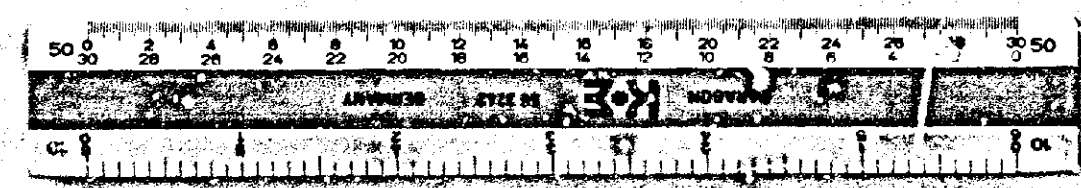




**GBMC MEDICAL ARTS FACILITY  
PARKING COMPUTATIONS**

<b>EXISTING PARKING DATA:</b>	
NUMBER OF BEDS	407
REQUIRED PARKING, 9 PER 4 BEDS	102
EXISTING ON GRADE PARKING	971
EXISTING PARKING STRUCTURE	251
PARKING SPACES PROVIDED	1,222
<b>PROPOSED PARKING DATA:</b>	
PARKING REMOVED BY NEW ACTIVITY	180
AVAILABLE PARKING	1,042
PARKING REQUIRED FOR NEW FACILITY (108,000 SF, 1 PER 200 SF)	360
TOTAL REQUIRED PARKING	462
<b>ADDITIONAL PARKING:</b>	
1. ADDITION TO PRESENT STRUCTURE	200
2. NEW STRUCTURE	509
TOTAL PARKING TO BE PROVIDED	1,751

**NOTE**  
 PLAN BASED ON SITE AND GRADING  
 PLANS PREPARED BY:  
 LOEBL SCHLOSSMAN & HACKL, ARCHITECTS  
 845 NORTH MICHIGAN AVENUE  
 CHICAGO, ILLINOIS



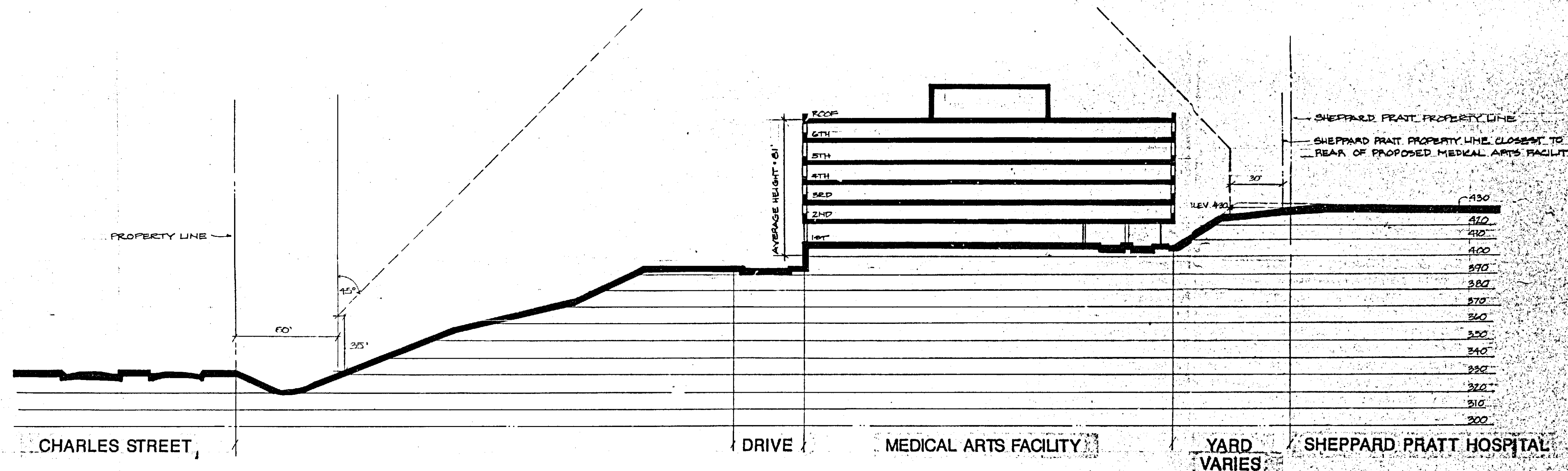
**PETITIONER'S  
EXHIBIT 3**  
 PRINTED  
 JUL 26 1985  
 DAFT-McCUNE-WALKER, INC.

**DAFT - McCUNE - WALKER, INC.**  
 LAND PLANNING CONSULTANTS  
 LANDSCAPE ARCHITECTS  
 ENGINEERS & SURVEYORS  
 300 E. PENNSYLVANIA AVE.  
 TOWSON, MD. 21286  
 TELEPHONE: (410) 284-8222

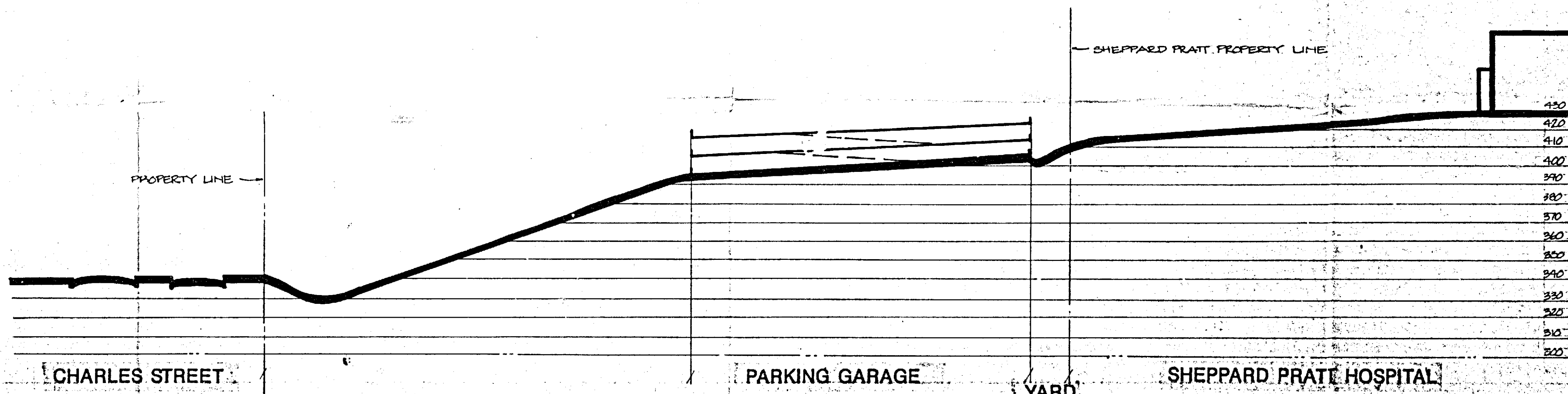
**GREATER BALTIMORE  
MEDICAL CENTER**  
 PLAN TO ACCOMPANY PETITION FOR  
 SPECIAL HEARING AND VARIANCES

	SCALE:	1" = 20'
	JOB ORDER NO.	85015-B
	ISSUE DATE:	6-10-85
DATE	REVISIONS	

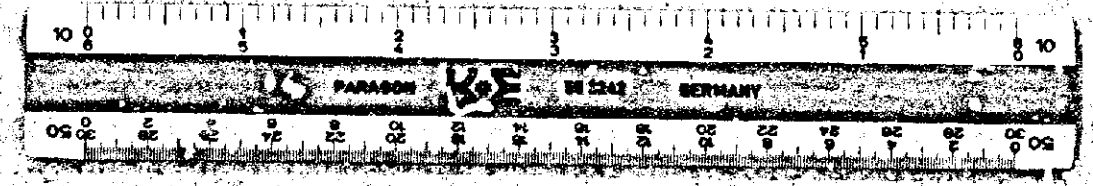
GREATER BALTIMORE MEDICAL CENTER  
 6701 NORTH CHARLES STREET  
 TOWSON, MD. 21204




SCHEMATIC SECTION 1-1



SCHEMATIC SECTION 2-2



*Revised Plans  
Plan #340  
6/15/85*

 <b>DAFT McCune Walker, Inc.</b> LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 530 EAST JOPPA ROAD TOWSON, MD. 21286 TELEPHONE: 901-288-3233	
<b>GBMC</b> <b>MEDICAL ARTS FACILITY</b> <b>HEIGHT TENT</b>	
DATE	REVISIONS
SCALE:	
1" = 30'-0"	
JOB ORDER NO.	
85013.B	
ISSUE DATE	
6-17-85	