

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-O and DR-2 zone to an O-1 zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:
204.4.C.1 to permit setbacks of 15 feet and 55 feet in lieu of the required 120 feet.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Reclassification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

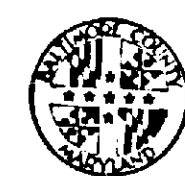
Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature Robert P. Kowal, President
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
John B. Howard, Esquire 6701 North Charles Street, 828-2000
(Type or Print Name) Address Phone No.
Signature Baltimore, Maryland 21204
210 Allegheny Avenue, P.O. Box 5517
Address Name, address and phone number of legal owner, con-
Towson, Maryland 21204 John B. Howard, Esquire tract purchaser or representative to be contacted
City and State P.O. Box 5517
Towson, MD 21204 823-4111
Attorney's Telephone No.: 823-4111 Address Phone No.

BABC-Form 1

Greater Baltimore Medical Center
E/S Charles St. Ave. 1440 SE from Cl
of Malvern Ave.
R-86-11-A
3/11/85

RECEIVED
COUNTY BOARD OF APPEALS
MAR 11 1985

R-86-11-A



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 30, 1985

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Re: Case No. R-86-111-A
Greater Baltimore
Medical Center

Dear Mr. Howard:

Enclosed herewith is a copy of the Order of Dismissal of Petition passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith P. Eisenhart
Edith P. Eisenhart, Rdn. Secretary

Enclosure

cc: Robert P. Kowal
John T. Maguire, II, Esquire
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell

IN THE MATTER OF THE APPLICATION OF GREATER BALTIMORE MEDICAL CENTER FOR RECLASSIFICATION FROM R.O. & D.R.2 TO O-1, and VARIANCE FROM 204.4.C.1 OF THE BCZR E/S CHARLES STREET AVENUE 1440' SE FROM C/L OF MALVERN AVENUE 9th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. R-86-111-A Item #5, Cycle I

ORDER OF DISMISSAL

Petition of Greater Baltimore Medical Center for reclassification from R.O. & D.R. 2 to O-1 and variance from 204.4.C.1 of the Baltimore County Zoning Regulations on property located on the east side of Charles Street Avenue 1440 feet southeast from the centerline of Malvern Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Motion to Withdraw Petition and Dismiss filed September 17, 1985, a copy of which is attached hereto and made a part hereof, from the attorney representing the Petitioner in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn and dismissed as of September 17, 1985,

IT IS HEREBY ORDERED this 30th day of October, 1985, that said petition be and the same is withdrawn and dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

Leroy B. Spurrer

Patricia Phipps

PETITION FOR ZONING RECLASSIFICATION AND VARIANCE
East side Charles Street Avenue, 1440 S/E from the corner of Malvern Avenue
GREATER BALTIMORE MEDICAL CENTER
Petitioner

BEFORE THE BOARD OF APPEALS OF BALTIMORE COUNTY
Item No.: 5
Case No.: R-86-111A

MOTION TO WITHDRAW PETITION AND DISMISS

Greater Baltimore Medical Center, Petitioner, by its attorneys, John B. Howard and Cook, Howard, Downes & Tracy, hereby withdraws its Petition for Zoning Reclassification and Variance filed in the above-referenced case on March 1, 1985.

The Petitions having been withdrawn, Petitioner respectfully requests that this case be dismissed.

Respectfully submitted,

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

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that on this 17 day of September, 1985, a copy of the foregoing Motion to Withdraw Petition and Dismiss was mailed to Phyllis C. Friedman, People's Counsel, and Peter Max Zimmerman, Deputy People's Counsel, Old Court House, 2nd Floor, Towson, Maryland, 21204.

JOHN B. HOWARD

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers
Surveyors

Description

Description to Accompany Reclassification and Variance Petition
Greater Baltimore Medical Center, Inc. Property
Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point distant South 24 degrees 55 minutes 15 seconds East 1440.86 feet measured from the point formed by the intersection of the centerline of Charles Street Avenue with the centerline of Malvern Avenue, thence leaving said place of beginning and running (1) North 45 degrees 41 minutes 37 seconds East 167.64 feet, thence (2) South 44 degrees 18 minutes 23 seconds East 151.69 feet, thence, in part, binding on the line which separates the existing RO zone from the existing D.R. 2 zone, there situate, in all (3) Due East 404.26 feet, thence running (4) South 06 degrees 37 minutes 31 seconds East 262.80 feet thence, (5) South 40 degrees 40 minutes 00 seconds East 240.00 feet, thence (6) South 52 degrees 00 minutes 00 seconds West 282.78 feet and thence, (7) North 44 degrees 18 minutes 23 seconds West 850.50 feet to the place of beginning.

Containing 5.894 Acres of land more or less.
NOTE: THE ABOVE DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job No. 85013-J
February 27, 1985

Page 1 of 1

APR 11 1985

LAW OFFICES

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

March 1, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL C. C. TRACY, JR.
JOHN N. JUNG, III
JOSEPH C. WICH, JR.
HERBERT N. O'DONOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
GEORGE R. REY, CLAUD, III
LAWRENCE L. HOOPER, JR.
H. KING HILL, III
ROBERT A. HOF, JR.
DEBRAH C. DOPPIN
CYNTHIA R. HARRIS
ANGUS E. FINNEY
KEVIN R. SMITH
H. BARNETT PETERSON, JR.

JAMES D. C. DOWNES
(301) 823-4111
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 823-4111

The County Board of Appeals of Baltimore County
Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification and Variances
Greater Baltimore Medical Center (GBMC),
Petitioner

Dear Sir or Madam:

This firm represents GBMC in its petition to reclassify approximately six acres to O-1 and obtain variances from certain setbacks in that zone.

A review of the attached plats and zoning maps that accompany the Petition show that the reclassification involves a change in zoning from R-O to O-1 of approximately 2.1 acres and a change from DR-2 to O-1 of approximately 3.9 acres. A brief zoning history of the site provides insight into GBMC's justification for this reclassification.

In Case No. 75-196-RX, the Deputy Zoning Commissioner for Baltimore County granted a Petition for Reclassification and Special Exception on May 14, 1975, allowing for the construction of a medical office building. The four acres involved in that case encompasses the presently R-O zoned property, as well as an additional two acres of what is currently DR-2.

The County Board of Appeals of Baltimore County
March 1, 1985
Page 2

At the time of the adoption of the Comprehensive Map in 1980, the medical office building had not been constructed. The County Council, erroneously it is submitted, reclassified only a two acre portion of the medical office site from DR-16 to R-O. Presumably it was the intent of the Council to provide GBMC with the continued right to construct medical offices of the same scope as that previously approved. The obvious mistake consisted of: (1) the imposition of an improper zone, i.e. the R-O, and (11) a down-scaling of the acreage.

The R-O zone was designed for residential conversions or small Class B office structures and, with the reduction in acreage, the size of any building that could now be constructed would be substantially below GBMC's minimum needs. This error on the part of the Council was continued upon adoption of the 1984 Comprehensive Map.

It is clear that proper zoning for this site should be O-1 with sufficient acreage to permit certain accessory hospital uses in addition to the medical offices. Without the additional O-1 acreage, the current needs for GBMC cannot be met and the practical benefit of this reclassification would be substantially reduced.

Additionally, GBMC has petitioned for variances from setbacks in the O-1 zone. Although GBMC has no detailed plans for the proposed medical office structure, it appears at this time that the building will have to be located closer to the DR-2/O-1 demarcation line than the required 120 feet. Without these variances, GBMC could not practically develop the intended use, which would therefore defeat the purpose of the reclassification.

For these reasons, it is respectfully requested that the Petition for Reclassification and Variances be granted by this Board.

Yours truly,

John B. Howard
Attorney for Petitioner

JBH:kam

TOWSONTOWN
BLVD.

STATE OF MARYLAND
DEPARTMENT OF EDUCATION
TOWSON STATE UNIVERSITY

THE TRUSTEES OF THE SHEPARD AND ENOCH PRATT HOSPITAL

GENERAL NOTES

1. TOTAL AREA OF TRACT: 57.033 AC.
2. EXISTING ZONING: DR-2 & R-O
3. EXISTING USE: HOSPITAL
4. PROPOSED ZONING: DR-2 & O-1 (AS SHOWN)
5. DEED REFERENCE: RRS 4142/443

PROPOSED O-1
AREA = 5.824 AC.

SETBACK VARIANCE REQUESTED
(15' IN LIEU OF REQUIRED 120')

SETBACK VARIANCE
REQUESTED (55' IN LIEU
OF REQUIRED 120')

POINT OF BEGINNING

MALVERN AVE.

CHARLES

AVENUE

STREET



DAFT, McCUNE & WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: 301-258-3323

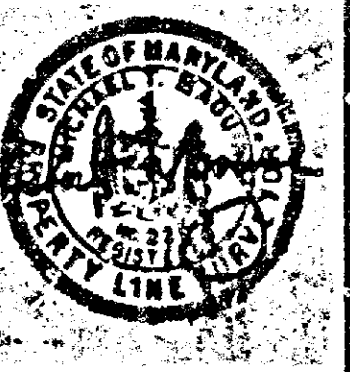
PLAT TO ACCOMPANY RECLASSIFICATION
AND VARIANCE PETITION FOR A
PORTION OF GREATER BALTIMORE
MEDICAL CENTER, INC. PROPERTY

2nd ELECTION DISTRICT, 4th COUNCILMAN'S DISTRICT
BALTIMORE COUNTY, MARYLAND

4X

DATE	REVISIONS

SCALE:
1" = 100'
JOB ORDER NO.
05019-B
ISSUE DATE
FEBRUARY 27, 1985



RECORDED



William K. Hollmann
Secretary
Karl Kassoff
Administrator

March 13, 1985

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: Reclassification Petitions
Cycle 1 - 1985
Meeting of March 6, 1985
Property Owner: Greater
Baltimore Medical Center
Location: E/S Charles St.
Avenue, Route 139, 1440' S/E
from c/l Malvern Avenue
Existing Zoning: R.O. &
D.R. 2
Proposed Zoning: O-1
District: 9th

Dear Mr. Hackett:

On review of the submittal of 2-27-85, the State Highway
Administration cannot comment on the site plan with reference
to access for lack of detail site plan.

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

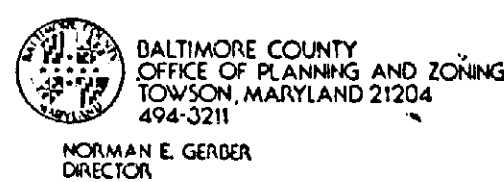
By: George Wittman

Mr. J. Ogle

RECEIVED
COUNTY BOARD OF APPEALS
103 MAR 19 1985

My telephone number is (301) 659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

3/28/85

Re: Zoning Advisory Meeting of 3/16/85
Item # 45
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue,
S/E of Malvern 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.

- (X) There are no site planning factors requiring comment at this time.
- () 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
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 118-79. 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 Bill 118-79, and as conditions change
traffic capacity may become more limited. The Basic Services Area
are re-evaluated annually by the County Council.
- (X) Additional comments:
Any future development on this site
must meet the requirements of Bill 118-79
the Development Regulations.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell



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

STEPHEN E. COLLINS
DIRECTOR

March 26, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle - 1 Meeting of March 6, 1985
Item No. - 5
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue 1440' S/E from c/l
Malvern Avenue
Existing Zoning: R.O. & D.R.2
Proposed Zoning: O-1

Acres: 5.894
District: 9th

Dear Mr. Hackett:

No Comments.

Michael S. Flaydigh
Michael S. Flaydigh
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

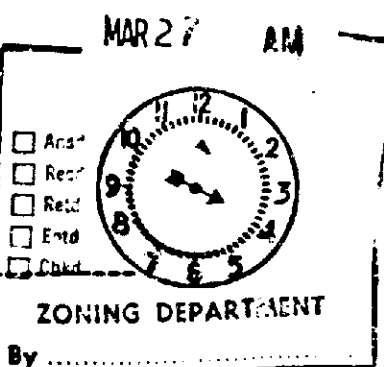
INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hackett
Chairman, Board of Appeals

Date: March 20, 1985

FROM: Ian J. Forrest

SUBJECT: Reclassification Petitions
CYCLE 1 - 1985
Meeting of March 6, 1985

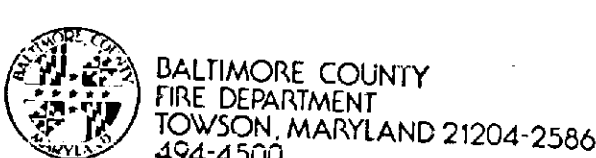


The Baltimore County Department of Health has reviewed the
following Reclassification Petitions and does not anticipate any
health hazards at this time regarding these Petitions.

- Item #1 - Helen D. Gibbons
- Item #2 - Paul Gambrell, et al
- Item #3 - Nelson L. Bond, Jr., et al
- Item #4 - Conservation Associates
- Item #5 - Greater Baltimore Medical Center
- Item #6 - Josef of Vienna, Inc.
- Item #7 - John W. Ruppert, et al

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

RECEIVED
COUNTY BOARD OF APPEALS
103 MAR 25 1985



PAUL H. REINCKE
CHIEF
William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

March 11, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Greater Baltimore Medical Center

Location: E/S Charles St. Ave. 1440' S/E from c/l Malvern Avenue
Item No.: 5

Zoning Agenda: 3/6/85, Cycle -1

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 of 200 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.

REVIEWED BY: *Roy W. Kemmer*
Planning Group
Special Inspection Division

/s/ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman, Appeals Board
TO: C/O Nicholas Commodari, Zoning Department Date: March 11, 1985

FROM: Charles E. Burman, Chief, Building Plans Review C.E.B.

SUBJECT: Cycle 1 - 1985, Meeting scheduled 3/6/85
ITEM #5) Owner - Greater Baltimore Medical Center, E/S Charles Street Avenue

Conversion of property from one use to another use requires the structures
involved to comply with the Building Code in force at the time a permit is
applied for and before the structure can be used. Existing structures will
require a Change of Use/Occupancy permit as well as alteration permits to
upgrade the structure to meet the Code requirements for the new proposed use.

New structures shall be designed from the footings up to comply with the
correct Use Group as provided for in Article 3 of the current 1981 Code.

Compliance with the State Handicapped Code is required for the buildings
and the site.

Set backs from interior lot lines, other buildings on the same lot, and
street lot lines for fire separations shall also comply to the Building Code
in force at the time an application is made for the permit. This currently
involves Table 401, Table 507 and Section 506, of the current 1981 B.O.C.A.
Code known as the Baltimore County Building Code as adopted by Bill 4-82.
The 1984 Edition of B.O.C.A. has been approved by the County Council and will
become effective on permits filed 45 days after it's enactment.

No further comments at this time.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1985

Mr. William Hackett
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #1

RE: Item No: 3
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue 1440' S/E from c/l Malvern Avenue
Present Zoning: R.O. and D.R. 2
Proposed Zoning: O-1

School Situation September 1984

School	Enrollment	Capacity	Over/Under
Rodgers Forge Elementary	333	539	-206
Dumbarton Middle	538	1123	-585
Towson High	1271	1775	-504

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Middle			
High			

Area too small to affect student population.

John Dameron
John Dameron, Field Representative
Department of Planning

JD/lh

PETITION FOR RECLASSIFICATION AND VARIANCE

LOCATION: East side of Charles
Street Avenue, 1440' S. from
the intersection of Malvern Ave.

PUBLIC HEARING: Tuesday, October
1, 1985 at 10:00 a.m. in Room
218, Courthouse, Towson, Maryland

The County Board of Appeals for
Baltimore County, by authority of the
Baltimore County Charter, will hold a
public hearing:

Notice that zoning status be re-evaluated
and, additionally, a Variance from the
Baltimore County Zoning Ordinance, Chapter
204.0.C.1, be granted to the applicant.

1. The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 118-79, and as conditions change
traffic capacity may become more limited. The Basic Services Area
are re-evaluated annually by the County Council.

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29. The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 118-79, and as conditions change
traffic capacity may become more limited. The Basic Services Area
are re-evaluated annually by the County Council.

30. The property is located in a traffic area controlled by a "D" level
intersection as defined by Bill 118-79, and as conditions change
traffic capacity may become more limited. The Basic Services Area
are re-evaluated annually by the County Council.

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 12, 1985

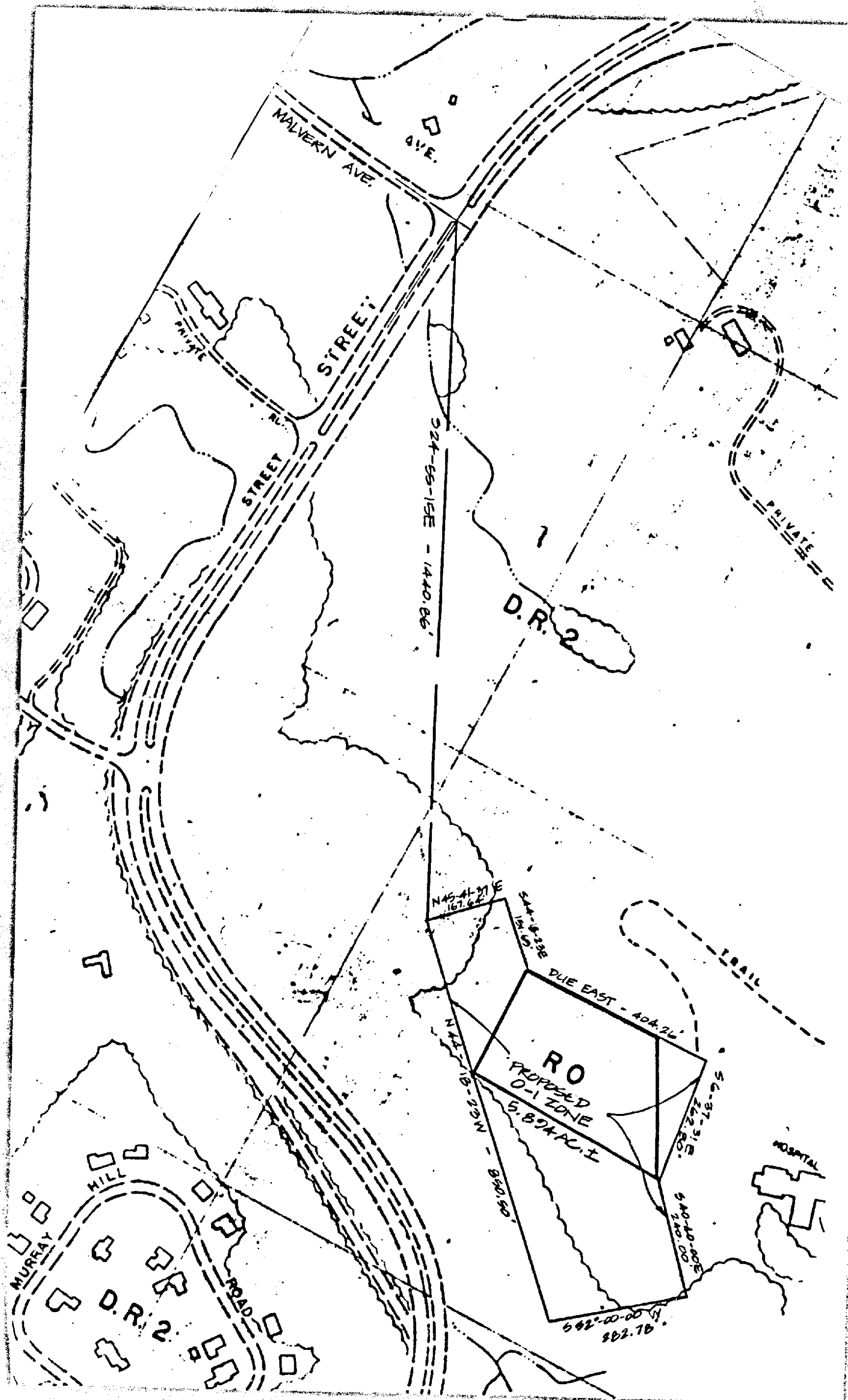
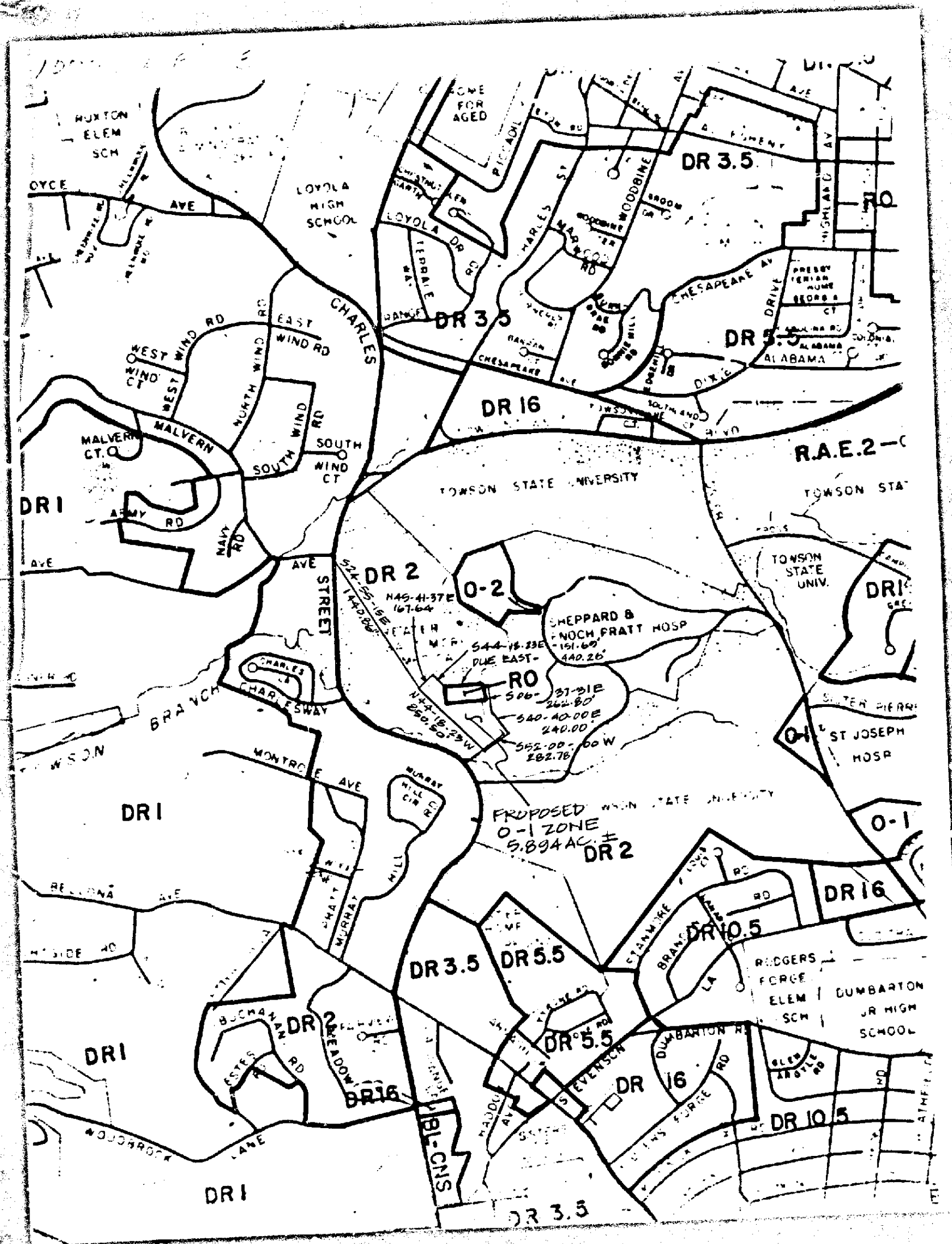
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
September 12, 1985.

THE JEFFERSONIAN,

18 Kenton

Publisher

35.75



PETITION FOR
 RECLASSIFICATION
 AND VARIANCE
 LOCATION: East side of Charles
 Street Avenue, 1440 S. Southeast
 from the intersection of Malvern Ave.
 PUBLIC HEARING: Tuesday, Oc-
 tober 1, 1985 at 10:00 a.m. in Room
 218, Courthouse, Towson, Maryland
 The County Board of Appeals for
 Baltimore County, by authority of the
 Baltimore County Charter, will hold a
 public hearing.
 Petition that zoning status be reclassi-
 fied from R.O. and D.R. 2 to O-1,
 and, additionally, a Variance from
 Section 204 A.C. 1 to permit setbacks
 of 15 feet and 55 feet in lieu of the
 required 120 feet.
 All that parcel of land in the 8th Dis-
 trict of Baltimore County
 Beginning for the same at a point
 distant South 24 degrees 05 min-
 utes 15 seconds East 1440.66
 feet measured from the point
 formed by the intersection of the
 centerline of Charles Street Ave-
 nue with the centerline of
 Malvern Avenue, thence leaving
 said place of beginning and run-
 ning (1) North 45 degrees 41
 minutes 37 seconds East 167.64
 feet, thence (2) South 44 de-
 grees 18 minutes 23 seconds
 East 161.89 feet, thence in part
 ending on the line which sup-
 ports the existing RD zone from
 the existing D.R. 2 zone, thence
 thence, in all (3) One East 404.26
 feet, thence running (4) South 08
 degrees 37 minutes 31 seconds
 East 252.80 feet, thence, (5)
 South 46 degrees 40 minutes 00
 seconds East 240.00 feet,
 thence (6) South 52 degrees 00
 minutes 00 seconds West 202.78
 feet and thence, (7) North 44 de-
 grees 18 minutes 23 seconds
 West 200.00 feet to the place of
 beginning. Containing 5.894
 Acres of land more or less.
 Being the property of Greater Bal-
 timore Medical Center, as shown on
 the plan filed with the Zoning
 Department.
 BY ORDER OF
 WILLIAM T. HACKETT,
 CHAIRMAN
 COUNTY BOARD OF APPEALS
 BALTIMORE COUNTY
 98094-L82141

86-111-A CERTIFICATE OF PUBLICATION

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

TOWSON TIMES,
 18 Venetian
 Publisher
 SS.25

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: Sept. 13, 1985
 Posted for: The Classification and Variance
 Petitioner: Greater Baltimore Medical Center
 Location of property: E/S of Charles Street Avenue 1440' S.E. from
 the C.P. of Malvern Avenue
 Location of Signs: 2 signs East side of Charles St. Ave. opposite Malvern Ave.,
 and 2 signs East side of Charles St. Ave. approx. 2100' south
 of Malvern Ave.
 Remarks:
 Posted by: [Signature] Date of return: Sept 20, 1985
 Number of Signs: 4

TOWSONTOWN
BLVD.

STATE OF MARYLAND
DEPARTMENT OF EDUCATION
TOWSON STATE UNIVERSITY

THE TRUSTEES OF THE SHEPARD AND ENOCH PRATT HOSPITAL

GENERAL NOTES

1. TOTAL AREA OF TRACT: 57.033 AC.
2. EXISTING ZONING: DR-2 & R-O
3. EXISTING USE: HOSPITAL
4. PROPOSED ZONING: DR-2 & O-1 (AS SHOWN)
5. DEED REFERENCE: RRS 4142/443

PROPOSED O-1
AREA = 5.824 AC.

SETBACK VARIANCE REQUESTED
(15' IN LIEU OF REQUIRED 120')

SETBACK VARIANCE
REQUESTED (55' IN LIEU
OF REQUIRED 120')

POINT OF BEGINNING

MALVERN AVE.

CHARLES

AVENUE

STREET



DAFT, McCUNE & WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: 301-258-3323

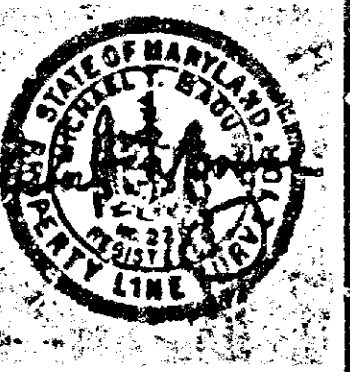
PLAT TO ACCOMPANY RECLASSIFICATION
AND VARIANCE PETITION FOR A
PORTION OF GREATER BALTIMORE
MEDICAL CENTER, INC. PROPERTY

2nd ELECTION DISTRICT, 4th COUNCILMAN'S DISTRICT
BALTIMORE COUNTY, MARYLAND

4X

DATE	REVISIONS

SCALE:
1" = 100'
JOB ORDER NO.
05019-B
ISSUE DATE
FEBRUARY 27, 1985



RECORDED

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-O and DR-2 zone to an O-1 zone, (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

204.4.C.1 to permit setbacks of 15 feet and 55 feet in lieu of the required 120 feet.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Reclassification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature Robert P. Kowal, President
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
John B. Howard, Esquire 6701 North Charles Street, 828-2000
(Type or Print Name) Address Phone No.
Signature Baltimore, Maryland 21204
210 Allegheny Avenue, P.O. Box 5517
Address Name, address and phone number of legal owner, con-
Towson, Maryland 21204 John B. Howard, Esquire tract purchaser or representative to be contacted
City and State P.O. Box 5517
Towson, MD 21204 823-4111
Attorney's Telephone No.: 823-4111 Address Phone No.

BABC-Form 1



County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204 (301) 494-3180

October 30, 1985

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Re: Case No. R-86-111-A
Greater Baltimore
Medical Center

Dear Mr. Howard:

Enclosed herewith is a copy of the Order of Dismissal of Petition passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith P. Eisenhart
Edith P. Eisenhart, Rdn. Secretary

Enclosure

cc: Robert P. Kowal
John T. Maguire, II, Esquire
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell

IN THE MATTER OF THE APPLICATION OF GREATER BALTIMORE MEDICAL CENTER FOR RECLASSIFICATION FROM R.O. & D.R.2 TO O-1, and VARIANCE FROM \$204.4.C.1 OF THE BCZR E/S CHARLES STREET AVENUE 1440' SE FROM C/L OF MALVERN AVENUE 9th DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

NO. R-86-111-A
Item #5, Cycle I

ORDER OF DISMISSAL

Petition of Greater Baltimore Medical Center for reclassification from R.O. & D.R. 2 to O-1 and variance from \$204.4.C.1 of the Baltimore County Zoning Regulations on property located on the east side of Charles Street Avenue 1440 feet southeast from the centerline of Malvern Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Motion to Withdraw Petition and Dismiss filed September 17, 1985, a copy of which is attached hereto and made a part hereof, from the attorney representing the Petitioner in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn and dismissed as of September 17, 1985,

IT IS HEREBY ORDERED this 30th day of October, 1985, that said petition be and the same is withdrawn and dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

Leroy B. Spurrer

Patricia Phipps

PETITION FOR ZONING RECLASSIFICATION AND VARIANCE

East side Charles Street Avenue, 1440 S/E from the corner of Malvern Avenue

GREATER BALTIMORE MEDICAL CENTER,

Petitioner

BEFORE THE BOARD OF APPEALS OF BALTIMORE COUNTY

Item No.: 5

Case No.: R-86-111A

MOTION TO WITHDRAW PETITION AND DISMISS

Greater Baltimore Medical Center, Petitioner, by its attorneys, John B. Howard and Cook, Howard, Downes & Tracy, hereby withdraws its Petition for Zoning Reclassification and Variance filed in the above-referenced case on March 1, 1985.

The Petitions having been withdrawn, Petitioner respectfully requests that this case be dismissed.

Respectfully submitted,

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

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that on this 17 day of September, 1985, a copy of the foregoing Motion to Withdraw Petition and Dismiss was mailed to Phyllis C. Friedman, People's Counsel, and Peter Max Zimmerman, Deputy People's Counsel, Old Court House, 2nd Floor, Towson, Maryland, 21204.

JOHN B. HOWARD

LAW OFFICES

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

March 1, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL C. C. TRACY, JR.
JOHN N. JUNG, III
JOSEPH C. WICH, JR.
HENRY B. REICH, JR.
HERBERT W. O'DONOR, III
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
GEORGE R. REY, CLAUD, III
LAWRENCE L. HOOPER, JR.
H. KING HILL, III
ROBERT A. HOF, JR.
DEBRAH C. DOPPIN
CYNTHIA R. HARRIS
ANGUS E. FINNEY
KEVIN R. SMITH
H. BARNETT PETERSON, JR.

JAMES D. C. DOWNES
(301) 823-4111
TELEPHONE
(301) 823-4111
TELECOPIER
(301) 823-4111

The County Board of Appeals
of Baltimore County
Old Court House
Towson, Maryland 21204

Re: Petition for Reclassification and Variances
Greater Baltimore Medical Center (GBMC),
Petitioner

Dear Sir or Madam:

This firm represents GBMC in its petition to reclassify approximately six acres to O-1 and obtain variances from certain setbacks in that zone.

A review of the attached plats and zoning maps that accompany the Petition show that the reclassification involves a change in zoning from R-O to O-1 of approximately 2.1 acres and a change from DR-2 to O-1 of approximately 3.9 acres. A brief zoning history of the site provides insight into GBMC's justification for this reclassification.

In Case No. 75-196-RX, the Deputy Zoning Commissioner for Baltimore County granted a Petition for Reclassification and Special Exception on May 14, 1975, allowing for the construction of a medical office building. The four acres involved in that case encompasses the presently R-O zoned property, as well as an additional two acres of what is currently DR-2.

The County Board of Appeals
of Baltimore County
March 1, 1985
Page 2

At the time of the adoption of the Comprehensive Map in 1980, the medical office building had not been constructed. The County Council, erroneously it is submitted, reclassified only a two acre portion of the medical office site from DR-16 to R-O. Presumably it was the intent of the Council to provide GBMC with the continued right to construct medical offices of the same scope as that previously approved. The obvious mistake consisted of: (1) the imposition of an improper zone, i.e. the R-O, and (11) a down-scaling of the acreage.

The R-O zone was designed for residential conversions or small Class B office structures and, with the reduction in acreage, the size of any building that could now be constructed would be substantially below GBMC's minimum needs. This error on the part of the Council was continued upon adoption of the 1984 Comprehensive Map.

It is clear that proper zoning for this site should be O-1 with sufficient acreage to permit certain accessory hospital uses in addition to the medical offices. Without the additional O-1 acreage, the current needs for GBMC cannot be met and the practical benefit of this reclassification would be substantially reduced.

Additionally, GBMC has petitioned for variances from setbacks in the O-1 zone. Although GBMC has no detailed plans for the proposed medical office structure, it appears at this time that the building will have to be located closer to the DR-2/O-1 demarcation line than the required 120 feet. Without these variances, GBMC could not practicably develop the intended use, which would therefore defeat the purpose of the reclassification.

For these reasons, it is respectfully requested that the Petition for Reclassification and Variances be granted by this Board.

Yours truly,

John B. Howard
Attorney for Petitioner

JBH:kam

PETITION FOR RECLASSIFICATION AND VARIANCE

LOCATION: East side of Charles Street Avenue, 1440 ft. Southeast from the centerline of Malvern Avenue

PUBLIC HEARING: Tuesday, October 1, 1985 at 10:00 a.m., in Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing: Petition that zoning status be reclassified from R.O. and D.R. 2 to O-1, and, additionally, a Variance from Section 204.4.C.1 to permit setbacks of 15 feet and 55 feet in lieu of the required 120 feet.

All that parcel of land in the 9th District of Baltimore County

Beginning for the same at a point distant South 24 degrees 55 minutes 15 seconds East 1440.86 feet measured from the point formed by the intersection of the centerline of Charles Street Avenue with the centerline of Malvern Avenue, thence leaving said place of beginning and running (1) North 45 degrees 41 minutes 37 seconds East 167.64 feet, thence (2) South 44 degrees 18 minutes 23 seconds East 151.69 feet, thence, in part, binding on the line which separates the existing RO zone from the existing D.R. 2 zone, there situate, in all (3) Due East 404.26 feet, thence running (4) South 06 degrees 37 minutes 31 seconds East 262.80 feet thence, (5) South 40 degrees 40 minutes 00 seconds East 240.00 feet, thence (6) South 52 degree: 00 minutes 00 seconds West 282.78 feet and thence, (7) North 44 degrees 18 minutes 23 seconds West 850.50 feet to the place of beginning.

Containing 5.894 Acres of land more or less.

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

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers
Surveyors

Description

Description to Accompany Reclassification and Variance Petition
Greater Baltimore Medical Center, Inc. Property
Ninth Election District, Baltimore County, Maryland

Beginning for the same at a point distant South 24 degrees 55 minutes 15 seconds East 1440.86 feet measured from the point formed by the intersection of the centerline of Charles Street Avenue with the centerline of Malvern Avenue, thence leaving said place of beginning and running (1) North 45 degrees 41 minutes 37 seconds East 167.64 feet, thence (2) South 44 degrees 18 minutes 23 seconds East 151.69 feet, thence, in part, binding on the line which separates the existing RO zone from the existing D.R. 2 zone, there situate, in all (3) Due East 404.26 feet, thence running (4) South 06 degrees 37 minutes 31 seconds East 262.80 feet thence, (5) South 40 degrees 40 minutes 00 seconds East 240.00 feet, thence (6) South 52 degrees 00 minutes 00 seconds West 282.78 feet and thence, (7) North 44 degrees 18 minutes 23 seconds West 850.50 feet to the place of beginning.

Containing 5.894 Acres of land more or less.

NOTE: THE ABOVE DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job No. 85013-3
February 27, 1985

Page 1 of 1

APR 11 1985



William K. Hollmann
Secretary
Karl Kassoff
Administrator

March 13, 1985

Mr. William Hackett, Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Att: Mr. N. Commodari

Re: Reclassification Petitions
Cycle 1 - 1985
Meeting of March 6, 1985
Property Owner: Greater
Baltimore Medical Center
Location: E/S Charles St.
Avenue, Route 139, 1440' S/E
from c/l Malvern Avenue
Existing Zoning: R.O. &
D.R. 2
Proposed Zoning: O-1
District: 9th

Dear Mr. Hackett:

On review of the submittal of 2-27-85, the State Highway
Administration cannot comment on the site plan with reference
to access for lack of detail site plan.

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

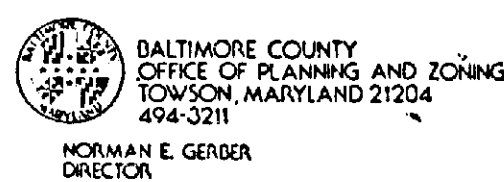
By: George Wittman

Mr. J. Ogle

RECEIVED
COUNTY BOARD OF APPEALS
103 MAR 19 1985

My telephone number is (301) 659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

3/28/85

Re: Zoning Advisory Meeting of 3/16/85
Item # 45
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue,
S/E of Malvern 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.

- (X) There are no site planning factors requiring comment at this time.
- () 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
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by
Bill 118-79. 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 Bill 118-79, and as conditions change
traffic capacity may become more limited. The Basic Services Area
are re-evaluated annually by the County Council.
- (X) Additional comments:
Any future development on this site
must meet the requirements of Bill 118-79
the Development Regulations.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell



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

STEPHEN E. COLLINS
DIRECTOR

March 26, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle - 1 Meeting of March 6, 1985
Item No. - 5
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue 1440' S/E from c/l
Malvern Avenue
Existing Zoning: R.O. & D.R.2
Proposed Zoning: O-1

Acres: 5.894
District: 9th

Dear Mr. Hackett:

No Comments.

Michael S. Flaydigh
Michael S. Flaydigh
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

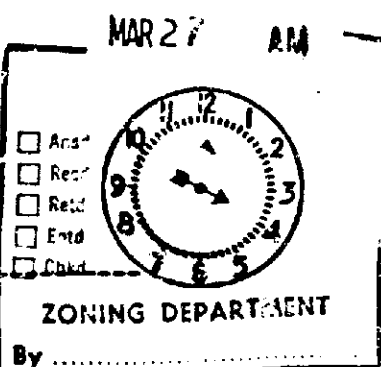
INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hackett
Chairman, Board of Appeals

Date: March 20, 1985

FROM: Ian J. Forrest

SUBJECT: Reclassification Petitions
CYCLE 1 - 1985
Meeting of March 6, 1985

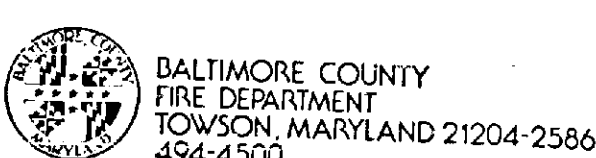


The Baltimore County Department of Health has reviewed the
following Reclassification Petitions and does not anticipate any
health hazards at this time regarding these Petitions.

- Item #1 - Helen D. Gibbons
- Item #2 - Paul Gambrill, et al
- Item #3 - Nelson L. Bond, Jr., et al
- Item #4 - Conservation Associates
- Item #5 - Greater Baltimore Medical Center
- Item #6 - Josef of Vienna, Inc.
- Item #7 - John W. Ruppert, et al

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

RECEIVED
COUNTY BOARD OF APPEALS
103 MAR 25 1985



PAUL H. REINCKE
CHIEF
William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

March 11, 1985

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Greater Baltimore Medical Center

Location: E/S Charles St. Ave. 1440' S/E from c/l Malvern Avenue
Item No.: 5

Zoning Agenda: 3/6/85, Cycle -1

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 of 200 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.

REVIEWED: *Noted and Approved Roy W. Kemmer*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman, Appeals Board
TO: C/O Nicholas Commodari, Zoning Department Date: March 11, 1985

FROM: Charles E. Burman, Chief, Building Plans Review C.E.B.

SUBJECT: Cycle 1 - 1985, Meeting scheduled 3/6/85
ITEM #5) Owner - Greater Baltimore Medical Center, E/S Charles Street Avenue

Conversion of property from one use to another use requires the structures
involved to comply with the Building Code in force at the time a permit is
applied for and before the structure can be used. Existing structures will
require a Change of Use/Occupancy permit as well as alteration permits to
upgrade the structure to meet the Code requirements for the new proposed use.

New structures shall be designed from the footings up to comply with the
correct Use Group as provided for in Article 3 of the current 1981 Code.

Compliance with the State Handicapped Code is required for the buildings
and the site.

Set backs from interior lot lines, other buildings on the same lot, and
street lot lines for fire separations shall also comply to the Building Code
in force at the time an application is made for the permit. This currently
involves Table 401, Table 507 and Section 506, of the current 1981 B.O.C.A.
Code known as the Baltimore County Building Code as adopted by Bill 14-82.
The 1984 Edition of B.O.C.A. has been approved by the County Council and will
become effective on permits filed 45 days after it's enactment.

No further comments at this time.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1985

Mr. William Hackett
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #1

RE: Item No: 3
Property Owner: Greater Baltimore Medical Center
Location: E/S Charles Street Avenue 1440' S/E from c/l Malvern Avenue
Present Zoning: R.O. and D.R. 2
Proposed Zoning: O-1

School Situation September 1984

School	Enrollment	Capacity	Over/Under
Rodgers Forge Elementary	333	539	-206
Dumbarton Middle	538	1123	-585
Towson High	1271	1775	-504

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Middle			
High			

Area too small to affect student population.

John Dameron
John Dameron, Field Representative
Department of Planning

JD/lh

PETITION FOR RECLASSIFICATION AND VARIANCE

LOCATION: East side of Charles
Street Avenue, 1440' S. East
from the intersection of Malvern Ave.

PUBLIC HEARING: Tuesday, October
1, 1985 at 10:00 a.m. in Room
218, Courthouse, Towson, Maryland

The County Board of Appeals for
Baltimore County, by authority of the
Baltimore County Charter, will hold a
public hearing:

Purpose: The hearing is to receive
and consider the petition for
reclassification and variance from
the 1984 Edition of the Baltimore
County Zoning Ordinance, Chapter
22, Article 1, Section 101, which
reads: "The minimum lot area for
residential use shall be 10,000
square feet."

All that parcel of land in the 9th
District of Baltimore County,
containing 5.894 acres, more or less,
known as the 1440' S. East from
the intersection of Malvern Ave.
and Charles Street Avenue, and
being more particularly described
as follows: (1) North 45
degrees 41 minutes 27 seconds East
100 feet, thence (2) South 45
degrees 18 minutes 23 seconds East
110 feet, thence (3) East 45
degrees 41 minutes 27 seconds East
100 feet, thence (4) North 45
degrees 41 minutes 27 seconds East
100 feet, thence (5) South 45
degrees 41 minutes 27 seconds East
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