

ORDER RECEIVED FOR FILING
Date January 24, 1987
By Charles E. Gerber

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Zoning Commission
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 176, Zoning Advisory Committee Meeting of 11-18-86
Property Owner: Sulphur Spring Business Park Realty Co.
Location: Weller Station Spring Rd & Bayview District 013
Water Supply: meter Sewage Disposal: meter

- COMMENTS ARE AS FOLLOWS:
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, the plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
 - () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain required permits to install and operate the equipment.
 - () A permit to install and operate the equipment is required for such items as spray paint process and gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () Permit to construct from the Division of Air Pollution Control is required for any equipment or process which has a total cooking surface area of five (5) square feet or more.
 - () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be installed must be submitted to the Plans Review and Approval Section, Division of Environmental Health and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - () Prior to any new construction or substantial alteration of public swimming facilities, including pools, saunas, whirlpools, hot tubs, water and sewerage facilities, plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
 - () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
 - () If lubrication work and oil changes are performed at this location, the methods for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86
28-66-61 p.202 HDS-876-48

Petitioner: Sulphur Spring Business Park Realty Co.
Attorney: Charles E. Gerber
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

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
2nd day of January, 19 87

87-268-SPH

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: December 8, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-268-SPH

In view of the subject of this petition, this office offers
no comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

ORDER RECEIVED FOR FILING
Date January 24, 1987
By Charles E. Gerber

Hygiene has, the provision of services to those in need not otherwise being available, and the dire alternative if such services were not available underscore the strong public policy to permit private availability of services not directly provided by the government.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the uses described herein are permitted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1987, that habilitation and rehabilitation services are permitted in an M.L. Zone and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

AJ/srl
cc: Benjamin Bronstein, Esquire
People's Counsel

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8-25-87

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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to permit the placement of habilitation and rehabilitation services in ML zone.

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Sulphur Spring Business Park Realty Co.
(Type or Print Name)
Signature
(Type or Print Name)
Signature

MAP SHEET
2A
E.D. 13
DATE 6/18/87
203
1000
DP

Attorney for Petitioner:
Benjamin Bronstein
(Type or Print Name)
Signature
Suite 200, 102 W. Penna Ave.
Address
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-4442

10 Parks Avenue, 666-0049
Address
Cockeysville, MD 21030
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
G.W. Stephens, Jim Mattis
Name
Towson 21204
303 Allegheny Ave. 825-8120
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of December, 1986, that the subject matter of this petition be advertised, as of December 19, 1986, that the subject matter of this petition be advertised through-out 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 29th day of December, 1986, at 10:15 o'clock A.M.

Charles E. Gerber
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date January 24, 1987
By Charles E. Gerber

IN RE: PETITION SPECIAL HEARING
NW/Corner of Sulphur Spring
Old Georgetown Road - (1722,
1724, 1726, 1760, 1762, and
1764 Sulphur Spring Road) -
13th Election District
Sulphur Spring Business Park
Realty Company,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-268-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an interpretation of the Baltimore County Zoning Regulations (BCZR) in order to determine whether habilitation and rehabilitation services are permitted in an M.L. Zone.

The Petitioner, by its tenant, United Cerebral Palsy of Maryland, Inc. (UCP), by Eileen Leaman, Associate Director, and Dr. Deborah Clements, Administrator of Adult Day Services, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, an industrial park, is zoned M.L. and is located on Sulphur Spring Road and Old Georgetown Road. UCP proposes to provide services to individuals with cerebral palsy, which would include adult day care, occupational and speech therapy, nursing and medical consultation, job readiness training, and supportive employment services to assist clients in finding and preparing for work. The services will be provided only to those with cerebral palsy and indeed are not offered by any organization other than institutions. If these services were not provided, many would not only be deprived but would probably need to be institutionalized. UCP hopes to provide its services to about 75 clients initially and to ultimately increase to about 100 clients.

The State Department of Health and Mental Hygiene not only licenses and supervises the programs offered but is the primary source of funding for UCP. The State also determines access and eligibility standards. There is, in fact, strong State supervision.

UCP has chosen this particular location because of its proximity to its other site, size and space, and parking. Most clients are brought to the site by transportation provided by UCP inasmuch as many are not ambulatory and are in wheelchairs.

UCP seeks an interpretation pursuant to Section 500.7, BCZR.

It is clear that the uses proposed for this property by UCP are not otherwise permitted by law, Section 253.1, et. seq., BCZR. However, if the use is exempt from zoning, then it would be allowed.

Government alone is not presently able to cope with the placement of those persons either physically or psychologically handicapped. The State and County must provide the means by which such persons can be offered the necessary services to enable them to become a part of the mainstream of our society. If the government cannot provide the actual services, alternatives must be found. UCP is one such alternative.

The importance of deinstitutionalization or of avoiding institutionalization is clearly recognized in Maryland law. Strong statements favoring programs such as those provided by UCP have underscored the various laws adopted by the State Legislature. Such programs are not merely desirable but are legislatively imposed. Strong public policies exist for the establishment of such alternatives.

In The City of Baltimore v. State Department of Health, 381 A.2d 1188 (1978), the Court looked to the benefit to the public or that the use was in the interest of the public to determine whether the proposed use was exempt

- 2 -

from local zoning regulations. Although the case dealt with government ownership leased to a private concern, it is the underlying "public good" issue that determines the immunity of the use to local zoning. Immunity is most obvious when property is both owned and used by the government, but the concept of "public use" extends far beyond direct government ownership and control. A 1978 Opinion of the Maryland Attorney General, 63 O.A.G. 377 (1978), examined the authority of local subdivisions to restrict group residential facilities. The Attorney General stated that local zoning regulations cannot contravene State policy, State authorization, or State licensure. 63 O.A.G. 397. Although group homes were the issue, the rationale used to exempt them, i.e., the licensure by the State in order to achieve a public purpose, clearly extends to any use subjected to the same criteria. Zoning restrictions cannot contravene State policy.

This issue was also addressed in the County Commissioners of Caroline County v. Loscorb, Chancery No. 71756 (Circuit Court for Caroline County, September 11, 1978). There, the Court held that a privately owned home used as a group home for juvenile court placements was not subject to county zoning restrictions. Although premised in part upon the State's licensing authority, the language used suggests that this is not the only way in which zoning is overridden by State policy. Judge Rasin found that the public interest in licensing or otherwise authorizing the use of a private facility for a public purpose is so strong as to pass the State's immunity from zoning to the licensee.

Based upon strong State policies favoring the establishment and operation of services such as those provided by UCP, such services clearly appear to be in an area in which local zoning regulations are "circumscribed by state policy". The strong control held by the State Department of Health and Mental

- 3 -

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Van J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

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

STEPHEN E. COLLINS
DIRECTOR

December 15, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

12/29
87-268-SPH

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

PAUL H. REINCKE
CHIEF

November 24, 1986

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

RE: Property Owner: Sulphur Spring Business Park Realty Company

Location: NW corner Sulphur Spring Road and Old Georgetown Road

Item No.: 176

Zoning Agenda: Meeting of 11/18/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ 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]*
Fire Prevention Bureau
Special Inspection Division

12/29
/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 176 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sulphur Spring Business Park Realty Company
Location: NW corner Sulphur Spring Road and Old Georgetown Road
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- () 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.M.S.I. #11-71 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () 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.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer are required to file with a permit application. Reproduced seals are not acceptable.
- () R. All Use Groups except R-4 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-4 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 401, Section 1207, Section 1406.2 and Table 1207. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () F. 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 401 and 505 and have your Architect/Engineer contact this department.
- () G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () H. When filing for a required Change of Use/Occupancy Permit, an alternative 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 _____, in _____, See Section 312 of the Building Code.
- () I. The proposed project appears to be located in a Flood Plain, Flood/Diversion. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: If the above is in the permit process, the above comments may no longer be applicable.

K. 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

12/27/86

The net effect of these services will be to consolidate approximately 2/3 of KP's services and offices at this location. However, the day care center in Essex will remain. UCP, a member of the County Coalition for the Handicapped, receives most of its funds through the State. It also receives funds from the United Way and conducts some fundraising in its own behalf.

The location in the Sulphur Spring Business Park will necessitate a capital investment of approximately \$255,000.00 excluding the building. The building will be outfitted with special ramps and other equipment needed by UCP clients. UCP has been unable to find a site as uniquely qualified as the Sulphur Spring Business Park at an affordable rental.

UCP and I will be glad to assist the Baltimore County Office of Planning and Zoning and the County Attorney's Office with additional information, if needed, in furtherance of this legislative change. Time is of the essence. Your kind cooperation and assistance is greatly appreciated.

Very truly yours,
[Signature]
Benjamin Bronstein

BB/jaa
CC: Ms. Janet Hengy
Ms. Deborah Clement
Ms. Bileen V. Leaman
United Cerebral Palsy of Maryland, Inc.
Norman Garber, Director
Office of Planning and Zoning, Baltimore County

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

November 18, 1986

Office of Zoning Administration
County Office Building
Towson, MD 21204
ATTN: Mr. Carl Richards

RE: Item No. 176
Sulphur Spring Business Park Realty

Dear Mr. Richards:

Please be advised that Theodore C. Julio signed the Petition in the above entitled matter as General Partner for Sulphur Spring Business Park Realty Co.

Thank you for your kind attention to this matter.

Very truly yours,
[Signature]
Benjamin Bronstein

BB/jaa

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

DECEMBER 2, 1986

Re: Zoning Advisory Meeting of NOVEMBER 18, 1986

Item # 176
Property Owner: SULPHUR SPRING BUSINESS
Location: PARK REALTY COMPANY
NW CORNER SULPHUR SPRING RD. &
OLD GEORGETOWN ROAD.

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.
- () 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 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 Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue, Suite 200
Towson, Maryland 21204

RE: Item No. 176 - Case No. 87-268-SPH
Petitioner: Sulphur Spring Business
Park Realty Co.
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. 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. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

8-15-87

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

December 31, 1986

Description to Accompany Zoning Petition
For Special Hearing,
United Cerebral Palsy,
Sulphur Spring Business Park,
0.289 Acres ±.

Beginning at a point on the face of building wall, said point being distant North 30° West 185 feet from the intersection of the centerlines of Sulphur Spring Road and Old Georgetown Road and running thence and binding along the face of said building wall,

1) North 61° 51' 44" West 90 feet to a point at the centerline of a party wall, running thence and binding along said centerline of party wall the three following courses, viz:

2) North 28° 08' 16" East 60'

3) North 61° 51' 44" West 30' and

4) North 28° 08' 16" East 60' to a point on the face of said building wall, running thence and binding along said face of said wall

5) South 61° 51' 44" East 120' to a point at the centerline of a party wall, running thence and binding along said centerline of party wall

6) South 28° 08' 16" West 120' to the place of beginning.

Containing 0.289 Acres ±.



IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

PETITION FOR
SPECIAL HEARING
Case No. 87-268-SPH
LOCATION: Northwest Corner
of Sulphur Spring Road and Old
Georgetown Road (1722, 1724,
1726, 1760, 1762 and 1764
Sulphur Spring Road)
DATE AND TIME: Monday, Decem-
ber 29, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing to consider a building permit
and a building permit application
for the property of Sulphur Spring
Business Park Realty Co., as shown
on plat filed with the Zoning Office.
In the event that this Petition(s) is
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.

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL HEARING

was inserted in the following:
Catonsville Times
Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 13 day of December 1986, that is to say,
the same was inserted in the issues of

December 11, 1986

PATUXENT PUBLISHING CORP.
By *E. J. J. J.*

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL HEARING
13th Election District
Case No. 87-268-SPH

LOCATION: Northwest Corner of Sulphur Spring Road and Old Georgetown Road (1722, 1724, 1726, 1760, 1762 and 1764 Sulphur Spring Road)
DATE AND TIME: Monday, December 29, 1986, at 10:15 a.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 to approve the placement of habilitation and rehabilitation services in an M.L. Zone

Being the property of Sulphur Spring Business Park Realty Co., as shown on plat filed with the Zoning Office.

In the event that this Petition(s) is 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
NW/Corner of Sulphur Spring Rd.
and Old Georgetown Rd. (1722, 1724, 1726, 1760, 1762 and 1764 Sulphur Spring Rd.), 13th Dist. : OF BALTIMORE COUNTY

SULPHUR SPRING BUSINESS PARK : Case No. 87-268-SPH
REALTY CO., Petitioner

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 of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 12-12-86
Posted for: Special Hearing
Petitioner: Sulphur Spring Business Park Realty
Location of property: NW/Corner of Sulphur Spring Road and Old Georgetown Road (1722, 1724, 1726, 1760, 1762 and 1764 Sulphur Spring Road)
Location of Sign: NW/Corner of Sulphur Spring Road and Old Georgetown Road
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 12-18-86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, December 11, 1986

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 December 11, 1986

THE JEFFERSONIAN,

Eugene Andrew Obrecht
Publisher

2475

PETITION FOR
SPECIAL HEARING
Case No. 87-268-SPH
LOCATION: Northwest Corner
of Sulphur Spring Road and Old
Georgetown Road (1722, 1724,
1726, 1760, 1762 and 1764
Sulphur Spring Road)
DATE AND TIME: Monday, Decem-
ber 29, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commission of Bal-
timore County, by authority of the
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Business Park Realty Co., as shown
on plat filed with the Zoning Office.
In the event that this Petition(s) is
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.

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

DATE: 11/3/86 ACCOUNT: 01615.000
AMOUNT: \$ 100.00 Inc.
RECEIVED FROM: Benjamin Bronstein
FOR: SPH # 176
6 8130*****100000 8666
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

December 19, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/Corner of Sulphur Spring Rd. and Old Georgetown Rd. (1722, 1724, 1726, 1760, 1762 and 1764 Sulphur Spring Rd.)
13th Election District
Sulphur Spring Business Park Realty Co. - Petitioner
Case No. 87-268-SPH

Dear Mr. Bronstein:

This is to advise you that \$50.25 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the County Office, 102 W. Pennsylvania Ave., Towson, Maryland

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

DATE: 12/22/86 ACCOUNT: 8-1-615-0
SIGN & POST: 12/22/86 AMOUNT: \$ 50.25
RECEIVED FROM: Benjamin Bronstein, Esq., Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204
FOR: ADVERTISING & POSTING RE CASE #87-268-SPH
6 8130*****010000 8666
VALIDATION OR SIGNATURE OF CASHIER

BENJAMIN BRONSTEIN

ATTORNEY AT LAW

SUITE 200

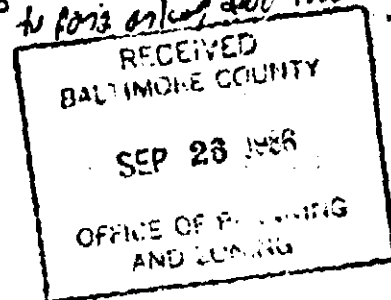
102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

(301) 828-4442

September 22, 1986

B. Melvin Cole, Administrative Officer
Baltimore County
County Court House
Towson, MD 21204



Dear Mr. Cole:

Please be advised that I represent United Cerebral Palsy of Central Maryland, Inc. (UCP). That organization has agreed to lease 10,470 square feet in the Sulphur Spring Business Park located on Sulphur Spring Road in Baltimore County. In addition to its offices, UCP will offer several services for its clients at this site, including vocational and habilitational programs as well as adult day care.

Unfortunately, the services offered by UCP related to vocational and habilitational programs are not permitted uses in the M.L. zone; therefore a change in the uses permitted as a matter of right in the M.L. zone of the Baltimore County Zoning Regulations is needed.

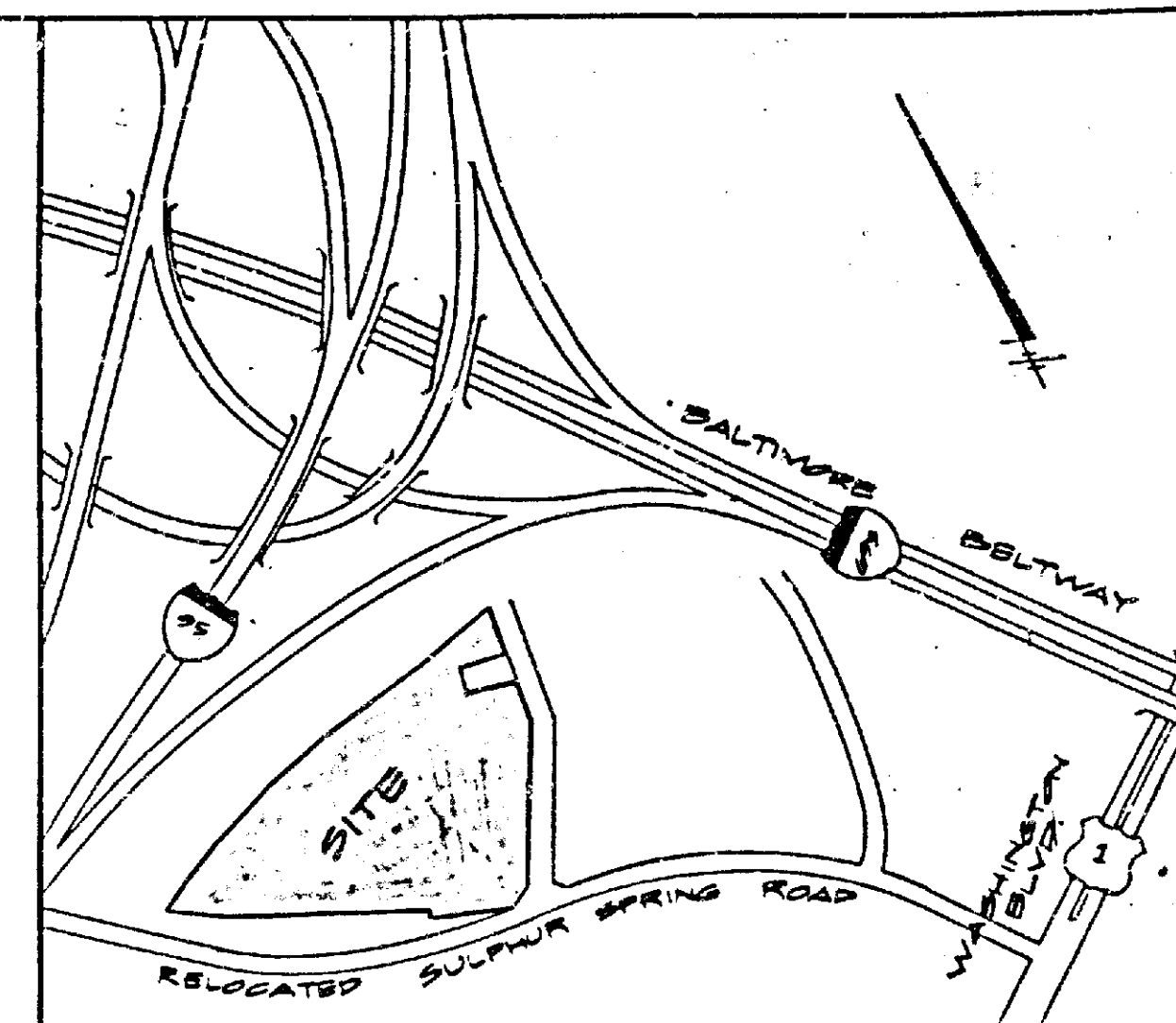
UCP will provide employment for approximately 17 persons at this location. In addition, more than 100 UCP clients will be recipients of services. Those services include the following:

1. Adult day care, including medical monitoring, fitness, habilitation and staff medical support.
2. Work activity including learning to accept supervision, simple tasks, small assembly and more advanced activity to train clients for the employment market.
3. Educational and transitional activities which include daily survival skills and courses leading to high school equivalency and college degrees.
4. Supportive employment services for clients who will be working in the marketplace.
5. Other services include assistance with feeding, personal hygiene, dispensing of medication, occupational therapy, speech therapy, social services, and referral to outside agencies. Some manufacturing in the nature of woodwork and sewing will also be part of the services offered.

- (1) Division Director
- (2) Administrators (Day, Residential and Transportation)
- (2) Administrative Assistants (Office Manager and Financial Affairs)
- (1) Receptionist
- (6) Supervisors (2 Day, 3 Residential and 1 Transportation)
- (1) Social Worker
- (4) Therapists (2 Occupational Therapy and 2 Speech Pathology)
- (1) Typist (Part-time)
- (9) Instructors
- (5) Aides
- (3) Specialists (Supported Employment, Vocational and Job Coach)

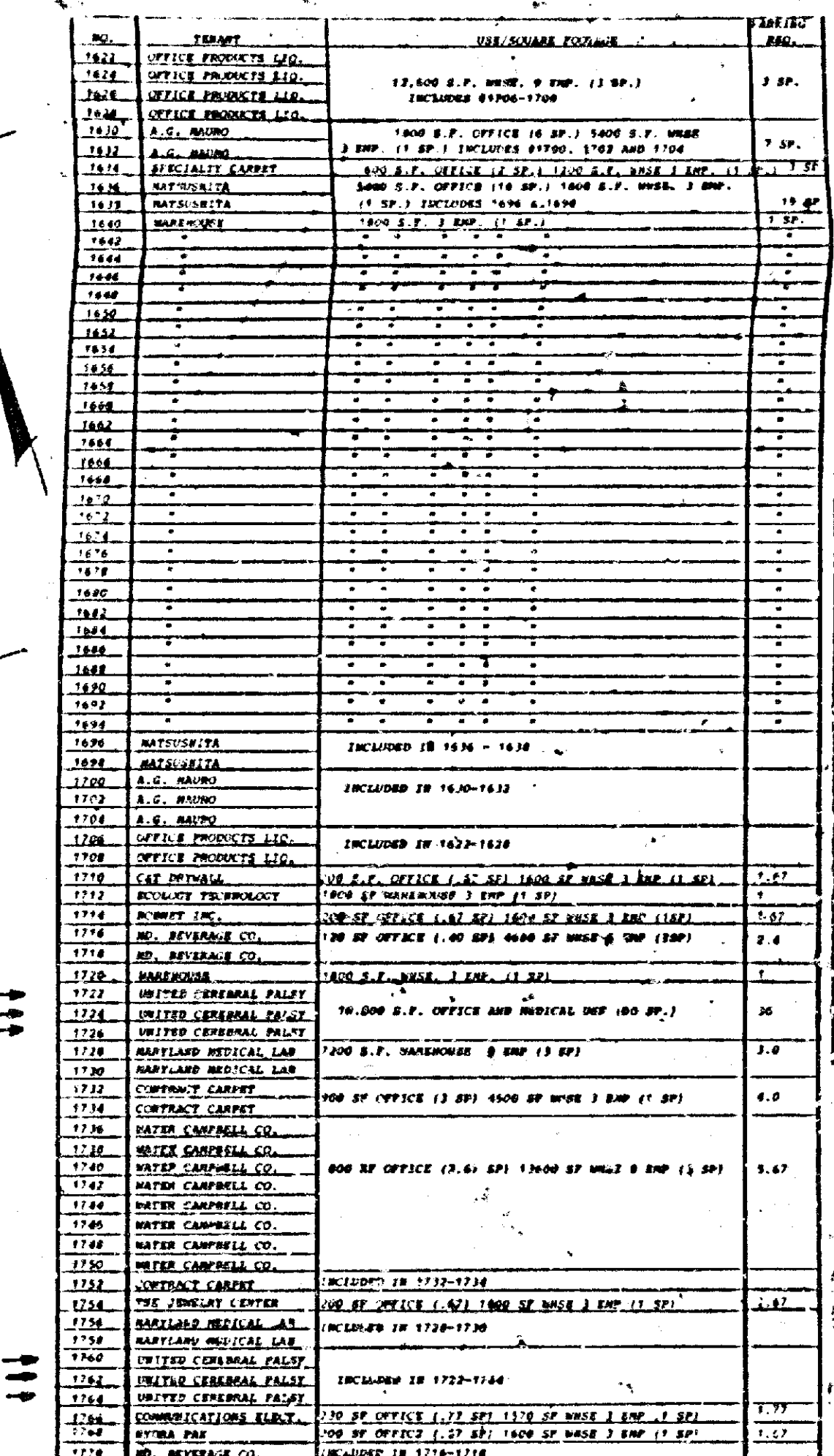
36 TOTAL

BREAKDOWN OF
PERSONNEL FOR
VCR



SCALE: 1" = 500'
BENCH MARK: HUB # X9972 ELEV. 137.66
RR SPIKE IN MAGADAM SOUTH SIDE OF SULPHUR
SPRING ROAD 400' ± SE OF I-95 BRIDGE OVER-
PASS 0.4' N OF S. EDGE OF BACKSTOP.

EXIST. CONTIGUES
PROP. CONTIGUES
PROP. STORM DRAIN
PROP. SANITARY
PROP. WATER
PROP. CURB
PROP. PAVING



OVERALL PARKING

**SULPHUR
SPRING**
BUSINESS PARK
REALTY & CO.
10 PARKS AVENUE
COCKEYSVILLE, MD
666-0040

Plat to Accompany Zoning Petition for Special Hearing

Balto. Co., Maryland
Election District No. 13
Scale: 1"=50'

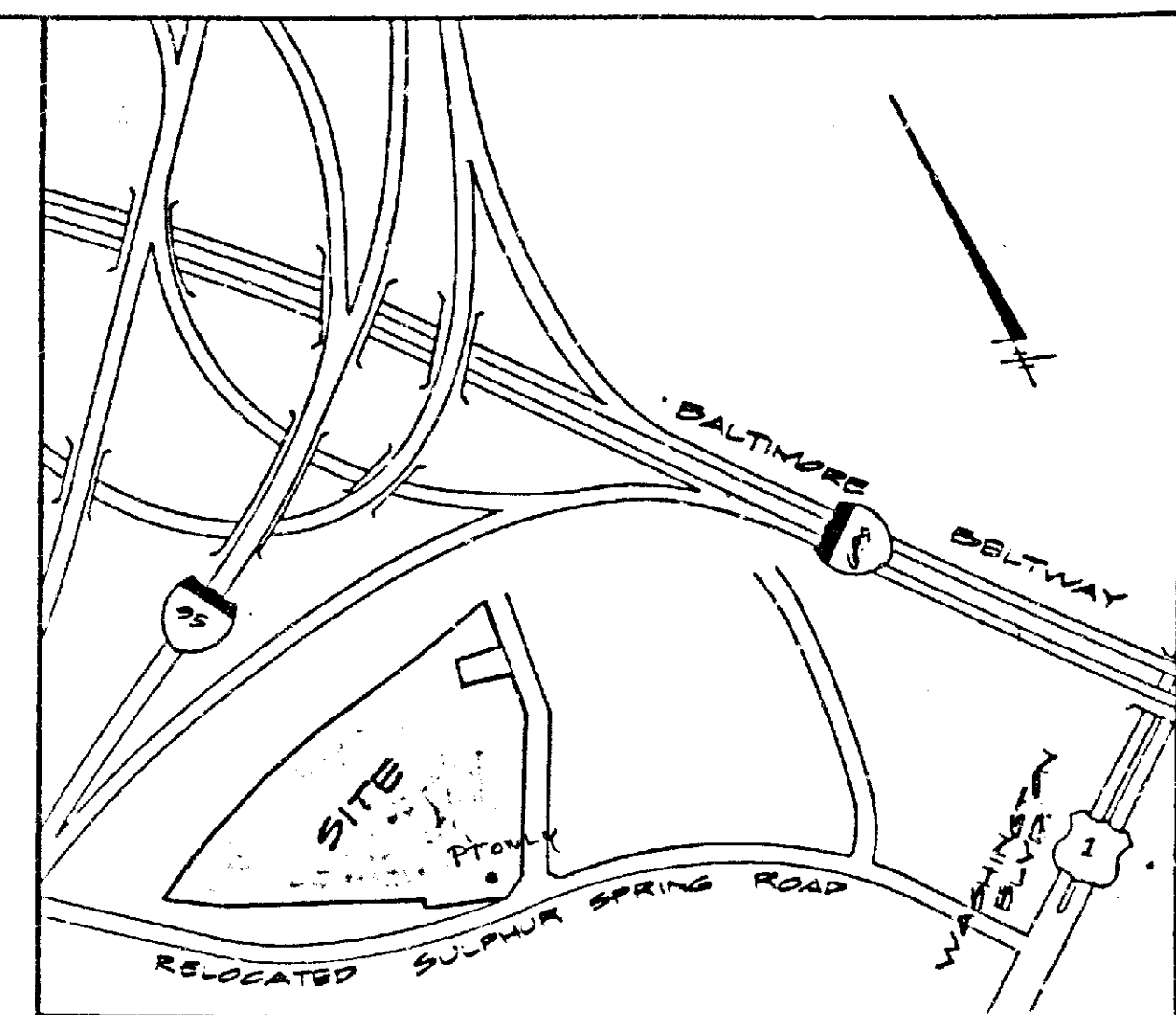
OCTOBER 13, 1906

PERSONNEL FOR UNITED CEREBRAL PALSY

- (1) Division Director
- (3) Administrators (Day, Residential and Transportation)
- (2) Administrative Assistants (Office Manager and Financial Affairs)
- (1) Receptionist
- (6) Supervisors (2 Day, 3 Residential and 1 Transportation)
- (1) Social Worker
- (4) Therapists (2 Occupational Therapy and 2 Speech Pathology)
- (1) Typist (Part-time)
- (9) Instructors
- (5) Aides
- (3) Specialists (Supported Employment, Vocational and Job Coach)

36 TOTAL

AREA OF SITE: 10.92 ACRES±
EXISTING ZONING: ML
EXISTING USE: WAREHOUSE AND OFFICES
WATER AND SEWER EXIST
C.R.G. APPROVAL DATE 5/16/84
DEED REFERENCE: 6777/175



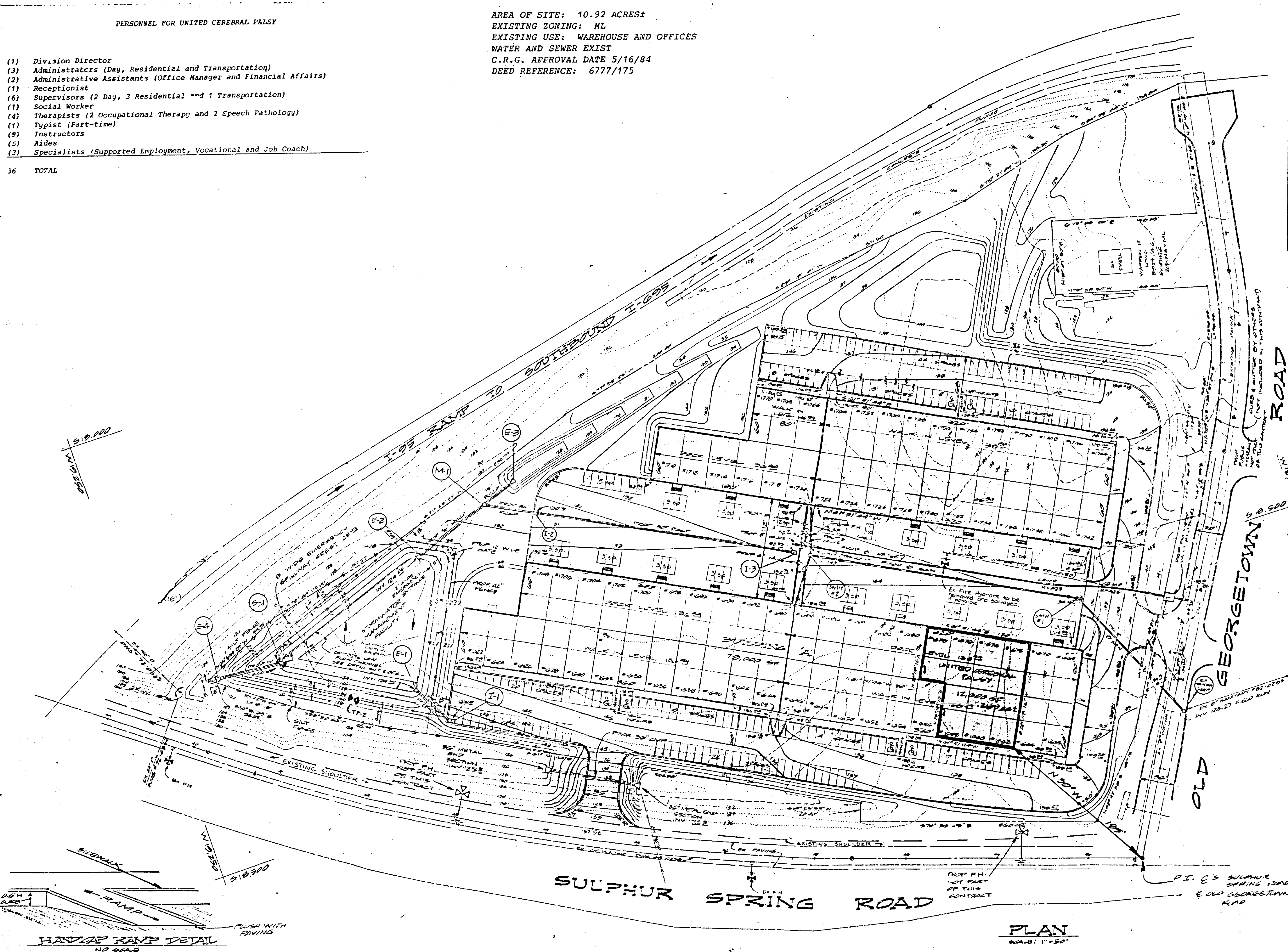
VICINITY MAP

SCALE: 1" = 500'

BENCH MARK HUB # X0972 ELEV. 137.66
RR SPIKE N MAGADAM SOUTH SIDE OF SULPHUR
SPRING ROAD ADD 1 SE OF I-95 BRIDGE OVER
PASS ON N OF S. E. OF BLACKTOP.

LEGEND

EX ST. CONTOUR	100
PROP. CONTOUR	100
PROP. STORM DRAIN	100
PROP. SANITARY	100
PROP. WATER	100
PROP. CURB	100
PROP. PAVING	100



NO.	DEED	UNIT/SHARED PORTAL	ACRES
1001	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1002	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1003	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1004	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1005	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1006	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1007	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1008	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1009	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1010	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1011	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1012	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1013	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1014	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1015	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1016	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1017	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1018	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1019	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1020	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1021	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1022	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1023	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1024	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1025	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1026	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1027	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1028	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1029	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1030	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1031	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1032	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1034	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1035	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1036	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1037	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1038	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1039	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1040	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1041	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1042	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1043	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1050	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1051	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1052	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1060	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1061	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1065	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1069	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1071	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1080	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1081	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1082	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
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1099	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00
1100	OFFICE PRODUCE LTD.	12,000 S.F. WATER 10 S.P. 1	1.00

ENGINEER:
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-825-8120

OWNER/
DEVELOPER

SULPHUR SPRING
BUSINESS PARK
HEALTHY CO.
10 PARKS AVENUE
COCKEYSVILLE, MD
666-0040

SULPHUR SPRING
BUSINESS PARK

Plat to Accompany Zoning
Petition for Special Hearing

REV. DEC. 20, 1986

B. Ito Co., Maryland
Election District No. 13
Scale: 1" = 50'

OCTOBER 13, 1986

