

MEMORANDUM

TO: Arnold Jablon, Director
Department of Permits, Approvals, and Inspections
FROM: Christopher D. Mudd, Esq.
DATE: October 27, 2011
RE: St. Paul's School for Boys

11152 Falls Rd. Brooklandville, Md. 21022

10/28/11
after review, I
agree w/ conclusion
as noted below

gab
to wkr
11-399

Background of Subject Property:

- In 1983 and 1987, respectively, St. Paul's School for Girls was granted a special exception to use its property as a private school (Case No. 84-139-X) and a special hearing to expand its facilities (Case No. 87-347-SPH)
- In 1988, St. Paul's School for boys filed petitions for special hearing and special exception to approve the private school use and to modify the previously approved site plan for the St. Paul's School for Girls, which were granted (Case No. 89-101-SPHX)
- The site plan approved in the 1988 case and the corresponding special exception area encompassed 106.735 acres, including two small lots near the northwest corner of the tract, which are owned by St. Paul's School for Boys (copy of plan and zoning description attached); one of the small lots ("Lot 14") contained a single family home (circled in red on the attached plans)
- The 1988 site plan also shows a "building envelope" within the overall tract, which was slightly expanded in 1993 (Case No. 93-119-SPHA), but has otherwise remained the same (copy of 1993 plan attached)

Proposed Improvement:

- St. Paul's proposes to demolish the single family home on Lot 14 and to construct in its place a poled, primarily open air pavilion structure, with a small enclosed area for two restrooms and storage, for uses associated with St. Paul's School for Boys. This structure will be built entirely within the footprint of the existing home.

Requested Confirmation:

- Please confirm that, notwithstanding the fact that Lot 14 is not included within the designated building envelope, because it is part of the special exception area and the proposed pavilion will simply replace an existing building and not extend outside the existing footprint, St. Paul's may construct the pavilion without the need for any zoning relief.

Description
To Accompany Zoning Petition
106.735 Acre Parcel
Southwest Side of Falls Road
Eighth Election District, Baltimore County, Maryland

Beginning for the same at the centerline intersection of Falls Road and Seminary Avenue, thence leaving said point of beginning and the centerline of Falls Road and running the thirty-one following courses and distances, viz: (1) South 83 degrees 54 minutes 05 seconds West 842.99 feet, thence (2) South 83 degrees 54 minutes 05 seconds West 382.72 feet, thence (3) South 28 degrees 28 minutes 57 seconds East 485.42 feet, thence (4) South 61 degrees 31 minutes 03 seconds West 186.23 feet, thence (5) South 61 degrees 31 minutes 03 seconds West 70.90 feet, thence (6) South 25 degrees 56 minutes 57 seconds East 22.78 feet, thence (7) South 25 degrees 56 minutes 57 seconds East 347.04 feet, thence (8) Southeasterly by a line curving to the right having a radius of 355.00 feet for a distance of 81.00 feet (the arc of said curve being subtended by a long chord bearing South 19 degrees 24 minutes 45 seconds East 80.82 feet), thence (9) South 68 degrees 50 minutes 59 seconds West 252.48 feet, thence (10) North 16 degrees 11 minutes 22 seconds West 79.46 feet, thence (11) South 73 degrees 48 minutes 38 seconds West 220.00 feet, thence (12) North 16 degrees 11 minutes 22 seconds West 100.00 feet, thence (13) North 16 degrees 48 minutes 36 seconds West 362.98 feet, thence (14)

North 16 degrees 48 minutes 36 seconds West 487.28 feet, thence (15)
North 17 degrees 33 minutes 35 seconds West 66.57 feet, thence (16)
North 18 degrees 34 minutes 25 seconds West 93.80 feet, thence (17)
North 21 degrees 40 minutes 16 seconds West 329.73 feet, thence (18)
North 69 degrees 33 minutes 20 seconds East 206.00 feet, thence (19)
Northwesterly by a line curving to the right having a radius of
775.00 feet for a distance of 269.60 feet (the arc of said curve
being subtended by a long chord bearing North 10 degrees 28 minutes
43 seconds West 268.24 feet), thence (20) North 00 degrees 30 minutes
46 seconds West 301.64 feet, thence (21) Northwesterly by a line
curving to the left having a radius of 575.00 feet for a distance of
333.86 feet (the arc of said curve being subtended by a long chord
bearing North 17 degrees 08 minutes 43 seconds West 329.19 feet),
thence (22) North 56 degrees 13 minutes 20 seconds East 50.00 feet,
thence (23) Northwesterly by a line curving to the left having a
radius of 625.00 feet for a distance of 107.76 feet (the arc of said
curve being subtended by a long chord of North 38 degrees 42 minutes
58 seconds West 107.63 feet), thence (24) North 43 degrees 39 minutes
20 seconds West 197.60 feet, thence (25) North 43 degrees 39 minutes
20 seconds West 330.40 feet, thence (26) North 45 degrees 44 minutes
54 seconds West 42.36 feet, thence (27) North 38 degrees 27 minutes
20 seconds East 185.88 feet, thence (28) South 70 degrees 40 minutes

00 seconds East 15.77 feet, thence (29) North 01 degree 19 minutes 30 seconds East 450.01 feet, thence (30) South 88 degrees 41 minutes 00 seconds East 550.04 feet, and thence (31) North 23 degrees 44 minutes 50 seconds East 292.36 feet to intersect the centerline of Falls Road, thence running and binding on the centerline of said road the fourteen following courses and distances, viz: (32) South 67 degrees 10 minutes 00 seconds East 700.00 feet, thence (33) South 66 degrees 08 minutes 20 seconds East 200.46 feet, thence (34) South 62 degrees 46 minutes 00 seconds East 80.52 feet, thence (35) South 66 degrees 33 minutes 20 seconds East 49.00 feet, thence (36) South 63 degrees 29 minutes 20 seconds East 106.79 feet, thence (37) South 29 degrees 09 minutes 20 seconds East 89.08 feet, thence (38) South 00 degrees 09 minutes 20 seconds East 89.08 feet, thence (39) South 02 degrees 43 minutes 49 seconds East 272.65 feet, thence (40) South 21 degrees 00 minutes 35 seconds East 125.37 feet, thence (41) South 16 degrees 34 minutes 45 seconds East 212.17 feet, thence (42) South 11 degrees 37 minutes 40 seconds East 172.34 feet, thence (43) South 13 degrees 27 minutes 55 seconds East 91.39 feet, thence (44) South 13 degrees 27 minutes 55 seconds East 739.54 feet, thence (45) South 12 degrees 51 minutes 10 seconds East 340.13 feet to the point of beginning; containing 106.735 acres of land, more or less.

**THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND
IS NOT INTENDED TO BE USED FOR CONVEYANCE.**

Our Job No. 82023-Z (L82023Z)

July 6, 1988



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **77267**

Date: **11-14-11**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/15/2011 11/14/2011 11:50:30

REG 4505 WALKIN DOOL DMG
 >> RECEIPT # 400673 11/14/2011
 Dept 5 528 ZONING VERIFICATION
 CB NO. 077267

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.

Total: **500.**

Rec From:

Verable - Memorandum for

For:

*11152 Falls Rd. St Pauls School
 21022 For Lunch Pay*

11-399 AJ

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Recpt Tot \$500.00
 \$500.00 OK
 Baltimore County, Maryland

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 an amended site plan to enable building expansion of St. Paul's School for Girls as authorized previously by Case No. 84-139X.

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):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Attorney for Petitioner:
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney's Telephone No.	Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1987, at 10:45 o'clock A.M.

ESTIMATE LENGTH OF HEARING - 1/2 HR.
AVAILABILITY FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: W.C. DATE 12/2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: February 4, 1987
Posted for: Special Hearing
Petitioner: St. Paul's School for Girls
Location of property: W/S of Falls Rd., 1080' N of the c/l of Seminary Ave.
Location of Sign: 1 sign W/S of Falls Rd. approx. 100' N of Seminary Ave.
1 sign W/S of Falls Rd. approx. 1300' N of Seminary Ave.
Remarks:
Posted by: S.J. Asato Date of return: February 6, 1987
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29823
DATE 12/2/86 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM: Royston, Muelken Mcl. + R.
FOR: St. Paul's School for Girls
VALIDATION OF SIGNATURE OF CASHIER

Description to Accompany Petition for Special Exception -2- September 2, 1983

19. South 11° 37' 40" East 172.34 feet thence and
20. South 13° 27' 55" East 91.39 feet to the place of beginning.
Containing 36.831 Acres of land more or less.
This description compiled from deeds and not an actual survey.



Charles J. Stubb
#3024

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

Description to Accompany Petition for Special Exception

September 2, 1983

Beginning for the same in the center of Falls Road distant 1080 feet more or less measured northwesterly along the center of Falls Road from the center line intersection of Seminary Avenue thence

1. South 68° 20' 45" West 735.09 feet thence
2. South 6° 05' 55" East 874.07 feet thence
3. South 83° 54' 05" West 954.55 feet thence
4. North 18° 34' 25" West 93.80 feet thence
5. North 21° 40' 15" West 329.73 feet thence
6. North 69° 33' 20" East 206 feet thence
7. Northwesterly by a line curving to the east with a radius of 775.00 feet for an arc distance of 269.60 feet (the chord of said arc being North 10° 28' 43" West 268.24 feet) thence
8. North 0° 30' 46" West 301.64 feet thence
9. Northwesterly by a line curving to the west with a radius of 575.00 feet for an arc distance of 333.84 feet (the chord of said arc being North 17° 08' 43" West 329.19 feet) thence
10. North 56° 13' 20" East 290.33 feet thence
11. South 36° 19' 40" East 230.13 feet thence
12. South 68° 57' 20" East 103.17 feet thence
13. North 68° 20' 45" East 561.74 feet thence
14. North 65° 25' 30" East 197.28 feet thence
15. North 33° 48' 40" East 226.97 feet thence
16. North 73° 06' 00" East 191.67 feet to the said center of Falls Road thence binding on or near the said center of Falls Road the four following courses and distances
17. Southeasterly by a line curving to the east with a chord of South 21° 00' 35" East 125.37 feet thence
18. Southeasterly by a line curving to the south with a chord of South 16° 34' 45" East 212.17 feet thence

OFFICE COPY

PETITION FOR SPECIAL HEARING

8th Election District

Case No. 87-347-SPH

LOCATION: West Side of Falls Road, 1080 feet North of the Centerline of Seminary Avenue

DATE AND TIME: Monday, February 23, 1987, at 10:45 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 an amended site plan to enable building expansion of St. Paul's School for Girls as authorized previously by Case No. 84-139-X

Being the property of St. Paul's School for Girls, as shown on plat plan 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

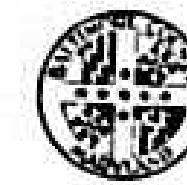
R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S of Falls Rd., 1080' N of the c/l of Seminary Ave.
8th Election District
St. Paul's School for Girls - Petitioner
Case No. 87-347-SPH

TIME: 10:45 a.m.
DATE: Monday, February 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland



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

ARNOLD JARLON
ZONING COMMISSIONER

February 17, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of Falls Rd., 1080' N of the c/l of Seminary Ave.
8th Election District - 3rd Councilmanic District
St. Paul's School for Girls - Petitioner
Case No. 87-347-SPH

Dear Mr. McLean:

This is to advise you that \$89.94 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33046
DATE 2/27/87 ACCOUNT R-01-615-000
AMOUNT \$ 89.94
RECEIVED FROM: St. Paul's School for Girls, Brooklandville, Md. 21022
FOR: ADVERTISING & POSTING COSTS RE CASE #87-347-SPH
VALIDATION OF SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Falls Rd., 1080' N of : OF BALTIMORE COUNTY
C/L of Seminary Ave., 8th Dist. :
ST. PAUL'S SCHOOL FOR GIRLS, : Case No. 87-347-SPH
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 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to R. Taylor McLean, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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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
Attorney for Petitioner:
R. Taylor McLean
(Type or Print Name)
Signature
102 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-1800

Legal Owner(s):
St. Paul's School for Girls
(Type or Print Name)
Signature
W. Gill Brooks, Business Manager
(Type or Print Name)
Signature
Brooklandville, Maryland 21022
Address
Phone No. W16, 160
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
W. Gill Brooks
Name
823-6323
Address
Phone No.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Falls Rd., 1080' N of :
C/L of Seminary Ave., 8th Dist. : OF BALTIMORE COUNTY
ST. PAUL'S SCHOOL FOR GIRLS, : Case No. 87-347-SPH
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
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Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

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

ARNOLD JABLON
ZONING COMMISSIONER

February 17, 1987

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of Falls Rd., 1080' N of the c/l of
Seminary Ave.
8th Election District - 3rd Councilmanic District
St. Paul's School for Girls - Petitioner
Case No. 87-347-SPH

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33046
DATE 2/27/87 ACCOUNT R-01-615-000
2 SIGNS 2 POSTS
RETURNED AMOUNT \$ 89.94
St. Paul's School for Girls, Brooklandville, Md. 21022
RECEIVED FROM:
ADVERTISING & POSTING COSTS RE CASE 87-347-SPH
FOR 1
B 8124*****883418 8278F
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

PETITION FOR SPECIAL HEARING

8th Election District

Case No. 87-347-SPH

LOCATION: West Side of Falls Road, 1080 feet North of the Centerline of Seminary Avenue

DATE AND TIME: Monday, February 23, 1987, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

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

Description to Accompany Petition
for Special Exception

September 2, 1983

Beginning for the same in the center of Falls Road distant 1080 feet more or less measured northwesterly along the center of Falls Road from the center line intersection of Seminary Avenue thence

1. South 68° 20' 45" West 735.09 feet thence
2. South 6° 05' 55" East 874.07 feet thence
3. South 83° 54' 05" West 954.55 feet thence
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14. North 65° 25' 30" East 197.28 feet thence
15. North 33° 48' 40" East 226.97 feet thence
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18. Southeasterly by a line curving to the south with a chord of South 16° 34' 45" East 212.17 feet thence

OFFICE COPY

MICROFILMED

Description to Accompany Petition
for Special Exception

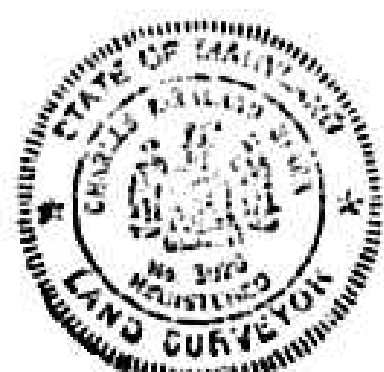
-2-

September 2, 1983

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20. South 13° 27' 55" East 91.79 feet to the place of beginning.

Containing 36.831 Acres of more or less.

This description compiled from deeds and not an actual survey.



Charles J. Stubb
#3026

MICROFILMED

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S of Falls Rd., 1080' N of the c/l
of Seminary Ave.
8th Election District
St. Paul's School for Girls - Petitioner
Case No. 87-347-SPH

TIME: 10:45 a.m.

DATE: Monday, February 23, 1987

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29823
DATE 12/2/86 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM: Royston, McLean, McLean & R.
FOR: Sp. # 221
B 8016*****1000018 8032F
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

ORDER RECEIVED FOR FILMING
DATE 12/2/87
BY: [Signature]

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of January, 1987, 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 23rd day of February, 1987, at 10:45 o'clock A.M.

Charles J. Stubb
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1 1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature] DATE 12/2

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: February 4, 1987
Posted for: Special Hearing
Petitioner: St. Paul's School for Girls
Location of property: W/S of Falls Rd., 1080' N of the c/l of Seminary Ave.
Location of Signs: 1 sign W/S of Falls Rd. approx. 100' N of Seminary Ave. & 1 sign W/S of Falls Rd. approx. 1300' N of Seminary Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: February 6, 1987
Number of Signs: 2

MICROFILMED

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 to amend the site plan approved in Case No. 84-139-X in order to permit building expansion, as shown on Petitioner's Exhibit 1, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of March, 1987, that the amendment to the site plan approved in Case No. 84-139-X in order to permit building expansion, as shown on Petitioner's Exhibit 1, be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. 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.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Taylor McLean, Esquire

People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
SUBJECT: Zoning Petitions Nos. 87-342-A, 87-343-A, 87-344-A, 87-345-A, 87-346-A, 87-347-Sph, 87-348-A

Date: February 10, 1987

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Office of Planning & Zoning

JGH:NEG:eds

RECEIVED
FEB 12 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1987

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

R. Taylor McLean, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Chairman

RE: Item No. 221 - Case No. 87-347-Sph
Petitioner: St. Paul's School for Girls
Petition for Special Hearing

Dear Mr. McLean:

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,

James E. Dyer
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



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Nassoff
Administrator

December 29, 1986

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 12-16-86
ITEM: #221.
Property Owner: St. Pauls School for Girls
Location: W/S Falls Road, Route 25, 1080 Feet N centerline Seminary Avenue
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to approve an amended site plan to enable building expansion of the school as authorized by case 84-139X
Area: 36.8 acres
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal of September 9, 1986 and field inspection, the State Highway Administration - Bureau of Engineering Access Permits strongly recommends to Baltimore County that minimal improvements to the Falls Road and St. Paul School be conducted at this time.

These minimal improvements will consist of the following:

1. Widen St. Paul's entrance to be 24' in width.
2. Improve radii to be 20' to 25'.
3. Provide minimal adjustments to deceleration lane and acceleration lane on the W/S of Falls Road, Route 25.

By advised that minimal improvements are recommended at this time, due to the State Highway Administration plans for Geometric Improvements in fiscal year 1988 through a Special Projects Program.

RECEIVED
JAN 5 1987
ZONING OFFICE

My telephone number is (301) 333-1250

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-192-5062 Statewide Toll Free
P.O. Box 717-176 North Calvert St., Baltimore, Maryland 21203-0717

ORDER RECEIVED FOR FILING
D-28
Spec. Hrg. 1/27/87
By: [Signature]

Mr. A. Jablon
Page -2-
December 29, 1986

By a copy of this letter we (State Highway Administration - Bureau of Engineering Access Permits) are requesting the District #4 Traffic Engineer - Mr. Steve Plemens to provide additional comments to Baltimore County Zoning on this matter.

It is requested the site plan vbe revised to show minimal improvements for St. Paul School access prior to a hearing date being set.

Very truly yours,

Charles Lee - p.m.

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogilvie
Mr. S. Plemens



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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 221
Property Owner: ST. PAULS SCHOOL FOR GIRLS
Location: W/S FALLS RD. 1080' N. & SEMINARY 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 on [blank].
- ☒ 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 [blank].
- ☒ 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
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

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

Item No. 221 -ZAC- Meeting of December 16, 1986
Property Owner: St. Pauls School for Girls
Location: W/S Falls Road, 1080 feet N centerline Seminary Avenue
Existing Zoning: R.C. 2
Proposed Zoning: Special Hearing to approve an amended site plan to enable building expansion of the school as authorized by case 84-139X
Area: 36.8 acres
District: 8th Election District

Dear Mr. Jablon:

The plan needs to show the proposed St. Pauls' access relocation to the south and also the proposed widening on the west side of Falls Road. This information can be taken from the current SHA contract drawings B 762-501-476.

Very truly yours,

Gregory M. Jones
Gregory M. Jones
Traffic Engineer III

GMM:lt

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

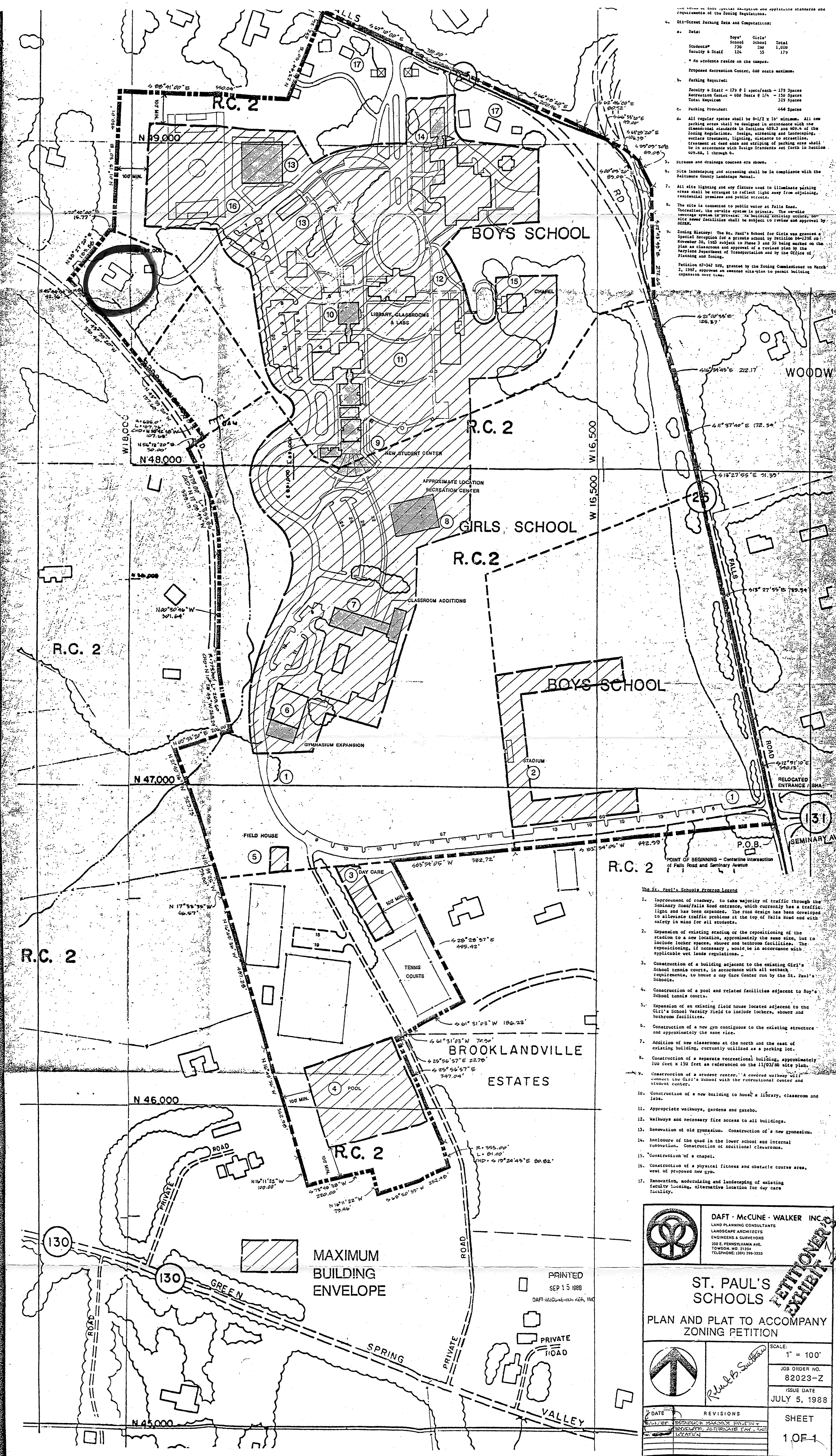
Your petition has been received and accepted for filing this 14th day of January, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: St. Paul's School for Girls Received by: James E. Dyer

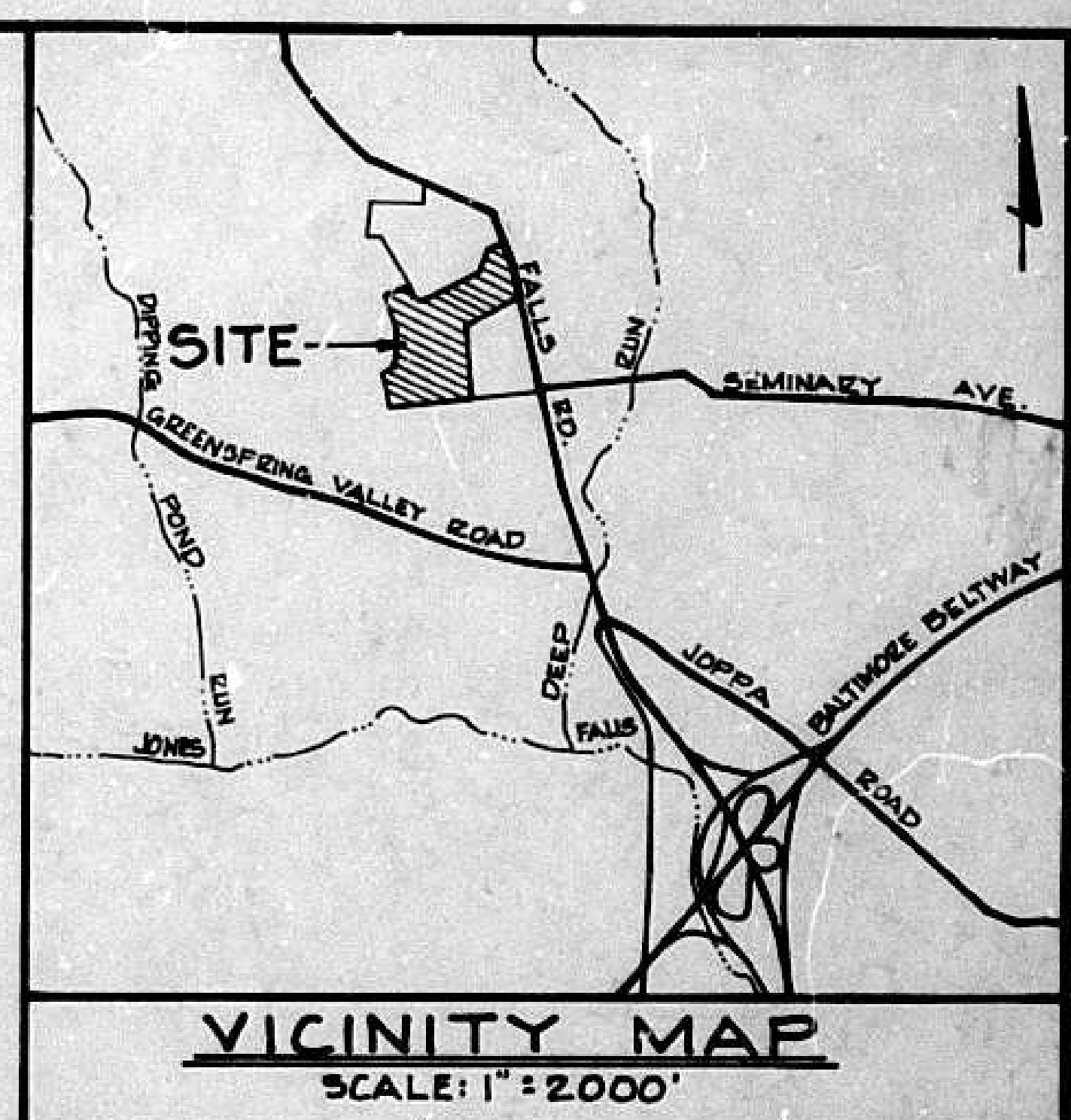
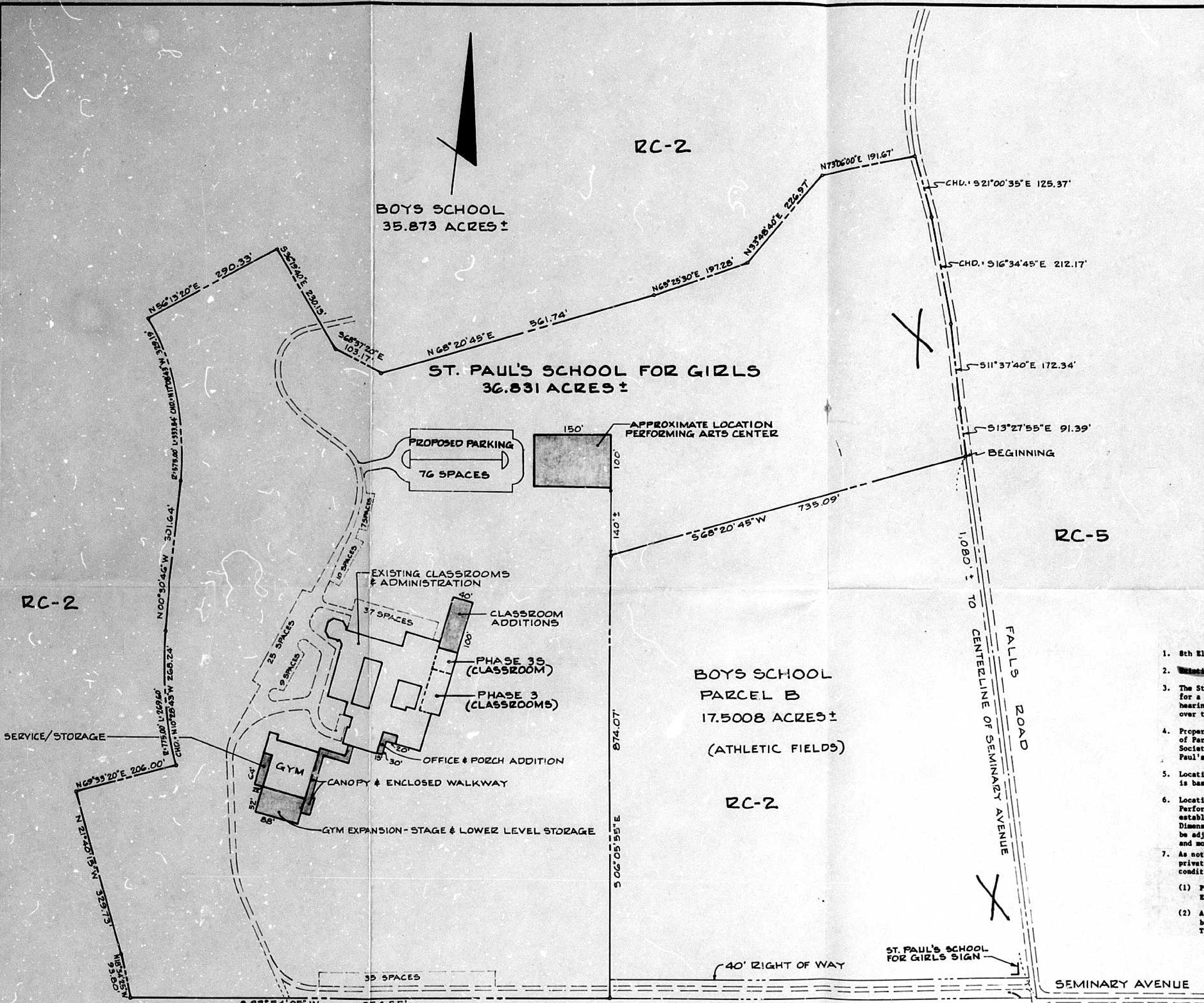
Petitioner's Attorney: R. Taylor McLean, Esquire

Chairman, Zoning Plans
Advisory Committee



1988 PLAN

add to #87-347-SPH



Parking Calculations

Present Classrooms	18
Proposed Classrooms	4
Total Classrooms	22
Required Parking @ 1/Classroom	22 Spaces
Proposed Performing Arts Center	600 Seats
Required Parking @ 1/6 Seats	100 Spaces
Total Required Spaces	122 Spaces
Existing Parking Spaces	123 Spaces
Proposed Additional Spaces	76 Spaces
Total	199 Spaces

- General Notes**
- 8th Election District; 3rd Councilmanic District.
 - Existing zoning is RC-2.
 - The St. Paul's School for Girls was granted a Special Exception for a private school by Petition 84-139X. The subject special hearing is to amend the site plan to enable building expansion over time as is shown generally on this plan.
 - Property lines indicated hereon are referenced to outline survey of Parcel A and Parcel B, Brooklandwood, Inc. to Benevolent Society of the City and County of Baltimore Boys School of St. Paul's Parish; revised August 22, 1977.
 - Location of existing buildings shown hereon is approximate and is based on best current sources of information available.
 - Locations and dimensions of proposed additions and of the Performing Arts Center and associated parking have not been established by final architectural or engineering plans. Dimensions and locations shown hereon are approximate and may be adjusted subsequently to enable reasonable flexibility and modification as final plans are completed in the future.
 - As noted above, Case 84-139X granted a special exception for a private preparatory school. The Deputy Zoning Commissioner conditioned the order on:
 - Phases 3 and 3s shall be marked "classroom" on Petitioner's Exhibits 1 and 2.
 - A revised site plan incorporating the aforementioned shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning and Zoning.

DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 EAST PENNSYLVANIA AVE.
TOWSON, MD 21204
TELEPHONE: 301-296-3333

SAINT PAUL'S SCHOOL FOR GIRLS
PLAT AND PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND SITE PLAN AUTHORIZED BY CASE 84-139X

DATE	REVISIONS
11/3/86	ADD NOTE 7

SCALE: 1" = 100'

JOB ORDER NO. 86065	OFFICE COPY
ISSUE DATE SEPT. 9, 1986	

PETITIONER'S EXHIBIT 1

2. Signs
87-347-SPH
221

PRINTED
NOV 04 1986
DAFT-McCUNE-WALKER, INC.