406
87-488-SPH

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 amendment to the Findings of Fact and Conclusions of Law in Case No. 86-45-SPHA to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility.

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.

MAP NW9A
3C
E.D. 9
DATE 3/19/87
200
1000
DP

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):

Greater Baltimore Medical Center
(Type or Print Name)

By: [signature]
Signature Robert P. Kowal, President

N 34,910
W 3,500

(Type or Print Name)

Signature

Attorney for Petitioner:

John B. Howard, Esquire
(Type or Print Name)

[signature]
Signature

210 Allegheny Ave., P.O. Box 5517
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

6701 North Charles St.: 828-2000
Address Phone No.

Baltimore, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esquire
Name 210 Allegheny Ave., P.O. Box 5517

Towson, Maryland 21204 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 19 87, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of June, 19 87, at 10:00 o'clock A. M.

[signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 6/23/87
By [signature]

ESTIMATED LENGTH OF HEARING -1/2HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ✓ OTHER
REVIEWED BY: UCR DATE

87-488-SPH #406

Greater Baltimore Medical Center NE and E/S Charles St. opposite Malvern 9th E.D.

DESCRIPTION

Description to Accompany Petition for Special Hearing to Determine Accessory Use

Ninth Election District

Baltimore County, Maryland

Beginning for the same on the east side of Charles Street at the end of the second of the two following courses and distances measured from the point formed by the intersection of the center line of Charles Street with the center line of Malvern Avenue (1) easterly 50' more or less, thence (2) southerly 32' more or less to the place of beginning, thence leaving said place of beginning and running and binding on the east side of Charles Street the seven following courses and distances; (1) northeasterly, by a curve to the right with the radius of 1095.92 feet, the arc distance of 438.43', (2) S 63° 21' 54" E 10', (3) N 28° 25' 00" E 67.88', (4) N 43° 30' 30" E 56.53', (5) N 56° 41' 50' E 141.32', (6) N 58° 28' 05" E 138.17', (7) N 62° 12' 02" E 21.50', thence leaving said east side of Charles Street and running the twelve following courses and distances, (8) S 37° 46' 55" E 1085.85', (9) S 07° 05' 00" W 180.00', (10) S 02° 40' 53" E 115.22', (11) S 45° 06' 34" E 203.55', (12) S 59° 57' 00" E 310.00', (13) S 06° 44' 36" E 198.66', (14) S 53° 53' 59" W 155.00', (15) S 80° 00' 00" W 165.00', (16) S 24° 25' 09" W 147.50', (17) S 06° 37' 31" E 297.0', (18) S 40° 40' 00" E 240.00', (19) S 52° 00' 00" W 433.40', to intersect the east side of Charles Street, thence running and binding on said east side the following twenty-eight courses and distances; (20) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 148.53', (21) N 44° 54' 10" E 35.00', (22) N 47° 28' 20" W 57.03', (23) S 40° 09' 10" W 35.00', (24) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 162.44', (25) N 25° 54' 10" E 30.00', (26) N 66° 28' 20" W 56.61', (27) S 21° 09' 10" W 30.00', (28) northwesterly, by a curve to the left with the radius of 653.11', the arc distance of 2.87', (29) N 69° 05' 56" W 47.35', (30) N 20° 54' 04" E 30.00', (31) N 69° 05' 56" W 50.00', (32) S 20° 54' 04" W 30.00', (33) N 69° 05' 56" W 355.71', (34) northwesterly, by a curve to the right with the radius of 553.11, the arc distance of 155.26', (35) N 36° 59' 00" E 25.00', (36) N 50° 38' 30" W 43.77', (37) S 41° 44' 00" W 25.00', (38) northwesterly, by a curve to the right with the radius of 553.11', the arc distance of 206.35', (39) N 63° 06' 30" E 35.00', (40) northwesterly, by a curve to the right with the radius of 518.11', the arc distance of 128.86', (41) N 69° 03' 00" W 41.42', (42) northwesterly, by a curve to the right with the radius of 553.11, the arc distance 134.96', (43) N 03° 42' 49" E 752.84', (44) S 86° 17' 11" E 40.00', (45) N 03° 42' 49" E 50.00', (46) N 54° 17' 11" W 47.17', (47) N 03° 42' 49" E 166.57', to place of beginning.

Containing 57.933 acres of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

Our Job Number: 85013 B

May 3, 1985

MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING
NE and E/S Charles Street
Opposite Malvern Avenue
9th Election District
4th Councilmanic District

Greater Baltimore Medical Ctr.
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-488-SPH

* * * * * * * * * * *

The Petitioner herein requests a special hearing to approve an amendment to the Order in Case No. 86-45-SPHA to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility, as more particularly described on the plans submitted, prepared by Daft-McCune-Walker, Inc., identified as Petitioner's Exhibit 1, revised 3/28/83, and Petitioner's Exhibit 2, dated 6/10/85.

People's Counsel was present and a party to the hearing.

Information proferred at the hearing indicated that Case No. 86-45-SPHA permitted a 108,000 sq.ft. medical arts facility as an accessory use and structure to the principal hospital use. That facility was subsequently constructed and is identified as the Physicians' Pavillion on Petitioner's Exhibits 1 and 2. At the time of that hearing, there were projections as to the specific hospital uses on the first floor and doctors' offices in the balance of the building. Greater Baltimore Medical Center (GBMC) currently houses a pharmacy and an optical facility in the main hospital building. Indeed such facilities were a part of those hospitals which were predecessors of GBMC. GBMC now proposes to move the pharmacy (approximately 730 sq.ft.) and the optical facility (approximately 550 sq.ft.) from the main building to the Physicians' Pavillion. The services provided will continue as at present and there will be no outside advertising of the services.

People's Counsel noted that the Physicians' Pavillion is at the far end of the hospital campus, accessible only through the main, secured entrance where one pays parking fees. In addition, the topography and the facts in the instant case may be unique.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that although retail use is a part of the pharmacy and optical services proposed, there is a long history of such services being provided by GBMC in this case as well as other hospitals. The square footage proposed for such services is minimal and the access to and the location of the Physicians' Pavillion are such that few persons would use the facilities unless they already were making use of other hospital services. Therefore, the relief requested in the special hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of June, 1987 that the Order in Case No. 86-45-SPHA be amended to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the following restrictions:

1) The pharmacy and optical facilities shall be adjunct and accessory to the hospital and together shall occupy no more than 3,000 sq.ft. on the first floor of the medical arts facility.

2) No outside off-campus advertising of the pharmacy and optical facilities shall be permitted.

[signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/23/87
By [signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

Dennis F. Rasmussen
County Executive

June 23, 1987

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

RE: Petition for Special Hearing
NE and E/S Charles Street
Opposite Malvern Avenue
9th Election District
4th Councilmanic District
Case No. 87-488-SPH
Greater Baltimore Medical Ctr.

Dear Mr. Howard:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Special Hearing has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

PETITION FOR SPECIAL HEARING

9th Election District - 4th Councilmanic District

Case No. 87-488-SPH

LOCATION: Northeast and East Side of Charles Street, opposite Malvern Avenue

DATE AND TIME: Wednesday, June 10, 1987, at 10:00 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 amendment to the Findings of Fact and Conclusions of Law in Case No. 86-45-SPHA to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility

Being the property of Greater Baltimore Medical Center, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE and E/S of Charles St., opp.
Malvern Ave., 9th District : OF BALTIMORE COUNTY

GREATER BALTIMORE MEDICAL CENTER: Case No. 87-488-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.

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

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

I HEREBY CERTIFY that on this 20th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., P. O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

[signature]
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1987

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

RE: PETITION FOR SPECIAL HEARING
NE and E/S Charles St., opposite Malvern Ave.
9th Election District - 4th Councilmanic District
Greater Baltimore Medical Center - Petitioner
Case No. 87-488-SPH

Dear Mr. Howard:

This is to advise you that $74.62 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 ... ng, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35905

DATE 6/16/87 ACCOUNT R-01-615-000

LOST SIGN & POST FEE
AMOUNT $ 25.00

RECEIVED FROM: Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, Md. 21204

RE: CASE #87-488-SPH

FOR:

B B361******2500:a E172

VALIDATION OR SIGNATURE OF CASHIER

1-11-88

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-488-SPH

District 9th Date of Posting May 2-2-87

Posted for: Special Hearing

Petitioner: Greater Balto. Medical Center

Location of property: N.E. and E. side of Charles St., opposite Malvern Ave.

Location of Signs: East side of Charles St., approx. 1000' south of Charles Way

Remarks:

Posted by [signature] Signature Date of return May 22-87

Number of Signs: 1

PETITION FOR
SPECIAL HEARING
9th Election District
4th Councilmanic District
Case No. 87-488-SPH

LOCATION: Northeast and East Side of Charles Street, opposite Malvern Avenue
DATE AND TIME: Wednesday, June 10, 1987, at 10:00 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 amendment to the Findings of Fact and Conclusions of Law in Case No. 86-45-SPHA to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility.

Being the property of Greater Baltimore Medical Center, 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 JABLON
Zoning Commissioner
of Baltimore County

5/28 May 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1987

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 May 21 19 87.

THE JEFFERSONIAN,

[signature]
Publisher

32.17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date May 7, 1987

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

SUBJECT Zoning Petitions No. 87-490-SpH and 87-488-spH

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

[signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
MAY 11 1987
ZONING OFFICE

CPS-008

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
PATUXENT
10750 Little Patuxent Pkwy
Columbia, MD 21044

May 2. 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

petition for Special Hearing
87932

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times
Towson Flier X $27,45

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 23 day of May 19 87, that is to say, the same was inserted in the issues of

May 21, 1987

PATUXENT PUBLISHING CORP.
By [signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1987

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

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

RE: Item No. 406 - Case No. 87-488-SPH
Petitioner: Greater Balto. Medical Center
Petition for Special Hearing

Dear Mr. Howard:

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 /kkb
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
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

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

May 1, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE and E/S Charles St., opposite Malvern Ave.
9th Election District - 4th Councilmanic District
Greater Baltimore Medical Center - Petitioner
Case No. 87-488-SPH

TIME: 10:00 a.m.

DATE: Wednesday, June 10, 1987

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

Zoning Commissioner
of Baltimore County

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

No. 32529

DATE 4/7/87 ACCOUNT 01.615.000

AMOUNT $ 100.00

RECEIVED FROM Cook HDT

FOR Sph # 406

B 0244 ... 088F

VALIDATION OR SIGNATURE OF CASHIER

87-488-SPH

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 ____ day of April, 19 87.

ARNOLD JABLON
Zoning Commissioner

Petitioner Greater Balto. Medical
Petitioner's Attorney John B. Howard, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

April 27, 1987

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 4-21-87
ITEM: #406.
Property Owner: Greater Baltimore Medical Center
Location: NE and E side of Charles Street opposite Malvern Avenue
Existing Zoning: D.R. 2 and R.O.
Proposed Zoning: Special Hearing to approve an amendment in Case No. 86-45-SPHA to permit the relocation from the main hospital building of the existing pharmacy and optical facility to the medical arts facility
Area: 57.933 Acres
District: 9th Election District

Dear Mr. Jablon:

On review of the submittal of 6-11-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

RECEIVED
MAY 1 1987
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 23, 1987

Dennis F. Rasmussen
County Executive

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

Re: Property Owner: Greater Baltimore Medical Center

Location: NE/ E side of Charles St. Opposite Malvern Avenue

Item No.: 406 Zoning Agenda: Meeting of 4/21/87

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 or ____ 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: Capt. Lowell Kelly 4-24-87 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division Fire Prevention Bureau

/jl

5/5/87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 406, Zoning Advisory Committee Meeting of April 21, 1987

Property Owner: Greater Baltimore Medical Center

Location: NE and E side of Clarks St opp Melvern Ave District 9

Water Supply metro Sewage Disposal metro

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, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation 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 used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete 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 method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

6/10

Zoning Item # 406 Zoning Advisory Committee Meeting of April 21, 1987
Page 2

( ) 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 _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Long Hearing 7-1-87 SC 20 Cont'd

4/1/87 to Jim S

RECEIVED
APR 9 1987
ZONING OFFICE

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

JAMES E. C. DOWNES
(1906-1978)

TELEPHONE
(301) 823-4111

TELECOPIER
(301) 821-0147

April 7, 1987

Arnold E. Jablon
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

#406

Re: Greater Baltimore Medical Center
Petition for Special Hearing to Amend Case No. 86-45-SPHA

Dear Mr. Jablon:

As you are aware, on behalf of GBMC, John Howard and I recently filed a motion to amend the findings of facts and conclusions of law in case no. 86-45-SPHA to permit the relocation of the existing pharmacy and optical facility to the medical arts facility.

After several conversations with both People's Counsel and Deputy People's Counsel, Mrs. Freidman filed opposition to our motion stating that a public hearing should be required.

Rather than risking an appeal by People's Counsel should you have ruled favorably on our motion, we have filed the requisite petitions, descriptions and plats for a public hearing on this matter.

Because of GBMC's immediate need to relocate their facilities and because of the loss of time involved in our attempt to use the "motion approach", we respectfully request that you expedite this hearing as your schedule will permit. I am aware of the great number of cases pending before the Zoning Commissioner at this time and the increasing volume of requests such as this for an expedited hearing. However, in light of the public necessity for providing quality health care to the citizens of Baltimore County, GBMC submits that this case does warrant a specially set hearing.

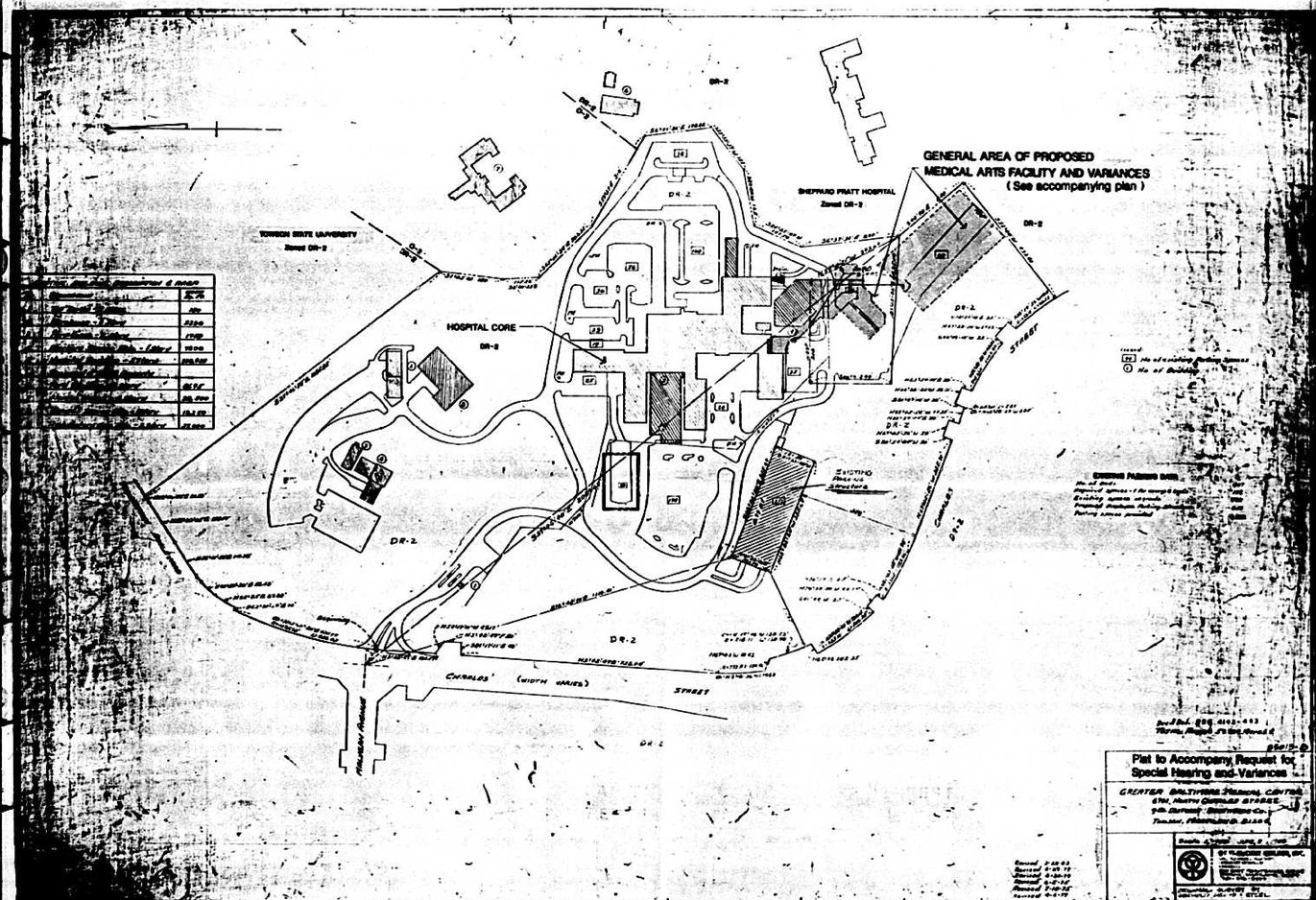
Arnold E. Jablon
Zoning Commissioner
April 7, 1987
Page 2

We appreciate any possible accommodation in scheduling.

Yours truly,

Robert A. Hoffman

RAH/jhr
cc: Phyllis Cole Freidman, People's Counsel
Robert A. Fey



406

GBMC
1"=200' 87-488-SPH
Special Hearing & Variance

CHARLES STREET

CHARLES WAY

DR-2

EXISTING HOSPITAL CORE

EXISTING PARKING STRUCTURE
251 SPACES EXISTING
200 SPACES PROPOSED
451 SPACES TOTAL

EXISTING AMBULATORY CARE CENTER

PROPOSED MEDICAL ARTS FACILITY
108,000 SQUARE FEET

R-0

O-2

SHEPPARD PRATT HOSPITAL

LOCATION MAP SCALE: 1" = 1000'
ELECTION DISTRICT 9C4

TOWSON STATE UNIVERSITY

GBMC

SHEPPARD PRATT HOSPITAL

GBMC MEDICAL ARTS FACILITY
PARKING COMPUTATIONS

EXISTING PARKING DATA:

NUMBER OF BEDS	407
REQUIRED PARKING, 9 PER 4 BEDS	102
EXISTING ON GRADE PARKING	971
EXISTING PARKING STRUCTURE	251
PARKING SPACES PROVIDED	1,222

PROPOSED PARKING DATA:

PARKING REMOVED BY NEW ACTIVITY	180
AVAILABLE PARKING	1,042
PARKING REQUIRED FOR NEW FACILITY (108,000 SF, 1 PER 300 SF)	360
TOTAL REQUIRED PARKING	462
ADDITIONAL PARKING	
1. ADDITION TO PRESENT STRUCTURE	200
2. NEW STRUCTURE	509
TOTAL PARKING TO BE PROVIDED	1,751

1000' TO CHARLES WAY

NOTE

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

PETITIONER'S EXHIBIT 2

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

PRINTED
MAR 31 1987
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

GREATER BALTIMORE MEDICAL CENTER

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES

SCALE:	1"=50'
JOB ORDER NO.	85013-B
ISSUE DATE	6·10·85

87-488-SPH

DATE	REVISIONS

CHARLES STREET

CHARLES WAY

DR-2

EXISTING HOSPITAL CORE

EXISTING PARKING STRUCTURE
251 SPACES EXISTING
200 SPACES PROPOSED
451 SPACES TOTAL

EXISTING AMBULATORY CARE CENTER

PROPOSED MEDICAL ARTS FACILITY
108,000 SQUARE FEET

R-0

O-2

SHEPPARD PRATT HOSPITAL

LOCATION MAP SCALE: 1" = 1000'
ELECTION DISTRICT 9041

DR 16 TOWSONTOWNE BLVD
TOWSON STATE UNIVERSITY
DR 2 GBMC
O-2
SHEPPARD PRATT HOSPITAL
R0
DR 3.5
DR 5.5
DR 10.5
R1

GBMC MEDICAL ARTS FACILITY
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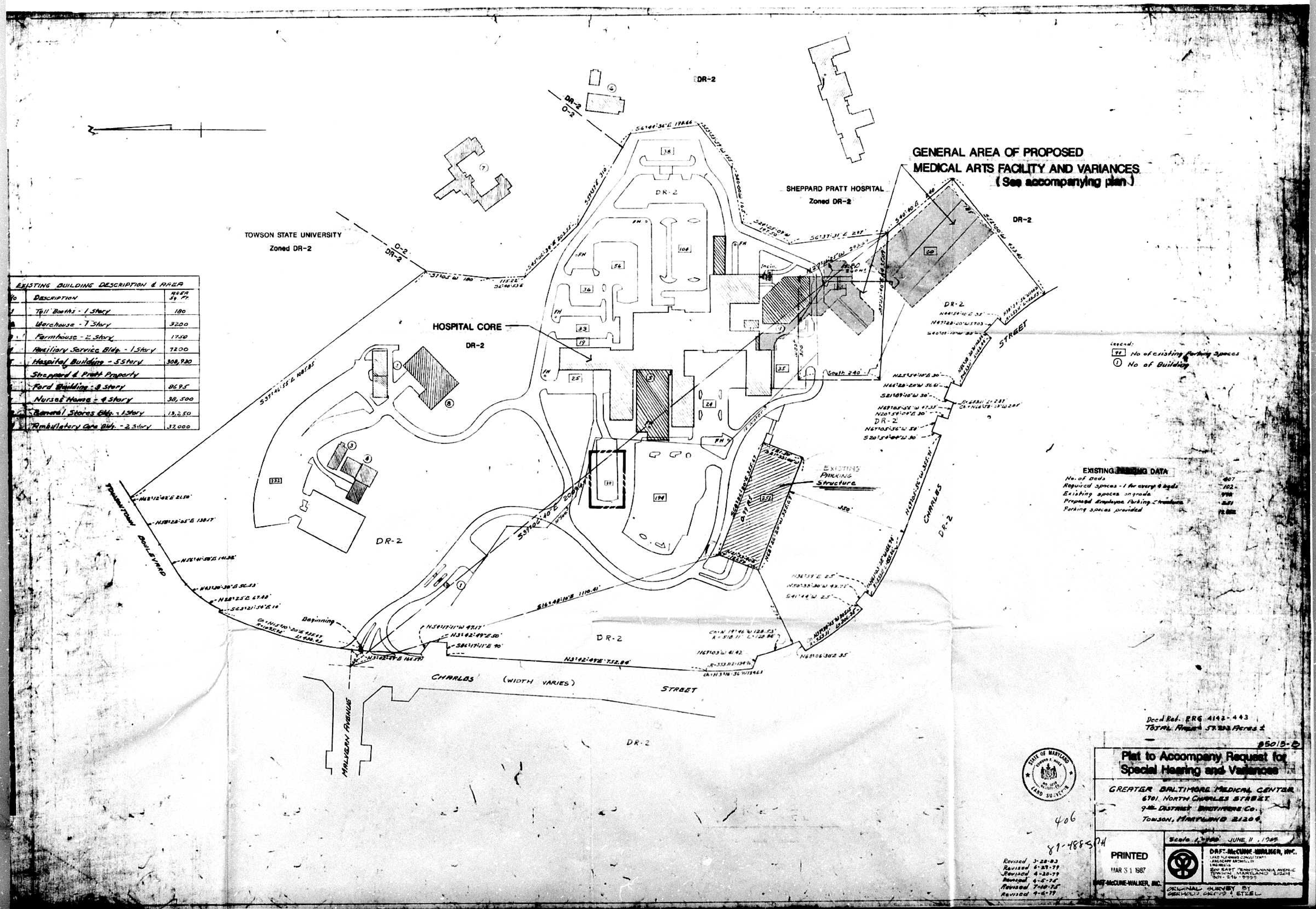
GREATER BALTIMORE MEDICAL CENTER

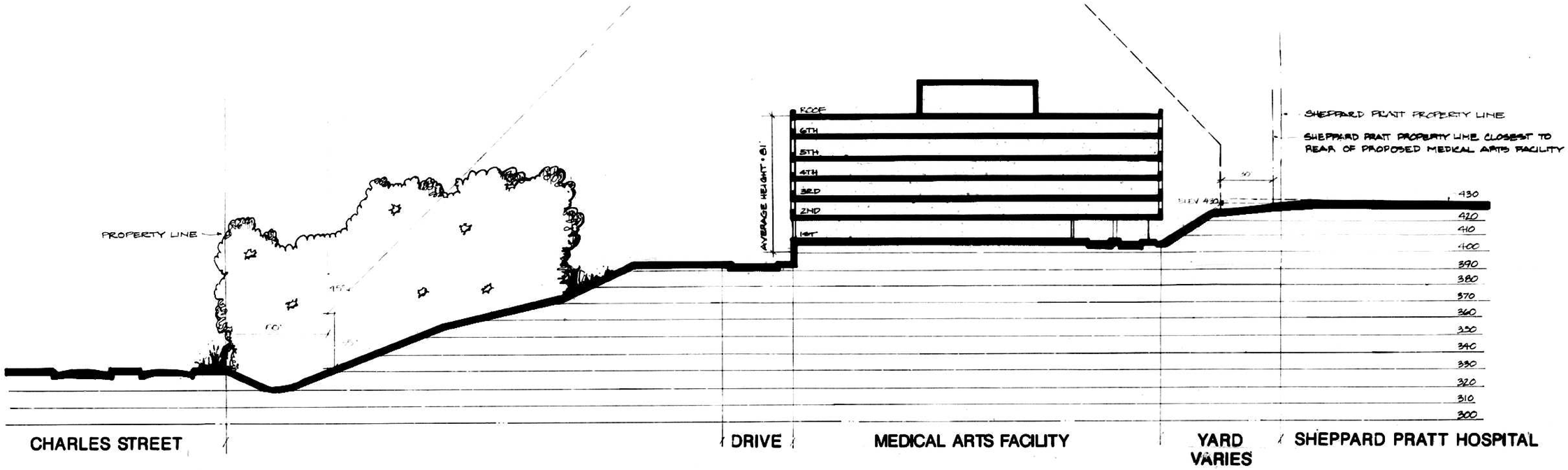
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES

SCALE: 1" = 50'
JOB ORDER NO. 85015-B
ISSUE DATE 6-10-85

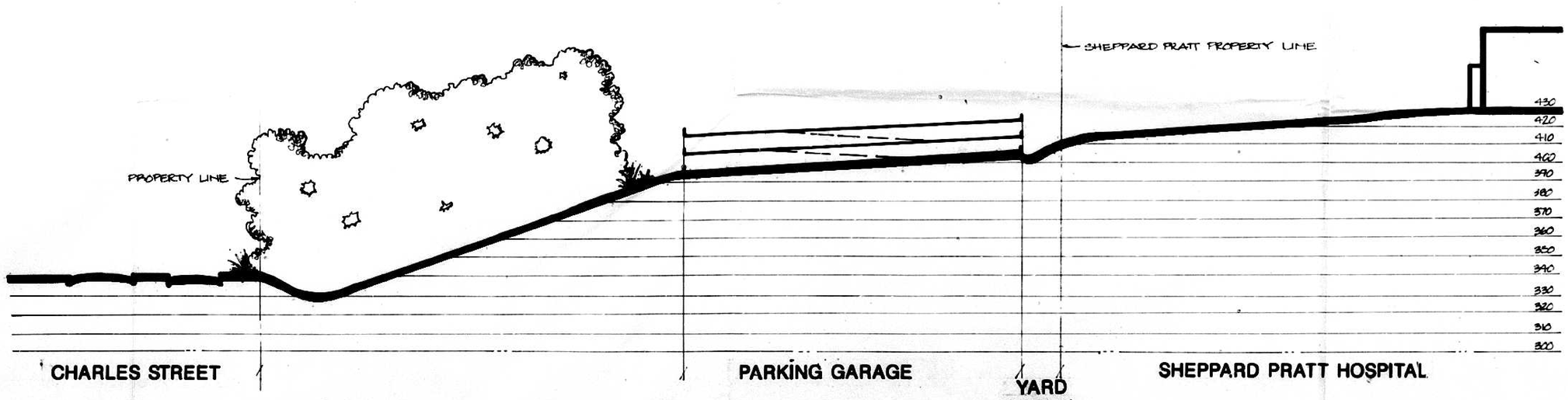
DATE	REVISIONS



EXISTING BUILDING DESCRIPTION & AREA		
No	DESCRIPTION	AREA Sq. Ft.
1	Toll Booths - 1 Story	180
2	Warehouse - 1 Story	3200
3	Farmhouse - 2 Story	1750
4	Auxiliary Service Bldg. - 1 Story	7200
5	Hospital Building - 5 Story	308,930
	Sheppard & Pratt Property	
6	Ford Building - 3 Story	8695
7	Nurses Home - 4 Story	38,500
8	General Stores Bldg. - 1 Story	13,250
9	Ambulatory Care Bldg. - 2 Story	37,000



SCHEMATIC SECTION 1 – 1



SCHEMATIC SECTION 2 – 2

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ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE 301-296-3333

GBMC

MEDICAL ARTS FACILITY

HEIGHT TENT

DATE	REVISIONS

SCALE: 1" = 30'-0"

JOB ORDER NO. 85013-B

ISSUE DATE 6-17-85

1-11-88