

IN RE: PETITION FOR SPECIAL EXCEPTION *
NE/S Franklin Square Drive *
14th Election District *
6th Councilmanic District *
Franklin Square Hospital - *
Petitioner *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-331-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit building widths of 670 feet and 700 feet, for two proposed additions, in lieu of the maximum permitted width of 300 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Richard A. Ayd, Senior Vice President, appeared, testified, and was represented by Robert J. Ryan, Esquire. George E. Gavrellis, an expert witness with Daft-McCune-Walker, Inc., appeared and testified on behalf of the Petition. There were no Protestants.

Testimony indicated that the subject property, zoned D.R. 5.5, is the site of the Franklin Square Hospital. The original section of the hospital was constructed in approximately 1969, with subsequent additions made in 1977 and 1978. The Petitioner proposes to construct two more additions to the building in two separate locations. On the northeast side, an approximately 28,000 sq.ft., two-story addition is proposed. This wing will provide additional warehouse storage capacity, relocate and improve the morgue to make it more accessible for deliveries, expand space for the Anesthesiology Department, and improve the Operations and Support Unit. Mr. Ayd testified that with the tremendous increase in the number of patients being admitted, generally around 6:00 AM on the same day as surgeries occur, additional space is needed for them, as often beds are not available until after the 11:00 AM check-out. The second addition will be a 12,000 sq.ft. single story addition which will provide space for

the freestanding, ambulatory surgery unit. Mr. Ayd testified that there has been a tremendous increase in out-patient surgery and additional space which must be connected to the hospital is needed as in some instances standard operating rooms are required for the services provided.

Mr. Gavrellis testified that he had reviewed the proposed improvements for the subject property and has determined that the relief requested meets all the conditions precedent to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Further, it was in his professional opinion that the widths being requested would be in accordance with the conditions precedent in Section 502 and in accordance with the standards adopted in Section 504.

Based on the testimony and evidence presented, it is obvious that the greater widths have been and are in compliance with the conditions and standards set forth in Section 502 of the B.C.Z.R. The existing hospital building has not in any way created a problem and has always been compatible with the site and surrounding community.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

After due consideration of the testimony and evidence presented, it appears that the special exception should be granted. In the opinion of the Deputy

-2-

ty Zoning Commissioner, the proposed facility satisfies Schultz v. Pritts, 432 A.2d, 1319 (1981), and the width of these buildings in excess of what is ordinarily permitted, would in no way be extraordinary or even unusual for a similar type facility. It is the opinion of the Deputy Zoning Commissioner that the additions to the main hospital building are within the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of March, 1988 that building widths of 670 feet and 700 feet, for two proposed additions, in lieu of the maximum permitted width of 300 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

AMN:bjs

ORDER RECEIVED FOR FILING

AMN:bjs

Planning *
Traffic *
SH *
Health *

DAFT-MCCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

23.370 Acre Parcel, North Side Franklin Square Drive,
East of Rossville Boulevard, Fourteenth Election District,
Baltimore County, Maryland.

Commencing at a point formed by the intersection of the centerline of Rossville Boulevard with the centerline of Franklin Square Drive, thence leaving said point and running and binding on the centerline of Franklin Square Drive and referring all courses of this description to the Grid Meridian as established in the Baltimore County Metropolitan District the five following courses and distances to the point of beginning, viz: (1) South 80 degrees 05 minutes 00 seconds East 192 feet, more or less, thence (2) Easterly 249.08 feet along the arc of a curve to the left having a radius of 670.00 feet and a chord bearing North 89 degrees 16 minutes 00 seconds East 247.65 feet, thence (3) North 78 degrees 37 minutes 00 seconds East 220.03 feet, thence (4) Southeasterly 282.07 feet along the arc of a curve to the right having a radius of 825.04 feet and a chord bearing South 84 degrees 11 minutes 30 seconds East 280.70 feet, and thence (5) North 07 degrees 47 minutes 25 seconds West 36.42 feet to the point of beginning, said point also being the beginning of the first line of that first parcel of land which by deed dated February 16, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5726, Folio 507 was granted and conveyed by The Franklin Square Hospital, Inc. to Maryland Health and Higher Educational Facilities Authority, thence leaving said

point of beginning and running and binding on the first through the third and part of the fourth lines of said parcel the four following courses and distances, viz: (1) North 07 degrees 47 minutes 25 seconds West 507.04 feet, thence (2) North 82 degrees 12 minutes 35 seconds East 855.09 feet, thence (3) North 59 degrees 15 minutes 15 seconds East 659.34 feet, and thence (4) South 36 degrees 12 minutes 00 seconds East 580.08 feet to intersect the northerly right-of-way line of Franklin Square Drive, thence running and binding thereon (5) South 50 degrees 07 minutes 25 seconds West 287.00 feet, thence leaving said right-of-way line (6) North 07 degrees 47 minutes 25 seconds West 157.01 feet to the end of the sixth line of the aforesaid parcel, thence continuing to bind on the outline of said parcel the eight following courses and distances, viz: (7) South 82 degrees 12 minutes 35 seconds West 250.00 feet, thence (8) South 07 degrees 47 minutes 25 seconds East 155.00 feet, thence (9) South 82 degrees 12 minutes 35 seconds West 302.50 feet, thence (10) South 07 degrees 47 minutes 25 seconds East 282.29 feet to intersect the aforesaid northerly right-of-way line of Franklin Square Drive, thence running and binding thereon the four following courses and distances, viz: (11) South 67 degrees 35 minutes 40 seconds West 139.80 feet, thence (12) Westerly 527.00 feet along the arc of a curve to the right having a radius of 665.00 feet and a chord bearing North 89 degrees 42 minutes 10 seconds West 513.31 feet, thence (13)

North 67 degrees 00 minutes 00 seconds West 100.54 feet, thence (14) Northwesterly 232.07 feet along the arc of a curve to the left having a radius of 860.00 feet and a chord bearing North 74 degrees 43 minutes 51 seconds West 231.36 feet to the point of beginning.

Containing 23.370 acres of land, more or less.

Being a portion of that parcel of land which by deed dated February 16, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5726, Folio 507 was granted and conveyed by The Franklin Square Hospital, Inc. to Maryland Health and Higher Educational Facilities Authority.

THE ABOVE DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY FROM
DEEDS AND OTHER PUBLIC RECORDS AND DOES NOT REPRESENT A FIELD SURVEY.



September 10, 1987

DMW Project No. 82047D

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

88-331-X

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 Exception to permit a maximum width of building elevations of 670 feet and 700 feet instead of the permitted maximum of 300 feet pursuant to provisions of Section 1.801.2B2.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
As a component expansion of an existing hospital built prior to the effective date of this section, there is no practical way to construct it without the requested action. The present facility exceeds the permitted width.

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

I, or we, agree to pay expenses of above Variance 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 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):
THE FRANKLIN SQUARE HOSPITAL, INC.
(Type or Print Name)
BY: RICHARD A. AYD, Vice President
Signature
RICHARD A. AYD, Vice President
(Type or Print Name)
Signature

Attorney for Petitioner:
ROBERT J. RYAN
(Type or Print Name)
Signature
Address
City and State

9000 Franklin Square Drive
Baltimore, Maryland 21237
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1988, 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 March, 1988 at 5:00 o'clock P.M.

March 1, 1988

Robert J. Ryan, Esquire
4111 N. Joppa Road
Baltimore, Maryland 21236

Re: Petition for Special Exception
NE/S Franklin Square Drive
14th Election District - 6th Councilmanic District
Franklin Square Hospital - Petitioner
Case No. 88-331-X

Dear Mr. Ryan:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this Office.

Very truly yours,

AMN:bjs
Enclosures

cc: Mr. George E. Gavrellis
Daft-McCune-Walker, Inc.
530 East Joppa Road, Towson, Md. 21204

People's Counsel

File

AMN:bjs
Enclosures
for Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 1/31/88
Posted for: Special Exception
Petitioner: Franklin Square Hospital
Location of property: NE/S Franklin Square Drive, 15 E. Broadway, at main entrance at Hospital
Location of Sign: Franklin Square Drive, 15 E. Broadway, at main entrance at Hospital
Remarks: None
Posted by: Michael Date of return: 2/5/88
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, Feb. 4, 1988
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 Feb. 4, 1988.

THE JEFFERSONIAN,

Susan Linder Obrecht
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-331-X
NE/S Franklin Square Drive
14th Election District - 6th Councilmanic District
Petitioner: Franklin Square Hospital
DATE/TIME: Tuesday, February 23, 1988 at 9:00 a.m.
FOR SHOW DATE CALL 494-3333
Special Exception to permit a building elevation of 670 feet and 700 feet instead of the permitted maximum of 300 feet pursuant to provisions of Section 1 B01.2B2.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period on good cause shown. Such request must be in writing and received in the office by the date of the hearing as above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
2009 Feb. 4

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

Richard A. Ayd, Vice President
Franklin Square Hospital
9000 Franklin Square Drive
Baltimore, Maryland 21207

Re: Case numbers: 88-331-A
NE/S Franklin Square Drive
14th Election District - 6th Councilmanic District
Petitioner: Franklin Square Hospital

Dear Mr. Ayd:

Please be advised that \$2337 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

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.

Please
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 47585
DATE: 2/14/88 ACCOUNT: Franklin Sq. Hospital
AMOUNT: \$2337.00
RECEIVED FROM: Franklin Sq. Hospital
FOR: Advertising and Posting
VALIDATION OR SIGNATURE OF CASHIER: J. Robert Haines

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-331-X
NE/S Franklin Square Drive
14th Election District - 6th Councilmanic District
Petitioner: Franklin Square Hospital
DATE/TIME: TUESDAY, FEBRUARY 23, 1988 at 9:00 a.m.

Special Exception to permit a maximum width of building elevations of 670 feet and 700 feet instead of the permitted maximum of 300 feet pursuant to provisions of Section 1 B01.2B2.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period on good cause shown. Such request must be in writing and received in the office by the date of the hearing as above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45629
DATE: 2-3-88 ACCOUNT: Franklin Sq. Hospital
AMOUNT: \$2337.00
RECEIVED FROM: Franklin Sq. Hospital
FOR: Advertising and Posting
VALIDATION OR SIGNATURE OF CASHIER: J. Robert Haines

CERTIFICATE OF PUBLICATION
Office of
THE AVENUE NEWS

THIS IS TO CERTIFY, that the annexed advertisement of P.O. # 8820 REG. 101099 TO ADVERTISE NE/S FRANKLIN SQUARE DRIVE SPECIAL EXCEPTION PETITION FOR SPECIAL EXCEPTION 14th ELECTION DISTRICT, 94 LINES at \$46.20

published in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for consecutive weeks before the 5th day of Feb. 1988. That is to say, the same was inserted in the issues of 2/4/1988.

The Avenue Inc.

per publisher

By John E. Ryan, Jr. per David Caldwell

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Case number: 88-331-X
NE/S Franklin Square Drive
14th Election District - 6th Councilmanic District
Petitioner: Franklin Square Hospital
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FOR SHOW DATE CALL 494-3333
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In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period on good cause shown. Such request must be in writing and received in the office by the date of the hearing as above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
2009 Feb. 4

INVOICE/STATEMENT

The Avenue Inc.
442 Eastern Blvd.
P.O. Box 7889
Baltimore, MD. 21221
687-7775

STATEMENT DATE: 02/04/88
SLIP NUMBER: 494-3047

REMITTANCE ADVICE
TO INSURE PROPER CREDIT RETURN THE FOLLOWING WITH YOUR PAYMENT TO:
The Avenue Inc.
P.O. Box 7889
Baltimore, MD. 21221

STATEMENT DATE: 02/04/88
SLIP NUMBER: 494-3047

Account of: 00000000000000000000
ZONING 10111111111111111111
111 WEST CHESAPEAKE AVE
TOWSON
21204

STATEMENT DATE: 02/04/88
SLIP NUMBER: 494-3047

AMOUNT DUE: \$46.20

PLEASE CHECK ITEMS BEING PAID

INVOICE NUMBER	DATE	DESCRIPTION	AMOUNT DUE	DAYS OLD	INVOICE NUMBER	DATE	DESCRIPTION	AMOUNT DUE	DAYS OLD
25019-24	2/20/88	176	2.70	46.20	25019-24	2/20/88	176	2.70	46.20
CURRENT	46.20	NO. 46 DAYS	0.00	BALANCE DUE	TOTAL	46.20			
61-46 DAYS	0.00	OVER 46 DAYS	0.00	\$46.20	PLEASE CHECK ITEMS BEING PAID				

88-331-X

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 24th day of November, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: The Franklin Square Hospital, Inc.
Petitioner's Attorney: Robert J. Ryan, Esquire

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

Baltimore County
Fire Department
Towson, Maryland 21204
494-4500

Paul H. Rencke
Chief

November 25, 1987

Re: Property Owner: The Franklin Square Hospital, Inc.

Location: NE/S Franklin Square Drive

Item No.: 169

Zoning Agenda: Meeting of 11/17/87

Color Comment:

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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXHIBIT 2 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.
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," 1986 edition prior to occupancy.
6. Site plans are approved, as shown.
7. The Fire Prevention Bureau has no comments at this time.

REMARKS: See Exh. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1988

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

000

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

Robert J. Ryan, Esquire
4111 E. Joppa Road
Baltimore, Maryland 21234

RE: Item No. 169 - Case No. 88-331-X
Petitioner: The Franklin Square
Hospital, Inc.
Petition for Special Exception

Dear Mr. Ryan:

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:kbb

Enclosures

cc: Daft-McCune-Walkier, Inc.
530 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
P. David Fields
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-331-X

Date: January 14, 1988

This office is supportive of this request for the hospital expansion.

P. David Fields per J. Haines
P. David Fields
Director

PDF:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
JAN 19 1988
ZONING OFFICE

CPS-008

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494 3554

December 2, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Dear Mr. Haines:

169 The Bureau of Traffic Engineering has no comment for items number 170, 171, 172, 173, 174, 175, and 176.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:sb

EDMUNDS
HYDE
INCORPORATED

20 November 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Franklin Square Hospital Center
9000 Franklin Square Drive

Gentlemen:

We have been informed by Environmental Protection that the Special Exception to Franklin Square Hospital makes reference to a six story addition. This is erroneous. The addition would be two stories plus any mechanical penthouses required.

If you have any questions, feel free to call.

Very truly yours,

EDMUNDS & HYDE, INC.

R. S. Abbott

Richard S. Abbott, AIA
Vice President

cc: Mr. David Cage - FSIC
Mr. Leight - Environmental Protection

CONTACTED MR. LEIGHT
THERE WAS ERROR IN EADG PERMIT
PROBLEM IS CORRECTED
12/8/87 JL

ARCHITECTURE PLANNING INTERIOR DESIGN COMPUTER GRAPHICS
1025 ST. PAUL ST. BALTIMORE, MARYLAND 21204

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

11/17/87
Date

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

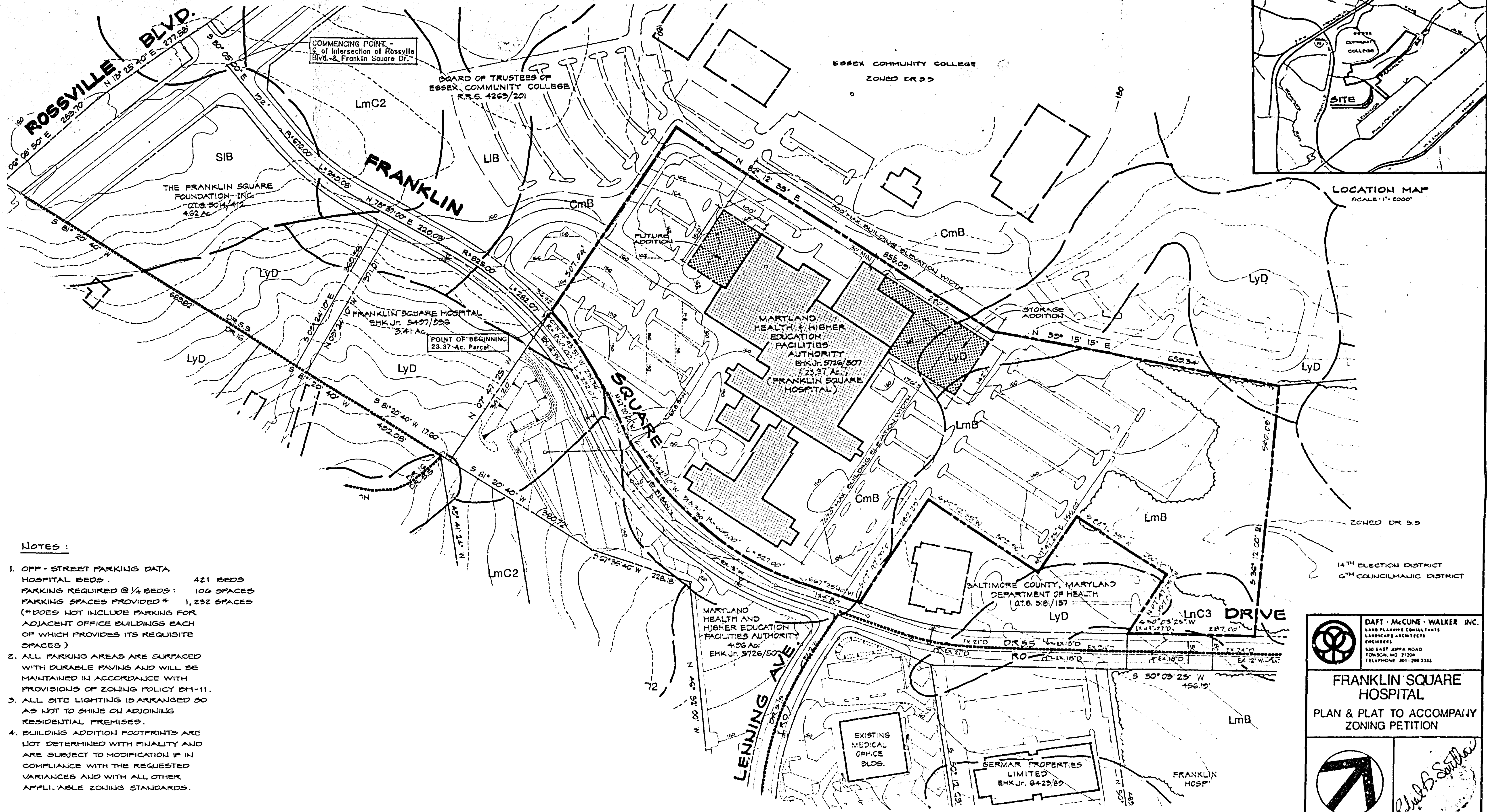
Zoning Item # 169, Zoning Advisory Committee Meeting of November 17, 1987
Property Owner: The Franklin Square Hospital, Inc.
Location: NE/S Franklin Square Drive District 124
Water Supply note Sewage Disposal note

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management 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 Bureau of Air Quality Management 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 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, sauna, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-1811.
- () 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

NOV 20 1987

ZONING OFFICE

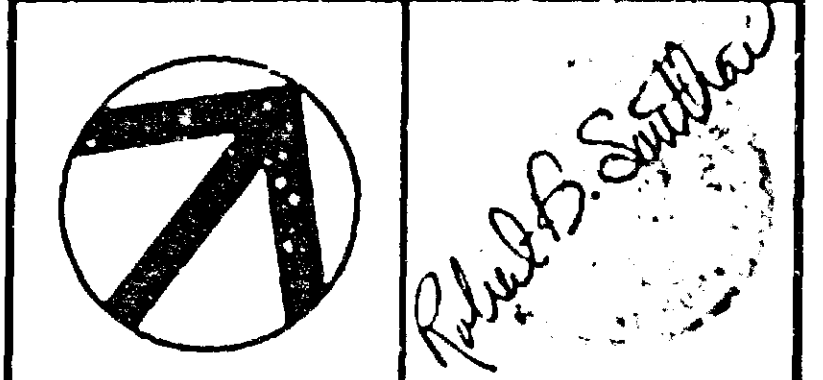


NOTES :

1. OFF-STREET PARKING DATA
HOSPITAL BEDS . 421 BEDS
PARKING REQUIRED @ 1/4 BEDS : 106 SPACES
PARKING SPACES PROVIDED * 1,232 SPACES
(*DOES NOT INCLUDE PARKING FOR ADJACENT OFFICE BUILDINGS EACH OF WHICH PROVIDES ITS REQUISITE SPACES)
2. ALL PARKING AREAS ARE SURFACED WITH DURABLE PAVING AND WILL BE MAINTAINED IN ACCORDANCE WITH PROVISIONS OF ZONING POLICY EM-11.
3. ALL SITE LIGHTING IS ARRANGED SO AS NOT TO SHINE ON ADJOINING RESIDENTIAL PREMISES.
4. BUILDING ADDITION FOOTPRINTS ARE NOT DETERMINED WITH FINALITY AND ARE SUBJECT TO MODIFICATION IF IN COMPLIANCE WITH THE REQUESTED VARIANCES AND WITH ALL OTHER APPLICABLE ZONING STANDARDS.

DAFT - McCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE 301-296-3333

FRANKLIN SQUARE HOSPITAL
PLAN & PLAT TO ACCOMPANY ZONING PETITION



DATE	REVISIONS
11/2/87	MAILED TO TOWSON & DISTRICT

SCALE: 1" = 100'	JOB ORDER NO. 82067 D
ISSUE DATE AUG 6, 1987	

PRINTED
NOV 03 1987
DAFT-McCUNE-WALKER, INC.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1996

Robert J. Ryan
Vice President & General Counsel
Helix Health
2330 West Joppa Road
Suite 301
Lutherville, MD 21093

RE: Zoning Verification
Franklin Square Hospital
9000 Franklin Square Drive
Building Permit #B-258192
14th Election District

Dear Mr. Ryan:

Your letter to Arnold Jablon, Director of Permits and Development Management dated May 1, 1996, has been referred to me for reply. Your request is to allow a 10,944 square foot (92 feet, 6 inches x 173 feet, 4 inches x 40 feet high) addition as highlighted on the submitted red-lined plan. Your request has been reviewed by the staff and it has been determined that this addition will be approved as being within the spirit and intent of the granted special exception zoning hearing case #88-331-X.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over the typed name.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure

c: zoning case #88-331-X

