

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 9, 2004

Patricia A. Malone
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

RE: Zoning Verification & Spirit and Intent – Goucher College, 1021 Dulaney Valley Road, Case # 89-113-X and 74-233-X, 9th Election District

Dear Mrs. Malone:

Your letter to Timothy Kotroco, Director of Permits & Development Management, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records, and after meeting with Carl Richards, Zoning Review Supervisor, the following has been determined:

1. The above captioned property is predominately zoned D.R. 2 with small portions on the perimeter that are zoned D.R. 3.5, D.R. 16, RAE-2 and OR-1. With the exception of the Peabody Institute building that was approved in Zoning Case 74-233-X, all of the buildings and improvements associated with Goucher College appear to be located in the D.R. 2 zone.
2. The buildings and improvements for Goucher College (as a private college) are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the special exception order in Zoning Case 89-113-X, provided that a red-lined plan is submitted to this office that delineates all of the new buildings, new additions and new use areas (i.e., athletic fields, parking lots, etc.) that have been constructed on the property since the 89-113-X special exception hearing. After receipt of the red-lined plan, a copy of said plan and this response letter will be microfilmed and made a permanent part of the zoning hearing case file.
3. The issuance of building permit # B-557681 indicates that the residence hall, as proposed, is permitted as part of the college and would comply with the applicable zoning regulations and public hearings, provided that item # 2 above is followed.
4. The Division of Code Inspections and Enforcement reports that there are no current or outstanding code violations applicable to the property and no enforcement proceedings are pending or contemplated against said property.
5. The above captioned property does not appear to be the subject of a comprehensive rezoning petition. Contact the Office of Planning at 410-887-3480 for more information in that regard.

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.

Sincerely

A handwritten signature in black ink that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow, Planner II
Zoning Review Office

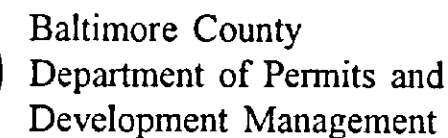
cc: Zoning Case File 89-113-X
File-Spirit & Intent Letters
File-Verification Letters

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

1974-0233-X & 1989-0113-X



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 11, 2000

Edmund F. Haile, Chairman
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Dear Mr. Haile:

RE: Spirit and Intent, Goucher College Alumnae House, Case #89-113-X,
Permit #B408002C, 9th Election District

Having been asked to respond to your letter of March 28, 2000, to Mr. Arnold Jablon, and having reviewed same, I agree that the proposed expansion of the Alumnae House is within the Spirit and Intent of zoning case #89-113-X.

Please sticky-back this letter on to the permit site plan and forward two copies to my attention. I will release the above referenced permit upon receipt of the revised plan.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew

Census 2000

For You, For Baltimore County

Census 2000



Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079064

DATE 3/20/00 ACCOUNT 111-6150

AMOUNT \$ 40.00

RECEIVED
FROM:

FOR

DISTRIBUTION
WHITE - CASHIE

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ISSUED	DATE	ISS
4/06/2000	4/06/2000	1623208
PUEBLO WATERWORKS DISTRICT		
POST 5 SOUTH PLATON INVESTIGATIONS		
RECEIVED	DATE	ISS
02/01/00	07/00/04	
Post Fee		
40.00	CR	199 76
Baltimore County, Maryland		

CASHIER'S VALIDATION**DMIW**

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

March 28, 2000

Mr. Arnold E. Jablon
Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Goucher College Alumnae House
Project No. 82012.A

Dear Mr. Jablon:

We have a comment from Joseph C. Merrey dated March 26, 2000, relative to Building Permit No. B408002-C for the expansion of the Alumnae House located on the Goucher College campus. Mr. Merrey points out it does not appear that the subject expansion to the Alumnae House was included on the Petitioner's Exhibit No. 1, which was part of the Zoning Case No. 89-113-X, that granted a Special Exception for the college.

We would point out that while the expansion to the Alumnae House was not specifically shown on the Petitioner's Exhibit No. 1, that this exhibit contains a note to the effect that "Proposed buildings are shown as based on current planning. Future building needs are not yet identifiable. Accordingly, building footprints, functions, and locations may be modified or additional academic or support buildings or activities may be added if they are a component of private college activities at Goucher". In view of this statement on the exhibit, we would feel that the expansion of the Alumnae House is within the spirit and intent of the Zoning Commissioner's order.

We would appreciate your confirmation that this building addition is within the spirit and intent of Zoning Case 89-113-X.

Our check for \$40.00 is attached.

Sincerely,

Edmund F. Haile
Chairman

EFH/jm
Attachment

cc: Mr. David Locke
Mr. Joseph C. Merrey
Mr. Thomas Rice

3/29/12
10:15
Y
To: Son
3/30/12
St I
for Me
H. Cashier
Rec'd
3/31



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 18, 1998

Mr. Edmund F. Haile
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Dear Mr. Haile :

RE: Goucher College, Zoning Case 89-113-X, 9th Election District

The proposed addition to the existing storage building on the Goucher College campus is within the spirit and intent of special exception case number 89-113-X as shown in the notes of the approved Petitioners Exhibit #1 and DRC #102G8H, A-7.

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 black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II
Zoning Review

JRA:cjs

c: zoning case 89-113-X

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

October 29, 1998

Mr. Arnold Jablon, Director
Baltimore County
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Goucher College
Project No. 82012.N

Dear Arnold:

Goucher College is planning an addition and interior alterations to an existing student residence building. The building will be a two-story addition to the front of Heubeck Hall and will be approximately 2,800 square feet to expand the multipurpose area and to provide better accessibility to the building. This project was granted an A-7 limited exemption at the DRC on October 27, 1998, under DRC No. 10268H.

This site received a Special Exception on November 17, 1988, to permit a private college and the expansion of the college. We are requesting that this new construction be considered as within the spirit and intent of Special Exception 89-113X, since the construction is supportive of the college activities at Goucher.

A check for \$40 is enclosed to cover processing of this request.

Sincerely,

Edmund F. Haile
Chairman

EFH/pmh

Enclosure

11/2/98
8

To: JRA

11/4/98

U can

Scashen

STI

* See item request

Separate response

DMW

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

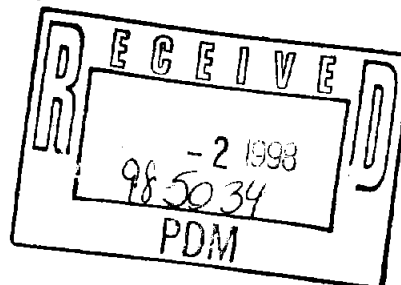
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals



October 19, 1998

Mr. Arnold Jablon, Director
Baltimore County
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Re: Goucher College
Project No. 82012.Q

Dear Arnold:

Goucher College is planning an addition to the existing storage building on the college campus. The building will be a one-story, prefabricated building used for storage only and will be approximately 2,800 square feet. This building was granted an A-7 Limited Exemption at the DRC on September 28, 1998, under DRC No. 09288F.

This site received a Special Exception on November 17, 1988, to permit a private college and the expansion of the college. We are requesting that this new construction be considered as within the spirit and intent of Special Exception 89-113X since the construction is supportive of the college activities at Goucher College.

A check for \$40 is enclosed to cover processing this request.

Sincerely,

Ed
Edmund F. Haile
Chairman

EFH/pmh

Enclosure

cc: Ms. Linda Jones
Mr. Charles Main

10/29/98
wcr
To: JRA
11/4/98
wa
STI
\$ cash
See other request
Separate response

DMW

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

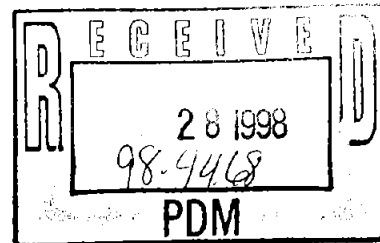
Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals



No. 663670

CASHIER'S VALIDATION[illegible]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 001019

DATE 11/5/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRA)

RECEIVED FROM: Daft McCune Walker

FOR: VERIFICATION #98-4468

Goucher College

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAGE 0014
11/5/98 11:05 AM 144245
PL 001 - CASHIER DAFT MC CUNE WALKER
11/5/98 11:05 AM 144245
DAFT MC CUNE WALKER
0014
00.00 CASH
Goucher College, Maryland

CASHIER'S VALIDATION

IN RE: PETITION FOR ZONING VARIANCE
NE/Corner Dulaney Valley Road
and Southerly Road
9th Election District
4th Councilmanic District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 89-113-X

Goucher College
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a private college, and to approve the expansion of same as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by David G. Healy, Vice President, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Ed Haile and George E. Gavrelis of Daft-McCune-Walker, Inc. There were no Protestants.

Testimony indicated that the subject property, known as Goucher College, is located at the corner of Dulaney Valley Road and Southerly Road on property zoned D.R. 2. Testimony indicated that the College has operated from this location since approximately 1944. Petitioner now proposes constructing several new additions, as depicted in Petitioner's Exhibit 1, and validating the property's nonconforming use as a College. Mr. Haile testified that changing needs of the school, in terms of providing, adequate facilities for a coeducational college, have necessitated an addition to the gymnasium and a proposed art building, identified as Buildings Nos. 10 and 8 on Petitioner's Exhibit 1. The proposed addition to the gymnasium will result in the building exceeding by 50' the maximum 300' width of building elevation in the D.R. 2 zone. Mr. Haile testified he was familiar with all of the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and that there would be no conflict with any of those provisions if the special exception was granted.

Mr. Gavrelis testified that the College has voluntarily provided a 100' strip of undeveloped land along its southerly and easterly property lines, as shown in Petitioner's Exhibit 1, to provide a buffer between the College and the Campus Hills residential community. Further, he indicated that Goucher College is interested in maintaining this buffer to preserve the environment that now exists on campus. Mr. Gavrelis testified that the Petition and Petitioner's Exhibit 1 both seek authorization for the future expansion of Goucher College to provide additional academic or support buildings or activities at the College. Mr. Gavrelis testified he saw no conflict between the requested relief and any of the requirements of Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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 of the B.C.Z.R. The Petitioner has shown that the existing College and proposed additions would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances 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).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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.

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November, 1988 that the Petition for Special Exception to permit a private college, and the expansion of same in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

- 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 30-day 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.

2) Pursuant to Section 502.3 of the B.C.Z.R., this Special Exception may be utilized within five (5) years of the date of this Order.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING

Date 11/17/88
By [Signature]

ORDER RECEIVED FOR FILING

Date 11/17/88
By [Signature]

ORDER RECEIVED FOR FILING

Date 11/17/88
By [Signature]

ORDER RECEIVED FOR FILING

Date 11/17/88
By [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
887-3353

J. Robert Haines
Zoning Commissioner

November 17, 1988

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

RE: PETITION FOR SPECIAL EXCEPTION
NE/Corner Dulaney Valley Road and Southerly Road
9th Election District - 4th Councilmanic District
Goucher College - Petitioner
Case No. 89-113-X

Dear Messrs. Howard & Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

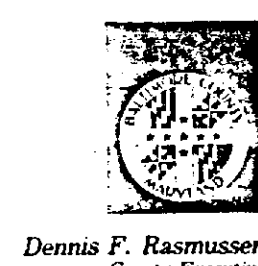
Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Messrs. Edmund F. Haile and
George E. Gavrelis,
Daft-McCune-Walker, Inc.
200 E. Pennsylvania Ave., Towson, Md. 21204

People's Counsel

File



Dennis F. Rasmussen
County Executive

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-113-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 under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a private college which has heretofore existed as a nonconforming use, and the expansion of the facility as shown on the site plan submitted herewith.

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

I, or we, agree to pay expenses of above Special Exception 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:

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

Signature

210 Allegheny Avenue
Towson, Maryland 21204
City and State

Telephone No.: 823-4111

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

Legal Owner(s):

Goucher College
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

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

Signature

210 Allegheny Avenue
Towson, Maryland 21204
City and State

Telephone No.: 823-4111

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

City and State

Telephone No.

Address

DAFT-MCCUNE-WALKER, INC.



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

Description

Part of the Land of Goucher College, East Side of Dulaney Valley Road, South Side of the Baltimore Beltway, Ninth Election District, Baltimore County, Maryland.

Beginning for the same on the east side of Dulaney Valley Road at its intersection with the north side of Southerly Road shown on the plat of "Towson Gate" recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 49, Page 74, thence leaving said point of beginning and running and binding on said east side of Dulaney Valley Road, (1) Northerly 1100 feet, more or less to intersect the southeasterly right-of-way line of the Baltimore Beltway, thence leaving the East side of Dulaney Valley Road and running and binding on the southeasterly right-of-way line of the Baltimore Beltway, (2) northeasterly and easterly 4850 feet, more or less, thence leaving the southeasterly right-of-way line of the Baltimore Beltway and running and binding on the outlines of "Campus Hills" as shown on plats recorded among the aforementioned Land Records, the four following courses and distances, viz: (3) Southerly 1615 feet, more or less, thence (4) Southerly 1435 feet, more or less, thence (5) Southwesterly 1385 feet, more or less, and thence (6) Westerly 1230 feet, more or less, to intersect the southeast outline of the land shown on the aforementioned plat of "Towson Gate", thence binding on the southeast and northeast outlines

Page 1 of 2

of said land, the six following courses and distances, viz: (7) Northerly 402 feet, more or less, thence (8) Northwesterly 575 feet, more or less, thence (9) northwesterly, by a curve to the left having a radius of 1937.26 feet for a distance of 240 feet, more or less, thence (10) northwesterly, by a curve to the left having a radius of 2277.02 feet for a distance of 590 feet, more or less, thence (11) Southerly 55 feet, more or less, and thence (12) Westerly 168 feet, more or less, to intersect the northern right-of-way line of Southerly Road, thence leaving the outlines of "Towson Gate" and running and binding on the north side of Southerly Road herein referred to, the three following courses and distances, viz: (13) Westerly 203 feet, more or less, thence (14) northwesterly, by a curve to the left having a radius of 751.20 feet for a distance of 163 feet, more or less, and thence (15) westerly 54 feet, more or less, to the point of beginning; containing 319 acres of land, more or less.

Saving and excepting therefrom that portion of the above described parcel containing 0.4 acres of land more or less which now is zoned RAE-2.

NOTE: THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCE.

DMW Project Number: 82012 (1&2012)

Date: July 5, 1988



Page 2 of 2

Z.C.O.-No. 1

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9-14 Date of Posting: 9/10/88
Posted for: Special Exception
Petitioner: Goucher College
Location of property: NE Corner Dulany Valley Rd. & Southley Rd.
Location of Sign: Both Signs Facing Dulany Valley Rd., approx. 20' from
McDonough on Property of Petitioner
Remarks: [Signature]
Posted by: [Signature] Date of return: 9/16/88
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 9, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 7, 1988

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

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:

Petitions for Special Exceptions
CASE NUMBER: 89-113-X
NEC Dulany Valley and Southley Roads
9th Election District - 4th Councilmanic
Petitioner(s): Goucher College
HEARING SCHEDULED: THURSDAY, OCTOBER 6, 1988 at 9:00 a.m.

Special Exceptions To permit a maximum width of building elevation of 350 ft. in lieu of the permitted 300 ft.
Special Exceptions A private college which has heretofore existed as a nonconforming use, and the expansion of the facility as shown on the site plan submitted herewith.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: David G. Healy
John B. Howard, Esq.
File

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 12, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 7, 1988

TOWSON TIMES,

S. Zeke Olson
Publisher

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 20th day of Sept., 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Goucher College
Petitioner's Attorney: John B. Howard
Received by: Chairman, Zoning Plans Advisory Committee

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

J. Robert Haines
Zoning Commissioner

August 5, 1988

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

RE: Requested Site Plan Revisions
Goucher College
Special Exception
Item #2

Dear Mr. Howard:

The petition and accompanying site plans for a Special Exception hearing for the proposed expansion of Goucher College was accepted for filing on July 6, 1988. A review of the plans found that it appeared that a proposed gymnasium (labeled #11) in which case from the existing Lillian Welsh Gymnasium (labeled #10) was a building to be separated there would be a deficient setback between these two buildings. A subsequent call to Mr. George Gavrellis found that in fact the proposed gymnasium was an addition to the existing one. It is requested that at the hearing revised plans showing the buildings to be connected be submitted. Additionally, the parking data showing a parking per building breakdown should also be reflected on the plans.

If you have any questions, please do not hesitate to call me regarding this petition.

Yours truly,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planning & Zoning Associate III

JJS,jr:dt

cc: Mr. George Gavrellis
File

RE: PETITION FOR SPECIAL EXCEPTIONS : BEFORE THE ZONING COMMISSIONER
NE Corner Dulany Valley & Southley Rds., 9th District : OF BALTIMORE COUNTY
GOUCHER COLLEGE, Petitioner : Case No. 89-113-X

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 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

J. Robert Haines
Zoning Commissioner

August 9, 1988

Mr. John B. Howard
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Goucher College
Spec. Exception
Dulany Valley Road
9th Election District

Dear Mr. Howard:

Reference is made to your letter of July 27, 1988 which has been referred to me for reply.

Your letter requests conditional approval of your building permit for expansion of the above referenced premises. The letter also acknowledges that you are "willing to proceed with construction activities at its own risk, guaranteeing that if its Petition for Special Exception is not ultimately granted it will, at its own sole expense, restore the property to its pre-construction condition".

In addition, you have requested that the Petition be expedited to the extent possible. Please be advised that the Zoning Commissioner will release the above referenced building permits as conditioned above provided that said Special Exception hearing has been filed with this office prior to the release of the permits. A review of our files indicates that said Special Exception has been filed, therefore, you may use this letter as authorization for the processing of building permits prior to the Special Exception Order.

You are also advised that this office will expedite the Petition to the extent possible and you will be notified of the hearing date as soon as it is scheduled.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:cer

QWEN

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

J. Robert Haines
Zoning Commissioner

Date: 9/16/88

David G. Healy, Vice-President
Goucher College
Dulany Valley Road
Towson, Maryland 21204

RE: Petition for Special Exceptions
CASE NUMBER: 89-113-X
NEC Dulany Valley and Southley Roads
9th Election District - 4th Councilmanic
Petitioner(s): Goucher College
HEARING SCHEDULED: THURSDAY, OCTOBER 6, 1988 at 9:00 a.m.

Dear Mr. Healy:

Please be advised that 9/23/88 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059092
DATE: 9/29/88 ACCOUNT: F-1-615-000
AMOUNT: \$ 123.88
RECEIVED FROM: Cook, Howard, Downes & Tracy
FOR: [Signature] 10/6/88
B 8136*****89-113-X

post set(s), there each set not

or of

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

JAMES H. COOK
JOHN B. HOWARD
DAVID G. DOWNES
DANIEL O. TRACY, JR.
JIMMY H. FINE, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
ROBERT B. O'CONNOR, III
THOMAS L. HUDSON
CAREY BESELY, JR.
M. KING HILL, III
GEORGE H. RETHELDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

July 27, 1988

J. Robert Haines, Esquire
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Goucher College -- Studio and Theatre Arts Center
Sports and Recreation Center

Dear Mr. Haines:

The purpose of this letter is to request that you conditionally authorize the Baltimore County Buildings Engineer to process building permit applications submitted by Goucher College, notwithstanding the pendency of a Petition for Special Exception that would validate the existing, nonconforming private college use in a DR zone and authorize expansion of that use.

Our client, Goucher College, which has continuously maintained private college operations on its Towson campus since the 1940's, has recently embarked on a program to expand its fine arts and recreation facilities. As part of this program, the college is planning to construct a new Studio and Theatre Arts Center containing approximately 25,000 square feet; it is also planning to renovate and expand an existing gymnasium and to construct a new Sports and Recreation Center, adding approximately 60,000 square feet to its present recreation facilities. In pursuance of Goucher's expansion program, it has submitted applications for building permits to the Baltimore County Buildings Engineer. Also, because Goucher has never obtained a special exception to validate its status as a private college in a DR 2 zone, on July 6, 1988 we submitted a Petition for Special Exception (Item No. 89-2) to the Zoning Office.

J. Robert Haines, Esquire
July 1988
Page 2

Goucher has every reason to believe that its Petition for Special Exception will be granted. The college campus is isolated from the only nearby residential development, and residents of surrounding communities are very supportive of the college and its activities. Furthermore, the new construction being planned by Goucher is within the existing building envelope on campus and would not encroach on the extensive buffers currently maintained between that envelope and neighboring homes.

Goucher's original projected timetable called for construction of the new recreation facilities to begin in the summer of 1988 and for construction of the Studio and Theatre Arts Center to begin in May of 1989. In order to adhere as closely as possible to this timetable and to avoid expensive delays and the effect of escalating construction costs, Goucher does not feel that it can afford to wait the completion of proceedings on its Petition for Special Exception before its building permits are further processed.

Accordingly, we respectfully request on behalf of Goucher that you conditionally approve processing of those building permits. The college is, of course, willing to proceed with construction activities at its own risk, guaranteeing that if its Petition for Special Exception is not ultimately granted it will, at its own sole expense, restore the property to its pre-construction condition.

In addition to asking that you conditionally authorize processing of Goucher's building permits, we would appreciate anything you can do to expedite the hearing on the college's Petition for Special Exception. If we can answer any questions or if you need any additional information, please contact me, or Deborah Dopkin or Judith Arnold of my office.

Sincerely yours,

J. Robert Haines
John B. Howard

JBH/krm
cc: Edmund F. Haile
Kathleen Fitzsimmons

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500

Paul H. Reincke
Chief

July 26, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Goucher College

Location: NE/C Dulany Valley & Southerly Roads

Item No.: 2

Zoning Agenda: Meeting of 7/19/88

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John B. Howard* 7-15-88 Noted and Approved: *John B. Howard*
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

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

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

RE: Item No. 2 - Case No. 89-113-X
Petitioner: Goucher College
Petition for Special Exception

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: Daft-McCune-Walker Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204

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

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 475, 476, 482, 487, 493, 497, 498, 499 and 10.

August 5, 1988

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEN/RF/Lab

RECEIVED
AUG 15 1988
ZONING OFFICE

Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7/27/88
Date

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

Zoning Item # 2, Zoning Advisory Committee Meeting of July 19, 1988
Property Owner: *Goucher College* District *9*
Location: *NE/C Dulany Valley & Southerly Roads*
Water Supply: *meteo* Sewage Disposal: *meteo*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment on 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.
- (X) Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation 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 must be submitted to the 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.
- (X) 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 appendances 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, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County of Regional Community Services, 494-3811.
- () For more complete information, contact the Division of Material 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 the State Department of the Environment.
- () Prior to vacating of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Prior to vacating of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled.
- () Prior to removal or abandonment, owner must contact the Division of 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 Water and Sewer 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 repeated. 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.
- (X) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner

Date: September 27, 1988

Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

Goucher College
SUBJECT: Zoning Petition No. 89-113-X

The applicant is requesting a special exception to allow for the expansion of an existing private college. The request will allow for the construction of an arts building, gymnasium and new athletic field. In response to this request, staff provides the following information:

- Without the benefit of a more detailed site plan, staff would urge that the parking for the gymnasium and new athletic field be constructed in such a manner so as to retain as many of the existing trees or groves of trees in these areas as possible. For example, it appears that the access road to the new athletic field could be realigned to avoid an existing grove of trees.
- The proposed expansion should be conducted as part of a current master plan for the school.

Based upon the analysis conducted and information provided, staff recommends approval of the request subject to the concerns noted.

PK/SE

RECEIVED
SEP 30 1988
ZONING OFFICE

John B. Howard, Esq.
11/3/88

OCT 03 1988



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

July 25, 1988

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

Re: Baltimore County
Goucher College
Zoning Meeting of 7-19-88
2/5 Dulany Valley Road
MD 146
Southern Road
(Item #2)

Dear Mr. Haines:

After reviewing the submittal of Goucher College, we find the site plan acceptable having adequate access for this site.

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Mr. J. Ogle

RECEIVED
JUL 23 1988
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 800-482-3262 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

DAFT-MCCUNE-WALKER, INC. 200 East Pennsylvania Avenue, Towson, MD 21204 FAX 410-496-4100

October 13, 1988

Item #2
Case 89-113-X

J. Robert Haines, Esquire
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Re: Goucher College - Sports and Recreation Center

Dear Mr. Haines:

The purpose of this letter is to request that you conditionally authorize the Baltimore County Buildings Engineer to process grading permit applications submitted by Goucher College, notwithstanding the pendency of a Petition for Special Exception that would validate the existing, nonconforming private college that would validate the existing, nonconforming private college use in a DR zone and authorize expansion of that use.

Our client, Goucher College, which has continuously maintained private college operations on its Towson campus since the 1940's, has recently embarked on a program to expand its fine arts and recreation facilities. As part of this program, the college is planning to renovate and expand an existing gymnasium and to construct a new Sports and Recreation Center, adding approximately 60,000 square feet to its present recreation facilities. In pursuance of Goucher's expansion program, it has submitted applications for grading permits to the Baltimore County Buildings Engineer. Also, because Goucher has never obtained a special exception to validate its status as a private college in a DR 2 zone, on July 6, 1988 we submitted a Petition for Special Exception (Item No. 89-2 to the Zoning Office.

Goucher has every reason to believe that its Petition for Special Exception will be granted. The college campus is isolated from the only nearby residential development, and residents of surrounding communities are very supportive of the college and its activities. Furthermore, the new construction being planned by Goucher is within the existing building envelope on campus and would not encroach on the extensive buffers currently maintained between that envelope and neighboring homes.

Goucher's original projected timetable called for construction of the new recreation facilities to begin in the fall of 1988. In order to adhere as closely as possible to this timetable and to avoid expensive delays and the effect of escalating construction costs, Goucher does not feel that it can afford to wait the completion of proceedings on its Petition for Special Exception before its grading permits are further processed.

J. Robert Haines, Esquire
Page 2
October 13, 1988

Accordingly, we respectfully request on behalf of Goucher that you conditionally approve processing of these grading permits. The college is, of course, willing to proceed with construction activities at its own risk, guaranteeing that if its Petition for Special Exception is not ultimately granted it will, at its own sole expense, restore the property to its pre-construction condition.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.

Edmund F. Haile
Senior Vice President

EFH/kmb

cc: Ms. Kathleen Fitzsimmons

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
Ed Haile	200 E Penn. Ave 21204
George F. Gavelis	DMW, Inc 200 E. Penn Ave.
David G. Healy	Towson 21204
	Goucher College, Dummery
	Valley RD. Towson

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

TOWSON, MARYLAND 21204

TOWSON (301) 823-4111

TELECOPIER (301) 821-0147

205 EAST BROADWAY

P.O. BOX 8

BEL AIR, MARYLAND 21014

BEL AIR (301) 838-8664

BALTIMORE (301) 879-1551

DIRECT DIAL NUMBER:

(301) 494-9162

October 31, 1988

JAMES H. COOK
JOHN B. HOWARD
DAVID B. DOWNES
DANIEL O. TRACY, JR.
JOHN M. ZINK, III
JOSEPH C. WICK, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
FRANK F. WERTSCH
MICHAEL E. LEAF
THOMAS L. HUDSON
C. CAREY DEELEY, JR.
M. KING HILL, III
GEORGE K. REYNOLDS, III
ROBERT A. HOFFMAN
CYNTHIA M. HAHN

REPLY TO: TOWSON

JUDITH A. ARNOLD
DEBORAH C. DOPKIN
KATHLEEN GALLOGLY COX
JOHN J. GESSNER
J. MICHAEL BRENNAN
H. BARRITT PETERSON, JR.
JOSEPH F. SNEE, JR.
KATHRYN L. KOTZ
JAMES M. MACALISTER
JAMES M. MARTIN
REGAN J. R. SMITH
NEWTON B. FOWLER, III
CHARLES R. WELLINGTON
KEVIN J. MAHONEY
ELISABETH S. RUBIN
MARK E. SMITH
JAMES O. C. DOWNES
(1908-1979)

Hand Delivery

J. Robert Haines
Zoning Commissioner
Office of Zoning & Planning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 89-113-X
Goucher College

Dear Bob:

Enclosed please find a proposed draft of the Findings of Fact and Conclusions of Law in the referenced case.

Please let me know if you have any comments which you would like to make to this draft.

Yours truly,

Robert A. Hoffman

RAH:bw
Enclosure
LETR0013.RAH

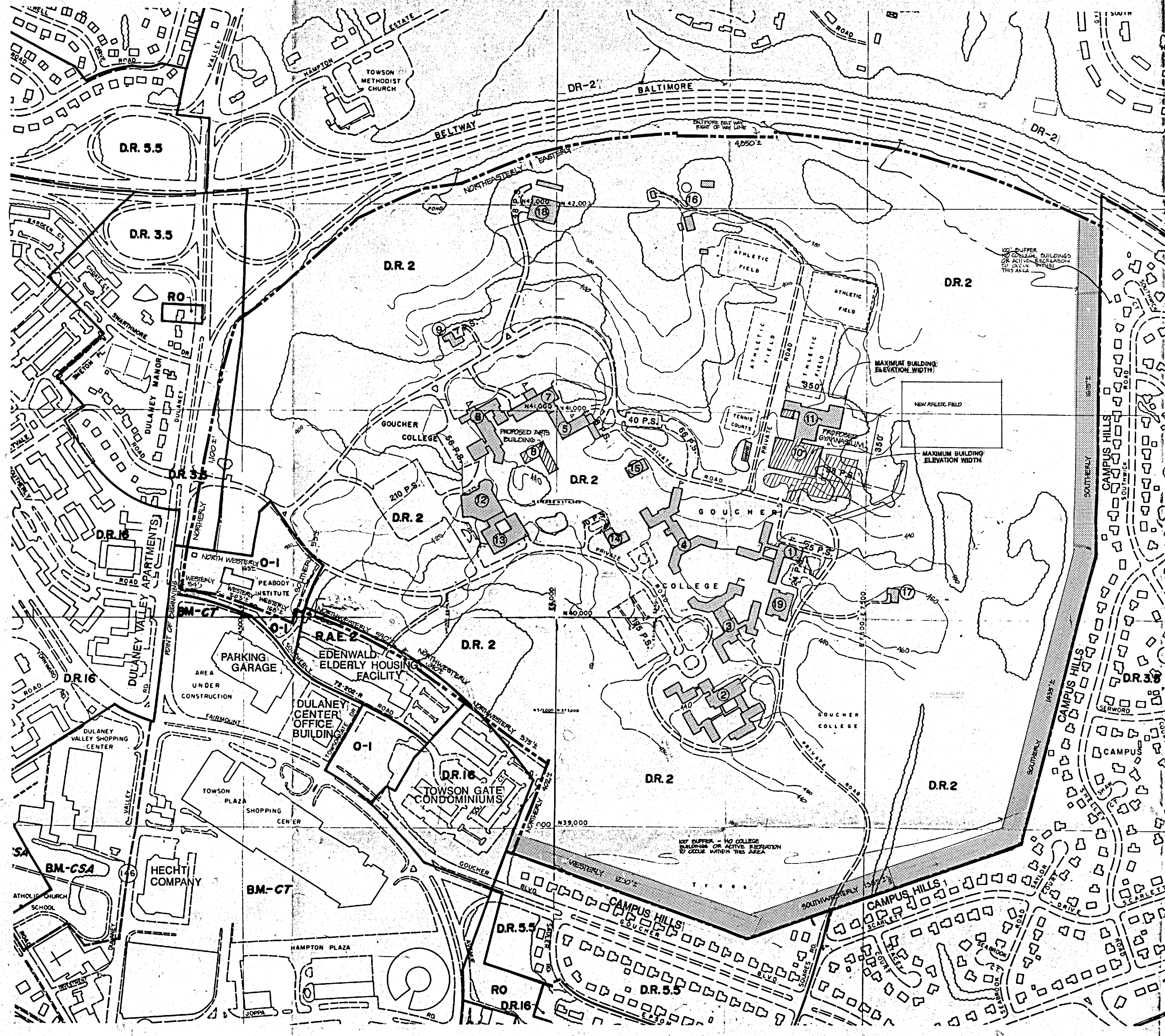
RECEIVED
NOV 1 1988
ZONING OFFICE

GOUCHER COLLEGE
MIDDLE STATES SELF-STUDY
INSTITUTIONAL INVENTORY OF FACILITIES

BUILDING	CLASSIFICATION	DATE	GROSS SQ. FT.
Mary Fisher Hall	Residential	1942	65,249.73
Pearlstone Center			21,034.95
Bacon House			17,031.88
Dulaney House			13,318.30
Hooper House			13,864.60
Anna Heubeck Hall	Residential		64,618.10
Lounge & Dining Hall		1957	19,153.00
Bennett House		1948	9,477.00
Robinson House		1948	13,865.50
Jeffery House		1957	11,099.05
Gamble House		1958	11,023.55
Hans Froelicher Hall	Residential	1950	39,090.25
Lobby & Main Lounge			12,128.25
Tuttle House			8,915.00
Gallagher House			9,168.00
Alcock House			8,879.00
Dorothy Stimson Hall	Residential		77,796.62
Lounge & Dining Hall		1963	19,443.73
Wagner House		1952	14,103.33
Connor House		1963	10,296.71
Lewis House		1964	9,809.13
Winslow House		1965	12,860.64
Probst House		1966	11,283.09
President's House	Residential	1958	3,680.40
Groom's House	Residential	1963	490.00
Hoffberger Science Bldg.	Academic	1953	63,989.00
Van Meter Hall	Academic	1950	32,828.73
Julia Rodgers Library	Academic	1949	48,780.00
Art Studio	Academic	1949	4,418.00
Psychology Annex	Academic	1966	3,308.40
Lillian Welsh Hall	Recreational		38,944.75
Gymnasium		1954	18,481.75
Swimming Pool		1968	11,073.00
Dance Studio		1968	3,362.00
Todd Dance Studio		1986	6,028.00
Stables	Recreational	1956	6,627.00
Alumni House	Administrative	1956	4,058.75
College Center			66,615.03
Administration	Administrative	1962	34,348.25
Kraushaar	Academic	1962	32,266.78
Physical Plant	Administrative	1957	14,874.75
Health Center	Administrative	1962	10,400.41
Maebler Memorial Chapel	Religious	1962	7,911.88
Total Gross Square Feet			553,681.80

FROM THE OFFICE OF THE VICE PRESIDENT FOR FINANCE AND PLANNING
NOVEMBER 3, 1987

PETITIONER'S
EXHIBIT 2



Site Data

Total Acreage: 319

Existing Zoning: DR-2 = 310.89
DR-3.5 = 2.7
O-1 = 5
RAE-2 = 0.41

Building Legend

Residence Halls		
No.	NAME	Beds
1	Freolicher Hall	99 Beds
2	Stinson Hall	192 Beds
3	Heubach Hall	144 Beds
4	Fisher Hall	170 Beds
		Total Beds 605 Beds

Academic Buildings		
5	Van Meter Hall	
6	Hoffberger Science Building	
7	Julia Rogers Library	
8	Proposed Arts Building	
9	Psychology Annex	
10	Proposed Gymnasium	
11	Lillian Welch Gymnasium	

Other Support Buildings		
12	College Center (Kraushaar Auditorium)	992 Seats
13	Administration	
14	Alumni House	
15	Chapel	
16	Stables	
17	President's House	
18	Physical Plant	
19	Health Center	

Parking Data

Residence hall parking:

605 beds at 1 parking space for every 4 beds = 151 sp.

302 staff members at 1 parking space for every employee = 302 sp.

Auditorium: 992 seats at 1 parking space for every 4 seats = 248 sp.

Total spaces required: 701

Total spaces provided: 764

- General Notes**
1. Election District: 9
Council District: 4
 2. Parking spaces are as shown.
 3. A durable and dustless surface shall be provided and maintained so as to not create any undesirable parking conditions.
 4. All fixtures illuminating parking areas shall be arranged away from off-site residential lots or public streets.
 5. Streams and drainage courses are as shown.
 6. Goucher College is served by existing public water and sewer lines. The on-site system thereafter is private. On-site water mains and hydrants have been constructed in concert with fire suppression requirements. Future additions will comply with applicable Standard Design Manual and Fire Prevention Code requirements.
 7. Design, screening and landscaping of parking areas shall be in accordance with the provisions of the Landscape Manual.
- Goucher College Campus
- This special exception petition seeks zoning authorization for an existing private college and future expansion thereof in a Density Residential Zone. The existing buildings as shown hereon are indicative of academic and support activities as they now exist at Goucher. Proposed buildings are shown as based on current planning. Future building needs are not yet identifiable. Accordingly, building footprints, functions, and locations may be modified or additional academic or support buildings or activities may be added if they are a component of private college activities at Goucher, if they are in accordance with the terms of this Special Exception and if they comply with applicable standards and requirements of the Baltimore County Zoning Regulations.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
300 E. PENNSYLVANIA AVE.
TOWSON, MD 21204
TELEPHONE: (301) 290-3333

PETITIONER'S EXHIBIT 1

GOUCHER COLLEGE
PLAN AND PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
AND VARIANCE

		SCALE:
		1" = 200'
		JOB ORDER NO.
		82012-B
DATE	REVISIONS	ISSUE DATE
8/3/88	350' MAXIMUM WIDTH OF BUILDING ELEVATION FOR 60M	7-5-88

PRINTED
AUG 09 1988
DAFT-McCUNE-WALKER, INC.