

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-327-0600
FAX 301-296-2801

March 9, 1990

HAND DELIVERED

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Proposed Findings of Fact
Case Nos. 90-327-SPH and 90-238-SPHXA
Ridge Road Medical Center

Dear Commissioner Nastarowicz:

I enclose herewith proposed findings of fact for each of the above-referenced cases. As I am sure that you are aware, there are many overlapping issues between the cases and within each case.

Should you need additional information to clarify the evidence presented at the hearing please contact me immediately. Thank you for your prompt attention to the issues involved.

Very truly yours,

Howard L. Alderman, Jr.

HLA/lis
Enclosure

CERTIFICATE OF PUBLICATION

February 2, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTH-EAST TIMES BOOSTER and the NORTH-EAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 31, 1990.

NORTH-EAST TIMES BOOSTER and the
NORTH-EAST TIMES REPORTER

S. Zebe Orban
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1990
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 Feb 1, 1990.

THE JEFFERSONIAN.

S. Zebe Orban
Publisher

YOUSSEF A. YOUSSEF
RIDGE ROAD MEDICAL CENTER
CASE NO. 90-327-SPH

PROPOSED FINDINGS OF FACT

1. Petitioner, Youssef A. Youssef, was present and was represented by Counsel, Howard L. Alderman, Jr.
2. Petitioner was seeking a determination via Special Hearing that the Deputy Zoning Commissioner has the authority to approve, for a 3.3 acre 1-6, more or less, zoned R-O, a single building meeting the FAR requirements of the R-O regulations, by way of variance to BCZR Section 203.4.C.7. Any such determination would not negate the mandated Special Exception hearing if a Class B office building was proposed, nor the requirement for an approved CRG plan.
3. Petitioner's site is approximately 3.3 acres in size and is located on the West side of Ridge Road, across from the Franklin Square Medical Complex and the Essex Community College.
4. Petitioner's Exhibit No. 1, which consists of three separate pages, is a site plan showing the proposed single building construction, building elevations, floor plans and schematic cross-sections.
5. Petitioner's single building concept was reviewed by the County Review Group on October 13, 1989 at which time the CRG meeting was continued. No approval of Petitioner's single building concept has been obtained from the CRG.
6. BCZR Section 203.4 is clearly identified as containing the "Bulk Regulations of R-O Zones."

7. BCZR Section 203.4.C.7 limits the maximum lot size in an R-O zone to 1.0 acre unless the site is located on a principal arterial. Neither Ridge Road nor Rossville Boulevard are classified as principal arterials.
8. BCZR Section 203.4.C.7 is clearly a bulk or area regulation and is thereby subject to a petition for variance.
9. There is no specific prohibition in the BCZR which precludes the requested relief.
10. Class B office buildings are uses permitted by Special Exception in R-O zones.
11. The requested determination does not seek to permit a use other than those permitted by the BCZR.
12. There were no protestants.
13. The file contains a single letter of opposition from the Fuller Medical Group whose opposition is based on Fuller's past inability to further develop its property due to limitations of sewage disposal.
14. Development of the subject site, together with other on-going development in the area, will extend public sewerage facilities to Petitioner's property, as well as that of the Fuller Medical Group.
15. No increase in density would result from the determination sought by Petitioner.

2

THE FULLER MEDICAL CENTER
6918 RIDGE ROAD
BALTIMORE, MARYLAND 21237
TELEPHONE 687-4400

February 20, 1990

RECEIVED
FEB 21 1990
ZONING OFFICE

J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Towson, MD. 21204

Re: Case No. 90-327-SPHXA

Dear Mr. Haines:

The Fuller Medical Group was established in 1944 by the late Harvey L. Fuller, M.D. Its purpose was to avail the immediate population of comprehensive medical care. Over the years, we have grown to twenty-two specialists.

For the last 30 years we have been trying to obtain permission to enlarge our facilities, to no avail. We were informed that the R-O zoning does not allow for an office building for a residence, with about 25% of the space allocated

The request of Dr. Youssef A. Youssef to build a 46,625 sq. ft. office building adjacent to ours is an attempt to contravene a will of "special hearing", "exceptions" and "variances".

As our zoning commissioner, it behooves upon you not only to uphold the integrity of the present zoning law but also to prevent any discriminatory and unfair practices.

We hereby request that you unequivocally deny the changes sought by Dr. Youssef A. Youssef in his Case No. 90-327-SPHXA.

Very truly yours,

Samuel Stern, M.D.

SS/lsp.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

January 18, 1990

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-327-SPH
W/F of Rossville Boulevard, 130' N of E of Franklin Square Drive
"Ridge Road Medical Office Building"
14th Election District - 6th Councilmanic
Petitioner(s): Youssef A. Youssef, M.D.
HEARING: MONDAY, FEBRUARY 26, 1990 at 9:30 a.m.

Special Hearings to approve a single building containing approximately 46,625 square feet (0.33 F.A.R.) subject to the approval of the required Special Exception and other applicable variances and subject to an approved CRG plan.

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 any 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.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3339 to confirm hearing date.)

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Youssef A. Youssef, M.D.
Howard L. Alderman, Jr., Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

Youssef A. Youssef, M.D.
17 Fontana Lane, Suite 105
Baltimore, Maryland 21237

Re: Petition for Special Hearing
CASE NUMBER: 90-327-SPH
W/F of Rossville Boulevard, 130' N of E of Franklin Square Drive
"Ridge Road Medical Office Building"
14th Election District - 6th Councilmanic
Petitioner(s): Youssef A. Youssef, M.D.
HEARING: MONDAY, FEBRUARY 26, 1990 at 9:30 a.m.

Dear Petitioner:

Please be advised that \$129.60 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) MUST BE PLACED ON THE PROPERTY ON THE DATED DATE OF THE HEARING.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account # 001-6150
Number

receipt
No 1475

Date

2/26/90

PUBLIC HEARING FEES

080 - POSTING SIGN & ADVERTISING

LAST NAME OF OWNER: YOUSSEF

Center Validation:

B 001*****1285018 2268

Please make checks payable to Baltimore County

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-327-0600
FAX 301-296-2801

December 11, 1989

HAND-DELIVERED

Ms. Gwendolyn Stephens
Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. H9000187
Item No. H9000188
Request for Separate Case Numbers

Dear Gwen:

Last week I filed two (2) Petitions with John Levin regarding the proposed Ridge Road Medical Center. The first Petition, for Alternate A, requested a Special Hearing and is known as Item No. H9000187. The second set of Petitions, for Alternate B, requested a Special Hearing, a Special Exception and Variances, and is known as Item No. H9000188.

I have discussed with Commissioner Haines our need to have two (2) separate case numbers assigned to these items, and the need to have the hearings held on both items/case numbers contemporaneously. Commissioner Haines has approved these requests but suggested that I write to you to ensure that you have a record of the request.

Should you desire additional information regarding either of these items, please call me. Thanks for your help in scheduling the hearings promptly.

Very truly yours,
Howard L. Alderman, Jr.

HLA/gk
Enclosures (2)

February 2, 1990

Howard L. Alderman, Jr., Esquire
Levin and Cane, P.A.
Suite 113, 305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 187, Cara No. 90-127-SFH
Petitioner: Youssef A. Youssef
Petition for Special Hearing

Dear Mr. Alderman:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3191.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Youssef A. Youssef, MD
17 Fontana Lane, Suite 105
Baltimore, MD 21237

Your petition has been received and accepted for filing this
19th day of December, 1989.

J. Robert Haines
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Youssef A. Youssef

Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 16, 1990
FROM: Pat Kaller, Deputy Director
Office of Planning and Zoning
SUBJECT: Yousseff-Ridge Road Medical Office Items 187 and 188

INTRODUCTION

The Petitioner has submitted two alternative site plans. Alternative "A" and "B" consists of one Class B office building. Alternative "B" consists of three Class B office buildings. A breakdown of the two alternatives is as follows:

Alternative	Zoning	Height	Sq. Ft. Required	Parking Provided	7% A.O.S. F.A.R.
A	R.O. 3 stories	46,625	210	210	13% .73
B	1 R.O. 3 stories	15,000	-	-	.13
	2 R.O. 3 stories	15,000	-	-	.29
	3 R.O. 3 stories	15,000	-	-	.29
TOTAL		45,000	203	203	7% .31

In accordance with Bill 151-88, all development is required to receive CRG approval prior to review by the Zoning Commissioner (201.5 B.C.Z.R.), for special exception (201.5 B.C.Z.R.). Alternative "A" and "B" received CRG approval on October 13, 1989.

The alternatives presented require special exceptions and variances for the following items:

Yousseff-Ridge Road Medical Office
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February 16, 1990

- 7% of the interior of the parking lot must be landscaped
- 20 ft. buffer must be provided along all residentially zoned/used property

The restructuring of the R.O. zone underwent thorough and comprehensive revision, and to the greatest extent possible, the R.O. zone should be followed. Although the Petitioner's parcel was zoned prior to the revision of the R.O. zone, the Petitioner is able to meet the basic tenants of the zone by providing three smaller buildings on individual lots.

In evaluating the two alternatives, Alternative B, which provides three buildings on three smaller lots with a series of parking areas, comes the closest to meeting the spirit, intent, and regulatory requirements of the R.O. zone. Single, large scale office buildings located on large lots were the types of buildings which Bill 151-88 was expressly written to eliminate. In addition, the restructuring of the R.O. zone to become a transition type zone expressly discourages large single buildings on individual lots in order to reduce the probability of future change in the character of the surrounding area. The single large office building concept is more appropriate for the O1, O2, or O.T. zones and not the R.O. zone. In reference to the alternatives presented, staff recommends the following:

1. Staff recommends that Alternative A (#187) be denied by the Zoning Commissioner because the proposed use does not meet the spirit or intent, or actual regulations outlined in the R.O. zone.
2. Staff recommends that Alternative B (#188) be considered by the Zoning Commissioner.

ANALYSIS OF ALTERNATIVE B:

Surrounding Area: The general area in which this parcel is located includes Franklin Square Hospital and Essex Community College. The parcel has frontage on a service road (Ridge Road) which parallels Rossville Boulevard. The area is located between Rossville Boulevard, 1-69, and Trumps Hill Road. This general area was zoned D.R. 5.5 up to 1988, and was rezoned to D.R. 3.5 during the 1988 comprehensive zoning map process. The effect of the rezoning was to reduce density and ultimately the types of housing units that would be constructed. Under current regulations, any type of housing can be constructed in a D.R. zone and density can be shifted within a parcel to be developed. The rezoning of the surrounding area from D.R. 5.5 to D.R. 3.5 has placed an additional burden of review on this

Yousseff-Ridge Road Medical Office
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February 16, 1990

site for architectural appropriateness. In evaluating the appropriateness of the proposed use at this particular site, because the area is largely undeveloped, one has to look not only at the existing community, but also at the probable future development of the area. The appropriateness of the development must anticipate future residential development.

SITE DESIGN: The overall site layout is well conceived and executed. The use and location of landscape islands and peninsulas to achieve the 7% interior landscaping have been placed to define travel ways and parking bays. The location of the three buildings to complement one another is excellent. The separation of parking areas to serve each of the structures reduces possible conflicts over use of the spaces. All of the spaces are easily accessible and located within proximity to the buildings. The use of buffer yards and greenspace provides a nice amenity for office workers and visitors. The area between the front parking lot and Ridge Road has adequate greenspace.

ARCHITECTURAL DESIGN: The building design (height, materials, form, scale and character for the special exception) as proposed require a variance to the height of the structures. Any variances to the regulations (B.C.Z.R.) that would affect the height of the building should be evaluated within the context of architectural design. In addition, the appropriateness of the structures proposed at this particular location must be also analyzed. The use of flat roofs for this height variance, at this particular location, versus pitched roofs raises concern with staff.

Single-family townhouses, and now, most garden complexes are using pitched roofs. The architectural style and massing of the Petitioner's project are representative of larger O-1, O-2, or O.T. development. Although in many cases these larger projects are using pitched roofs. The architectural style proposed by the Petitioner would not be appropriate when juxtaposed with single-family or townhouse development or most garden apartment styles used today. The use of darker-colored exterior materials to reduce the visual mass of the structures is also recommended for this particular location.

BUILDING USE:

The 100% medical office use proposed is appropriate for this use at this location due to the following factors and conditions that are present at this location.

1. The absence of an existing community. The area immediately surrounding this project contains a church, small office and

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

January 11, 1990

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

Dear Mr. Haines:

Please see the C.R.G. comments for items number 187 and 188.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
JAN 26 1990
ZONING OFFICE

Yousseff-Ridge Road Medical Office
Item 187 and 188
Page 2
February 16, 1990

	No. 187 - 1 building	No. 188 - 3 buildings
Special Hearing	1 bldg; 1 lot (3.29 ac.)	3 bldg; 3 lots greater than acre each
Special Exception	Class B	Class B
Variances:		
Height	40' from 35'	40' from 35'
Sign	151 sq. ft. from 81 sq. ft. per side	151 sq. ft. from 81 sq. ft. per side
Use	100% medical vs. 25% medical	100% medical vs. 25% medical
Buffer	10' from 20' buffer along residential street	10' from 20' buffer along residential street
Lot Size	-	3 lots greater than one acre each

In evaluating these requests, staff provides two levels of analysis. The first level of analysis deals with the selection of a preferred alternative (A vs. B) for the site. The second level of analysis deals with the appropriateness of this location for this particular use and subsequent site impacts from development.

ANALYSIS OF ALTERNATIVES

Bill 151-88 significantly revised the R.O. zone to create a transitional zone. Some of the significant features of this zone include the following:

- Class B buildings are special exceptions, and may not contain more than 25% medical office space
- 100% of the floor area may be dedicated to medical office use if the F.A.R. is reduced to .2
- F.A.R. is .33
- Maximum height of buildings 35 ft.

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2286
(301) 887-4500
Paul H. Ketschke
Chief

DECEMBER 19, 1989

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

RE: Property Owner: YOUSSEF A. YOUSSEF, M.D.

Location: W/S OF ROSSVILLE BOULEVARD

Item No.: 187 Zoning Agenda: DECEMBER 19, 1989

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Building has poor access for fire fighting apparatus. If fully sprinklered, building setback from clear paved driveway shall be no more than 30 feet for 25% of perimeter of building.

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", 1988 edition prior to occupancy.

REVIEWER: Capt. J. K. K...
Planning Group
Special Inspection Division

Noted and Approved: Capt. Wm. B...
Fire Prevention Bureau

JK/REK

February 2, 1990

Howard L. Alderman, Jr., Esquire
Lavin and Gann, P.A.
Suite 113, 305 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No. 187, Case No. 90-327-SPH
Petitioner: Youssef A. Youssef
Petition for Special Hearing

Dear Mr. Alderman:

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 arise. A hearing on this case, Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

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IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-1391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Youssef A. Youssef, MD
17 Fontana Lane, Suite 105
Baltimore, MD 21237

MICROFILMED

Your petition has been received and accepted for filing this
19th day of December, 1989.

J. Robert Haines
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman,
Zoning Plans Advisory Committee

Petitioner: Youssef A. Youssef

Petitioner's Attorney: Howard L. Alderman

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 16, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Youssef-Ridge Road Medical Office, Items 187 and 188

INTRODUCTION

The Petitioner has submitted two alternative site plans. Alternative "A" and "B" consists of one Class B office building; Alternative "B" consists of three Class B office buildings. A breakdown of the two alternatives is as follows:

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TOTAL		41,000	203	203	7% .31

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The alternatives presented require special exceptions and variances for the following items.

MICROFILMED

Youssef-Ridge Road Medical Office
Item 187 and 188
Page 2
February 16, 1990

	No. 187 - 1 building	No. 188 - 3 buildings
Hearing	1 bldg; 1 lot (3.29 ac.)	3 bldg; 3 lots greater than acre each
Special Exception	Class B	Class B
Variances:		
Height	40' from 35'	40' from 35'
Sign	151 sq. ft. from 81 sq. ft. per side	151 sq. ft. from 81 sq. ft. per side
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Youssef-Ridge Road Medical Office
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February 16, 1990

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In evaluating the two alternatives, Alternative B, which provides three buildings on three smaller lots with a series of parking requirements of the R.O. zone, intent, and regulations located on large lots were the types of buildings which Bill 151-88 was expressly written to eliminate. In addition, the restructuring of the R.O. zone to become a transition type zone expressly discourages large single buildings on individual lots in order to reduce the probability of future change in the character of the surrounding area. The single large office building concept is more in reference to the 01, 02, or O.T. zones and not the R.O. zone. In reference to the alternatives presented, staff recommends the following:

1. Staff recommends that Alternative A (#187) be denied by the Zoning Commissioner because the proposed use does not meet R.O. zone.
2. Staff recommends that Alternative B (#188) be considered by the Zoning Commissioner.

ANALYSIS OF ALTERNATIVE B:

Surrounding Area: The general area in which this parcel is located includes Franklin Square Hospital and Essex Community College. The parcel has frontage on a service road (Ridge Road) which parallels Rossville Boulevard. The area is located between Rossville Boulevard, I-695 and Trumpp Mill Road. This general area was zoned D.R. 5.5 up to 1988, and was rezoned to D.R. 3.5 during the 1988 comprehensive zoning map process. The effect of the 1988 comprehensive zoning map process, the effect of the rezoning was to reduce density and ultimately the types of housing units that would be constructed. Under current regulations, any type of housing unit to be constructed in a D.R. zone and density can be shifted within a parcel to be developed. The rezoning of the surrounding area from D.R. 5.5 to D.R. 3.5 has placed an additional burden of review on this

MICROFILMED

Youssef-Ridge Road Medical Office
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February 16, 1990

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ARCHITECTURAL DESIGN: The building design (height, materials, form, scale and character for the special exception) as proposed require a variance to the height of the structures. Any variances to the regulations (B.C.Z.R.) that would affect the height of the building should be evaluated within the context of architectural design. In addition, the appropriateness of the structures proposed at this particular location must be also analyzed. The use of flat roofs for this height variance, at this particular location, versus pitched roofs raises concern with staff.

Single-family townhouses, and now, most garden complexes are using pitched roofs. The architectural style and massing of the Petitioner's project are representative of larger 0-1, -2, or O.T. development (although in many cases these larger projects are using pitched roofs). The architectural style proposed by the Petitioner would not be appropriate when juxtaposed with single-family or townhouse development or most garden apartment styles used today. The use of darker colored exterior materials to reduce the visual mass of the structures is also recommended for this particular location.

BUILDING USE:

The 100% medical office use proposed is appropriate for this use at this location due to the following factors and conditions that are present at this location.

1. The absence of an existing community. The area immediately surrounding this project contains a church, small office and

MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3334

January 11, 1990

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

Dear Mr. Haines:

Please see the C.R.G. comments for items number 187 and 188.

Very truly yours,

Michael S. Flanagan,
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
JAN 26 1990

ZONING OFFICE

MICROFILMED

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-1400

Paul H. Sotnick
Chief

DECEMBER 19, 1989

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

RE: Property Owner: YOUSSEF A. YOUSSEF, M.D.
Location: W/S OF ROSSVILLE BOULEVARD

Item No.: 187 Zoning Agenda: DECEMBER 19, 1989

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Building has poor access for fire fighting apparatus. If fully sprinklered, building setback from clear paved driveway areas shall be no more than 20 feet for 25% of perimeter of building.

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", 1988 edition prior to occupancy.

REVIEWER: *Cap. J. Krow*
Planning Group
Special Inspection Division

Noted and Approved
Cap. J. Krow
Fire Prevention Bureau

JK/KEK

DEC 20 1989

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

12/15/89
Date

REC 10 000

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

Zoning Item # 187, Zoning Advisory Committee Meeting of December 19, 1989

Property Owner: Youssef A. Youssef, M.D.

Location: W.S. Roosevelt Blvd, 130 NW corner of Franks St. Dr. District: 14

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 new 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, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of 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 charr/broiler generation 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 amusements, complete 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 Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6000 x 315.
- () 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 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 razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, 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, 887-3775.
- (✓) 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 887-3745.
- () 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 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. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 687-2762.
- (✓) Others Existing sewage disposal systems must be properly backfilled or removed. Water wells must be properly backfilled by a licensed well driller and well abandonment reports submitted to this office.

11/15/89
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for December 19, 1989

The Developer's Engineering Division has reviewed the subject zoning items and we have no comments for Items 501, 185, 186, 189 and 190.

For Items 184, 187 and 188 the CRG comments remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

EWB:s

DEC 27 1989

MULTIPLE OFFICE
MERCANTILE BANK & TRUST BLDG.
200 W. CHESAPEAKE AVENUE
14TH FLOOR
BALTIMORE, MARYLAND 21204
301-539-3700
TELECOMMER 301-650-0600

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0500
FAX 301-296-2620

THOMAS L. ALDERMAN, JR.

August 23, 1990

HAND-DELIVERED

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
Baltimore County Office of Planning
and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Ridge Road Medical Complex
Case No.: 90-327-SPH & 90-328-SPHXA
Zoning Case Relationship to Approved CRG

Dear Commissioner Nastarowicz:

You will recall that on April 16, 1990, you issued Orders in the above-referenced zoning cases, copies of which are enclosed herewith for your ready reference. I have spoken recently with Carl Richards of your office regarding the relationship of your Order in Case No. 90-328-SPHXA and the CRG approval of "Alternate B", which proposed subdivision of the parcel with a separate building on each parcel.

Among the other relief sought by the Petitioner was a variance from the R-O maximum lot size of 1.0 acre to permit three separate lots in excess of that maximum and approval, by way of Special Exception, for a Class B office building on each of the three proposed parcels.

The issue of separate ownership of each of the proposed lots was addressed at the CRG stage and the Petitioner was advised that cross easements for access and parking among the proposed lots would be required. (See page 3 of your Order in Case No. 90-328-SPHXA).

Separate legal descriptions for the proposed three lots were not prepared by Dr. Youssef's engineers due to the fact that the issue of R-O zoned lots in excess of 1.0 acre had never been decided by your office. Obviously, the Petitions for Special Exception, Variance and Special Hearing submitted are clear that separate parcels were to be created, if the requested zoning relief was granted, and that a Class B office building was to be constructed on each of the proposed lots.

RECEIVED
AUG 24 1990
ZONING OFFICE

LEVIN & GANN, P. A.

Ann M. Nastarowicz, Esquire
Page 2
August 23, 1990

Dr. Youssef intends, as he testified at the hearing, to occupy a portion of one of the proposed buildings with his offices. In addition, the intent expressed was to be able to sell one or both of the other buildings to other physicians, thus the need for the above-described cross-easements.

We would ask that you review the enclosed materials and any other portions of the file which you deem necessary and find that the individual owner, three lot concept proposed at all levels is consistent with the zoning relief granted. Should you need any additional information or materials, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HIA/dc
Enclosures
cc: Dr. Youssef A. Youssef
Cordon D. Conk, Esquire
Mr. Geoff Avrelis
Deanna Bailey, R.C.A.
Carl Richards, Zoning Coordinator

General Notes: Lee Credit & Planning, Inc. Total 20 Trees (12 Maj. Dec.)
 1/37 L.F. & 8 foot buffer (100' x 100' L.F. planting screen and 1,000 L.F. buffer)
 Proposed = 34 Trees (12 Maj. Dec.)
 1/37 L.F. & 8 foot buffer (100' x 100' L.F. planting screen and 1,000 L.F. buffer)
 Landscaping shall comply with the following: Landscaping shall be installed by 7/1/80, as may be modified by a requested variance. The existing private sewer disposal system shall be pumped and either installed or removed prior to construction. Any existing well identified on the property shall be installed by 7/1/80, as may be modified by a requested variance. The existing private sewer disposal system shall be pumped and either installed or removed prior to construction. Any existing well identified on the property shall be installed by 7/1/80, as may be modified by a requested variance. The existing private sewer disposal system shall be pumped and either installed or removed prior to construction. Any existing well identified on the property shall be installed by 7/1/80, as may be modified by a requested variance.

Soils:
 Soils Series: Hydro With Without Streets &
 and Symbols: Class: Basement: Surface: Exposed:
 Christiana Oak C: Several: Several: Several:
 OakC: Several: Several: Several:
 Lenoir: OakC: D: Several: Several: Several:
 Water table: Water table: Water table:
 Basement: DIB: B: Slight: 1-100: Moderate: slope

As per Section 22-99, where development occurs upon soils with potential severe or moderate limitations, bridges will be taken to determine whether such limitations exist and/or the elevation at which they occur. Bridges may be avoided by grading or blading high water table and poor drainage may be corrected by grading or construction of underground drains. The appropriate action to be taken will be determined during construction by a licensed professional soils engineer.

7. The site is approximately 15 percent wooded with open, secondary growth, major deciduous trees, and the remainder developed or lawn. Existing trees will be retained wherever possible.

8. There are no known springs, streams, bodies of water or floodplains on the site.

9. The existing structures are not historically significant and are to be removed.

10. Current Ownership: T.A. Townsend, MD
 17 Fontaine Lane, Suite 105
 Baltimore, MD 21211

11. Estimated Average Daily Traffic: 40,625 B.F. Medical Office # 55/1000 = 2,364 ADT x

12. Stormwater will be managed by an underground facility, or located on the plan.

13. There are no known wetlands, significant geological formations, critical areas, environmentally sensitive or endangered species habitats on the site.

14. A hazardous substance investigation has been conducted for the existing structures and no asbestos containing materials were found in the buildings located on the property. No other hazardous materials were found on the property. Chemicals used on the site for the existing photographic processing business are stored in the manufacturer's original containers. No chemicals have been stored in regulated quantities.

15. This building will be used for medical offices. A variance will be requested. hours of operation are anticipated to be from 8:00 a.m. to 6:00 p.m., six days per week. It is anticipated that there will be approximately 200 employees.

16. Signs will comply with Sections 413 and 403 of the Baltimore County Zoning Regulations, as may be modified by a requested variance.

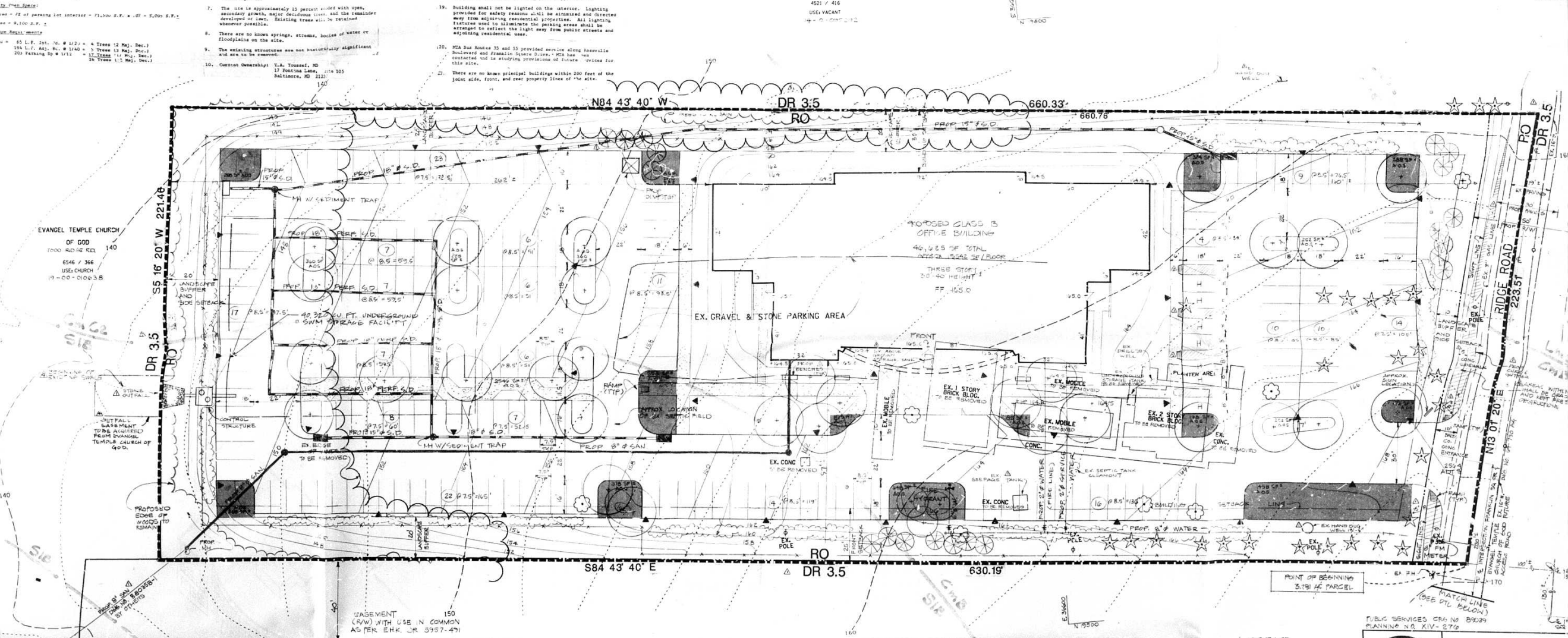
17. The proposed building shall be a maximum of 40 feet high, with a parapet. A variance will be requested. The exterior shall be precast concrete or masonry and curtain wall (metal or masonry frame with large expanses of glass). The building shall have a flat roof.

18. The proposed building shall be precast concrete or masonry and curtain wall (metal or masonry frame with large expanses of glass). The building shall have a flat roof.

19. Building shall not be lighted on the exterior. Lighting provided for safety reasons shall be illuminated and directed away from adjoining residential properties. All lighting fixtures used to illuminate the parking areas shall be arranged to reflect the light away from public streets and adjoining residential uses.

20. MTA Bus Routes 33 and 55 provided service along Roseville Boulevard and Franklin Square Drive. MTA has been contacted and is studying provisions of future services for this site.

21. There are no known principal buildings within 200 feet of the joint side, front, and rear property lines of the site.



EVANGEL TEMPLE CHURCH OF GOD
 7000 RIDGE RD.
 6546 / 366
 USE: CHURCH
 9-00-010638

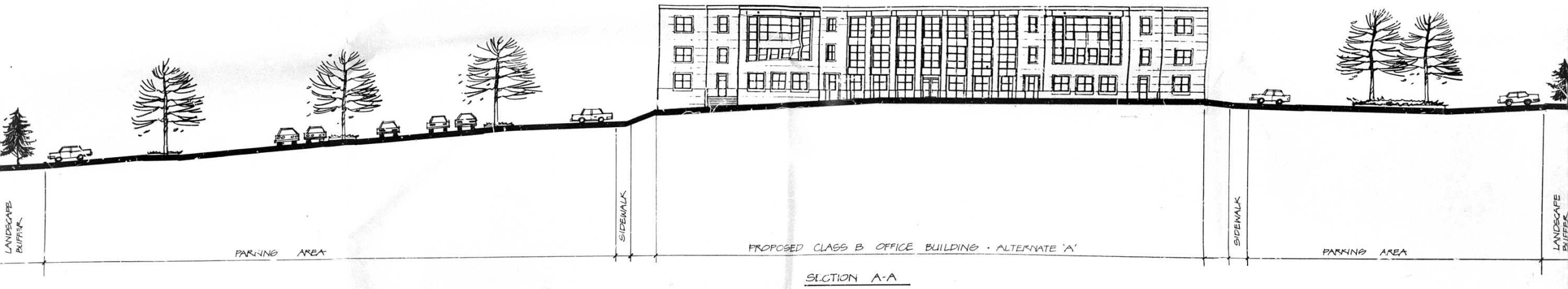
FRANKLIN SQUARE DRIVE

LEGEND

- AMENITY OPEN SPACE TO BE DETERMINED BY SPECIAL HEARING
- PROP. MAJ. DECID. TREE
- PROP. MINOR DECID. TREE
- PROP. EVERGREEN TREE
- PROP. SHUB SCREEN
- EX. TREES TO REMAIN
- EX. TREES TO BE REMOVED
- PROP. 5' HIGH CONCRETE PENCE SCREEN

DAFT McCUNE WALKER
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS SURVEYORS
 200 EAST PENNSYLVANIA AVENUE
 BALTIMORE, MD 21202
 TEL: (410) 326-1111

ALTERNATIVE A
 RIDGE ROAD MEDICAL
 OFFICE BUILDING
 PLAN AND PLAT 18
 TO ACCOMPANY ZONING PETITION
 90-327-
 1" = 80'
 JOB ORD.
 88
 ISSUED
 12-6-8



DAFT • McCUNE • W.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 E. PENNSYLVANIA A.
TOWSON, MD 21204
TELEPHONE: (301) 296-3333

SCHEMATIC CROSS SECTION
RIDGE ROAD MED
OFFICE BUILDING
PLAN AND PLAT
TO ACCOMPANY ZONING

DATE	REVISIONS