

IN THE MATTER OF THE APPLICATION OF OLDFIELDS SCHOOL, INC. FOR ZONING RECLASSIFICATION FROM R.C.-4 TO R.C.-2, SPECIAL EXCEPTION AND VARIANCES ON PROPERTY LOCATED ON THE NORTHEAST SIDE OF GLENCOE ROAD, 2730' NORTHEAST OF PENN CENTRAL RAILROAD (1500 GLENCOE ROAD), 10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

OPINION

This matter comes before the Board on Petition for Reclassification of a portion of the property known as the Oldfields School, Inc. from R.C.-4 to R.C.-2. In addition to the request for reclassification, there are requests for a special exception in order to have a private school in an R.C.-2 zone and variances to permit setbacks of zero feet to the zoning use boundary line in lieu of the required 35 feet for buildings 6, 10 and 11; and to permit a distance between existing buildings as close as 25 feet in lieu of the required 70 feet.

The total site consists of 194.7 acres of land zoned R.C.-4. The Petition requests reclassification of 30.52 acres of the site to R.C.-2. The purpose of this request is for a special exception in order to have a private school in an R.C.-2 zone. A private school is possible as a conforming use in an R.C.-2 zone upon an approved special exception, but a private school cannot exist in an R.C.-4 zone as a conforming use.

People's Counsel for Baltimore County appeared at the hearing and informed the Board that her office was not in opposition to the Reclassification Petition nor was it supporting the request. Thereafter, People's Counsel did not participate in the proceedings.

Case No. CR-92-399-XA Oldfields School, Inc. 2

Robert A. Hoffman, Esquire, Counsel for the Petitioners, called four witnesses to testify for the Petitioner. The first witness called was Hawley Roger, the Headmaster at Oldfields School.

Mr. Roger testified to the establishment of the school, the size of the campus, the history of the school, and the reasons for the Petition. He further testified that there are plans to expand the building on the campus. The new construction would not be for an enlarged student body, but would eliminate three students to a room by enlarging the dormitories. In addition, new construction will allow all of the faculty, that now live off campus, to move on to the campus. In addition, Mr. Roger testified, by way of specific individual questions, that the use on this site does and will continue to conform to Baltimore County Zoning Regulation (BCZR) 502.1 which is the section that is required to be conformed to before this Board can grant a special exception.

Wes Guckert was called to testify. He was qualified as an expert traffic engineer. He testified as to the surrounding roads, the lack of impact that the requested special exception would have on the roads, and that if the exception was granted there would not be a tendency to create congestion in roads, streets or alleys.

Doug Kelso, the architect of the site, testified as to the reasons for the new construction. He explained the setbacks that were required of the buildings and the need for the requested variances. The requested variances are needed because the existing buildings do not conform to the existing setback requirements as they are today. Mr. Kelso informed the Board that if the requested

Case No. CR-92-399-XA Oldfields School, Inc. 3

variances are not granted, the existing construction would have to be moved or torn down which would result in an undue hardship to the school.

George Gavrelis was the last witness called. He was qualified as an expert land and urban planner. He testified that the entire site was zoned R.C.-4 in 1976, and at the time of the rezoning of this site to R.C.-4 the entire school site became a nonconforming use. A mistake was made by the County Council when in 1988, they did not rezone the site to R.C.-2. This rezoning to R.C.-2 would then have allowed the school to apply for a special exception for the school on this site. If the special exception would have been granted, the school use would have been an allowable use for this site.

The next issue of the Petition that was testified to by Mr. Gavrelis was the issue of the special exception. He told the Board that the present County Master Plan for the years 1990-2000 has this site in an institutional use which it has been used as since 1976. When asked a series of questions about Section 502.1 of the BCZR, he stated that there would be no adverse effects created on any of the subsections of 502.1 and that the site would conform to the requirements of this special exception section.

On the issue of the requested variances, Mr. Gavrelis testified that the existing buildings cannot be moved and that any denial of the requested variances would create an undue hardship on the Petitioner. His testimony on the issue of the variances was essentially the same as the previous witnesses.

The Board after reviewing all of the evidence and testimony presented before this Board finds that the Petitioner has proved

Case No. CR-92-399-XA Oldfields School, Inc. 4

that a mistake was made by the County Council when it allowed this site to be zoned R.C.-4 and that the proper zoning for the site should be R.C.-2.

The Board further finds that the Petitioner has met the burden that this use will not create any adverse effects in the area as defined by Section 502.1 of the BCZR.

The Board further finds that if the requested variances were denied, the Petitioner would suffer undue hardship and further, the requested variances do not destroy the spirit and intent of the law.

Therefore, the Board will issue an order granting the requested zoning reclassification, the special exception, and the requested variances as defined by the Petition and the plat that accompanied this out of cycle zoning reclassification petition.

ORDER

IT IS THEREFORE this 12th day of August, 1992 by the County Board of Appeals of Baltimore County ORDERED that the Out-of-Cycle Petition for Zoning Reclassification from R.C.-4 to R.C.-2, the special exception for a school in an R.C.-2 zone, and the various requested variances be and the same are hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY. Michael B. Sader, Acting Chairman. Harry E. Buchheister, Jr. John G. Disney

Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 1500 Glencoe Road, Glencoe, MD 21152

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RC4 zone to an RC2 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a private school pursuant to Section 1A01.2.C.19.

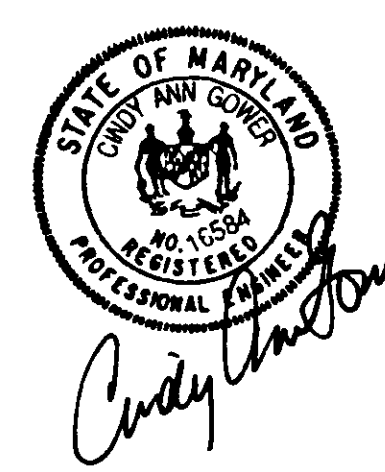
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Form with fields for Legal Owner (Oldfields School), By (Hawley Roger, Headmaster), Attorney for Petitioner (Robert A. Hoffman), and address (210 Allegheny Avenue, Towson, MD 21204).

REVIEWED BY: [Signature] DATE: 4/22/92. Approved for filing.

ZONING PARCEL DESCRIPTION. BEGINNING FROM A POINT WHICH IS LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE CENTERLINE OF THE PENN CENTRAL RAILROAD, NORTHEASTERLY 2,730 FEET ALONG GLENCOE ROAD TO A PROPERTY CORNER OF A PARCEL OF LAND OWNED BY OLDFIELDS SCHOOL, INC. THENCE ALONG SAID PROPERTY LINE: NORTH 73° 03' 00" EAST, 44.49 FEET; NORTH 47° 50' 50" EAST, 71.96 FEET; NORTH 63° 17' 10" EAST, 142.62 FEET; NORTH 72° 50' 30" EAST, 132.10 FEET; SOUTH 80° 39' 40" EAST, 93.54 FEET; SOUTH 5° 07' 10" EAST, 168.93 FEET; SOUTH 49° 26' 40" EAST, 76.75 FEET; SOUTH 42° 08' 40" EAST, 73.41 FEET; SOUTH 22° 37' 50" EAST, 76.43 FEET; SOUTH 06° 52' 20" WEST, 85.44 FEET; SOUTH 03° 43' 00" WEST, 78.07 FEET; SOUTH 13° 26' 10" EAST, 49.45 FEET; SOUTH 26° 37' 50" EAST, 81.96 FEET; SOUTH 52° 53' 00" EAST, 16.87 FEET; SOUTH 33° 29' 00" EAST, 346.65 FEET; NORTH 70° 23' 00" EAST, 115.60 FEET; NORTH 58° 34' 00" EAST, 261.90 FEET; NORTH 49° 46' 00" EAST, 100.00 FEET; NORTH 19° 14' 00" EAST, 95.00 FEET; AND NORTH 30° 37' 00" EAST, 51.11 FEET TO THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING PROCEED THE FOLLOWING COURSE AND DISTANCE: NORTH 40° 00' 00" WEST, 600.00 FEET TO AN ARC WITH A RADIUS OF 475.00 FEET FOR A DISTANCE OF 715.84 FEET TO THE FOLLOWING COURSES AND DISTANCES: NORTH 25° 00' 00" WEST, 425.00 FEET; NORTH 55° 00' 00" EAST, 845.00 FEET; SOUTH 29° 00' 00" EAST, 840.00 FEET; SOUTH 12° 19' 17" EAST, 240.00 FEET; SOUTH 32° 32' 39" EAST, 1039.10 FEET; AND NORTH 89° 11' 30" WEST ALONG THE PROPERTY LINE FOR A DISTANCE OF 727.34 FEET TO THE POINT OF BEGINNING TO FORM A PARCEL OF LAND CONTAINING 30.52 ACRES MORE OR LESS.



CERTIFICATE OF POSTING. ZONING DEPARTMENT OF BALTIMORE COUNTY. Towson, Maryland.

District: 10th Date of Posting: 8/22/92. Posted for: Reclassification - Special Exception - Variance. Petitioner: Oldfields School, Inc. Location of property: 1500 Glencoe Road, Towson, MD 21286. Location of Signs: 1500 Glencoe Road, at intersection of Pennsylvania Avenue.

CERTIFICATE OF PUBLICATION. TOWSON, MD. 5/14/92.

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 5/14/92.

TOWSON TIMES, S. Zake, Publisher. \$248.58.

CERTIFICATE OF PUBLICATION. TOWSON, MD. 5/14/92.

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 5/14/92.

THE JEFFERSONIAN, Publisher. \$248.58.

NOTICE OF HEARING. CASE NUMBER: CR-92-399-XA. HEARING DATE: 8/22/92. 10:00 AM. 1500 GLENCOE ROAD, TOWSON, MD 21286.

PROPERTY DESCRIPTION: Beginning from a point which is located the following courses and distances from the centerline of the Penn Central Railroad, north-easterly 2,730 feet along Glencoe Road to a property corner of a parcel of land owned by Oldfields School, Inc. Thence along said property line: North 73° 03' 00" East, 44.49 feet; North 47° 50' 50" East, 71.96 feet; North 63° 17' 10" East, 142.62 feet; North 72° 50' 30" East, 132.10 feet; South 80° 39' 40" East, 93.54 feet; South 5° 07' 10" East, 168.93 feet; South 49° 26' 40" East, 76.75 feet; South 42° 08' 40" East, 73.41 feet; South 22° 37' 50" East, 76.43 feet; South 06° 52' 20" West, 85.44 feet; South 03° 43' 00" West, 78.07 feet; South 13° 26' 10" East, 49.45 feet; South 26° 37' 50" East, 81.96 feet; South 52° 53' 00" East, 16.87 feet; South 33° 29' 00" East, 346.65 feet; North 70° 23' 00" East, 115.60 feet; North 58° 34' 00" East, 261.90 feet; North 49° 46' 00" East, 100.00 feet; North 19° 14' 00" East, 95.00 feet; and North 30° 37' 00" East, 51.11 feet to the point of beginning.



Baltimore County  
Department of Permits and  
Development Management

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

November 18, 1999

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517

Dear Mr. Hoffman:

RE: Spirit and Intent, Oldfields School Addition, No. CR-92-399-XA, 3<sup>rd</sup> Election District

Your letter of November 3, 1999 concerning the above referenced property has been referred to me for reply. Upon review of the proposed addition to the school, I am of the opinion, given the unique set of facts this site presents, the intent gleaned from the Board of Appeals order CR-92-399-XA and a similar addition that was recently approved at Ner Israel Rabbinical College, that the proposed addition is within the spirit and intent of the aforementioned special exception and variance relief. Of course, the building separation may not be less than 25 feet as per the Board's order.

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 410-867-3391.

Sincerely,

*Joseph C. Merrey*  
Joseph C. Merrey  
Planner II  
Zoning Review

JCM:kew  
Enclosure

c: Zoning Case CR-92-399-XA

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 072016

DATE: 11/18/99 ACCOUNT: 410-867-3391

AMOUNT \$ 400.00

RECEIVED FROM: Robert A. Hoffman

FOR: Zoning Review

DISTRIBUTION: WHITE - CARRIER, PINK - AGENCY, YELLOW - CUSTOMER

CASHIER'S VALIDATION



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

70-504 SF  
MSB  
Robert A. Hoffman  
(410) 494-6262  
rahoffman@venable.com

November 3, 1999

HAND-DELIVERED

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

Dear Mr. Jablon:

This firm represents Oldfields School, Inc., the owner and operator of a private school located on Glencoe Road in the northeast portion of Baltimore County. By way of brief history, the Oldfields School property was originally zoned a combination of RC-2 and RC-4. In 1992, in order to permit necessary expansion to the school, Oldfields School filed an out-of-cycle reclassification request with a documented site plan, asking that 30.52 acres of the site be rezoned from RC-4 to RC-2. Oldfields School simultaneously filed a Petition for Special Exception and Variance to allow expansion of the school in the RC-2 zone. All requested relief was granted in Case No. CR-92-399-XA. I have enclosed a copy of the Opinion and site plan approved in that case.

Oldfields School also filed an application during the 1992 Comprehensive Zoning Map process for the rezoning of the 30.52 acres (for which rezoning had already been granted by way of a documented site plan) and additional acreage from RC-4 to RC-2. The Baltimore County Council granted this request. The change on the Comprehensive Zoning Map effectively removed the property from the constraints of the documented site plan.

Oldfields School is proposing to construct an addition to one of the school buildings as shown on the enclosed site plan. The purpose of the addition is to make room for science labs and a new library. The site plan also shows an outdoor assembly



Mr. Arnold Jablon, Director  
November 3, 1998  
Page 2

space or "amphitheater" that will function as an outdoor meeting area or outdoor assembly space, and the possible relocation of the outdoor pool. I have filed a request with Donald Rascoe, asking the Development Review Committee to approve the changes as a limited exemption under Baltimore County Code Section 26-171(a)(7).

At this time, I am writing to ask for confirmation from your office that the proposed changes are within the spirit and intent of Case No. CR-92-399-XA. The changes are very minor in nature, are clearly for school use, and would have no impacts outside of the core school campus. Although Rodney Hall will be closer to another existing building to the northeast and, thus, would appear to violate the required seventy (70) foot setback, a variance to permit the distance between existing buildings to be as close as twenty-five (25) feet in lieu of the required seventy (70) feet was granted in Case No. CR-92-399-XA. Because the expansion is to an existing building, it is my opinion that the previously-granted variance would apply. I would submit that the proposed additions are, therefore, within the spirit and intent of that previous case and would not require any additional relief.

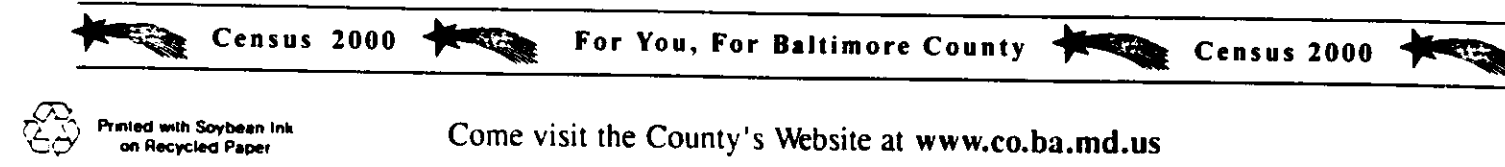
With this letter, I have enclosed check in the amount of \$400.00, made payable to Baltimore County, Maryland, to cover any costs associated with your review. As always, if you need any additional information to complete your review, please give me a call.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH:sm

TO:DCS1:RAMBL#9922.v1



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



DEVELOPMENT REVIEW COMMITTEE  
REQUEST FORM

Copies of the Plan as Required/ Folded 8 1/2 x 11 FEE: \$ 40.00 (payable to Baltimore County and is non-refundable)

Applicant & Engineer Name: Oldfields School Filing Date: 11/3/99

Address: c/o Robert A. Hoffman, Esquire Phone #: (410) 494-6262  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland Acreage: 124.74

Project Name: Oldfields School PD# File #:  
1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Address: 1500 Glencoe Road Zip Code 0697 ADC Map #: 12

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1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Request:  Refinement  Limited Exemption  Waiver  
(Attach letter if necessary)

SEE ATTACHED LETTER

DO NOT WRITE BELOW THIS LINE: TO BE FILLED OUT BY COUNTY

COMMITTEE ACTION: DRC #:

- Denied
- Limited Exemption under Section 26-171(a)(7)
- Material Amendment to the plan (new CRG or HOH must be scheduled)
- Plan Refinement (submit enough plans for the agencies checked off below)
- Waiver recommendation forwarded to Planning Board for determination
- Waiver of Standards referred to \_\_\_\_\_ (Department)
- Requires a zoning ( ) Special Hearing: ( ) Special Exception: ( ) Variance
- Other \_\_\_\_\_

COMMITTEE COMMENTS:

Agencies to Review and Return Comments to Committee:

DPR  PO  Zoning  DEPRM  EIR  SWM  Rec & Parks  Fire  SHA

Signature of Coordinator \_\_\_\_\_ Meeting Date: \_\_\_\_\_



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(410) 494-6200, Fax (410) 821-0147  
www.venable.com

OFFICES IN  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Robert A. Hoffman  
(410) 494-6262  
rahoffman@venable.com

November 3, 1999

HAND-DELIVERED

Mr. Donald T. Rascoe  
Baltimore County Department of  
Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Oldfields School, Inc. - 1500 Glencoe Road  
10<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District

Dear Mr. Rascoe:

This firm represents Oldfields School, Inc., the owner and operator of a private school located on Glencoe Road in the northeast portion of Baltimore County. The Oldfields property was originally zoned a combination of RC-2 and RC-4. In 1992, in order to permit necessary expansion to the school, Oldfields filed an out-of-cycle reclassification request with a documented site plan, asking that 30.52 acres of the site be rezoned from RC-4 to RC-2. Oldfields simultaneously filed a Petition for Special Exception and Variance to allow expansion of the school in the RC-2 zone. All requested relief was granted in Case No. CR-92-399-XA.

Oldfields also filed an application during the 1992 Comprehensive Zoning Map process for the rezoning of the 30.52 acres (for which rezoning had already been granted by way of a documented site plan) and additional acreage from RC-4 to RC-2. The Baltimore County Council granted this request. The change on the Comprehensive Zoning Map effectively removed the property from the constraints of the documented site plan.

At this time, Oldfields is requesting a limited exemption under Baltimore County Code Section 26-171(a)(7) to allow for the construction of an addition to one of the school buildings as shown on the enclosed site plan. The purpose of the addition is to make room for science labs and a new library. The site plan also shows an outdoor



Mr. Donald T. Rascoe  
November 3, 1999  
Page 2

assembly space or "amphitheater" that will function as an outdoor meeting area or outdoor assembly space, and the possible relocation of the outdoor pool. Given the minor nature of the proposed modifications to the campus, it is respectfully requested that a limited exemption be granted.

Thank you for your consideration.

Very truly yours,

*Robert A. Hoffman*  
Robert A. Hoffman

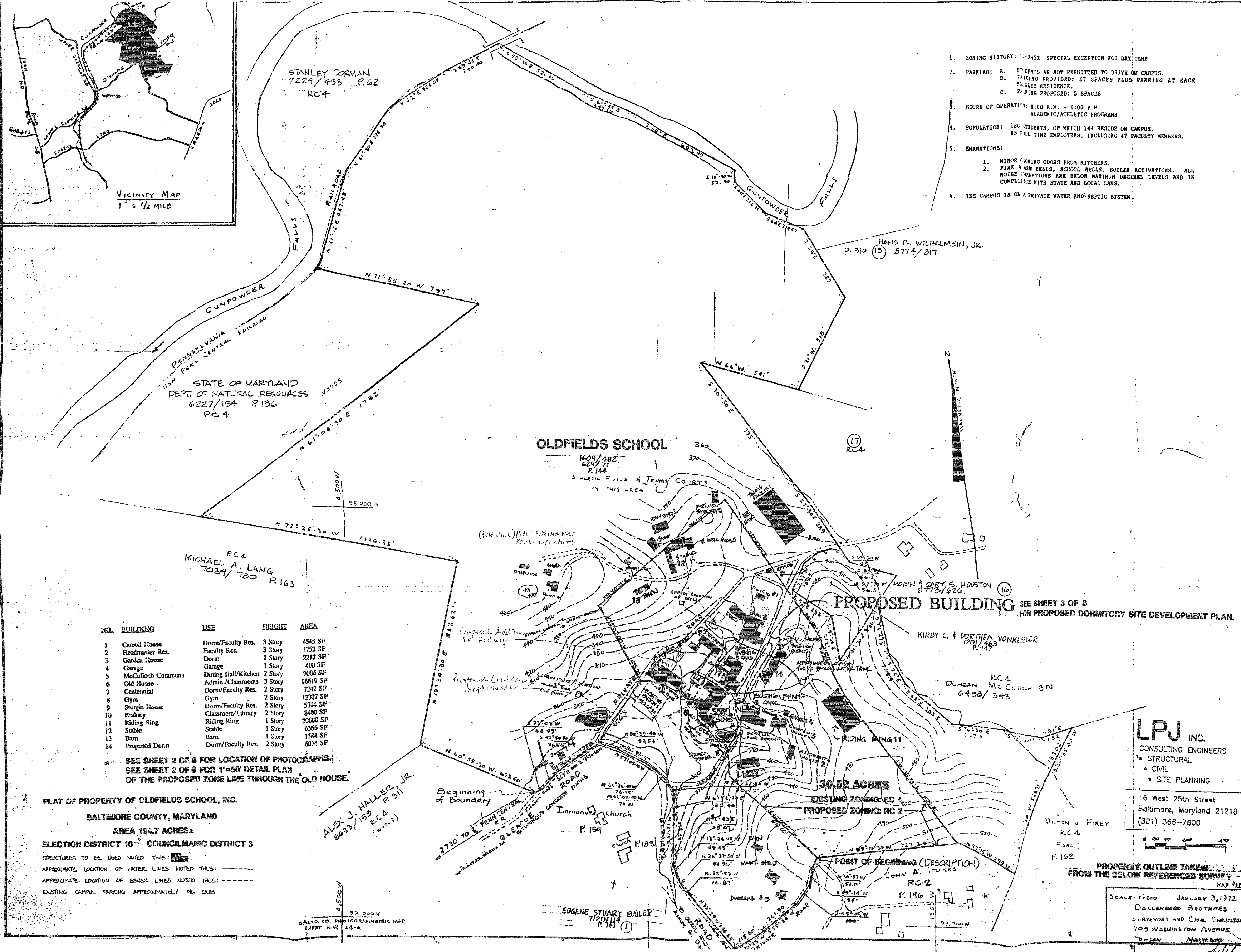
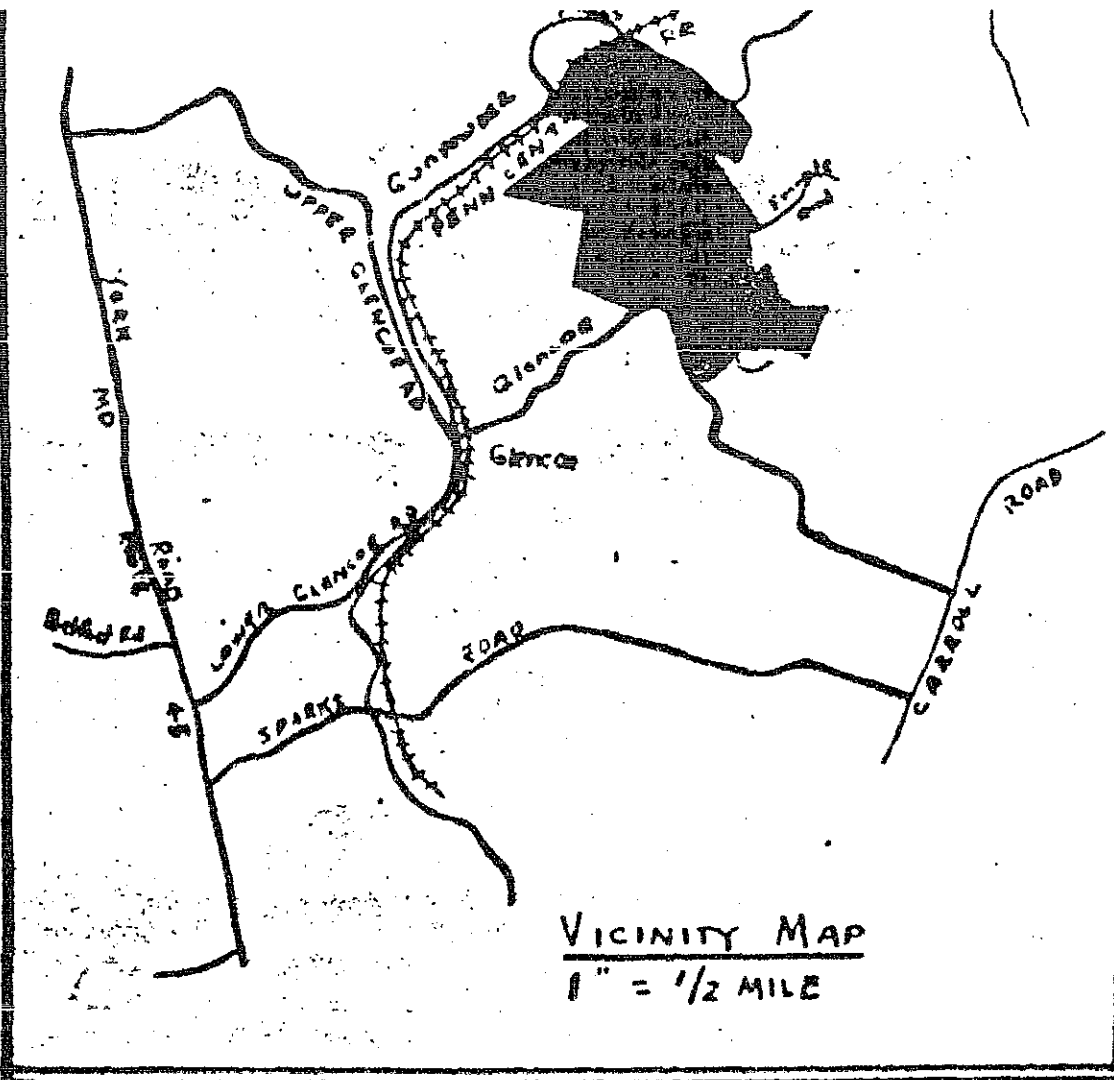
RAH:sm

TO:DCS1:saml#99072.v1

99-2825

**PLAT TO ACCOMPANY OUT OF CYCLE ZONING RECLASSIFICATION,  
SPECIAL EXCEPTION, AND VARIANCES  
OLDFIELDS SCHOOL**

- ZONING HISTORY: 7-245X SPECIAL EXCEPTION FOR DAY CAMP
- PARKING: A. STUDENTS ARE NOT PERMITTED TO DRIVE ON CAMPUS.  
B. PARKING PROVIDED: 67 SPACES PLUS PARKING AT EACH FACULTY RESIDENCE.  
C. PARKING PROPOSED: 5 SPACES
- HOURS OF OPERATION: 8:00 A.M. - 6:00 P.M.  
ACADEMIC/ATHLETIC PROGRAMS
- POPULATION: 180 STUDENTS, OF WHICH 144 RESIDE ON CAMPUS.  
85 FULL TIME EMPLOYEES, INCLUDING 47 FACULTY MEMBERS.
- EMANATIONS:
  - MINOR COOKING ODORS FROM KITCHENS.
  - FIRE ALARM BELLS, SCHOOL BELLS, BOILER ACTIVATIONS. ALL NOISE EMANATIONS ARE BELOW MAXIMUM DECIBEL LEVELS AND IN COMPLIANCE WITH STATE AND LOCAL LAWS.
- THE CAMPUS IS ON A PRIVATE WATER AND SEPTIC SYSTEM.



NO.	BUILDING	USE	HEIGHT	AREA
1	Carroll House	Dorm/Faculty Res.	3 Story	4545 SF
2	Headmaster Res.	Faculty Res.	3 Story	1752 SF
3	Garden House	Dorm	1 Story	2287 SF
4	Garage	Garage	1 Story	400 SF
5	McCulloch Commons	Dining Hall/Kitchen	2 Story	7006 SF
6	Old House	Admin./Classrooms	3 Story	16619 SF
7	Centennial	Dorm/Faculty Res.	2 Story	7242 SF
8	Gym	Gym	2 Story	12307 SF
9	Sturgis House	Dorm/Faculty Res.	2 Story	5314 SF
10	Rodney	Classroom/Library	2 Story	8490 SF
11	Riding Ring	Riding Ring	1 Story	20000 SF
12	Stable	Stable	1 Story	6356 SF
13	Barn	Barn	1 Story	1584 SF
14	Proposed Dorm	Dorm/Faculty Res.	2 Story	6074 SF

SEE SHEET 2 OF 8 FOR LOCATION OF PHOTOGRAPHS.  
SEE SHEET 2 OF 8 FOR 1"=50' DETAIL PLAN OF THE PROPOSED ZONE LINE THROUGH THE OLD HOUSE.

PLAT OF PROPERTY OF OLDFIELDS SCHOOL, INC.  
BALTIMORE COUNTY, MARYLAND  
AREA 194.7 ACRES±  
ELECTION DISTRICT 10 COUNCILMANIC DISTRICT 3  
STRUCTURES TO BE USED NOTED THIS: [Symbol]  
APPROXIMATE LOCATION OF WATER LINES NOTED THIS: [Symbol]  
APPROXIMATE LOCATION OF SEWER LINES NOTED THIS: [Symbol]  
EXISTING CAMPUS PARKING APPROXIMATELY 66 CARS

**LPJ INC.**  
CONSULTING ENGINEERS  
• STRUCTURAL  
• CIVIL  
• SITE PLANNING  
16 West 25th Street  
Baltimore, Maryland 21218  
(301) 366-7800

No.	Description	Date
Revisions		
Project No.		9126
Date		April 10, 1982
Drawing No.		1018

PROPERTY OUTLINE TAKEN FROM THE BELOW REFERENCED SURVEY MAP 42B  
SCALE: 1/2"=100' JANUARY 3, 1972  
DOLLENBERG BROTHERS SURVEYORS AND CIVIL ENGINEERS  
709 WASHINGTON AVENUE  
DUNN MARYLAND

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OPINION

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Case No. CR-92-399-XA Oldfields School, Inc. 2

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Wes Guckert was called to testify. He was qualified as an expert traffic engineer. He testified as to the surrounding roads, the lack of impact that the requested special exception would have on the roads, and that if the exception was granted there would not be a tendency to create congestion in roads, streets or alleys.

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variances are not granted, the existing construction would have to be moved or torn down which would result in an undue hardship to the school.

George Gavrelis was the last witness called. He was qualified as an expert land and urban planner. He testified that the entire site was zoned R.C.-4 in 1976, and at the time of the rezoning of this site to R.C.-4 the entire school site became a nonconforming use. A mistake was made by the County Council when in 1988, they did not rezone the site to R.C.-2. This rezoning to R.C.-2 would then have allowed the school to apply for a special exception for the school on this site. If the special exception would have been granted, the school use would have been an allowable use for this site.

The next issue of the Petition that was testified to by Mr. Gavrelis was the issue of the special exception. He told the Board that the present County Master Plan for the years 1990-2000 has this site in an institutional use which it has been used as since 1976. When asked a series of questions about Section 502.1 of the BCZR, he stated that there would be no adverse effects created on any of the subsections of 502.1 and that the site would conform to the requirements of this special exception section.

On the issue of the requested variances, Mr. Gavrelis testified that the existing buildings cannot be moved and that any denial of the requested variances would create an undue hardship on the Petitioner. His testimony on the issue of the variances was essentially the same as the previous witnesses.

The Board after reviewing all of the evidence and testimony presented before this Board finds that the Petitioner has proved

Case No. CR-92-399-XA Oldfields School, Inc. 4

that a mistake was made by the County Council when it allowed this site to be zoned R.C.-4 and that the proper zoning for the site should be R.C.-2.

The Board further finds that the Petitioner has met the burden that this use will not create any adverse effects in the area as defined by Section 502.1 of the BCZR.

The Board further finds that if the requested variances were denied, the Petitioner would suffer undue hardship and further, the requested variances do not destroy the spirit and intent of the law.

Therefore, the Board will issue an order granting the requested zoning reclassification, the special exception, and the requested variances as defined by the Petition and the plat that accompanied this out of cycle zoning reclassification petition.

ORDER

IT IS THEREFORE this 12th day of August, 1992 by the County Board of Appeals of Baltimore County ORDERED that the Out-of-Cycle Petition for Zoning Reclassification from R.C.-4 to R.C.-2, the special exception for a school in an R.C.-2 zone, and the various requested variances be and the same are hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY. Michael B. Sader, Acting Chairman. Harry E. Buchheister, Jr. John G. Disney

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 10th Date of Posting: 8/22/92. Posted for: Reclassification - Special Exception - Variances. Petitioner: Oldfields School, Inc. Location of property: NE Penn Central Railroad, north corner of a parcel of land owned by Oldfields School, Inc. Location of Signs: Penn Central Railroad, NE Penn Central Railroad, 1500 Glencoe Road, Towson, Md.

Petition for Reclassification to the Board of Appeals of Baltimore County for the property located at 1500 Glencoe Road, Glencoe, MD 21152

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RC4 zone to an RC2 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a private school pursuant to Section 1A01.2.C.19.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Form with fields for Legal Owner (Oldfields School), By (Hawley Roger, Headmaster), Attorney for Petitioner (Robert A. Hoffman), and address (210 Allegheny Avenue, Towson, MD 21204).

REVIEWED BY: LCR DATE: 4/22/92. Approved for filing.

CR-92-399-XA

OLDFIELDS - ZONING PETITION CG/91152.2/NOT APRIL 10, 1992

ZONING PARCEL DESCRIPTION BEGINNING FROM A POINT WHICH IS LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE CENTERLINE OF THE PENN CENTRAL RAILROAD, NORTHEASTERLY 2,730 FEET ALONG GLENCOE ROAD TO A PROPERTY CORNER OF A PARCEL OF LAND OWNED BY OLDFIELDS SCHOOL, INC. THENCE ALONG SAID PROPERTY LINE: NORTH 73° 03' 00" EAST, 44.49 FEET; NORTH 47° 50' 50" EAST, 71.96 FEET; NORTH 63° 17' 10" EAST, 142.62 FEET; NORTH 72° 50' 30" EAST, 132.10 FEET; SOUTH 80° 39' 40" EAST, 93.54 FEET; SOUTH 5° 07' 10" EAST, 168.93 FEET; SOUTH 49° 26' 40" EAST, 76.75 FEET; SOUTH 42° 08' 40" EAST, 73.41 FEET; SOUTH 22° 37' 50" EAST, 76.43 FEET; SOUTH 06° 52' 20" WEST, 85.44 FEET; SOUTH 03° 43' 00" WEST, 78.07 FEET; SOUTH 13° 26' 10" EAST, 49.45 FEET; SOUTH 26° 37' 50" EAST, 81.96 FEET; SOUTH 52° 53' 00" EAST, 16.87 FEET; SOUTH 33° 29' 00" EAST, 346.65 FEET; NORTH 70° 23' 00" EAST, 115.60 FEET; NORTH 58° 34' 00" EAST, 261.90 FEET; NORTH 49° 46' 00" EAST, 100.00 FEET; NORTH 19° 14' 00" EAST, 95.00 FEET, AND NORTH 30° 37' 00" EAST, 51.11 FEET TO THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING PROCEED THE FOLLOWING COURSE AND DISTANCE: NORTH 40° 00' 00" WEST, 600.00 FEET TO AN ARC WITH A RADIUS OF 475.00 FEET FOR A DISTANCE OF 715.84 FEET TO THE FOLLOWING COURSES AND DISTANCES: NORTH 25° 00' 00" WEST, 425.00 FEET; NORTH 55° 00' 00" EAST, 845.00 FEET; SOUTH 29° 00' 00" EAST, 840.00 FEET; SOUTH 12° 19' 17" EAST, 240.00 FEET; SOUTH 32° 32' 39" EAST, 1039.10 FEET; AND NORTH 89° 11' 30" WEST ALONG THE PROPERTY LINE FOR A DISTANCE OF 727.34 FEET TO THE POINT OF BEGINNING TO FORM A PARCEL OF LAND CONTAINING 30.52 ACRES MORE OR LESS.

STATE OF MARYLAND PROFESSIONAL FAMILY REGISTERED. Cindy Ann Jones

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/14 1992. 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 5/14 1992. PUBLISHER: S. Zake Orlow. \$248.58

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/14 1992. 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 5/14 1992. PUBLISHER: THE JEFFERSONIAN. \$248.58

NOTICE OF HEARING. CASE NUMBER: CR-92-399-XA. HEARING DATE: 4/22/92. LOCATION: COUNTY BOARD OF APPEALS, 400 BALTIMORE AVENUE, TOWSON, MARYLAND.

NOTICE OF HEARING. CASE NUMBER: CR-92-399-XA. HEARING DATE: 4/22/92. LOCATION: COUNTY BOARD OF APPEALS, 400 BALTIMORE AVENUE, TOWSON, MARYLAND.

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

**receipt**

ITEM #432

Date: 4/22/92

Account: R-001-6150  
 Number: CR-92-399-XA

RECLASSIFICATION (#060) -----\$250.00  
 SPECIAL EXCEPTION (#050) -----\$300.00  
 VARIANCE (#020) -----\$250.00  
 MAXIMUM TOTAL (#070) -----\$650.00

OLDFIELDS SCHOOL  
 1500 Glencoe Road  
 10th Election District  
 3rd Councilmanic District

Please Make Checks Payable To: Baltimore County \$650.00  
 BA C00C:33PH04-22-92

Cashier Validation

AGENDA  
 ZONING ADVISORY COMMITTEE  
 ROOM 301, COUNTY OFFICE BUILDING  
 DISTRIBUTION MEETING OF APRIL 27, 1992 - 2:30 p.m.  
 FORMAL OR INFORMAL RESPONSE DUE AT MAY 4, 1992 MEETING

Distribution:

- \*Zoning Commissioner's Office (Lawrence Schmidt)
- #Z.A.D.M., Development Control H.O. Hearing File (Gwendolyn Stephens)
- #Z.A.D.M., Development Control Work File (Julie Winiarski)
- \*Z.A.D.M., Development Management (Chris Rorke)
- \*Traffic Engineering (Raheem J. Famili)
- \*Dept. of Public Works, Bureau of Public Services (David L. Thomas)
- \*Bureau of Public Services, Developer's Engineering (Dennis A. Kennedy)
- \*Planning Office Director (David Fields)
- \*Planning Office (Ervin McDaniel)
- \*Recreation and Parks (W. Pat Kincer)
- \*D.E.P.R.M. (Sue Parinetti & Larry L. Yeager)
- \*D.E.P.R.M., Air Quality Management (Brooks Stafford)
- #State Highway Administration, Access Permits Division (Peggy Blank)
- #Fire Prevention, Plans Review (Captain Pfeifer)
- #Dept. of Permits & Licenses, Building Plans Review (Dick Seim)
- \*Economic Development Commission (Ken Dryden)
- \*Highways (Albert Bethke, Sr.)
- \*Community Development (Amy Johanson)
- \*People's Counsel (Phyllis Friedman)
- #IF CRITICAL AREA, Maryland Office of Planning (Mike Nortrup)
- #IF ELDERLY HOUSING, Community Development (Frank Welsh)

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office's or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received by the committee within two weeks, it is assumed that your agency has "no comment". All written comments must reference the Z.A.C. item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency is not represented at the meeting, you should return your written comments to Zoning Administration and Development Management, Room 109, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1108), Attention: Julie Winiarski. If you have any questions regarding these zoning petitions, please contact Julie or the Development Control planner (see initials after item number) at 887-3391 (FAX - 887-5708).

*Advertising paid 6/19/92  
 by Joe Secor*

**NOTICE OF HEARING**

CASE NUMBER: CR-92-399-XA  
 NE/S Glencoe Road, 2730' NE Penn Central Railroad  
 1500 Glencoe Road  
 10th Election District - 3rd Councilmanic  
 Petitioner(s): Oldfields School, Inc.

**PROPERTY DESCRIPTION**

Beginning from a point which is located the following courses and distances from the centerline of the Penn Central Railroad, northwesterly 2,730 feet along Glencoe Road to a property corner of a parcel of land owned by Oldfields School, Inc. Thence along said property line: North 13 degrees 03 minutes, 00 seconds east, 44.49 feet; North 47 degrees 50 minutes 50 seconds east, 71.96 feet; North 63 degrees 17 minutes 10 seconds east, 142.62 feet; North 72 degrees 50 minutes 30 seconds east, 132.10 feet; South 80 degrees 39 minutes 40 seconds east, 93.54 feet; South 57 degrees 07 minutes 10 seconds east, 73.41 feet; South 42 degrees 08 minutes 40 seconds east, 73.41 feet; South 22 degrees 37 minutes 50 seconds east, 76.43 feet; South 06 degrees 52 minutes 20 seconds west, 85.44 feet; South 03 degrees 43 minutes 00 seconds west, 78.07 feet; South 13 degrees 26 minutes 10 seconds east, 49.45 feet; South 33 degrees 29 minutes 00 seconds east, 346.65 feet; North 70 degrees 23 minutes 00 seconds east, 115.60 feet; North 58 degrees 34 minutes 00 seconds east, 261.90 feet; North 49 degrees 46 minutes 00 seconds east, 100.00 feet; North 19 degrees 14 minutes 00 seconds east, 95.00 feet, and North 30 degrees 37 minutes 00 seconds east, 51.11 feet to the point of beginning.

From this point of beginning proceed the following course and distance: North 40 degrees 00 minutes 00 seconds west, 600.00 feet to an arc with a radius of 475.00 feet for a distance of 715.84 feet to the following course and distances: North 25 degrees 00 minutes 00 seconds west, 425.00 feet; North 55 degrees 00 minutes 00 seconds east, 845.00 feet; South 27 degrees 00 minutes 00 seconds east, 840.00 feet; South 12 degrees 19 minutes 17 seconds east, 240.00 feet; South 32 degrees 32 minutes 39 seconds east, 1039.10 feet; and North 89 degrees 11 minutes 30 seconds west along the property line for a distance of 727.34 feet to the point of beginning to form a parcel of land containing 30.52 acres more or less.

**RECLASSIFICATION:** Petition to reclassify the property to R.C. 2.  
**SPECIAL EXCEPTION:** For a Private School  
**WARRANTS:** to permit setbacks of zero feet to the zoning use boundary line in lieu of the required 35 feet for buildings #6, #10 and #11; and to permit a distance between existing buildings as close as 25 feet in lieu of the required 70 feet.

**HEARING:** FRIDAY, JUNE 5, 1992 at 10:00 a.m.

**LOCATION:** County Courthouse, Room 48  
 400 Washington Avenue  
 Towson, Maryland 21204

**WILLIAM T. HACKETT, CHAIRMAN**  
 COUNTY BOARD OF APPEALS

**County Council of Baltimore County**  
 Court House, Towson, Maryland 21204  
 (410) 887-3196  
 Fax (410) 887-5791

April 7, 1992

Mr. William T. Hackett, Chairman  
 Baltimore County Board of Appeals  
 Court House  
 Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 29-92 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of Oldfields School, Inc., owner, for approximately 30 acres of land located on Glencoe Road in the Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at its meeting on Monday, April 6, 1992 and is being forwarded to you for appropriate action.

Sincerely,  
 Thomas J. Peddicord, Jr.  
 Legislative Counsel/Secretary

TJP:dp  
 Enclosure  
 R2992/DAPTJP

cc: P. David Fields, Director  
 Office of Planning and Zoning  
 Harold Reid, Chairman  
 Baltimore County Planning Board

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

**receipt**

Date: 5/04/92

Account: R-001-6150  
 Number: H9P00432

PAID PER HAND-WRITTEN RECEIPT DATED 4/22/92

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1	
050 -SPECIAL EXCEPTION	1	
060 -RECLASSIFICATION	1	
070 -SUM OF ABOVE FEES (MAXIMUM)		\$650.00
TOTAL:		\$650.00

LAST NAME OF OWNER: OLDFIELDS SCHOOL

**COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND**  
 LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 2  
 RESOLUTION NO. 29-92

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, APRIL 6, 1992

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Oldfields School, Inc., owner, for approximately 30 acres of land located on Glencoe Road in the Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated March 19, 1992, has certified that early action on the Petition for Zoning Reclassification filed on behalf of Oldfields School, Inc., requesting a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed on behalf of Oldfields School, Inc., be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R2992/RES92

**AGENDA**  
 ZONING ADVISORY COMMITTEE  
 ROOM 301, COUNTY OFFICE BUILDING  
 DISTRIBUTION MEETING OF APRIL 27, 1992 - 2:30 p.m.  
 FORMAL OR INFORMAL RESPONSE DUE AT MAY 4, 1992 MEETING

Distribution:

- \*Distributed at Meeting
- \*Agenda Only
- \*Agenda and Petition
- \*Agenda, Petition and Plat

**BALTIMORE COUNTY, MARYLAND**  
 Inter-Office Correspondence

April 22, 1992

TO: Baltimore County Zoning Plans Advisory Committee

FROM: W. Carl Richards, Jr.  
 Zoning Coordinator (887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
 Case Number CR-92-399-XA  
 Legal Owner: Oldfields School, Inc. (by Hawley Rogers, Headmaster)  
 Contract Purchaser: N/A  
 1500 Glencoe Road  
 NE/S Glencoe Road, 2730' NE Penn Central Railroad  
 10th Election District; 3rd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON MARCH 19, 1992 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED APRIL 6, 1992 (ATTACHED). PURSUANT TO SECTION 2-356.(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF FRIDAY, JUNE 5, 1992 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AS SOON AS POSSIBLE AND FORWARD YOUR WRITTEN COMMENTS UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

**ZONING ADVISORY COMMITTEE**  
 MEETING OF APRIL 27, 1992

Case Number: CR-92-399-XA  
 Legal Owner: Oldfields School, Inc. (by Hawley Rogers, Headmaster)  
 Contract Purchaser: N/A  
 Critical Area? No  
 Location: NE/S Glencoe Road, 2730' NE Penn Central Railroad (#1500 Glencoe Road)  
 Existing Zoning: R.C.-4 (Total 194.7 Acres)  
 Proposed Zoning: Reclassification to R.C.-2. Special Exception for a private school. Variance to permit setbacks of zero feet to the zoning use boundary line in lieu of the required 35 feet for buildings #6, #10 and #11; and to permit a distance between existing buildings as close as 25 feet in lieu of the required 70 feet.  
 Area: 30.52± acres  
 District: 10th Election District  
 3rd Councilmanic District

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM R.C. 4 TO R.C. 2 ZONE  
(30.52+ acres); PETITION FOR : OF BALTIMORE COUNTY  
SPECIAL EXCEPTION AND VARIANCE  
NE/S Glencoe Rd., 2730' NE :  
Penn Central Railroad (#1500 :  
Glencoe Rd.), 10th Election :  
Dist., 3rd Councilmanic Dist. :  
OLDFIELDS SCHOOL, INC., : Case No. CR-92-399-XA  
Petitioner : (out of cycle)

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 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 28th day of May, 1992, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21284-5500  
APRIL 29, 1992 (301) 887-1500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: OLDFIELDS SCHOOL, INC.  
Location: #1500 GLENCOE ROAD  
Item No.: CR-92-399-XA Zoning Agenda: APRIL 27, 1992

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.

1. BUILDING SHALL BE PROVIDED WITH MINIMUM 18 FEET WIDE PAVED FIRE LANES AS REQUIRED BY SECTION F-313.1 OF THE 1990 BOCA FIRE PREVENTION CODE. FIRE LANES SHALL BE POSTED WITH OFFICIAL BALTIMORE COUNTY FIRE LANE SIGNS.

REVIEWER: *[Signature]* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JB/KEK

Baltimore County Government  
Office of Planning and Zoning

401 Bosley Avenue  
Towson, MD 21204

887-3211  
Fax 887-5862

March 20, 1992

Hon. William A. Howard, IV  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification Petition (Oldfields School property)

Dear Councilman Howard:

At its regular monthly meeting on March 19, 1992, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property of Oldfields School, Inc. is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

*David Fields*  
P. David Fields  
Secretary to the Planning Board

PDF/TD/lw  
DFWHQMD.OLF/TXTLLF

Enclosure

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZAM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Esquire, People's Counsel  
Robert A. Hoffman, Esquire

OUT OF CYCLE RECLASSIFICATIONS

Date filed /Approved

Fd 2/28/92	Oldfields School	Reclass: from R.C.
Cert 3/19/92	Property	4 to R.C. 2 w/
Appd	Glencoe Road /	special exception
	northern portion of	/private school
	Baltimore County	approx 30 acres

County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Robert A. Hoffman, Esquire  
VENABLE, BARTJER & HOWARD  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21285-5517

Re: Case No. CR-92-399-XA (Oldfields School, Inc.)

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Lindalee M. Kuszmaul*  
Lindalee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Oldfields School, Inc.  
Mr. James Earl Kraft  
Mr. Paul Ruffez  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 30, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: T.A.C. Comments

T.A.C. MEETING DATE: April 27, 1992

LEGAL OWNER: Oldfields School, Inc. 432 CR-92-399-XA

There are no comments for this site.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/dm

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 11, 1992

FROM: Mr. J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Out-of-Cycle Documented Zoning  
Reclassification Petition Case  
#CR-92-399-XA 432  
#1500 Glencoe Road  
Zoning Advisory Committee Meeting of  
April 27, 1992

The Environmental Impact Review Division requests an extension for the review of the out-of-cycle Documented Zoning Reclassification Petition for #1500 Glencoe Road, to determine the extent to which the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains apply to the site.

Prior to approval of a building permit for the proposed dormitory, a complete evaluation of the septic system must be performed.

JLP:sp

JABLQW/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Harold G. Reid, Chairman  
Baltimore County Planning Board

DATE: March 10, 1992

FROM: P. David Fields, Director  
Office of Planning & Zoning

SUBJECT: REQUEST FOR CERTIFICATION - OLDFIELDS SCHOOL

The attached letter and other documents from Robert Hoffman, Esquire, on behalf of Oldfields School, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of approximately 30 acres of R.C. 4 zoned land to R.C. 2 with a Special Exception.

Section 2-356(i) of the County Code authorizes the Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by OPZ staff, and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

*David Fields*  
P. David Fields

PDF/JL/lw  
DFOLDPL.DSC/TXTLLF

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office

DATE: April 8, 1992

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Oldfields School, Inc.  
Approval by Council Council and  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Friday, June 5, 1992 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its April 6, 1992 meeting (a copy of Resolution 29-92 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of June 5, 1992.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

NOTE: bcc to People's Counsel; also note to Gwen on her copy requesting case number.

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office

DATE: April 8, 1992

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Oldfields School, Inc.  
Approval by Council Council and  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Friday, June 5, 1992 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its April 6, 1992 meeting (a copy of Resolution 29-92 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of June 5, 1992.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Gwen: As noted above, we have scheduled the above out-of-cycle for June 5, 1992. Call me if you need any additional information. Also, I need a case number for this one.

Thanks

kathi

RECEIVED  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman  
Baltimore County Board of Appeals

DATE: June 2, 1992

FROM: Arnold F. "Pat" Keller, III  
Deputy Director  
Office of Planning & Zoning

SUBJECT: CASE NO. CR92-399-XA/Oldfields School

At its regular monthly meeting on March 19, 1992, the Baltimore County Planning Board, voted in accordance with Section 2-356 (i) of the County Code, to certify to the County Council that early action upon the Petition for zoning reclassification of the Oldfields School Property was manifestly required.

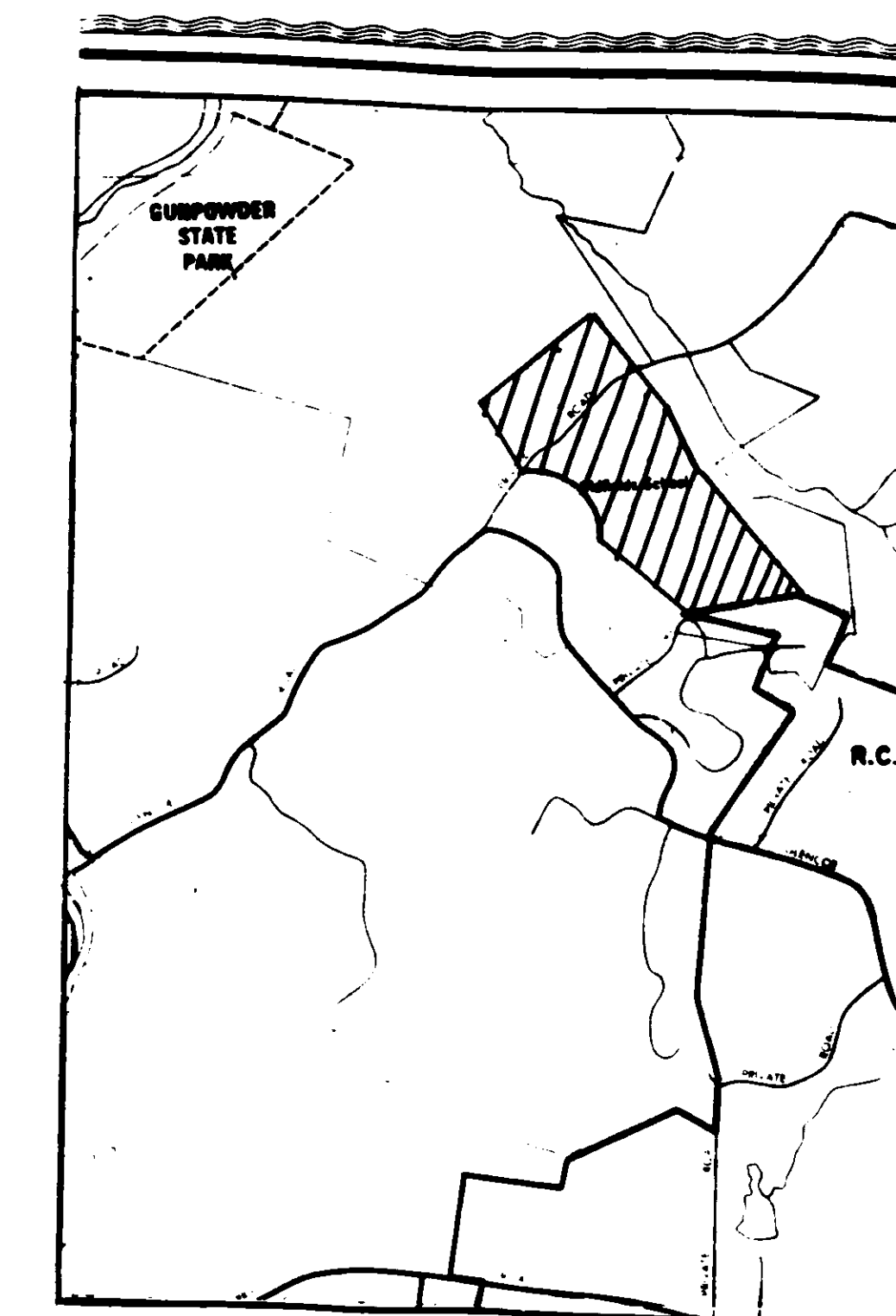
The County Council unanimously approved a Resolution approving the Planning Board's certification on April 6, 1992.

Enclosed herewith is a copy of the reports of the Office of Planning and Zoning.

AFK/JL/lw (out)  
Arnold F. "Pat" Keller, III

AFK/JL/lw  
PKOLDFL.DSC/TXTLLF

Enclosure



Location of Property Under Petition

Scale: 1" = 1000'

CASE NO. CR92-399-XA

PETITIONER:

Oldfields School

REQUESTED ACTION:

Reclassification to RC-2; a Special Exception to allow the continuing use of the existing facility and to permit the construction of a dormitory/faculty residence; and variances from the following: Sec. 1A01.3.B.3 BC2R to permit setbacks from the zoning use boundary line as close as 0' in lieu of the required 35' for existing building numbers 6, 10 and 11; Sec. 1A01.3.B.3 BC2R and Sec. 102.2 BC2R to permit a distance between existing buildings as close as 25' in lieu of the required 70'.

EXISTING ZONING:

RC-4

LOCATION:

NE/S Glencoe Road, 2730' NE Penn Central Railroad (#1500 Glencoe Road)

AREA OF SITE:

30.52 Acres

ZONING OF ADJACENT PROPERTY/USE:

North - RC-4 single-family detached dwellings, the Gunpowder Falls

South - RC-2 and RC-4 single-family detached dwellings, the Immanuel Episcopal Church

East - RC-4 single-family detached dwellings

West - RC-4 single-family detached dwellings, the North Central Trail, and the Gunpowder Falls

SITE DESCRIPTION:

Oldfields School is located in central northern Baltimore County and a portion of the property lies adjacent to the Gunpowder Falls and the Northern Central Trail. Several academic, residential, recreational, and ancillary structures are clustered on a 30 acre portion of the site located directly off of Glencoe Road. The school facilities are located for the most part, in the southern portion of the property. The balance of the property is unimproved and mostly wooded. Extensive wooded areas and unique physical features, which buffer the

Oldfields School  
Case No. CR92-399-XA  
Page 2

school from adjacent properties, and the layout of the existing buildings enable Oldfields to maintain the rural character of the area.

WATER AND SEWERAGE:

This site is located within a "no-planned water and sewer service" area, and is designated W-7, S-7 on the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Glencoe Road is characterized as a rural road.

ZONING HISTORY:

The subject portion of the property has been zoned RC-4 since 1976. The Petitioner has filed an issue on the property as part of the 1992 Comprehensive Zoning Map Process (see Issue #3-196).

MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan identifies this site as being located within an Institutional/Private Open Space area as indicated on the Land Use Plan for the County's Northern Sector. This land use designation, as mapped, reflects larger institutional properties such as colleges, hospitals, cemeteries, country clubs, etc. These uses currently provide a significant open space value.

PROPOSED VS. EXISTING ZONING:

The regulations for RC-2 and RC-4 zones may be found in Sections 1A01 and 1A03 of the Baltimore County Zoning Regulations, respectively. The RC-2 zone was created to prevent land uses incompatible with agricultural uses. Subdivision of RC-2 zoned land for residential purposes is restricted so that a tract having a gross area of between two and 100 acres, may be divided into no more than two lots. A minimum lot size of one acre is also required. The RC-4 zone was established to provide for the protection of the water supply by preventing contamination through unsuitable types or levels of development. A lot of record in an RC-4 zone with a gross of less than six acres may not be subdivided, and a lot of record with a gross area of six acres but not more than ten acres may not be subdivided into more than two lots (total). The maximum gross density of a lot of record with a gross area of more than ten acres is 0.2 per acre. The County Council is currently considering proposed legislative changes to the RC zone classification (see Bill No. 93-92).

Oldfields School  
Case No. CR92-399-XA  
Page 3

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Since 1867, the Oldfields School has functioned as a private institution at the present location. The 30.5 acres subject to this request support the campus buildings, and the rezoning would reflect the current and intended future use of the property. The applicant's attorney has indicated that the accompanying Special Exception has been submitted "to allow for the validation of the existing buildings within the RC-2 zone and for the construction of a small dormitory/faculty residence. The enrollment of the Oldfields School would not be increased by the construction of this dormitory; the new dormitory would permit the elimination of three-girl dormitory rooms on campus and provide some much needed on-campus faculty housing." Based upon the guidelines provided in the land use element of the Master Plan and information provided by the Petitioner, this office recommends the applicant's request be granted.

JL:lw  
CYCZ92.399/CYCLE

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MELDEN, VA  
ROCKVILLE, MD  
BEL AIR, MD

RICHARD H. VENABLE (1938-1990)  
EDWIN A. BAETJER (1928-1992)  
CHARLES S. HOWARD (1910-1992)

210 ALLEGHENY AVENUE  
P.O. BOX 8517  
TOWSON, MARYLAND 21285-5517  
(301) 823-4111  
FAX (301) 823-0147

April 21, 1992

WRITER'S DIRECT NUMBER IS  
494-9162

ROBERT A. HOFFMAN

William T. Hackett, Chairman  
County Board of Appeals for  
Baltimore County  
Old Court House, Basement Level  
400 Washington Avenue  
Towson, Maryland 21204

Re: Petition for Out-of-Cycle Zoning Reclassification,  
Special Exception and Variances  
Oldfields School  
Glencoe Road, Baltimore County, Maryland

Dear Mr. Hackett:

This firm represents the Oldfields School, Inc. in its Petition to reclassify approximately 30.5 acres of RC-4 zoned land to RC-2. The Oldfields School is located on approximately 180 acres, all of which is currently zoned RC-4.

The subject 30.5 acre property became RC-4 in 1976 (as did the entire 180 acre parcel) and has remained in this classification to date. It is respectfully submitted that the RC-4 zoning is in error and should be appropriately zoned RC-2.

Oldfields School has been in existence at this location since 1867, and because private schools are not permitted in the RC-4 zone, it became nonconforming in 1976. The subject 30.5 acres being requested for rezoning which includes the "core campus" buildings, meets the requirements for rezoning RC-4 zoned property found in Section 1A03.2 of the Baltimore County Zoning Regulations.

Because the property abuts an existing RC-2 zoned boundary and because the existing use of the property is properly located in the

CR-92-399-XA

William T. Hackett, Chairman  
April 21, 1992  
Page 2

RC-2 zone, the current RC-4 zoning classification is in error. Furthermore, rezoning this developed parcel would not impact the legislative purpose of watershed protection in the RC-4 zone.

This Petition also includes a special exception to allow for the validation of the existing buildings within the RC-2 zone and for the construction of a small dormitory/faculty residence. The enrollment of the Oldfields School would not be increased by the construction of this dormitory; the new dormitory would permit the elimination of three-girl dormitory rooms on campus and provide some much needed on-campus faculty housing.

There are also certain variances that are being requested for existing buildings. The obvious hardship or practical difficulty in meeting the setback regulations is due to the fact that the buildings have been constructed; the variances are merely being requested to conform these existing structures to current RC-2 Zoning Regulations.

For these and other reasons that will be presented at the public hearing, including compliance with the required findings under Section 2-356(j) Baltimore County Code, Section 502.1, B.C.Z.R., 1A01.2c, B.C.Z.R. and Section 307, B.C.Z.R., it is respectfully requested that the County Board of Appeals grant the reclassification of the subject property to RC-2 with a special exception and variances for a private school.

Yours truly,

  
Robert A. Hoffman

RAH/tls

CR-92-399-XA

## ENVIRONMENTAL IMPACT STATEMENT

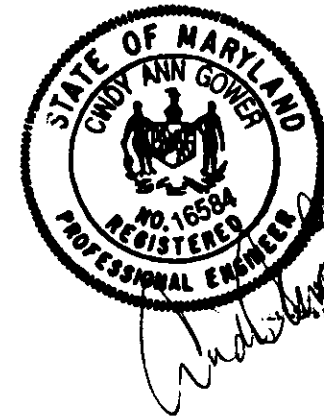
FOR

### OLDFIELDS SCHOOL

BY

LPJ INC  
CONSULTING  
ENGINEERS  
18 WEST TWENTY FIRST STREET  
BALTIMORE, MARYLAND 21218  
TELEPHONE 301-368-7800

APRIL 15, 1992



#### TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPOSED ACTION
- III. PROBABLE IMPACTS
- IV. ALTERNATIVES TO PROPOSE ACTION
- V. POSSIBLE LONG TERM EFFECTS
- VI. POSSIBLE IRREVERSIBLE EFFECTS
- VII. SUMMARY

#### ENVIRONMENTAL IMPACT STATEMENT

##### I. INTRODUCTION

OLDFIELDS SCHOOL IS AN EXISTING FACILITY ON A 195 ACRE PARCEL OF LAND LOCATED NORTH OF GLENCOE ROAD, SOUTH OF THE GUNPOWDER FALLS, AND EAST OF UPPER GLENCOE ROAD IN GLENCOE, BALTIMORE COUNTY. OLDFIELDS SCHOOL IS REQUESTING A ZONING CHANGE FOR A 30.5+ ACRE PORTION OF THE SITE FROM RC-4 TO RC-2. THE EXISTING SCHOOL COMPLEX CONSISTS OF A SCATTERING OF DORMITORIES, CLASSROOM FACILITIES, RECREATION FACILITIES, AND ANCILLARY BUILDINGS. THE MAJORITY OF THE SCHOOL FACILITIES ARE LOCATED IN THE SOUTHERN PORTION OF THE SITE. THE REMAINDER OF THE SITE IS UNDEVELOPED, AND IS MOSTLY WOODED. WATER FOR THE SCHOOL IS PROVIDED BY WELLS AND THERE IS AN EXISTING SEPTIC SYSTEM ON THE SITE.

THIS REPORT WILL ADDRESS THE ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED ZONING CHANGE. THE REPORT IS BROKEN DOWN TO ADDRESS THE FOLLOWING ISSUES.

- I. A DETAILED DESCRIPTION OF THE PROPOSED ACTION, THE NEED FOR THIS ACTION AND THE ENVIRONMENTAL IMPACT OF THIS ACTION.
  - II. DISCUSSION OF PROBABLE IMPACT ON THE ENVIRONMENT.
  - III. ANY ADVERSE EFFECTS THAT CANNOT BE AVOIDED.
  - IV. ALTERNATIVES TO THE PROPOSED ACTION THAT MIGHT AVOID SOME OR ALL OF THE ADVERSE ENVIRONMENTAL EFFECTS.
  - V. AN ASSESSMENT OF THE CUMULATIVE, LONG TERM EFFECTS OF THE PROPOSED ACTION.
  - VI. ANY IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES THAT MAY RESULT FROM THE ACTION.
- ##### II. PROPOSED ACTION

THE OLDFIELDS SCHOOL HAS BEEN FUNCTIONING AT ITS PRESENT LOCATION FOR 125 YEARS. THE CAMPUS IS RURAL WITH MAJORITY OF THE SITE OPEN SPACE AREAS. THE PROPOSED ZONING VARIANCE IS REQUIRED TO PERMIT THE CONSTRUCTION OF A NEW DORMITORY FACILITY. (THE PROPERTY WAS REZONED IN THE MID 1970'S AS PART OF A COMPREHENSIVE REZONING PLAN AND WAS EFFECTIVELY MADE A NON-CONFORMING USE.) THE NEW DORMITORY FACILITY WILL NOT CAUSE AN INCREASE IN POPULATION AT THE CAMPUS. THE PURPOSE OF THE FACILITY IS TO CREATE TWO PERSON ROOMS. (THREE PERSON ROOMS THAT ARE CURRENTLY USED.) THE REQUEST FOR RC-2 ZONING IS ESSENTIALLY TO PERMIT PLANS ARE FOR THE SITE ARE LIMITED TO THE RENOVATION OF EXISTING BUILDINGS. THE ONLY NEW FACILITIES PLANNED ARE THE DORMITORY AS DISCUSSED ABOVE AND THE TWO MINOR FACULTY HOUSING UNITS WHICH WOULD BE SINGLE FAMILY HOMES.

##### III. PROBABLE IMPACTS

THE MOST OBVIOUS IMPACT DUE TO THE PROPOSED ACTION IS AN INCREASE IN THE PERCENTAGE OF IMPERVIOUS AREA. THIS INCREASE IS APPROXIMATELY A 1% INCREASE FOR THE 30 ACRE PARCEL TO A TOTAL OF 13% IMPERVIOUS AREA. THE IMPACT OF THE INCREASE IN IMPERVIOUS AREA IS FELT IN THE FOLLOWING WAS:

1. AN INCREASE IN STORMWATER RUNOFF FROM THE SITE.
2. INCREASE DISCHARGE FROM IMPERVIOUS AREAS INCREASES THE PRESENCE OR POSSIBILITY OF GRIT/SOLIDS AND OIL/POLLUTANTS TO THE GROUND OR SURFACE WATER.

A SECOND IMPACT IS A VERY SLIGHT INCREASE IN AIR POLLUTANTS DUE TO THE HEATING SYSTEM OF THE DORMITORY. AS DISCUSSED, THE PROPOSED DORMITORY CONSTRUCTION DOES NOT REPRESENT AN INCREASE IN POPULATION; THEREFORE, THERE IS NOT AN INCREASE TO THE SEPTIC OR WATER DEMAND FOR THE SITE.

THE USE OF THE PROPOSED BUILDING IS A DORMITORY AND IS THEREFORE IN CHARACTER WITH THE EXISTING STRUCTURES ON THE SITE. THE FUNCTION OF THE BUILDING DOES NOT REQUIRE THE INTRODUCTION OF HAZARDOUS MATERIALS.

##### IV. ALTERNATIVES TO THE PROPOSED ACTION

THERE ARE A FEW ALTERNATIVES TO THE CONSTRUCTION OF THE PROPOSED DORMITORY THAT COULD BE CONSIDERED; THEY ARE AS FOLLOWS:

###### A. DO NOTHING OPTION

THE FIRST ALTERNATE WOULD BE TO DO NOTHING AND KEEP THE FACILITY AS IT IS. AS DISCUSSED, THE DORMITORY IS NOT REQUIRED DUE TO AN INCREASE IN POPULATION ON THE SITE. THE PURPOSE OF ITS CONSTRUCTION IS TO IMPROVE CONDITIONS ON THE SITE BY PROVIDING TWO PERSON ROOMS INSTEAD OF THE EXISTING THREE PERSONS ROOMS. IN A CONTINUING EFFORT TO IMPROVE THE ACADEMIC ENVIRONMENT, THE CAMPUS WISHES TO PROVIDE COMFORTABLE MODERN DORMITORIES.

###### B. RENOVATION OF EXISTING FACILITIES

IN ORDER TO PROVIDE THE TWO PERSON ROOM FACILITIES ON CAMPUS WITHOUT CREATING A NEW FACILITY (NEW IMPERVIOUS AREA), THE SCHOOL WOULD HAVE TO RENOVATE EXISTING FACILITIES. THIS WOULD REQUIRE MAKING THE FACILITIES TALLER TO MAKE UP THE SQUARE FOOTAGE VERTICALLY INSTEAD OF HORIZONTALLY. THIS IS NOT A FEASIBLE OPTION PRACTICALLY OR ECONOMICALLY. AN ALTERNATE TO THIS OPTION WOULD BE TO DEMOLISH AN EXISTING FACILITY AND CREATE A NEW DORMITORY IN THE SAME LOCATION. THIS IS NOT FEASIBLE LOGISTICALLY BECAUSE THE DORMITORY SPACE IS REQUIRED AND CANNOT BE LOST DURING CONSTRUCTION.

##### V. POSSIBLE LONG TERM EFFECTS

THE POSSIBLE LONG TERM EFFECTS OF THE PROPOSED ACTION INCLUDE A MINIMUM INCREASE IN THE PEAK STORMWATER DISCHARGE AND THE AMOUNT OF POLLUTANTS ASSOCIATED WITH THIS DISCHARGE. A SECOND EFFECT WOULD BE A MINIMAL INCREASE TO AIRBORNE POLLUTANTS. BECAUSE THE AMOUNT IS SO MINIMAL, POSSIBLE LONG TERM EFFECTS ARE NEGLIGIBLE.

##### VI. POSSIBLE IRREVERSIBLE EFFECTS

THERE ARE NO "IRREVERSIBLE" EFFECTS FROM THE PROPOSED CONSTRUCTION.

##### VII. SUMMARY

THE PROPOSED ACTION TO CHANGE ZONING AT THE OLDFIELDS PARCEL FROM RC-4 TO RC-2 IS REQUESTED ONLY TO ALLOW THE CAMPUS TO CONTINUE FUNCTIONING AS IT HAS FOR THE PAST 125 YEARS.

NEW CONSTRUCTION DUE TO THE PROPOSED ACTION WILL BE MINIMAL AND WILL RESULT IN A ONE PERCENT INCREASE IN THE IMPERVIOUS AREA ON THE SITE.

THE ENVIRONMENTAL IMPACTS OF THIS PROPOSED ACTION ARE MINIMAL AND ARE OF THE SAME NATURE AS CURRENT IMPACTS FROM THE CAMPUS.



CR-92-399-XA

PHOTO 1 OLD HOUSE - SOUTH ELEVATION  
BUILDING NO. 6 ON PLAT



CR-92-399-XA

PHOTO 2 OLD HOUSE - EAST ELEVATION  
BUILDING NO. 6 ON PLAT





**CR-92-399-XA**

PHOTO 3 CARROLL HOUSE - NORTH ELEVATION  
BUILDING NO. 1 ON PLAT



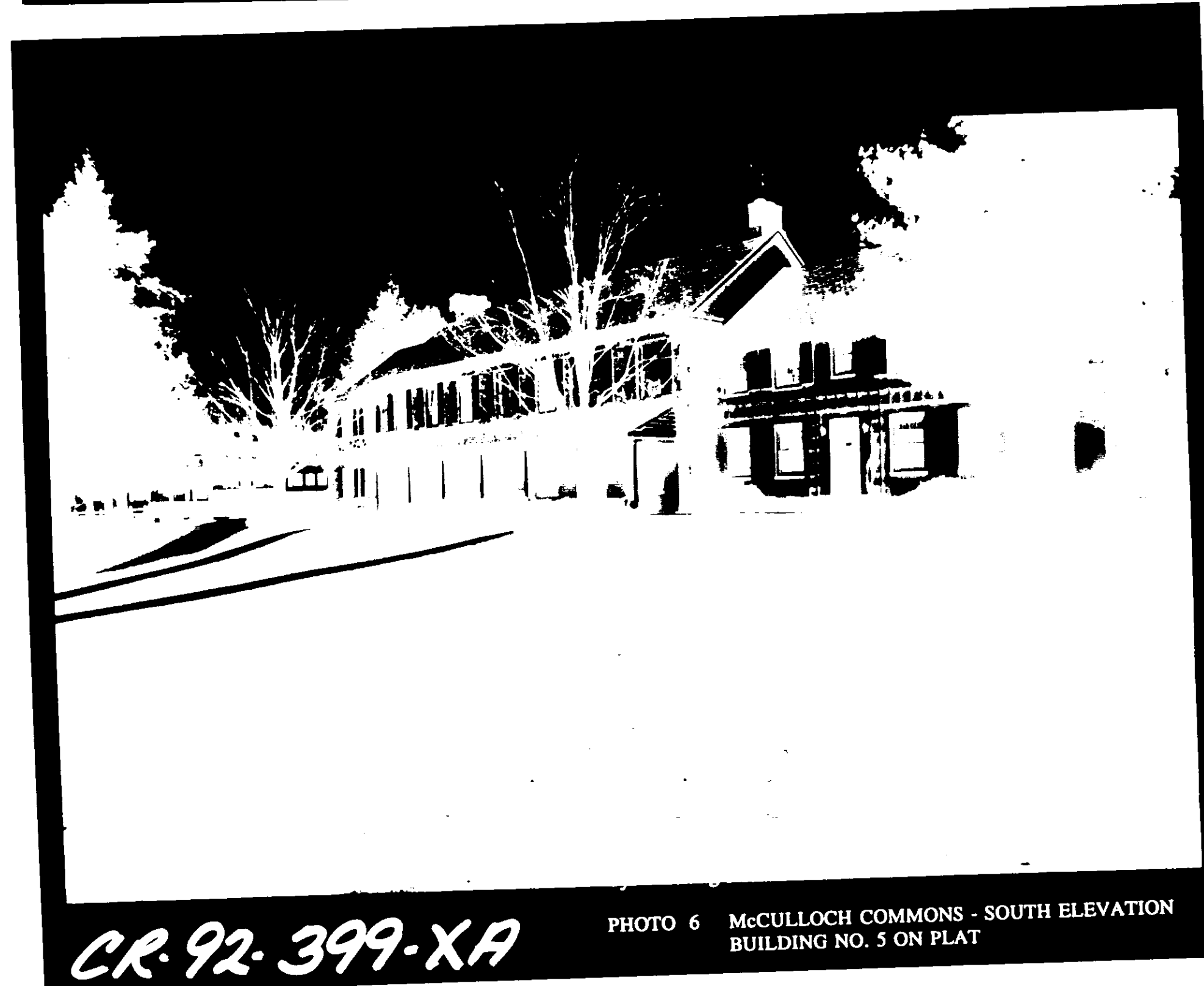
**CR-92-399-XA**

PHOTO 4 HEADMASTER HOUSE - WEST ELEVATION  
BUILDING NO. 2 ON PLAT



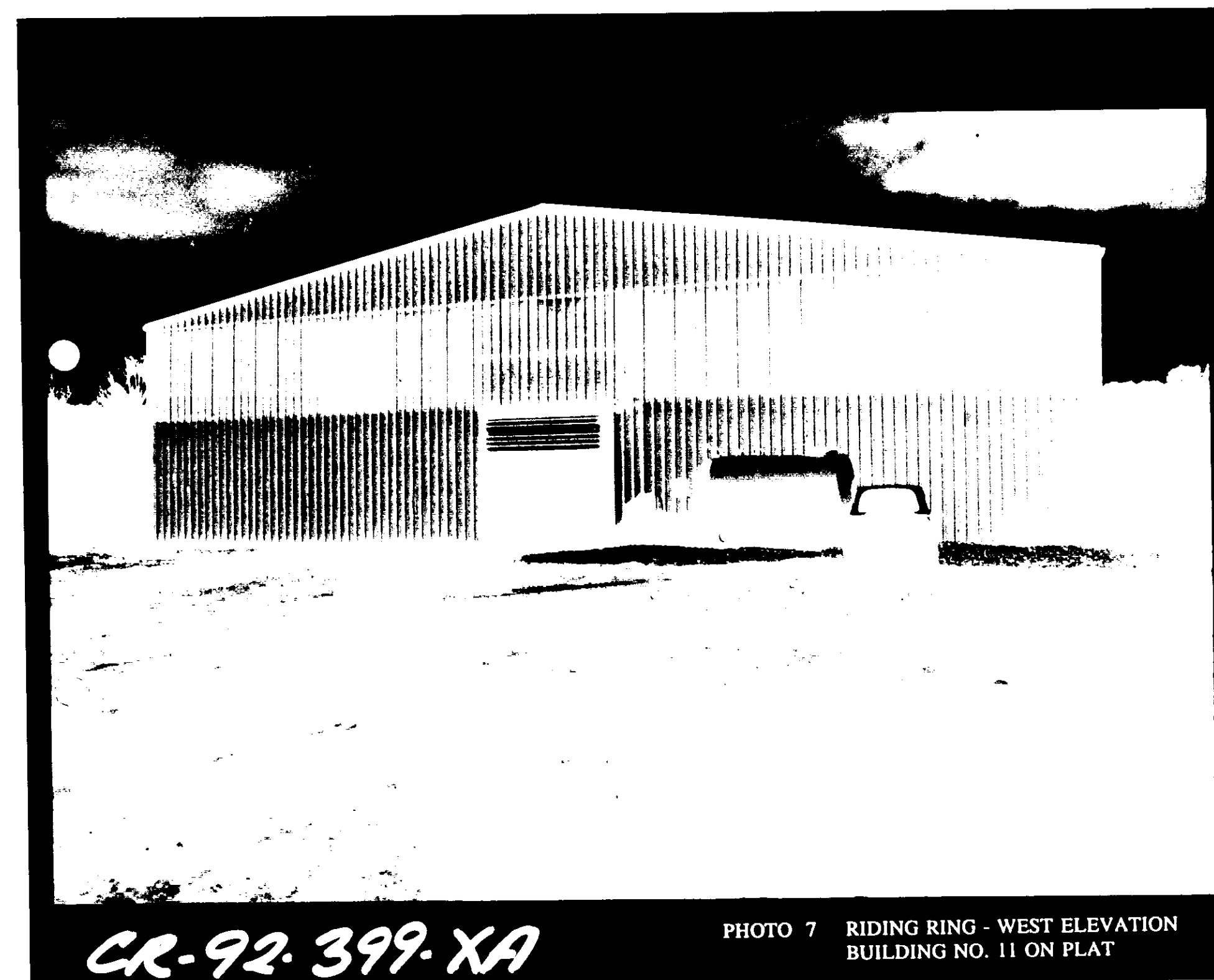
**CR-92-399-XA**

PHOTO 5 GARDEN HOUSE - SOUTH ELEVATION  
BUILDING NO. 3 ON PLAT



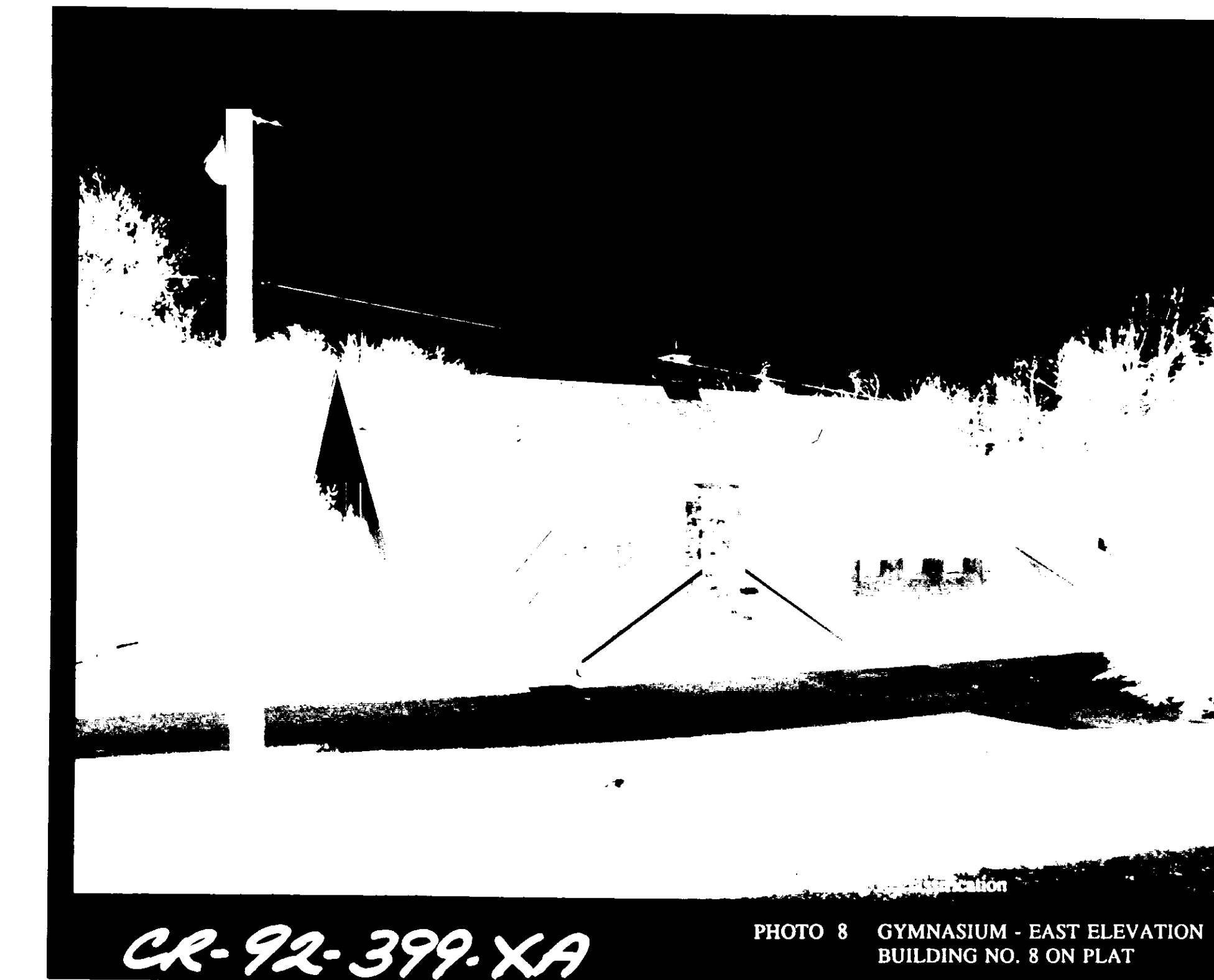
**CR-92-399-XA**

PHOTO 6 McCULLOCH COMMONS - SOUTH ELEVATION  
BUILDING NO. 5 ON PLAT



**CR-92-399-XA**

PHOTO 7 RIDING RING - WEST ELEVATION  
BUILDING NO. 11 ON PLAT



**CR-92-399-XA**

PHOTO 8 GYMNASIUM - EAST ELEVATION  
BUILDING NO. 8 ON PLAT



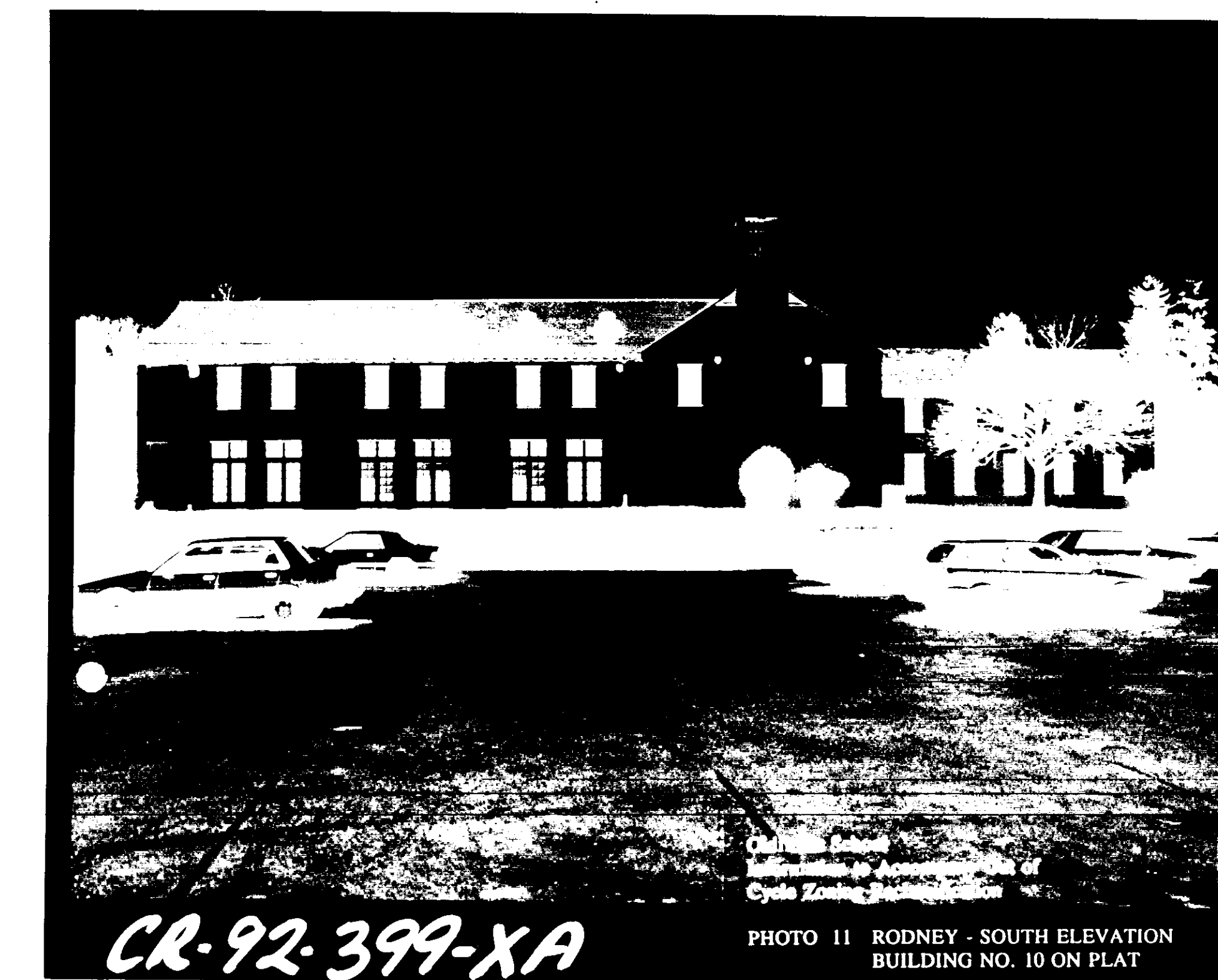
**CR-92-399-XA**

PHOTO 9 GYMNASIUM - SOUTH ELEVATION  
BUILDING NO. 8 ON PLAT



**CR-92-399-XA**

PHOTO 10 STURGIS HOUSE - NORTH ELEVATION  
BUILDING NO. 9 ON PLAT



**CR-92-399-XA**

PHOTO 11 RODNEY - SOUTH ELEVATION  
BUILDING NO. 10 ON PLAT



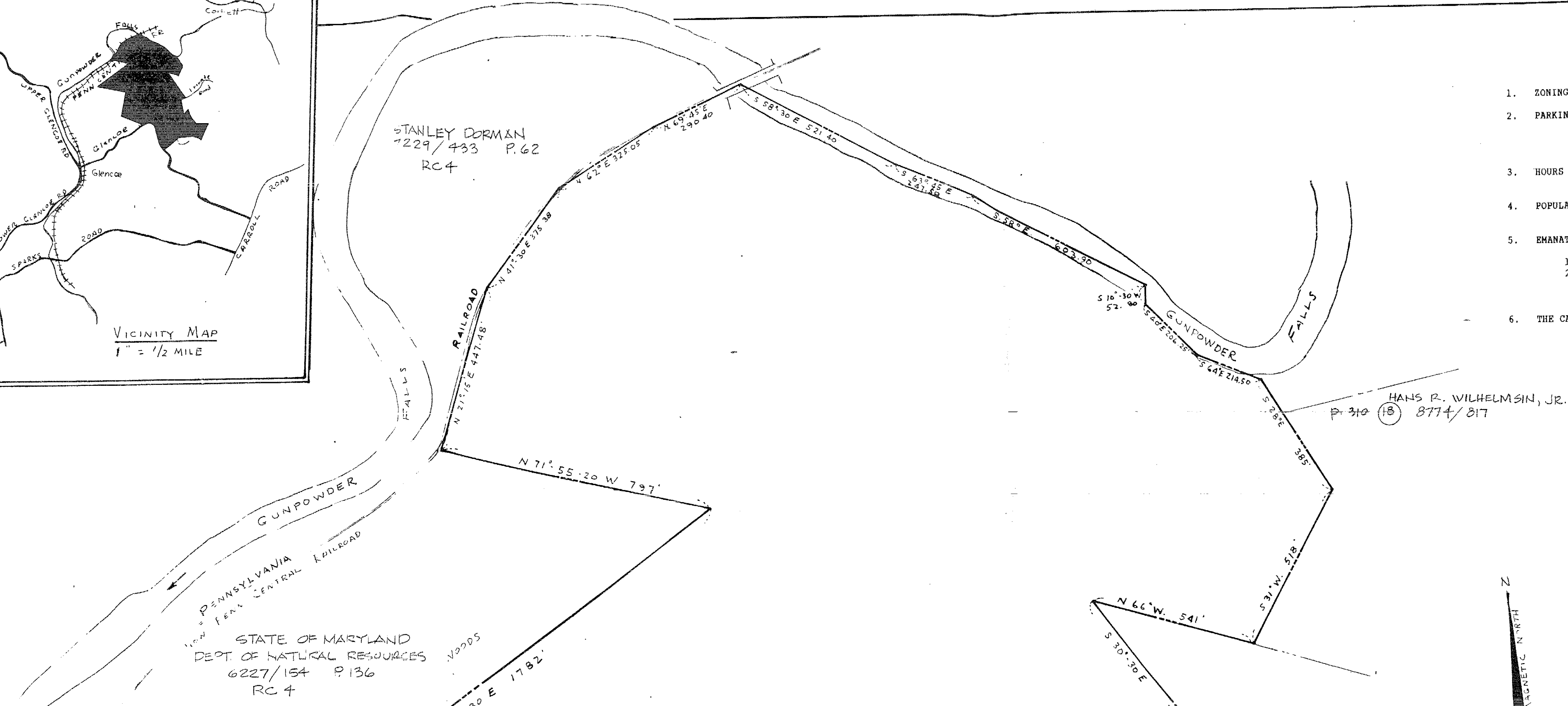
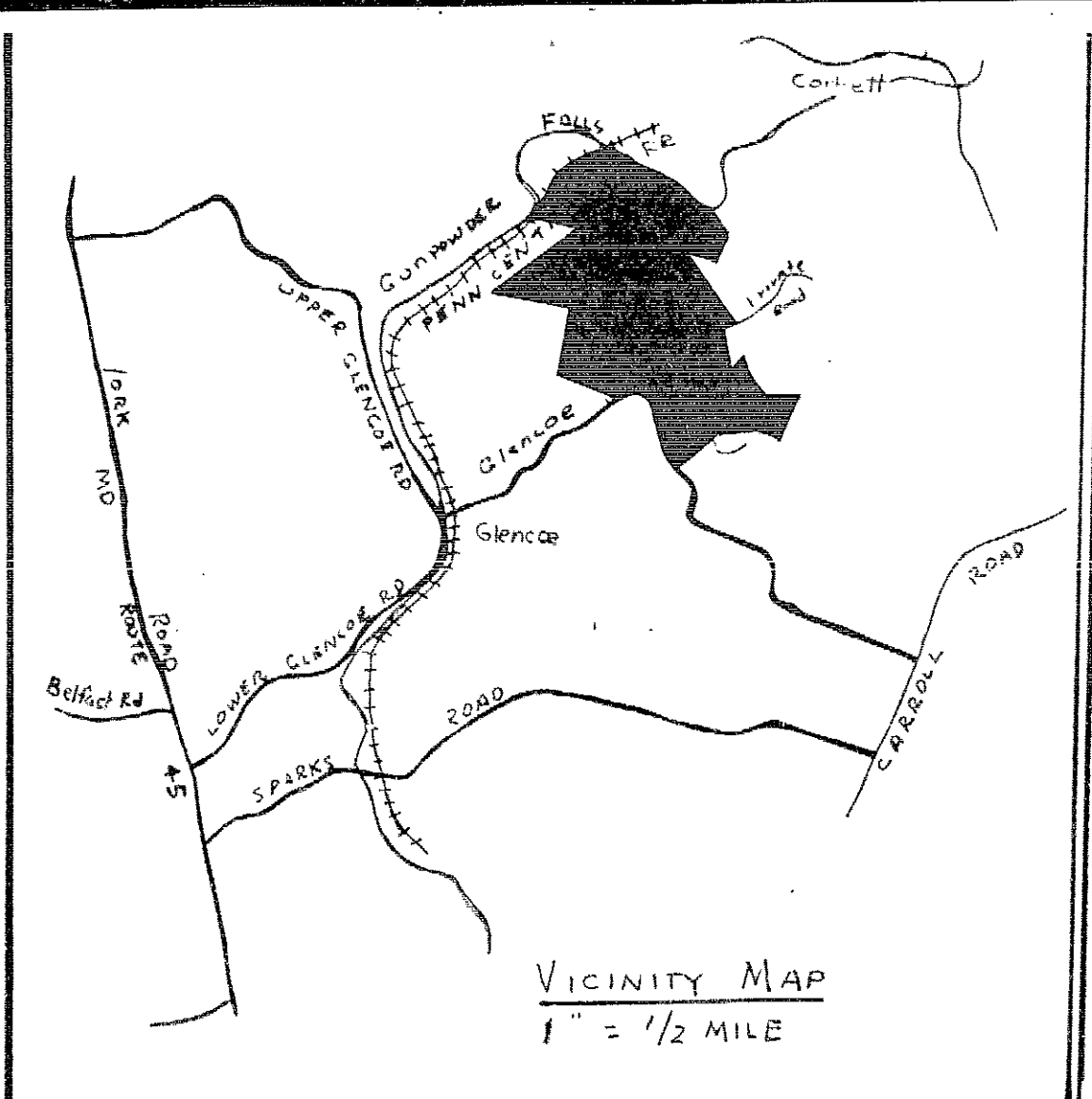
Petitions Ex 2

**Richter  
Cornbrooks  
Gribble, Inc.**

Architects/Planners  
2120 North Charles Street  
Baltimore, Maryland 21218

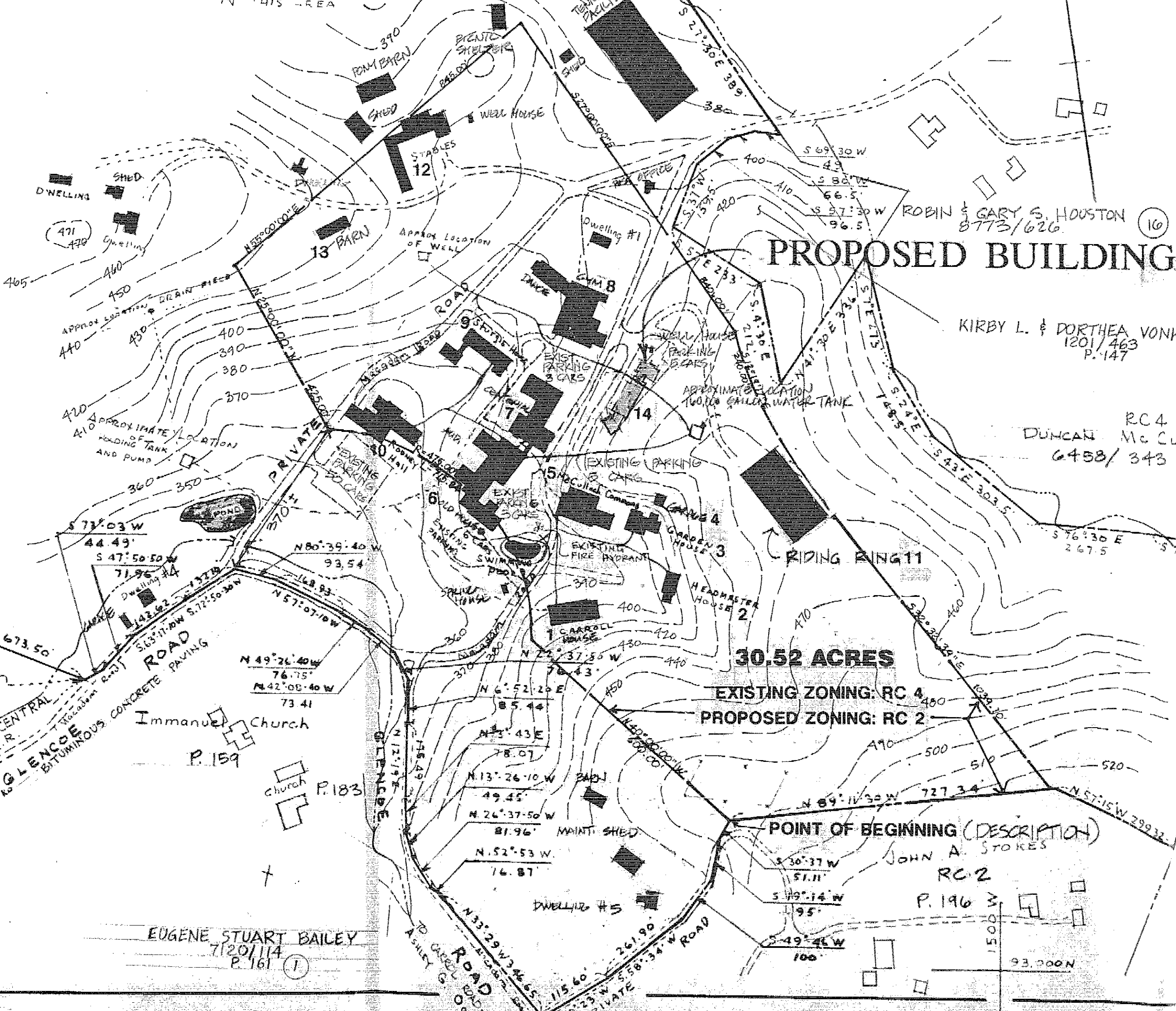
**PLAT TO ACCOMPANY OUT OF CYCLE ZONING RECLASSIFICATION,  
SPECIAL EXCEPTION, AND VARIANCES  
OLDFIELDS SCHOOL**

- ZONING HISTORY: 11-245X SPECIAL EXCEPTION FOR DAY CAMP
- PARKING: A. STUDENTS ARE NOT PERMITTED TO DRIVE ON CAMPUS.  
B. PARKING PROVIDED: 67 SPACES PLUS PARKING AT EACH FACULTY RESIDENCE.  
C. PARKING PROPOSED: 5 SPACES
- HOURS OF OPERATION: 8:00 A.M. - 6:00 P.M.  
ACADEMIC/ATHLETIC PROGRAMS
- POPULATION: 180 STUDENTS, OF WHICH 144 RESIDE ON CAMPUS.  
85 FULL TIME EMPLOYEES, INCLUDING 47 FACULTY MEMBERS.
- EMANATIONS:
  - MINOR COOKING ODORS FROM KITCHENS.
  - FIRE ALARM BELLS, SCHOOL BELLS, BOILER ACTIVATIONS. ALL NOISE EMANATIONS ARE BELOW MAXIMUM DECIBEL LEVELS AND IN COMPLIANCE WITH STATE AND LOCAL LAWS.
- THE CAMPUS IS ON PRIVATE WATER AND SEPTIC SYSTEM.



**OLDFIELDS SCHOOL**

1609/482  
629/71  
P. 144  
ATHLETIC BILLS & TENNIS COURTS  
IN THIS AREA



**PROPOSED BUILDING**

SEE SHEET 3 OF 8  
FOR PROPOSED DORMITORY SITE DEVELOPMENT PLAN.

NO.	BUILDING	USE	HEIGHT	AREA
1	Carroll House	Dorm/Faculty Res.	3 Story	4545 SF
2	Headmaster Res.	Faculty Res.	3 Story	1752 SF
3	Garden House	Dorm	1 Story	2287 SF
4	Garage	Garage	1 Story	400 SF
5	McColloch Commons	Dining Hall/Kitchen	2 Story	7006 SF
6	Old House	Admin./Classrooms	3 Story	16619 SF
7	Centennial	Dorm/Faculty Res.	2 Story	7247 SF
8	Gym	Gym	2 Story	12307 SF
9	Sturgis House	Dorm/Faculty Res.	2 Story	5314 SF
10	Rodney	Classroom/Library	2 Story	8480 SF
11	Riding Ring	Riding Ring	1 Story	20000 SF
12	Stable	Stable	1 Story	6356 SF
13	Barn	Barn	1 Story	1584 SF
14	Proposed Dorm	Dorm/Faculty Res.	2 Story	6074 SF

SEE SHEET 2 OF 8 FOR LOCATION OF PHOTOGRAPHS  
SEE SHEET 2 OF 8 FOR 1"-50' DETAIL PLAN  
OF THE PROPOSED ZONE LINE THROUGH THE OLD HOUSE.

PLAT OF PROPERTY OF OLDFIELDS SCHOOL, INC.  
BALTIMORE COUNTY, MARYLAND  
AREA 194.7 ACRES±  
ELECTION DISTRICT 10 COUNCILMANIC DISTRICT 3

STRUCTURES TO BE USED NOTED THUS: [Symbol]  
APPROXIMATE LOCATION OF WATER LINES NOTED THUS: [Symbol]  
APPROXIMATE LOCATION OF SEWER LINES NOTED THUS: [Symbol]  
EXISTING CAMPUS PARKING APPROXIMATELY 96 CARS

ALEX J. HALLER, JR.  
8839/158  
RC 4  
(M. 0005)

SALTO CO. PHOTOGRAMMETRIC MAP  
SHEET N.W. 24-A

30.52 ACRES

EXISTING ZONING: RC 4  
PROPOSED ZONING: RC 2

POINT OF BEGINNING (DESCRIPTION)  
RC 2  
P. 196 3

**LPJ INC.**

CONSULTING ENGINEERS  
• STRUCTURAL  
• CIVIL  
• SITE PLANNING

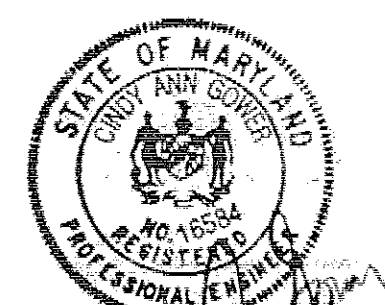
16 West 25th Street  
Baltimore, Maryland 21218  
(301) 366-7800

PROJECT NO. 9126

PROPERTY OUTLINE TAKEN  
FROM THE BELOW REFERENCED SURVEY  
MAP 92B

SCALE: 1/2" = 1' JANUARY 3, 1972  
DOLLENBERG BROTHERS  
SURVEYORS AND CIVIL ENGINEERS  
709 WASHINGTON AVENUE  
TOWSON, MARYLAND

No.	Description	Date



Project No. 9126

Date APRIL 10, 1992

Drawing No.

1 OF 8

filed

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

**receipt**

Account: R-001-6150  
 Number: CR-92-399-XA

Date: 4/22/92

ITEM #432

RECLASSIFICATION (#060) -----\$250.00  
 SPECIAL EXCEPTION (#050) -----\$300.00  
 VARIANCE (#020) -----\$250.00  
 MAXIMUM TOTAL (#070) -----\$650.00

OLDFIELDS SCHOOL  
 1500 Glencoe Road  
 10th Election District  
 3rd Councilmanic District

Please Make Checks Payable To: Baltimore County \$650.00  
 BA C00C:33PH04-22-92

Cashier Validation

AGENDA  
 ZONING ADVISORY COMMITTEE  
 ROOM 301, COUNTY OFFICE BUILDING  
 DISTRIBUTION MEETING OF APRIL 27, 1992 - 2:30 p.m.  
 FORMAL OR INFORMAL RESPONSE DUE AT MAY 4, 1992 MEETING

Distribution:

- \*Zoning Commissioner's Office (Lawrence Schmidt)
- #Z.A.D.M., Development Control H.O. Hearing File (Gwendolyn Stephens)
- #Z.A.D.M., Development Control Work File (Julie Winiarski)
- \*Z.A.D.M., Development Management (Chris Rorke)
- \*Traffic Engineering (Raheem J. Famili)
- \*Dept. of Public Works, Bureau of Public Services (David L. Thomas)
- \*Bureau of Public Services, Developer's Engineering (Dennis A. Kennedy)
- \*Planning Office Director (David Fields)
- \*Planning Office (Ervin McDaniel)
- \*Recreation and Parks (W. Pat Kincer)
- \*D.E.P.R.M. (Sue Parinetti & Larry L. Yeager)
- \*D.E.P.R.M., Air Quality Management (Brooks Stafford)
- #State Highway Administration, Access Permits Division (Peggy Blank)
- #Fire Prevention, Plans Review (Captain Pfeifer)
- #Dept. of Permits & Licenses, Building Plans Review (Dick Seim)
- \*Economic Development Commission (Ken Dryden)
- \*Highways (Albert Bethke, Sr.)
- \*Community Development (Amy Johanson)
- \*People's Counsel (Phyllis Friedman)
- #IF CRITICAL AREA, Maryland Office of Planning (Mike Nortrup)
- #IF ELDERLY HOUSING, Community Development (Frank Welsh)

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office's or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received by the committee within two weeks, it is assumed that your agency has "no comment". All written comments must reference the Z.A.C. item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency is not represented at the meeting, you should return your written comments to Zoning Administration and Development Management, Room 109, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1108), Attention: Julie Winiarski. If you have any questions regarding these zoning petitions, please contact Julie or the Development Control planner (see initials after item number) at 887-3391 (FAX - 887-5708).

*Advertising paid 6/19/92  
 by Joe Secor*

**NOTICE OF HEARING**

CASE NUMBER: CR-92-399-XA  
 NE/S Glencoe Road, 2730' NE Penn Central Railroad  
 1500 Glencoe Road  
 10th Election District - 3rd Councilmanic  
 Petitioner(s): Oldfields School, Inc.

**PROPERTY DESCRIPTION**

Beginning from a point which is located the following courses and distances from the centerline of the Penn Central Railroad, northwesterly 2,730 feet along Glencoe Road to a property corner of a parcel of land owned by Oldfields School, Inc. Thence along said property line: North 13 degrees 03 minutes, 00 seconds east, 44.49 feet; North 47 degrees 50 minutes 50 seconds east, 71.96 feet; North 63 degrees 17 minutes 10 seconds east, 142.62 feet; North 72 degrees 50 minutes 30 seconds east, 132.10 feet; South 80 degrees 39 minutes 40 seconds east, 93.54 feet; South 57 degrees 07 minutes 10 seconds east, 73.41 feet; South 42 degrees 08 minutes 40 seconds east, 73.41 feet; South 22 degrees 37 minutes 50 seconds east, 76.43 feet; South 06 degrees 52 minutes 20 seconds west, 85.44 feet; South 03 degrees 43 minutes 00 seconds west, 78.07 feet; South 13 degrees 26 minutes 10 seconds east, 49.45 feet; South 33 degrees 29 minutes 00 seconds east, 346.65 feet; North 70 degrees 23 minutes 00 seconds east, 115.60 feet; North 58 degrees 34 minutes 00 seconds east, 261.90 feet; North 49 degrees 46 minutes 00 seconds east, 100.00 feet; North 19 degrees 14 minutes 00 seconds east, 95.00 feet, and North 30 degrees 37 minutes 00 seconds east, 51.11 feet to the point of beginning.

From this point of beginning proceed the following course and distance: North 40 degrees 00 minutes 00 seconds west, 600.00 feet to an arc with a radius of 475.00 feet for a distance of 715.84 feet to the following course and distances: North 25 degrees 00 minutes 00 seconds west, 425.00 feet; North 55 degrees 00 minutes 00 seconds east, 845.00 feet; South 27 degrees 00 minutes 00 seconds east, 840.00 feet; South 12 degrees 19 minutes 17 seconds east, 240.00 feet; South 32 degrees 32 minutes 39 seconds east, 1039.10 feet; and North 89 degrees 11 minutes 30 seconds west along the property line for a distance of 727.34 feet to the point of beginning to form a parcel of land containing 30.52 acres more or less.

**RECLASSIFICATION:** Petition to reclassify the property to R.C. 2.  
**SPECIAL EXCEPTION:** For a Private School  
**WARRANTS:** to permit setbacks of zero feet to the zoning use boundary line in lieu of the required 35 feet for buildings #6, #10 and #11; and to permit a distance between existing buildings as close as 25 feet in lieu of the required 70 feet.

**HEARING:** FRIDAY, JUNE 5, 1992 at 10:00 a.m.

**LOCATION:** County Courthouse, Room 48  
 400 Washington Avenue  
 Towson, Maryland 21204

**WILLIAM T. HACKETT, CHAIRMAN**  
 COUNTY BOARD OF APPEALS

**County Council of Baltimore County**  
 Court House, Towson, Maryland 21204  
 (410) 887-3196  
 Fax (410) 887-5791

April 7, 1992

Mr. William T. Hackett, Chairman  
 Baltimore County Board of Appeals  
 Court House  
 Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 29-92 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of Oldfields School, Inc., owner, for approximately 30 acres of land located on Glencoe Road in the Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

This Resolution was unanimously approved by the County Council at its meeting on Monday, April 6, 1992 and is being forwarded to you for appropriate action.

Sincerely,  
 Thomas J. Peddicord, Jr.  
 Legislative Counsel/Secretary

TJP:dp  
 Enclosure  
 R2992/DAPTJJP

cc: P. David Fields, Director  
 Office of Planning and Zoning  
 Harold Reid, Chairman  
 Baltimore County Planning Board

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

**receipt**

Account: R-001-6150  
 Number: H9P00432

Date: 5/04/92

PAID PER HAND-WRITTEN RECEIPT DATED 4/22/92

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES		
020 -ZONING VARIANCE (OTHER)	1	
050 -SPECIAL EXCEPTION	1	
060 -RECLASSIFICATION	1	
070 -SUM OF ABOVE FEES (MAXIMUM)		\$650.00
<b>TOTAL:</b>		<b>\$650.00</b>

LAST NAME OF OWNER: OLDFIELDS SCHOOL

**COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND**  
 LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 2  
 RESOLUTION NO. 29-92

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, APRIL 6, 1992

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Oldfields School, Inc., owner, for approximately 30 acres of land located on Glencoe Road in the Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated March 19, 1992, has certified that early action on the Petition for Zoning Reclassification filed on behalf of Oldfields School, Inc., requesting a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed on behalf of Oldfields School, Inc., be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R2992/RES92

**BALTIMORE COUNTY, MARYLAND**  
 Inter-Office Correspondence

April 22, 1992

TO: Baltimore County Zoning Plans Advisory Committee

FROM: W. Carl Richards, Jr.  
 Zoning Coordinator (887-3391)

SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition  
 Case Number CR-92-399-XA  
 Legal Owner: Oldfields School, Inc. (by Hawley Rogers, Headmaster)  
 Contract Purchaser: N/A  
 1500 Glencoe Road  
 NE/S Glencoe Road, 2730' NE Penn Central Railroad  
 10th Election District; 3rd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON MARCH 19, 1992 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED APRIL 6, 1992 (ATTACHED). PURSUANT TO SECTION 2-356.(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET A VERY EARLY HEARING DATE OF FRIDAY, JUNE 5, 1992 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE AND VERY EARLY HEARING DATE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AS SOON AS POSSIBLE AND FORWARD YOUR WRITTEN COMMENTS UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

WCR:scj

**ZONING ADVISORY COMMITTEE**  
 MEETING OF APRIL 27, 1992

Case Number: CR-92-399-XA  
 Legal Owner: Oldfields School, Inc. (by Hawley Rogers, Headmaster)  
 Contract Purchaser: N/A  
 Critical Area? No  
 Location: NE/S Glencoe Road, 2730' NE Penn Central Railroad (#1500 Glencoe Road)  
 Existing Zoning: R.C.-4 (Total 194.7 Acres)  
 Proposed Zoning: Reclassification to R.C.-2. Special Exception for a private school. Variance to permit setbacks of zero feet to the zoning use boundary line in lieu of the required 35 feet for buildings #6, #10 and #11; and to permit a distance between existing buildings as close as 25 feet in lieu of the required 70 feet.  
 Area: 30.52± acres  
 District: 10th Election District  
 3rd Councilmanic District

**COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND**  
 LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 2  
 RESOLUTION NO. 29-92

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, APRIL 6, 1992

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of Oldfields School, Inc., owner, for approximately 30 acres of land located on Glencoe Road in the Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-356 (c) through (h), inclusive, of the Baltimore County Code, 1988, as amended.

WHEREAS, the Planning Board, by Resolution dated March 19, 1992, has certified that early action on the Petition for Zoning Reclassification filed on behalf of Oldfields School, Inc., requesting a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-356(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-356.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the certification by the Planning Board that early action on the zoning reclassification petition filed on behalf of Oldfields School, Inc., be and the same is hereby approved; and

BE IT FURTHER RESOLVED, that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-356(i) of the Baltimore County Code.

R2992/RES92





Baltimore County  
Department of Permits and  
Development Management

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

November 18, 1999

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517

Dear Mr. Hoffman:

RE: Spirit and Intent, Oldfields School Addition, No. CR-92-399-XA, 3<sup>rd</sup> Election District

Your letter of November 3, 1999 concerning the above referenced property has been referred to me for reply. Upon review of the proposed addition to the school, I am of the opinion, given the unique set of facts this site presents, the intent gleaned from the Board of Appeals order CR-92-399-XA and a similar addition that was recently approved at Ner Israel Rabbinical College, that the proposed addition is within the spirit and intent of the aforementioned special exception and variance relief. Of course, the building separation may not be less than 25 feet as per the Board's order.

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 410-867-3391.

Sincerely,

*Joseph C. Merrey*  
Joseph C. Merrey  
Planner II  
Zoning Review

JCM:kew  
Enclosure

c: Zoning Case CR-92-399-XA

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 072016

DATE: 11/18/99 ACCOUNT: 410-867-3391

AMOUNT \$ 400.00

RECEIVED FROM: Robert A. Hoffman

FOR: Zoning Review

DISTRIBUTION: WHITE - CARRIER, PINK - AGENCY, YELLOW - CUSTOMER

CASHIER'S VALIDATION



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 994-6200 Fax (410) 921-0147  
www.venable.com

70-504 SF  
MSB  
Robert A. Hoffman  
(410) 994-6262  
rahoffman@venable.com

November 3, 1999

HAND-DELIVERED

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

Dear Mr. Jablon:

This firm represents Oldfields School, Inc., the owner and operator of a private school located on Glencoe Road in the northeast portion of Baltimore County. By way of brief history, the Oldfields School property was originally zoned a combination of RC-2 and RC-4. In 1992, in order to permit necessary expansion to the school, Oldfields School filed an out-of-cycle reclassification request with a documented site plan, asking that 30.52 acres of the site be rezoned from RC-4 to RC-2. Oldfields School simultaneously filed a Petition for Special Exception and Variance to allow expansion of the school in the RC-2 zone. All requested relief was granted in Case No. CR-92-399-XA. I have enclosed a copy of the Opinion and site plan approved in that case.

Oldfields School also filed an application during the 1992 Comprehensive Zoning Map process for the rezoning of the 30.52 acres (for which rezoning had already been granted by way of a documented site plan) and additional acreage from RC-4 to RC-2. The Baltimore County Council granted this request. The change on the Comprehensive Zoning Map effectively removed the property from the constraints of the documented site plan.

Oldfields School is proposing to construct an addition to one of the school buildings as shown on the enclosed site plan. The purpose of the addition is to make room for science labs and a new library. The site plan also shows an outdoor assembly



Mr. Arnold Jablon, Director  
November 3, 1998  
Page 2

space or "amphitheater" that will function as an outdoor meeting area or outdoor assembly space, and the possible relocation of the outdoor pool. I have filed a request with Donald Rascoe, asking the Development Review Committee to approve the changes as a limited exemption under Baltimore County Code Section 26-171(a)(7).

At this time, I am writing to ask for confirmation from your office that the proposed changes are within the spirit and intent of Case No. CR-92-399-XA. The changes are very minor in nature, are clearly for school use, and would have no impacts outside of the core school campus. Although Rodney Hall will be closer to another existing building to the northeast and, thus, would appear to violate the required seventy (70) foot setback, a variance to permit the distance between existing buildings to be as close as twenty-five (25) feet in lieu of the required seventy (70) feet was granted in Case No. CR-92-399-XA. Because the expansion is to an existing building, it is my opinion that the previously-granted variance would apply. I would submit that the proposed additions are, therefore, within the spirit and intent of that previous case and would not require any additional relief.

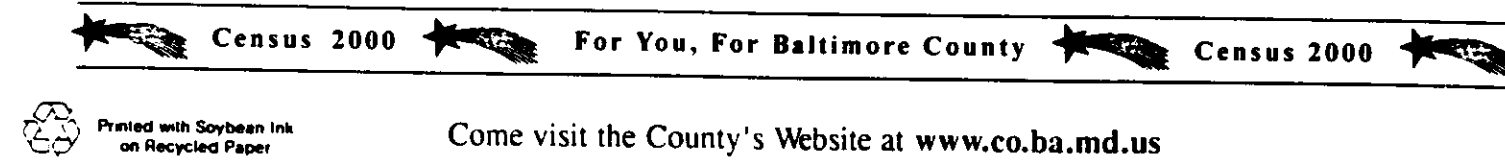
With this letter, I have enclosed check in the amount of \$400.00, made payable to Baltimore County, Maryland, to cover any costs associated with your review. As always, if you need any additional information to complete your review, please give me a call.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH:sm

TO:DCS1:RAMB:69022.v1



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



DEVELOPMENT REVIEW COMMITTEE  
REQUEST FORM

Copies of the Plan as Required/ Folded 8 1/2 x 11 FEE: \$ 40.00 (payable to Baltimore County and is non-refundable)

Applicant & Engineer Name: Oldfields School Filing Date: 11/3/99

Address: c/o Robert A. Hoffman, Esquire Phone #: (410) 494-6262  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland Acreage: 124.74

Project Name: Oldfields School PD# File #:  
1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Address: 1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Name: Oldfields School PD# File #:  
1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Address: 1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Name: Oldfields School PD# File #:  
1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Address: 1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Subject Name: Oldfields School PD# File #:  
1500 Glencoe Road Zip Code 0697 ADC Map #: 12

Request:  Refinement  Limited Exemption  Waiver  
(Attach letter if necessary)

SEE ATTACHED LETTER

DO NOT WRITE BELOW THIS LINE: TO BE FILLED OUT BY COUNTY

COMMITTEE ACTION: DRC #:

- Denied
- Limited Exemption under Section 26-171(a)(7)
- Material Amendment to the plan (new CRG or HOH must be scheduled)
- Plan Refinement (submit enough plans for the agencies checked off below)
- Waiver recommendation forwarded to Planning Board for determination
- Waiver of Standards referred to \_\_\_\_\_ (Department)
- Requires a zoning ( ) Special Hearing: ( ) Special Exception: ( ) Variance
- Other \_\_\_\_\_

COMMITTEE COMMENTS:

Agencies to Review and Return Comments to Committee:

( ) DPR ( ) PO ( ) Zoning ( ) DEPRM ( ) EIR ( ) SWM ( ) Rec & Parks ( ) Fire ( ) SHA

Signature of Coordinator \_\_\_\_\_ Meeting Date: \_\_\_\_\_



VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 994-6200 Fax (410) 921-0147  
www.venable.com

OFFICES IN  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Robert A. Hoffman  
(410) 994-6262  
rahoffman@venable.com

November 3, 1999

HAND-DELIVERED

Mr. Donald T. Rascoe  
Baltimore County Department of  
Permits and Development Management  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Oldfields School, Inc. - 1500 Glencoe Road  
10<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District

Dear Mr. Rascoe:

This firm represents Oldfields School, Inc., the owner and operator of a private school located on Glencoe Road in the northeast portion of Baltimore County. The Oldfields property was originally zoned a combination of RC-2 and RC-4. In 1992, in order to permit necessary expansion to the school, Oldfields filed an out-of-cycle reclassification request with a documented site plan, asking that 30.52 acres of the site be rezoned from RC-4 to RC-2. Oldfields simultaneously filed a Petition for Special Exception and Variance to allow expansion of the school in the RC-2 zone. All requested relief was granted in Case No. CR-92-399-XA.

Oldfields also filed an application during the 1992 Comprehensive Zoning Map process for the rezoning of the 30.52 acres (for which rezoning had already been granted by way of a documented site plan) and additional acreage from RC-4 to RC-2. The Baltimore County Council granted this request. The change on the Comprehensive Zoning Map effectively removed the property from the constraints of the documented site plan.

At this time, Oldfields is requesting a limited exemption under Baltimore County Code Section 26-171(a)(7) to allow for the construction of an addition to one of the school buildings as shown on the enclosed site plan. The purpose of the addition is to make room for science labs and a new library. The site plan also shows an outdoor



Mr. Donald T. Rascoe  
November 3, 1999  
Page 2

assembly space or "amphitheater" that will function as an outdoor meeting area or outdoor assembly space, and the possible relocation of the outdoor pool. Given the minor nature of the proposed modifications to the campus, it is respectfully requested that a limited exemption be granted.

Thank you for your consideration.

Very truly yours,

*Robert A. Hoffman*  
Robert A. Hoffman

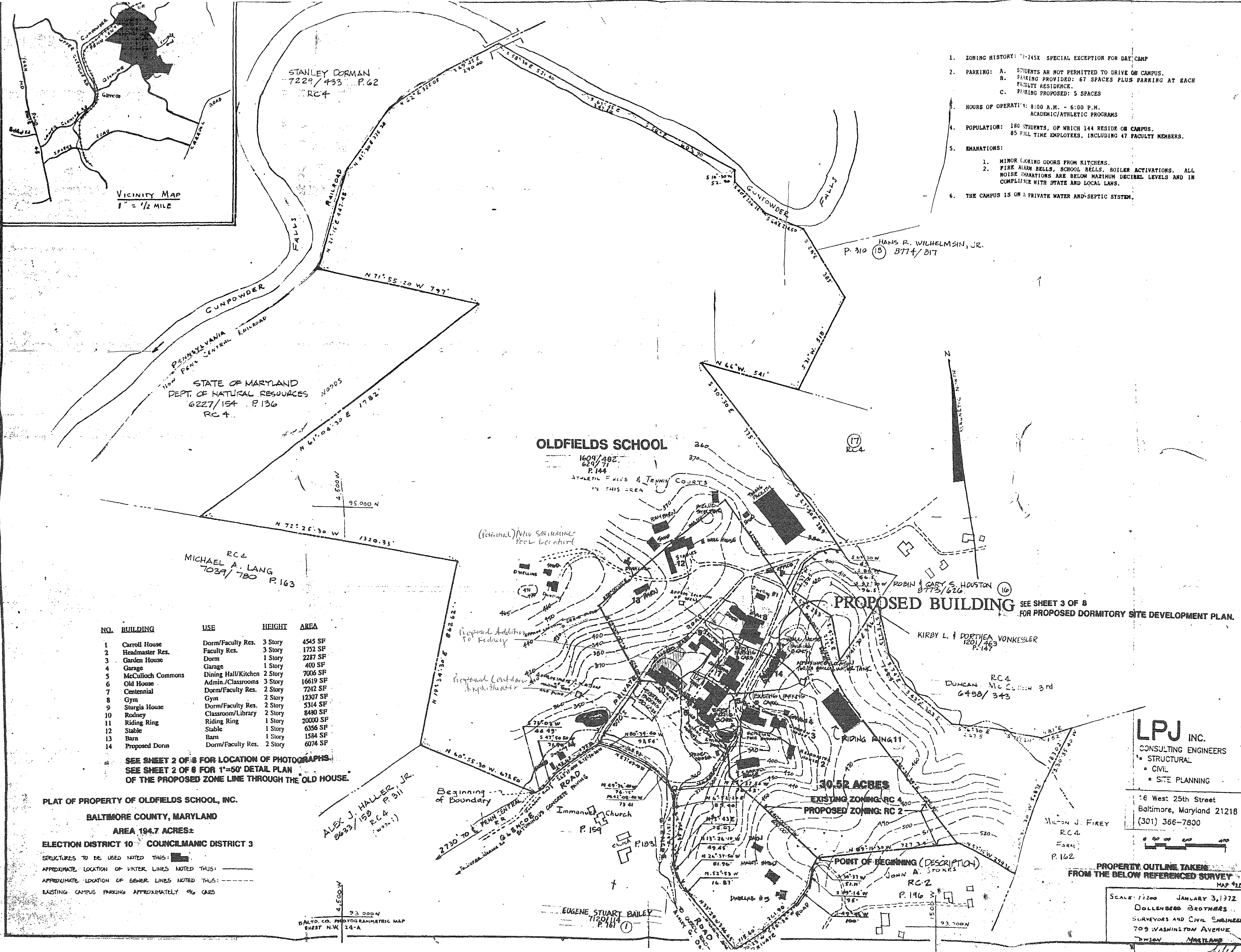
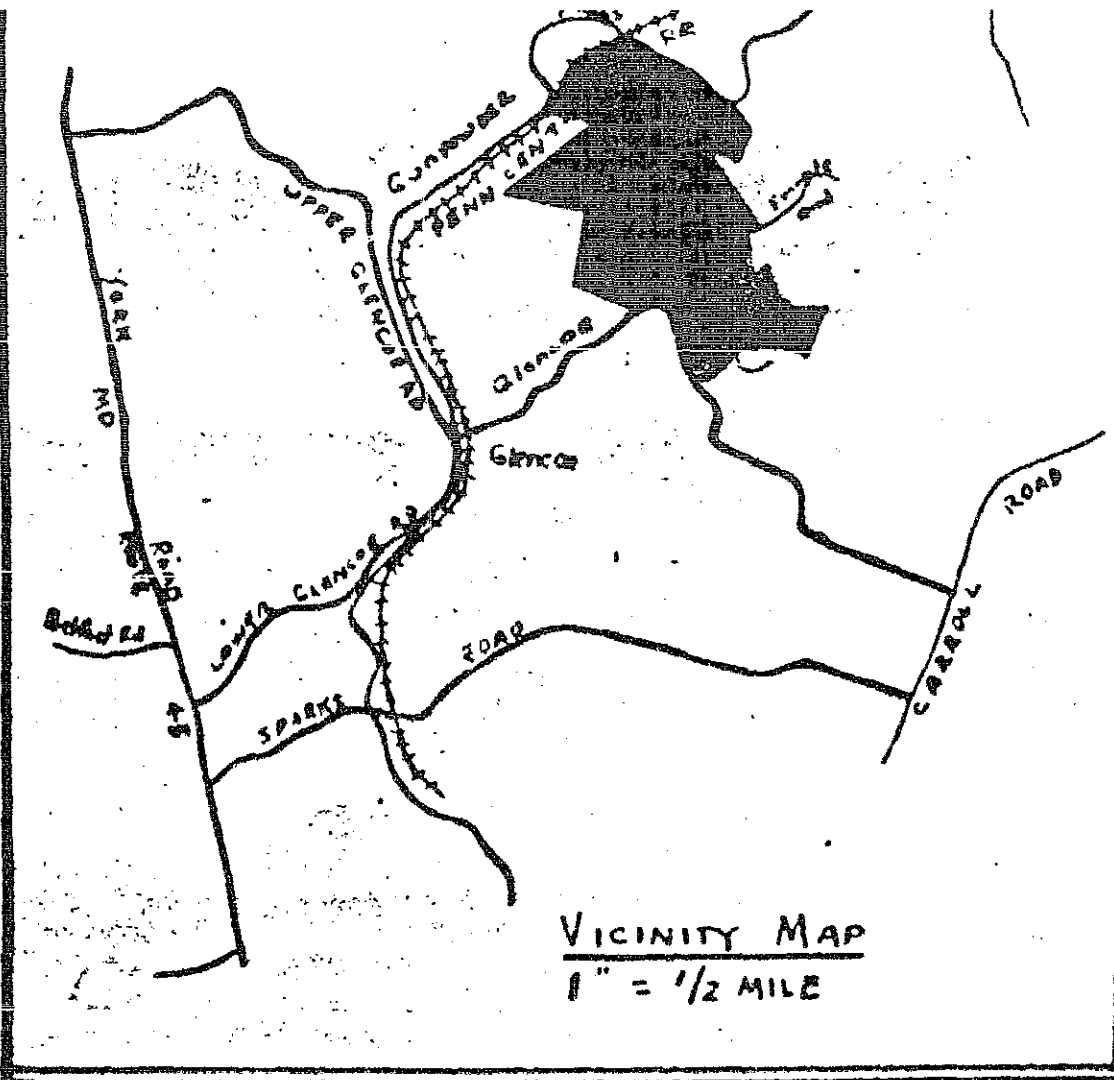
RAH:sm

TO:DCS1:saml:69042.v1

99-2825

**PLAT TO ACCOMPANY OUT OF CYCLE ZONING RECLASSIFICATION,  
SPECIAL EXCEPTION, AND VARIANCES  
OLDFIELDS SCHOOL**

- ZONING HISTORY: 7-245X SPECIAL EXCEPTION FOR DAY CAMP
- PARKING: A. STUDENTS ARE NOT PERMITTED TO DRIVE ON CAMPUS.  
B. PARKING PROVIDED: 67 SPACES PLUS PARKING AT EACH FACULTY RESIDENCE.  
C. PARKING PROPOSED: 5 SPACES
- HOURS OF OPERATION: 8:00 A.M. - 6:00 P.M.  
ACADEMIC/ATHLETIC PROGRAMS
- POPULATION: 180 STUDENTS, OF WHICH 144 RESIDE ON CAMPUS.  
85 FULL TIME EMPLOYEES, INCLUDING 47 FACULTY MEMBERS.
- EMANATIONS:
  - MINOR COOKING ODORS FROM KITCHENS.
  - FIRE ALARM BELLS, SCHOOL BELLS, BOILER ACTIVATIONS. ALL NOISE EMANATIONS ARE BELOW MAXIMUM DECIBEL LEVELS AND IN COMPLIANCE WITH STATE AND LOCAL LAWS.
- THE CAMPUS IS ON A PRIVATE WATER AND SEPTIC SYSTEM.



NO.	BUILDING	USE	HEIGHT	AREA
1	Carroll House	Dorm/Faculty Res.	3 Story	4545 SF
2	Headmaster Res.	Faculty Res.	3 Story	1752 SF
3	Garden House	Dorm	1 Story	2287 SF
4	Garage		1 Story	400 SF
5	McCulloch Commons	Dining Hall/Kitchen	2 Story	7006 SF
6	Old House	Admin./Classrooms	3 Story	16619 SF
7	Centennial	Dorm/Faculty Res.	2 Story	7242 SF
8	Gym	Gym	2 Story	12307 SF
9	Sturgis House	Dorm/Faculty Res.	2 Story	5314 SF
10	Rodney	Classroom/Library	2 Story	8490 SF
11	Riding Ring	Riding Ring	1 Story	20000 SF
12	Stable	Stable	1 Story	6356 SF
13	Barn	Barn	1 Story	1584 SF
14	Proposed Dorm	Dorm/Faculty Res.	2 Story	6074 SF

SEE SHEET 2 OF 8 FOR LOCATION OF PHOTOGRAPHS.  
SEE SHEET 2 OF 8 FOR 1"=50' DETAIL PLAN  
OF THE PROPOSED ZONE LINE THROUGH THE OLD HOUSE.

PLAT OF PROPERTY OF OLDFIELDS SCHOOL, INC.  
BALTIMORE COUNTY, MARYLAND  
AREA 194.7 ACRES±  
ELECTION DISTRICT 10 COUNCILMANIC DISTRICT 3  
STRUCTURES TO BE USED NOTED THIS: [Symbol]  
APPROXIMATE LOCATION OF WATER LINES NOTED THIS: [Symbol]  
APPROXIMATE LOCATION OF SEWER LINES NOTED THIS: [Symbol]  
EXISTING CAMPUS PARKING APPROXIMATELY 96 CARS

PROPOSED BUILDING SEE SHEET 3 OF 8  
FOR PROPOSED DORMITORY SITE DEVELOPMENT PLAN.

**LPJ INC.**  
CONSULTING ENGINEERS  
• STRUCTURAL  
• CIVIL  
• SITE PLANNING  
16 West 25th Street  
Baltimore, Maryland 21218  
(301) 366-7800

No.	Description	Date
Revisions		
Project No.	9126	
Date	April 10, 1982	
Drawing No.	1018	

SCALE: 1/2"=1' JANUARY 3, 1972  
DOLLENBERG BROTHERS  
SURVEYORS AND CIVIL ENGINEERS  
709 WASHINGTON AVENUE  
BOWEN MARYLAND

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM R.C. 4 TO R.C. 2 ZONE  
(30.52+ acres); PETITION FOR : OF BALTIMORE COUNTY  
SPECIAL EXCEPTION AND VARIANCE  
NE/S Glencoe Rd., 2730' NE :  
Penn Central Railroad (#1500 :  
Glencoe Rd.), 10th Election :  
Dist., 3rd Councilmanic Dist. :  
OLDFIELDS SCHOOL, INC., : Case No. CR-92-399-XA  
Petitioner : (out of cycle)

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 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 28th day of May, 1992, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21284-5500  
APRIL 29, 1992 (301) 887-1500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: OLDFIELDS SCHOOL, INC.  
Location: #1500 GLENCOE ROAD  
Item No.: CR-92-399-XA Zoning Agenda: APRIL 27, 1992

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.

1. BUILDING SHALL BE PROVIDED WITH MINIMUM 18 FEET WIDE PAVED FIRE LANES AS REQUIRED BY SECTION F-313.1 OF THE 1990 BOCA FIRE PREVENTION CODE. FIRE LANES SHALL BE POSTED WITH OFFICIAL BALTIMORE COUNTY FIRE LANE SIGNS.

REVIEWER: *[Signature]* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JB/KEK

Baltimore County Government  
Office of Planning and Zoning

401 Bosley Avenue  
Towson, MD 21204

887-3211  
Fax 887-5862

March 20, 1992

Hon. William A. Howard, IV  
Chairman, Baltimore County Council  
County Courthouse  
Towson, Maryland 21204

Re: Certification on Reclassification Petition (Oldfields School property)

Dear Councilman Howard:

At its regular monthly meeting on March 19, 1992, the Baltimore County Planning Board voted in accordance with Section 2-356(i) of the County Code, to certify to the County Council that early action upon the petition for zoning reclassification of the property of Oldfields School, Inc. is manifestly required.

Enclosed herewith is a copy of the report as approved by the Planning Board. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,

*David Fields*  
P. David Fields  
Secretary to the Planning Board

PDF/TD/lw  
DFWHQMD.OLF/TXTLLF

Enclosure

cc: Members, Baltimore County Council  
Merreen E. Kelly, Administrative Officer  
Thomas Peddicord, Jr., Legislative Counsel/Secretary  
Arnold Jablon, Director, ZAM  
William T. Hackett, Chairman, Board of Appeals  
Phyllis Cole Friedman, Esquire, People's Counsel  
Robert A. Hoffman, Esquire

OUT OF CYCLE RECLASSIFICATIONS

Date filed /Approved

Fd 2/28/92	Oldfields School	Reclass: from R.C.
Cert 3/19/92	Property	4 to R.C. 2 w/
Appd	Glencoe Road /	special exception
	northern portion of	/private school
	Baltimore County	approx 30 acres

County Board of Appeals of Baltimore County  
OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

August 12, 1992

Robert A. Hoffman, Esquire  
VENABLE, BARTJER & HOWARD  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21285-5517

Re: Case No. CR-92-399-XA (Oldfields School, Inc.)

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*Lindalee M. Kuszmaul*  
Lindalee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Oldfields School, Inc.  
Mr. James Earl Kraft  
Mr. Paul Ruffez  
People's Counsel for Baltimore County  
P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 30, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: T.A.C. Comments

T.A.C. MEETING DATE: April 27, 1992

LEGAL OWNER: Oldfields School, Inc. 432 CR-92-399-XA

There are no comments for this site.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/dm

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 11, 1992

FROM: Mr. J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Out-of-Cycle Documented Zoning  
Reclassification Petition Case  
#CR-92-399-XA 432  
#1500 Glencoe Road  
Zoning Advisory Committee Meeting of  
April 27, 1992

The Environmental Impact Review Division requests an extension for the review of the out-of-cycle Documented Zoning Reclassification Petition for #1500 Glencoe Road, to determine the extent to which the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains apply to the site.

Prior to approval of a building permit for the proposed dormitory, a complete evaluation of the septic system must be performed.

JLP:sp

JABLQW/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Harold G. Reid, Chairman  
Baltimore County Planning Board

DATE: March 10, 1992

FROM: P. David Fields, Director  
Office of Planning & Zoning

SUBJECT: REQUEST FOR CERTIFICATION - OLDFIELDS SCHOOL

The attached letter and other documents from Robert Hoffman, Esquire, on behalf of Oldfields School, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of approximately 30 acres of R.C. 4 zoned land to R.C. 2 with a Special Exception.

Section 2-356(i) of the County Code authorizes the Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by OPZ staff, and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

*David Fields*  
P. David Fields

PDF/JL/lw  
DFOLDPL.DSC/TXTLLF



BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: W. Carl Richards  
Zoning Office

DATE: April 8, 1992

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-  
Reclassification Petition /  
Oldfields School, Inc.  
Approval by Council Council and  
Date for Hearing before the Board

Carl:

Pursuant to Section 2-356(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Friday, June 5, 1992 at 10:00 a.m. in Room 49, Old Courthouse.

This petition for reclassification was approved for hearing out of cycle by the County Council at its April 6, 1992 meeting (a copy of Resolution 29-92 is attached for your information and file).

I have copied Gwen on this memorandum so that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of June 5, 1992.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

NOTE: bcc to People's Counsel; also note to Gwen on her copy requesting case number.

BALTIMORE COUNTY, MARYLAND  
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Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

Gwen: As noted above, we have scheduled the above out-of-cycle for June 5, 1992. Call me if you need any additional information. Also, I need a case number for this one.

Thanks

kathi

RECEIVED  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman  
Baltimore County Board of Appeals

DATE: June 2, 1992

FROM: Arnold F. "Pat" Keller, III  
Deputy Director  
Office of Planning & Zoning

SUBJECT: CASE NO. CR92-399-XA/Oldfields School

At its regular monthly meeting on March 19, 1992, the Baltimore County Planning Board, voted in accordance with Section 2-356 (i) of the County Code, to certify to the County Council that early action upon the Petition for zoning reclassification of the Oldfields School Property was manifestly required.

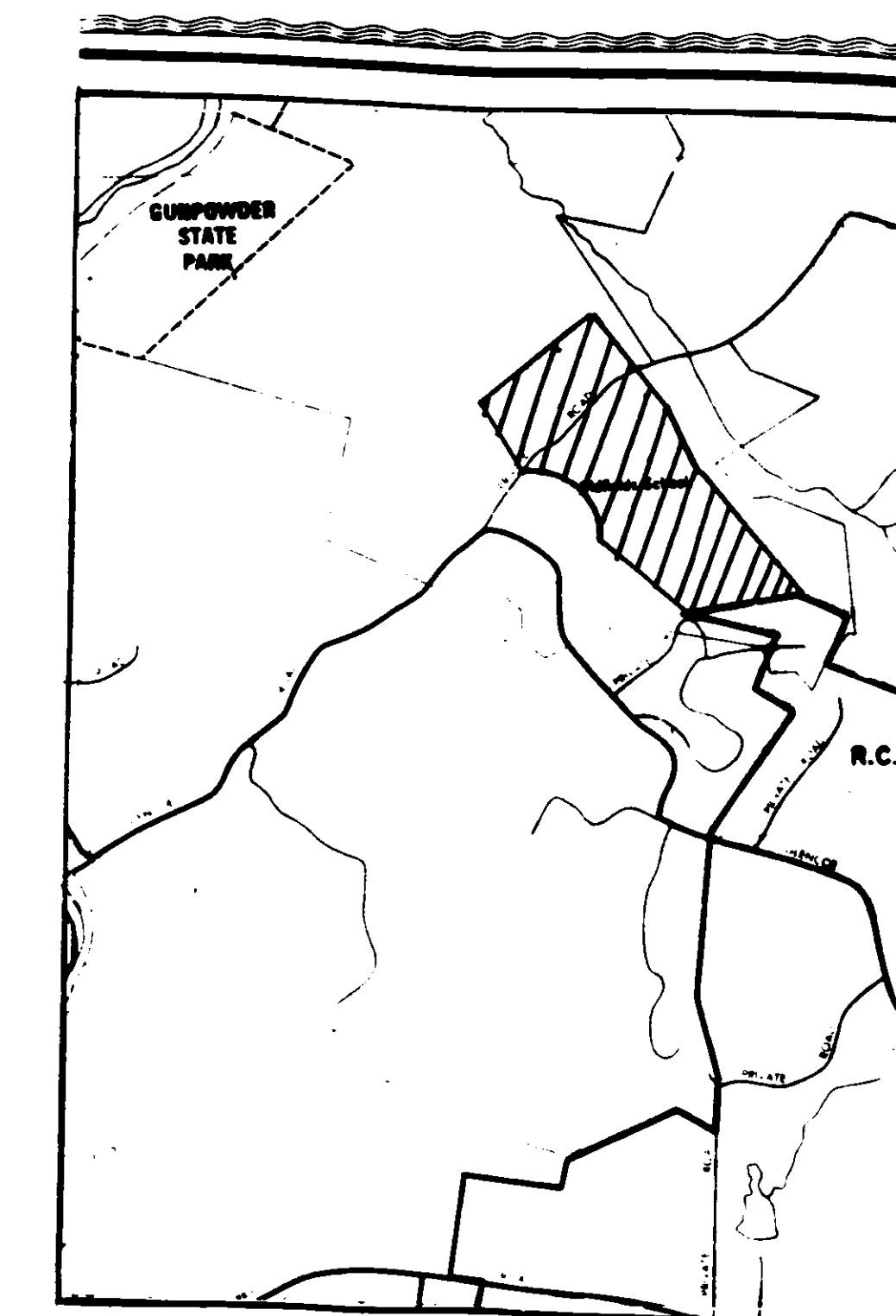
The County Council unanimously approved a Resolution approving the Planning Board's certification on April 6, 1992.

Enclosed herewith is a copy of the reports of the Office of Planning and Zoning.

AFK/JL/lw  
Arnold F. "Pat" Keller, III

AFK/JL/lw  
PKOLDFL.DSC/TXTLLF

Enclosure



Location of Property Under Petition

Scale: 1"=1000'

CASE NO. CR92-399-XA

PETITIONER:

Oldfields School

REQUESTED ACTION:

Reclassification to RC-2; a Special Exception to allow the continuing use of the existing facility and to permit the construction of a dormitory/faculty residence; and variances from the following: Sec. 1A01.3.B.3 BCZR to permit setbacks from the zoning use boundary line as close as 0' in lieu of the required 35' for existing building numbers 6, 10 and 11; Sec. 1A01.3.B.3 BCZR and Sec. 102.2 BCZR to permit a distance between existing buildings as close as 25' in lieu of the required 70'.

EXISTING ZONING:

RC-4

LOCATION:

NE/S Glencoe Road, 2730' NE Penn Central Railroad (#1500 Glencoe Road)

AREA OF SITE:

30.52 Acres

ZONING OF ADJACENT PROPERTY/USE:

North - RC-4 single-family detached dwellings, the Gunpowder Falls

South - RC-2 and RC-4 single-family detached dwellings, the Immanuel Episcopal Church

East - RC-4 single-family detached dwellings

West - RC-4 single-family detached dwellings, the North Central Trail, and the Gunpowder Falls

SITE DESCRIPTION:

Oldfields School is located in central northern Baltimore County and a portion of the property lies adjacent to the Gunpowder Falls and the Northern Central Trail. Several academic, residential, recreational, and ancillary structures are clustered on a 30 acre portion of the site located directly off of Glencoe Road. The school facilities are located for the most part, in the southern portion of the property. The balance of the property is unimproved and mostly wooded. Extensive wooded areas and unique physical features, which buffer the

Oldfields School  
Case No. CR92-399-XA  
Page 2

school from adjacent properties, and the layout of the existing buildings enable Oldfields to maintain the rural character of the area.

WATER AND SEWERAGE:

This site is located within a "no-planned water and sewer service" area, and is designated W-7, S-7 on the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Glencoe Road is characterized as a rural road.

ZONING HISTORY:

The subject portion of the property has been zoned RC-4 since 1976. The Petitioner has filed an issue on the property as part of the 1992 Comprehensive Zoning Map Process (see Issue #3-196).

MASTER PLAN/COMMUNITY PLANS:

The Baltimore County Master Plan identifies this site as being located within an Institutional/Private Open Space area as indicated on the Land Use Plan for the County's Northern Sector. This land use designation, as mapped, reflects larger institutional properties such as colleges, hospitals, cemeteries, country clubs, etc. These uses currently provide a significant open space value.

PROPOSED VS. EXISTING ZONING:

The regulations for RC-2 and RC-4 zones may be found in Sections 1A01 and 1A03 of the Baltimore County Zoning Regulations, respectively. The RC-2 zone was created to prevent land uses incompatible with agricultural uses. Subdivision of RC-2 zoned land for residential purposes is restricted so that a tract having a gross area of between two and 100 acres, may be divided into no more than two lots. A minimum lot size of one acre is also required. The RC-4 zone was established to provide for the protection of the water supply by preventing contamination through unsuitable types or levels of development. A lot of record in an RC-4 zone with a gross of less than six acres may not be subdivided, and a lot of record with a gross area of six acres but not more than ten acres may not be subdivided into more than two lots (total). The maximum gross density of a lot of record with a gross area of more than ten acres is 0.2 per acre. The County Council is currently considering proposed legislative changes to the RC zone classification (see Bill No. 93-92).

Oldfields School  
Case No. CR92-399-XA  
Page 3

OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Since 1867, the Oldfields School has functioned as a private institution at the present location. The 30.5 acres subject to this request support the campus buildings, and the rezoning would reflect the current and intended future use of the property. The applicant's attorney has indicated that the accompanying Special Exception has been submitted "to allow for the validation of the existing buildings within the RC-2 zone and for the construction of a small dormitory/faculty residence. The enrollment of the Oldfields School would not be increased by the construction of this dormitory; the new dormitory would permit the elimination of three-girl dormitory rooms on campus and provide some much needed on-campus faculty housing." Based upon the guidelines provided in the land use element of the Master Plan and information provided by the Petitioner, this office recommends the applicant's request be granted.

JL:lw  
CYCZ92.399/CYCLE

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MELDEN, VA  
ROCKVILLE, MD  
BEL AIR, MD

RICHARD H. VENABLE (1938-1990)  
EDWIN A. BAETJER (1928-1992)  
CHARLES S. HOWARD (1910-1992)

210 ALLEGHENY AVENUE  
P.O. BOX 8517  
TOWSON, MARYLAND 21285-5517  
(301) 823-4111  
FAX (301) 823-0147

April 21, 1992

WRITER'S DIRECT NUMBER IS  
494-9162

ROBERT A. HOFFMAN

William T. Hackett, Chairman  
County Board of Appeals for  
Baltimore County  
Old Court House, Basement Level  
400 Washington Avenue  
Towson, Maryland 21204

Re: Petition for Out-of-Cycle Zoning Reclassification,  
Special Exception and Variances  
Oldfields School  
Glencoe Road, Baltimore County, Maryland

Dear Mr. Hackett:

This firm represents the Oldfields School, Inc. in its Petition to reclassify approximately 30.5 acres of RC-4 zoned land to RC-2. The Oldfields School is located on approximately 180 acres, all of which is currently zoned RC-4.

The subject 30.5 acre property became RC-4 in 1976 (as did the entire 180 acre parcel) and has remained in this classification to date. It is respectfully submitted that the RC-4 zoning is in error and should be appropriately zoned RC-2.

Oldfields School has been in existence at this location since 1867, and because private schools are not permitted in the RC-4 zone, it became nonconforming in 1976. The subject 30.5 acres being requested for rezoning which includes the "core campus" buildings, meets the requirements for rezoning RC-4 zoned property found in Section 1A03.2 of the Baltimore County Zoning Regulations.

Because the property abuts an existing RC-2 zoned boundary and because the existing use of the property is properly located in the

CR-92-399-XA

William T. Hackett, Chairman  
April 21, 1992  
Page 2

RC-2 zone, the current RC-4 zoning classification is in error. Furthermore, rezoning this developed parcel would not impact the legislative purpose of watershed protection in the RC-4 zone.

This Petition also includes a special exception to allow for the validation of the existing buildings within the RC-2 zone and for the construction of a small dormitory/faculty residence. The enrollment of the Oldfields School would not be increased by the construction of this dormitory; the new dormitory would permit the elimination of three-girl dormitory rooms on campus and provide some much needed on-campus faculty housing.

There are also certain variances that are being requested for existing buildings. The obvious hardship or practical difficulty in meeting the setback regulations is due to the fact that the buildings have been constructed; the variances are merely being requested to conform these existing structures to current RC-2 Zoning Regulations.

For these and other reasons that will be presented at the public hearing, including compliance with the required findings under Section 2-356(j) Baltimore County Code, Section 502.1, B.C.Z.R., 1A01.2c, B.C.Z.R. and Section 307, B.C.Z.R., it is respectfully requested that the County Board of Appeals grant the reclassification of the subject property to RC-2 with a special exception and variances for a private school.

Yours truly,

  
Robert A. Hoffman

RAH/tls

CR-92-399-XA

## ENVIRONMENTAL IMPACT STATEMENT

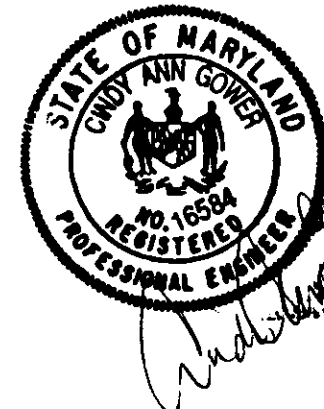
FOR

### OLDFIELDS SCHOOL

BY

LPJ INC  
CONSULTING  
ENGINEERS  
18 WEST TWENTY FIRST STREET  
BALTIMORE, MARYLAND 21218  
TELEPHONE 301-368-7800

APRIL 15, 1992



#### TABLE OF CONTENTS

- I. INTRODUCTION
- II. PROPOSED ACTION
- III. PROBABLE IMPACTS
- IV. ALTERNATIVES TO PROPOSE ACTION
- V. POSSIBLE LONG TERM EFFECTS
- VI. POSSIBLE IRREVERSIBLE EFFECTS
- VII. SUMMARY

#### ENVIRONMENTAL IMPACT STATEMENT

##### I. INTRODUCTION

OLDFIELDS SCHOOL IS AN EXISTING FACILITY ON A 195 ACRE PARCEL OF LAND LOCATED NORTH OF GLENCOE ROAD, SOUTH OF THE GUNPOWDER FALLS, AND EAST OF UPPER GLENCOE ROAD IN GLENCOE, BALTIMORE COUNTY. OLDFIELDS SCHOOL IS REQUESTING A ZONING CHANGE FOR A 30.5+ ACRE PORTION OF THE SITE FROM RC-4 TO RC-2. THE EXISTING SCHOOL COMPLEX CONSISTS OF A SCATTERING OF DORMITORIES, CLASSROOM FACILITIES, RECREATION FACILITIES, AND ANCILLARY BUILDINGS. THE MAJORITY OF THE SCHOOL FACILITIES ARE LOCATED IN THE SOUTHERN PORTION OF THE SITE. THE REMAINDER OF THE SITE IS UNDEVELOPED, AND IS MOSTLY WOODED. WATER FOR THE SCHOOL IS PROVIDED BY WELLS AND THERE IS AN EXISTING SEPTIC SYSTEM ON THE SITE.

THIS REPORT WILL ADDRESS THE ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED ZONING CHANGE. THE REPORT IS BROKEN DOWN TO ADDRESS THE FOLLOWING ISSUES.

- I. A DETAILED DESCRIPTION OF THE PROPOSED ACTION, THE NEED FOR THIS ACTION AND THE ENVIRONMENTAL IMPACT OF THIS ACTION.
  - II. DISCUSSION OF PROBABLE IMPACT ON THE ENVIRONMENT.
  - III. ANY ADVERSE EFFECTS THAT CANNOT BE AVOIDED.
  - IV. ALTERNATIVES TO THE PROPOSED ACTION THAT MIGHT AVOID SOME OR ALL OF THE ADVERSE ENVIRONMENTAL EFFECTS.
  - V. AN ASSESSMENT OF THE CUMULATIVE, LONG TERM EFFECTS OF THE PROPOSED ACTION.
  - VI. ANY IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES THAT MAY RESULT FROM THE ACTION.
- ##### II. PROPOSED ACTION

THE OLDFIELDS SCHOOL HAS BEEN FUNCTIONING AT ITS PRESENT LOCATION FOR 125 YEARS. THE CAMPUS IS RURAL WITH MAJORITY OF THE SITE OPEN SPACE AREAS. THE PROPOSED ZONING VARIANCE IS REQUIRED TO PERMIT THE CONSTRUCTION OF A NEW DORMITORY FACILITY. (THE PROPERTY WAS REZONED IN THE MID 1970'S AS PART OF A COMPREHENSIVE REZONING PLAN AND WAS EFFECTIVELY MADE A NON-CONFORMING USE.) THE NEW DORMITORY FACILITY WILL NOT CAUSE AN INCREASE IN POPULATION AT THE CAMPUS. THE PURPOSE OF THE FACILITY IS TO CREATE TWO PERSON ROOMS. (THREE PERSON ROOMS THAT ARE CURRENTLY USED.) THE REQUEST FOR RC-2 ZONING IS ESSENTIALLY TO PERMIT PLANS ARE FOR THE SITE ARE LIMITED TO THE RENOVATION OF EXISTING BUILDINGS. THE ONLY NEW FACILITIES PLANNED ARE THE DORMITORY AS DISCUSSED ABOVE AND THE TWO MINOR FACULTY HOUSING UNITS WHICH WOULD BE SINGLE FAMILY HOMES.

##### III. PROBABLE IMPACTS

THE MOST OBVIOUS IMPACT DUE TO THE PROPOSED ACTION IS AN INCREASE IN THE PERCENTAGE OF IMPERVIOUS AREA. THIS INCREASE IS APPROXIMATELY A 1% INCREASE FOR THE 30 ACRE PARCEL TO A TOTAL OF 13% IMPERVIOUS AREA. THE IMPACT OF THE INCREASE IN IMPERVIOUS AREA IS FELT IN THE FOLLOWING WAS:

1. AN INCREASE IN STORMWATER RUNOFF FROM THE SITE.
2. INCREASE DISCHARGE FROM IMPERVIOUS AREAS INCREASES THE PRESENCE OR POSSIBILITY OF GRIT/SOLIDS AND OIL/POLLUTANTS TO THE GROUND OR SURFACE WATER.

A SECOND IMPACT IS A VERY SLIGHT INCREASE IN AIR POLLUTANTS DUE TO THE HEATING SYSTEM OF THE DORMITORY. AS DISCUSSED, THE PROPOSED DORMITORY CONSTRUCTION DOES NOT REPRESENT AN INCREASE IN POPULATION; THEREFORE, THERE IS NOT AN INCREASE TO THE SEPTIC OR WATER DEMAND FOR THE SITE.

THE USE OF THE PROPOSED BUILDING IS A DORMITORY AND IS THEREFORE IN CHARACTER WITH THE EXISTING STRUCTURES ON THE SITE. THE FUNCTION OF THE BUILDING DOES NOT REQUIRE THE INTRODUCTION OF HAZARDOUS MATERIALS.

##### IV. ALTERNATIVES TO THE PROPOSED ACTION

THERE ARE A FEW ALTERNATIVES TO THE CONSTRUCTION OF THE PROPOSED DORMITORY THAT COULD BE CONSIDERED; THEY ARE AS FOLLOWS:

###### A. DO NOTHING OPTION

THE FIRST ALTERNATE WOULD BE TO DO NOTHING AND KEEP THE FACILITY AS IT IS. AS DISCUSSED, THE DORMITORY IS NOT REQUIRED DUE TO AN INCREASE IN POPULATION ON THE SITE. THE PURPOSE OF ITS CONSTRUCTION IS TO IMPROVE CONDITIONS ON THE SITE BY PROVIDING TWO PERSON ROOMS INSTEAD OF THE EXISTING THREE PERSONS ROOMS. IN A CONTINUING EFFORT TO IMPROVE THE ACADEMIC ENVIRONMENT; THE CAMPUS WISHES TO PROVIDE COMFORTABLE MODERN DORMITORIES.

###### B. RENOVATION OF EXISTING FACILITIES

IN ORDER TO PROVIDE THE TWO PERSON ROOM FACILITIES ON CAMPUS WITHOUT CREATING A NEW FACILITY (NEW IMPERVIOUS AREA), THE SCHOOL WOULD HAVE TO RENOVATE EXISTING FACILITIES. THIS WOULD REQUIRE MAKING THE FACILITIES TALLER TO MAKE UP THE SQUARE FOOTAGE VERTICALLY INSTEAD OF HORIZONTALLY. THIS IS NOT A FEASIBLE OPTION PRACTICALLY OR ECONOMICALLY. AN ALTERNATE TO THIS OPTION WOULD BE TO DEMOLISH AN EXISTING FACILITY AND CREATE A NEW DORMITORY IN THE SAME LOCATION. THIS IS NOT FEASIBLE LOGISTICALLY BECAUSE THE DORMITORY SPACE IS REQUIRED AND CANNOT BE LOST DURING CONSTRUCTION.

##### V. POSSIBLE LONG TERM EFFECTS

THE POSSIBLE LONG TERM EFFECTS OF THE PROPOSED ACTION INCLUDE A MINIMUM INCREASE IN THE PEAK STORMWATER DISCHARGE AND THE AMOUNT OF POLLUTANTS ASSOCIATED WITH THIS DISCHARGE. A SECOND EFFECT WOULD BE A MINIMAL INCREASE TO AIRBORNE POLLUTANTS. BECAUSE THE AMOUNT IS SO MINIMAL, POSSIBLE LONG TERM EFFECTS ARE NEGLIGIBLE.

##### VI. POSSIBLE IRREVERSIBLE EFFECTS

THERE ARE NO "IRREVERSIBLE" EFFECTS FROM THE PROPOSED CONSTRUCTION.

##### VII. SUMMARY

THE PROPOSED ACTION TO CHANGE ZONING AT THE OLDFIELDS PARCEL FROM RC-4 TO RC-2 IS REQUESTED ONLY TO ALLOW THE CAMPUS TO CONTINUE FUNCTIONING AS IT HAS FOR THE PAST 125 YEARS.

NEW CONSTRUCTION DUE TO THE PROPOSED ACTION WILL BE MINIMAL AND WILL RESULT IN A ONE PERCENT INCREASE IN THE IMPERVIOUS AREA ON THE SITE.

THE ENVIRONMENTAL IMPACTS OF THIS PROPOSED ACTION ARE MINIMAL AND ARE OF THE SAME NATURE AS CURRENT IMPACTS FROM THE CAMPUS.



CR-92-399-XA

PHOTO 1 OLD HOUSE - SOUTH ELEVATION  
BUILDING NO. 6 ON PLAT



CR-92-399-XA

PHOTO 2 OLD HOUSE - EAST ELEVATION  
BUILDING NO. 6 ON PLAT



**CR-92-399-XA**

PHOTO 3 CARROLL HOUSE - NORTH ELEVATION  
BUILDING NO. 1 ON PLAT



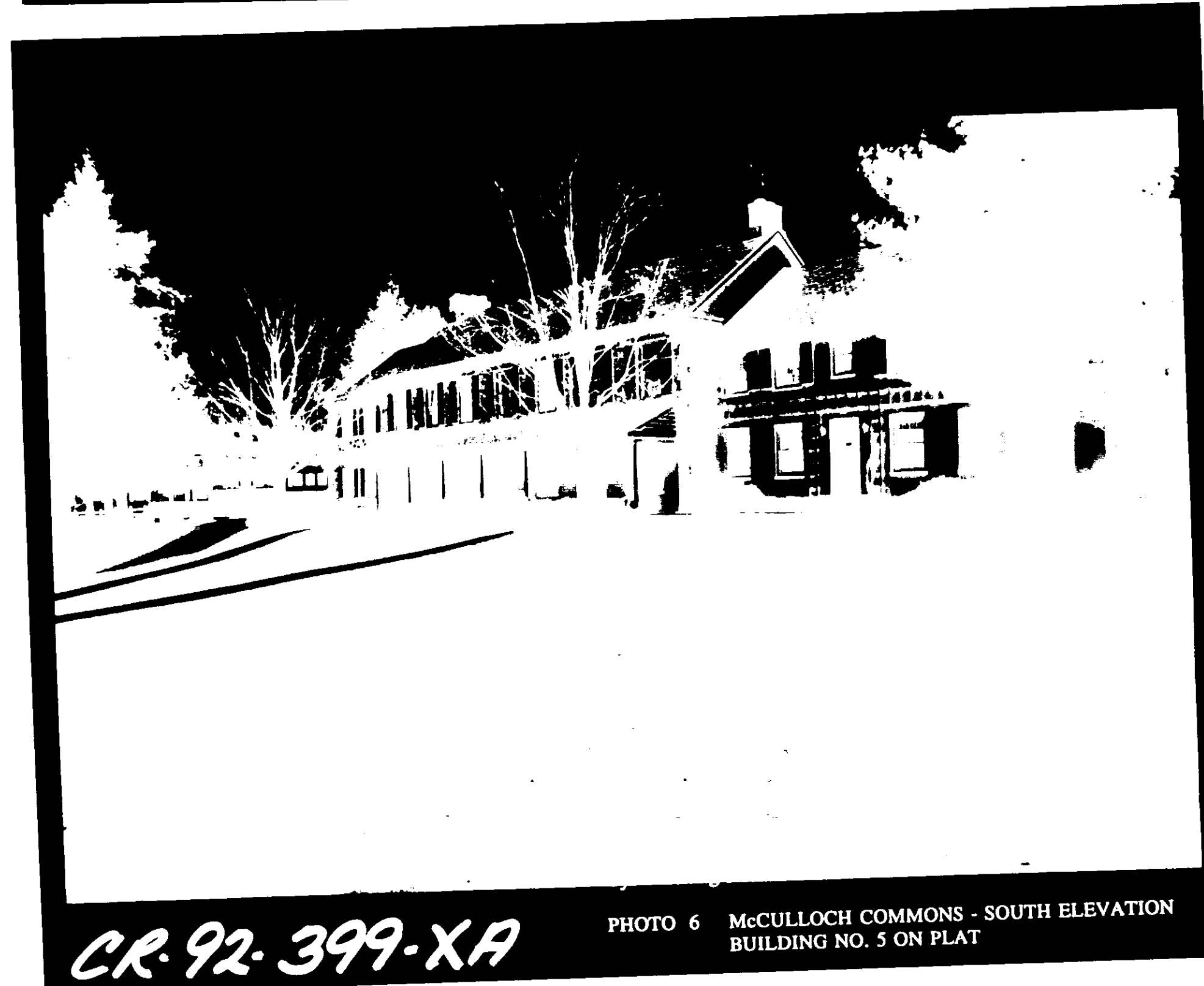
**CR-92-399-XA**

PHOTO 4 HEADMASTER HOUSE - WEST ELEVATION  
BUILDING NO. 2 ON PLAT



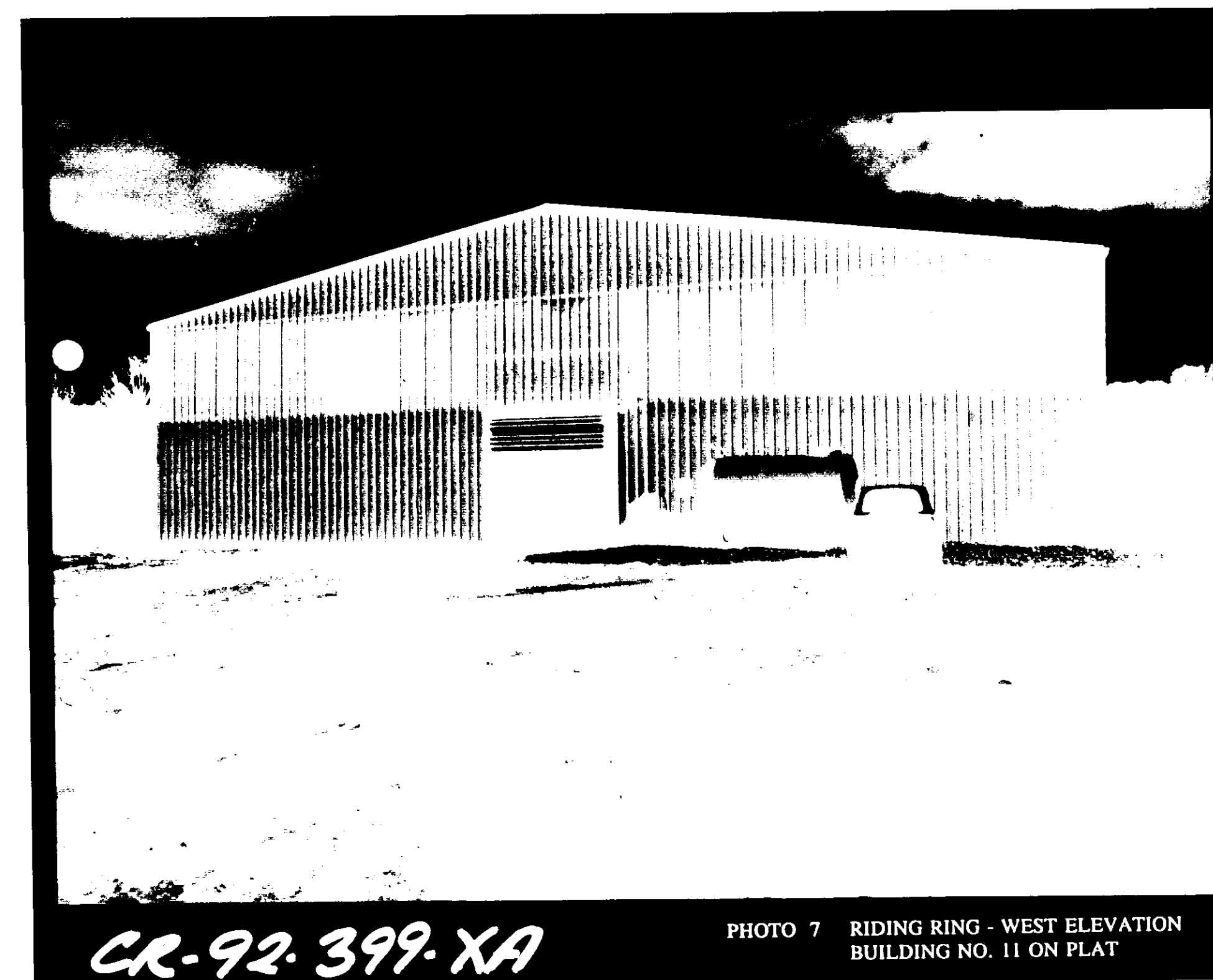
**CR-92-399-XA**

PHOTO 5 GARDEN HOUSE - SOUTH ELEVATION  
BUILDING NO. 3 ON PLAT



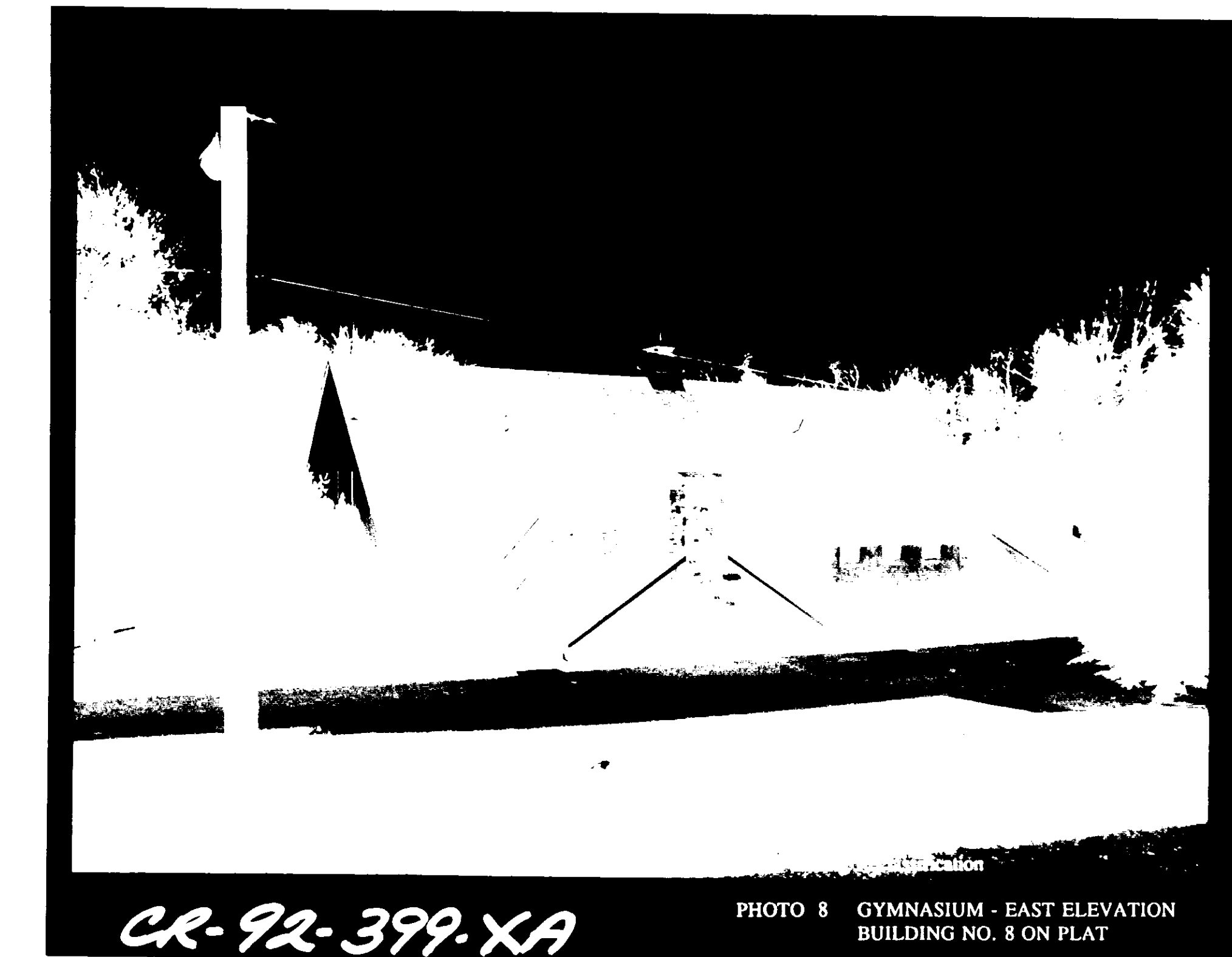
**CR-92-399-XA**

PHOTO 6 McCULLOCH COMMONS - SOUTH ELEVATION  
BUILDING NO. 5 ON PLAT



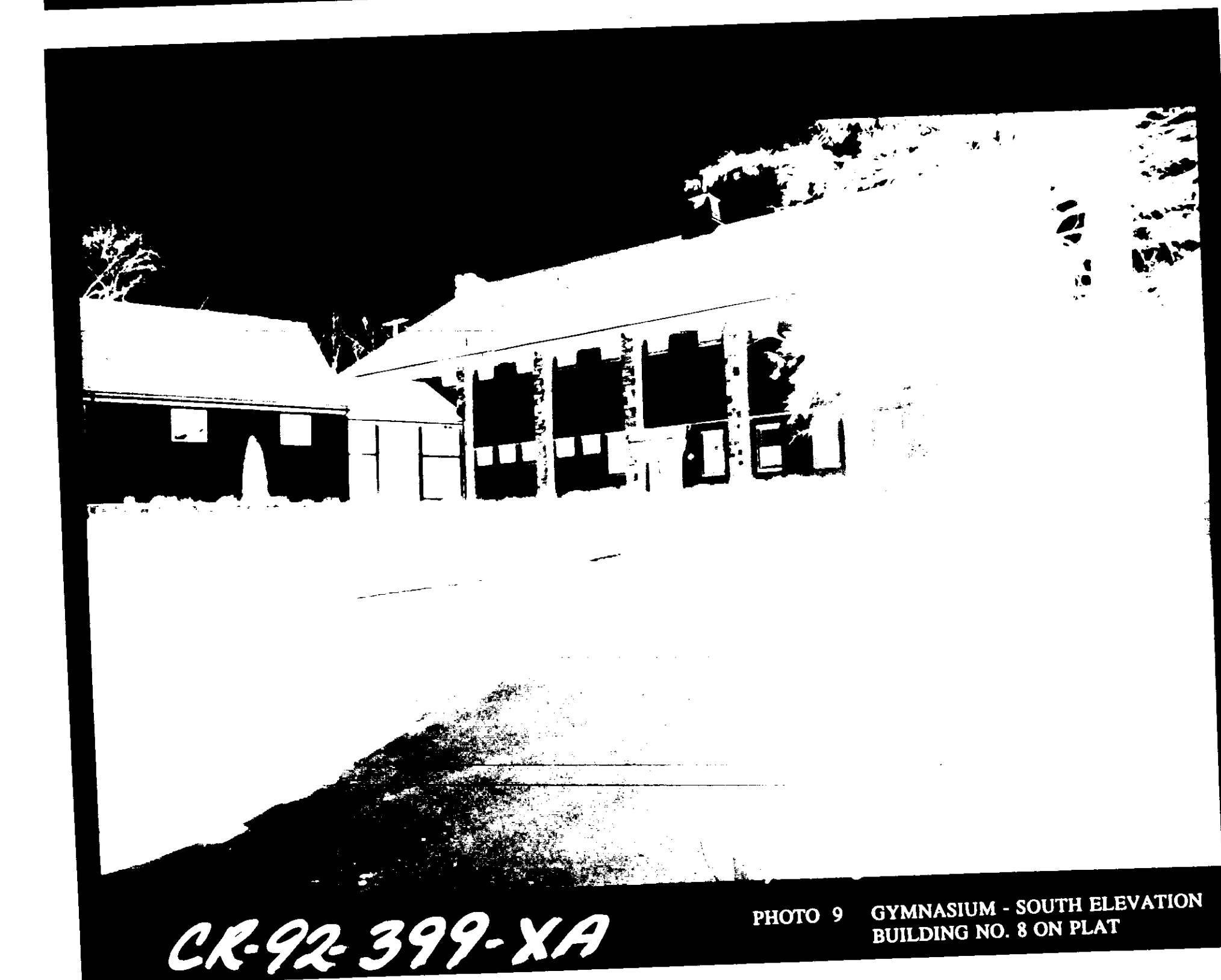
**CR-92-399-XA**

PHOTO 7 RIDING RING - WEST ELEVATION  
BUILDING NO. 11 ON PLAT



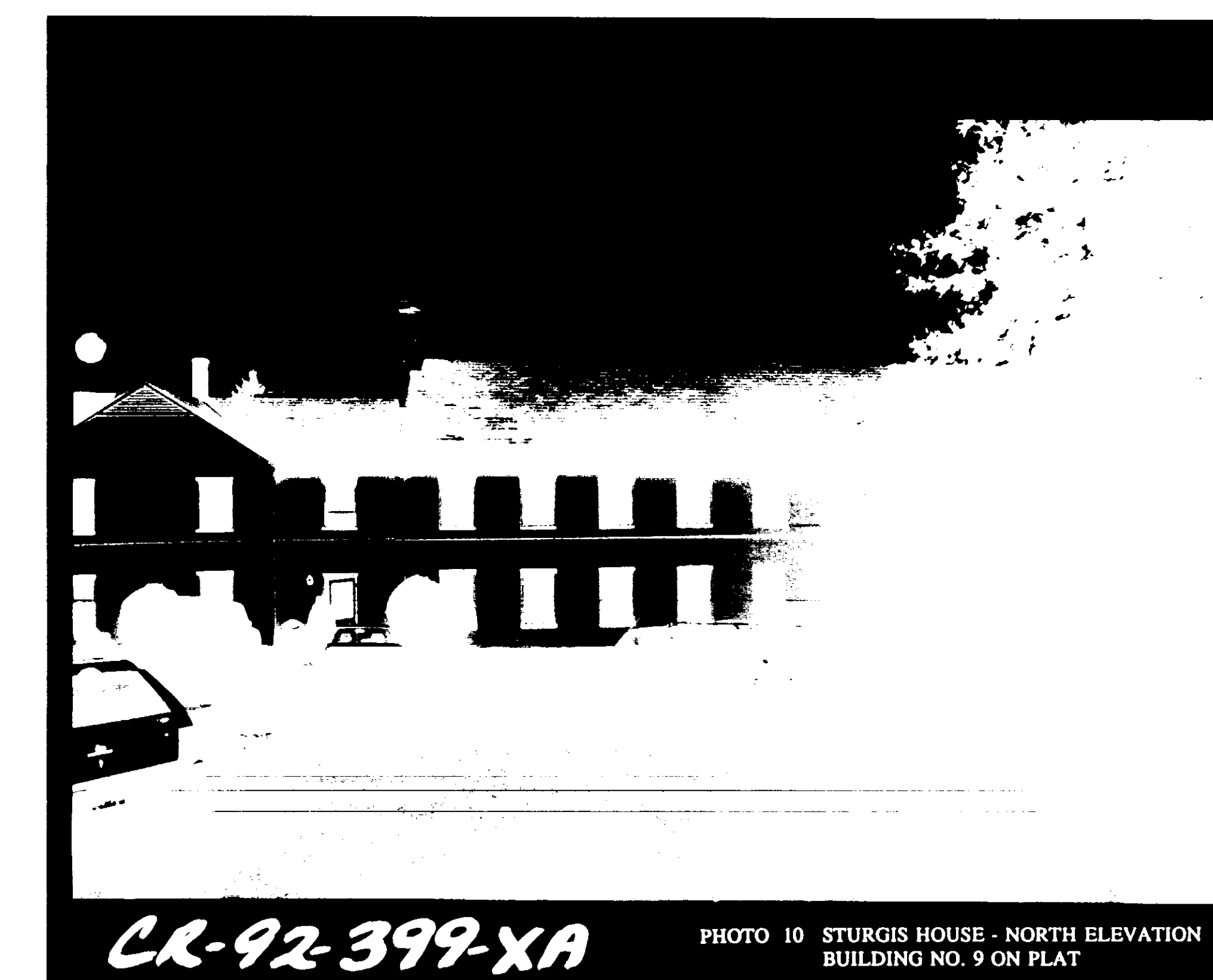
**CR-92-399-XA**

PHOTO 8 GYMNASIUM - EAST ELEVATION  
BUILDING NO. 8 ON PLAT



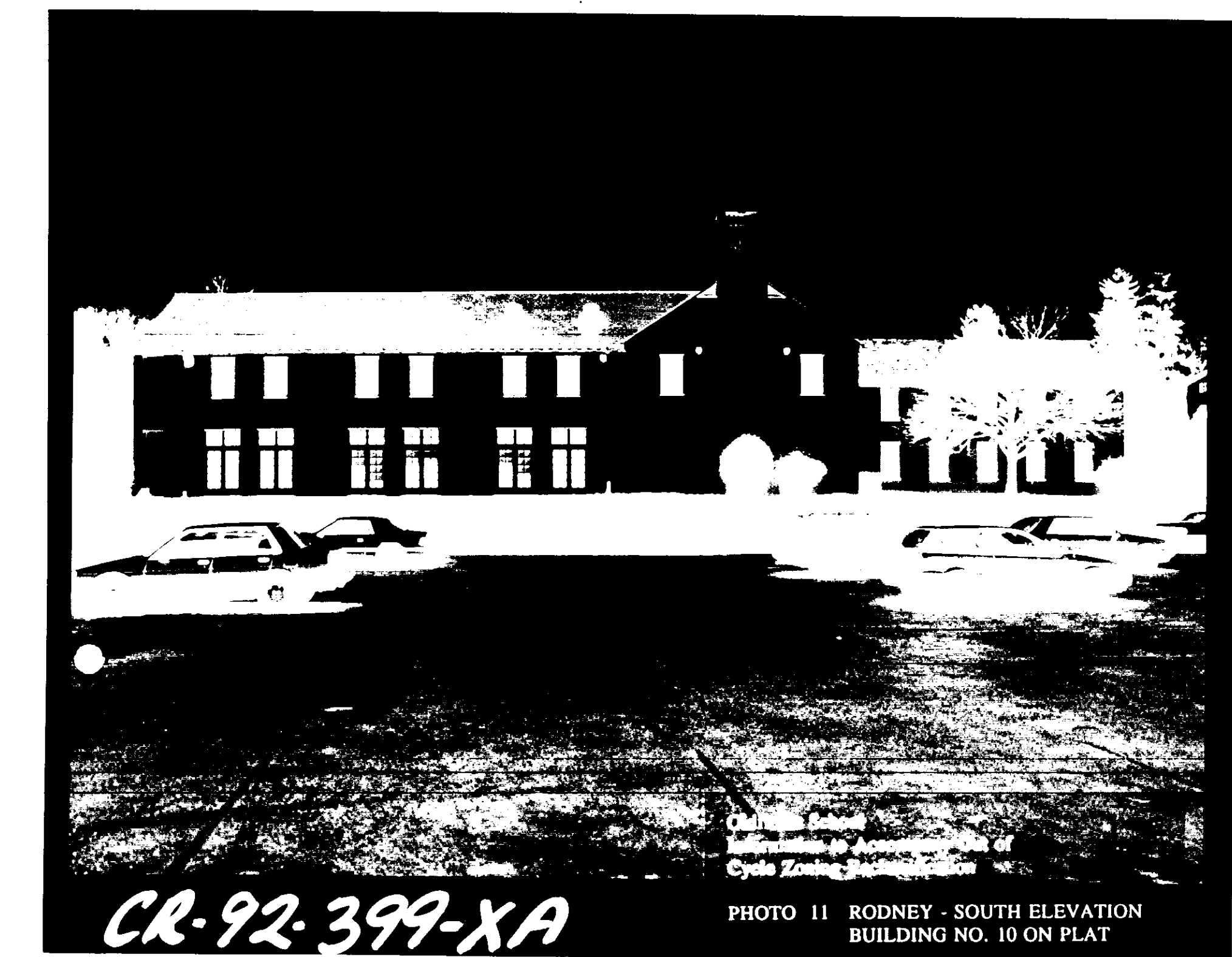
**CR-92-399-XA**

PHOTO 9 GYMNASIUM - SOUTH ELEVATION  
BUILDING NO. 8 ON PLAT



**CR-92-399-XA**

PHOTO 10 STURGIS HOUSE - NORTH ELEVATION  
BUILDING NO. 9 ON PLAT



**CR-92-399-XA**

PHOTO 11 RODNEY - SOUTH ELEVATION  
BUILDING NO. 10 ON PLAT



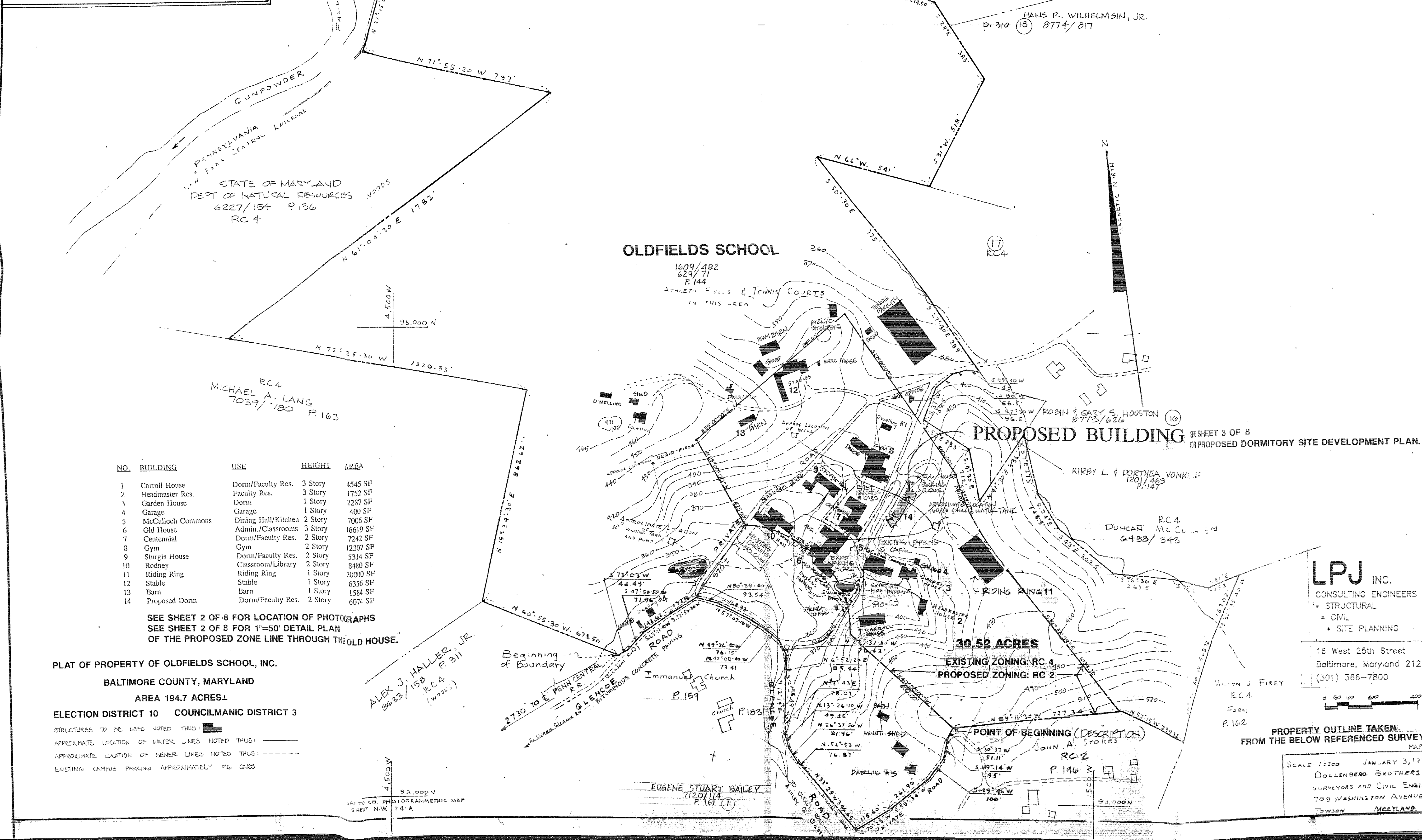
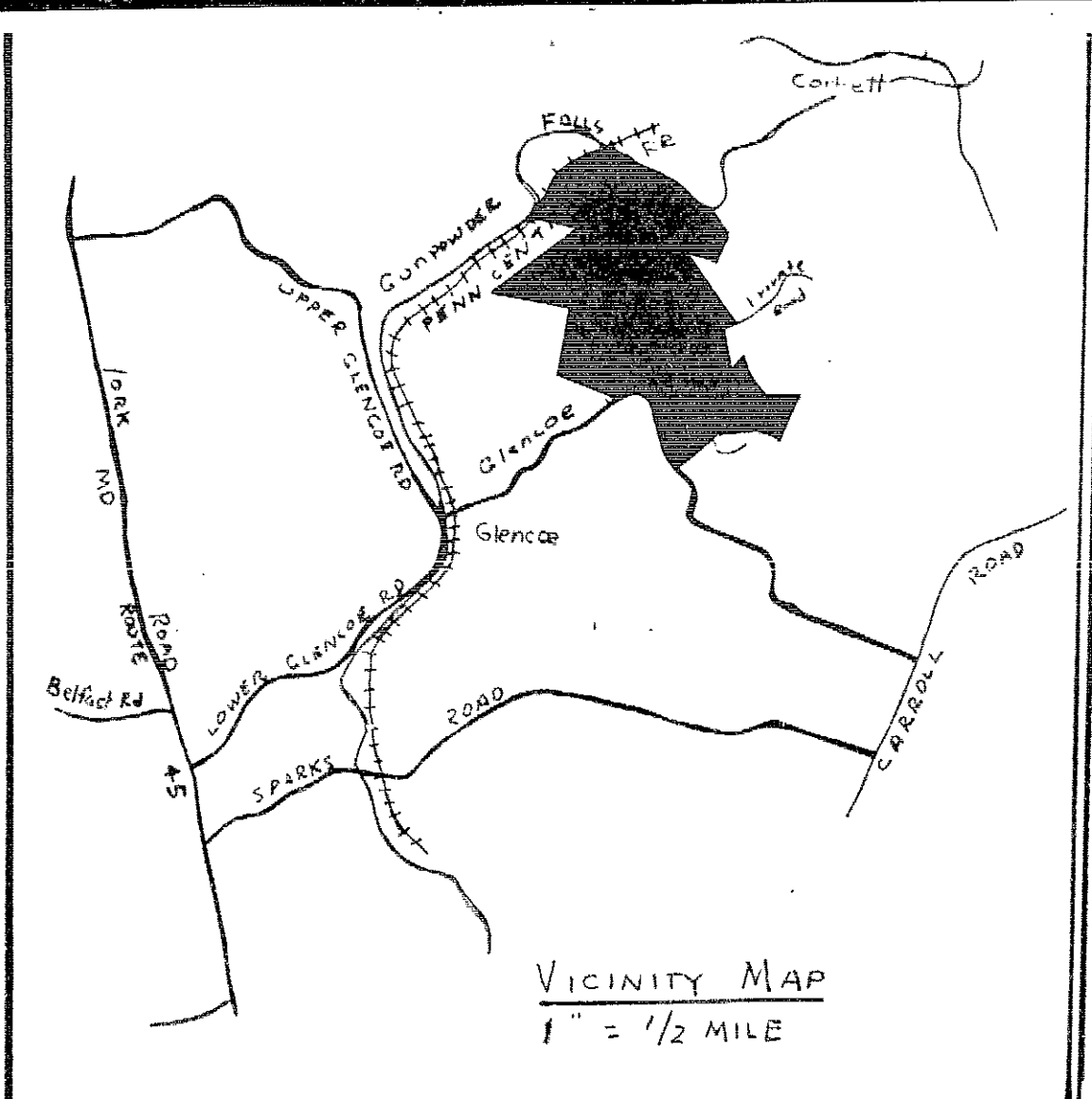
Petitions Ex 2

**Richter  
Cornbrooks  
Gribble, Inc.**

Architects/Planners  
2120 North Charles Street  
Baltimore, Maryland 21218

**PLAT TO ACCOMPANY OUT OF CYCLE ZONING RECLASSIFICATION,  
SPECIAL EXCEPTION, AND VARIANCES  
OLDFIELDS SCHOOL**

- ZONING HISTORY: 11-245X SPECIAL EXCEPTION FOR DAY CAMP
- PARKING: A. STUDENTS ARE NOT PERMITTED TO DRIVE ON CAMPUS.  
B. PARKING PROVIDED: 67 SPACES PLUS PARKING AT EACH FACULTY RESIDENCE.  
C. PARKING PROPOSED: 5 SPACES
- HOURS OF OPERATION: 8:00 A.M. - 6:00 P.M.  
ACADEMIC/ATHLETIC PROGRAMS
- POPULATION: 180 STUDENTS, OF WHICH 144 RESIDE ON CAMPUS.  
85 FULL TIME EMPLOYEES, INCLUDING 47 FACULTY MEMBERS.
- EMANATIONS:
  - MINOR COOKING ODORS FROM KITCHENS.
  - FIRE ALARM BELLS, SCHOOL BELLS, BOILER ACTIVATIONS. ALL NOISE EMANATIONS ARE BELOW MAXIMUM DECIBEL LEVELS AND IN COMPLIANCE WITH STATE AND LOCAL LAWS.
- THE CAMPUS IS ON PRIVATE WATER AND SEPTIC SYSTEM.



NO.	BUILDING	USE	HEIGHT	AREA
1	Carroll House	Dorm/Faculty Res.	3 Story	4545 SF
2	Headmaster Res.	Faculty Res.	3 Story	1752 SF
3	Garden House	Dorm	1 Story	2287 SF
4	Garage	Garage	1 Story	400 SF
5	McColloch Commons	Dining Hall/Kitchen	2 Story	7006 SF
6	Old House	Admin./Classrooms	3 Story	16619 SF
7	Centennial	Dorm/Faculty Res.	2 Story	7247 SF
8	Gym	Gym	2 Story	12307 SF
9	Sturgis House	Dorm/Faculty Res.	2 Story	5314 SF
10	Rodney	Classroom/Library	2 Story	8480 SF
11	Riding Ring	Riding Ring	1 Story	20000 SF
12	Stable	Stable	1 Story	6356 SF
13	Barn	Barn	1 Story	1584 SF
14	Proposed Dorm	Dorm/Faculty Res.	2 Story	6074 SF

SEE SHEET 2 OF 8 FOR LOCATION OF PHOTOGRAPHS  
SEE SHEET 2 OF 8 FOR 1"-50' DETAIL PLAN  
OF THE PROPOSED ZONE LINE THROUGH THE OLD HOUSE.

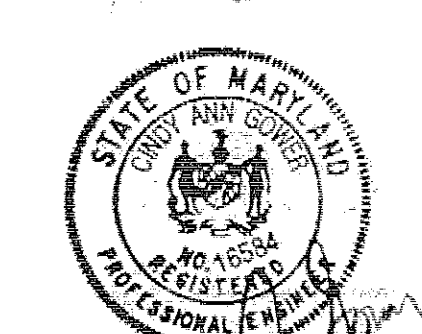
PLAT OF PROPERTY OF OLDFIELDS SCHOOL, INC.  
BALTIMORE COUNTY, MARYLAND  
AREA 194.7 ACRES±  
ELECTION DISTRICT 10 COUNCILMANIC DISTRICT 3

STRUCTURES TO BE USED NOTED THUS: [Symbol]  
APPROXIMATE LOCATION OF WATER LINES NOTED THUS: [Symbol]  
APPROXIMATE LOCATION OF SEWER LINES NOTED THUS: [Symbol]  
EXISTING CAMPUS PARKING APPROXIMATELY 96 CARS

**LPJ INC.**  
CONSULTING ENGINEERS  
• STRUCTURAL  
• CIVIL  
• SITE PLANNING

16 West 25th Street  
Baltimore, Maryland 21218  
(301) 366-7800

No.	Description	Date
	Revisions	



Project No. 9126

Date APRIL 10, 1992

Drawing No.

1 OF 8

PROPERTY OUTLINE TAKEN FROM THE BELOW REFERENCED SURVEY

SCALE: 1/2" = 1' JANUARY 3, 1972  
DOLLENBERG BROTHERS  
SURVEYORS AND CIVIL ENGINEERS  
709 WASHINGTON AVENUE  
TOWSON, MARYLAND

