

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SE/Corner Intersection of Old Court Road and Carlson Lane (5401 Old Court Road) 2nd Election District and Councilmanic District Baltimore County General Hosp. Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 93-8-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Zoning Variance filed by the legal owner of the subject property, Baltimore County General Hospital, Inc., by and through its attorney, J. Neil Lanzl, Esquire. The Petitioner requests a special hearing to approve the amendment of the previously approved site plan in Case 91-90-X and variances from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Section 413.1(e) to permit three (3) illuminated hospital identification, informational and directional signs with two (2) signs containing 136 sq.ft. of surface area each and one sign containing 60 sq.ft. in lieu of the permitted 25 sq.ft., non-illuminated sign in a D.R. 5.5 zone; 2) From Section 413.1(e) to permit two (2) illuminated hospital identification, informational and directional signs with 136 sq.ft. and 54.4 sq.ft. of area, respectively, in lieu of the permitted 25 sq.ft. per non-illuminated sign in an O-1 zone; 3) From Section 413.1(e)(3) to permit a directional/informational sign of 28.08 sq.ft. of surface area in lieu of the permitted 25 sq.ft. in a D.R. 5.5 zone; 4) From Section 102.5 to permit an identification, informational and directional sign with a height of 10 feet in lieu of the permitted 3 feet; and, 5) From Section 413.1(e) to permit one (1) illuminated, informational/identification, building-attached sign with 42 sq.ft. of surface area in

lieu of the permitted 25 sq.ft., non-illuminated sign in an O-1 zone, for proposed improvements as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Robert W. Fisher, President and Chief Executive Officer, and Anthony Cortiel, Professional Engineer with STV/Lyon Associates. There were no Protestants.

Testimony indicated that the subject property, known as 5401 Old Court Road, consists of 15.193 acres, more or less, split zoned D.R. 5.5 and O-1, and is the site of the Baltimore County General Hospital. The Petitioner is currently undergoing a \$13 million expansion and renovation project and is in the process of relocating various departments on the hospital campus. Robert Fisher testified that as a result of this expansion, the current signage located around the hospital campus will become obsolete. Therefore, the proposed signage is necessary to direct patients, visitors and staff to the new locations on the hospital campus of those departments that will be affected by the proposed improvements. Mr. Fisher testified that because the hospital operates 24-hours per day and many visitors and patients arrive at the hospital in the evening hours, the proposed signs must be illuminated. This illumination will also aid in assisting visitors around the hospital campus. Mr. Fisher testified that Baltimore County General has budgeted \$120,000 for the installation of the proposed signs.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special condi-

tions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Peti-

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

Petitioner's Exhibit 1. be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21284 (410) 887-4386

September 10, 1992

J. Neil Lanzl, Esquire
3450 Ellicott Center Drive, Suite 203
Ellicott City, Maryland 21043

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE SE/Corner Intersection of Old Court Road and Carlson Lane (5401 Old Court Road) 2nd Election District - 2nd Councilmanic District Baltimore County General Hospital, Inc. - Petitioner Case No. 93-8-SPHA

Dear Mr. Lanzl:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,
[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs
cc: People's Counsel
file

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

93-8-SPHA
Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the amendment of the site plan previously approved by the zoning commissioner in Case No. 91-90-X

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s):
(Type or Print Name) Baltimore County General Hospital, Inc.
Signature [Signature] (Type or Print Name)
Address Robert Fischer, President
City and State (Type or Print Name)
Signature

Attorney for Petitioner:
J. Neil Lanzl, Esquire, Coover & Lanzl 5401 Old Court Road 521-2200
(Type or Print Name) Address Phone No.
Signature [Signature] Randallstown, Maryland 21133
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
J. Neil Lanzl, Esquire
Ellicott City, Maryland 21043
City and State
Attorney's Telephone No.: (410) 750-7600
Name Address Phone No.
3450 Ellicott Center Drive (410) 750-7600

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHERS - DATE
REVIEWED BY: DATE

93-8-SPHA
Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section [SEE ATTACHED]

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s):
(Type or Print Name) Baltimore County General Hospital, Inc.
Signature [Signature] (Type or Print Name)
Address Robert Fischer, President
City and State (Type or Print Name)
Signature

Attorney for Petitioner:
J. Neil Lanzl, Esquire, Coover & Lanzl 5401 Old Court Road 521-2200
(Type or Print Name) Address Phone No.
Signature [Signature] Randallstown, Maryland 21133
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
J. Neil Lanzl, Esquire
Ellicott City, Maryland 21043
City and State
Attorney's Telephone No.: (410) 750-7600
Name Address Phone No.
3450 Ellicott Center Drive (410) 750-7600

ORDER RECEIVED FOR FILING
Date 9/11/92
By [Signature]

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHERS - DATE
REVIEWED BY: DATE

PETITION FOR VARIANCE

PETITIONER, Baltimore County General Hospital, Inc., is the owner of the property known as 5401 Old Court Road in Baltimore County, Maryland, and petitions the Zoning Commissioner or Deputy Zoning Commissioner for the following variances from the Baltimore County Zoning Regulations:

- 1. Variance from Section 413.1 (e) to allow three (3) illuminated hospital identification, informational and directional signs with two (2) signs containing 136 square feet of surface area each and one (1) sign containing 60 square feet of surface area in lieu of the twenty five (25) square feet per non-illuminated sign allowed in a DR 5.5 zone.
2. Variance from Section 413.1 (e) to allow two (2) illuminated hospital identification, informational and directional signs with 136 square feet and 54.4 square feet of area respectively, in lieu of twenty five (25) square feet per non-illuminated sign allowed in an O-1 zone.
3. Variance from Section 413.1 (e) (3) to allow a directional/informational sign with 28.08 square feet of surface area in lieu of twenty five (25) square feet allowed in a DR 5.5 zone.
4. A variance from Section 102.5 to allow an identification, informational and directional sign ten (10) feet in height in lieu of three (3) feet allowed.
5. Variance from Section 413.1 (e) to allow one (1) illuminated informational/identification building attached sign with forty two (42) square feet of surface area in lieu of twenty five (25) square feet allowed for a non-illuminated sign in an O-1 zone.

PETITIONER states the following reasons in support of the above listed variances:

- 1. Petitioner is the owner of a community hospital which serves the needs of Baltimore County residents and other patients from Baltimore City and area's outside Baltimore County.
2. Petitioner's property is located on property zoned O-1 and DR 5.5 which allows the existing hospital use.
3. Petitioner's proposed sign program is necessary for all those individuals utilizing the services of the Baltimore County based hospital.

5

93-8-SPHA

- 4. Petitioner's sign program is compatible with both the hospital use and the character of the surrounding area. The variances requested, if granted, will not cause any detrimental effect to the public health, safety or general welfare of the community.
5. The nature of the hospital use requires readily visible identification and informational signs for the visiting public.
6. Special circumstances and conditions exist that are peculiar to Petitioner's property which are the subject of the variance requests and that strict compliance with the Baltimore County Zoning Regulations will result in practical difficulty and unreasonable hardship to Petitioner.
7. The variances requested are within the spirit and intent of the sign, height and area regulations.
8. And for such other additional reasons as may be provided at said Hearing on this Petition.

J. Neil Lanzl
Coover & Lanzl
3450 Ellicott Center Drive
Suite 203
Ellicott City, Maryland 21043
(410) 750-7600
Attorney for Petitioner

Blt hosp. Pet
JLB/7/8/92

5



STV GROUP
ENGINEERS ARCHITECTS PLANNERS
21 GOVERNOR'S COURT, BALTIMORE, MD 21207-2722
410/944-9112, FAX 410/298-2794

93-8-SPHA

ZONING DESCRIPTION
BALTIMORE COUNTY GENERAL HOSPITAL
LOCATED AT THE SOUTHEAST CORNER OF
OLD COURT ROAD & CARLSON LANE
2ND ELECTION DISTRICT, BALTIMORE COUNTY, MD.

BEGINNING FOR THE SAME at a point along the easterly side of Carlson Lane (60 feet wide), distant South 24°11'50" East 710.31 feet from the existing centerline of Old Court Road, thence running along said easterly side of Carlson Lane,

- 1. North 24°11'50" West 660.31 feet to a point, thence leaving Carlson Lane and running along a site flare or fillet.
2. North 21°14'20" East 21.05 feet to a point to intersect the southerly side of Old Court Road (70 feet wide), thence along same the 3 following courses and distances,
3. North 66°40'29" East 149.26 feet to a point of curvature, thence by a curve to the left having,
4. A radius of 1,467.40 feet, an arc length of 231.08 feet, said curve being subtended by a chord bearing North 62°09'48" East 230.85 feet to a point of tangency, thence,
5. North 57°39'07" East 280.83 feet to a point, thence leaving Old Court Road and continuing,
6. South 58°15'10" East 918.90 feet to a point, thence,
7. South 67°26'40" West 1,187.69 feet to the point of beginning.
CONTAINING 15.193 acres of land, more or less.

Mark A. Riddle
July 8, 1992
STV GROUP, INC.
Mark A. Riddle
MD Professional Land Surveyor No. 10899



STV Group, Incorporated. Subdivisions: STV/Selby Stearns Value & Leach; STV/Sanders & Thomas; STV/Lyon Associates; STV/H.D. Nottingham; STV Environmental; STV Architects.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Town, Maryland

District: 2nd
Date of Posting: August 7, 1992
Posted for: Baltimore County General Hospital, Inc.
Petitioner: Baltimore County General Hospital, Inc.
Location of property: 5401 Old Court Road, Baltimore County, Maryland
Location of Signs: SE Corner of Old Court Road and Carlson Lane
Remarks:
Posted by: J. Neil Lanzl
Number of Signs: 3
Date of return: August 7, 1992

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/30, 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 7/30, 1992.

THE JEFFERSONIAN,

S. Zobe Orban
Publisher

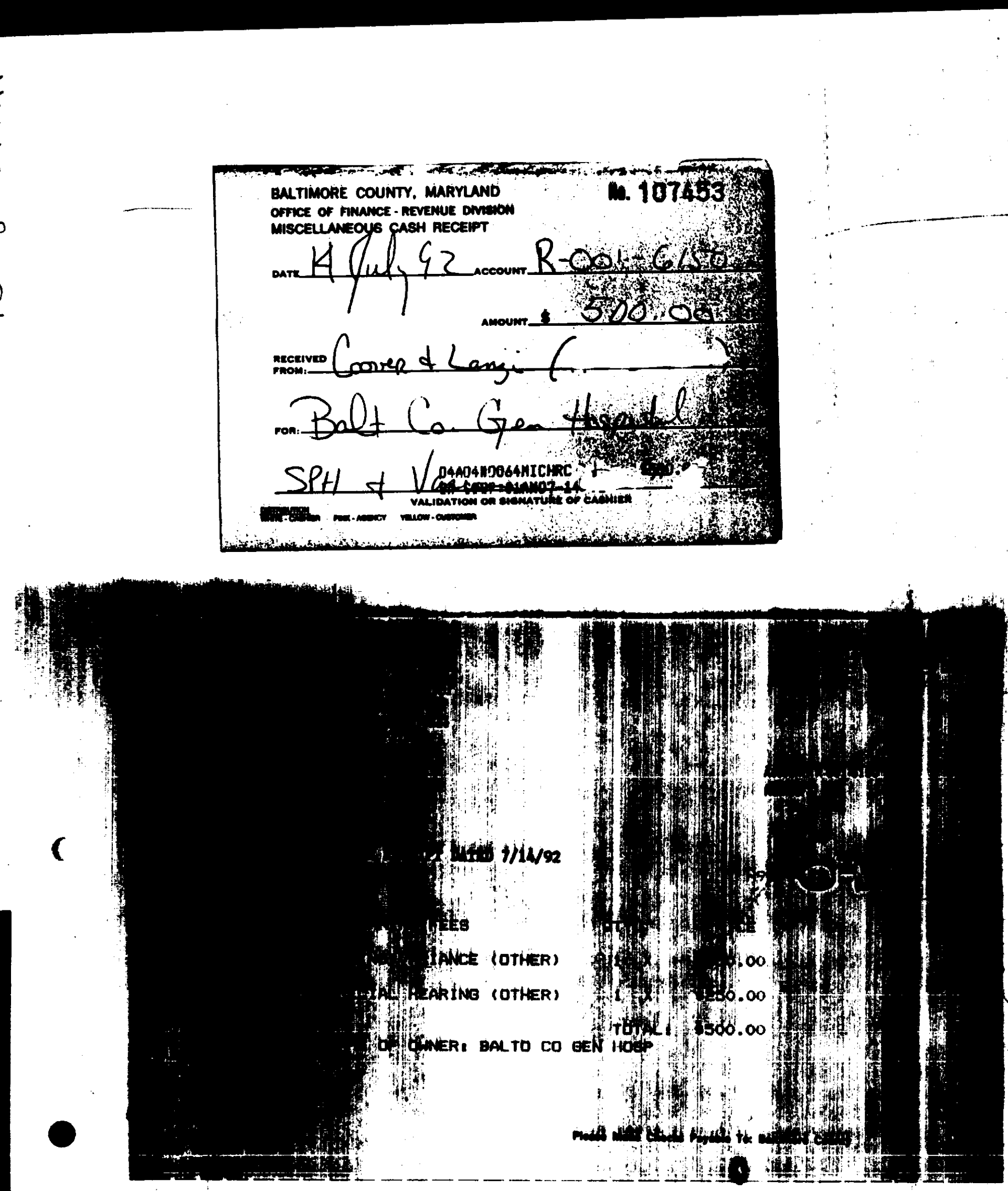
Code 93-8-SPHA
This certificate is subject to the provisions of the Zoning Ordinance of Baltimore County, Maryland, and the provisions of the Zoning Department of Baltimore County, Maryland, and the provisions of the Zoning Department of Baltimore County, Maryland, and the provisions of the Zoning Department of Baltimore County, Maryland.

Baltimore County, Maryland
Office of Finance - Revenue Division
Miscellaneous Cash Receipt
No. 107453
DATE: 8/11/92
AMOUNT: \$500.00
RECEIVED FROM: Coover & Lanzl
FOR: Balt Co Gen Hospital
SPH & Val

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6180
Number:
8/12/92 M9300045
PUBLIC HEARING FEES QTY PRICE
OBO -POSTING SIGNS / ADVERTISING 1 X \$104.79
TOTAL: \$104.79
LAST NAME OF OWNER: BALTO CO GEN HOSP
DWA04ND119WICHR \$104.79
EM COL149AM08-12-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
DATE: 8-4-92
Baltimore County General Hospital
5401 Old Court Road
Baltimore, Maryland 21133
ATTN: ROBERT FISCHER, PRESIDENT
RE:
Case 93-8-SPHA
SE Intersection Old Court Road and Carlson Lane
5401 Old Court Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Baltimore County General Hospital, Inc.
HEARING: WEDNESDAY, AUGUST 26, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Dear Petitioner(s):
Please be advised that \$ 104.79 is due for advertising and posting of the above captioned property and hearing date.
YOUR FEE MUST BE PAID AND THE ZONING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE FORFEIT. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.
Gail Johnson
HEARLD JAMON
DIRECTOR
cc: J. Neil Lanzl, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
July 21, 1992
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case 93-8-SPHA
SE Intersection Old Court Road and Carlson Lane
5401 Old Court Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Baltimore County General Hospital, Inc.
HEARING: WEDNESDAY, AUGUST 26, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Special Hearing to approve the amendment of the site plan previously approved by the Zoning Commissioner in case 93-90-1.
Variance to allow three (3) illuminated hospital identification, informational and directional signs with two (2) signs containing 136 square feet of surface area each and one (1) sign containing 60 square feet of surface area in lieu of the 25 square feet per non-illuminated sign allowed in a DR-5.5 zone; to allow two (2) illuminated hospital identification, informational and directional signs with 136 square feet and 54.4 square feet of area respectively, in lieu of 25 square feet per non-illuminated sign allowed in an O-1 zone; to allow a directional/informational sign with 28.08 square feet of surface area in lieu of 25 square feet allowed in a D.R. 5.5 zone; to allow an identification, informational and directional sign 10 feet in height in lieu of 3 feet allowed; and to allow one (1) attached sign with 42 square feet of surface area in lieu of 25 square feet allowed for a non-illuminated sign in an O-1 zone.
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County
cc: Baltimore County General Hospital
J. Neil Lanzl, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



J. Neil Lanzi, Esquire
Coover & Lanzi
3450 Ellicott Center Drive, Suite 203
Ellicott City, MD 21043

RE: Item No. 16, Case No. 93-8-SPHA
Petitioner: Baltimore County General
Petition for Variance

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Your petition has been received and accepted for filing this 14th day of July, 1992.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
CHAIRMAN,
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Baltimore County General Hospital
Petitioner's Attorney: J. Neil Lanzi

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Charm D. Kennedy* Date: 8/5/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476		Stonegate at Patapsco (Aerial Property)	6-1-92
ZON DED	TE	(Waiting for developer to submit plans first)	
COUNT 1			
Theresa A. Mahlstedt	4		7-13-92
DED DEPRM RP STP TE			
COUNT 1			
91360		Dwings Run Apartments	7-20-92
DED DEPRM (SWM) (EIRD)			
COUNT 1			
The Marsden Chevrolet, Inc.	15		7-27-92
DED DEPRM RP STP TE			
✓ Baltimore County General Hospital, Inc.	16		NC
DED DEPRM RP STP TE			
✓ John R. and Mary A. Wortman	17		NC
DED DEPRM RP STP TE			
Eugene C. Salvo	18		Comment
DED DEPRM RP STP TE			
COUNT 4			
FINAL TOTALS			
COUNT 7			

*** END OF REPORT ***

93-8-SPHA AUG. 6

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

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

DATE: August 6, 1992

SUBJECT: Baltimore County General Hospital, Inc.

INFORMATION:
Item Number: 16
Petitioner: Baltimore County General Hospital

Property Size:
Zoning: D.R. 5.5, 0-1
Requested Action: Variance, Special Hearing
Hearing Date: 8/11/92

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a Special Hearing before the Zoning Commissioner to approve an amendment to a site plan previously approved by the Zoning Commissioner in Case No. 91-90-X. Also the petitioner is requesting variances from Section 413.1 of the Zoning Regulations which pertains to signs.

The Office of Planning and Zoning recommends APPROVAL of the Petitioner's request. Baltimore County General Hospital is expanding its scope of services to the public. Therefore, signs are necessary to direct people to the proper location without causing internal circulation problems which would affect both pedestrians and other vehicles.

Prepared by: *Francis Morrey*
Division Chief: *Arnold Jablon*
PW/EHD:rdn

RECEIVED
AUG 11 1992
ZONING OFFICE

16.ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rutha J. Family* Date: 8/3/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476		Stonegate at Patapsco (Aerial Property)	6-1-92
ZON DED	TE	(Waiting for developer to submit plans first)	
COUNT 1			
Theresa A. Mahlstedt	4	?	7-13-92
DED DEPRM RP STP TE			
COUNT 1			
✓ The Marsden Chevrolet, Inc.	15	N/C	7-27-92
DED DEPRM RP STP TE			
✓ Baltimore County General Hospital, Inc.	16	N/C	
DED DEPRM RP STP TE			
✓ John R. and Mary A. Wortman	17	N/C	
DED DEPRM RP STP TE			
Eugene C. Salvo	18	M/T	
DED DEPRM RP STP TE			
COUNT 4			
FINAL TOTALS			
COUNT 6			

*** END OF REPORT ***

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Patricia Kelly* Date: 8-3-92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476		Stonegate at Patapsco (Aerial Property)	6-1-92
ZON DED	TE	(Waiting for developer to submit plans first)	
COUNT 1			
Theresa A. Mahlstedt	4	?	7-13-92
DED DEPRM RP STP TE			
COUNT 1			
✓ The Marsden Chevrolet, Inc.	15	N/C	7-27-92
DED DEPRM RP STP TE			
✓ Baltimore County General Hospital, Inc.	16	N/C	
DED DEPRM RP STP TE			
✓ John R. and Mary A. Wortman	17	N/C	
DED DEPRM RP STP TE			
Eugene C. Salvo	18	M/T	
DED DEPRM RP STP TE			
COUNT 4			
FINAL TOTALS			
COUNT 6			

*** END OF REPORT ***

Baltimore County Government
Fire Department

709 East Joppa Road Suite 901
Towson, MD 21284-5500

JULY 23, 1992 (410) 887-4500

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

RE: Property Owner: BALTIMORE COUNTY GENERAL HOSPITAL, INC.
Location: #5401 OLD COURT ROAD
Item No.: *7057-92* Zoning Agenda: JULY 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.

7. The Fire Prevention Bureau has no comments at this time.

Approved: *Capt. Jerry Quisenberry*
Fire Prevention Bureau

JP/KEK

RECEIVED
JUL 27 1992
ZONING OFFICE

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Walter Kelly* Date: 8/1/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476		Stonegate at Patapsco (Aerial Property)	6-1-92
ZON DED	TE	(Waiting for developer to submit plans first)	
COUNT 1			
Theresa A. Mahlstedt	4	?	7-13-92
DED DEPRM RP STP TE			
COUNT 1			
✓ The Marsden Chevrolet, Inc.	15	No Comment	7-27-92
✓ RP STP			
✓ Baltimore County General Hospital, Inc.	16	No Comment	
✓ RP STP			
✓ John R. and Mary A. Wortman	17	No Comment	
✓ DEPRM RP STP TE			
✓ Eugene C. Salvo	18	No Comment	
✓ DEPRM RP TE			
COUNT 4			
✓ Lois L. Ruckman	10	No Comment	8-3-92
✓ DED DEPRM RP STP TE			
✓ Colonial Village Company	19	No Comment	
✓ DEPRM RP STP TE			
✓ James W. Jr. and Terry A. Hooke	20	No Comment	
✓ DED DEPRM RP STP TE			
✓ Arthur G. and Helen P. Magsamen	21	No Comment	
✓ DEPRM RP STP TE			
✓ Fuchs Spices, U.S.A., Inc.	22	No Comment	
✓ DED DEPRM RP STP TE			
✓ Susan J. Blum	23	No Comment	
✓ DED DEPRM RP STP TE			

111 West Chesapeake Avenue
Towson, MD 21284

887-3353

May 29, 1991

Ms. Dabra K. Wittle
STV/LYON ASSOCIATES
21 Governor's Court
Baltimore, MD 21207-2722

RE: ZONING CLARIFICATION/RULING
Baltimore County General Hospital
2nd Election District

Dear Ms. Wittle:

Reference is made to your correspondence dated May 8, 1991 seeking clarification/ruling on buffer setbacks in a Residential Transition Area (RTA).

Inasmuch as the present footprint of the hospital exists closer to the southernmost property line than the proposed addition, this office feels that the RTA buffering requirements are not required. In the event that future additions extend closer to the property line than the existing building, buffering will be required.

Should you have any questions concerning this matter, please feel free to contact this office at 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:cer

DATE: August 9, 1993

TO: Mr. Wirth - SWM
Mr. Powell - EIRD
Mr. Seeley - WSS
Carol Brown - ZADM, Development Management (2)
Mr. Richards - ZADM, Development Control
Ms. Roche - ZADM, Street Names & House Numbers
Mr. Bowling - DED (3)
Capt. Pfeifer - Fire Dept. - M.S. 1102 F
Mr. Grossman - Rec & Parks
Mr. Small - SWA
Mr. McDaniel - Strategic Plan., Development Review (3)

FROM: Susan D. Wimbley
ZADM

SUBJECT: Project Name: BALTIMORE COUNTY GENERAL HOSPITAL (1991 Addn)
Project No.: 93116 Z 5701 Old Court Road
ZADM No.: 11 459
District: 2 C 2
Engineer: STV
Phone No.: 944-9112

ACTION REQUESTED: Waived CRG Meeting
 CRG Plan Refinement
 CRG Non-Material Amendment
 Limited Exemption (26-171.b.9)
 Waived Hearing Officer Hearing

Please review the attached plan for compliance with current regulations and return comments to our office by August 30, 1993. If you have no comments or do not need to review this plan, please indicate by placing your initials here. (This procedure is similar to the waived CRG meeting procedure.) NONRESPONSIVENESS BY THE AFOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

SDW:bje
cc: File
Subdiv.dst (txtbje)
Revised 7/14/93

BALTCOIN/EXTBJE

TO: JLL
RECEIVED
AUG 10 1993
By: SCL

BALTIMORE COUNTY GENERAL HOSPITAL
1991 Addition
5401 Old Court Road
93-116-2

CRG Non-Material Amendment
Plan Date: 6/3/93
Comments Due: 8/30/93
Comments Date: 8/11/93
Comments Completed: 8/11/93

The plan is approved for non-material amendment for zoning, subject to the understanding that the only change is as noted for "new driveway, regrading and drainage improvements" in the designated area. Be aware that, per the letter from James Dyer dated 5/29/91 (copy attached), new construction of buildings or parking within the RTA and closer to the property line than the existing addition will require that this area be used for the 50-foot RTA buffer.

Any requests for further information from the Zoning Office must include a reference to #93-116-2 and written correspondence or revised plans must be accompanied by a copy of these comments.

JLL:scj

Attachment

cc: zoning file #93-8-SPHA

*Per Baltimore County General Hospital. Discussed on 5/1/93
This proposed driveway (located outside of the 50 ft RTA buffer)
is acceptable for CRG.
All future plans must include new asphalted ramp
Case #93-8-5701, stating what was granted
or denied and listing any restrictions and showing
detailed compliance with the code. Particularly in
Zoning Case 93-8-SPHA*

*JLL
ZADM 5/13/93*

*Petitioner's
Exhibits SA-SK
Case 93-8-SPHA*

