

MEMORANDUM

To: W. Carl Richards
Zoning Supervisor
Zoning Review Office
Baltimore County Permits
And Development Management

From: Mitchell J. Kellman
Zoning Manager
Century Engineering

Re: St. Paul's School
Parking Expansion
Zoning Case No. 93-119-SPHA

Dave D.
OK
Microfilm
UCR

As per our recent meeting and pursuant to your request, we enclose a plan titled "Parking Expansion Exhibit for Case No. 93-119-SPHA Hearing File, St. Paul's School Upper Expansion." At issue, is a portion of the expanded parking area extending outside of the maximum building envelope approved within Zoning Case No. 93-119-SPHA. We discussed that parking is not considered "building" as defined in the Baltimore County Zoning Regulations (BCZR) and that this minimal parking area would not be subjected to the approved building envelope. We also discussed that there were other existing improvements outside of the envelope. We enclose this plan as you wanted a record for the hearing file. By complying with your request and submission of this plan, we will assume that the parking is permitted and the hearing file will be updated.

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
NWC Falls Road and Seminary Avenue
11152 Falls Road
8th Election District
3rd Councilmanic District
The Boy's School of St. Paul's Parish, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-119-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Zoning Variance and Petition for Special Hearing for that property known as The Boy's School of St. Paul's Parish, Inc. located at 11152 Falls Road in Brooklandville.

As to the Petition for Variance, the Petitioner seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 ft., in lieu of the required 25 ft., and from Section 102.2 of the B.C.Z.R. to permit a separate yard area of 35 ft., in lieu of the required 70 ft.

As to the Petition for Special Hearing, the Petitioner seeks a modification of the special exception granted and site plan approved in Case No. 89-101-SPHX to revise the maximum building envelope to reflect the final location and building footprint of the proposed chapel. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions.

The property was posted and the matter scheduled for the requisite public hearing. Appearing at the hearing was Robert W. Hallett, the Headmaster of The Boy's School of St. Paul's Parish, Inc. Also appearing in support of the Petition was Kim Strutt, Tom Jewell, Walter Daniels and

George Gavrelis. Appearing as an interested person was Kathy Murray, on behalf of the Valleys Planning Council. The Petitioner was represented by Robert H. Hoffman, Esquire.

The subject property is a large tract located adjacent to Falls Road, north of Lutherville. It is zoned R.C.2. The tract is divided into several parcels, identified on the site plan as being either within the Girl's School or the Boy's School. The property has been the site of St. Paul's Schools for many years. These private schools are well known and respected throughout the County.

As reflected on the site plan, the property has a significant zoning history. The St. Paul's School for Girls was originally granted a special exception in 1983. An amended site plan for this special exception was later granted on March 2, 1987. As to the Boy's School, this use was approved within case No. 89-101-SPHX on September 30, 1988. As the site plan shows, the property is improved by library and classroom buildings, recreation facilities, administrative buildings, as well as an internal roadway system and parking area.

As to the present case, an understanding of the special exception approved in case No. 89-101-SPHX is appropriate. That special exception approved use of the property for a boy's school for so long as any building was confined within a clearly delineated building envelope area. This area is situated in the northern portion of the site and is buffered on all sides by open space. The Petitioner now proposes to construct a chapel for use by the students and their guests. Due to certain site constraints, the Petitioner has found it necessary to locate a portion of the chapel outside of the previously established building envelope line. Thus, the Petition for Special Hearing has been filed, to amend the building envelope area.

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It is to be noted that this amendment re-adjusts the envelope line so as to permit construction of the chapel and reconfigure the building envelope area. The proposed reconfiguration will result in a smaller building envelope area. It is further to be noted that the proposed chapel will be a two story structure, containing approximately 10,700 sq. ft. Half of that square footage will be on the first floor and the remaining square footage on the second floor. Further, the chapel will seat approximately 290 to 350 people. This chapel will not be a separate parish which would, in fact, require its own special hearing for a church but part of the St. Paul's campus. It will be used by members of the school, their families and appropriate guests. Further, it will use the existing septic system which serves the Boy's School. It is to be further noted that within the constraints set forth above, the Valleys Planning Council supports the instant Petitions.

It is clear that the special hearing should be granted. The alteration to the site plan proposed is minor both in scope and effect. Indeed, it is unfortunate that the Petitioner is even required to expend the necessary sums and make the necessary efforts to have this minor amendment approved. Although I cannot adjudge future modifications, the Petitioner should be given the flexibility to make certain changes in design or locations of the facilities within the building envelope for so long as that development remains within the spirit and intent of the plan and is in compliance with the appropriate County regulations.

As to the variances, they are internal in nature. The first is necessary because of the 20 ft. setback distance between the proposed chapel and the girl's school campus. As noted above, Section 1A01.3.B.3 of the B.C.Z.R. requires a 25 ft. setback. The Petitioner produced evidence and

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testimony that practical difficulty would be sustained if the strict setback required was maintained. Specifically, the site constraints imposed by the building envelope, as well as the existing layout of the improvements on the property, prevent adherence to a 25 ft. setback. Clearly, there is no adverse effect upon any adjacent property owners which will result from the granting of this variance.

The same can be said as to the other variance requested; namely, from Section 102.2 to permit a separate yard area of 35 ft. in lieu of the required 70 ft. Again, the variance is necessary because of the placement of the existing facilities and the envelope lines. This variance is necessary due to the placement of the chapel immediately adjacent to the existing library building. The Petitioner presented sufficient justification to satisfy his burden of practical difficulty. As noted, Section 307 of the B.C.Z.R. permits a variance to be granted if the Petitioner has proven practical difficulty as that term has been defined by the appellate courts of the State. In fact, the Petitioner has shown that practical difficulty does exist and that there will be no adverse affect if the proposed variances are granted. For these reasons, they shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1992, that a Petition for Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 ft., in lieu of the required 25 ft., be and is hereby GRANTED; and,

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IT IS FURTHER ORDERED that a Petition for Variance from Section 102.2 of the B.C.Z.R. to permit a separate yard area of 35 ft., in lieu of the required 70 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a Petition for Special Hearing seeking a modification of the special exception granted and site plan approved in Case No. 89-101-SPHX to allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein.

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

2. The size and configuration of the proposed chapel shall be as shown on the site plan. Further, the chapel is incidental to the school and not a separate parish. Therefore, its use shall be limited to students, faculty, administration and their appropriate guests.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 19, 1992

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

RE: Petitions for Special Hearing and Variance
The Boy's School of St. Paul's Parish, Inc., Petitioner
Case No. 93-119-SPHA

Gentlemen:

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

In the event any party finds the decision rendered 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 the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mr. Robert Hallett
3710 Blenheim Road
Phoenix, Maryland 21131

cc: Ms. Kathy Murray
Valleys Planning Council
P.O. Box 5402
Towson, Maryland 21285

Petition for Special Hearing
93-119-SPHA

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 a modification of the special exception granted and site plan approved

in Case No. 89-101-SPHX to allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel, as shown on the attached site plan.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

210 Allegheny Avenue

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 494-6200

Legal Owner(s): The Boy's School of St. Paul's Parish, Inc.

(Type or Print Name)

Signature Robert Hallett, Headmaster

Legal Owner: St. Paul's School for Girls

By: Lila B. Lohr

Lila B. Lohr

11152 Falls Road

Brooklandville, MD 21022

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard

Name 210 Allegheny Avenue

Towson, Maryland 21204

City and State

Address

Phone No.



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR. 2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: JH DATE 10/8/92



Petition for Variance
93-119-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at 11152 Falls Road Brooklandville MD

which is presently zoned RC2

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 for a Variance from Section(s) 1A01.3.B.3 to permit a side yard setback of 20 ft. in lieu of the required 25 ft. and a variance from Section 102.2 to permit a separate yard area of 35 ft. in lieu of the required 70 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

210 Allegheny Avenue

Towson, Maryland 21204

City and State

Address

Phone No.

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.

Legal Owner: The Boy's School of St. Paul's Parish, Inc.

By: Robert Hallett, Headmaster

Legal Owner: St. Paul's School for Girls

By: Lila B. Lohr

Lila B. Lohr

11152 Falls Road

Brooklandville MD 21022

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esquire

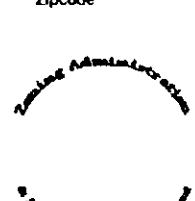
Name 210 Allegheny Avenue

Towson, Maryland 21204

City and State

Address

Phone No.



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 2HRS.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: JH DATE 10/6/92

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Description
To Accompany Zoning Petition
106.735 Acre Parcel
Southwest Side of Falls Road

93-119-SPHA

Eighth Election District, Baltimore County, Maryland

Beginning for the same at the centerline intersection of Falls Road and Seminary Avenue, thence leaving said point of beginning and the centerline of Falls Road and running the thirty-one following courses and distances, viz: (1) South 83 degrees 54 minutes 05 seconds West 842.99 feet, thence (2) South 83 degrees 54 minutes 05 seconds West 362.72 feet, thence (3) South 28 degrees 28 minutes 57 seconds East 485.42 feet, thence (4) South 61 degrees 31 minutes 03 seconds West 186.23 feet, thence (5) South 61 degrees 31 minutes 03 seconds West 70.90 feet, thence (6) South 25 degrees 56 minutes 57 seconds East 22.76 feet, thence (7) South 25 degrees 56 minutes 57 seconds East 347.04 feet, thence (8) Southeast by a line curving to the right having a radius of 355.00 feet for a distance of 81.00 feet (the arc of said curve being subtended by a long chord bearing South 19 degrees 24 minutes 45 seconds East 80.82 feet), thence (9) South 68 degrees 50 minutes 59 seconds West 252.48 feet, thence (10) North 16 degrees 11 minutes 22 seconds West 79.46 feet, thence (11) South 73 degrees 48 minutes 38 seconds West 220.00 feet, thence (12) North 16 degrees 11 minutes 22 seconds West 100.00 feet, thence (13) North 16 degrees 48 minutes 36 seconds West 362.98 feet, thence (14)

Page 1 of 4

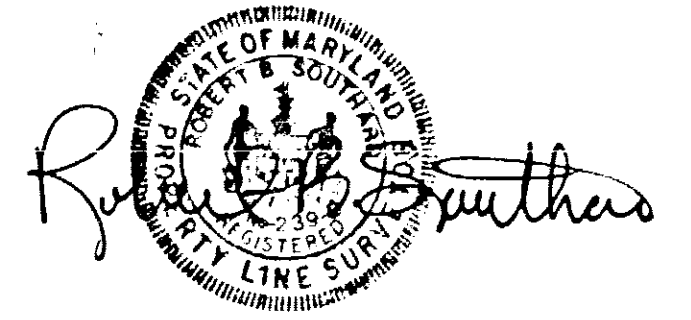
North 16 degrees 48 minutes 36 seconds West 487.28 feet, thence (15) North 17 degrees 33 minutes 35 seconds West 66.57 feet, thence (16) North 18 degrees 34 minutes 25 seconds West 93.80 feet, thence (17) North 21 degrees 40 minutes 16 seconds West 329.73 feet, thence (18) North 69 degrees 33 minutes 20 seconds East 206.00 feet, thence (19) Northwesterly by a line curving to the right having a radius of 775.00 feet for a distance of 269.60 feet (the arc of said curve being subtended by a long chord bearing North 10 degrees 28 minutes 43 seconds West 266.24 feet), thence (20) North 00 degrees 30 minutes 46 seconds West 301.64 feet, thence (21) Northwesterly by a line curving to the left having a radius of 575.00 feet for a distance of 333.86 feet (the arc of said curve being subtended by a long chord bearing North 17 degrees 08 minutes 43 seconds West 329.19 feet), thence (22) North 56 degrees 13 minutes 20 seconds East 50.00 feet, thence (23) Northwesterly by a line curving to the left having a radius of 625.00 feet for a distance of 107.76 feet (the arc of said curve being subtended by a long chord of North 38 degrees 42 minutes 58 seconds West 107.63 feet), thence (24) North 43 degrees 39 minutes 20 seconds West 197.60 feet, thence (25) North 43 degrees 39 minutes 20 seconds West 330.40 feet, thence (26) North 45 degrees 44 minutes 54 seconds West 42.36 feet, thence (27) North 38 degrees 27 minutes 20 seconds East 185.88 feet, thence (28) South 70 degrees 40 minutes

Page 2 of 4

00 seconds East 15.77 feet, thence (29) North 01 degree 19 minutes 30 seconds East 450.01 feet, thence (30) South 88 degrees 41 minutes 00 seconds East 550.04 feet, and thence (31) North 23 degrees 44 minutes 50 seconds East 292.36 feet to intersect the centerline of Falls Road, thence running and binding on the centerline of said road the fourteen following courses and distances, viz: (32) South 67 degrees 10 minutes 00 seconds East 700.00 feet, thence (33) South 66 degrees 08 minutes 20 seconds East 200.46 feet, thence (34) South 62 degrees 46 minutes 00 seconds East 80.52 feet, thence (35) South 66 degrees 33 minutes 20 seconds East 49.00 feet, thence (36) South 63 degrees 29 minutes 20 seconds East 106.79 feet, thence (37) South 29 degrees 09 minutes 20 seconds East 89.08 feet, thence (38) South 00 degrees 09 minutes 20 seconds East 89.08 feet, thence (39) South 02 degrees 43 minutes 49 seconds East 272.65 feet, thence (40) South 21 degrees 00 minutes 35 seconds East 125.37 feet, thence (41) South 16 degrees 34 minutes 45 seconds East 212.17 feet, thence (42) South 11 degrees 37 minutes 40 seconds East 172.34 feet, thence (43) South 13 degrees 27 minutes 55 seconds East 91.39 feet, thence (44) South 13 degrees 27 minutes 55 seconds East 739.54 feet, thence (45) South 12 degrees 51 minutes 10 seconds East 340.13 feet to the point of beginning; containing 106.735 acres of land, more or less.

Page 3 of 4

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.
Our Job No. 82023-1 (1820231)
Sept. 16, 1992



Page 4 of 4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11-17 Date of Posting: 10/19/92
Posted for: Boys' School of St. Paul's Parish, Inc.
Petitioner: The Boys' School of St. Paul's Parish, Inc.
Location of property: 11152 Falls Road, Towson, MD 21204
Location of Sign: 11152 Falls Road, Towson, MD 21204
Remarks:
Posted by: [Signature] Date of return: 11/6/92
Number of Signs: 2

Baltimore County
Zoning Administration &
Development Management

receipt

10/06/92
PUBLIC HEARING FEES
QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
040 -SPECIAL HEARING (OTHER) 1 X \$250.00
TOTAL: \$500.00
LAST NAME OF OWNER: BOYS SCHL ST PAUL

04A04#0020MCHRC
88 C00315PM10-08-92 \$500.00
Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22, 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 10/22, 1992.

THE JEFFERSONIAN,

S. Zake Orlan
Publisher

Case #93-119-SPHA (Item 125)
11152 Falls Road and Seminary Avenue
8th Election District
2nd Councilmanic
Petitioner(s):
The Boys' School of St. Paul's Parish, Inc. & St. Paul's School for Girls
Hearing: Tuesday, November 17, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a modification of the special exception granted and also plan approved in Case Number 88-01-SPH12, allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel. Variance to permit side yard setback of 20 feet in lieu of the required 25 feet; and to permit a separate yard area of 35 feet in lieu of the required 70 feet.

Baltimore County
Zoning Administration &
Development Management

receipt

Date: 10/17/92
93-119
11-17-92 Hearings
Account: R 0016150
Number
04A04#0042MCHRC
88 C00215PM11-18-92 \$98.58
Please Make Checks Payable To: Baltimore County

Cashier Validation

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: 11-2-92

The Boys' School of St. Paul's Parish, Inc.
11152 Falls Road
Brooklandville, Maryland 21022

RE:
CASE NUMBER: 93-119-SPHA (Item 125)
11152 Falls Road and Seminary Avenue
11152 Falls Road
8th Election District - 3rd Councilmanic
Petitioner(s): The Boys' School of St. Paul's Parish, Inc. & St. Paul's School for Girls
HEARING: TUESDAY, NOVEMBER 17, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 98.58 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(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.

Arnold J. Brown
DIRECTOR

cc: John B. Howard, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

OCT. 15 1992

(410) 887-3353

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 NUMBER: 93-119-SPHA (Item 125)
11152 Falls Road and Seminary Avenue
11152 Falls Road

8th Election District - 3rd Councilmanic
Petitioner(s): The Boys' School of St. Paul's Parish, Inc. & St. Paul's School for Girls
HEARING: TUESDAY, NOVEMBER 17, 1992 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a modification of the special exception granted and site plan approved in case number 88-01-SPH12 to allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel. Variance to permit side yard setback of 20 feet in lieu of the required 25 feet; and to permit a separate yard area of 35 feet in lieu of the required 70 feet.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Petitioners
John B. Howard, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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

RE: Item No. 125, Case No. 93-119-SPHA
Petitioner: The Boy's School of St. Paul's
Parish Inc., et al
Petition for Variance & Special Hearing

Dear Mr. Howard:

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 8th day of October, 1992.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: The Boy's School of St. Paul's Parish Inc., et al
Petitioner's Attorney: John B. Howard

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *Charles H. Ramsey* Date 10/26/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ April L. and Wayne M. Rother		118		10-19-92 NC
DED DEPRM RP STP TE	York Stevenson Limited Partnership	121		NC
✓ Cheryl Cronin		122		NC
DED DEPRM RP STP TE	Operating engineers Local No. 37	123		NC
✓ Baltimore Gas And Electric Company		124		NC
DED DEPRM RP STP TE	St Paul's Boy's and Girls school of St. Paul's Parish	125		NC
✓ Melvin N. and Debbie G. Kramer		126		NC
DED DEPRM RP STP TE	John Henry and Elaine Eleanor Baker	127		NC
✓ Lewis Brooks Ramsey		128		NC
DED DEPRM RP STP TE				

COUNT 9

Stonegate at Patapsco (Azreal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

FINAL TOTALS
COUNT 10

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +125 (34)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David H. Ramsey 10/26/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: October 20, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(October 20, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Baltimore Gas & Electric Company, Item No. 124
The Boy's School of St Paul's Parish, Item No. 125
Melvin and Debbie Kramer, Item No 126
John and Elaine Baker, Item No 127

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*
Division Chief: *Ervin M Daniel*

EMCD/FM:rdm

124567.ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *Randy Family* Date 10/26/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ April L. and Wayne M. Rother		118	N/C	10-19-92
DED DEPRM RP STP TE	York Stevenson Limited Partnership	121	N/T	
✓ Cheryl Cronin		122	W/C	
DED DEPRM RP STP TE	Operating engineers Local No. 37	123	N/C	
✓ Baltimore Gas And Electric Company		124	N/C	
✓ St Paul's Boy's and Girls school of St. Paul's Parish		125	N/C	
✓ Melvin N. and Debbie G. Kramer		126	N/C	
✓ John Henry and Elaine Eleanor Baker		127	N/C	
✓ Lewis Brooks Ramsey		128	N/C	
DED DEPRM RP STP TE				

COUNT 9

Stonegate at Patapsco (Azreal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

FINAL TOTALS
COUNT 10

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(410) 887-4500
OCTOBER 16, 1992

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

RE: Property Owner: THE BOY'S SCHOOL OF ST. PAUL'S PARISH, INC.
& ST. PAUL'S SCHOOL FOR GIRLS.
Location: #11152 FALLS ROAD
Item No.: + 125 (JLL) Zoning Agenda: OCTOBER 19, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl H. Ramsey* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Rec'd 10/21/92

93-119-SPHA 11-17-92
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: October 28, 1992

FROM: J. Lawrence Pilson *JLP/LM*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #125
11152 Falls Road - St. Paul's School
Zoning Advisory Committee Meeting of October 19, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

The location of the proposed chapel appears to be in close proximity to the septic system serving the adjacent building. If the septic system is to be relocated, soil evaluations will be required. Direct any questions concerning this matter to J. Robert Powell at 887-2762.

LP:sp

STPAUL/TXTSPB

Rec'd 11/10/92

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 21204
Kim Strutt	54 South Adam Rd 21030
Robert Hoffman	3710 Benning Rd 21131
John Fuchs	6026 Hutteners - 21204
Walter Davies	5908 Brockenhurst - 21212
Kathy Murray	P.O. 5402, Town 21285

IN RE: *
PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION *
Northwest corner of Seminary *
Avenue and Falls Road (11232 *
Falls Road) - 8th Election *
District *
ST. PAUL'S SCHOOL FOR GIRLS *
and THE BOY'S SCHOOL OF ST. *
PAUL'S PARISH, INC., *
Petitioners *

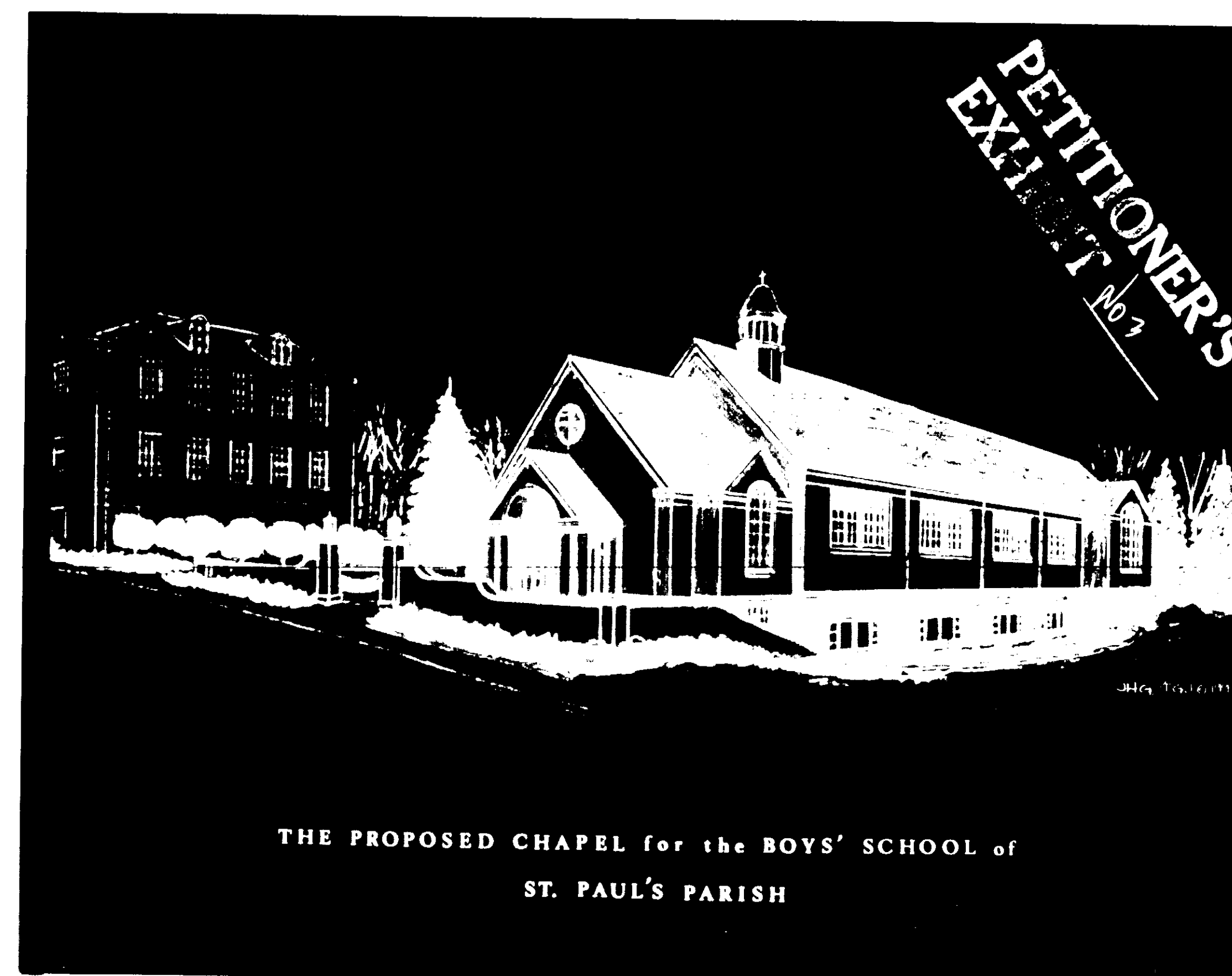
BEFORE THE *
ZONING COMMISSIONER *
OF *
BALTIMORE COUNTY *
Case No. 89-101-SPHX *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception pursuant to Section 502.1 BCZR for a private school, including a private preparatory school, pursuant to Section 1A01.2.C.19 BCZR and a Petition for Special Hearing to approve the expansion of the facilities of the St. Paul's School for Girls and to approve a further amendment of the site plan approved in case numbers 84-139-X and 87-347-SPH as indicated on the approved plat identified as Petitioners' Exhibit 1.

In 1983, the Girls' School applied for a special exception to use its property for a private school and to add several classrooms; the special exception was granted in Case No. 84-139-X on November 30, 1983. Again, in 1986, the Girls' School applied to the Zoning Commissioner, this time for a

**PETITIONER'S
EXHIBIT No 1**



THE VALLEYS
PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

November 17, 1992

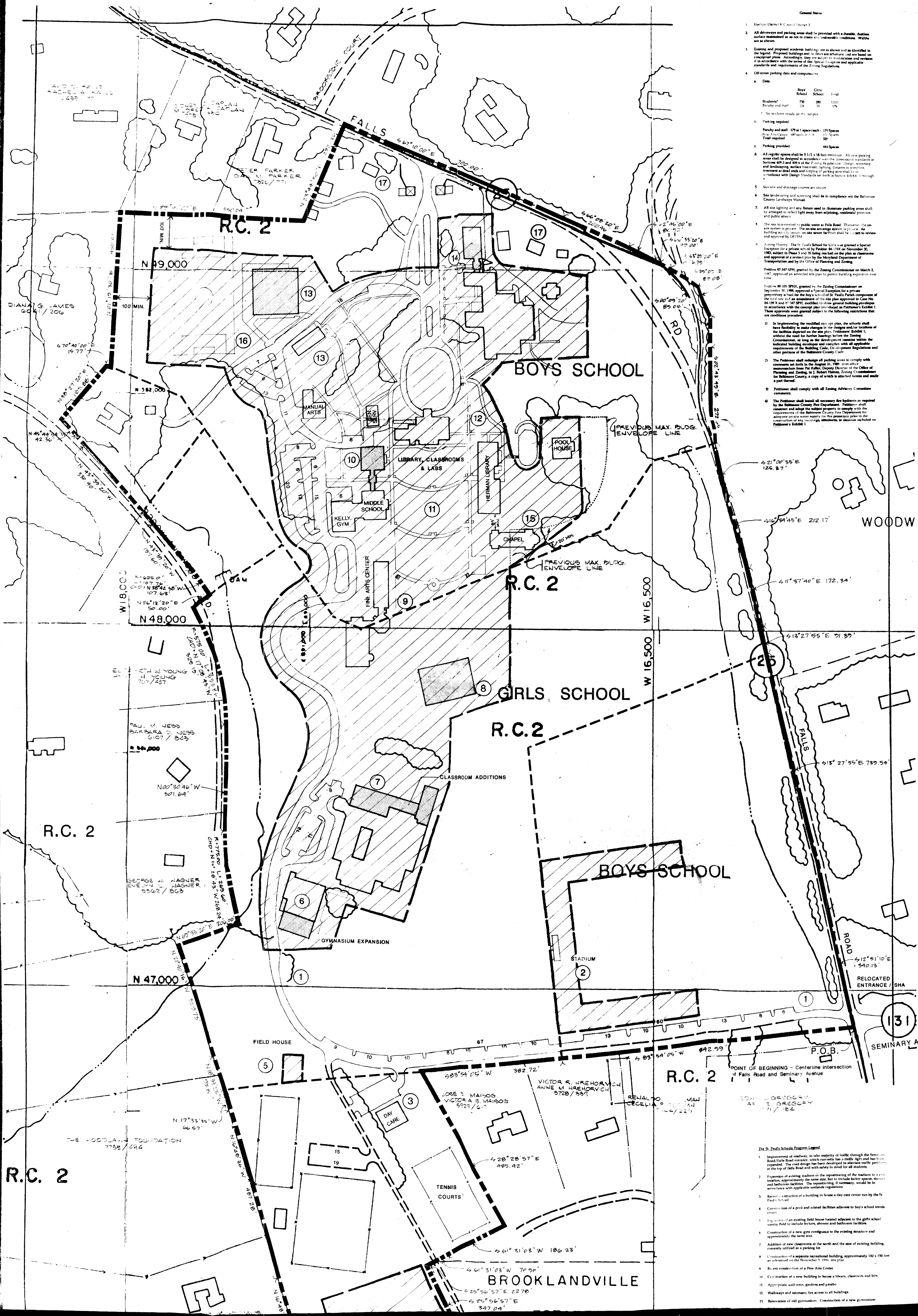
Robert A. Hoffman, Esquire
Venable, Eschler & Howard
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

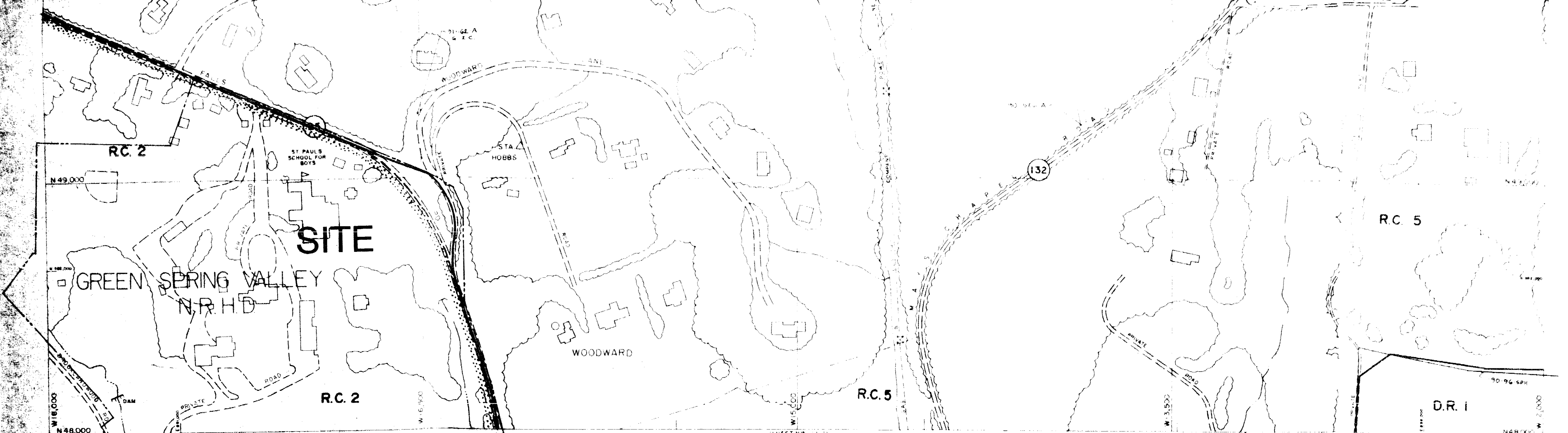
With regard to my recent discussions with you, Michael Fisher of Daft, McCune & Walker, and Kimberly Strutt, board member for St. Paul's Chapel, I have presented the plan and plat to amend the maximum building envelope to allow the relocation of the new chapel.

It is our understanding that the following information is accurate:

1. The chapel square footage is approximately 10,700 with one-half on each floor.
2. The chapel will seat 290 people with maximum capacity of seating 350. It will be used for members of St. Paul's School and will not be a separate parish.
3. The "kitchen" is really a coffee room or "warming kitchen" for catered functions.
4. The existing septic system serving the Upper School and Herman Library will be used unless the county requires a new/separate system.
5. The building envelope area which was expanded by 9,500 s.f. has been reduced by 17,300 s.f. as shown on the revised zoning plat.



- General Notes
1. Electric District 8, Council District 3
 2. All driveways and parking areas shall be provided with a double, drainage surface maintained so as not to create an undesirable condition. Widths are as shown.
 3. Existing and proposed academic buildings are as shown and as identified in the legend. Proposed buildings and additions are shown in dashed lines and are based on conceptual plans. Accordingly, they are subject to modification and revision in accordance with the terms of the Special Exception and applicable standards and requirements of the Zoning Regulations.
 4. Off-street parking data and computations
- A. Date: _____
- | | Boys | Girls | Total |
|-------------------|------|-------|-------|
| Students* | 750 | 250 | 1000 |
| Faculty and Staff | 124 | 55 | 179 |
- * No students reside on the campus
- B. Parking required:
- Faculty and staff - 179 at 1 space each - 179 Spaces
Five Arts Center - 100 seats at 1.1 - 110 Spaces
Total required - 289
- C. Parking provided: 464 Spaces
- D. All regular spaces shall be 8'1/2" x 18'6" minimum. All new parking areas shall be designed in accordance with the International Standards for Sections 400.3 and 400.4 of the 2002 Zoning Regulations. Design, screening and landscaping, surface treatment, lighting, drainage, and stormwater treatment at each grade and timing of parking areas shall be in accordance with Design Standards set forth in Section 400.4, through 400.6.
- E. Stormwater drainage courses are shown.
- F. See landscaping and screening shall be in compliance with the Baltimore County Landscaping Manual.
- G. All site lighting and any other lighting used to illuminate parking areas shall be arranged to reflect light away from adjoining residential premises and public streets.
- H. The site is connected to public water at Falls Road. Therefore, the on-site sewer system is private. The on-site sewer system shall be subject to review and approval by DEPRM.
- I. Zoning History: The St. Paul's School for Girls was granted a Special Exception for a private school by Petitioner 84-1794 on November 30, 1982, subject to Items 3 and 5 being met and the plan as amended and approved of a revised plan by the Maryland Department of Transportation and by the Office of Planning and Zoning.
- J. Petition 87-3471294, granted by the Zoning Commissioner on March 2, 1987, approved an amended site plan to permit building expansion over time.
- K. Petition 89-10118745, granted by the Zoning Commissioner on September 30, 1989, approved a Special Exception for a private preparatory school for the boys of St. Paul's Parish component of the St. Paul's School campus. The site plan approved in Case No. 84-1794 and 87-3471294, modified to show general building envelopes in accordance with the concept plan introduced in Petitioner's Exhibit 1. These approvals were granted subject to the following restrictions that are conditions precedent:
- 1) In implementing the modified concept plan, the schools shall have flexibility to make changes to the design and/or location of the facilities depicted on the site plan. Petitioner's Exhibit 1, without the need for further hearings before the Zoning Commission, as long as the development remains within the indicated building envelope and complies with all applicable requirements of the Building Code, Development Regulations and other portions of the Baltimore County Code.
 - 2) The Petitioner shall redesign all parking areas to comply with comments set forth in the August 31, 1988, letter of memorandum from the Falls Road, Deputy Director of the Office of Planning and Zoning, to J. Robert Haines, Zoning Commissioner for Baltimore County, a copy of which is attached hereto and made a part thereof.
 - 3) Petitioner shall comply with all Zoning Advisory Committee comments.
 - 4) The Petitioner shall install all necessary fire hydrants as required by the Baltimore County Fire Department. Petitioner shall connect and adopt the subject property to comply with the requirements of the Baltimore County Fire Department for adequate fire water supply for fire protection prior to the construction of any building, addition, or structure included on Petitioner's Exhibit 1.
- The St. Paul's School Program Legend
1. Improvement of roadway to take majority of traffic through the Seminary Road/Falls Road entrance, which currently has a traffic light and has been expanded. The road design has been developed to alleviate traffic problems at the top of Falls Road and with safety in mind for all students.
 2. Expansion of existing stadium or the repositioning of the stadium to a new location, approximately the same size, but to include locker spaces, showers and bathroom facilities. The repositioning, if necessary, would be in accordance with applicable wetlands regulations.
 3. Reconstruct a portion of a building to house a day care center run by the St. Paul's School.
 4. Construction of a pool and related facilities adjacent to boys' school tennis courts.
 5. Expansion of an existing field house located adjacent to the girls' school tennis field to include locker, shower and bathroom facilities.
 6. Construction of a new gym contiguous to the existing structure and approximately the same size.
 7. Addition of new classrooms at the north and the east of existing building, currently utilized as a parking lot.
 8. Construction of a separate recreational building, approximately 100 x 150 feet as referenced on the November 3, 1986, site plan.
 9. Reconstruct a portion of a Fine Arts Center.
 10. Construction of a new building to house a library, classroom and lab.
 11. Appropriate walkways, gardens and ponds.
 12. Walkways and necessary fire access to all buildings.
 13. Renovation of old gymnasium. Construction of a new gymnasium.



S-SW S-SE
S-NW S-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
JULY 13, 1988
Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Del. J. B.
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION	SHEET
TIMONIUM	N W 13-C

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Saint Paul's School



DAFT - McCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
300 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (410) 286-3323

