

|                                             |   |                         |
|---------------------------------------------|---|-------------------------|
| IN THE MATTER OF                            | * | BEFORE THE              |
| THE APPLICATION OF                          | * |                         |
| <u>GILES BUILDING &amp; DEVELOPMENT CO.</u> | * | COUNTY BOARD OF APPEALS |
| FOR A ZONING RECLASSIFICATION               | * |                         |
| FROM D.R. 3.5 AND R.O. TO B.L.,             | * | OF                      |
| OR IN ALTERNATIVE, 0-1 ON                   | * |                         |
| PROPERTY LOCATED ON THE NORTHWEST           | * | BALTIMORE COUNTY        |
| SIDE RIDGE ROAD /ROSSVILLE BLVD.,           | * |                         |
| 70' SOUTH OF CENTERLINE FRANKLIN            | * | CASE NO. CR-93-308-A    |
| SQUARE DRIVE (#6918 RIDGE ROAD -            | * |                         |
| FULLER MEDICAL CENTER)                      | * |                         |
| 14TH ELECTION DISTRICT                      | * |                         |
| 6TH COUNCILMANIC DISTRICT                   | * |                         |

\* \* \* \* \*

# O R D E R

The above-entitled matter came on for a hearing before this Board on October 26, 1993 on a Petition for Zoning Reclassification of property from D.R. 3.5 and R.O. to B.L. or, in the alternative, to 0-1. The subject property is a 1.68-acre parcel located on the northwest side of Ridge Road /Rossville Boulevard, 70 feet south of Franklin Square Drive, known as 6918 Ridge Road (Fuller Medical Center).

The Petitioner appeared represented by Michael Marino, Esquire. Carole S. Demilio, Deputy People's Counsel for Baltimore County, also participated in the proceedings.

Based upon the evidence and testimony presented, and for the reasons given by this Board at the open hearing on the above date,

**IT IS THIS** 9th day of November, 1993 by the County Board of Appeals of Baltimore County

**ORDERED** that the petition to reclassify the subject property from D.R. 3.5 and R.O. to 0-1 be and is hereby **GRANTED**; and it is further

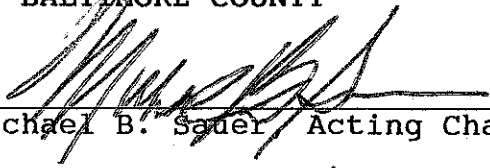
**ORDERED** that the request for variance to allow a 10-foot rear

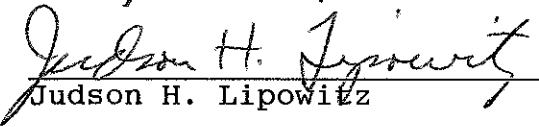
Case No. CR-93-308-A Giles Building & Development Company 2  
yard setback in lieu of the required 20-foot setback be and is  
hereby GRANTED; and it is further.

ORDERED that the Petitioner shall file with this Board, within  
30 days of the date of this Order, an Amended Documented Site Plan  
consistent with the findings and Order of this Board.

Any petition for judicial review from this decision must be  
made in accordance with Rules 7-201 through 7-210 of the Maryland  
Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

  
Michael B. Sauer, Acting Chairman

  
Judson H. Lipowitz

  
Harry E. Buchheister, Jr.

CR 93-308-A

FILE COPY

FILE COPY

FILE COPY

March 1, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

Re: Petition for Reclassification/  
Giles Bldg. & Development Co.

Dear Mr. Marino:

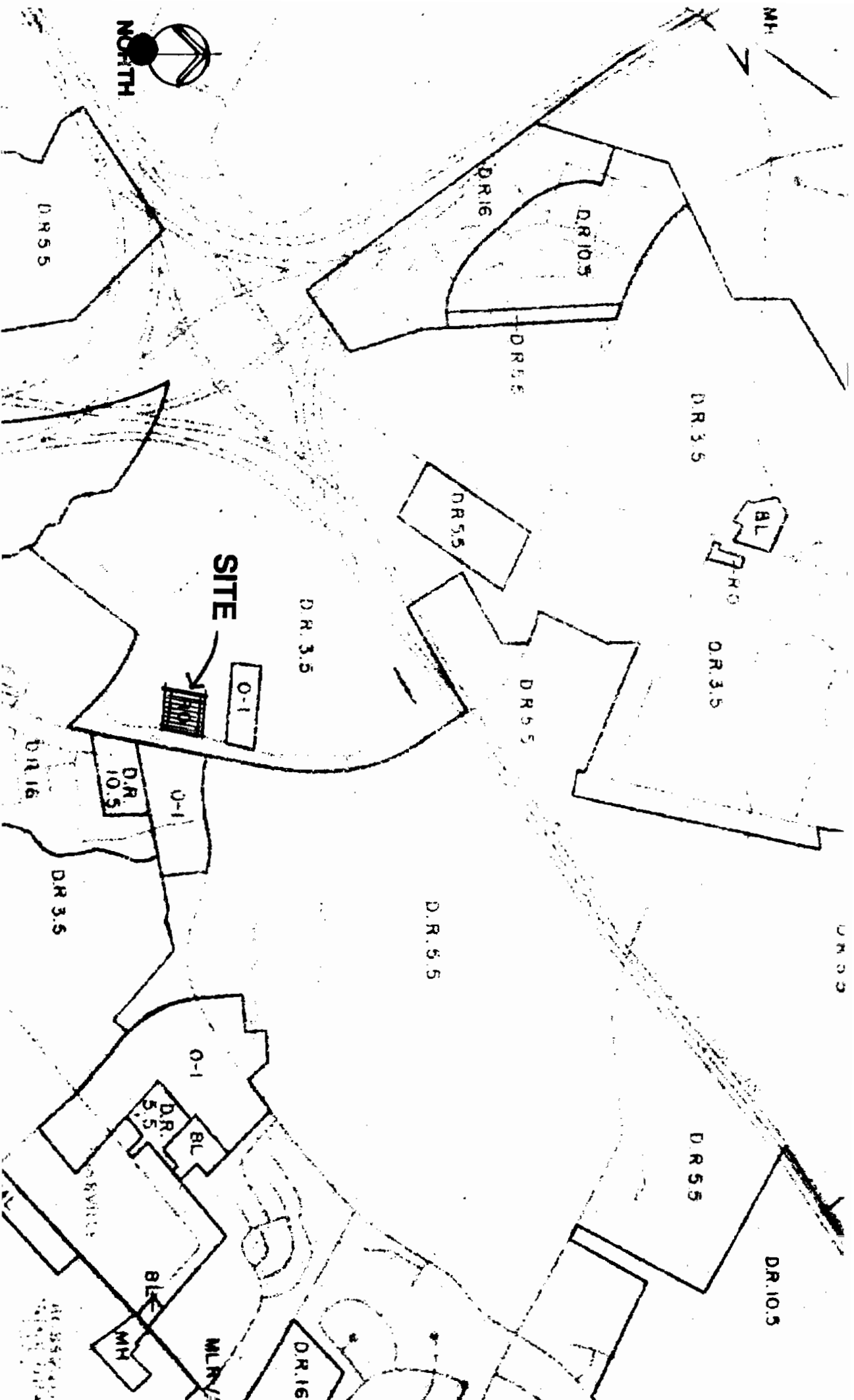
Enclosed is Petitioner's copy of the receipt for the payment of the appropriate fee regarding the subject reclassification petition filed this date. It was inadvertently left attached to the material filed with this office.

Should you have any questions, please call me at 887-3180.

Very truly yours,

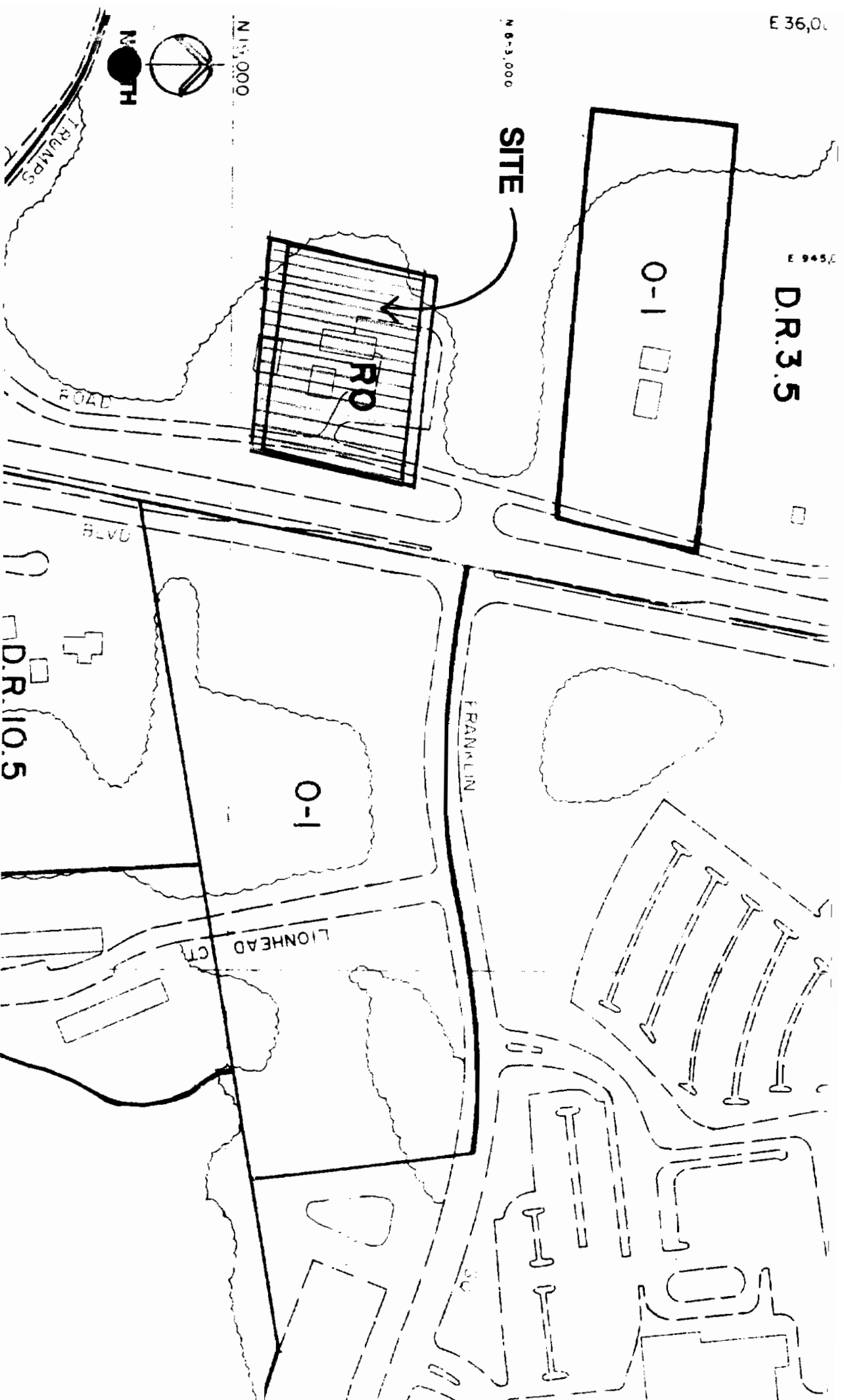
Kathleen C. Weidenhammer  
Administrative Assistant

Enclosure



**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244  
(410) 944-ENGRI, (410) 944-3647  
(3-E)

1000 SCALE ZONING MAP TO ACCOMPANY  
RECLASSIFICATION PETITION  
**FULLER MEDICAL CENTER**  
*CR-93-308A*  
**6**



**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244  
(410) 944-ENGR, (410) 944-3647  
(NE-5G)

**200 SCALE ZONING MAP TO ACCOMPANY  
RECLASSIFICATION PETITION  
FULLER MEDICAL CENTER**

Baltimore County Government  
Office of Planning and Zoning



401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5862

Per: Ex#3

June 16, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Baltimore, MD 21204

RE: Giles Building & Development Co.  
(Case No. CR-93-308-A)

Dear Mr. Marino:

In response to our recent telephone conversation regarding your clients Cycle I - Rezoning Petition staff provides the following information.

- . Staff does not support the requested rezoning of the property from DR 3.5 and RO to BL.
- . Staff recognizes the existence and future viability of medical offices and office uses within proximity to Franklin Square Hospital and would support a rezoning reclassification of this property from DR 3.5 and RO to O1.
- . The existing pharmacy located on the site should be retained. This use serves the general community as well as the medical office uses presently located on the site. Staff would not only support but suggest that a Special Exception be approved to retain the pharmacy in the event that O1 zoning is approved for the property.

If you have any questions or require any additional information, please feel free to contact me at 887-3211.

Sincerely,

Pat Keller  
Deputy Director

PK:bjs

CC: Cycle Zoning File

MMARINO.LTR/TXTBVO



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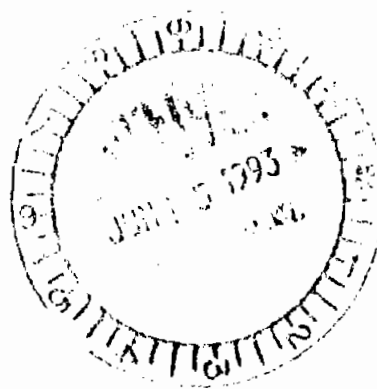
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Report by the  
Baltimore County  
Office of Planning and Zoning  
to the  
Baltimore County Planning Board

# **ZONING RECLASSIFICATION PETITIONS**

Cycle I, 1993

May 31, 1993

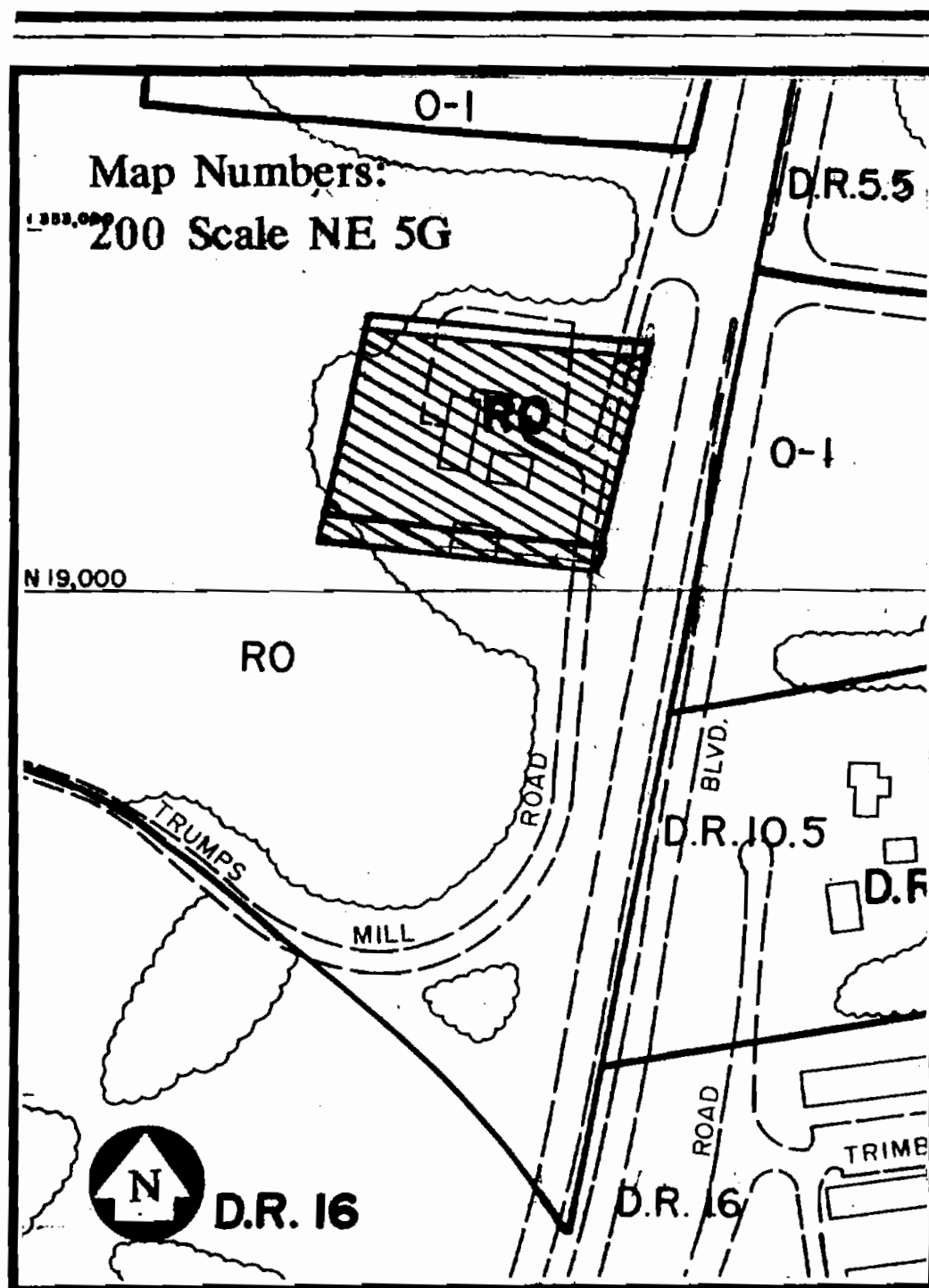


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*Petitioner's Ex. #6*

BALTIMORE COUNTY, MD  
RECOMMENDATIONS OF THE OFFICE OF PLANNING AND ZONING  
 May 31, 1993

| ITEM NO. and<br>PETITIONER                                                                                                                               | LOCATION                                                                                                                                  | ACREAGE | EXISTING<br>ZONING          | REQUESTED<br>ZONING | OPZ<br>RECOMMENDATION |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|---------------------|-----------------------|
| Item No. 1 Alma<br>Monath, Personal<br>Rep. for the Estate<br>of Edith Lyle<br>Tipton &<br>Dr. Alvin Schuster<br>R-95-303                                | Northeast side<br>Reisterstown Road<br>82' southeast of<br>centerline<br>Hammershire Road<br>(11623 Reisterstown<br>Road)                 | .542    | D.R. 16                     | B.L.                | D.R. 16               |
| Item No. 2<br>Lawrence Blumberg,<br>M.B.                                                                                                                 | South side Old<br>Court Road, 1088'<br>west of Hambleton<br>Court                                                                         | 12.073  | D.R. 1                      | D.R. 2              | D.R. 1                |
| Item No. 3<br>Baker Land Company<br>& Title Marrantee<br>Corporation &<br>Maryland Title<br>Guarantee & Richard<br>Fogel & Baltimore<br>County, Maryland | Parcel 1 -<br>Southwest corner of<br>Padonia Road and<br>Broad Avenue                                                                     | 6.57    | M.L.R.,<br>O-1,<br>D.R. 3.5 | B.M.-<br>C.C.C.     | B.M.                  |
| Item No. 4<br>York - Ridgely<br>Joint Venture                                                                                                            | Southwest corner<br>York and Aylesbury<br>Roads (1830 York<br>Road)                                                                       | 1.45    | M.L.-I.M.                   | B.L.<br>or<br>B.M.  | M.L.- I.M.            |
| Item No. 5<br>Security Management<br>Corporation                                                                                                         | Southeast inter-<br>section York and<br>Phoenix Roads                                                                                     | 198.3   | R.C. 4                      | D.R. 16<br>& B.L.   | R.C. 4                |
| Item No. 6<br>Giles Building &<br>Development Co.                                                                                                        | Northwest side<br>Ridge Road/<br>Rossville Boule-<br>vard, 70' south of<br>centerline of<br>Franklin Square<br>Drive<br>(6918 Ridge Road) | 1.68    | D.R.3.5<br>R.O.             | B.L.                | O-1                   |
| Item No. 7<br>Beachwood I Limited<br>Partnership                                                                                                         | East side Morse<br>Lane, Northeast<br>side I-695<br>(Patapsco Freeway)                                                                    | 151.3   | D.R. 1                      | D.R. 3.5            | D.R. 1                |



ITEM NUMBER 6  
Location of Property Under Petition

Scale; 1"=200'

PETITIONER:

Giles Building and Development Company

REQUESTED ACTION:

Reclassification to B.L. (Business Local) and a Variance to allow a 10 ft. rear yard setback in lieu of the required 20 ft.

EXISTING ZONING:

D.R. 3.5 and R.O.

LOCATION:

Northwest side of the intersection of Ridge Road and Rossville Blvd; 70' south of centerline of Franklin Square Drive (6918 Ridge Road).

AREA OF SITE:

1.68 acres ±

ZONING OF ADJACENT PROPERTY/USE:

North: D.R. 3.5, Institutional  
East: O-1 (opposite side of Rossville Blvd.), Vacant  
South: D.R. 3.5, Institutional  
West: D.R. 3.5, Institutional

SITE DESCRIPTION:

The 1.68 acre site is known as the Fuller Medical Center and is improved with two medical office buildings and a paved parking lot for 76 parking spaces. Both buildings are two-story structures with a brick exterior on the fronts and sides. The combined, total floor area is 11,172 square feet.

PROPERTIES IN THE VICINITY:

The site is bounded on three sides by the Evangel Temple Church of God property which is zoned D.R. 3.5. Land on Franklin Square Drive just east of this site across Rossville Boulevard is vacant and zoned O-1.

The site is located in close proximity to Essex Community College and Franklin Square Hospital. In addition, a parcel on Ridge Road just 250 feet north of this site is zoned O-1 and received approval for development of a medical office building known as the Ridge Road Medical Office Building.

**WATER AND SEWERAGE:**

The area is served by public water and sewer and is designated W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

**TRAFFIC AND ROADS:**

The site fronts on and is directly accessible from Ridge Road, a two-lane local road. The site is indirectly accessible from Rossville Boulevard, a multi-lane minor arterial road that is located adjacent and parallel to Ridge Road.

The intersection of Ridge Road and Franklin Square Drive and the adjoining intersection of Rossville Boulevard and Franklin Square Drive are located within 200 feet of the site. The Rossville-Franklin Square intersection is signalized.

**ZONING HISTORY:**

The property owner requested rezoning from D.R. 5.5 to B.L. in 1984. The County Council denied the request and rezoned the property to R-O instead, with a small amount of D.R. 5.5 remaining. (See CZMP Issue 6-099).

In 1988, this property was part of a 144-acre area considered for rezoning as an issue raised by the County Council. The Council decided to retain the existing R-O zoning on this site. All of the existing D.R. 5.5 zoning in the area was rezoned to D.R. 3.5, including the small portion of D.R. 5.5 zoning existing on the subject site. (See CZMP Issue 6-197).

**MASTER PLAN/COMMUNITY PLANS:**

The site is located in the Perry Hall-White Marsh growth area. The site is located in an area designated for Single Family Detached residential use on the Growth Management map.

**PROPOSED VS. EXISTING ZONING:**

The regulations governing D.R. zoning may be found in Section 1B01 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulations governing R-O zoning may be found in Section 203 of the B.C.Z.R. Regulations covering the B.L. zone can be found in Section 230.

The R-O zone was created to accommodate houses converted to office buildings (class A) and small (class B) office buildings

in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses.

Buildings and uses in R-O zones should be compatible with nearby residential properties.

The B.L. zone permits a wide range of light business uses by right. The zone also permits a number of uses by Special Exceptions.

**DOCUMENTED SITE PLAN:**

The property owner proposes to expand the existing facility. A documented site plan has been submitted which shows a single building containing 13,750 square foot of medical space, 11,250 square foot of professional space, and 1,000 square foot of retail space. Parking will be provided for 104 cars. Elevation drawings show front, rear, and side elevations for a two and three level building with a flat roof. The elevation drawings also indicate the exterior building materials to be used. A schematic landscape plan indicates that the site will be adequately landscaped.

**OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:**

It would be inappropriate to rezone this site from R-O and D.R. 3.5 to B.L. for the following reasons:

1. In 1984, the County Council denied a request by this property owner to rezone the site B.L.
2. B.L. zoning is inconsistent with the existing zoning pattern in the neighborhood. The site is surrounded by D.R. 3.5 and O-1 zoning. There is no business zoning in the vicinity of this site. The nearest business zoning is located in the Rossville Boulevard/Philadelphia Road area, more than one-half mile away.
3. B.L. zoning at this location would create the impetus for rezoning other parcels of land on Ridge Road to B.L. at some future time.
4. It does not appear necessary to rezone the property to B.L. It appears that a less intensive zoning classification such as O-1, would accommodate the proposed development project, and would be more consistent with surrounding zoning.

O-1 zoning would be the most appropriate zoning of this site for the following reasons:

1. O-1 zoning is consistent with the existing zoning pattern in the neighborhood. A parcel on Ridge Road just 250 feet north of the site is zoned O-1. Land on Franklin Square Drive just across Rossville Boulevard is also zoned O-1.
2. O-1 zoning would allow for the reasonable expansion of office uses on this site. Furthermore, it appears that rezoning would permit the proposed development project. However, in addition to a rear yard variance, it appears that a setback variance from Ridge Road would be required. Also, a special exception may be necessary for accessory retail commercial uses.
3. Thoroughfare conditions seem more than adequate to handle more intensive office development on this site.

Based on the aforementioned considerations, this office believes that the requested B.L. zoning is inappropriate for the site. However, this is an appropriate location for O-1 zoning and such zoning would be conducive to the proposed development project. Therefore, it is recommended that the property be rezoned to O-1.

CYCZ93.308/CYCLE

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 4, 1993

Giles Building & Development Co.  
P. O. Box 511  
Brooklandville, Maryland 21022

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION  
CASE NUMBER: CR-93-308-A  
6918 Ridge Road - Fuller Medical Center  
NW/S Ridge Rd./Rossville Blvd., 70' S of c/l Franklin Square Drive  
14th Election District - 6th Councilmanic  
Petitioner(s): Giles Building & Development Company

Dear Petitioners:

Be advised that a new policy has been established to handle the fees with regard to property posting and legal advertising. As in the past, this office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspaper issues, contained a map of Baltimore County and a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$2,740.50, this is charged back to you, equally divided among the petitioners.

<sup>PO 7-15-93</sup>  
Posting charges of \$35.00 and advertising charges of \$391.50, for a total of \$426.50, are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Individual ads for each petition will run approximately one month before the scheduled hearing date. Billing for the individual ads, due upon receipt, will come from and should be remitted directly to the newspaper.

Non-payment of fees will stay the issuance of the Order. If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

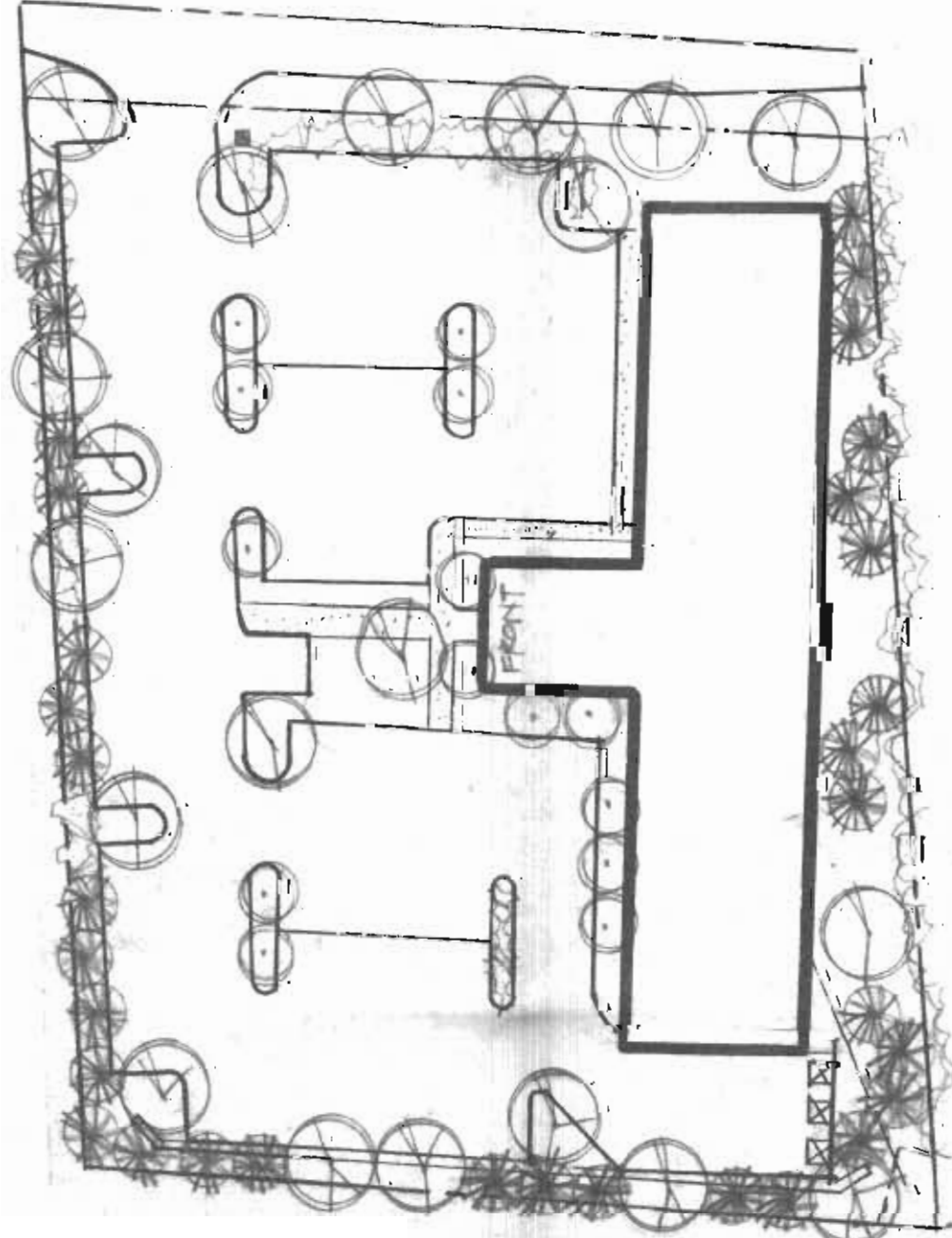
ARNOLD JABLON  
DIRECTOR

AJ:ggs



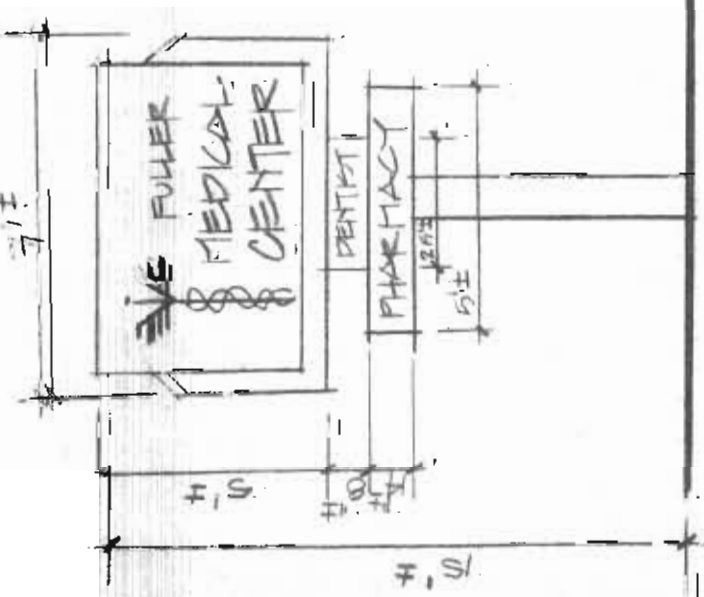
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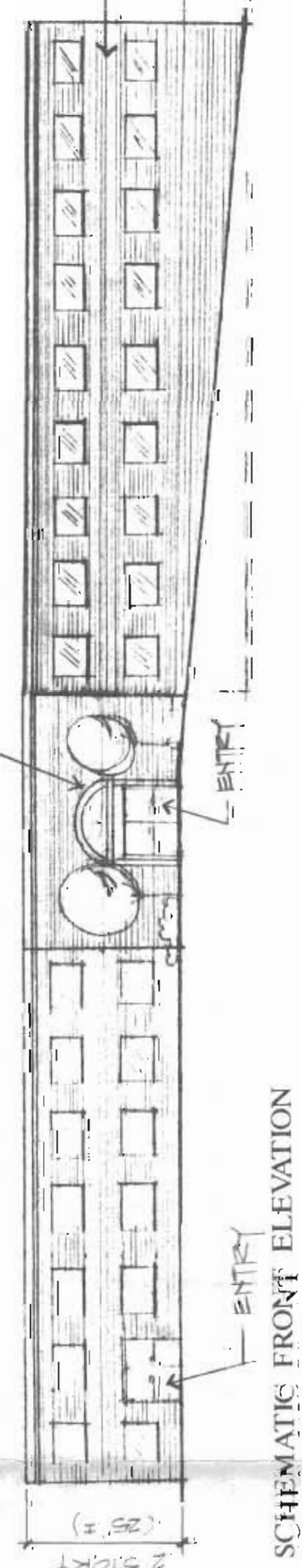
Schematic landscape plan

SCALE: 1"=50'



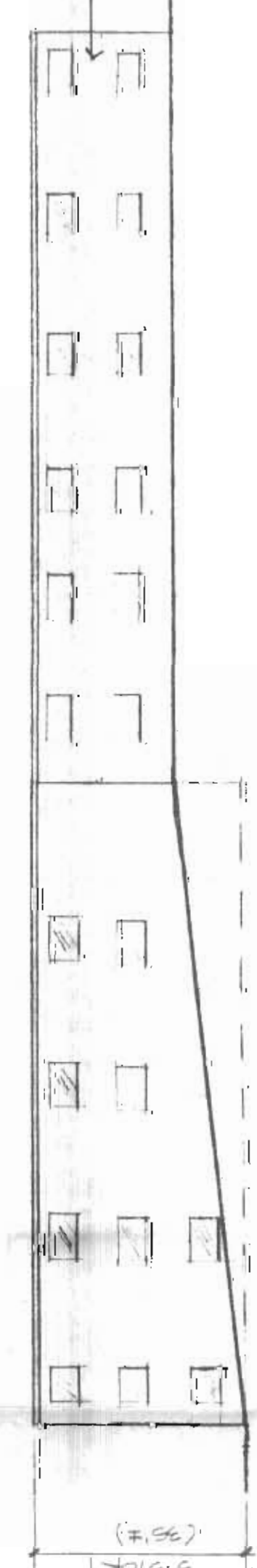
EXISTING FREE-STANDING SIGN

ELEVATION TO REMAIN



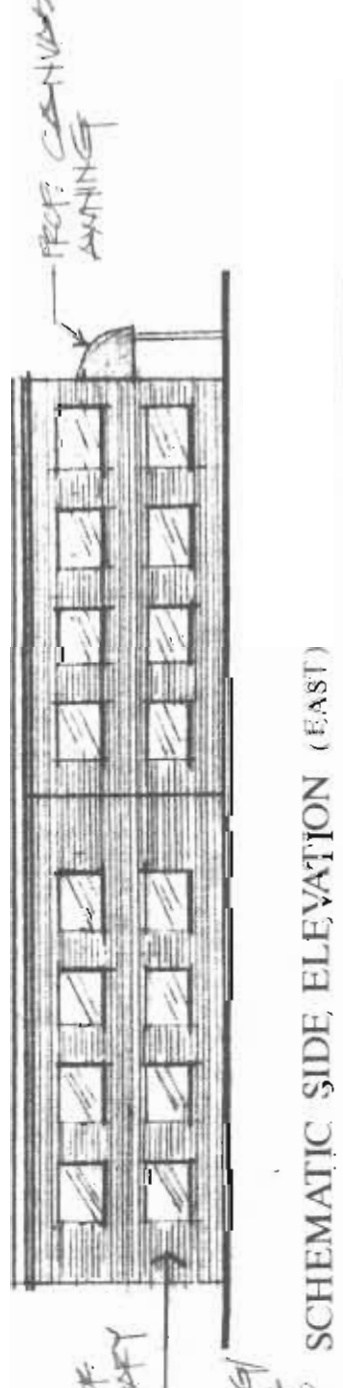
Schematic front elevation

SCALE: 1"=20' (H & V)



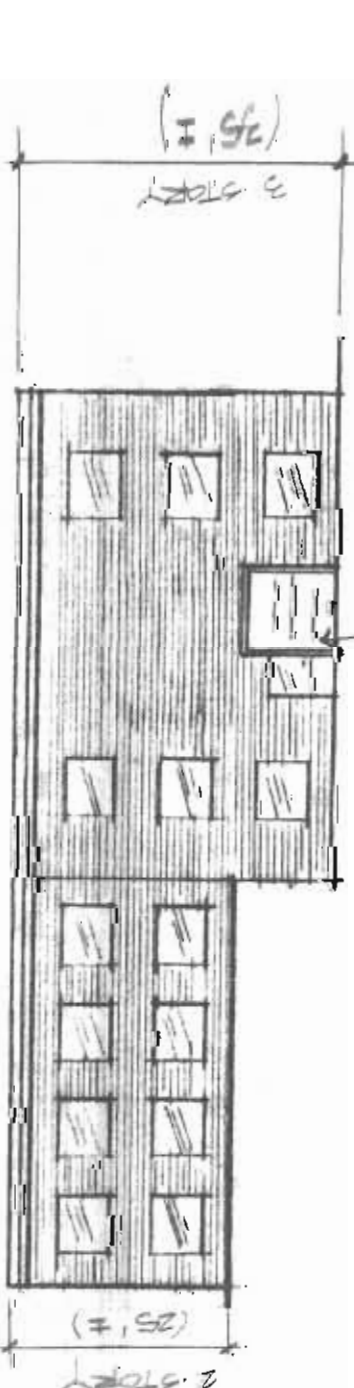
Schematic rear elevation

SCALE: 1"=20' (H & V)



Schematic side elevation (east)

SCALE: 1"=20' (H & V)



Schematic side elevation (west)

SCALE: 1"=20' (H & V)

9. AVERAGE DAILY TRIPS AS CALCULATED FROM THE BUILDING TRIPS (ADT):

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ADT = 77

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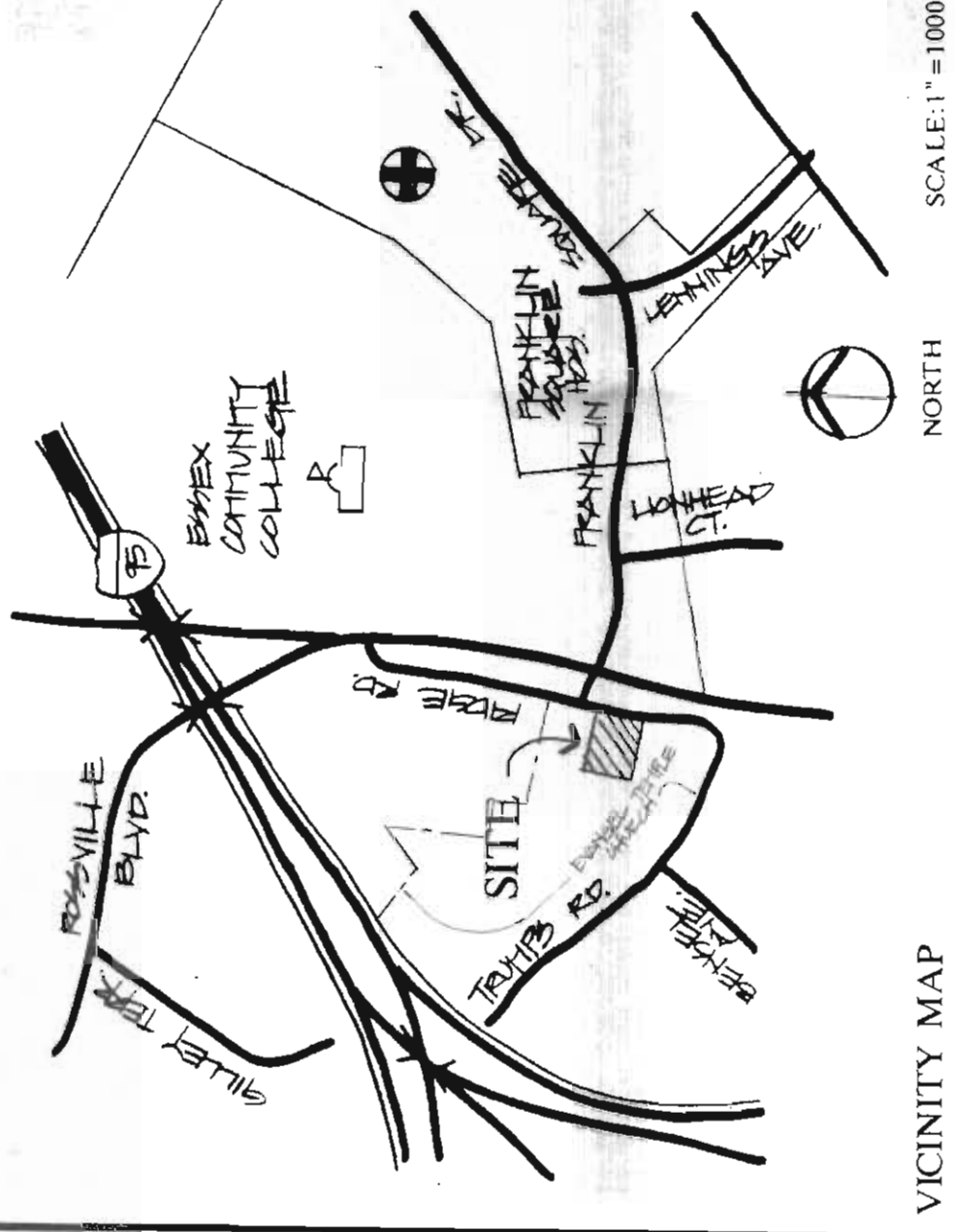
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FULLER MEDICAL CENTER

DOCUMENTED SITE PLAN



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. DEVELOPMENT

2. APPROPRIATE/

3. COMMENTS

4. NOTES

5. SITE

6. INFORMATION

7. NOTES

8. INFORMATION

9. NOTES

10. INFORMATION

11. NOTES

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DESIGNER:

DATE:

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DISTRICT:

TRACT:

COUNCIL:

DISTRICT:

REVISIONS:

DATE:

SCALE:

COUNTY:

DISTRICT:

TRACT:

COUNCIL:

DISTRICT:

REVISIONS:

DATE:

SCALE:

COUNTY:

VARIANCE REQUEST

FOR B.C.R. SECTION 22.3.3.3

TO ALLOW A 10' REAR YARD INSTEAD OF THE REQUIRED 20'

FOR THE PROPOSED BUILDING

AT 1000 FRANKLIN SQUARE DR.

IN BALTIMORE, MD

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

DATE: 10/1/2011

BY: [Signature]

FOR: [Signature]

OWNER:

DESIGNER:

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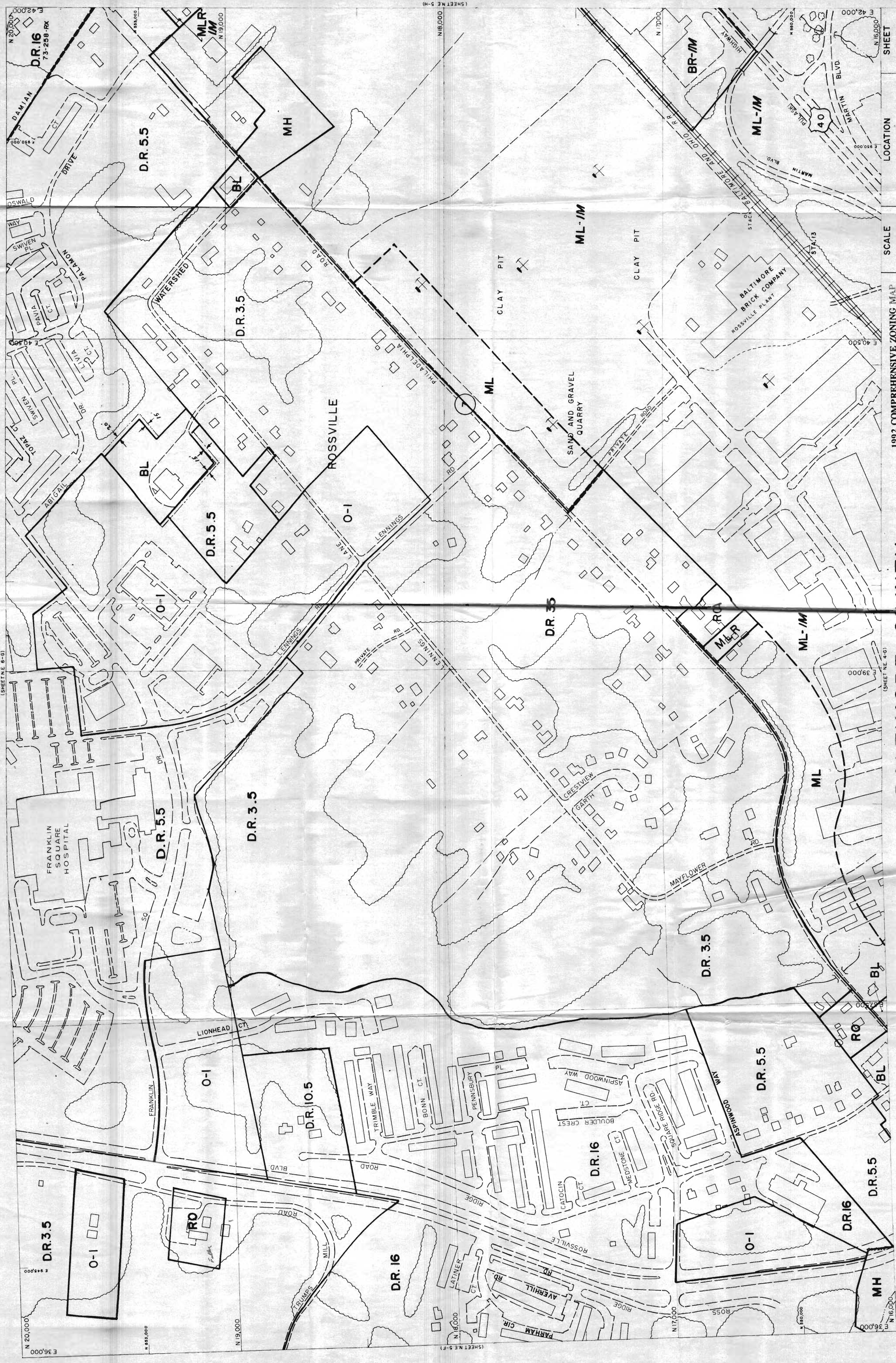
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SCALE:

COUNTY:







|                                                                                                  |  |                                                         |                                            |
|--------------------------------------------------------------------------------------------------|--|---------------------------------------------------------|--------------------------------------------|
| <b>BALTIMORE COUNTY</b>                                                                          |  | <b>LOCATION</b><br>ROSSVILLE                            | <b>SHEET</b><br>N E<br>5-G                 |
| <b>OFFICE OF PLANNING AND ZONING</b>                                                             |  |                                                         |                                            |
| <b>1992 COMPREHENSIVE ZONING MAP</b><br>Adopted by the Baltimore County Council<br>Oct. 15, 1992 |  | <b>SCALE</b><br>1" = 200' ±                             | <b>DATE OF PHOTOGRAPHY</b><br>JANUARY 1986 |
| <b>OFFICIAL ZONING MAP</b>                                                                       |  | <i>William C. Howard IV</i><br>Chairman, County Council |                                            |

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

Revisions EX. #5



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 16, 1993

NOTICE OF HEARING

CASE NUMBER: CR-93-308-A  
6918 Ridge Road - Fuller Medical Center  
NW/S Ridge Road/Rossville Boulevard, 70' S of c/l Franklin Square Drive  
14th Election District - 6th Councilmanic  
Petitioner(s): Giles Building & Development Company

Petition to reclassify the property's zoning from D.R.-3.5 and R.O. to  
B.L.

Variance to allow a 10 foot rear yard in lieu of the required 20 feet.

HEARING: TUESDAY, OCTOBER 26, 1993 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Giles Building & Development Company -  
Michael Marino, Esq.  
D.S. Thaler and Associates

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 30, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

RE: Item No. 338  
Case No. CR-93-308-A  
Petitioner: Giles Building and  
Development Company  
Reclassification Petition

Dear Mr. Marino:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before May 6, 1993. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

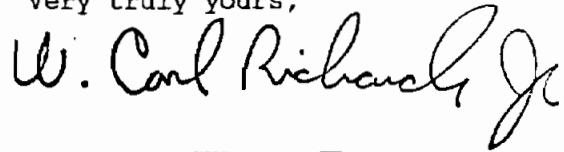


Printed on Recycled Paper

Michael Marino, Esquire  
April 30, 1993  
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned to the right of the typed name.

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:hek

Enclosures

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: April 21, 1993  
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, Senior Engineer  
Development Plan Review

RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle I  
April, 1993 - October, 1993

The Development Plan Review Division has reviewed  
the subject zoning items and we have no comments for  
Items 1, 2, 4, and 6.

CR - 93 - 302 - A

RWB:s

338



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County 338  
~~CASE Item~~ No.: CR-93-308-A  
HEARING DATE: 10-26-93

Dear Ms. Kehring:

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 Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

April 29, 1993

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

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

SUBJECT: Zoning Item #CR-93-308-A  
Fuller Medical Center  
Zoning Advisory Committee Meeting of April 1993-October 1993

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

1. Property owner must connect to public sewerage and properly abandon existing septic system.

✓  
JLP:jbm

FULLER/TXTRMP

4/20/93  
J

3867-93  
HK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: April 16, 1993

JP FROM: Jerry L. Pfeifer, Captain  
Fire Department

SUBJECT: Zoning Reclassifications

|                  |                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-93-303         | No comments                                                                                                                                                                                                          |
| R-93-304         | No comments                                                                                                                                                                                                          |
| CR-93-305-SPH    | Buildings on site shall comply with the applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code.<br>Posted fire lanes shall be provided on site for Fire Department access. |
| R-93-306         | Site and proposed buildings on site shall, at the time of development, shall comply with applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code.                           |
| R-93-307         | The zoning variance is approved. There may be the need at the time of concept and Development plan submittal to locate some buildings to provide better fire access.                                                 |
| R-93-308A<br>338 | Posted fire lanes shall be provided on site for Fire Department access.<br>35' turning radius shall be maintained on site for fire equipment maneuverability.                                                        |
| R-93-309         | No comments                                                                                                                                                                                                          |

JLP/dal

cc: File

RECEIVED  
APR 20 1993  
ZADM

GILES BUILDING & DEVELOPMENT CO.  
NW/s Ridge Road/Rossville Blvd.,  
70' S of centerline Franklin  
Square Drive (#6918 Ridge Road -  
Fuller Medical Center)

#CR-93-308-A  
Item #6, Cycle I, 1993  
14th Election District  
6th Councilmanic District

D.R. 3.5 and R.O. to B.L.

1.68 acres  
(Documented Site Plan)

Variance to allow 10 foot rear  
yard in lieu of the required  
20 feet.

---

March 1, 1993

Petition filed.

---

\* Michael Marino, Esquire  
HALL, LEVY & MARINO, P.A.  
Suite 1212  
Ten East Baltimore Street  
Baltimore, MD 21202  
Telephone: 821-6633

Counsel for Petitioner

Gil Stern, President  
Giles Building & Development Co.  
P.O. Box 511  
Brooklandville, MD 21022  
Telephone: 653-3597

Petitioner

James Earl Kraft (*inter-office mail*)  
Baltimore County Board of Education - MS 1102-J  
~~940 York Road~~  
~~Towson, Maryland 21204~~

People's Counsel for  
Baltimore County

P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

*JE*  
*JE*

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF  
FROM D.R. 3.5 AND R.O. TO  
B.L. ZONE; PETITION, FOR : APPEALS OF BALTIMORE COUNTY  
VARIANCE  
NW/S Ridge Road/Rossvill :  
Bulvard, 70'S of Centrlin  
Franklin Square Drive (#6918 :  
Ridge Road - Fuller Medical  
Center), 14th Election Dist. : Case No. CR-93-308-A  
6th Councilmanic Dist. (Item 6, Cycle I)  
:  
GILES BUILDING & DEVELOPMENT  
CO., Petitioner :

: : : : : : : : : :

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 28<sup>th</sup> day of April, 1993,  
a copy of the foregoing Entry of Appearance was mailed to Michael  
Marino, Esquire, 609 Bosley Ave., Towson, MD 21204, Attorney for  
Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

Case No. CR-93-308-A /Giles Building and Development Company

12/08/93 -Pursuant to and in accordance with the Order of the Board dated  
November 9, 1993, amended documented site plan filed by Counsel  
for Petitioners /Michael E. Marino.

CR-93-308-A

DST JIM MARKLE

ATTY  
MIKE MARINO  
821-6633

Each petition request should include:

\* ONLY 1 IN FILE OWNERS NAME NOT PRINTED NEED A SECOND

(1) Three completed typewritten petition forms, indicating the existing and requested zoning; the special exception use, if applicable; and if applicable, the section number of the Baltimore County Zoning Regulations from which a variance is requested, as well as the extent of the variance requested. All forms must be signed by the petitioner or his legally authorized representative.

(2) Seven copies of the property description, prepared by a surveyor or civil engineer. \* DESCRIPTION BASED ON GROSS (1/2) RIDGE RD. SHOULD SAVE AND EXCEPT PUB. RW. IF RIDGE RD. PUBLIC OR IF NOT OWNED BY PETITIONER.

\* ONLY 1 IN FILE NEED A SECOND

(3) Three copies of an explanation of the reasons why, in the petitioner's opinion, the reclassification sought should be made, set forth in sufficient detail to properly advise the county authorities required to review the petition, of the petitioner's case. Any allegation of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegation of error shall be so supported in similar detail and as further required by Article V, Section 2-40.1.J. of the Baltimore County Code.

(4) Three xerox copies each of that part of the appropriate official 1" = 200' and 1" = 1,000' scale zoning maps, with the outline of the property to be reclassified indicated thereon.

ONLY ONE IN FILE  
NEED A 2ND

(5) The appropriate filing fee should accompany the petition request. However, the advertising and posting cost should be paid at the Zoning Commissioner's office as soon after billing as possible. Opinions may not be issued until all such costs are paid. (Checks should be made payable to Baltimore, County, Maryland).

OK BUT SHOULD BE TITLED FOR RECLASS AND ZONING VARIANCE.  
(6) Twelve copies of a site plan, the boundaries and location of which have been certified by a registered surveyor or professional (civil) engineer. Said site plan shall include all applicable items on the checklist for reclassification petitions, as required below:

(7) If said petition includes documentation relating to the proposed use and development of the property, that documentation must include the following information:

\* NO DOCUMENTATION ON STATEMENT INDICATING PREPARED BY PROF. ENGR OR QUAL. PLANNER  
(a) An environmental impact statement, as defined in Section 101 of the Baltimore County Zoning Regulations (see page 3, Bill No. 98-75), that concerns the proposed use of the property under petition and that has been competently prepared by a professional engineer or planner of appropriate qualifications.

(b) All information on the following checklist.

A-808-EP-23  
(c) If a precise building envelope is used in lieu of the exact positioning of the building(s) on the site plan, the proposed building's floor plan and elevation, including character and exterior materials must be shown elsewhere on the site plan or on attached plans, together with other documentation required in the aforementioned checklist. Said envelope may be larger than the actual proposed building, but must be precise enough in size and location to allow for a complete functional site layout, including but not limited to: entrances, driveways, parking and loading facilities, paved areas, proposed landscaping, screening, and major vegetation to be retained, etc.

(d) No such petition may be accepted for filing unless it complies with these rules of practice and procedure, and all other pertinent zoning laws and regulations, except that the petitioner may choose to submit plans that do not show any proposed use of the property under petition, regardless of any requirement in these rules to the contrary. If an intended use is not indicated, the site plans must indicate only the first eight (8) items on the following checklist.

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE PLANS FOR  
DECLASSIFICATION PETITION

1. North arrow (indicating the direction of north).
2. Scale of drawing (engineer's scale).
3. Election District and Councilmanic District.
4. ✓ Dimensions of property (including bearings). Parcel under petition should be in bold outline.
5. ✓ Relation of tract in question to additional property owned and ownership of all adjacent properties. - OWNERSHIP OF (RYSVILLE RD) NOT INDICATED. STATE CO? (RIDGE RD.)
6. ✓ Area of property in question (acres or square feet).
7. ✓ Distance from property line (corner) to nearest intersecting street or County road.
8. ✓ Present and proposed zoning of property under petition and adjoining properties.
9. ✓ Use, locations, coverage, floor areas, heights (including elevation drawings), dimensions, character and exterior materials of all proposed and existing structures to be retained. Also, all existing structures to be removed must be indicated.
10. Location and use of all principal building(s) within a distance of 200 feet from each joint side property line. Distance from said buildings to centerline of street must be shown in order to determine front setback line of proposed building(s) on subject site.
11. ✓ Hours of operation, maximum number of employees, and maximum levels of emanations (including sound and other vibrations, dust, odors, gases, and light and heat). In cases where method of operation is not obvious, an explanation of same must be provided (i. e. proposed nursery school should include days and hours of operation, maximum number of teachers and students, method of transportation, etc.).
12. ✓ Existing and proposed public and quasi-public facilities on and adjacent to the site, including storm-drain systems, water lines, sewerage, streets and drives, and railroad sidings. In the event public water and/or sewer do not exist, location of private system must be indicated.
13. ✓ Existing ponds, streams, natural drainage courses and other bodies of water, watercourses, 100-year flood plains, major vegetation, unusual natural formation, and proposed changes with respect to any of these.
14. ✓ Dimensions of existing and proposed right-of-way and types of paving of any street adjacent to site.

15. ✓ Location and width of proposed ingress and egress and all interior circulation of traffic.

16. ✓ <sup>SHOW TYPICAL P.S. DIMENSIONS ON PLAN FOR FULL & COMPACT.</sup> Parking and loading facilities: All parking facilities must be a minimum of 9' x 20' and must be paved with tar and chip, macadam, bituminous concrete, or similar durable and dustless surface. A curb not less than 8" wide and 6" high, railroad ties or concrete bumper blocks must be provided around the entire parking lot. All spaces must be setback a minimum of 8' from the street right-of-way.

17. ✓ Screening (minimum 4' high) of on-site parking facilities, including drives, by a wall, slatted fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises, or when they are across the street from such premises. Landscaping, as required by the Office of Current Planning (494-3335), must also be provided.

18. Existing topography and proposed major changes in grade.

19. ✓ <sup>ALSO \* SEE ZONING CHECKLIST FOR COMPL. TO REQUIRE IS LOCATED IN THE ULTIMATE R.O.W. ALSO A POSSIBLE FUTURE SIGN IS SHOWN YET ONLY ONE SIGN DETAIL IS SHOWN ON THE PLAN. SHOW ALL NECESSARY SIGN DETAIL IN THE PLAN.</sup> Dimension and content of all signs visible outdoors. THE EXISTING SIGN MARKED POSSIBLY

20. Buildings must meet building code as well as fire code requirements with regard to type of construction, windows, etc.

21. ✓ Location of all existing and proposed fire hydrants.

22. A sealed location plan, inserted on the site plan, must reflect the outline of the parcel in question.

23. All site plans must be folded to an approximate size of 8-1/2" x 11" with clear distinct lettering.

In order to alleviate any future delays, prior to preparing the required plan, the petitioner or his engineer should contact the Zoning Office and the following agencies and/or State agency, if located on a State road, for pertinent information that may be required:

|                                  |            |
|----------------------------------|------------|
| Bureau of Engineering            | 494-3754   |
| Bureau of Traffic Engineering    | 494-3554   |
| Health Department                | 494-2762   |
| Office of Current Planning       | 494-3335   |
| State Highway Administration     | 659 - 1350 |
| Department of Permits & Licenses | 494-3987   |
| Fire Department                  | 494-3985   |

IN ORDER TO USE THE 5% PARKING ADJUSTMENT THE FOLLOWING IS REQUIRED  
DOCUMENT BCZR SECTION ALLOWING THIS & STATE WHAT TYPE ADJUSTMENT IS BEING USED (TRANSIT?)  
THE TRANSIT ADJUSTMENT MAY ONLY BE USED FOR OFFICE PARKING. SEE 402.6B. &  
THE 40% COMPACT SPACE ALLOWANCE MAY ONLY BE USED FOR OFFICE PARKING. 402.6  
BABC - Form 2  
Page 4 of 4  
26 + 75 = 101 x .05 = 5  
- 4 -  
COMPACT SPACES ON THE PLAN EXCEED THE  
MAXIMUM # OF 34 PERMITTED BY 3 SPACES.  
ADJUST PLAN OR A VARIANCE IS REQUIRED  
R&D # OFFICE SPACES  
LESS 5%  
= 96 x .40 = 38.4 OR 38 MAX. 42  
+ 8  
104 OK FOR TOTAL PROVIDED

OLD

CR-93-308-A  
REVISED 3/31/93

February 25, 1993

ENVIRONMENTAL IMPACT STATEMENT  
TO ACCOMPANY ZONING RECLASSIFICATION PETITION

RE: Fuller Medical Center

SECTION I

The purpose of this document is to discuss the possible environmental effects of proposed changes to the development plan for the referenced property following a zoning reclassification as indicated on the accompanying Plat.

The area delineated for reclassification comprises approximately 1.68 acres, more or less. Pavement widening on Ridge Road and the addition of sidewalks may be required by the County Department of Public Works.

This report will concentrate on the changes within the site boundary delineated for reclassification. The chart in Section IV details physical changes in terms of pervious and impervious surfaces.

SECTION II

The subject site is located approximately 70', more or less, south of the intersection of Franklin Square Drive and Ridge Road in the Rosedale area of Baltimore County. The 1.68 acre, more or less, site is currently zoned DR 3.5 (0.12 acre, more or less) and RO (1.56 acres, more or less). The site is improved with two (2) existing buildings, two out-buildings and a paved parking lot. There are no known environmentally sensitive areas on the site. The petitioner proposes to construct a small medical and professional office building to serve the community.

No portion of the property falls within a 100-year flood plain or Critical Area, nor are there any streams or tidal waters within established limits of proximity. There are no steep slopes or known hydric soils on the site.

SECTION III

The proposed development of the overall site includes approximately 16,600 square feet of medical space, 7,900 square feet of professional office space, 1,500 square feet of retail space and parking for one hundred and four (104) cars.

# SECTION IV

The following chart details site conditions as related to use according to (a) current conditions and, (b) proposed conditions resulting from the requested zoning reclassification. Note that this chart only reflects quantities within the 1.68 acres, more or less, to be reclassified.

| USE                                | (a) CURRENT |      | (b) WITH PROPOSED IMPROVEMENTS |      |
|------------------------------------|-------------|------|--------------------------------|------|
|                                    | acres ±     | %    | acres ±                        | %    |
| Pervious Surfaces                  | 0.91        | 54   | 0.48                           | 28.5 |
| Impervious Surfaces                |             |      |                                |      |
| Buildings & Walks                  | 0.14        | 8    | 0.30                           | 18   |
| Parking (incl. part of Ridge Road) | 0.63        | 38   | 0.90                           | 53.5 |
| Subtotal Impervious                | 0.77        | 46   | 1.20                           | 71   |
| TOTALS                             | 1.68±       | 100% | 1.68±                          | 100% |

# SECTION V

Sediment control devices will be installed and maintained during construction. Disturbed areas will be revegetated as required by Soil Conservation District standards. Runoff volume and timing, non-point pollutant loadings and the biological integrity of the receiving waters can thereby be controlled to the extent possible.

In addition, landscape planting is proposed to mitigate the audible, visual and micro-climatic effects of the parking areas. A planting buffer of evergreen shrubs will enhance an over-head canopy of shade trees. The trees and the building will provide shade to ameliorate the effect of the sun on the paving and the trees and shrubs will provide a visual and noise buffer between the parking and the adjacent residential zoned area.



April 2, 1993

ENVIRONMENTAL IMPACT STATEMENT  
TO ACCOMPANY ZONING RECLASSIFICATION PETITION

RE: Fuller Medical Center

SECTION I

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No portion of the property falls within a 100-year flood plain or Critical Area, nor are there any streams or tidal waters within established limits of proximity. There are no steep slopes or known hydric soils on the site.

SECTION III

The proposed development of the overall site includes approximately 13,750 square feet of medical space, 11,250 square feet of professional office space, 1,000 square feet of retail space and parking for one hundred and four (104) cars.

## SECTION IV

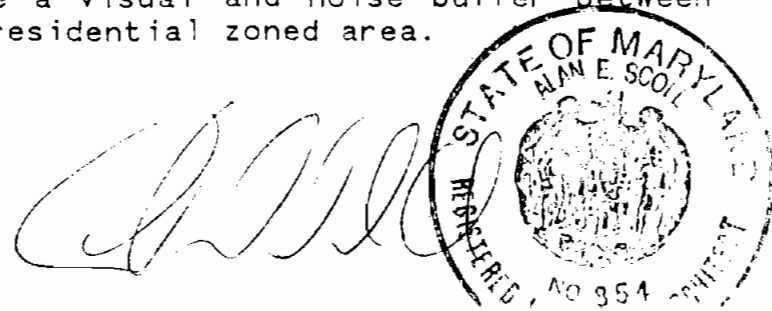
The following chart details site conditions as related to use according to (a) current conditions and, (b) proposed conditions resulting from the requested zoning reclassification. Note that this chart only reflects quantities within the 1.68 acres, more or less, to be reclassified.

| USE                                | (a) CURRENT |      | (b) WITH PROPOSED IMPROVEMENTS |      |
|------------------------------------|-------------|------|--------------------------------|------|
|                                    | acres $\pm$ | %    | acres $\pm$                    | %    |
| Pervious Surfaces                  | 0.91        | 54   | 0.48                           | 28.5 |
| Impervious Surfaces                |             |      |                                |      |
| Buildings & Walks                  | 0.14        | 8    | 0.30                           | 18   |
| Parking (incl. part of Ridge Road) | 0.63        | 38   | 0.90                           | 53.5 |
| Subtotal Impervious                | 0.77        | 46   | 1.20                           | 71   |
| TOTALS                             | 1.68 $\pm$  | 100% | 1.68 $\pm$                     | 100% |

## SECTION V

Sediment control devices will be installed and maintained during construction. Disturbed areas will be revegetated as required by Soil Conservation District standards. Runoff volume and timing, non-point pollutant loadings and the biological integrity of the receiving waters can thereby be controlled to the extent possible.

In addition, landscape planting is proposed to mitigate the audible, visual and micro-climatic effects of the parking areas. A planting buffer of evergreen shrubs will enhance an over-head canopy of shade trees. The trees and the building will provide shade to ameliorate the effect of the sun on the paving and the trees and shrubs will provide a visual and noise buffer between the parking and the adjacent residential zoned area.





# ZONING

# HEARING CHECKLIST

REVISED 5/92

This checklist is provided to you, for your information only, and is not to be considered legal advice.

First, and most importantly: You must understand that the hearing you have requested is a quasi-judicial hearing and you are responsible for meeting the burden of law required by the Baltimore County Zoning Regulations (B.C.Z.R.). A judicial hearing is an adversary process and, therefore, there may be opposition to your request. During a judicial hearing, the parties will be permitted to testify, present evidence and cross-examine witnesses. Either the Zoning Commissioner or the Deputy Zoning Commissioner will rule on the evidence and testimony to determine whether or not the petition will be granted.

Second: You must understand that you are permitted to have representation by an attorney of your choice. You are not required to have an attorney, but it is recommended that you consider obtaining legal representation. But, if you are incorporated, it is considered a requirement that you be represented by an attorney.

Third: It is strongly recommended that you read and understand the requirements of the Baltimore County Zoning Regulations.

Fourth: No employee of the Baltimore County Office of Zoning Administration and Development Management may provide legal advice to anyone. The representatives and opinions of any employee are not to be construed as definitive in any case. Only the decision of the Zoning Commissioner rendered after the statutory required public hearing is considered dispositive in matters relating to the interpretation of the B.C.Z.R.

Even though there may not be opposition in a given case, your request may be denied.

For further information or to make an appointment, please contact:

Baltimore County Office of Zoning  
Administration & Development Management  
Development Control  
111 West Chesapeake Avenue  
Room 109  
Towson, MD 21204  
Telephone: 887-3391

## Non-Residential Properties

**Variances**  
**Special Exceptions**  
**Use Permits**  
**Special Hearings**

**1**



# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at 6918 Ridge Road

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

RO and  
Zoning Law of Baltimore County, from an DR-3.5 zone to an BL 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:

N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

B.C.Z.R. Sec. 232.3.b : to allow a 10' rear yard in lieu of the required 20'.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Michael Marino, Esquire

(Type or Print Name)

Signature

609 Bosley Avenue (410)821-6633

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

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(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P.O. Box 511 (410)653-3597

Address

Phone No.

Brooklandville, MD 21022

City

State

Zipcode

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

D.S. Thaler and Assoc., Inc. c/o Alan E. Scoll

Name

7115 Ambassador Road (410)944-3647

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

RECEIVED  
COUNTY BOARD OF APPEALS  
93 MAR-1 PM 2:14



## Special Exceptions

Because not all uses fit neatly into permitted categories or zones, and under certain conditions various uses could be detrimental; the uses listed as Special Exceptions in the B.C.Z.R. are permitted only if granted by the Zoning Commissioner under the authority of Section 500.5, B.C.Z.R. In cases of petitions for Special Exceptions under Section 502 of these regulations, the Zoning Commissioner shall hold a public hearing. After the hearing, he shall pass his Order granting or refusing the Special Exception. In granting any Special Exception, the Zoning Commissioner must find that the use for which the Special Exception is requested will not:

- a. be detrimental to the health, safety, or general welfare of the area;
- b. create congestion in roads, streets or alleys;
- c. create a potential hazard from fire, panic or other dangers;
- d. overcrowd land and cause undue concentration of population;
- e. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- f. interfere with adequate light and air;
- g. be inconsistent with the spirit and intent of the B.C.Z.R.;
- h. be inconsistent with the impermeable surface and vegetative retention provisions of the B.C.Z.R.

In granting any Special Exception, the Zoning Commissioner may impose such conditions, restrictions, or regulations as he deems necessary or advisable for the protection of surrounding and neighboring properties.

## Use Permits

Certain uses have singular, individual characteristics which make it necessary, in the public interest (even though other County permits may not be required), to specify regulations in greater detail than would be feasible in the individual use regulations for each zoning classification. Under the authority of Section 500.4, the Zoning Commissioner has the power to issue a use permit provided that all the conditions for that particular use specified in the B.C.Z.R. are met. Under the authority of Section 500.7, B.C.Z.R., he has the right to require a public hearing whenever he deems it in the public interest.

## Special Hearings

Under the authority of Section 500.6, the Zoning Commissioner has the power, upon notice to the parties in interest, to conduct hearings involving any violation or alleged violation or noncompliance with any Zoning Regulations, or the proper interpretation thereof, and to pass his Order regarding this matter.

Under the authority of Section 500.7, any person can petition the Zoning Commissioner to hold a public hearing to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such a person in any property insofar as they are affected by the B.C.Z.R.

# Sample Applications

-3 originals of the appropriate  
form required

**PETITION FOR SPECIAL HEARING**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
The undersigned, legal owner(s) of the property situated 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 506.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve.

**APPLICATION FOR ZONING USE PERMIT**  
This Use Permit is requested in accordance with Section 506.4 and Election District \_\_\_\_\_ of the Baltimore County Zoning Regulations.  
The property is situated in the \_\_\_\_\_ lot on the \_\_\_\_\_

**PETITION FOR SPECIAL EXCEPTION**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein \_\_\_\_\_

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
The undersigned, legal owner(s) of the property situated 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 \_\_\_\_\_ of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

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.

**Contact Purchaser:**  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

**Attorney for Petitioner:**  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No. \_\_\_\_\_

**Legal Owner(s):**  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
(Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contact purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.

(over)

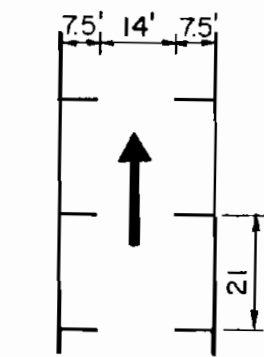
18. FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.)
19. AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtotaled in square feet on the plat and included in the Amenity Open Space calculations in the notes.
20. HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
21. FIRE HYDRANTS: Location of fire hydrants and distance to the subject property.
22. SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 24" X 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT.
23. REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".
24. SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., S.409.10; Business Industrial Parking in a Residential Zone, 409.B.B and all residential transition area requirements, 1B01.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1B01.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
25. SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
26. ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
27. ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
- Scale: 1" = 200', Map #;
  - Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
  - All existing and proposed streets and expressways in the area;
  - Location of available utilities connections;
  - Approximate size and location of school and church sites or other landmarks in the area

## Zoning Advisory Committee

- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.

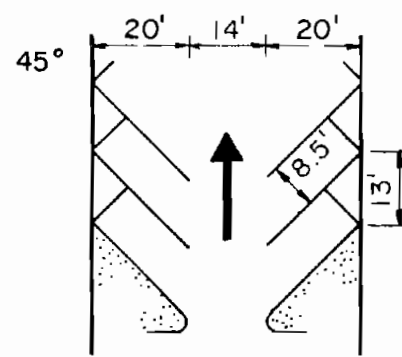
# Sample Parking Layouts

NOT TO SCALE

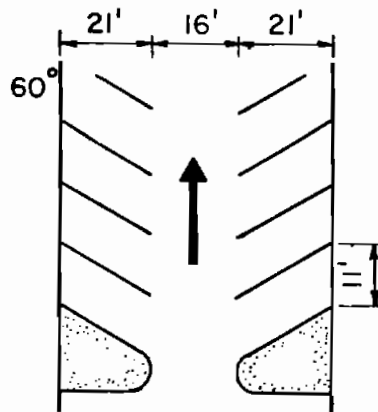


AISLE WIDTH  
1 WAY - 14'  
2 WAY - 20'

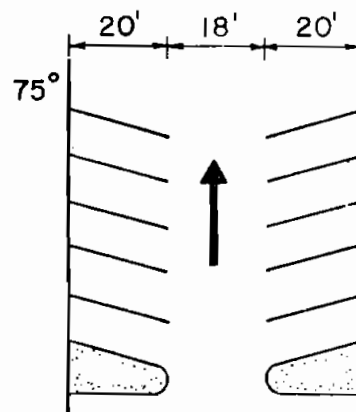
30°  
NOT SHOWN  
AISLE WIDTH  
1 WAY - 14'  
2 WAY - 20'



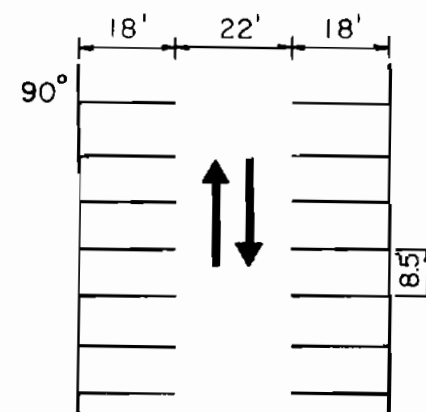
AISLE WIDTH  
1 WAY - 14'  
2 WAY - 20'



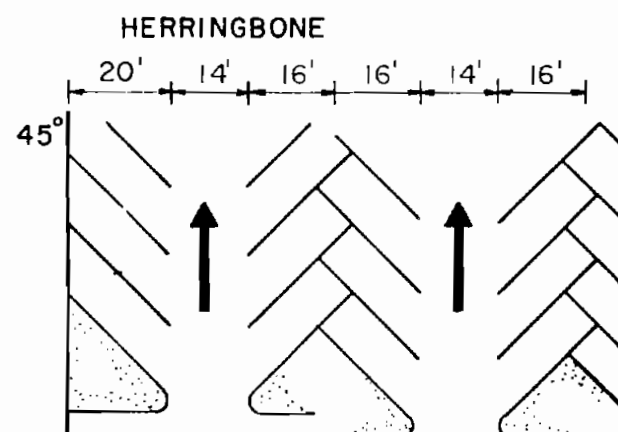
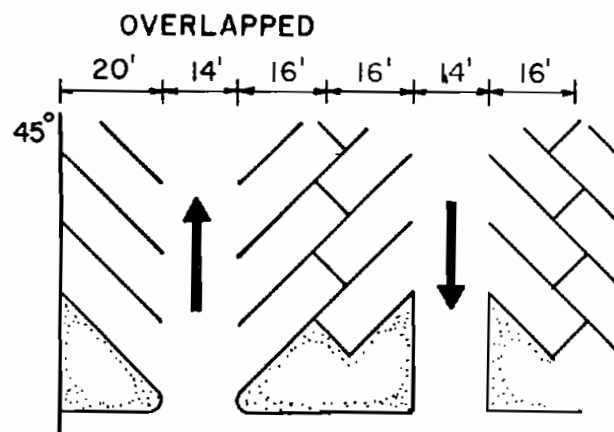
AISLE WIDTH  
1 WAY - 16'  
2 WAY - 20'



AISLE WIDTH  
1 WAY - 18'  
2 WAY - 20'



AISLE WIDTH  
1 WAY - 22'  
2 WAY - 22'



\* ALL PARKING, MANEUVERING, ACCESS, AISLES ARE REQUIRED TO BE  
PAVED AND STRIPED PER SECTION 409.8 (B.C.Z.R.)

# Required Number of Parking Spaces



General Requirements - The standards set forth below shall apply in all zones unless otherwise noted. Where the required number of off-street parking spaces is not set forth for a particular type of use, the Zoning Commissioner shall determine the basis of the number of spaces to be provided. When the number of spaces calculated in accordance with this subsection results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

RETAIL - GENERAL.....5 per 1,000 square feet of  
BEAUTY OR HAIR SHOP gross floor area.  
SKATING RINK

SHOPPING CENTER.....5 per 1,000 square feet of  
(100,000 sq. ft. or more) gross leasable area, no  
additional for restaurants  
but theatre is 1 per 4  
seats. If sales are  
anticipated in the public or  
open concourse areas, this  
area must also be counted.

SHOPPING CENTERS (Less than .....Calculated by tenant use.  
100,000 Square Feet of Gross If sales are anticipated  
Leasable Area) in the public or open  
concourse areas, this area  
must also be counted.

OFFICE - GENERAL.....3.3 per 1,000 square feet of  
BANK gross floor area.  
PERSONAL SERVICE  
ESTABLISHMENT  
SERVICE GARAGE  
OTHER NON-RETAIL  
COMMERCIAL USES

MEDICAL OFFICE OR CLINIC.....4.5 per 1,000 square feet of  
gross floor area.

MANUFACTURING, WAREHOUSE.....1 per employee on the  
largest shift.

RESTAURANT (With Seating).....20 per 1,000 square feet of  
TAVERN, NIGHT CLUB, gross floor area (with a  
CATERING, DANCE HALLS, minimum of 10 in all cases).  
INCLUDING DANCING, EATING  
AND MEETING HALLS, ETC.  
BY PRIVATE ORGANIZATIONS

RESTAURANT (Carry Out Only).....5 per 1,000 square feet of  
No Seating gross floor area.

ATHLETIC CLUB, HEALTH SPA.....10 per 1,000 square feet of  
gross floor area, excluding  
the playing court area which  
will be counted at 3 per  
court.

AUTOMOTIVE SERVICE.....See Section 405, Baltimore  
STATION County Zoning Regulations.

BOWLING ALLEY.....4 per lane.

CAR WASH.....See Section 419, Baltimore  
County Zoning Regulations.

CHURCH, RELIGIOUS ASSEMBLY.....1 per 4 seats.  
THEATRE, AUDITORIUM,  
ARENA, STADIUM

DORMITORY.....1 per 4 beds.

FRATERNITY OR SORORITY.....1 per 2 beds.  
HOUSE

FUNERAL HOME, MORTUARY.....10 per 1,000 square feet of  
gross floor area for use by  
the public, plus 1 per 2  
employees, plus 1 for each  
vehicle used in the business.

FURNITURE OR CARPET STORE.....2.5 per 1,000 square feet of  
RESEARCH & LABORATORY USES gross floor area.

GOLF COURSE.....8 per hole.

GOLF DRIVING RANGE.....1.5 per tee.  
MINIATURE GOLF COURSE

GROUP CHILD CARE CENTER .....1 per employee on the largest  
OR NURSERY SCHOOL shift with a minimum of 2.

HOSPITAL.....1.5 per bed with requirements  
for separate standing  
facilities.

HOTEL, MOTEL.....1 per guest room or suite.  
TOURIST HOME, ROOMING  
OR BOARDING HOUSE

MARINA, BOAT YARD.....0.5 per slip or per space in  
a dry land storage facility.

NURSING HOME.....1 per 3 beds.

POOL HALL, ARCADE.....4 per 1,000 square feet of  
gross floor area.

SCHOOLS (All).....1 per employee, plus visitor  
and student parking as  
determined by the Zoning  
Commissioner.

SWIMMING POOLS.....1 per each 7 persons  
(Community) permitted in the pool at one  
time by the Health  
Department.

SWIMMING POOLS.....1 per each 4 people  
(Commercial) permitted in the pool at one  
time by the Health  
Department.

HOUSING FOR THE ELDERLY.....1 per each 1-1/2 dwelling  
(Class A - Constructed units.  
under a Federal or State  
Housing Act)

HOUSING FOR THE ELDERLY.....1 per each dwelling unit.  
(Class B - Not constructed  
under a Federal or State  
Housing or Tax Act)

ASSISTED LIVING FACILITIES.....1 per each 2 beds.  
(See definition)

CONTINUING CARE FACILITIES.....1 per dwelling unit and  
(See definition) assisted living and  
convalescent or nursing  
sections by separate  
requirements.

COMMERCIAL OR OFFICE USES.....All separate parking  
CONTAINED WITHIN AN requirements of the zone and  
ELDERLY HOUSING FACILITY the separate uses must be  
(in R.A.E. and all met.  
business and industrial  
zones)

IN THE C.T. DISTRICT OF.....OFFICE (gen.) - 3.3/1,000  
TOWSON ONLY G.F.A. for first floor and  
2/1,000 for all other  
floors; RETAIL (gen.) -  
3/1,000 G.F.A.; RESTAURANT,  
NIGHT CLUB, TAVERN - none  
required.

HISTORIC BUILDINGS.....None required provided that  
within a C.T. or B.L.-  
C.C.C. Zoned District  
Adapted for Re-use for  
Retail Office, Restaurant  
Night Club or Tavern.  
Tourist Home, Rooming  
or Boarding House

# D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207  
(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

Date February 26, 1993

To: Baltimore County, Maryland  
Office of Zoning Administration  
County Office Building  
Towson, MD 21204

Re: Fuller Medical Center  
Zoning Reclassification

Attention: \_\_\_\_\_

Gentlemen:

- ☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☐ Under Separate Cover

| No.  | Description                                       |
|------|---------------------------------------------------|
| 3    | Petitions w/ attachments                          |
| 7    | Property descriptions                             |
| 3 ea | 200' scale and 1000' scale zoning maps            |
| 1 ea | Filing fee in the amount of \$500.00 and \$250.00 |
| 12   | Site plans                                        |
| 1    | Environmental impact                              |

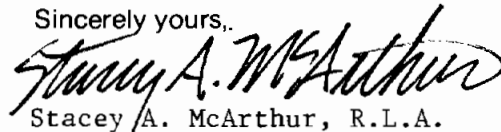
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ In accordance with your request  
☐ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

- ☐ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file  
Enclosure ☒  
Gil Stern  
Michael Marino, Esquire

Sincerely yours,  
  
Stacey A. McArthur, R.L.A.

CR-93-308-A

4/2/93 3390-93

REVISED D. S. THALER & ASSOCIATES, INC.

4/2/93

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207  
(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

WCR

Date April 02, 1993

To: Baltimore County, Maryland  
Office of Zoning Administration  
County Office Building  
Towson, MD 21204

Re: Fuller Medical Center  
Reclassification Petition

Attention: Mr. W. Carl Richards

Gentlemen:

- ☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☐ Under Separate Cover

| No. | Description                    |
|-----|--------------------------------|
| 12  | Prints                         |
| 1   | Environmental impact statement |

Remarks: Revised to reflect MTA credit.

RECEIVED

APR 2 1993

ZADM

- ☐ In accordance with your request  
☒ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

- ☒ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file  
Enclosure ☒  
Gil Stern w/ print

Sincerely yours

Stacey A. McArthur  
Stacey A. McArthur, R.L.A.

LAW OFFICES  
LEVY & MARINO, P.A.  
609 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

(410) 821-6633  
FAX (410) 296-0057

December 7, 1993

**VIA HAND DELIVERY**

County Board of Appeals of Baltimore County  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, MD 21204

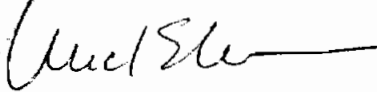
Re: Case No. CR-93-308-A  
Giles Building and Development Company

Dear Members of the Board:

In accordance with the terms of the Order of the Board dated November 9, 1993, enclosed please find an amended documented site plan for 6918 Ridge Road (Fuller Medical Center).

Should there be any questions, please do not hesitate to contact me.

Very truly yours,



Michael E. Marino

MEM/lrb  
0302rb  
Enclosure  
cc: Carole S. Demilio, Esquire (via Hand Delivery)

93 DEC -8 PM 2:21  
COUNTY BOARD OF APPEALS  
RECEIVED

# D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207

(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

February 25, 1993

Baltimore County, Maryland  
Office of Planning and Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

ATTN: Mr. P. David Fields, Director

RE: Fuller Medical Center  
Petition for Reclassification  
to BL by a Documented Plan

Dear Mr. Fields:

Please find enclosed with this letter a Petition and supporting documentation for zoning reclassification of the referenced property. We respectfully request that this Petition for Reclassification be reviewed and referred to the Baltimore County Board of Appeals in the cycle beginning April 16, 1993.

The existing zoning for this parcel is primarily RO with the exception of some DR-3.5 which probably inadvertently (and we believe mistakenly) overlaps the property line on the south edge. The proposed zoning is BL. Reclassification of this property to BL would correct the zoning now mistakenly applied and allow for the reasonable growth of this facility.

The Fuller Medical Center provides an important community service and has been providing that service since the 1940s. It may be one of the oldest continually operating medical clinics in Baltimore. The existing facilities are under constant pressure for space. As a result, the Fuller Medical Center needs to expand in the near future in order to continue its important role. This expansion will likely involve additional office space for medical practitioners, as well as general office space for other related uses and certain supportive retail medical uses similar to the pharmacy that currently operates there.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2  
Mr. P. David Fields  
RE: Fuller Medical Center  
February 25, 1993

Baltimore County demographics for years have shown a steadily increasing population in this area. The site is serviced by a major network of County roadways including Rossville Boulevard and Franklin Square Drive, which provide access to White Marsh Boulevard, Pulaski Highway, I-695 and major regional as well as neighborhood commercial facilities. Several bus lines service the area. Public water and sewer will be provided. This site, which fronts towards Rossville Boulevard, is surrounded on the other three sides by the Evangel Temple Church of God property, which in accordance with approved CRG Plan #83092 is improved with a large religious facility and extensive areas of parking to support the use.

While only portions of the neighboring properties are zoned for office type uses, most of the residentially zoned land in this area is devoted to institutional uses. Therefore the Fuller Medical Center in its current and proposed form is compatible with and supportive of the adjoining uses. However, the RO zoning currently in place for this property is established in error because it does not allow the Medical Center to keep up with the demand for its services and continue to perform its important role in the community.

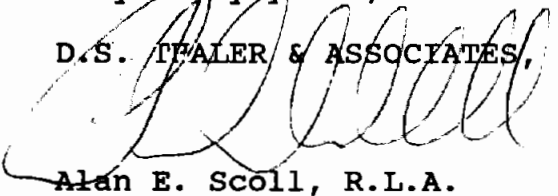
If granted, the documented plan will restrict the use of the site to medical offices/general offices and supporting retail uses.

Thank you for your consideration in this matter.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

  
Alan E. Scoll, R.L.A.

AES/kkw

cc: Gil Stern  
William M. Levy, Esquire  
David S. Thaler, P.E., L.S.

Enclosure

**ATTACHMENT TO PETITION FOR  
RECLASSIFICATION AND VARIANCE**

Reasons for reclassification, as follows:

The latest classification of the property was established in error; that the R.O. and D.R. 3.5 zoning presently associated with the property are not conducive to the established use of the site or the future needs of the community.

Reasons for a Variance, as follows:

That there are unique physical conditions, including the location and orientation of an existing facility, peculiar to and inherent in the particular lot; and that, as a result, practical difficulties or unnecessary hardships arise in complying strictly with the regulations.

LAW OFFICES  
LEVY & MARINO, P.A.  
609 BOSLEY AVENUE  
TOWSON, MARYLAND 21204  
  
(410) 821-6633  
FAX (410) 296-0057

2063-94

AJ-WCR ✓

4/21/94 to JLL  
4/21/94 WCR  
S DSK 4/25

April 21, 1994

Mr. Arnold Jablon  
Director of Zoning Administration  
County Office Building  
Room 109  
Towson, MD 21204

RECEIVED

APR 21 1994

ZADM

Re: 1.68 Acres +/- NW Side of Ridge  
Road/Rossville Boulevard 70' South  
of Franklin Square Drive known as  
6918 Ridge Road, 14th Election  
District, 6th Councilmanic District

Dear Mr. Jablon:

This office represents The Giles Building and Development Company, owner of the above captioned property (the "Property") which is shown on the attached site plan.

The Property is now zoned O-1 with a Special Exception to allow an existing drug store (accessary commercial use) to remain within a Class C Office Building. (See Case No. CR-13-308A and Case No. 94-214-XA, Item 216.)

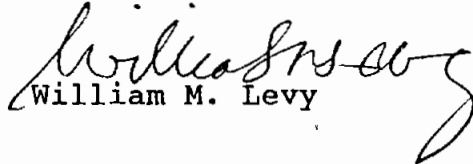
The present use of the existing improvements on the Property is as a Medical Office Building and an appurtenant Drug Store/Pharmacy.

It is respectfully requested that the existing use of the Property, as herein set forth, be evaluated and a determination letter be issued to verify the compliance of the existing use with present zoning.

Mr. Arnold Jablon  
Director of Zoning Administration  
Page Two  
April 21, 1994

Enclosed is our check in the amount of \$40.00 payable to the order of Baltimore County, Maryland to cover the cost of the determination letter.

Very truly yours,

  
William M. Levy

Speed  
Letter

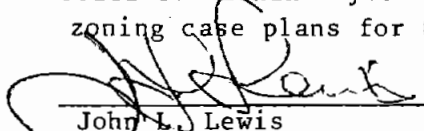
In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



April 28, 1994

14th E.D.

Based on the provided information and partial copies of a site plan the use of the site to support a class "C" medical office building and an appurtenant drugstore/pharmacy is in compliance with the last approved zoning case site plan in case #94-214-XA and is verified as complying with the Baltimore County Zoning Regulations. Please be aware that an apparent typographical error exists in your letter identifying the conditional reclassification case as CR-13-308-A while the actual case number is CR-93-308-A. A copy of the latest order in zoning case 94-214-XA is included with this response. Please be aware that if utilized within two years the special exception will remain in effect and the conditional reclassification must be utilized within 3 years and the site has to continue to comply with the approved zoning case plans for this site.

  
John L. Lewis  
Planner II

JLL: jaw

Enclosure

c: 94-214-XA  
CR-93-308-A

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

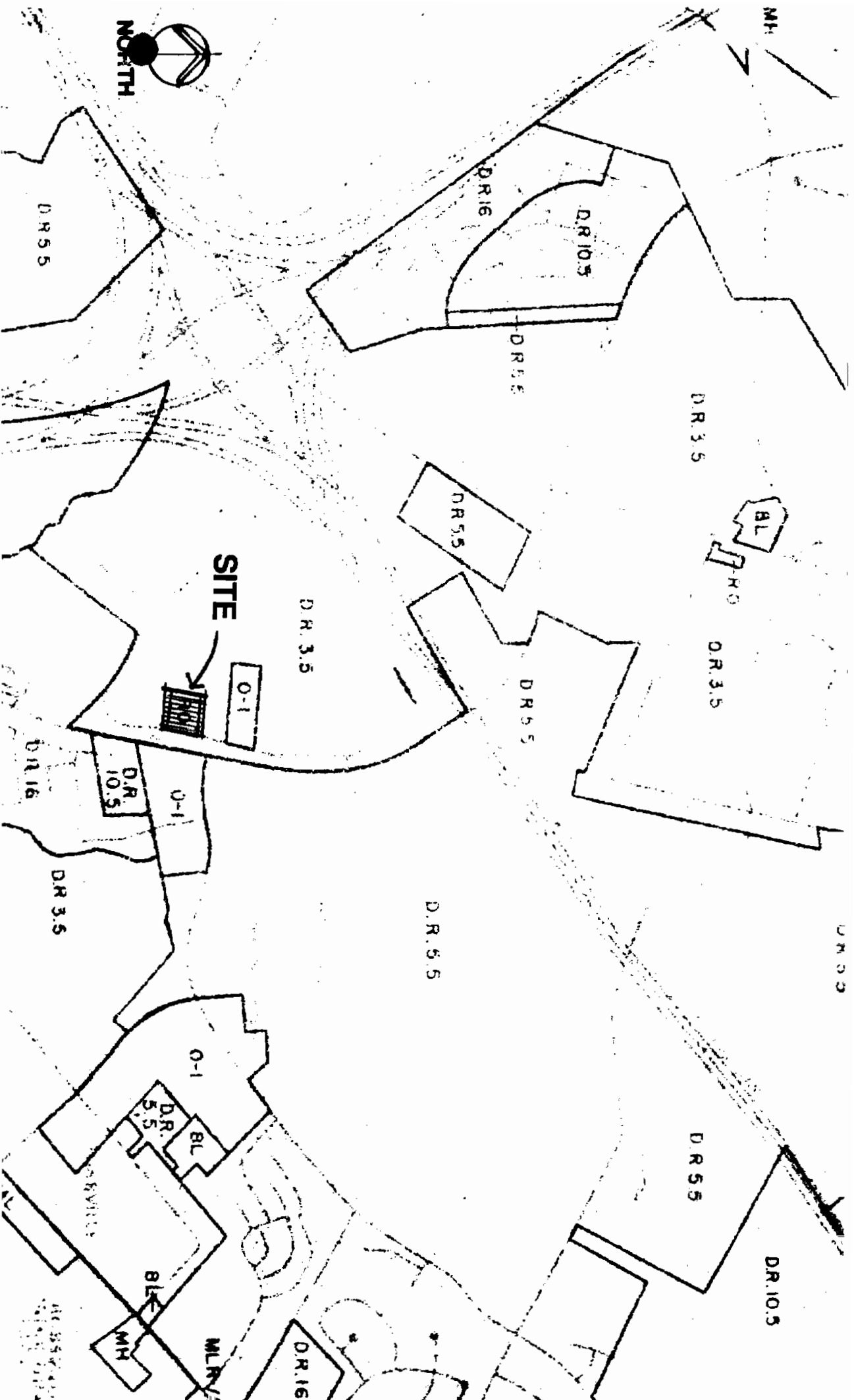
TO: Arnold Jablon, Director                      DATE: January 4, 1994  
Zoning Administration &  
Development Management

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Closed File: Case No. CR-93-308-A  
Giles Building & Development Co.

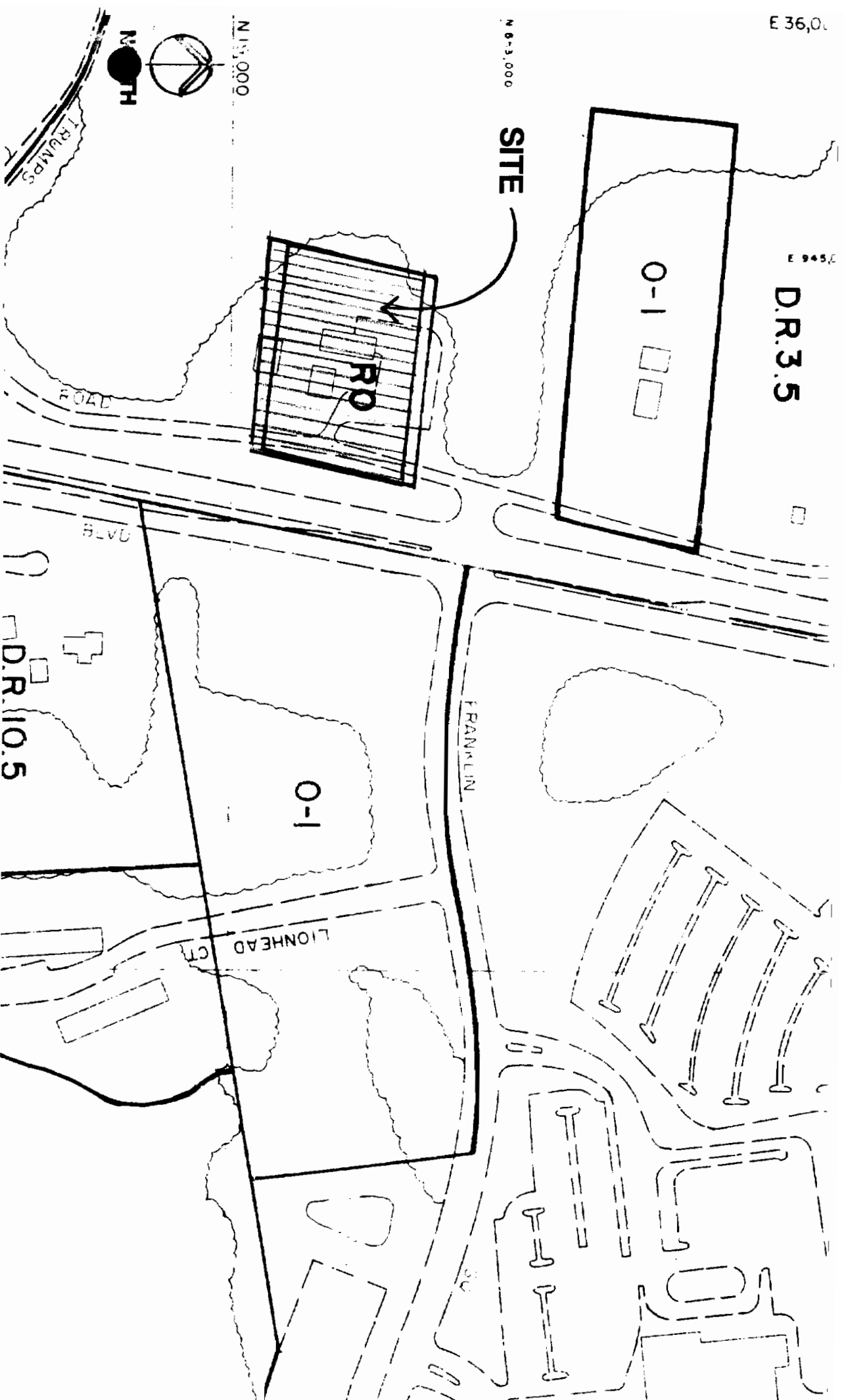
As no appeals have been taken regarding the subject case, we  
are closing the file and returning same to you herewith.

Attachment



**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244  
(410) 944-ENGRI, (410) 944-3647  
(3-E)

1000 SCALE ZONING MAP TO ACCOMPANY  
RECLASSIFICATION PETITION  
**FULLER MEDICAL CENTER**  
*CR-93-308A*  
**6**



**D.S. THALER & ASSOC., INC.**  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS  
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244  
(410) 944-ENGR, (410) 944-3647  
(NE-5G)

**200 SCALE ZONING MAP TO ACCOMPANY  
RECLASSIFICATION PETITION  
FULLER MEDICAL CENTER**

Baltimore County Government  
Office of Planning and Zoning



401 Bosley Avenue  
Towson, MD 21204

(410) 887-3211  
Fax (410) 887-5862

Per: Ex#3

June 16, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Baltimore, MD 21204

RE: Giles Building & Development Co.  
(Case No. CR-93-308-A)

Dear Mr. Marino:

In response to our recent telephone conversation regarding your clients Cycle I - Rezoning Petition staff provides the following information.

- . Staff does not support the requested rezoning of the property from DR 3.5 and RO to BL.
- . Staff recognizes the existence and future viability of medical offices and office uses within proximity to Franklin Square Hospital and would support a rezoning reclassification of this property from DR 3.5 and RO to O1.
- . The existing pharmacy located on the site should be retained. This use serves the general community as well as the medical office uses presently located on the site. Staff would not only support but suggest that a Special Exception be approved to retain the pharmacy in the event that O1 zoning is approved for the property.

If you have any questions or require any additional information, please feel free to contact me at 887-3211.

Sincerely,

Pat Keller  
Deputy Director

PK:bjs

CC: Cycle Zoning File

MMARINO.LTR/TXTBVO



Printed on Recycled Paper

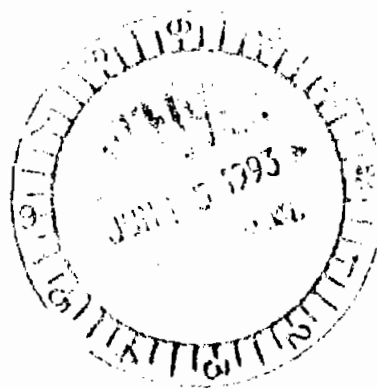
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Report by the  
Baltimore County  
Office of Planning and Zoning  
to the  
Baltimore County Planning Board

# **ZONING RECLASSIFICATION PETITIONS**

Cycle I, 1993

May 31, 1993

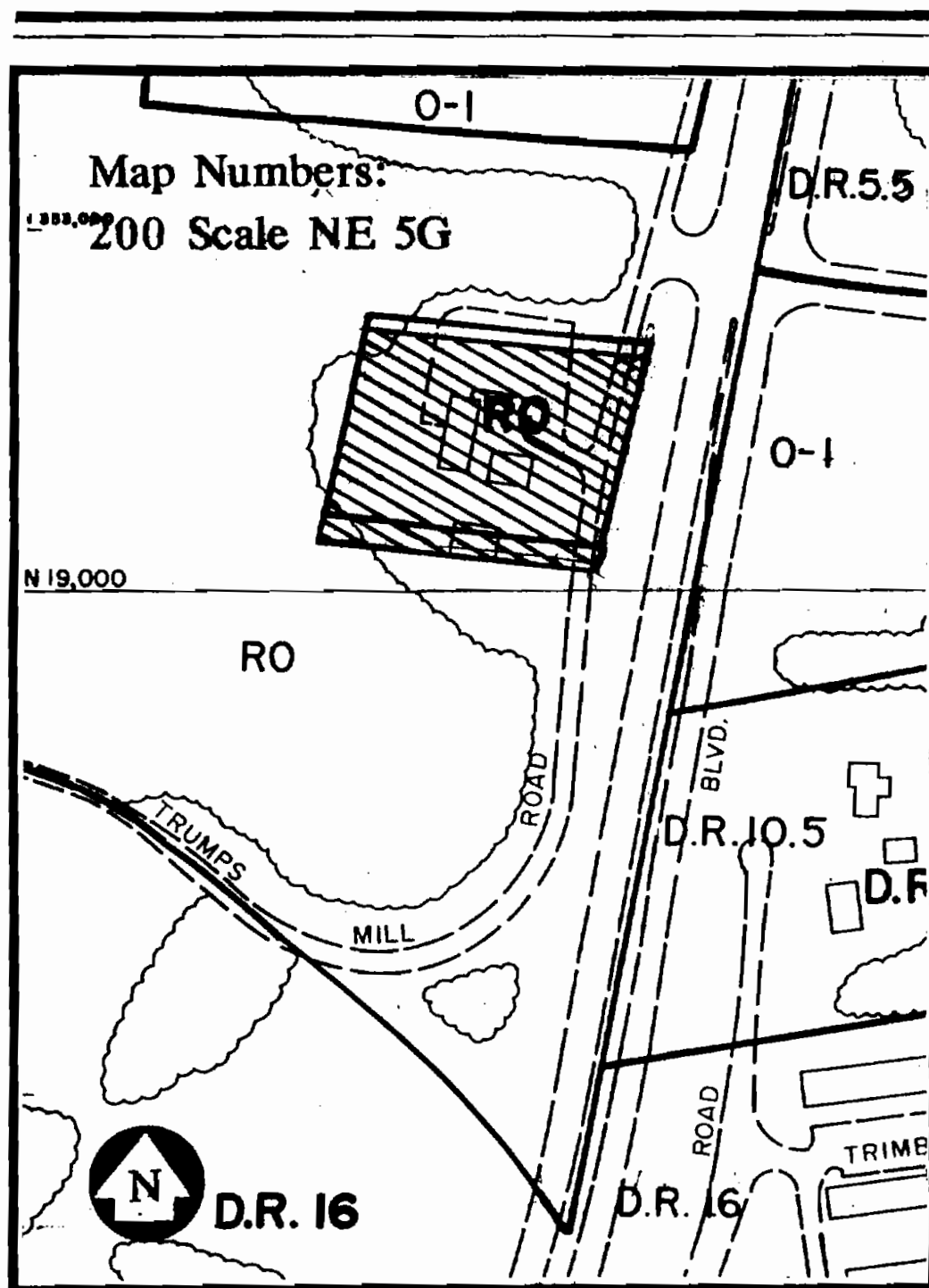


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*Petitioner's Ex. #6*

BALTIMORE COUNTY, MD  
RECOMMENDATIONS OF THE OFFICE OF PLANNING AND ZONING  
 May 31, 1993

| ITEM NO. and<br>PETITIONER                                                                                                                               | LOCATION                                                                                                                                  | ACREAGE | EXISTING<br>ZONING          | REQUESTED<br>ZONING | OPZ<br>RECOMMENDATION |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------|---------------------|-----------------------|
| Item No. 1 Alma<br>Monath, Personal<br>Rep. for the Estate<br>of Edith Lyle<br>Tipton &<br>Dr. Alvin Schuster<br>R-95-303                                | Northeast side<br>Reisterstown Road<br>82' southeast of<br>centerline<br>Hammershire Road<br>(11623 Reisterstown<br>Road)                 | .542    | D.R. 16                     | B.L.                | D.R. 16               |
| Item No. 2<br>Lawrence Blumberg,<br>M.B.                                                                                                                 | South side Old<br>Court Road, 1088'<br>west of Hambleton<br>Court                                                                         | 12.073  | D.R. 1                      | D.R. 2              | D.R. 1                |
| Item No. 3<br>Baker Land Company<br>& Title Marrantee<br>Corporation &<br>Maryland Title<br>Guarantee & Richard<br>Fogel & Baltimore<br>County, Maryland | Parcel 1 -<br>Southwest corner of<br>Padonia Road and<br>Broad Avenue                                                                     | 6.57    | M.L.R.,<br>O-1,<br>D.R. 3.5 | B.M.-<br>C.C.C.     | B.M.                  |
| Item No. 4<br>York - Ridgely<br>Joint Venture                                                                                                            | Southwest corner<br>York and Aylesbury<br>Roads (1830 York<br>Road)                                                                       | 1.45    | M.L.-I.M.                   | B.L.<br>or<br>B.M.  | M.L.- I.M.            |
| Item No. 5<br>Security Management<br>Corporation                                                                                                         | Southeast inter-<br>section York and<br>Phoenix Roads                                                                                     | 198.3   | R.C. 4                      | D.R. 16<br>& B.L.   | R.C. 4                |
| Item No. 6<br>Giles Building &<br>Development Co.                                                                                                        | Northwest side<br>Ridge Road/<br>Rossville Boule-<br>vard, 70' south of<br>centerline of<br>Franklin Square<br>Drive<br>(6918 Ridge Road) | 1.68    | D.R.3.5<br>R.O.             | B.L.                | O-1                   |
| Item No. 7<br>Beachwood I Limited<br>Partnership                                                                                                         | East side Morse<br>Lane, Northeast<br>side I-695<br>(Patapsco Freeway)                                                                    | 151.3   | D.R. 1                      | D.R. 3.5            | D.R. 1                |



ITEM NUMBER 6  
Location of Property Under Petition

Scale; 1"=200'

PETITIONER:

Giles Building and Development Company

REQUESTED ACTION:

Reclassification to B.L. (Business Local) and a Variance to allow a 10 ft. rear yard setback in lieu of the required 20 ft.

EXISTING ZONING:

D.R. 3.5 and R.O.

LOCATION:

Northwest side of the intersection of Ridge Road and Rossville Blvd; 70' south of centerline of Franklin Square Drive (6918 Ridge Road).

AREA OF SITE:

1.68 acres ±

ZONING OF ADJACENT PROPERTY/USE:

North: D.R. 3.5, Institutional  
East: O-1 (opposite side of Rossville Blvd.), Vacant  
South: D.R. 3.5, Institutional  
West: D.R. 3.5, Institutional

SITE DESCRIPTION:

The 1.68 acre site is known as the Fuller Medical Center and is improved with two medical office buildings and a paved parking lot for 76 parking spaces. Both buildings are two-story structures with a brick exterior on the fronts and sides. The combined, total floor area is 11,172 square feet.

PROPERTIES IN THE VICINITY:

The site is bounded on three sides by the Evangel Temple Church of God property which is zoned D.R. 3.5. Land on Franklin Square Drive just east of this site across Rossville Boulevard is vacant and zoned O-1.

The site is located in close proximity to Essex Community College and Franklin Square Hospital. In addition, a parcel on Ridge Road just 250 feet north of this site is zoned O-1 and received approval for development of a medical office building known as the Ridge Road Medical Office Building.

CR-93-308-A

February 22, 1993

**FULLER MEDICAL CENTER**

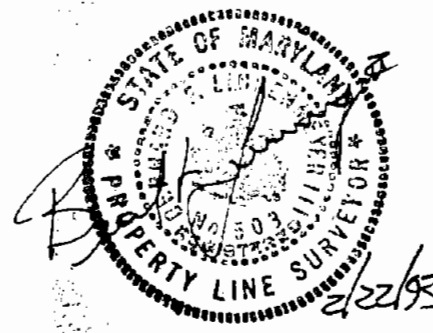
(Description for Zoning Purposes Only)

Beginning at a point in the center of Ridge Road approximately 70 feet, more or less, in a southwesterly direction from the centerline intersection of Ridge Road and Franklin Square Drive, running the following five (5) courses and distances:

1. North  $84^{\circ}44'30''$  West 320.00 feet, more or less, to a point; thence
2. South  $12^{\circ}24'00''$  West 231.71 feet, more or less, to a point; thence
3. South  $84^{\circ}44'30''$  East 320.00 feet, more or less, to a point in the center of Ridge Road, thence binding on said road
4. North  $06^{\circ}17'04''$  East 21.01 feet, more or less, to a point; thence
5. North  $13^{\circ}00'30''$  East 210.83 feet, more or less, to the point of beginning as recorded in Deed Liber 4745 folio 290.

Containing 1.68 acres of land, more or less.

Also known as 6918 Ridge Road and located in the 14th Election District.



**WATER AND SEWERAGE:**

The area is served by public water and sewer and is designated W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

**TRAFFIC AND ROADS:**

The site fronts on and is directly accessible from Ridge Road, a two-lane local road. The site is indirectly accessible from Rossville Boulevard, a multi-lane minor arterial road that is located adjacent and parallel to Ridge Road.

The intersection of Ridge Road and Franklin Square Drive and the adjoining intersection of Rossville Boulevard and Franklin Square Drive are located within 200 feet of the site. The Rossville-Franklin Square intersection is signalized.

**ZONING HISTORY:**

The property owner requested rezoning from D.R. 5.5 to B.L. in 1984. The County Council denied the request and rezoned the property to R-O instead, with a small amount of D.R. 5.5 remaining. (See CZMP Issue 6-099).

In 1988, this property was part of a 144-acre area considered for rezoning as an issue raised by the County Council. The Council decided to retain the existing R-O zoning on this site. All of the existing D.R. 5.5 zoning in the area was rezoned to D.R. 3.5, including the small portion of D.R. 5.5 zoning existing on the subject site. (See CZMP Issue 6-197).

**MASTER PLAN/COMMUNITY PLANS:**

The site is located in the Perry Hall-White Marsh growth area.  
{ The site is located in an area designated for Single Family  
Detached residential use on the Growth Management map.

**PROPOSED VS. EXISTING ZONING:**

The regulations governing D.R. zoning may be found in Section 1B01 of the Baltimore County Zoning Regulations (B.C.Z.R.) and regulations governing R-O zoning may be found in Section 203 of the B.C.Z.R. Regulations covering the B.L. zone can be found in Section 230.

The R-O zone was created to accommodate houses converted to office buildings (class A) and small (class B) office buildings

in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses.

Buildings and uses in R-O zones should be compatible with nearby residential properties.

The B.L. zone permits a wide range of light business uses by right. The zone also permits a number of uses by Special Exceptions.

**DOCUMENTED SITE PLAN:**

The property owner proposes to expand the existing facility. A documented site plan has been submitted which shows a single building containing 13,750 square foot of medical space, 11,250 square foot of professional space, and 1,000 square foot of retail space. Parking will be provided for 104 cars. Elevation drawings show front, rear, and side elevations for a two and three level building with a flat roof. The elevation drawings also indicate the exterior building materials to be used. A schematic landscape plan indicates that the site will be adequately landscaped.

**OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:**

It would be inappropriate to rezone this site from R-O and D.R. 3.5 to B.L. for the following reasons:

1. In 1984, the County Council denied a request by this property owner to rezone the site B.L.
2. B.L. zoning is inconsistent with the existing zoning pattern in the neighborhood. The site is surrounded by D.R. 3.5 and O-1 zoning. There is no business zoning in the vicinity of this site. The nearest business zoning is located in the Rossville Boulevard/Philadelphia Road area, more than one-half mile away.
3. B.L. zoning at this location would create the impetus for rezoning other parcels of land on Ridge Road to B.L. at some future time.
4. It does not appear necessary to rezone the property to B.L. It appears that a less intensive zoning classification such as O-1, would accommodate the proposed development project, and would be more consistent with surrounding zoning.

O-1 zoning would be the most appropriate zoning of this site for the following reasons:

1. O-1 zoning is consistent with the existing zoning pattern in the neighborhood. A parcel on Ridge Road just 250 feet north of the site is zoned O-1. Land on Franklin Square Drive just across Rossville Boulevard is also zoned O-1.
2. O-1 zoning would allow for the reasonable expansion of office uses on this site. Furthermore, it appears that rezoning would permit the proposed development project. However, in addition to a rear yard variance, it appears that a setback variance from Ridge Road would be required. Also, a special exception may be necessary for accessory retail commercial uses.
3. Thoroughfare conditions seem more than adequate to handle more intensive office development on this site.

Based on the aforementioned considerations, this office believes that the requested B.L. zoning is inappropriate for the site. However, this is an appropriate location for O-1 zoning and such zoning would be conducive to the proposed development project. Therefore, it is recommended that the property be rezoned to O-1.

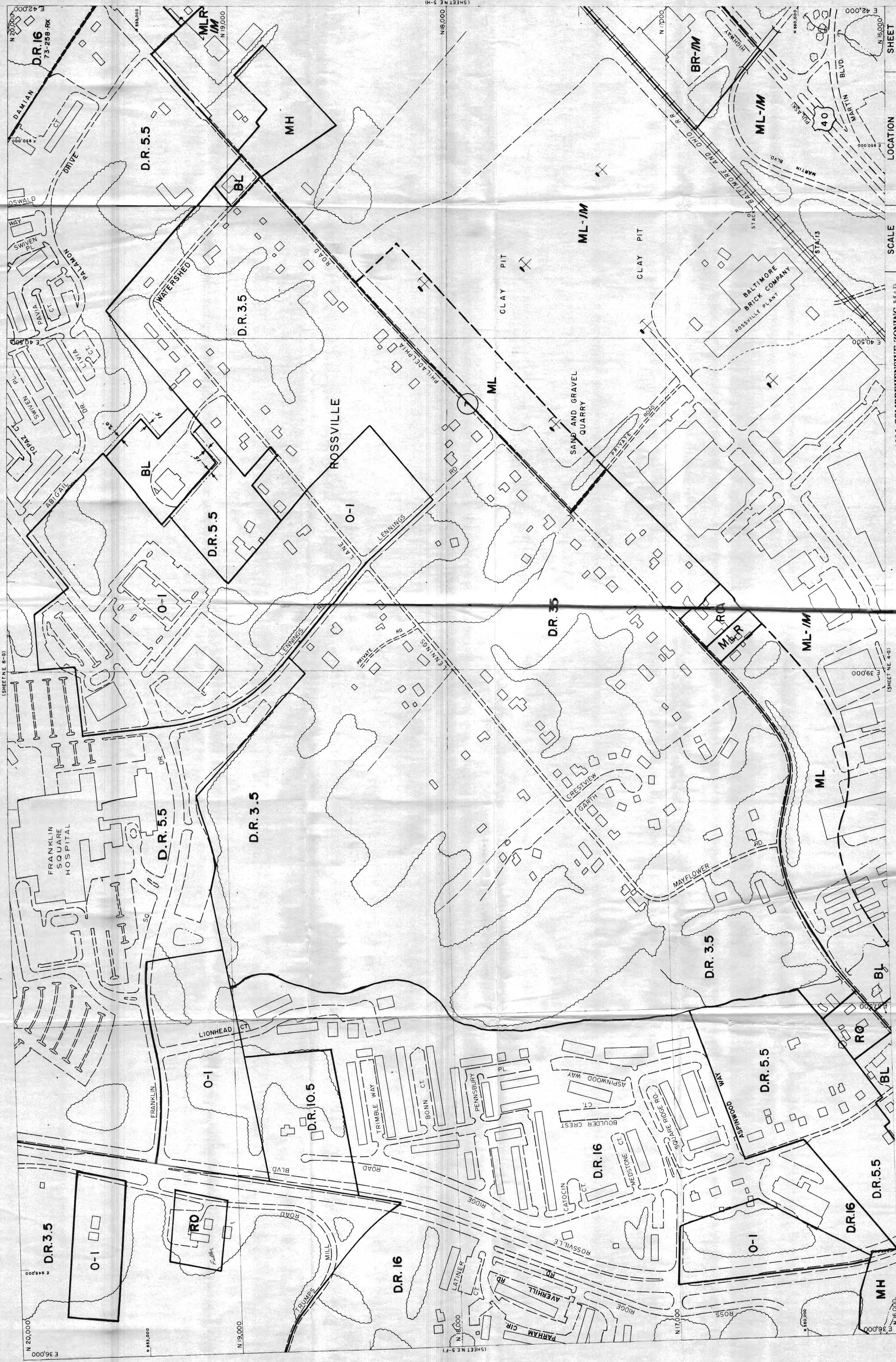
CYCZ93.308/CYCLE











1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

LOCATION  
ROSSVILLE  
SHEET  
N E  
5-G

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

*William C. Howard*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

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

*Revisions EX. #5*

|                                             |   |                         |
|---------------------------------------------|---|-------------------------|
| IN THE MATTER OF                            | * | BEFORE THE              |
| THE APPLICATION OF                          | * |                         |
| <u>GILES BUILDING &amp; DEVELOPMENT CO.</u> | * | COUNTY BOARD OF APPEALS |
| <u>FOR A ZONING RECLASSIFICATION</u>        | * |                         |
| FROM D.R. 3.5 AND R.O. TO B.L.,             | * | OF                      |
| OR IN ALTERNATIVE, 0-1 ON                   | * |                         |
| PROPERTY LOCATED ON THE NORTHWEST           | * | BALTIMORE COUNTY        |
| SIDE RIDGE ROAD /ROSSVILLE BLVD.,           | * |                         |
| 70' SOUTH OF CENTERLINE FRANKLIN            | * | CASE NO. CR-93-308-A    |
| SQUARE DRIVE (#6918 RIDGE ROAD -            | * |                         |
| FULLER MEDICAL CENTER)                      | * |                         |
| 14TH ELECTION DISTRICT                      | * |                         |
| 6TH COUNCILMANIC DISTRICT                   | * |                         |

\* \* \* \* \*

# O R D E R

The above-entitled matter came on for a hearing before this Board on October 26, 1993 on a Petition for Zoning Reclassification of property from D.R. 3.5 and R.O. to B.L. or, in the alternative, to 0-1. The subject property is a 1.68-acre parcel located on the northwest side of Ridge Road /Rossville Boulevard, 70 feet south of Franklin Square Drive, known as 6918 Ridge Road (Fuller Medical Center).

The Petitioner appeared represented by Michael Marino, Esquire. Carole S. Demilio, Deputy People's Counsel for Baltimore County, also participated in the proceedings.

Based upon the evidence and testimony presented, and for the reasons given by this Board at the open hearing on the above date,

**IT IS THIS** 9th day of November, 1993 by the County Board of Appeals of Baltimore County

**ORDERED** that the petition to reclassify the subject property from D.R. 3.5 and R.O. to 0-1 be and is hereby **GRANTED**; and it is further

**ORDERED** that the request for variance to allow a 10-foot rear

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF  
 FROM D.R. 3.5 AND R.O. TO  
 B.L. ZONE; PETITION, FOR : APPEALS OF BALTIMORE COUNTY  
 VARIANCE  
 NW/S Ridge Road/Rossville :  
 Boulevard, 70' S of Centrlin  
 Franklin Square Drive (#6918 :  
 Ridge Road - Fuller Medical  
 Center), 14th Election Dist. : Case No. CR-93-308-A  
 6th Councilmanic Dist. (Item 6, Cycle I)  
 :  
 GILES BUILDING & DEVELOPMENT :  
 CO., Petitioner :

: : : : : : : : : :

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 28<sup>th</sup> day of April, 1993,  
 a copy of the foregoing Entry of Appearance was mailed to Michael  
 Marino, Esquire, 609 Bosley Ave., Towson, MD 21204, Attorney for  
 Petitioner.

Peter Max Zimmerman  
 Peter Max Zimmerman

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

CR-93-308-H

District 14th Date of Posting 10/8/93  
Posted for: Variance & Reclassification  
Petitioner: Giles Building Development Co.  
Location of property: 6918 Ridge Rd. - Fallor Medical Ctr.  
Location of Signs: Facing road way on property to be reclassified  
Remarks: \_\_\_\_\_  
Posted by M. Healy Date of return: 10/8/93  
Number of Signs: 1





# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at 6918 Ridge Road

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

RO and  
Zoning Law of Baltimore County, from an DR-3.5 zone to an BL 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:

N/A

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

B.C.Z.R. Sec. 232.3.b : to allow a 10' rear yard in lieu of the required 20'.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Michael Marino, Esquire

(Type or Print Name)

Signature

609 Bosley Avenue (410)821-6633

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

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(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P.O. Box 511 (410)653-3597

Address

Phone No.

Brooklandville, MD 21022

City

State

Zipcode

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

D.S. Thaler and Assoc., Inc. c/o Alan E. Scoll

Name

7115 Ambassador Road (410)944-3647

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

RECEIVED  
COUNTY BOARD OF APPEALS  
93 MAR-1 PM 2:14



**ATTACHMENT TO PETITION FOR  
RECLASSIFICATION AND VARIANCE**

Reasons for reclassification, as follows:

The latest classification of the property was established in error; that the R.O. and D.R. 3.5 zoning presently associated with the property are not conducive to the established use of the site or the future needs of the community.

Reasons for a Variance, as follows:

That there are unique physical conditions, including the location and orientation of an existing facility, peculiar to and inherent in the particular lot; and that, as a result, practical difficulties or unnecessary hardships arise in complying strictly with the regulations.

CR-93-308-A

February 22, 1993

**FULLER MEDICAL CENTER**

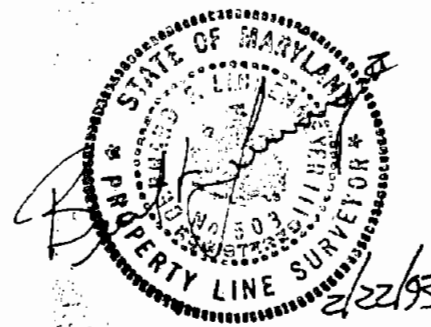
(Description for Zoning Purposes Only)

Beginning at a point in the center of Ridge Road approximately 70 feet, more or less, in a southwesterly direction from the centerline intersection of Ridge Road and Franklin Square Drive, running the following five (5) courses and distances:

1. North  $84^{\circ}44'30''$  West 320.00 feet, more or less, to a point; thence
2. South  $12^{\circ}24'00''$  West 231.71 feet, more or less, to a point; thence
3. South  $84^{\circ}44'30''$  East 320.00 feet, more or less, to a point in the center of Ridge Road, thence binding on said road
4. North  $06^{\circ}17'04''$  East 21.01 feet, more or less, to a point; thence
5. North  $13^{\circ}00'30''$  East 210.83 feet, more or less, to the point of beginning as recorded in Deed Liber 4745 folio 290.

Containing 1.68 acres of land, more or less.

Also known as 6918 Ridge Road and located in the 14th Election District.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

CR-93-308-H

District 14th Date of Posting 10/8/93  
Posted for: Variance & Reclassification  
Petitioner: Giles Building Development Co.  
Location of property: 6918 Ridge Rd. - Fallow Medical Ctr.  
Location of Signs: Facing road way on property to be reclassified  
Remarks: \_\_\_\_\_  
Posted by M. H. Pealy Date of return: 10/8/93  
Number of Signs: 1



NOTICE OF HEARING

Case Number: CR-93-308-A  
6918 Ridge Road  
Fuller Medical Center  
NW/S Ridge Road/Rossville  
Boulevard, 70' S of cd  
Franklin Square

City Councilmanic  
Petitioner(s):  
Giles Building &  
Development Company

erty's zoning from  
R.O. to B.L. Variance: to allow a  
10 foot rear yard in lieu of the re-  
quired 20 feet.

HEARING: TUESDAY,  
OCTOBER 26, 1993 at 10:00  
a.m. in Rm. 48, Old Courthouse,  
400 Washington Avenue.

WILLIAM T. HACKETT, Chairman,  
County Board of Appeals

9/191 September 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/16, 1993

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 9/16, 1993.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Editorial~~

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 36449

DATE 7-15-93 ACCOUNT R001-6150

AMOUNT \$ 426.50

RECEIVED FROM: Giles Building & Dev

FOR: 080 P/A Case # CR-93-308-A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

750 <sup>#5</sup>  
xv

Date

3-1-93

RECLASS. PETITION

OWNER: GILES BLDG. & DEVP. CO.  
P.O. BOX 511  
BROOKLANDVILLE, MD 21022  
D.R. 3.5  $\frac{1}{2}$  R.O. TO B.L.  
VARIANCE

01AD180222MICHRC  
BA 0002108F03-01-93

\$750.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CR 93-308-A

FILE COPY

FILE COPY

FILE COPY

March 1, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

Re: Petition for Reclassification/  
Giles Bldg. & Development Co.

Dear Mr. Marino:

Enclosed is Petitioner's copy of the receipt for the payment of the appropriate fee regarding the subject reclassification petition filed this date. It was inadvertently left attached to the material filed with this office.

Should you have any questions, please call me at 887-3180.

Very truly yours,

Kathleen C. Weidenhammer  
Administrative Assistant

Enclosure

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JUNE 4, 1993

Giles Building & Development Co.  
P. O. Box 511  
Brooklandville, Maryland 21022

RE: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION  
CASE NUMBER: CR-93-308-A  
6918 Ridge Road - Fuller Medical Center  
NW/S Ridge Rd./Rossville Blvd., 70' S of c/l Franklin Square Drive  
14th Election District - 6th Councilmanic  
Petitioner(s): Giles Building & Development Company

Dear Petitioners:

Be advised that a new policy has been established to handle the fees with regard to property posting and legal advertising. As in the past, this office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspaper issues, contained a map of Baltimore County and a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$2,740.50, this is charged back to you, equally divided among the petitioners.

<sup>PO 7-15-93</sup>  
Posting charges of \$35.00 and advertising charges of \$391.50, for a total of \$426.50, are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Individual ads for each petition will run approximately one month before the scheduled hearing date. Billing for the individual ads, due upon receipt, will come from and should be remitted directly to the newspaper.

Non-payment of fees will stay the issuance of the Order. If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

ARNOLD JABLON  
DIRECTOR

AJ:ggs



Printed on Recycled Paper



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 16, 1993

NOTICE OF HEARING

CASE NUMBER: CR-93-308-A  
6918 Ridge Road - Fuller Medical Center  
NW/S Ridge Road/Rossville Boulevard, 70' S of c/l Franklin Square Drive  
14th Election District - 6th Councilmanic  
Petitioner(s): Giles Building & Development Company

Petition to reclassify the property's zoning from D.R.-3.5 and R.O. to  
B.L.

Variance to allow a 10 foot rear yard in lieu of the required 20 feet.

HEARING: TUESDAY, OCTOBER 26, 1993 at 10:00 a.m.

LOCATION: COUNTY COURTHOUSE, ROOM 48  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS

cc: Giles Building & Development Company -  
Michael Marino, Esq.  
D.S. Thaler and Associates

NOTICE OF HEARING

Case Number: CR-93-308-A  
6918 Ridge Road  
Fuller Medical Center  
NW/S Ridge Road/Rossville  
Boulevard, 70' S of rd.  
Franklin Square  
Towson District

Councilmanic  
Petitioner(s):  
Giles Building &  
Development Company

erty's zoning from  
R.O. to B.L. Variance: to allow a  
10 foot rear yard in lieu of the re-  
quired 20 feet.

HEARING: TUESDAY,  
OCTOBER 26, 1993 at 10:00  
a.m. in Rm. 48, Old Courthouse,  
400 Washington Avenue.

WILLIAM T. HACKETT, Chairman,  
County Board of Appeals

9/191 September 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/16, 1993

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 9/16, 1993.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Editorial~~

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 30, 1993

Michael Marino, Esquire  
609 Bosley Avenue  
Towson, MD 21204

RE: Item No. 338  
Case No. CR-93-308-A  
Petitioner: Giles Building and  
Development Company  
Reclassification Petition

Dear Mr. Marino:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before May 6, 1993. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

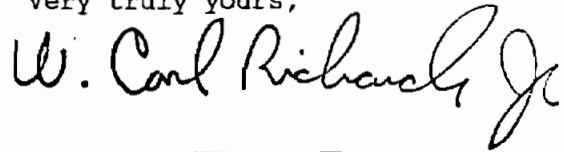


Printed on Recycled Paper

Michael Marino, Esquire  
April 30, 1993  
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR:hek

Enclosures

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: April 21, 1993  
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, Senior Engineer  
Development Plan Review

RE: Zoning Advisory Committee Meeting  
for Zoning Reclassification Cycle I  
April, 1993 - October, 1993

The Development Plan Review Division has reviewed  
the subject zoning items and we have no comments for  
Items 1, 2, 4, and 6.

CR - 93 - 302 - A

RWB:s

338



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County 338  
~~CASE Item~~ No.: CR-93-308-A  
HEARING DATE: 10-26-93

Dear Ms. Kehring:

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 Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

April 29, 1993

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

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

SUBJECT: Zoning Item #CR-93-308-A  
Fuller Medical Center  
Zoning Advisory Committee Meeting of April 1993-October 1993

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

1. Property owner must connect to public sewerage and properly abandon existing septic system.

✓  
JLP:jbm

FULLER/TXTRMP

4/20/93  
J

3867-93  
HK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: April 16, 1993

JP FROM: Jerry L. Pfeifer, Captain  
Fire Department

SUBJECT: Zoning Reclassifications

|                  |                                                                                                                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R-93-303         | No comments                                                                                                                                                                                                          |
| R-93-304         | No comments                                                                                                                                                                                                          |
| CR-93-305-SPH    | Buildings on site shall comply with the applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code.<br>Posted fire lanes shall be provided on site for Fire Department access. |
| R-93-306         | Site and proposed buildings on site shall, at the time of development, shall comply with applicable provisions of the 1990 Life Safety Code and the Baltimore County Fire Prevention Code.                           |
| R-93-307         | The zoning variance is approved. There may be the need at the time of concept and Development plan submittal to locate some buildings to provide better fire access.                                                 |
| R-93-308A<br>338 | Posted fire lanes shall be provided on site for Fire Department access.<br>35' turning radius shall be maintained on site for fire equipment maneuverability.                                                        |
| R-93-309         | No comments                                                                                                                                                                                                          |

JLP/dal

cc: File

RECEIVED  
APR 20 1993  
ZADM

GILES BUILDING & DEVELOPMENT CO.  
NW/s Ridge Road/Rossville Blvd.,  
70' S of centerline Franklin  
Square Drive (#6918 Ridge Road -  
Fuller Medical Center)

#CR-93-308-A  
Item #6, Cycle I, 1993  
14th Election District  
6th Councilmanic District

D.R. 3.5 and R.O. to B.L.

1.68 acres  
(Documented Site Plan)

Variance to allow 10 foot rear  
yard in lieu of the required  
20 feet.

---

March 1, 1993

Petition filed.

---

\* Michael Marino, Esquire  
HALL, LEVY & MARINO, P.A.  
Suite 1212  
Ten East Baltimore Street  
Baltimore, MD 21202  
Telephone: 821-6633

Counsel for Petitioner

Gil Stern, President  
Giles Building & Development Co.  
P.O. Box 511  
Brooklandville, MD 21022  
Telephone: 653-3597

Petitioner

James Earl Kraft (*inter-office mail*)  
Baltimore County Board of Education - MS 1102-J  
~~940 York Road~~  
~~Towson, Maryland 21204~~

People's Counsel for  
Baltimore County

P. David Fields  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr.  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

*JE*  
*JE*

Case No. CR-93-308-A /Giles Building and Development Company

12/08/93 -Pursuant to and in accordance with the Order of the Board dated  
November 9, 1993, amended documented site plan filed by Counsel  
for Petitioners /Michael E. Marino.

CR-93-308-A

DST JIM MARKLE

ATTY  
MIKE MARINO  
821-6633

Each petition request should include:

\* ONLY 1 IN FILE OWNERS NAME NOT PRINTED NEED A SECOND

(1) Three completed typewritten petition forms, indicating the existing and requested zoning; the special exception use, if applicable; and if applicable, the section number of the Baltimore County Zoning Regulations from which a variance is requested, as well as the extent of the variance requested. All forms must be signed by the petitioner or his legally authorized representative.

(2) Seven copies of the property description, prepared by a surveyor or civil engineer. \* DESCRIPTION BASED ON GROSS (1/2) RIDGE RD. SHOULD SAVE AND EXCEPT PUB. RW. IF RIDGE RD. PUBLIC OR IF NOT OWNED BY PETITIONER.

\* ONLY 1 IN FILE NEED A SECOND

(3) Three copies of an explanation of the reasons why, in the petitioner's opinion, the reclassification sought should be made, set forth in sufficient detail to properly advise the county authorities required to review the petition, of the petitioner's case. Any allegation of change in conditions as justification for the action sought shall be supported in the petition by precise description of such change, and any allegation of error shall be so supported in similar detail and as further required by Article V, Section 2-40.1.J. of the Baltimore County Code.

(4) Three xerox copies each of that part of the appropriate official 1" = 200' and 1" = 1,000' scale zoning maps, with the outline of the property to be reclassified indicated thereon.

ONLY ONE IN FILE  
NEED A 2ND

(5) The appropriate filing fee should accompany the petition request. However, the advertising and posting cost should be paid at the Zoning Commissioner's office as soon after billing as possible. Opinions may not be issued until all such costs are paid. (Checks should be made payable to Baltimore, County, Maryland).

OK BUT SHOULD BE TITLED FOR RECLASS AND ZONING VARIANCE.  
(6) Twelve copies of a site plan, the boundaries and location of which have been certified by a registered surveyor or professional (civil) engineer. Said site plan shall include all applicable items on the checklist for reclassification petitions, as required below:

(7) If said petition includes documentation relating to the proposed use and development of the property, that documentation must include the following information:

\* NO DOCUMENTATION ON STATEMENT INDICATING PREPARED BY PROF. ENGR OR QUAL. PLANNER  
(a) An environmental impact statement, as defined in Section 101 of the Baltimore County Zoning Regulations (see page 3, Bill No. 98-75), that concerns the proposed use of the property under petition and that has been competently prepared by a professional engineer or planner of appropriate qualifications.

(b) All information on the following checklist.

A-808-EP-23

(c) If a precise building envelope is used in lieu of the exact positioning of the building(s) on the site plan, the proposed building's floor plan and elevation, including character and exterior materials must be shown elsewhere on the site plan or on attached plans, together with other documentation required in the aforementioned checklist. Said envelope may be larger than the actual proposed building, but must be precise enough in size and location to allow for a complete functional site layout, including but not limited to: entrances, driveways, parking and loading facilities, paved areas, proposed landscaping, screening, and major vegetation to be retained, etc.

(d) No such petition may be accepted for filing unless it complies with these rules of practice and procedure, and all other pertinent zoning laws and regulations, except that the petitioner may choose to submit plans that do not show any proposed use of the property under petition, regardless of any requirement in these rules to the contrary. If an intended use is not indicated, the site plans must indicate only the first eight (8) items on the following checklist.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 36449

DATE 7-15-93 ACCOUNT R001-6150

AMOUNT \$ 426.50

RECEIVED FROM: Giles Building & Dev

FOR: 080 P/A Case# CR-93-308-A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE PLANS FOR  
DECLASSIFICATION PETITION

1. North arrow (indicating the direction of north).
2. Scale of drawing (engineer's scale).
3. Election District and Councilmanic District.
4. ✓ Dimensions of property (including bearings). Parcel under petition should be in bold outline.
5. ✓ Relation of tract in question to additional property owned and ownership of all adjacent properties. - OWNERSHIP OF (RYSVILLE RD) NOT INDICATED. STATE CO? (RIDGE RD.)
6. ✓ Area of property in question (acres or square feet).
7. ✓ Distance from property line (corner) to nearest intersecting street or County road.
8. ✓ Present and proposed zoning of property under petition and adjoining properties.
9. ✓ Use, locations, coverage, floor areas, heights (including elevation drawings), dimensions, character and exterior materials of all proposed and existing structures to be retained. Also, all existing structures to be removed must be indicated.
10. Location and use of all principal building(s) within a distance of 200 feet from each joint side property line. Distance from said buildings to centerline of street must be shown in order to determine front setback line of proposed building(s) on subject site.
11. ✓ Hours of operation, maximum number of employees, and maximum levels of emanations (including sound and other vibrations, dust, odors, gases, and light and heat). In cases where method of operation is not obvious, an explanation of same must be provided (i. e. proposed nursery school should include days and hours of operation, maximum number of teachers and students, method of transportation, etc.).
12. ✓ Existing and proposed public and quasi-public facilities on and adjacent to the site, including storm-drain systems, water lines, sewerage, streets and drives, and railroad sidings. In the event public water and/or sewer do not exist, location of private system must be indicated.
13. ✓ Existing ponds, streams, natural drainage courses and other bodies of water, watercourses, 100-year flood plains, major vegetation, unusual natural formation, and proposed changes with respect to any of these.
14. ✓ Dimensions of existing and proposed right-of-way and types of paving of any street adjacent to site.

15. ✓ Location and width of proposed ingress and egress and all interior circulation of traffic.

16. ✓ <sup>SHOW TYPICAL P.S. DIMENSIONS ON PLAN FOR FULL & COMPACT.</sup> Parking and loading facilities: All parking facilities must be a minimum of 9' x 20' and must be paved with tar and chip, macadam, bituminous concrete, or similar durable and dustless surface. A curb not less than 8" wide and 6" high, railroad ties or concrete bumper blocks must be provided around the entire parking lot. All spaces must be setback a minimum of 8' from the street right-of-way.

17. ✓ Screening (minimum 4' high) of on-site parking facilities, including drives, by a wall, slatted fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises, or when they are across the street from such premises. Landscaping, as required by the Office of Current Planning (494-3335), must also be provided.

18. Existing topography and proposed major changes in grade.

19. ✓ <sup>ALSO \* SEE ZONING CHECKLIST FOR COMPL. TO REQUIREMENT LOCATED IN THE ULTIMATE R.O.W. ALSO A POSSIBLE FUTURE SIGN IS SHOWN YET ONLY ONE SIGN DETAIL IS SHOWN ON THE PLAN. SHOW ALL NECESSARY SIGN DETAIL IN THE PLAN.</sup> Dimension and content of all signs visible outdoors. THE EXISTING SIGN MARKED POSSIBLY

20. Buildings must meet building code as well as fire code requirements with regard to type of construction, windows, etc.

21. ✓ Location of all existing and proposed fire hydrants.

22. A sealed location plan, inserted on the site plan, must reflect the outline of the parcel in question.

23. All site plans must be folded to an approximate size of 8-1/2" x 11" with clear distinct lettering.

In order to alleviate any future delays, prior to preparing the required plan, the petitioner or his engineer should contact the Zoning Office and the following agencies and/or State agency, if located on a State road, for pertinent information that may be required:

|                                  |            |
|----------------------------------|------------|
| Bureau of Engineering            | 494-3754   |
| Bureau of Traffic Engineering    | 494-3554   |
| Health Department                | 494-2762   |
| Office of Current Planning       | 494-3335   |
| State Highway Administration     | 659 - 1350 |
| Department of Permits & Licenses | 494-3987   |
| Fire Department                  | 494-3985   |

IN ORDER TO USE THE 5% PARKING ADJUSTMENT THE FOLLOWING IS REQUIRED

DOCUMENT BCZR SECTION ALLOWING THIS & STATE WHAT TYPE ADJUSTMENT IS BEING USED (TRANSIT?)

THE TRANSIT ADJUSTMENT MAY ONLY BE USED FOR OFFICE PARKING

THE 40% COMPACT SPACE ALLOWANCE MAY ONLY BE USED FOR OFFICE PARKING

BABC - Form 2

Page 4 of 4

R&D # OFFICE SPACES  
LESS 5%

$$26 + 75 = 101 \times .05 = 5$$

$$\frac{101}{-5}$$

$$= 96 \times .40 = 38.4 \text{ OR } 38 \text{ MAX.}$$

$$+ 8$$

$$104 \text{ OK FOR TOTAL PROVIDED}$$

- 4 -

COMPACT SPACES ON THE PLAN EXCEED THE  
MAXIMUM # OF 34 PERMITTED BY 3 SPACES.  
ADJUST PLAN OR A VARIANCE IS REQUIRED

OLD

CR-93-308-A  
REVISED 3/31/93

February 25, 1993

ENVIRONMENTAL IMPACT STATEMENT  
TO ACCOMPANY ZONING RECLASSIFICATION PETITION

RE: Fuller Medical Center

SECTION I

The purpose of this document is to discuss the possible environmental effects of proposed changes to the development plan for the referenced property following a zoning reclassification as indicated on the accompanying Plat.

The area delineated for reclassification comprises approximately 1.68 acres, more or less. Pavement widening on Ridge Road and the addition of sidewalks may be required by the County Department of Public Works.

This report will concentrate on the changes within the site boundary delineated for reclassification. The chart in Section IV details physical changes in terms of pervious and impervious surfaces.

SECTION II

The subject site is located approximately 70', more or less, south of the intersection of Franklin Square Drive and Ridge Road in the Rosedale area of Baltimore County. The 1.68 acre, more or less, site is currently zoned DR 3.5 (0.12 acre, more or less) and RO (1.56 acres, more or less). The site is improved with two (2) existing buildings, two out-buildings and a paved parking lot. There are no known environmentally sensitive areas on the site. The petitioner proposes to construct a small medical and professional office building to serve the community.

No portion of the property falls within a 100-year flood plain or Critical Area, nor are there any streams or tidal waters within established limits of proximity. There are no steep slopes or known hydric soils on the site.

SECTION III

The proposed development of the overall site includes approximately 16,600 square feet of medical space, 7,900 square feet of professional office space, 1,500 square feet of retail space and parking for one hundred and four (104) cars.

# SECTION IV

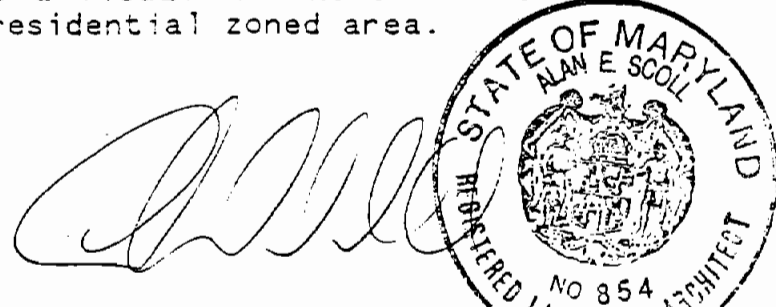
The following chart details site conditions as related to use according to (a) current conditions and, (b) proposed conditions resulting from the requested zoning reclassification. Note that this chart only reflects quantities within the 1.68 acres, more or less, to be reclassified.

| USE                                | (a) CURRENT |      | (b) WITH PROPOSED IMPROVEMENTS |      |
|------------------------------------|-------------|------|--------------------------------|------|
|                                    | acres $\pm$ | %    | acres $\pm$                    | %    |
| Pervious Surfaces                  | 0.91        | 54   | 0.48                           | 28.5 |
| Impervious Surfaces                |             |      |                                |      |
| Buildings & Walks                  | 0.14        | 8    | 0.30                           | 18   |
| Parking (incl. part of Ridge Road) | 0.63        | 38   | 0.90                           | 53.5 |
| Subtotal Impervious                | 0.77        | 46   | 1.20                           | 71   |
| TOTALS                             | 1.68 $\pm$  | 100% | 1.68 $\pm$                     | 100% |

# SECTION V

Sediment control devices will be installed and maintained during construction. Disturbed areas will be revegetated as required by Soil Conservation District standards. Runoff volume and timing, non-point pollutant loadings and the biological integrity of the receiving waters can thereby be controlled to the extent possible.

In addition, landscape planting is proposed to mitigate the audible, visual and micro-climatic effects of the parking areas. A planting buffer of evergreen shrubs will enhance an over-head canopy of shade trees. The trees and the building will provide shade to ameliorate the effect of the sun on the paving and the trees and shrubs will provide a visual and noise buffer between the parking and the adjacent residential zoned area.



April 2, 1993

ENVIRONMENTAL IMPACT STATEMENT  
TO ACCOMPANY ZONING RECLASSIFICATION PETITION

RE: Fuller Medical Center

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This report will concentrate on the changes within the site boundary delineated for reclassification. The chart in Section IV details physical changes in terms of pervious and impervious surfaces.

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No portion of the property falls within a 100-year flood plain or Critical Area, nor are there any streams or tidal waters within established limits of proximity. There are no steep slopes or known hydric soils on the site.

SECTION III

The proposed development of the overall site includes approximately 13,750 square feet of medical space, 11,250 square feet of professional office space, 1,000 square feet of retail space and parking for one hundred and four (104) cars.

## SECTION IV

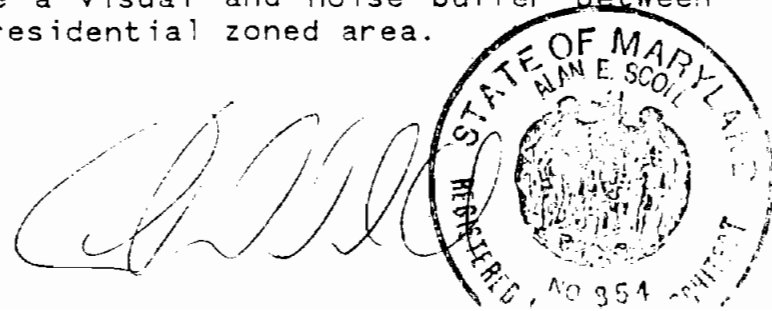
The following chart details site conditions as related to use according to (a) current conditions and, (b) proposed conditions resulting from the requested zoning reclassification. Note that this chart only reflects quantities within the 1.68 acres, more or less, to be reclassified.

| USE                                | (a) CURRENT |      | (b) WITH PROPOSED IMPROVEMENTS |      |
|------------------------------------|-------------|------|--------------------------------|------|
|                                    | acres $\pm$ | %    | acres $\pm$                    | %    |
| Pervious Surfaces                  | 0.91        | 54   | 0.48                           | 28.5 |
| Impervious Surfaces                |             |      |                                |      |
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| TOTALS                             | 1.68 $\pm$  | 100% | 1.68 $\pm$                     | 100% |

## SECTION V

Sediment control devices will be installed and maintained during construction. Disturbed areas will be revegetated as required by Soil Conservation District standards. Runoff volume and timing, non-point pollutant loadings and the biological integrity of the receiving waters can thereby be controlled to the extent possible.

In addition, landscape planting is proposed to mitigate the audible, visual and micro-climatic effects of the parking areas. A planting buffer of evergreen shrubs will enhance an over-head canopy of shade trees. The trees and the building will provide shade to ameliorate the effect of the sun on the paving and the trees and shrubs will provide a visual and noise buffer between the parking and the adjacent residential zoned area.





# ZONING

# HEARING CHECKLIST

REVISED 5/92

This checklist is provided to you, for your information only, and is not to be considered legal advice.

First, and most importantly: You must understand that the hearing you have requested is a quasi-judicial hearing and you are responsible for meeting the burden of law required by the Baltimore County Zoning Regulations (B.C.Z.R.). A judicial hearing is an adversary process and, therefore, there may be opposition to your request. During a judicial hearing, the parties will be permitted to testify, present evidence and cross-examine witnesses. Either the Zoning Commissioner or the Deputy Zoning Commissioner will rule on the evidence and testimony to determine whether or not the petition will be granted.

Second: You must understand that you are permitted to have representation by an attorney of your choice. You are not required to have an attorney, but it is recommended that you consider obtaining legal representation. But, if you are incorporated, it is considered a requirement that you be represented by an attorney.

Third: It is strongly recommended that you read and understand the requirements of the Baltimore County Zoning Regulations.

Fourth: No employee of the Baltimore County Office of Zoning Administration and Development Management may provide legal advice to anyone. The representatives and opinions of any employee are not to be construed as definitive in any case. Only the decision of the Zoning Commissioner rendered after the statutory required public hearing is considered dispositive in matters relating to the interpretation of the B.C.Z.R.

Even though there may not be opposition in a given case, your request may be denied.

For further information or to make an appointment, please contact:

Baltimore County Office of Zoning  
Administration & Development Management  
Development Control  
111 West Chesapeake Avenue  
Room 109  
Towson, MD 21204  
Telephone: 887-3391

## Non-Residential Properties

**Variances**  
**Special Exceptions**  
**Use Permits**  
**Special Hearings**

**1**

## Special Exceptions

Because not all uses fit neatly into permitted categories or zones, and under certain conditions various uses could be detrimental; the uses listed as Special Exceptions in the B.C.Z.R. are permitted only if granted by the Zoning Commissioner under the authority of Section 500.5, B.C.Z.R. In cases of petitions for Special Exceptions under Section 502 of these regulations, the Zoning Commissioner shall hold a public hearing. After the hearing, he shall pass his Order granting or refusing the Special Exception. In granting any Special Exception, the Zoning Commissioner must find that the use for which the Special Exception is requested will not:

- a. be detrimental to the health, safety, or general welfare of the area;
- b. create congestion in roads, streets or alleys;
- c. create a potential hazard from fire, panic or other dangers;
- d. overcrowd land and cause undue concentration of population;
- e. interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- f. interfere with adequate light and air;
- g. be inconsistent with the spirit and intent of the B.C.Z.R.;
- h. be inconsistent with the impermeable surface and vegetative retention provisions of the B.C.Z.R.

In granting any Special Exception, the Zoning Commissioner may impose such conditions, restrictions, or regulations as he deems necessary or advisable for the protection of surrounding and neighboring properties.

## Use Permits

Certain uses have singular, individual characteristics which make it necessary, in the public interest (even though other County permits may not be required), to specify regulations in greater detail than would be feasible in the individual use regulations for each zoning classification. Under the authority of Section 500.4, the Zoning Commissioner has the power to issue a use permit provided that all the conditions for that particular use specified in the B.C.Z.R. are met. Under the authority of Section 500.7, B.C.Z.R., he has the right to require a public hearing whenever he deems it in the public interest.

## Special Hearings

Under the authority of Section 500.6, the Zoning Commissioner has the power, upon notice to the parties in interest, to conduct hearings involving any violation or alleged violation or noncompliance with any Zoning Regulations, or the proper interpretation thereof, and to pass his Order regarding this matter.

Under the authority of Section 500.7, any person can petition the Zoning Commissioner to hold a public hearing to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such a person in any property insofar as they are affected by the B.C.Z.R.

## Sample Applications

**-3 originals of the appropriate form required**

# Sample Applications

-3 originals of the appropriate form required

The image displays three overlapping forms for Baltimore County zoning applications. The top form is a 'PETITION FOR SPECIAL HEARING' addressed to the Zoning Commissioner. It includes a section for the undersigned legal owner(s) to describe the property and state the purpose of the hearing. The middle form is an 'APPLICATION FOR ZONING USE PERMIT', which requires the applicant to state the property's location and the specific use requested. The bottom form is a 'PETITION FOR SPECIAL EXCEPTION', also addressed to the Zoning Commissioner, where the applicant describes the property and the exception sought. This form includes a section for the undersigned legal owner(s) to state the purpose of the exception and a section for the undersigned legal owner(s) to state the reasons for the exception. The forms are designed to be filled out by the property owner or their representative.

**PETITION FOR SPECIAL HEARING**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 500-7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_

**APPLICATION FOR ZONING USE PERMIT**

This Use Permit is requested in accordance with Section 500-4 and \_\_\_\_\_ of the Baltimore County Zoning Regulations.

\_\_\_\_\_ is situated in the \_\_\_\_\_ Election District \_\_\_\_\_

**PETITION FOR SPECIAL EXCEPTION**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein \_\_\_\_\_

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated 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 \_\_\_\_\_ of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) \_\_\_\_\_

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.

**Legal Owner(s):**

Contract Purchaser: \_\_\_\_\_ (Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_ (Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No. \_\_\_\_\_

\_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. \_\_\_\_\_

\_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County.

(over)

18. FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.)
19. AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtotaled in square feet on the plat and included in the Amenity Open Space calculations in the notes.
20. HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
21. FIRE HYDRANTS: Location of fire hydrants and distance to the subject property.
22. SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 24" x 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT.
23. REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".
24. SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., S.409.10; Business Industrial Parking in a Residential Zone, 409.B.B and all residential transition area requirements, 1B01.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1B01.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
25. SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
26. ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
27. ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
- Scale: 1" = 200', Map #\_\_;
  - Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
  - All existing and proposed streets and expressways in the area;
  - Location of available utilities connections;
  - Approximate size and location of school and church sites or other landmarks in the area

## Zoning Advisory Committee

- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150

Number

750 <sup>#5</sup>  
xv

Date

3-1-93

RECLASS. PETITION

OWNER: GILES BLDG. & DEVP. CO.  
P.O. BOX 511  
BROOKLANDVILLE, MD 21022  
D.R. 3.5 <sup>1</sup>/<sub>4</sub> R.O. TO B.L.  
VARIANCE

01AD180222MICHRC  
BA 0002108F03-01-93

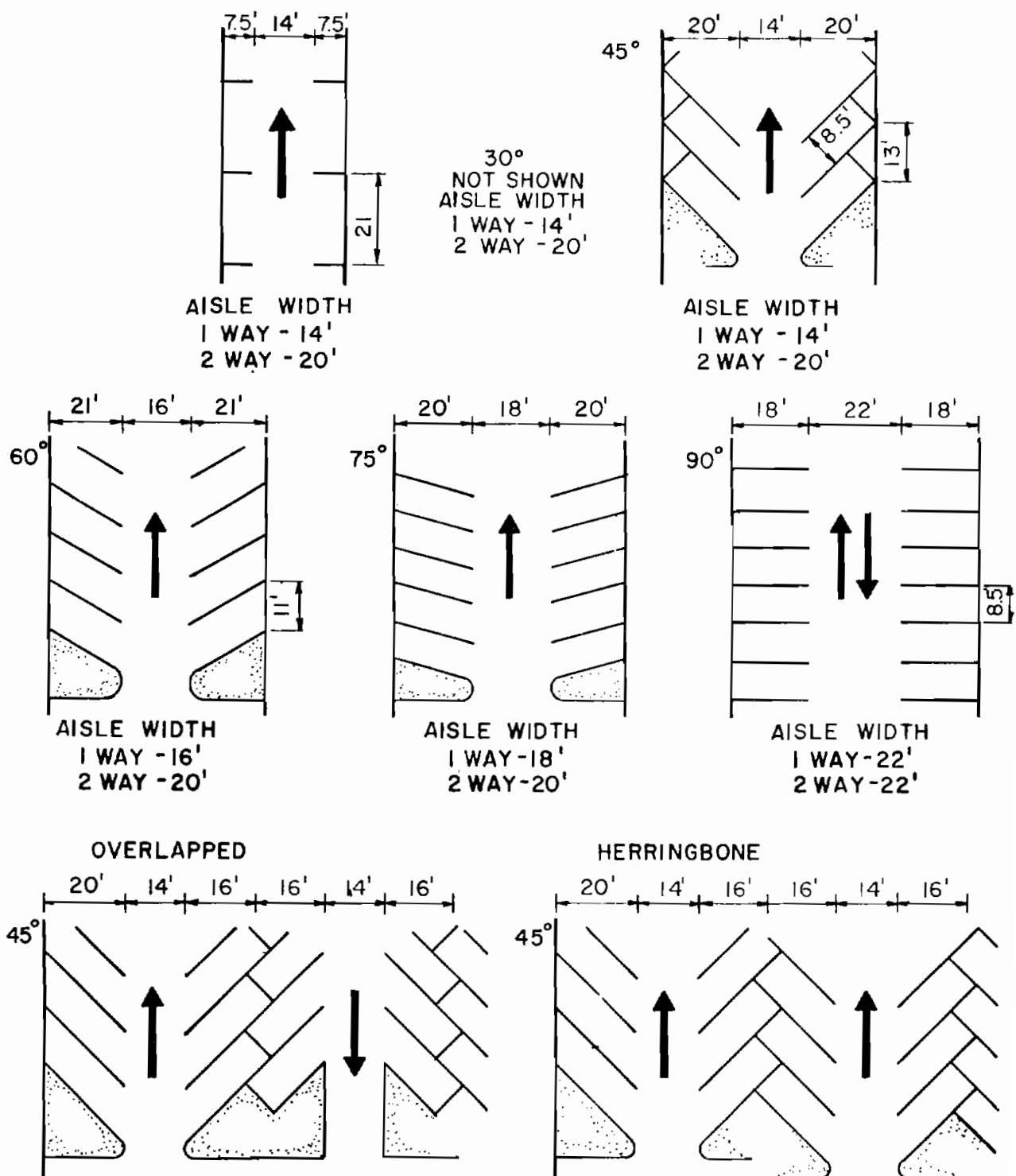
\$750.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

# Sample Parking Layouts

NOT TO SCALE



\* ALL PARKING, MANEUVERING, ACCESS, AISLES ARE REQUIRED TO BE  
PAVED AND STRIPED PER SECTION 409.8 (B.C.Z.R.)

# Required Number of Parking Spaces



General Requirements - The standards set forth below shall apply in all zones unless otherwise noted. Where the required number of off-street parking spaces is not set forth for a particular type of use, the Zoning Commissioner shall determine the basis of the number of spaces to be provided. When the number of spaces calculated in accordance with this subsection results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

RETAIL - GENERAL.....5 per 1,000 square feet of  
BEAUTY OR HAIR SHOP gross floor area.  
SKATING RINK

SHOPPING CENTER.....5 per 1,000 square feet of  
(100,000 sq. ft. or more) gross leasable area, no  
additional for restaurants  
but theatre is 1 per 4  
seats. If sales are  
anticipated in the public or  
open concourse areas, this  
area must also be counted.

SHOPPING CENTERS (Less than .....Calculated by tenant use.  
100,000 Square Feet of Gross If sales are anticipated  
Leasable Area) in the public or open  
concourse areas, this area  
must also be counted.

OFFICE - GENERAL.....3.3 per 1,000 square feet of  
BANK gross floor area.  
PERSONAL SERVICE  
ESTABLISHMENT  
SERVICE GARAGE  
OTHER NON-RETAIL  
COMMERCIAL USES

MEDICAL OFFICE OR CLINIC.....4.5 per 1,000 square feet of  
gross floor area.

MANUFACTURING, WAREHOUSE.....1 per employee on the  
largest shift.

RESTAURANT (With Seating).....20 per 1,000 square feet of  
TAVERN, NIGHT CLUB, gross floor area (with a  
CATERING, DANCE HALLS, minimum of 10 in all cases).  
INCLUDING DANCING, EATING  
AND MEETING HALLS, ETC.  
BY PRIVATE ORGANIZATIONS

RESTAURANT (Carry Out Only).....5 per 1,000 square feet of  
No Seating gross floor area.

ATHLETIC CLUB, HEALTH SPA.....10 per 1,000 square feet of  
gross floor area, excluding  
the playing court area which  
will be counted at 3 per  
court.

AUTOMOTIVE SERVICE.....See Section 405, Baltimore  
STATION County Zoning Regulations.

BOWLING ALLEY.....4 per lane.

CAR WASH.....See Section 419, Baltimore  
County Zoning Regulations.

CHURCH, RELIGIOUS ASSEMBLY.....1 per 4 seats.  
THEATRE, AUDITORIUM,  
ARENA, STADIUM

DORMITORY.....1 per 4 beds.

FRATERNITY OR SORORITY.....1 per 2 beds.  
HOUSE

FUNERAL HOME, MORTUARY.....10 per 1,000 square feet of  
gross floor area for use by  
the public, plus 1 per 2  
employees, plus 1 for each  
vehicle used in the business.

FURNITURE OR CARPET STORE.....2.5 per 1,000 square feet of  
RESEARCH & LABORATORY USES gross floor area.

GOLF COURSE.....8 per hole.

GOLF DRIVING RANGE.....1.5 per tee.  
MINIATURE GOLF COURSE

GROUP CHILD CARE CENTER .....1 per employee on the largest  
OR NURSERY SCHOOL shift with a minimum of 2.

HOSPITAL.....1.5 per bed with requirements  
for separate standing  
facilities.

HOTEL, MOTEL.....1 per guest room or suite.  
TOURIST HOME, ROOMING  
OR BOARDING HOUSE

MARINA, BOAT YARD.....0.5 per slip or per space in  
a dry land storage facility.

NURSING HOME.....1 per 3 beds.

POOL HALL, ARCADE.....4 per 1,000 square feet of  
gross floor area.

SCHOOLS (All).....1 per employee, plus visitor  
and student parking as  
determined by the Zoning  
Commissioner.

SWIMMING POOLS.....1 per each 7 persons  
(Community) permitted in the pool at one  
time by the Health  
Department.

SWIMMING POOLS.....1 per each 4 people  
(Commercial) permitted in the pool at one  
time by the Health  
Department.

HOUSING FOR THE ELDERLY.....1 per each 1-1/2 dwelling  
(Class A - Constructed units.  
under a Federal or State  
Housing Act)

HOUSING FOR THE ELDERLY.....1 per each dwelling unit.  
(Class B - Not constructed  
under a Federal or State  
Housing or Tax Act)

ASSISTED LIVING FACILITIES.....1 per each 2 beds.  
(See definition)

CONTINUING CARE FACILITIES.....1 per dwelling unit and  
(See definition) assisted living and  
convalescent or nursing  
sections by separate  
requirements.

COMMERCIAL OR OFFICE USES.....All separate parking  
CONTAINED WITHIN AN requirements of the zone and  
ELDERLY HOUSING FACILITY the separate uses must be  
(in R.A.E. and all met.  
business and industrial  
zones)

IN THE C.T. DISTRICT OF.....OFFICE (gen.) - 3.3/1,000  
TOWSON ONLY G.F.A. for first floor and  
2/1,000 for all other  
floors; RETAIL (gen.) -  
3/1,000 G.F.A.; RESTAURANT,  
NIGHT CLUB, TAVERN - none  
required.

HISTORIC BUILDINGS.....None required provided that  
within a C.T. or B.L.-  
C.C.C. Zoned District  
Adapted for Re-use for  
Retail Office, Restaurant  
Night Club or Tavern.  
Tourist Home, Rooming  
or Boarding House

# D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207  
(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

Date February 26, 1993

To: Baltimore County, Maryland  
Office of Zoning Administration  
County Office Building  
Towson, MD 21204

Re: Fuller Medical Center  
Zoning Reclassification

Attention: \_\_\_\_\_

Gentlemen:

- ☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☐ Under Separate Cover

| No.  | Description                                       |
|------|---------------------------------------------------|
| 3    | Petitions w/ attachments                          |
| 7    | Property descriptions                             |
| 3 ea | 200' scale and 1000' scale zoning maps            |
| 1 ea | Filing fee in the amount of \$500.00 and \$250.00 |
| 12   | Site plans                                        |
| 1    | Environmental impact                              |

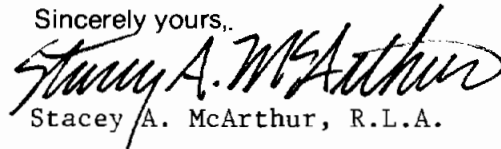
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ In accordance with your request  
☐ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

- ☐ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file  
Enclosure ☒  
Gil Stern  
Michael Marino, Esquire

Sincerely yours,  
  
Stacey A. McArthur, R.L.A.

CR-93-308-A

REVISED  
4/2/93

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207  
(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

4/2/93 3390-93

WCR

Date April 02, 1993

To: Baltimore County, Maryland  
Office of Zoning Administration  
County Office Building  
Towson, MD 21204

Re: Fuller Medical Center  
Reclassification Petition

Attention: Mr. W. Carl Richards

Gentlemen:

- ☒ We are submitting  
☐ We are forwarding  
☐ We are returning  
☐ We request

☒ Herewith

☐ Under Separate Cover

| No. | Description                    |
|-----|--------------------------------|
| 12  | Prints                         |
| 1   | Environmental impact statement |

Remarks: Revised to reflect MTA credit.

RECEIVED

APR 2 1993

ZADM

- ☐ In accordance with your request  
☒ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

- ☒ For your use  
☐ Please call when ready  
☐ Please return to this office  
☐ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file  
Enclosure ☒  
Gil Stern w/ print

Sincerely yours

*Stacey A. McArthur*  
Stacey A. McArthur, R.L.A.

LAW OFFICES  
LEVY & MARINO, P.A.  
609 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

(410) 821-6633  
FAX (410) 296-0057

December 7, 1993

**VIA HAND DELIVERY**

County Board of Appeals of Baltimore County  
Old Courthouse, Room 49  
400 Washington Avenue  
Towson, MD 21204

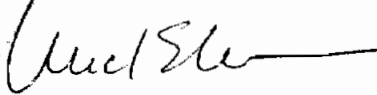
Re: Case No. CR-93-308-A  
Giles Building and Development Company

Dear Members of the Board:

In accordance with the terms of the Order of the Board dated November 9, 1993, enclosed please find an amended documented site plan for 6918 Ridge Road (Fuller Medical Center).

Should there be any questions, please do not hesitate to contact me.

Very truly yours,



Michael E. Marino

MEM/lrb  
0302rb  
Enclosure  
cc: Carole S. Demilio, Esquire (via Hand Delivery)

93 DEC -8 PM 2:21  
COUNTY BOARD OF APPEALS  
RECEIVED

# D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207

(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3684

February 25, 1993

Baltimore County, Maryland  
Office of Planning and Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

ATTN: Mr. P. David Fields, Director

RE: Fuller Medical Center  
Petition for Reclassification  
to BL by a Documented Plan

Dear Mr. Fields:

Please find enclosed with this letter a Petition and supporting documentation for zoning reclassification of the referenced property. We respectfully request that this Petition for Reclassification be reviewed and referred to the Baltimore County Board of Appeals in the cycle beginning April 16, 1993.

The existing zoning for this parcel is primarily RO with the exception of some DR-3.5 which probably inadvertently (and we believe mistakenly) overlaps the property line on the south edge. The proposed zoning is BL. Reclassification of this property to BL would correct the zoning now mistakenly applied and allow for the reasonable growth of this facility.

The Fuller Medical Center provides an important community service and has been providing that service since the 1940s. It may be one of the oldest continually operating medical clinics in Baltimore. The existing facilities are under constant pressure for space. As a result, the Fuller Medical Center needs to expand in the near future in order to continue its important role. This expansion will likely involve additional office space for medical practitioners, as well as general office space for other related uses and certain supportive retail medical uses similar to the pharmacy that currently operates there.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

page 2  
Mr. P. David Fields  
RE: Fuller Medical Center  
February 25, 1993

Baltimore County demographics for years have shown a steadily increasing population in this area. The site is serviced by a major network of County roadways including Rossville Boulevard and Franklin Square Drive, which provide access to White Marsh Boulevard, Pulaski Highway, I-695 and major regional as well as neighborhood commercial facilities. Several bus lines service the area. Public water and sewer will be provided. This site, which fronts towards Rossville Boulevard, is surrounded on the other three sides by the Evangel Temple Church of God property, which in accordance with approved CRG Plan #83092 is improved with a large religious facility and extensive areas of parking to support the use.

While only portions of the neighboring properties are zoned for office type uses, most of the residentially zoned land in this area is devoted to institutional uses. Therefore the Fuller Medical Center in its current and proposed form is compatible with and supportive of the adjoining uses. However, the RO zoning currently in place for this property is established in error because it does not allow the Medical Center to keep up with the demand for its services and continue to perform its important role in the community.

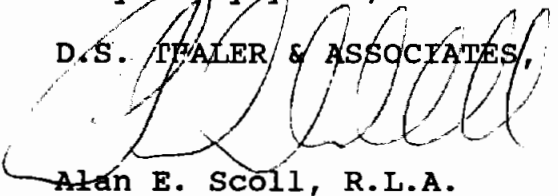
If granted, the documented plan will restrict the use of the site to medical offices/general offices and supporting retail uses.

Thank you for your consideration in this matter.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.



Alan E. Scoll, R.L.A.

AES/kkw

cc: Gil Stern  
William M. Levy, Esquire  
David S. Thaler, P.E., L.S.

Enclosure

LAW OFFICES  
LEVY & MARINO, P.A.  
609 BOSLEY AVENUE  
TOWSON, MARYLAND 21204  
  
(410) 821-6633  
FAX (410) 296-0057

2063-94

AJ-WCR ✓

4/21/94 to JLL  
4/21/94 WCR  
S DSK 4/25

April 21, 1994

Mr. Arnold Jablon  
Director of Zoning Administration  
County Office Building  
Room 109  
Towson, MD 21204

RECEIVED

APR 21 1994

ZADM

Re: 1.68 Acres +/- NW Side of Ridge  
Road/Rossville Boulevard 70' South  
of Franklin Square Drive known as  
6918 Ridge Road, 14th Election  
District, 6th Councilmanic District

Dear Mr. Jablon:

This office represents The Giles Building and Development Company, owner of the above captioned property (the "Property") which is shown on the attached site plan.

The Property is now zoned O-1 with a Special Exception to allow an existing drug store (accessary commercial use) to remain within a Class C Office Building. (See Case No. CR-13-308A and Case No. 94-214-XA, Item 216.)

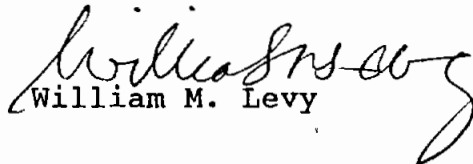
The present use of the existing improvements on the Property is as a Medical Office Building and an appurtenant Drug Store/Pharmacy.

It is respectfully requested that the existing use of the Property, as herein set forth, be evaluated and a determination letter be issued to verify the compliance of the existing use with present zoning.

Mr. Arnold Jablon  
Director of Zoning Administration  
Page Two  
April 21, 1994

Enclosed is our check in the amount of \$40.00 payable to the order of Baltimore County, Maryland to cover the cost of the determination letter.

Very truly yours,

  
William M. Levy

Speed  
Letter

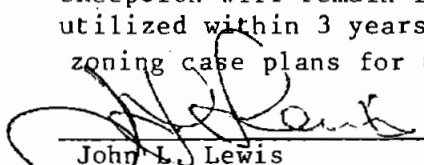
In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



April 28, 1994

14th E.D.

Based on the provided information and partial copies of a site plan the use of the site to support a class "C" medical office building and an appurtenant drugstore/pharmacy is in compliance with the last approved zoning case site plan in case #94-214-XA and is verified as complying with the Baltimore County Zoning Regulations. Please be aware that an apparant typographical error exists in your letter identifying the conditional reclassification case as CR-13-308-A while the actual case number is CR-93-308-A. A copy of the latest order in zoning case 94-214-XA is included with this response. Please be aware that if utilized within two years the special exception will remain in effect and the conditional reclassification must be utilized within 3 years and the site has to continue to comply with the approved zoning case plans for this site.

  
John L. Lewis  
Planner II

JLL: jaw

Enclosure

c: 94-214-XA  
CR-93-308-A

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: January 4, 1994

FROM: Kathleen C. Weidenhammer  
County Board of Appeals

SUBJECT: Closed File: Case No. CR-93-308-A  
Giles Building & Development Co.

As no appeals have been taken regarding the subject case, we are closing the file and returning same to you herewith.

Attachment