

**PARK SCHOOL
PHASE 2 (MATH/SCIENCE)
2425 Old Court Road
96-025-Z**

Limited Exemption Plan Review
Revised Comments Date: 3/13/96
Revised Comments Typed: 3/13/96

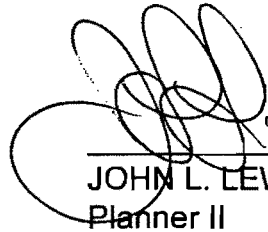
*Supplemental
Case #94-111-A*

9

Developer's engineer stated zoning case #96-202-A granted a variance for the 667-foot elevation width. Based on a review of this information, the plan is approved for zoning subject to this dimension (as shown on the approved zoning exhibit) being included on the building permit plans.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the limited exemption plan #96-025-Z and written correspondence or revised plans must be accompanied by a copy of these comments.



JOHN L. LEWIS
Planner II

JLL:scj

c: zoning case #96-202-A
zoning case #94-111-A
limited exemption file #93-119-Z

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: February 14, 1996

To: Mr. Wirth - DEPRM, SWM
Mr. Stewart - DEPRM, EIRD
Mr. Seeley - DEPRM, W & S
✓ Mr. Richards - PDM, Development Control
Mr. Ogle - PDM, House Numbers & Street Names
Mr. Bowling - PDM, DES (4)
Capt. Paull - Fire Dept. - 1102F
Mr. Grossman - Rec & Parks
Mr. Small - SHA (3)
Mr. McDaniel - OPZ, Development Review (3)

From: Susan Wimbley

Subject: Project Name: PARK SCHOOL - PHASE 2 (MATH/SCIENCE)
Project No.: 96025 Z
PDM No.: III-392
District: 3C2
Engineer: COLBERT, MATZ, ROSENFELT, INC.
Phone No.: 653-3838

Action: ☒ Limited Exemption (26-171.b.9)
☐ Waived Hearing Officer Hearing
☐ CRG Non-material Amendment
☐ Waived CRG Meeting

Please review the attached plan for compliance with current regulations and return comments to this office by **MARCH 7, 1996**. If you have no comments or do not need to review this plan, please indicate by placing your initials here

Please initial here if your agency requests PDM, Land Acquisition, to acquire

_____ HIGHWAY WIDENING
_____ GREENWAY
_____ DRAIN/UTILITY EASEMENT
_____ FOREST CONSERVATION

_____ FOREST BUFFER
_____ FLOODPLAIN
_____ PUBLIC WORKS AGRMT
_____ NONE OF THE ABOVE

LTDEXEMP.DOT

To: JLL

sg

SLE
#93-119-2

**PARK SCHOOL
PHASE 2 (MATH/SCIENCE)
2425 Old Court Road
96-025-Z**

Limited Exemption Plan Review

Plan Date: 8/12/96

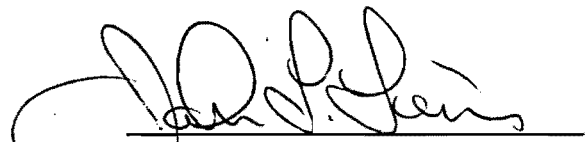
Comments Due: 3/7/96

Comments Date: 2/23/96

Comments Typed: 2/23/96

This site plan is not in conformance with the zoning commissioner's approved plan and order in the referenced zoning case in plan note #8 (#94-111-A). The 611-foot building elevation width permitted in this order is being substantially exceeded and the building footprints do not match. Due to this conflict, zoning approval cannot be given until this issue is resolved.

Any requests for further information from the Zoning Office must include a reference to the minor subdivision file #96-025-Z and written correspondence or revised plans must be accompanied by a copy of these comments.


JOHN L. LEWIS
Planner II

JLL:scj

c: zoning case #94-111-A/
limited exemption #93-119-Z

THE JEFFERSONIAN
A. Henickson
LEGAL AD. - TOWSON

receipt

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

Account: 9-881-4100
Number: #112 (WCR)

9/7/93

0020 - VARIANCE \$250.00
0080 - SIGN POSTING \$ 35.00
TOTAL \$285.00

Park School
2425 Old Court Road
3rd Election District

DIAD10043M1CHRC
BA C011129AM09-08-93
Please Make Checks Payable To: Baltimore County

\$285.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

SEPTEMBER 16, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-111-A (Item 112)
2425 Old Court Road - Park School
S/S Park School Road, 10' S of c/o Old Court Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Park School
HEARING: TUESDAY, OCTOBER 26, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance for one side yard and one front yard setback between adjoining buildings of 69 feet in lieu of 110 feet and for maximum building length of 611 feet in lieu of 200 feet.

Bel Jablon
Arnold Jablon
Director

cc: Lee B. Rosenberg/Park School
Judith Flom/Rosenfeld & Wpolfolk

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
and Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Bel Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 112
Petitioner: PARK SCHOOL
Location: 2425 Old Court Road Brooklandville 21093

PLEASE FORWARD ADVERTISING BILL TO:
NAME: JIM HOWARD, PARK SCHOOL
ADDRESS: SEE ABOVE
PHONE NUMBER: 825-2659

AJ:ggg (Revised 04/09/93)

Printed on Recycled Paper

TO: PUPPENEY PUBLISHING COMPANY
September 23, 1993 Issue - Jeffersonian

Please forward billing to:
Jim Howard
Park School
2425 Old Court Road
Brooklandville, Maryland 21093
410-825-2659

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-111-A (Item 112)
2425 Old Court Road - Park School
S/S Park School Road, 10' S of c/o Old Court Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Park School
HEARING: TUESDAY, OCTOBER 26, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance for one side yard and one front yard setback between adjoining buildings of 69 feet in lieu of 110 feet and for maximum building length of 611 feet in lieu of 200 feet.

LAWRENCE E. SCHWEDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

October 15, 1993

Lee B. Rosenberg
Park School
2425 Old Court Road
Brooklandville, Maryland 21093

RE: Case No. 94-111-A, Item No. 112
Petitioner: Lee B. Rosenberg, Park School
Petition for Variance

Dear Mr. Rosenberg:

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

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 7, 1993, and a hearing was scheduled accordingly.

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

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 24, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section

RE: Zoning Advisory Committee Meeting
For September 27, 1993
Item No. 112

The Development Plan Review Section has reviewed the subject zoning item. This site is subject to the Landscape Manual.

RWB:s

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-29-93

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

Re: Baltimore County
Item No.: 112 (WCR)

Dear Ms. Minton:

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 project.

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,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Policy Service for Impaired Hearing or Speech
1-800-750-2888 Baltimore Toll Free
Mailing Address: P.O. Box 177 - Baltimore, MD 21203-0177
Street Address: 100 North Central Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 20, 1993
Zoning Administration and
Development Management

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 110, 112, 114 and 115.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

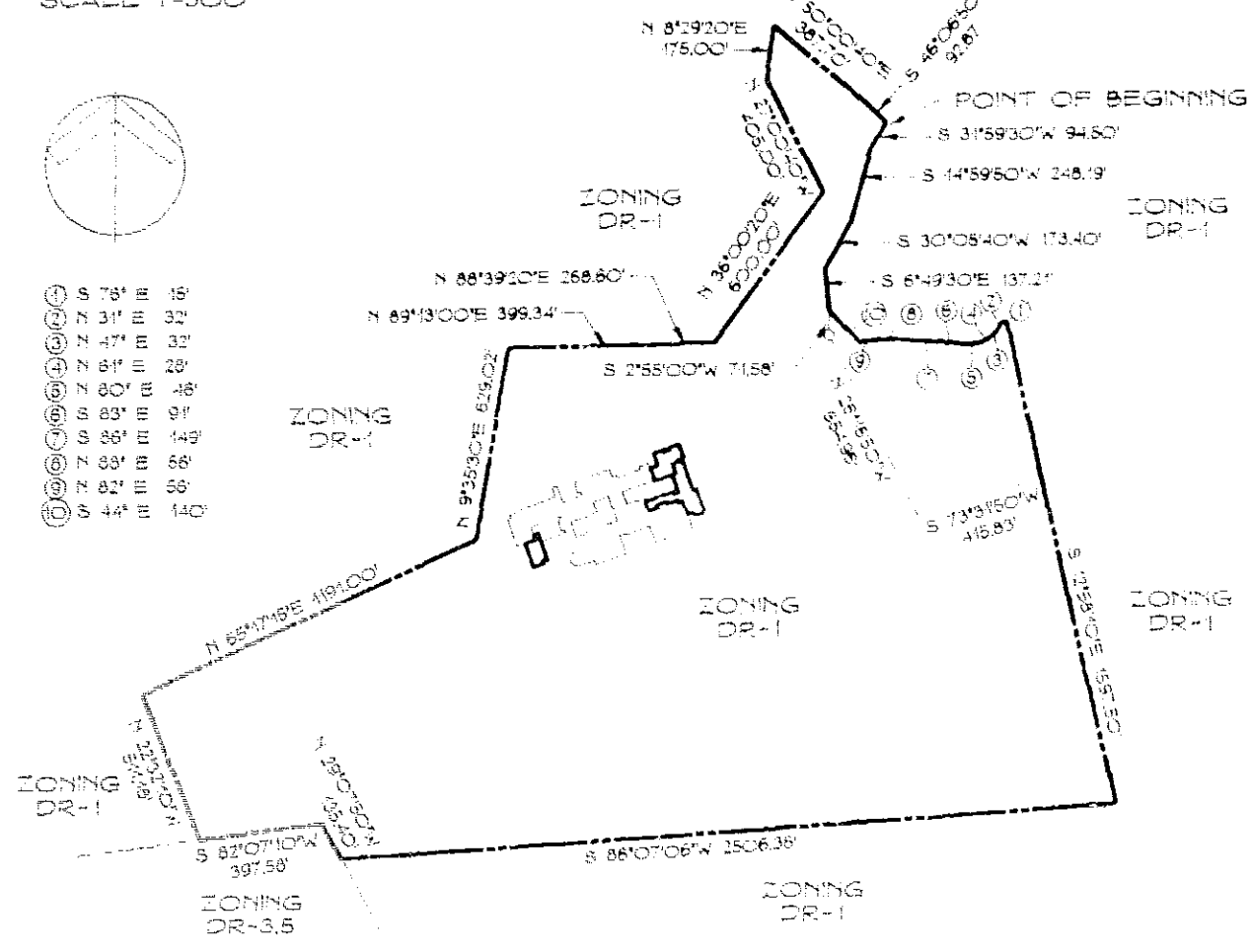
Prepared by: *Jeffrey M. Long*
Division Chief: *Carol Kenna*

PK/JL:lw

EAC.110/PHONE/ZAC1

Location Plan and Property Boundary Map

SCALE 1"=500'



PROPOSED ADDITION
Phase 3
7000 SF

PROPOSED ADDITION
Phase 1
7100 SF

PROPOSED ADDITION
Phase 2
23000 SF

Existing Building

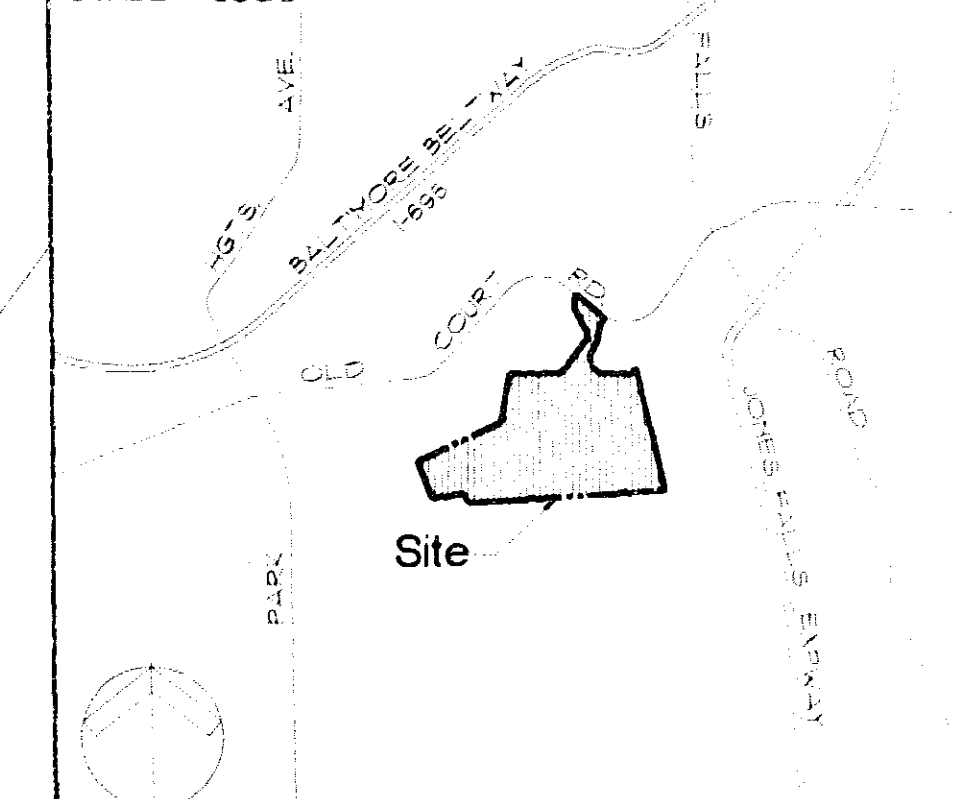
Existing Building

Ex. Pond

PARK SCHOOL ROAD

Vicinity Map

SCALE 1"=2000'



General Notes

- OWNER/DEVELOPER:
PARK SCHOOL, INC.
OLD COURT ROAD
BROOKLANDVILLE, MD 21022
(410) 625-2351
- TAX MAP NO. 65-15-87 59-13-018
DEED REFERENCE 334/284, 499/11
TAX ACCOUNT NO. 03/6002390, 03/6002391
- COUNCILMANIC DISTRICT 2
CENSUS TRACT 4038/03
WATERSHED 21
SUBDIVISION 21
- SITE AREA: 9.134 AC. (397,870 SQ. FT.)
EX. FLOOR AREA: 121,300 SF.
PROJ. ADDITION: PHASE 1: 7,100 SQ. FT.
PHASE 2: 23,000 SQ. FT.
PHASE 3: 7,000 SQ. FT.
TOTAL: 37,100 SQ. FT.
PROJ. FLOOR AREA RATIO: 0.04
- EXISTING USE: SCHOOL
PROPOSED USE: SCHOOL
- EXISTING ZONING: DR-1
- EXISTING PARKING: 233 SPACES. IS ADEQUATE FOR THE PROJECTED EXPANSION UNDER THIS DEVELOPMENT PLAN TO 140 EMPLOYEES AND 148 STUDENTS WITH CAR PERMITS & 50% USE FACTOR. PARKING ADEQUACY VERIFIED PER LETTER FROM BALTIMORE COUNTY ZONING OFFICE, 7/6/93.
- STORMWATER MANAGEMENT WAIVER HAS BEEN REQUESTED.
- NO RESIDENCE ON ADJOINING PROPERTIES IN PROXIMITY TO THE PROPOSED DEVELOPMENT IS LESS THAN 150 FT. FROM THE SITE PROPERTY LINE. NO VACANT LOT OF RECORD LESS THAN 2 ACRES IN PROXIMITY TO THE PROPOSED DEVELOPMENT IS WITHIN 150 FT. OF THE SITE PROPERTY LINE.
- THERE ARE NO FLOODPLAINS, STREAMS, WETLANDS OR WOODED AREAS AFFECTED BY THIS PROPOSED DEVELOPMENT.
- THERE ARE NO HISTORIC BUILDINGS, HISTORIC SITES, ARCHEOLOGICAL SITES OR AREAS OF CRITICAL STATE CONCERN ON THIS PROPERTY.
- SOIL TYPES: CWB2, CWB2, CONESTOGA
- ADTS: 780 STUDENTS @ 1/15 TRIPS/STUDENT @ 697 TRIPS/DAY
- NO GRADING OR SITE CONSTRUCTION TO TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE LINE AS SHOWN ON PLAN.
- PROPOSED DEVELOPMENT IS LESS THAN 50% INCREASE IN FLOOR AREA, WITH NO NEW PARKING OR INTERIOR ROADS. NO LANDSCAPING IS REQUIRED.
- THERE ARE NO EXISTING WELLS OR SEPTIC TANKS ON THIS SITE.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THIS SITE.
- THIS PROJECT WAS DETERMINED TO BE A LIMITED EXEMPTION UNDER SECTION 26-719(b), BY THE DEVELOPMENT REVIEW COMMITTEE ON JULY 6, 1993. A DEVELOPMENT PLAN HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL.
- THE FOLLOWING VARIANCES ARE BEING REQUESTED:
A. VARIANCE FROM SECTIONS 26-719(a) AND 26-719(b) FOR A BETWEEN BUILDING SETBACK OF 65 FEET IN LIEU OF THE REQUIRED 110 FEET.
B. VARIANCE FROM SEC. 26-719(c) AND SEC. 26-719(d) FOR MAXIMUM BUILDING LENGTH OF 61 FEET IN LIEU OF THE REQUIRED 100 FEET.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PARK SCHOOL

OLD COURT ROAD
BROOKLANDVILLE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

JUL 25 1993

ZADM # 11-392

REVISIONS:	DATE:
TNW 10-22-93 PER ZADM COMMENTS	9/03/93
DESIGNED:	JOB NO.: 318/001
DRAWN:	CD
CHECKED:	TNW
FILE:	DWG 318/001/01
DRAWING NUMBER:	

Rosenfelt & Woolfolk

Civil Engineers & Landscape Architects
Suite Eight
Owings Mills Professional Center
10/00 Reisterstown Road
Owings Mills, MD 21117
Telephone: (410) 356-4600
Facsimile: (410) 356-1087

ZON-1

SHEET 1 OF 1

TNW 10-22-93

PETITIONER'S
EXHIBIT No. 1

