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

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 |
|----------|---|--|--|----------------|----------|
| То: | Mr. Stewart Mr. Seeley - Mr. Richards Mr. Ogle - P Mr. Bowling Capt. Paull - Mr. Grossm Mr. Small - S | DEPRM, SWM - DEPRM, EIRD - DEPRM, W & S s - PDM, Development DM, House Numbers & - PDM, DES (4) - Fire Dept 1102F an - Rec & Parks SHA (3) el - OPZ, Development | & Street Names | To : | · |
| From: | Susan Wimb | oley | | | |
| Subject: | Project Nam Project No.: PDM No.: District: Engineer: Phone No.: | 96025 Z. 111-392 3C2 COLBERT, MATZ, | PHASE 2 (MATH/SCIENC) 2425 OLD COURT ROSENFELT, INC. | | 3-119-2 |
| Action: | ☐ Wai | ited Exemption (26-171 ved Hearing Officer He G Non-material Amendr ved CRG Meeting | aring | | |
| | | | n current regulations and re ot need to review this plan, | | |
| Pleas | se initial here if y | your agency requests P | PDM, Land Acquisition, to a | acquire | |
| | | | FOREST BU FLOODPLAI PUBLIC WO NONE OF TI | N RKS AGRMT | |

LTDEXEMP.DOT

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.

OHN L. LEWIS

Planner II

JLL:scj

c: zoning case #94-111-A/ limited exemption #93-119-Z The Park School, Inc.

Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case Nos. 94-111-A

. FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 2425 Old Court Road in Brooklandville. The property is more well known as the campus of The Park School, a private institution which has existed at this location for many years. The Petitioner seeks relief from Sections 1802.C.1.a and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a building to building setback of 69 ft. in lieu of the required 110 ft.; and from Section II.A. (pg. 29) Comprehensive Manual of Development Policy (CMDP) and Section 504.2 of the B.C.Z.R. to permit a maximum building width of 611 ft. in lieu of the permitted 200 ft. The Petition is filed by the Park School, Inc. through Lee Rosenberg, Board Chair, Property and Zoning Committee. The relief requested is more particularly shown on the amended site plan which was submitted at the hearing, marked as Petitioner's Exhib-

Appearing at the public hearing for this case were Lee Rosenberg and Jim Howard, representing The Park School. Also appearing was Judith Floam, the project engineer from Rosenfelt and Woolfolk, Civil Engineers and Landscape Architects. The Petitioner was represented by Stuart D. Kaplow, Esquire. There were no Protestants present.

Uncontradicted testimony and evidence offered was that the subject site is 91.34 acres and is zoned D.R.1. As noted above, the property is improved with several existing buildings and grounds which constitute the campus of The Park School. The Park School is a well regarded private school which has been at this location in Baltimore County for many The Petitioner proposes a 3 phase improvement to the existing facilities. The improvements are necessary to relieve overcrowding and provide additional space. As shown on the site plan, all of the improvements will be by way of proposed additions to the existing buildings. Two of the additions are to the east side of the existing building and the remaining addition to the west side.

In order to complete the improvements as requested, the above variances are necessary. The first variance relates to an internal setback between the Phase II addition and an existing administrative building. The setback distance proposed will be 69 ft., in lieu of the required 110 sq. ft. The other variances needed are not only to construct the additions but to legitimize the existing improvements. That is, a variance is needed in that the main school building is in excess of 200 ft. in width. (With the proposed addition, the total width will be 611 ft. This variance s necessary because the property is in a D.R. zone notwithstanding the fact that same is not in residential use.

Based upon the testimony and evidence presented at the hearing, all which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, $\overset{\bullet}{\mathbf{G}} \overset{\bullet}{\mathbf{G}} \overset{\bullet}{\mathbf{G}}$ should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare

of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Peti-

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of October, 1993 that a variance from Sections 1B02.C.1.a and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a building to building setback of 69 ft., in lieu of the required 110 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section II.A. of the Comprehensive Manual of Development Policy (CMDP) and Section 504.2 of the B.C.Z.R. to permit a maximum building width of 611 ft., in lieu of the permitted 200 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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

> Zoning Commissioner for Baltimore County

Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at Park School and Old Court Roads

which is presently sensed D.R. - 1 This Petition shall be filed with the Office of Zening 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 The undersigned, legal comercial or the property secure in General Section(s) 1801.2(C) for one sideyard and one front yard setback between adjoining buildings of 69 ft. in lieu of 110 ft., and p.II-26, Residential Standards, CMDP for maximum building length of 611 ft. in lieu of 200 ft.

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

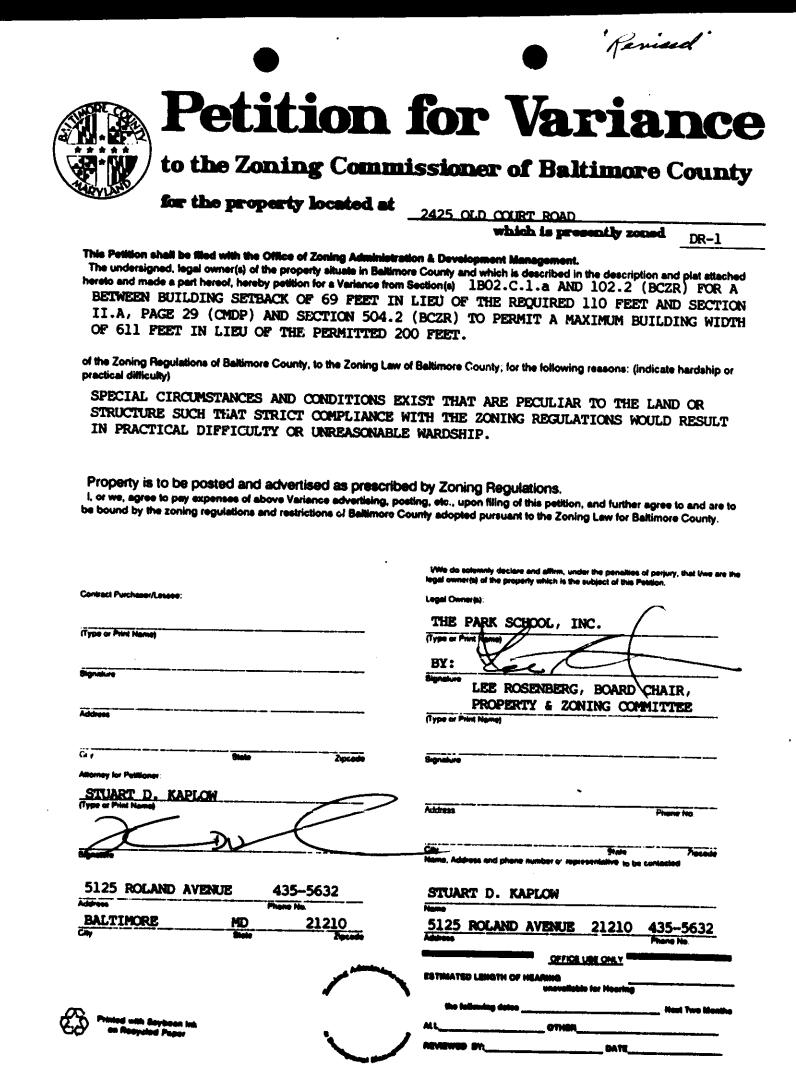
Both variances are created by expansion of existing school building, within constraints imposed by existing uses of building, internal circulation needs and site topography.

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

| entract Purchaser/Lasese: | | Whe do selemnly declare and affirm, under the ponation of perjury, a legal connects of the property which is the subject of this Politica. Legal Connects: | hat (A |
|--|-------------|--|-------------------|
| | | Lee B. Rosenberg Park Sch | |
| ype or Print Manual | | Type Prior Hand | QQ |
| 944.0 | | LEE KOSENJE LA | , |
| | | LEE MOSENTE L | |
| (dept) | | (Type or Print Name) | |
| (Charles | Dpcade | (Type or Print Name) | |
| f State orney for Politicage | Dpcode | Park School | |
| 7 Blate Orney for Petitioner | Dpcode | Park School 2425 Old Court Rd. 410-82 | 5-2 |
| f Blate orney for Petitioner po or Print Name) | Decede | Park School | _ |

No Review 9-7-55

2659 Judith Floam Rosenfelt & Woolfolk 410-356-4600



Zoning description for Park School, Election District 3, Councilmanic District 2 Begininning at a point on the south side of Park School Road, which is 50 ft. wide at a distance of 10 ft. south of the centerline of the nearest improved intersecting street, Old Court Road, which is 20 ft. wide, as recorded in Deeds L3341/F264 and L4998/F91. From the Point of Beginning and running the following 28 courses and distances: \$ 31' 59' 30" W 94.50' S 14° 59' 50" W 248,19' \$ 30° 05' 40° W 173.40' S 6° 49' 30" W 137,21' S 44° E 140' N 82° E 56' N 88" E 56" S 86° E 149' \$ 83° E 91' N 80° E 46' N 61° E 28' N 47" E 32" N 31° E 32' S 76" E 15" \$ 12° 58' 10° E 1597.50' S 86° 07' 06" W 2506,36' N 29° 07' 50" W 135.40' S 82° 07' 10" W 397,58' N 22° 32' 10° W 511.18' N 65" 17' 15" E 1191.00' N 9" 35' 30" E 629.02' N 89° 13' 00" E 399.34' N 88" 39' 20" E 268.60' N 36° 00' 20" E 600,00' N 27" 00' 40" W 405.00' N 8" 29' 20" E 175.00' \$ 50° 00' 40° E 387.70' 8 46° 06' 50" E 92.87"

to the Point of Beginnning.



Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

October 27, 1993

Stuart D. Kaplow, Esquire 5125 Roland Avenue Baltimore, Maryland 21210

> RE: Case No. 94-111-A Petition for Zoning Variance The Park School, Inc. Petitioner

Dear Mr. Kaplow:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

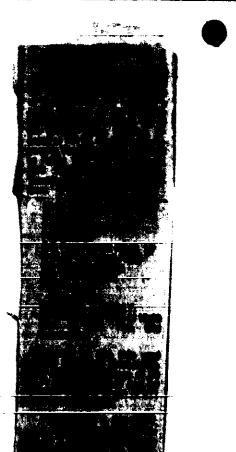
Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

cc: Mr. Lee Rosenberg, Board Chair, Property & Zoning Committee The Park School, Inc.

COMME DEPARTMENT OF BALTIMORE COUNTY

| Towns, Maryland | | |
|--|---|--|
| District. 371 Posted for: Variance Postdoor: Fork School | Date of Parking 19/4/27 | |
| Posted for: Part School | a / | |
| Petitioner: 2425 Ok | 4 Court Bd Park School | |
| Location of property | | |
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| Remarks: | | |
| Posted by Mothely | Date of return 1/5/6 | |
| Signature | | |



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

01A01H0043MICHRC \$285
BA C011:29AM09-08-93
Please Make Checks Payable Te: Baltimore County

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 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. Chesspeaks Avenue in Towson, Maryland 21204

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/1 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.

Call Jake

Director

cc: Lee B. Rosenberg/Park School
Judith Flosm/Rosenfelt & WQoolfolk

NOTES: (1) ZONTING SIGN & POST MOST 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 IMPORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

BALTIMORE COUNTY, MARYLAND

TO: Arnold Jablon, Director DATE: September 24, 1993

Zoning Administration and Development Management

The Development Plan Review Section has reviewed

the subject zoning item. This site is subject to the

INTEROFFICE CORRESPONDENCE

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

for September 27, 1993

Item No. 112

Landscape Manual.

RWB:s

Zoning Advisory Committee Meeting

Printed with Saybeen Ink

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

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

John Contestabile, Chief

John Contestabile, Chief Engineering Access Permits Division

Re: Baltimore County

Item No.: +112 (WCR)

BS/

Maryland Polary Service for Impelred Hearing or Speech 1-806-738-2258 Statewide Tell Proc Mailing Address: P.O. Ben 717 - Bellimore, MD 21888-8717 Duret Address: 707 North Calvert Street - Baltimore, Maryland 2188

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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:

PHONE NUMBER: 825-2659

- Posting fees will be accessed 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.

APNOID JARION TURESTOR

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: Common Address: Address:

AJ:ggs

111 West Chesapeake Avenue

Towson, MD 21204

(Revised 04/09/93)

70: PUTULER? PUBLISHING COMPANY
September 23, 1993 Issue - Jeffersonian

Please formed billing to

Purk 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 M. Chesapeake Avenue in Townon, Maryland 212A

Room 118, Old Courthouse, 400 Hashington Avenue, Towson, Maryland 21204 as follows:

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clance for one side med and are for a

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.

LAMPRENCE E. SCHMIDT
ZONTING CONMISSIONER FOR BALITIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR IMPORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 20, 1993

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, 412, 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: Jeffly W Johns

Division Chief: Cay (-Verns

PK/JL: lw

EAC.110/PSONE/EAC1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

September 28, 1993

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT: Zoning Item #112 - Park School 2425 Old Court Road Zoning Advisory Committee Meeting of September 20, 1993

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

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

Development of the property must comply with the Regulations for Forest Conservation.

JLP:sp

PARKS/DEPRM/TXTSBP

PETITIONER(S) SIGN-IN SHEET 1 Pare + EXT #508 TRATE 21708 10706 Reveteratour Rd army Hills The Park School, Brooklandville, MD 21022 JAMES R. Howard STUDET D. KAPLON Baltimore County Government Office of Zoning Administration and Development Management 111 West Chesapeake Avenue Towson, MD 21204 (410) 887-3353 September 23, 1993 74-111-A Judith Floam Rosenfelt & Woolfolk Suite Eight Owings Mills Professional Center 10706 Reisterstown Road Owings Mills, MD 21117 RE: Preliminary Petition Review (Item #112)
Legal Owner: Park School Park School and Old Court Roads 3rd Election District Dear Ms. Floam: At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete

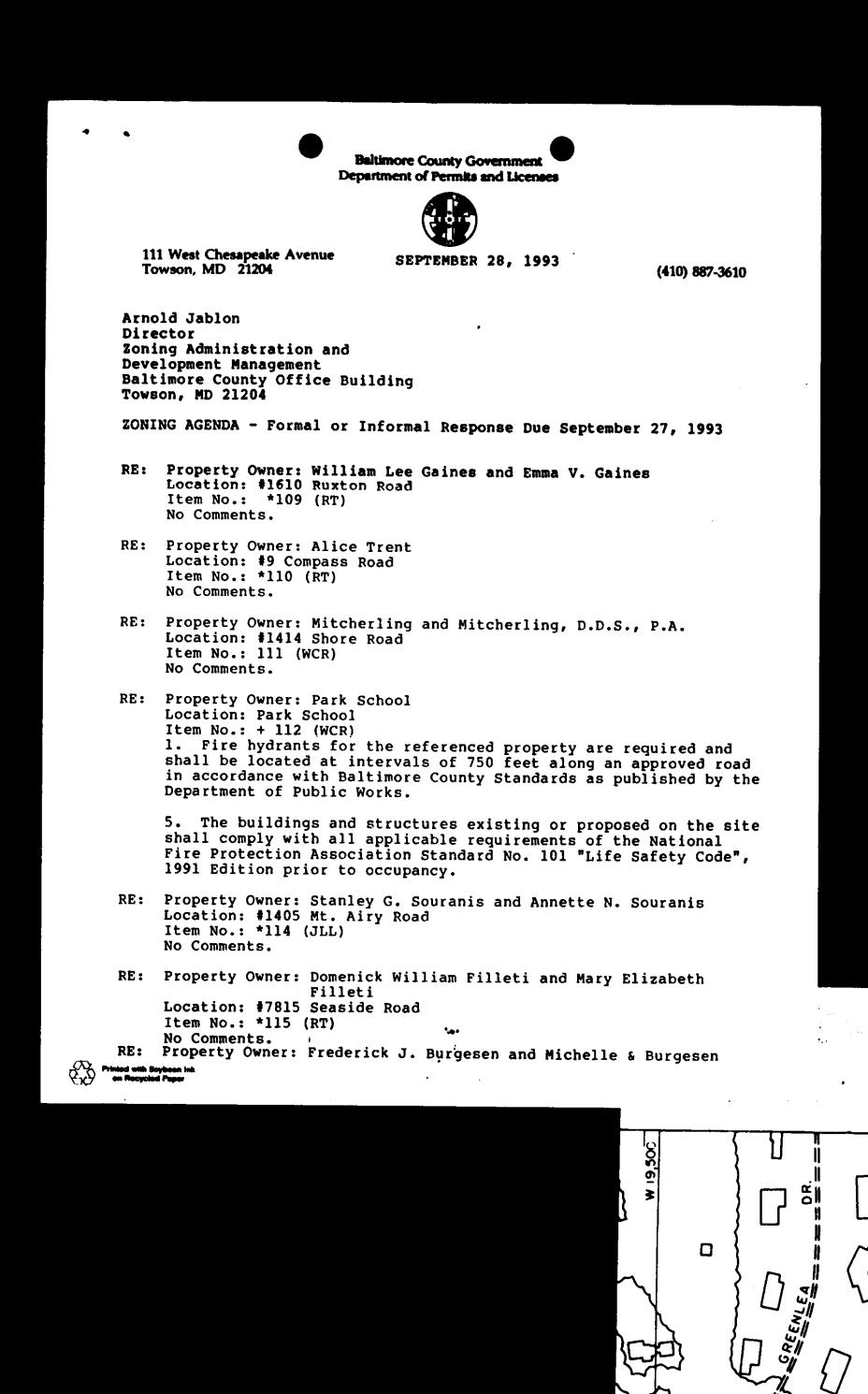
> the \$100.00 revision fee. Identify the title of Lee Rosenberg on the petitions.

starr has revealed unaggressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it

is the final responsibility of the petitioner to make a proper application,

address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for

> Reference to zoning variance sections on the petition should be as follows: 1802.C.1.a and 102.2 (BCZR) for a between building setback of 69 feet in lieu of the required 110 feet and Section II.A, Page 29 (CMDP) and Section 504.2 (BCZR) to permit a maximum building width of 611 feet in lieu of 200 feet. The incomplete section references on the petition do not appear to impact the actual distances requested for variance relief.



LETTER OF TRANSMITTAL

THENTION 193 18/00 1

1"=200' scale going may for

_19_____ C PRINTS RETURNED AFTER LOAN TO

ROSENFELT & WOOLFOLDING

TO Balt County going Office

111 W. Cherajonke aver Louson Viel 21204

