

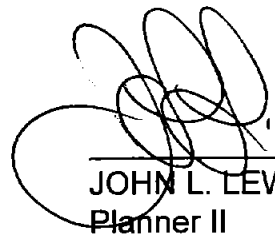
**PARK SCHOOL
PHASE 2 (MATH/SCIENCE)
2425 Old Court Road
96-025-Z**

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

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)

To: JLL

sg

From: Susan Wimbley

Subject: Project Name: PARK SCHOOL - PHASE 2 (MATH/SCIENCE)
Project No.: 96025 Z 2425 OLD COURT ROAD
PDM No.: III-392
District: 3C2
Engineer: COLBERT, MATZ, ROSENFELT, INC.
Phone No.: 653-3838

SLE
#93-119-2

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	_____ FOREST BUFFER
_____ GREENWAY	_____ FLOODPLAIN
_____ DRAIN/UTILITY EASEMENT	_____ PUBLIC WORKS AGRMT
_____ FOREST CONSERVATION	_____ NONE OF THE ABOVE

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.



JOHN L. LEWIS
Planner II

JLL:scj

c: zoning case #94-111-A
limited exemption #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)

To: JLL

sg

From: Susan Wimbley

Subject: Project Name: PARK SCHOOL - PHASE 2 (MATH/SCIENCE)
Project No.: 96025 Z 2425 OLD COURT ROAD
PDM No.: III-392
District: 3C2
Engineer: COLBERT, MATZ, ROSENFELT, INC.
Phone No.: 653-3838

SLE
#93-119-2

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	_____ FOREST BUFFER
_____ GREENWAY	_____ FLOODPLAIN
_____ DRAIN/UTILITY EASEMENT	_____ PUBLIC WORKS AGRMT
_____ FOREST CONSERVATION	_____ NONE OF THE ABOVE

LTDEXEMP.DOT

IN RE: PETITION FOR VARIANCE
S/S Old Court Road, between
Falls Road & Park Heights Ave.
(2425 Old Court Road)
3rd Election District
2nd Councilmanic District

The Park School, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-202-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2425 Old Court Road, located in the vicinity of Falls Road between the Jones Falls Expressway and Park Heights Avenue in Brooklandville. The Petition was filed by the owner of the property, The Park School, Inc., by Lee Rosenberg, Trustee, through their attorney, Stuart Kaplow, Esquire. The Petitioner seeks relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II-A, Residential Standards in the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone, and to amend the last approved site plan in Case No. 94-111-A, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Terry Rubenstein, a representative of The Park School, Inc., legal owner, Mickey Cornelius, Traffic Engineering expert with The Traffic Group, Inc., Robert Rosenfelt, Professional Engineer, and Stuart Kaplow, Esquire, attorney for the Petitioner. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

12/28/95
[Signature]

RECEIVED

Testimony and evidence offered revealed that the subject property consists of 91.34 acres, more or less, zoned D.R. 1 and is the site of The Park School, Inc. This property was the subject of prior Case No. 94-111-A in which the Petitioner was granted a variance for a building of 611 feet in length for a proposed addition to the existing structure. Due to a redesign of the proposed addition and modifications made thereto, the Petitioner now seeks to amend the previously approved site plan and variance granted to allow a building of 667 feet in length. The proposed extension is minor, given the overall length of the building, and thus, will pose no adverse effects to the surrounding community.

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

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

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

COURT RECEIVED FOR FILING
Date 12/28/75
BY [Signature]

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

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II-A, Residential Standards in the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone, and to amend the last approved site plan in Case No. 94-111-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

ORDER RECEIVED FOR FILING

Date

12/28/95

By

[Signature]

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date *12/28/15*

By *[Signature]*

[Faint stamp]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

Stuart Kaplow, Esquire
502 Baltimore Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
S/S Old Court Road, between Falls Road & Park Heights Avenue
(2425 Old Court Road)
3rd Election District - 2nd Councilmanic District
The Park School, Inc. - Petitioner
Case No. 96-202-A

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Lee Rosenberg, The Park School, Inc.
2425 Old Court Road, Brooklandville, Md. 21093

People's Counsel

File

UNRECORDED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Park School Road and Old Court Road

which is presently zoned D.R. 1

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 descriptor and map attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Sec. II-A, Residential Standards (CMDP) and Sec. 504.2 (BCZR) for maximum building length of 667 feet in lieu of the maximum 200 feet for a Non-Residential Principal Building in a D.R. zone, and to amend the last approved Plan in Zoning Case No. 94-111-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty) The property is unique and unusual in a manner different from the nature of surrounding properties such that the peculiarity of the property causes the zoning provision to impact disproportionately upon the property. Practical difficulty resulting from that disproportionate impact of the BCZR caused by the property's uniqueness exists.

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 accepted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owners of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Stuart Kaplow, Esq.
(Type or Print Name)

Signature

502 Baltimore Ave. 410-339-3910
Address Phone No.

Towson, MD 21204
City State Zipcode

Legal Owners

The Park School, Inc.
Lee Rosenberg, Trustee
(Type or Print Name)

Signature

(Type or Print Name)

Signature

2425 Old Court Road 410-339-7070
Address Phone No.

Brooklandville, MD 21093
City State Zipcode

Name, Address and phone number of representative to be contacted.

Judith M. Floam
Colbert Matz Rosenfelt, Inc.

3723 Old Court Road - Ste. 206
Baltimore, MD 21208 410-653-3838
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date By

**DROP-OFF
NO REVIEW**

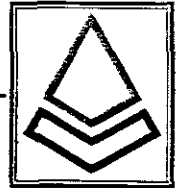
Printed with Soybean Ink on Recycled Paper

11-9-95
KOR



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

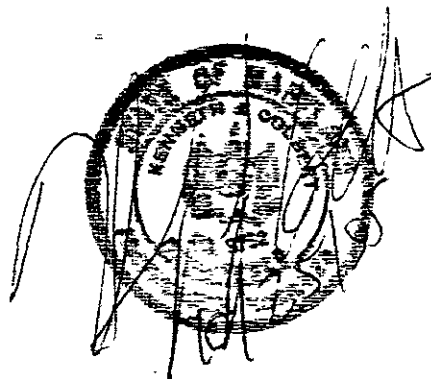
PARK SCHOOL
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF PARK SCHOOL ROAD, 50 FEET WIDE, 10 FEET SOUTH OF THE CENTERLINE OF OLD COURT ROAD; THENCE:

1. SOUTH 31 DEGREES 59 MINUTES 30 SECONDS WEST 94.50 FEET;
 2. SOUTH 14 DEGREES 59 MINUTES 50 SECONDS WEST 248.19 FEET;
 3. SOUTH 30 DEGREES 05 MINUTES 40 SECONDS WEST 173.40 FEET;
 4. SOUTH 06 DEGREES 49 MINUTES 30 SECONDS EAST 137.21 FEET;
 5. SOUTH 44 DEGREES EAST 140.00 FEET;
 6. NORTH 82 DEGREES EAST 56.00 FEET;
 7. NORTH 88 DEGREES EAST 56.00 FEET;
 8. SOUTH 86 DEGREES EAST 149.00 FEET;
 9. SOUTH 83 DEGREES EAST 91.00 FEET;
 10. NORTH 80 DEGREES EAST 46.00 FEET;
 11. NORTH 61 DEGREES EAST 28.00 FEET;
 12. NORTH 47 DEGREES EAST 32.00 FEET;
 13. NORTH 31 DEGREES EAST 32.00 FEET;
 14. SOUTH 76 DEGREES EAST 15.00 FEET;
 15. SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 1597.50 FEET;
 16. SOUTH 86 DEGREES 07 MINUTES 06 SECONDS WEST 2506.36 FEET;
 17. NORTH 29 DEGREES 07 MINUTES 50 SECONDS WEST 135.40 FEET;
 18. SOUTH 82 DEGREES 07 MINUTES 10 SECONDS WEST 397.58 FEET;
 19. NORTH 22 DEGREES 32 MINUTES 10 SECONDS WEST 511.18 FEET;
 20. NORTH 65 DEGREES 17 MINUTES 15 SECONDS EAST 1191.00 FEET;
 21. NORTH 09 DEGREES 35 MINUTES 30 SECONDS EAST 629.02 FEET;
 22. NORTH 89 DEGREES 13 MINUTES 00 SECONDS EAST 399.34 FEET;
 23. NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST 268.60 FEET;
 24. NORTH 36 DEGREES 00 MINUTES 20 SECONDS EAST 600.00 FEET;
 25. NORTH 27 DEGREES 00 MINUTES 40 SECONDS WEST 405.00 FEET;
 26. NORTH 08 DEGREES 29 MINUTES 20 SECONDS EAST 175.00 FEET;
 27. SOUTH 50 DEGREES 00 MINUTES 40 SECONDS EAST 387.70 FEET;
 28. SOUTH 46 DEGREES 06 MINUTES 50 SECONDS EAST 92.87 FEET
- TO THE POINT OF BEGINNING.

CONTAINING 91.34 ACRES OF LAND, MORE OR LESS.

I:\JOBS\94059.DES



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-202-A
Towson, Maryland

District: 3rd Date of Posting: 11/27/95

Posted for: Varience

Petitioner: The First School

Location of property: 2425 Old Court Rd.

Location of Sign: Fence 110 d Hwy on property border zone d

Remarks: _____

Posted by: [Signature] Date of return: 12/1/95

Number of Signs: 1

Approved: _____

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 108 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 #96-202-A
(Item 204)
2425 Old Court Road,
S/S Old Court Road, approximately 2470 W of Falls Road
3rd Election District
2nd Councilmanic
Legal Owner(s):
The Park School

Hearing: Thursday, December 14, 1995 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance: for maximum building length of 687 feet in lieu of the maximum 200 feet for a non-residential principal building in a C.R. zone; and to amend the last approved plan in zoning case #94-111-A.

LAWRENCE E. SCHMIDT
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.

11/27/95 Nov. 23. c18743

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 30, 1995

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 Nov. 23, 1995.

THE JEFFERSONIAN,

L. A. Erickson
LEGAL AD. - TOWSON

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

No. 154388

DROP-OFF C REVIEW
ITEM #204

DATE 11/9/95 ACCOUNT 301-6150

AMOUNT \$ 285.00 (WCR)

RECEIVED FROM: The Park School of Baltimore, Inc.

FOR: #020 (CV) + \$080 (Sign)
Park School Road & Old Court Road
91.34 +/- acres
3c2 D.R.-1
#04-111-#049188577#CHAS Approved 3/8/95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



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/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:

- 1) 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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 204

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: COLBERT MATZ ROSENFELT, INC.

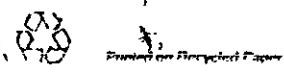
ADDRESS: 3723 OLD COURT ROAD, SUITE 206

Baltimore MD 21208

PHONE NUMBER: 653-3838 ATTN: JUDITH M. FLOAN

AJ:ggs

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Stuart Kaplow, Esq.
502 Baltimore Avenue
Towson, MD 21204
339-3910

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: 96-202-A (Item 204)
2425 Old Court Road
S/S Old Court Road, approximately 2470' W of Falls Road
3rd Election District - 2nd Councilmanic
Legal Owner: The Park School

Variance for maximum building length of 667 feet in lieu of the maximum 200 feet for a non-residential principal building in a D.R. zone; and to amend the last approved plan in zoning case #94-111-A.

HEARING: THURSDAY, DECEMBER 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
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.

11/22/95



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 16, 1995

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: 96-202-A (Item 204)
2425 Old Court Road
S/S Old Court Road, approximately 2470' W of Falls Road
3rd Election District - 2nd Councilmanic
Legal Owner: The Park School

Variance for maximum building length of 667 feet in lieu of the maximum 200 feet for a non-residential principal building in a D.R. zone; and to amend the last approved plan in zoning case #94-111-A.

HEARING: THURSDAY, DECEMBER 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: The Park School, Inc.
Stuart Kaplow, Esq.

- 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 7, 1995

Stuart Kaplow, Esquire
502 Baltimore Avenue
Towson, MD 21204

RE: Item No.: 204
Case No.: 96-202-A
Petitioner: Park School, Inc.

Dear Mr. Kaplow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
December 4, 1995

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

SUBJECT: Zoning Item #204 - Park School
Park School Road and Old Court Road
Zoning Advisory Committee Meeting of November 20, 1995

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 (Sections 14-331 through 14-350 of the Baltimore County Code).

✓
JLP:VK:sp

PARK/DEPRM/TXTSBP

11/21/95

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: Nov. 29, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Item No. 204

The Development Plans Review Division has reviewed the subject zoning item. Building Permits for the proposed buildings are already subject to the Landscape Manual.

RWB:sw

Baltimore County Government
Fire Department

11/21/95
g

Joyce



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: THE PARK SCHOOL, INC.

LOCATION: S/S OLD COURT RD., APPRX. 2470' W OF FALLS RD.
(2425 OLD COURT RD. - THE PARK SCHOOL)

Item No.: 204 Zoning Agenda: VARIANCE

Gentlemen:

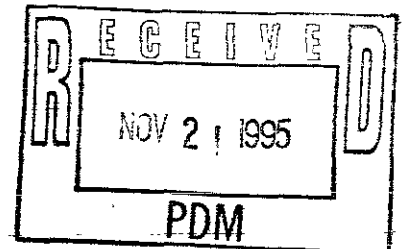
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 204 (WCR)


Dear Ms. Watson:

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 affected 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,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

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 Long

Division Chief:

Carol L. King

PK/JL

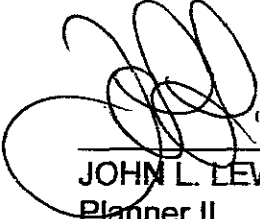
**PARK SCHOOL
PHASE 2 (MATH/SCIENCE)
2425 Old Court Road
96-025-Z**

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

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 28, 1995

Stuart Kaplow, Esquire
502 Baltimore Avenue
Towson, MD 21204

RE: Preliminary Petition
Review (Item #204)
Legal Owner: The Park
School, Inc.
2425 Old Court Road
3rd Election District

Dear Mr. Kaplow:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans 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 the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:tig

Enclosure (receipt)

c: Zoning Commissioner



94059.1

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Colbert Matz Rosenfelt, Inc.

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 15, 1996

Mr. Robert S. Rosenfelt
Colbert Matz Rosenfelt, Inc.
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
The Park School, Inc. - Petitioner
Case No. 96-202-A

Dear Mr. Rosenfelt:

In response to your letter dated May 15, 1996 concerning the above-captioned matter and your request for modification of the Order issued on December 28, 1995, the following comments are offered.

I have reviewed the contents of your letter, the revised plan attached thereto, and the substance of my Order, and I have decided that the proposed modification meets the spirit and intent of my original decision. As noted in your letter, a variance was granted for a building length of 667 feet. In my opinion, the proposed increase in building length to 676 feet from the 667 feet granted is a minor modification and does not represent a significant change in the overall design. Therefore, an amendment to the Order will not be necessary and a copy of this letter shall be forwarded to the Permits and Development Management office for inclusion in the case file as verification.

Should you have any further questions or concerns regarding this matter, please do not hesitate to contact me.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Permits & Development Management Case File

MICROFILMED



RE: PETITION FOR VARIANCE
2425 Old Court Rd, S/S Old Court Rd.
approximately 2470' W of Falls Road
3rd Election District - 2nd Councilmanic

The Park School
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-202-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Stuart Kaplow, Esquire, 502 Baltimore Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECEIVED

Baltimore County Government
Department of Environmental Protection
and Resource Management

MAY 10 1995



Colbert Matz Rosenfelt, Inc.

401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

May 10, 1995

Mr. Stuart L. Darley
Colbert, Matz, Rosenfelt, Inc.
3723 Old Court Road
Suite 206
Baltimore, Maryland 21208

RE: PARK SCHOOL Waiver Request

Dear Mr. Darley:

This is in response to your letter of April 6, 1995, requesting a waiver of storm water management requirements for the above referenced project.

We have reviewed the material submitted with your letter and hereby grant your request. Quantity management is waived under the provisions of Section 14-155 (c) (1) of Article V of the County Code (less than a 10% increase in the 2 year predevelopment peak discharge rate with no adverse impact on the impact on the receiving water course). Flow of runoff from the new impervious areas across on-site vegetation will provide satisfactory quality management.

It is the intent of this Department to approve this waiver subject to the condition that all subsequent site plans conform to the hydrologic conditions represented in the request of April 6, 1995. Changes in site layout may require submittal of revised plans and computations for approval.

If there are any questions, please contact Ed Schmaus at 887-3768.

Very truly yours,

A handwritten signature in cursive script that reads "Thomas L. Vidmar".

Thomas L. Vidmar, Chief
Bureau of Engineering Services

TLV:pms

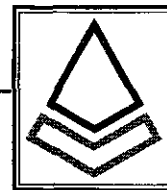
cc: Rick Dills, SCD
Sheldon Epstein, Storm Drain Design
Environmental Impact Review

PARK.SCH/DEPRM/ESWAIVER



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



May 15, 1996

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Room 112
Baltimore County Courthouse
Towson, Md. 21204

Re: Case No. 96-202-A
The Park School, Inc.
CMR Job No. 94059.1

Dear Commissioner Kotroco,

I am writing on behalf of The Park School to request a modification to the Order for Case No. 96-202-A, which granted approval of a Variance to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone.

Since the zoning hearing, the architectural plans have been refined several times and the building as designed has grown 9 feet longer than the initial design. We have enclosed the zoning plat which accompanied the original variance petition, and the site/grading plan that has been prepared for present permit approvals. As you can see, the shape of the building is essentially the same, and the change in length is very minor, less than a .5 percent increase.

Therefore, we request approval of a modification of the Zoning Order for a maximum building length of 676 feet, in lieu of the 667 feet previously approved.

Thank you for your consideration in this matter.

Yours truly,


Robert S Rosenfelt, P.E.

cc: James Howard, Park School
James Walsh, AIA

Microfilm

STUART D. KAPLOW, P.A.
ATTORNEYS AT LAW
502 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (410) 339-3910
FACSIMILE (410) 339-3912

204
11-9-95

November 9, 1995

Via Hand Delivery

Department of Permits and Development Management
Attn: Mr. John Lewis
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: The Park School
Petition For Variance

Dear John:

Please find attached the submittals for a Petition For variance for The Park School, Inc. I believe that you spoke with Judy Floam from Colbert, Matz, Rosenfelt about this petition.

Specifically, find attached:

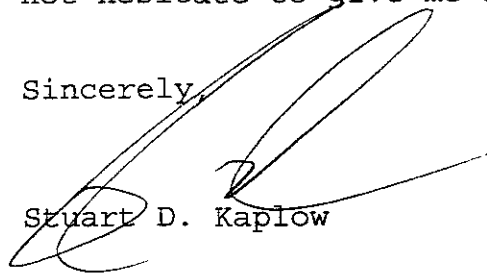
3 original Petitions,
12 plats,
3 sealed metes and bounds descriptions,
1 200 scale zoning map,
1 advertising form,

and our check, payable to Baltimore County, in the amount of \$285.00.

There are no violations on this property.

Your courtesies in accepting this Petition are appreciated. should you have any questions or should there be any problems with this submittal, of course, do not hesitate to give me a call.

Sincerely,


Stuart D. Kaplow

SDK:tbm

cc: Mr. Lee Rosenberg

NOV 10 1995

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jim Howard (Administrative)

The Park School Brooklandville, MD 21022

MICKEY CORNELIUS

40 W. CHESAPEAKE AVE TOWSON 21204

STUART D. KAPLOW

502 BROTHERS AVENUE TOWSON 21204

Robert S Rosenfelt, P.E.

3723 Old Court Rd Balt 21208

TERRY H. RUBINSTEIN

210 W. PENNSYLVANIA AVE TOWSON 21204





PETITIONER'S

EXHIBIT 2

December 8, 1995

The Park School
Mr. James R. Howard, III
Director, Academic Support Services
Old Court Road
Brooklandville, Maryland 21022

RE: The Park School
Traffic Operations
Baltimore County, Maryland
Our Job No.: 940305

Dear Mr. Howard:

As requested by Lee Rosenberg, The Traffic Group, Inc. has reviewed the existing traffic operations along Old Court Road at Park School Road. The purpose of our observations was to determine whether there are any traffic operational problems at this location during the peak hours of school traffic.

It is our understanding that an expansion is currently planned for the Park School. As a result of this expansion, the student capacity is expected to remain essentially unchanged. However, to alleviate any potential concerns regarding trip generation and traffic operations at the intersection of Old Court Road with Park School Road, we have provided this analysis of existing conditions.

Based upon my discussions with Lee Rosenberg, the peak traffic times for the school are weekdays between 8:10 and 8:40 AM and between 2:50 and 3:20 PM. Therefore, over the past two weeks, I have personally conducted observations twice during the morning peak period and twice during the afternoon peak period. The specific purpose of these observations was to determine whether left turning vehicles from Old Court Road into Park School Road result in queues and delays for other westbound motorists along Old Court Road.

During the course of my observations, I determined that there are little delays caused by left turning vehicles from Old Court Road at this location. Specifically, the majority of left turning motorists were able to make the movement without waiting for on-coming traffic. The maximum number of vehicles I observed queued along the westbound lane of Old Court Road due to a waiting left turning vehicle was 5 vehicles.

The Traffic Group, Inc.
Suite 600
40 W. Chesapeake Avenue
Towson, Maryland 21204
410-583-8405
Fax 410-321-8458

Mr. James R. Howard, III
December 8, 1995
Page 2

In addition, the maximum wait for any driver in his queue was determined to be approximately 15 seconds. On average, the delay for left turning vehicles and westbound thru movements along Old Court Road at this location was less than 5 seconds. This equates to a Level of Service "A" condition using the Highway Capacity Manual Unsignalized Intersection Capacity Technique.

Obviously, it is possible that longer queues and delays could exist at this location at certain times. However, based upon my 4 observations, delays longer than 15 seconds are the exception and do not reflect average conditions. It is important to note that the peak hour for school traffic occurs at the end of the typical morning rush hour, while the peak period for school traffic occurs prior to the typical weekday evening rush hour. By not coinciding directly with the adjacent street peak hour, the impact of the school traffic is kept to a minimum.

Based upon my observations and the information provided in this letter, traffic generated by the Park School at the intersection of Old Court Road and Park School Road does not present capacity or safety problems for motorists in this area. My evaluations show that this intersection operates with little delays and could support additional traffic. The proposed expansion is not projected to change student capacity and therefore, no immediate changes are projected in traffic generation for the Park School. However, there remains additional capacity to support traffic generation increases for the Park School in the future. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,



Mickey A. Cornelius, P.E.
Vice President

MAC/tjc

cc: Lee Rosenberg
Wes Guckert

(940305\howard.2)

IN RE: PETITION FOR VARIANCE
 5/5 Old Court Road, between
 Falls Road & Park Heights Ave.
 (2425 Old Court Road)
 3rd Election District
 2nd Councilmanic District
 The Park School, Inc.
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 96-202-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2425 Old Court Road, located in the vicinity of Falls Road between the Jones Falls Expressway and Park Heights Avenue in Brooklandville. The Petition was filed by the owner of the property, The Park School, Inc., by Lee Rosenberg, Trustee, through their attorney, Stuart Kaplow, Esquire. The Petitioner seeks relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II-A, Residential Standards in the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone, and to amend the last approved site plan in Case No. 94-111-A, accordingly. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Terry Rubenstein, a representative of The Park School, Inc., legal owner, Mickey Cornelius, Traffic Engineering expert with The Traffic Group, Inc., Robert Rosenfelt, Professional Engineer, and Stuart Kaplow, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 91.34 acres, more or less, zoned D.R. 1 and is the site of The Park School, Inc. This property was the subject of prior Case No. 94-111-A in which the Petitioner was granted a variance for a building of 611 feet in length for a proposed addition to the existing structure. Due to a redesign of the proposed addition and modifications made thereto, the Petitioner now seeks to amend the previously approved site plan and variance granted to allow a building of 667 feet in length. The proposed extension is minor, given the overall length of the building, and thus, will pose no adverse effects to the surrounding community.

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

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

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

ORDER RECEIVED FOR FILING
 Date 12/28/95
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 12/28/95
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 12/28/95
 By [Signature]

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

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Variance seeking relief from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II-A, Residential Standards in the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone, and to amend the last approved site plan in Case No. 94-111-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order;

however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 12/28/95
 By [Signature]



Baltimore County
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112, Courthouse
 400 Washington Avenue
 Towson, Maryland 21204
 (410) 887-4386

December 28, 1995

Stuart Kaplow, Esquire
 502 Baltimore Avenue
 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
 5/5 Old Court Road, between Falls Road & Park Heights Avenue
 (2425 Old Court Road)
 3rd Election District - 2nd Councilmanic District
 The Park School, Inc. - Petitioner
 Case No. 96-202-A

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

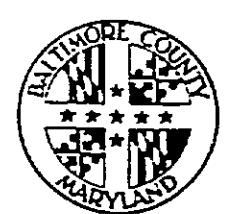
[Signature]
 TIMOTHY N. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: Mr. Lee Rosenberg, The Park School, Inc.
 2425 Old Court Road, Brooklandville, Md. 21093

People's Counsel

file



Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at Park School Road and Old Court Road
 which is presently zoned D.R. 1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and herein is described in the description and map attached hereto and made a part hereof, hereby petition for a Variance from Sections Sec. II-A, Residential Standards (CRP) and Sec. 504.2 (RCZR) for maximum building length of 667 feet in lieu of the maximum 200 feet for a Non-Residential Principal Building in a D.R. zone, and to amend the last approved Plan in Zoning Case No. 94-111-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate reasons of practical difficulty. The property is unique and unusual in a manner different from the nature of surrounding properties such that the peculiarity of the property causes the zoning provision to impact disproportionately upon the property. Practical difficulty resulting from that disproportionate impact of the RCZR caused by the property's uniqueness exists.

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 the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County accreted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Leasee
 Type of Petition Name
 Signature
 Address
 City State Zip Code
 Attorney for Petitioner
 Signature
 Address
 City State Zip Code
 502 Baltimore Ave. 410-339-3910
 Towson, MD 21204

Legal Owner(s)
 The Park School, Inc.
 Lee Rosenberg, Trustee
 Signature
 Type of Petition Name
 Address
 City State Zip Code
 2425 Old Court Road 410-339-7070
 Brooklandville, MD 21093
 City, State and street number of residence to be notified
 Judith M. Floom
 Colbert Matz Rosenfelt, Inc.
 3723 Old Court Road - Ste. 206
 Baltimore, MD 21208 410-621-3696

ORDER RECEIVED FOR FILING
 Date 11-9-95
 By [Signature]

ESTIMATED LENGTH OF HEARING
 Date following date: _____
 ALL OTHERS: _____
 RECEIVED BY: _____ DATE: _____

Colbert Matz Rosenfelt, Inc.
 Civil Engineers - Surveyors - Planners

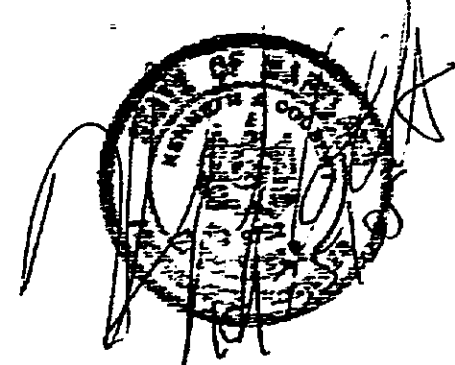
ZONING DESCRIPTION
 PARK SCHOOL
 THIRD ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF PARK SCHOOL ROAD, 50 FEET WIDE, 10 FEET SOUTH OF THE CENTERLINE OF OLD COURT ROAD; THENCE:

1. SOUTH 31 DEGREES 59 MINUTES 30 SECONDS WEST 94.50 FEET;
2. SOUTH 14 DEGREES 05 MINUTES 50 SECONDS WEST 248.19 FEET;
3. SOUTH 30 DEGREES 05 MINUTES 40 SECONDS WEST 173.40 FEET;
4. SOUTH 06 DEGREES 49 MINUTES 30 SECONDS WEST 137.21 FEET;
5. SOUTH 44 DEGREES EAST 140.00 FEET;
6. NORTH 82 DEGREES EAST 56.00 FEET;
7. NORTH 88 DEGREES EAST 56.00 FEET;
8. SOUTH 86 DEGREES EAST 149.00 FEET;
9. SOUTH 83 DEGREES EAST 91.00 FEET;
10. NORTH 80 DEGREES EAST 46.00 FEET;
11. NORTH 61 DEGREES EAST 28.00 FEET;
12. NORTH 47 DEGREES EAST 32.00 FEET;
13. NORTH 31 DEGREES EAST 32.00 FEET;
14. SOUTH 76 DEGREES EAST 15.00 FEET;
15. SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 1597.50 FEET;
16. SOUTH 86 DEGREES 07 MINUTES 06 SECONDS WEST 2506.36 FEET;
17. NORTH 29 DEGREES 07 MINUTES 50 SECONDS WEST 135.40 FEET;
18. SOUTH 82 DEGREES 07 MINUTES 10 SECONDS WEST 397.58 FEET;
19. NORTH 22 DEGREES 32 MINUTES 10 SECONDS WEST 511.18 FEET;
20. NORTH 65 DEGREES 17 MINUTES 15 SECONDS EAST 1191.00 FEET;
21. NORTH 09 DEGREES 35 MINUTES 30 SECONDS EAST 629.02 FEET;
22. NORTH 89 DEGREES 13 MINUTES 00 SECONDS EAST 399.34 FEET;
23. NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST 268.60 FEET;
24. NORTH 36 DEGREES 00 MINUTES 20 SECONDS EAST 600.00 FEET;
25. NORTH 27 DEGREES 00 MINUTES 40 SECONDS WEST 405.00 FEET;
26. NORTH 08 DEGREES 29 MINUTES 20 SECONDS EAST 175.00 FEET;
27. SOUTH 50 DEGREES 00 MINUTES 40 SECONDS EAST 387.70 FEET;
28. SOUTH 46 DEGREES 06 MINUTES 50 SECONDS EAST 92.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 91.34 ACRES OF LAND, MORE OR LESS.

1:LABS194959.DES



3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
 Telephone: (410) 623-3628 / Facsimile: (410) 623-7923

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd
 Date of Posting: 11/21/95
 Posted for: Variance
 Petitioner: The Park School
 Location of property: 2425 Old Court Rd.
 Location of Sign: Falls Road, on property being zoned
 Remarks:
 Posted by: [Signature]
 Number of Signs: 1
 Date of return: 12/1/95

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 30, 1995
 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 Nov. 23, 1995

THE JEFFERSONIAN,
 U. Henrickson
 LEGAL AD. - TOWSON

NOTICE OF HEARINGS
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for a Variance from Sections II-A, Residential Standards (CRP) and Sec. 504.2 (RCZR) for maximum building length of 667 feet in lieu of the maximum 200 feet for a Non-Residential Principal Building in a D.R. zone, and to amend the last approved Plan in Zoning Case No. 94-111-A. The hearing will be held at 11:00 a.m. on December 28, 1995 at the County Administration Center, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case: 96-202-A
 (Item 20A)
 5:25 PM Court Room
 5:45 PM Court Room, adjacent County 3723 Old Court Road
 6:00 PM Court Room, adjacent County 3723 Old Court Road
 6:15 PM Court Room, adjacent County 3723 Old Court Road
 6:30 PM Court Room, adjacent County 3723 Old Court Road
 6:45 PM Court Room, adjacent County 3723 Old Court Road
 7:00 PM Court Room, adjacent County 3723 Old Court Road
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 10:30 PM Court Room, adjacent County 3723 Old Court Road
 10:45 PM Court Room, adjacent County 3723 Old Court Road
 11:00 PM Court Room, adjacent County 3723 Old Court Road

BALTIMORE COUNTY, MARYLAND
 OFFICE OF REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 154333
 DROP-OFF REVIEW
 ITEM 204

DATE 11/9/95 ACCOUNT 001-150

AMOUNT \$ 285.00 (WCP)

RECEIVED FROM The Park School of Baltimore, Inc.
 #120 (CV) + \$080 (Sign)
 Park School Road & Old Court Road

FOR 01.34 47 acres D.R.-1
 302 #94-111-8329188057EAP Approved 3/26/90
 84-603-122411-05

VALIDATION ON SIGNATURE OF CASHIER
 DATE-CHECKER PAY-AGENCY TELNO-CUSTOMER

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/neighbor 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.

Carl Jablon
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:
 Item No.: 204
 Petitioner: _____
 Location: _____

PLEASE FORWARD ADVERTISING BILL TO:
 NAME: COLBERT MATE ROSENBERG, INC.
 ADDRESS: 3723 OLD COURT ROAD, SUITE 206
 BALTIMORE MD 21208
 PHONE NUMBER: 653-3838 ATTN: JUDITH M. FLECK

AL:ggg (Revised 04/09/93)

TO: POTENTIAL PUBLISHING COMPANY
 November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:
 Stuart Kaplow, Esq.
 502 Baltimore Avenue
 Towson, MD 21204
 339-3910

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: 96-202-A (Item 204)
 2425 Old Court Road
 5/8 Old Court Road, approximately 2470' W of Falls Road
 3rd Election District - 2nd Councilmanic
 Legal Owner: The Park School

Variance for maximum building length of 667 feet in lieu of the maximum 200 feet for a non-residential principal building in a D.R. zone; and to amend the last approved plan in zoning case #94-111-A.

HEARING: THURSDAY, DECEMBER 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHMIDT
 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
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

November 16, 1995

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: 96-202-A (Item 204)
 2425 Old Court Road
 5/8 Old Court Road, approximately 2470' W of Falls Road
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HEARING: THURSDAY, DECEMBER 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Carl Jablon
 Arnold Jablon
 Director

cc: The Park School, Inc.
 Stuart Kaplow, Esq.

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

Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

December 7, 1995

Stuart Kaplow, Esquire
 502 Baltimore Avenue
 Towson, MD 21204

RE: Item No.: 204
 Case No.: 96-202-A
 Petitioner: Park School, Inc.

Dear Mr. Kaplow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your zoning are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/jw
 Attachment(s)

BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
 Zoning Administration and
 Development Management December 4, 1995

FROM: J. Lawrence Pilson
 Development Coordinator, DEPRM

SUBJECT: Zoning Item #204 - Park School
 Park School Road and Old Court Road
 Zoning Advisory Committee Meeting of November 20, 1995

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 (Sections 14-331 through 14-350 of the Baltimore County Code).

JLP-VK:sp
 PARK/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for November 27, 1995
 Item No. 204

The Development Plans Review Division has reviewed the subject zoning item. Building Permits for the proposed buildings are already subject to the Landscape Manual.

RWB:sw

Baltimore County Government
 Fire Department

700 East Joppa Road, Suite 901
 Towson, MD 21286-5500 (410) 887-4500

DATE: 11/20/95

Arnold Jablon
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP-1105

RE: Property Owner: THE PARK SCHOOL, INC.
 LOCATION: 5/8 OLD COURT RD., APPRX. 2470' W OF FALLS RD.
 (2425 OLD COURT RD. - THE PARK SCHOOL)
 Item No.: 204 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERHALD
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED
 NOV 21 1995
 PDM

Printed on Recycled Paper



David L. Winstead
Secretary
Hal Kassoff
Administrator

11-99-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 304 (WCE)

Dear Ms. Watson:

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 affected 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,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

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 Long*

Division Chief: *Carol L. Demilio*

PK/JL

ITEM196/PZONE/ZAC1

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

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
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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 28, 1995

Stuart Kaplow, Esquire
502 Baltimore Avenue
Towson, MD 21204

RE: Preliminary Petition
Review (Item #204)
Legal Owner: The Park
School, Inc.
2425 Old Court Road
3rd Election District

Dear Mr. Kaplow:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans 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 the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:tig

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



RECEIVED
940591

Colbert Matz Rosenfelt, Inc.

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 15, 1996

(410) 887-4386

Mr. Robert S. Rosenfelt
Colbert Matz Rosenfelt, Inc.
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
The Park School, Inc. - Petitioner
Case No. 96-202-A

Dear Mr. Rosenfelt:

In response to your letter dated May 15, 1996 concerning the above-captioned matter and your request for modification of the Order issued on December 28, 1995, the following comments are offered.

I have reviewed the contents of your letter, the revised plan attached thereto, and the substance of my Order, and I have decided that the proposed modification meets the spirit and intent of my original decision. As noted in your letter, a variance was granted for a building length of 667 feet. In my opinion, the proposed increase in building length to 676 feet from the 667 feet granted is a minor modification and does not represent a significant change in the overall design. Therefore, an amendment to the Order will not be necessary and a copy of this letter shall be forwarded to the Permits and Development Management office for inclusion in the case file as verification.

Should you have any further questions or concerns regarding this matter, please do not hesitate to contact me.

Very truly yours,

Timothy H. Kuroco
TIMOTHY H. KUROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Permits & Development Management Case File

RE: PETITION FOR VARIANCE
2425 Old Court Rd. S/S Old Court Rd.
approximately 2470' W of Falls Road
3rd Election District - 2nd Councilmanic
The Park School
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-202-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Stuart Kaplow, Esquire, 502 Baltimore Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Government
Department of Environmental Protection
and Resource Management

RECEIVED

Colbert Matz Rosenfelt, Inc.

401 Bosley Avenue
Towson, MD 21204

(410) 887-3733

May 10, 1995

Mr. Stuart L. Darley
Colbert, Matz, Rosenfelt, Inc.
3723 Old Court Road
Suite 206
Baltimore, Maryland 21208

RE: PARK SCHOOL Waiver Request

Dear Mr. Darley:

This is in response to your letter of April 6, 1995, requesting a waiver of storm water management requirements for the above referenced project.

We have reviewed the material submitted with your letter and hereby grant your request. Quantity management is waived under the provisions of Section 14-155 (c) (1) of Article V of the County Code (less than a 10% increase in the 2 year predevelopment peak discharge rate with no adverse impact on the receiving water course). Flow of runoff from the new impervious areas across on-site vegetation will provide satisfactory quality management.

It is the intent of this Department to approve this waiver subject to the condition that all subsequent site plans conform to the hydrologic conditions represented in the request of April 6, 1995. Changes in site layout may require submittal of revised plans and computations for approval.

If there are any questions, please contact Ed Schmaus at 887-3768.

Very truly yours,
Thomas L. Vidmar
Thomas L. Vidmar, Chief
Bureau of Engineering Services

TLV:pms

cc: Rick Dills, SCD
Sheldon Epstein, Storm Drain Design
Environmental Impact Review

PARK_SCH/DEPRM/ESWAIWER

Printed with Soybean Ink
on Recycled Paper

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



May 15, 1996

Mr. Timothy Kuroco
Deputy Zoning Commissioner
Room 112
Baltimore County Courthouse
Towson, Md. 21204

Re: Case No. 96-202-A
The Park School, Inc.
CMR Job No. 94059.1

Dear Commissioner Kuroco,

I am writing on behalf of The Park School to request a modification to the Order for Case No. 96-202-A, which granted approval of a Variance to permit a building length of 667 feet in lieu of the maximum permitted 200 feet for a non-residential principal building in a D.R. zone.

Since the zoning hearing, the architectural plans have been refined several times and the building as designed has grown 9 feet longer than the initial design. We have enclosed the zoning plat which accompanied the original variance petition, and the site/grading plan that has been prepared for present permit approvals. As you can see, the shape of the building is essentially the same, and the change in length is very minor, less than a 5 percent increase.

Therefore, we request approval of a modification of the Zoning Order for a maximum building length of 676 feet, in lieu of the 667 feet previously approved.

Thank you for your consideration in this matter.

Yours truly,

Robert S. Rosenfelt
Robert S. Rosenfelt, P.E.

cc: James Howard, Park School
James Walsh, AIA

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
Telephone: (410) 653-3838 / Facsimile: (410) 653-7553

STUART D. KAPLOW, P.A.
 ATTORNEYS AT LAW
 502 BALTIMORE AVENUE
 TOWSON, MARYLAND 21204
 TELEPHONE (410) 339-3910
 FACSIMILE (410) 339-3912

November 9, 1995

Via Hand Delivery
 Department of Permits and Development Management
 Attn: Mr. John Lewis
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Re: The Park School
 Petition For Variance

Dear John:

Please find attached the submittals for a Petition For variance for The Park School, Inc. I believe that you spoke with Judy Floam from Colbert, Matz, Rosenfelt about this petition.

Specifically, find attached:

- 3 original Petitions,
- 12 plats,
- 3 sealed metes and bounds descriptions,
- 1 200 scale zoning map,
- 1 advertising form,

and our check, payable to Baltimore County, in the amount of \$285.00.

There are no violations on this property.

Your courtesies in accepting this Petition are appreciated. should you have any questions or should there be any problems with this submittal, of course, do not hesitate to give me a call.

Sincerely,

Stuart D. Kaplow

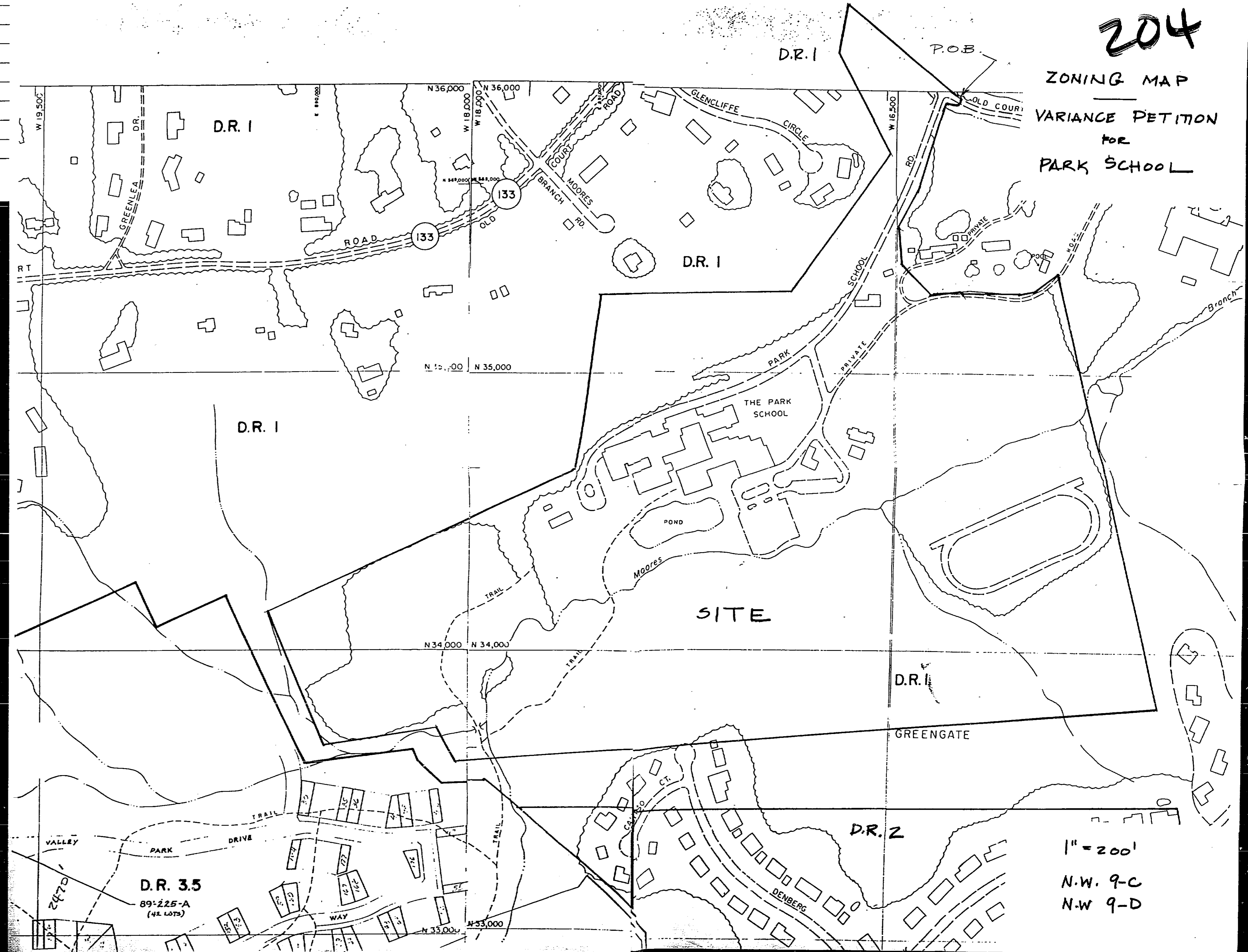
SDK:tbn

cc: Mr. Lee Rosenberg

204
 11-9-95

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jim Howard (Administration)	The Park School, Brooklandville, MD 21022
MICKEY CORNELIUS	40 W. CHESAPEAKE AVE TOWSON 21204
STUART D. KAPLOW	502 Baltimore Avenue Towson 21204
Robert S. Rosenfelt, PE	3723 Old Court Rd. Suit 21208
FERRY H. ROSENSTEIN	210 N. Pennsylvania Ave Towson 21204



12/13/95 11:53 TRAFFIC GROUP # 4103225312 NC. 615 P002/003

The Traffic Group
 PETITIONER'S
 EXHIBIT 2

December 8, 1995

The Park School
 Mr. James R. Howard, III
 Director, Academic Support Services
 Old Court Road
 Brooklandville, Maryland 21022

RE: The Park School
 Traffic Operations
 Baltimore County, Maryland
 Our Job No.: 940305

Dear Mr. Howard:

As requested by Lee Rosenberg, The Traffic Group, Inc. has reviewed the existing traffic operations along Old Court Road at Park School Road. The purpose of our observations was to determine whether there are any traffic operational problems at this location during the peak hours of school traffic.

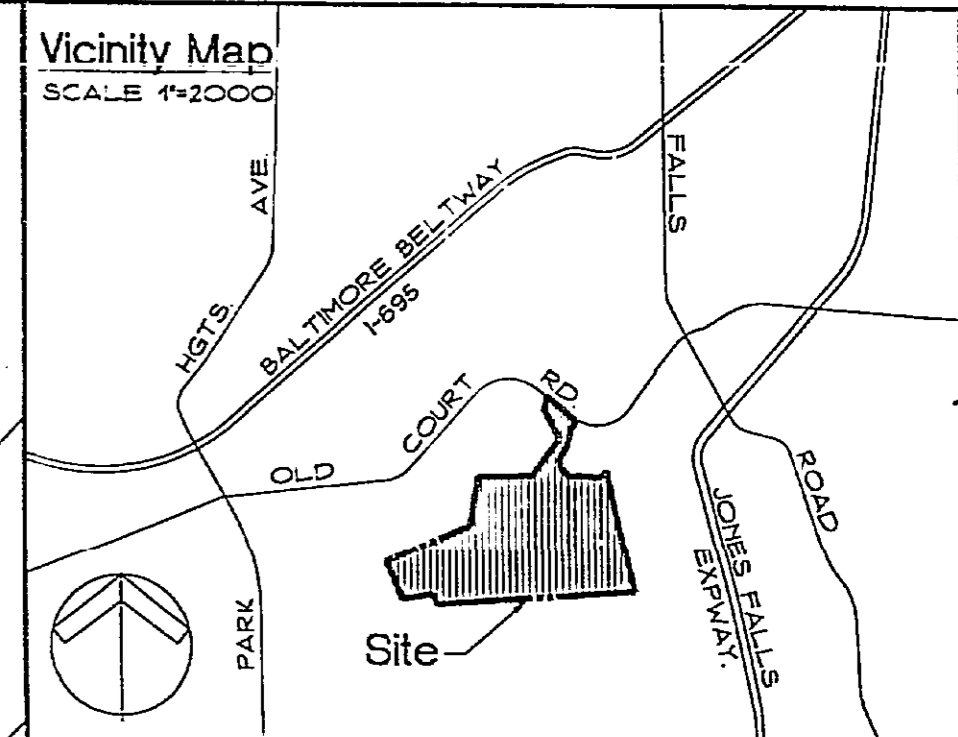
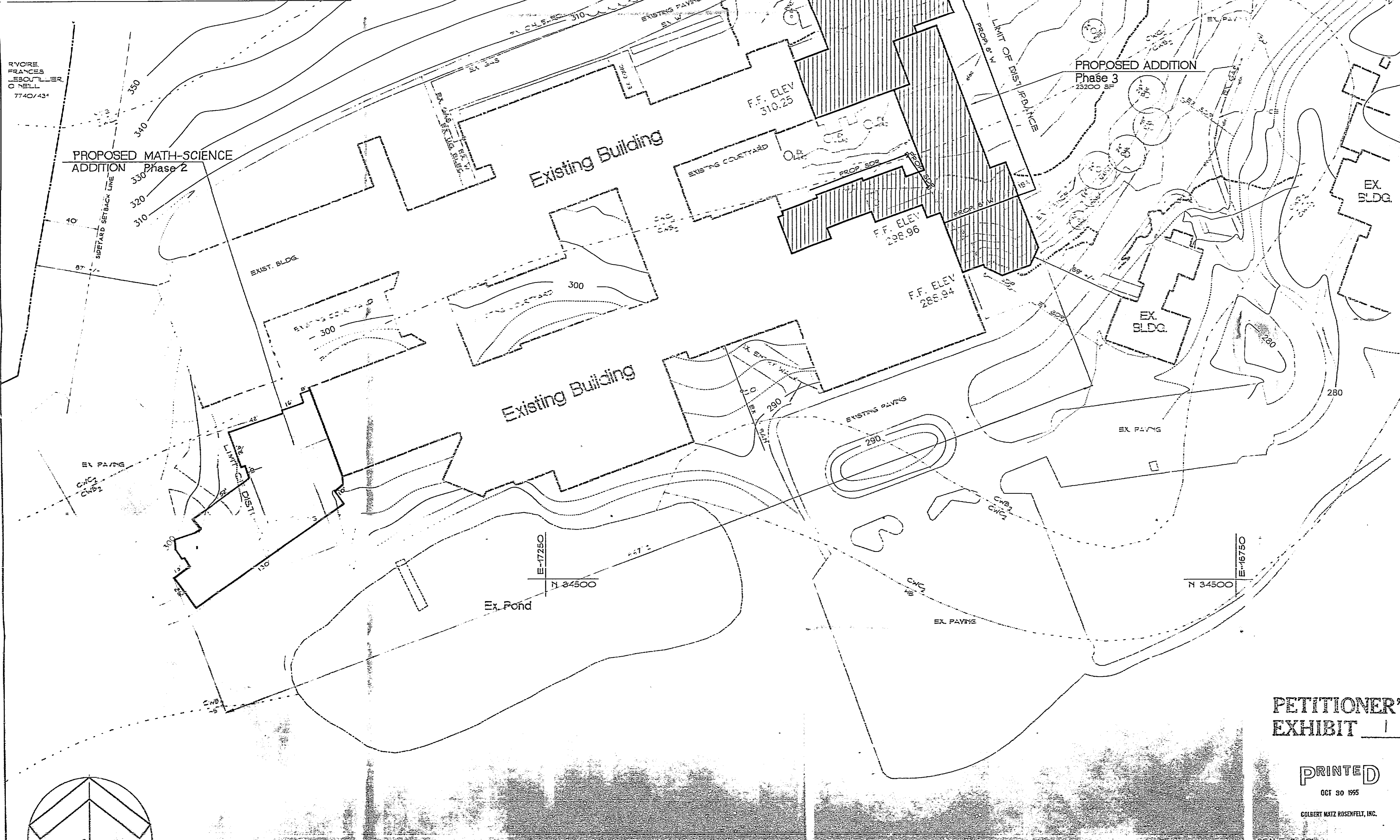
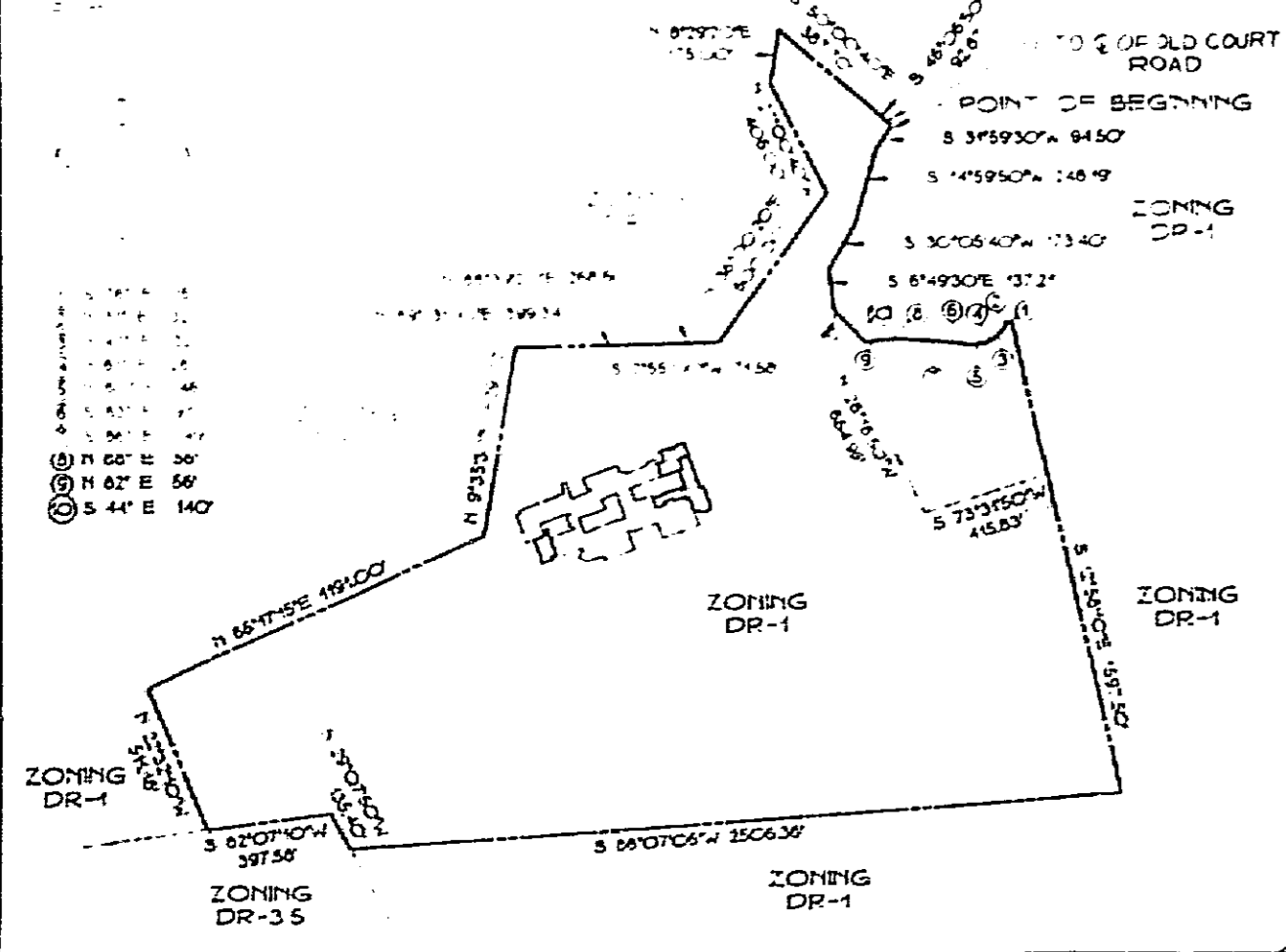
It is our understanding that an expansion is currently planned for the Park School. As a result of this expansion, the student capacity is expected to remain essentially unchanged. However, to alleviate any potential concerns regarding trip generation and traffic operations at the intersection of Old Court Road with Park School Road, we have provided this analysis of existing conditions.

Based upon my discussions with Lee Rosenberg, the peak traffic times for the school are weekdays between 8:10 and 8:40 AM and between 2:50 and 3:20 PM. Therefore, over the past two weeks, I have personally conducted observations twice during the morning peak period and twice during the afternoon peak period. The specific purpose of these observations was to determine whether left turning vehicles from Old Court Road into Park School Road result in queues and delays for other westbound motorists along Old Court Road.

During the course of my observations, I determined that there are little delays caused by left turning vehicles from Old Court Road at this location. Specifically, the majority of left turning motorists were able to make the movement without waiting for oncoming traffic. The maximum number of vehicles I observed queued along the westbound lane of Old Court Road due to a waiting left turning vehicle was 5 vehicles.

The Traffic Group, Inc.
 Suite 400
 40 W. Chesapeake Avenue
 Towson, Maryland 21204
 410-581-8405
 Fax: 410-521-8458

Location Plan and Property Boundary Map



General Notes:

- Owner/Applicant: Park School, Inc.
2425 Old Court Road
Brooklandville, Md. 21022
(410) 339-7070
- Tax Map: Map 69, Parcels 67 and 1018
Deed Reference: 3341/284, 499/91
Tax Account No: 0316002390, 0316002391
Council District: 2
Election District: 3
- Site Area: ± 91.34 Acres
Ex. Floor Area: 128,400 Sq. Ft. (Incl. Phase 1 Addition)
Proposed Addition: Phase 2 - 25,000 ± Sq. Ft.
Phase 3 - 20,000 Sq. Ft.
Total Proposed Floor Area: 173,400 Sq. Ft.
Proposed Floor Area Ratio: 0.05
- Existing and Proposed Use: School (Pre-K - 12)
Existing Zoning: D.R. 1
- A variance is being requested from Sec. II-A (CMDP) and Sec. 504.2 (BCZR) for a maximum building length of 667 feet in lieu of the maximum 200 feet, and to amend the last approved plan in Zoning Case No. 94-111-A.
- In Case No. 94-111-A, variances were approved from Sections 1502.C.1.A and 102.2 (BCZR) for a between-building setback of 69 feet in lieu of the required 110 feet, and Sec. II-A (CMDP) and 504.2 (BCZR) for maximum building length of 611 feet in lieu of the maximum 200 feet.
- Existing Parking: 233 Spaces
This parking, for projected expansion to 140 employees and 148 students with car permits @ 50% use factor. Parking adequacy verified per letter from Baltimore County Zoning Office 7/8/93.
- Stormwater Management Waiver has been approved.
- No residence on adjoining properties in proximity to the proposed development is less than 150 feet from the site property line. No vacant lot of record less than 2 acres in proximity to the proposed development is within 150 feet of the site property line.
- There are no floodplains, stream, wetlands or wooded areas affected by this proposed development. The proposed Math-Science Addition is outside the Forest Buffer Setback. Forest Buffer line was approved by DEP/DM 1/12/95.
- ADITS: 780 students @ 1.15 trips/student = 897 trips/day
- The proposed development is a 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.
- A Limited Exemption for this project under Section 28-171 (b)(9) was approved by the Development Review Committee on March 6, 1995.
- The proposed addition includes two (2) stories and a basement and is within the maximum height limitation of 50 feet.

PDM No. III-392

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

PETITIONER'S EXHIBIT 1

PARK SCHOOL MATH-SCIENCE ADDITION

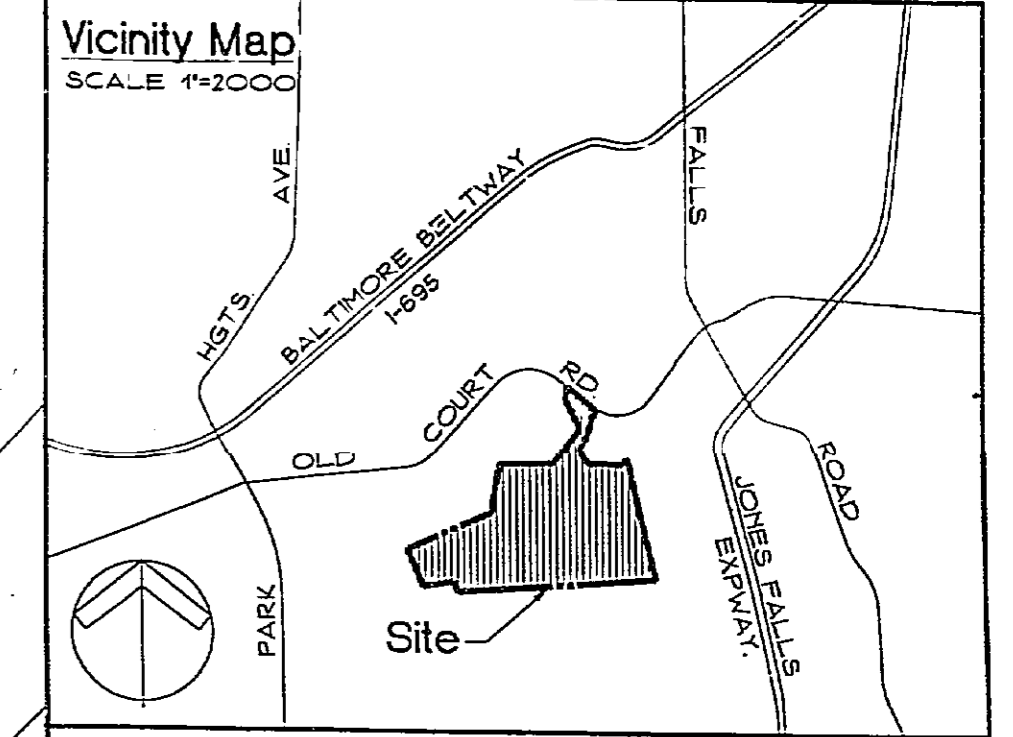
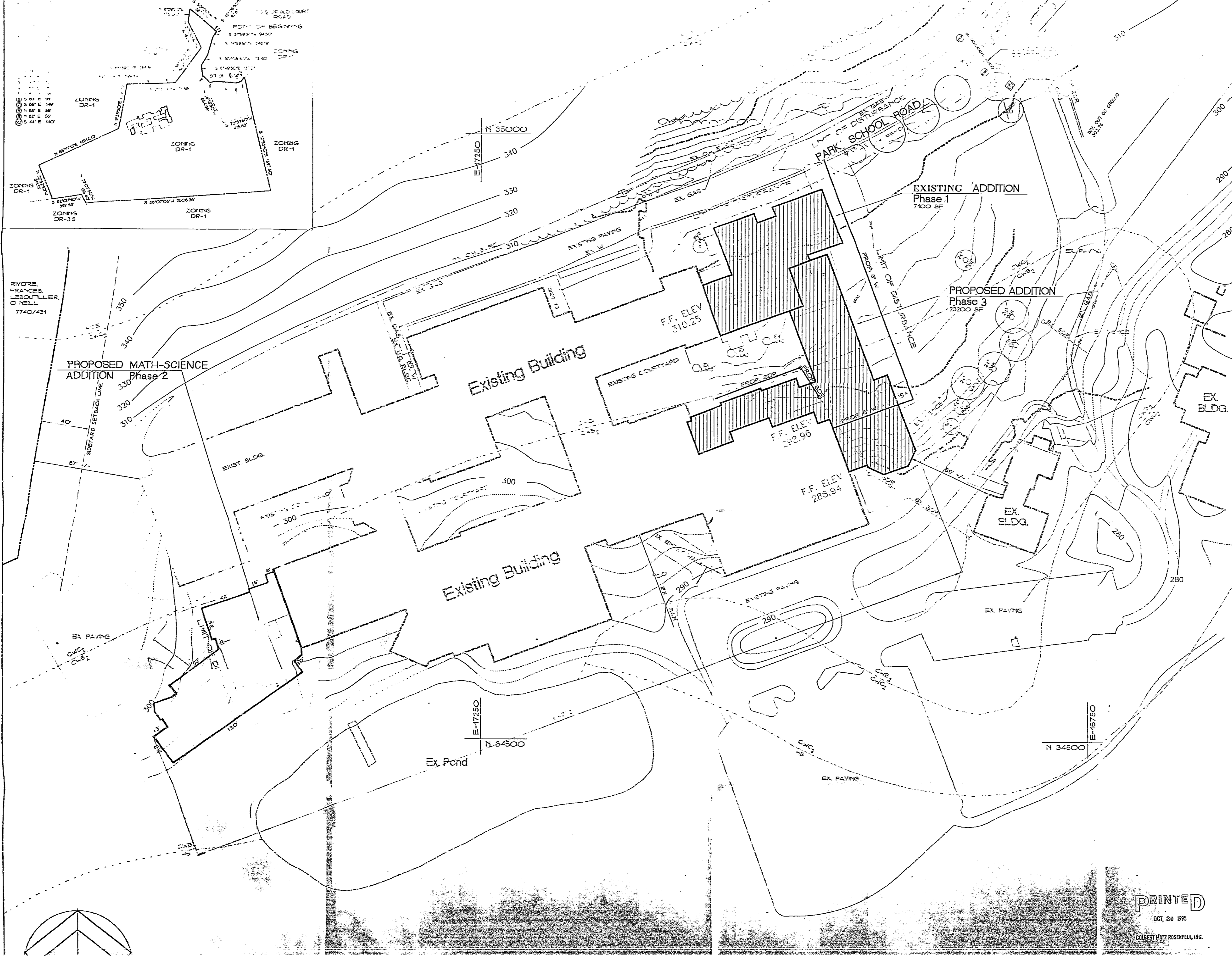
PRINTED
OCT 30 1995
COLBERT MATZ ROSENFELT, INC.

Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

204

SCALE 1"=200'

Location Plan and Property Boundary Map



General Notes:

- Owner/Applicant: Park School, Inc.
2425 Old Court Road
Brocktonville, Md. 21022
(410) 553-7070
- Tax Map: Map 69, Parcels 87 and 1018
Dated Reference: 3/31/2004, 4/5/04/01
Tax Account No: 0316002301, 0316002301
Council District: 2
Election District: 3
- Site Area: ± 91.34 Acres
Ex. Floor Area: 128,400 Sq. Ft. (incl. Phase 1 Addition)
Proposed Addition: Phase 2 - 25,000 ± Sq. Ft.
Phase 3 - 20,000 Sq. Ft.
Total Proposed Floor Area: 173,400 Sq. Ft.
Proposed Floor Area Ratio: 0.05
- Existing and Proposed Use: School (Pre-K - 12)
Existing Zoning: D.R. 1
- A variance is being requested from Sec. II-A (CMDP) and Sec. 504.2 (BCZT) for a maximum building length of 667 feet in lieu of the maximum 200 feet, and to amend the last approved plan in Zoning Case No. 94-111-A.
In Case No. 94-111-A, variances were approved from Sections 1B(2), C, 1A and 102.2 (BCZT) for a between-building setback of 69 feet in lieu of the required 110 feet, and Sec. II-A (CMDP) and 504.2 (BCZT) for maximum building length of 611 feet in lieu of the maximum 200 feet.
- Existing Parking: 233 Spaces
This parking, for projected expansion to 140 employees and 148 students with car permits @ 50% use factor, Parking adequacy verified per letter from Baltimore County Zoning Office 7/8/93.
- Stormwater Management Waiver has been approved.
- No residence on adjoining properties in proximity to the proposed development is less than 150 feet from the site property line. No vacant lot of record less than 2 acres in proximity to the proposed development is within 150 feet of the site property line.
- There are no floodplains, stream, wetlands or wooded areas affected by this proposed development. The proposed Math-Science Addition is outside the Forest Buffer Setback. Forest Buffer line was approved by DEPRM 1/12/95.
- ADTS: 780 students @ 1.15 trips/student = 897 trips/day
- The proposed development is a 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.
- A Limited Exemption for this project under Section 26-171 (b)(9) was approved by the Development Review Committee on March 6, 1995.
- The proposed addition includes two (2) stories and a basement and is within the maximum height limitation of 50 feet.

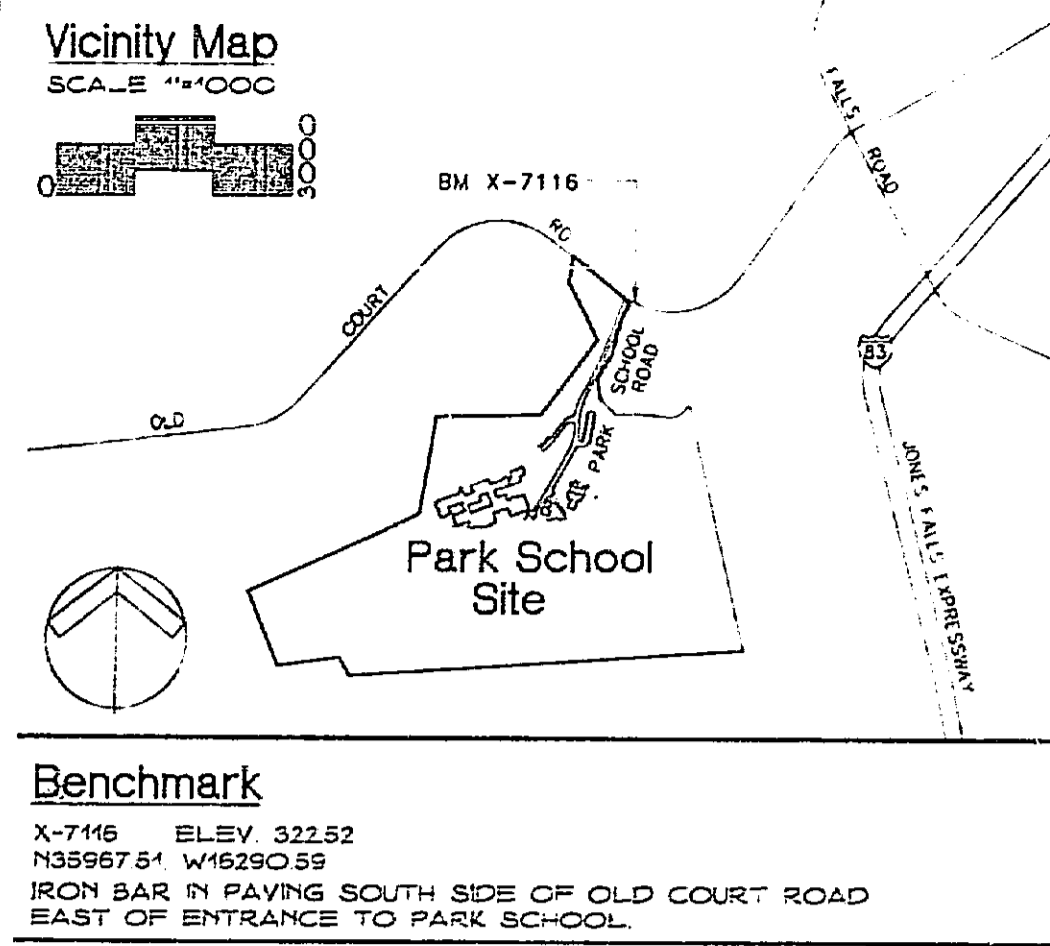
HDM No. III-392

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE HEARING

PARK SCHOOL MATH-SCIENCE ADDITION

Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 553-3838
Facsimile: (410) 553-7953

SCALE: 1" = 30'	DATE: 2/26/95
PROJECT: 204	DRAWN BY: JWG
CHECKED BY: JWG	DATE: 2/26/95
APPROVED BY: JWG	DATE: 2/26/95
DATE: 2/26/95	BY: JWG



LEGEND

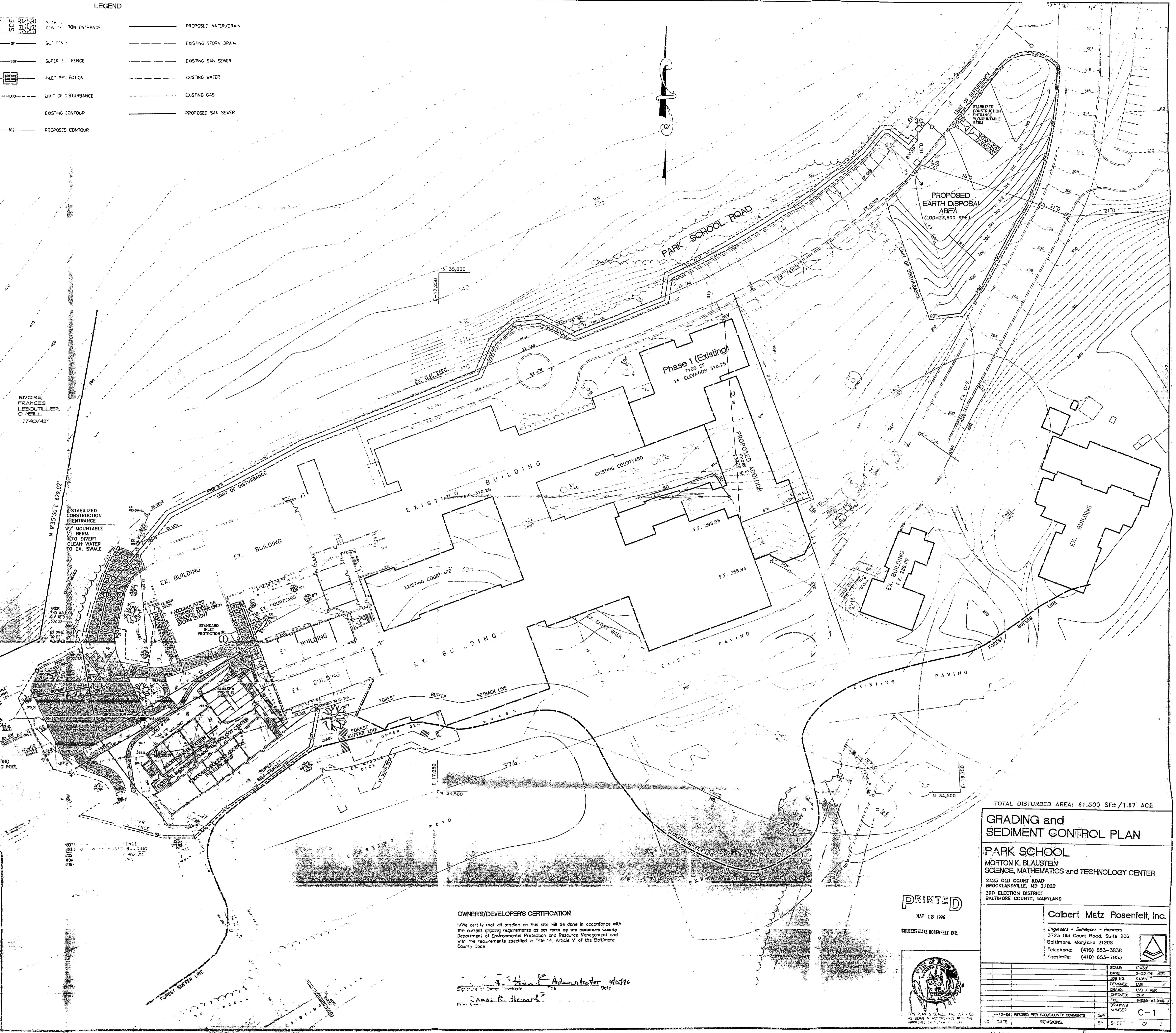
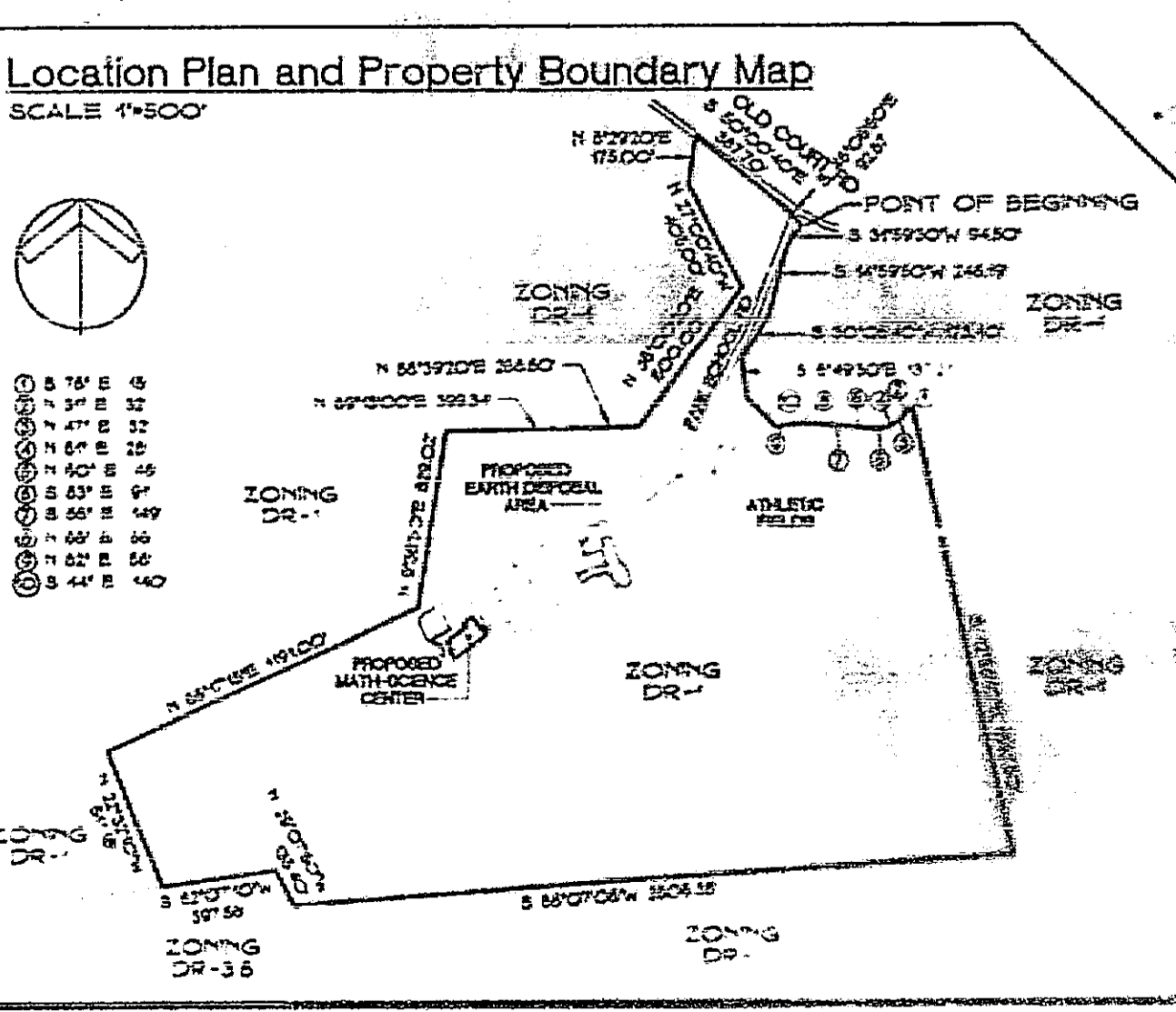
(Symbol)	STAIR	PROPOSED WATER/DRAIN
(Symbol)	CONCRETE ENTRANCE	EXISTING STORM DRAIN
(Symbol)	SUB FENCE	EXISTING SAN SEWER
(Symbol)	SUPER 3 FENCE	EXISTING WATER
(Symbol)	MILE PROTECTION	EXISTING GAS
(Symbol)	LIMIT OF DISTURBANCE	PROPOSED SAN SEWER
(Symbol)	EXISTING CONTOUR	
(Symbol)	PROPOSED CONTOUR	

- GENERAL NOTES**
- All work shown on these plans shall be completed in accordance with the latest standards and specifications of the Baltimore County Department of Public Works and of the Maryland State Highway Administration.
 - It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete this project shall not relieve the contractor of the responsibility to perform such work. The cost of such work shall be included in the base bid.
 - Preformed elastomeric compression joint material shall be installed at all meetings of existing and proposed concrete paving and sidewalks.
 - The contractor shall note that in case of discrepancy between any scaled dimensions and the figured dimensions shown on these plans, the figured dimensions shall govern.
 - The contractor shall replace existing bituminous paving and sub-base which is damaged or removed during construction. The trench shall be backfilled and compacted to AASHTO T-100, method D. The base course shall consist of 8" of crushed run rock placed in two 4" layers over compacted subgrade. The surface course shall be 3" bituminous concrete band SF. Contractor shall place proposed surface course overlay 5 feet beyond limits of replacement paving, unless directed otherwise by the engineer in the field. All overlays shall have smooth, straight edges.
 - Contractor shall meet all existing improvements smoothly for line, grade and finish.
 - Construction shall protect all existing improvements for not scheduled for removal or demolition. Cost of repair to existing improvements shall be included in the base bid.
 - Any utilities shown on these plans are for the convenience of the contractor only. The locations are taken from existing records and do not represent field-verified locations. The contractor shall notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-257-7777. The contractor shall confirm to his own satisfaction the location of all utilities prior to placement of any materials. If any conflict arises between underground utilities and the proposed location of construction or other construction, the contractor shall contact Robert Matz Rosenfelt, Inc. immediately. Any damage or disruption of service shall be at the expense of the contractor.
 - All disturbed areas shall be stabilized as shown on Section Grading Plan.
 - Owner: Park School, Inc. 2425 Old Court Road, Brooklandville, MD 21022
Deed Reference: 33-1-284, 409B-91
Tax Account Nos: 03-16-002300, 03-16-02391

BALTIMORE COUNTY GRADING NOTES
The proposed grading shown on this plan meets the requirements set forth by the Baltimore County Department of Environmental Protection and Resource Management and complies with Title 14, Article V of the Baltimore County Code. However, due to building types and layout, some "add-on" elements may be required. A change must comply with the above mentioned requirements.

All swales have been designed by the engineer to convey runoff according to Baltimore County Dept. of Public Works design standards.

STANDARD NONDISTURBANCE NOTE:
There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or other forest retention area, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.



TOTAL DISTURBED AREA: 81,500 SF/1.87 AC

GRADING and SEDIMENT CONTROL PLAN

PARK SCHOOL
MORTON K. BLAUSTEIN
SCIENCE, MATHEMATICS and TECHNOLOGY CENTER
2425 OLD COURT ROAD
BROOKLANDVILLE, MD 21022
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.
Engineers + Surveyors + Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

PRINTED
MAY 13 1996
COLBERT MATZ ROSENFELT, INC.

NO.	DATE	REVISIONS	SHEET
1			C-1

OWNER'S/DEVELOPER'S CERTIFICATION
I/We certify that all grading on this site will be done in accordance with the current grading requirements as set forth by the Baltimore County Department of Environmental Protection and Resource Management and will meet the requirements specified in Title 14, Article V of the Baltimore County Code.

Date

