

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NWC of Hillside Rd., and Green- *
spring Avenue * ZONING COMMISSIONER
8400 Greenspring Avenue
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
St. Timothy's School for * Case No. 98-365-A
Girls, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as St. Timothy's School for Girls, located at 8300 Greenspring Avenue in Stevenson. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow building to building setbacks of 12 ft., 17 ft., 70 ft., 30 ft., 60 ft., 50 ft., and 55 ft., respectively, all in lieu of the required 100 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Jim Ringer on behalf of St. Timothy's School, property owner/Petitioner. Also present was Alan Scoll, the engineer who prepared the site plan. The Petitioner was represented by Julie Wright, Esquire. Appearing as an interested party was J. Carroll Holzer, Esquire, representing The Coalition to Preserve the Greenspring Valley.

The subject property at issue is a large irregularly shaped tract which is roughly bounded by Greenspring Avenue on the east, Hillside Road on the north, a series of residences which front Woodvalley Drive to the south and Swan Hill Court on the west. The property is 235 acres in area; predominantly zoned R.C.5 (205 acres), with some R.C.2 (.21 acres) and D.R.1 (30 acres). The property is used as the campus of St. Timothy's School for Girls, a well known small private school in the Baltimore

ORDER RECORDED FOR FILING
Date 6/22/98
By M. G. G. G.

Metropolitan area. Recently, a proposal for the sale and potential development of a portion of the tract came in for consideration by the Deputy Zoning Commissioner, Timothy M. Kotroco. That matter, which was the subject of a lengthy and contentious hearing between the school and its neighbors, is unrelated to the Petition before me. Rather, the matter under my consideration is the proposed construction of two faculty houses which are to be located within that portion of the site which contains the school campus and school buildings. As more particularly shown on the site plan, two houses are proposed, shown as Buildings A & B. The buildings are to be nestled within the campus and a series of variances are requested to permit reduced setback distances between the proposed buildings and existing structures.

At the hearing, it was explained that an intimate campus setting was desired and that strict adherence to the 100 ft. setback requirement between buildings would be inappropriate. It was also testified that the proposed buildings would be screened from Greenspring Avenue to the east by trees and landscaping, and that no variance relief as it related to a property line is being requested. Testimony was also offered that the school desires the faculty housing to be located near student housing so as to keep proper supervision of the students.

Zoning Plans Advisory Committee (ZAC) comments were also received. A standard comment was received from the Department of Environmental Protection and Resource Management (DEPRM). That comment requires that any development must comply with the regulations for the protection of water quality, streams, wetlands and floodplains, and that the forest conservation regulations must be observed. It was indicated at the hearing that compliance with those regulations was acceptable to the property owner.

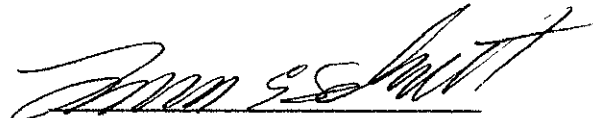
Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has established that this property is unique and that variance relief is justified. I am satisfied that the Petitioner has complied with the standards set out in Section 307 of the BCZR.

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 County this 22nd day of June 1998, that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow building to building setbacks of 12 ft., 17 ft., 70 ft., 30 ft., 60 ft., 50 ft., and 55 ft., respectively, all in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

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.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, DEPRM, dated April 27, 1998, are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 16, 1998

G. Scott Barhight, Esquire
Julie D. Wright, Esquire
Whiteford, Taylor and Preston, LLP
#400, 210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 98-365-A
Petition for Zoning Variance
Location: St. Timothy's School for Girls
8400 Greenspring Avenue

Dear Mr. Barhight and Ms. Wright:

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

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: J. Carroll Holzer, Esquire
Holzer and Lee
305 Washington Avenue, Suite 502
Towson, Md. 21204





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8400 Greenspring Avenue
Stevenson, MD 21153

which is presently zoned

R.C. 5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See attached sheet)

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

(To be presented at hearing)

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight/Julie D. Wright
(Type or Print Name)

Signature

Whiteford, Taylor & Preston L.L.P.
#400, 210 W. Pennsylvania Ave.

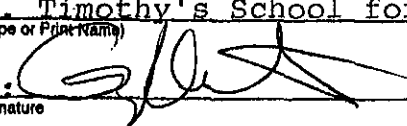
Address

Phone No.

Towson, MD 21204
City State Zipcode

Legal Owner(s):

St. Timothy's School for Girls
(Type or Print Name)

By: 
Signature

Guy R. Martin, Esq.,
(Type or Print Name) Board Member, Vice Chair

Signature

Perkins, Coie

607 Fourteenth Street

Address

Phone No

Washington, D.C.

20005

City

State

Zipcode

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

G. Scott Barhight

Name Whiteford, Taylor & Preston L.L.P.

#400, 210 W. Pennsylvania Ave.

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE

4/6/98



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-365-A

#305

VARIANCE REQUESTS FOR ST. TIMOTHY'S SCHOOL FOR GIRLS

1. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 12-foot building to building setback in lieu of the 100 feet required.
2. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 17-foot building to building setback in lieu of the 100 feet required
3. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 70-foot building to building setback in lieu of the 100 feet required.
4. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 30-foot building to building setback in lieu of the 100 feet required.
5. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 60-foot building to building setback in lieu of the 100 feet required.
6. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 50-foot building to building setback in lieu of the 100 feet required.
7. Per Section 1A04.3.B.3 (B.C.Z.R.)
To allow a 55-foot building to building setback in lieu of the 100 feet required.

April 6, 1998

ST. TIMOTHY'S SCHOOL FOR GIRLS

(Description for Zoning Purposes Only)

Beginning at a point located approximately 15 feet southwest of the intersection of the centerlines of Hillside Road and Greenspring Road the following fifty-five courses and distances:

1. South 78°06'48" West 273.37 feet, more or less, to a point; thence,
2. South 79°44'32" West 275.67 feet, more or less, to a point; thence,
3. South 83°24'32" West 639.00 feet, more or less, to a point; thence,
4. South 00°10'50" West 178.31 feet, more or less, to a point; thence,
5. South 86°33'50" West 229.62 feet, more or less, to a point; thence,
6. South 86°48'50" West 329.73 feet, more or less, to a point; thence,
7. North 03°08'32" West 20.69 feet, more or less, to a point; thence,
8. South 85°07'38" West 132.00 feet, more or less, to a point; thence,
9. North 03°06'52" West 166.29 feet, more or less, to a point; thence,
10. South 86°16'56" West 27.43 feet, more or less, to a point; thence,
11. South 03°08'32" East 196.48 feet, more or less, to a point; thence,
12. South 85°07'38" West 25.00 feet, more or less, to a point; thence,
13. North 03°08'32" West 7.00 feet, more or less, to a point; thence,
14. South 87°33'55" West 704.00 feet, more or less, to a point; thence,
15. North 00°22'15" West 174.89 feet, more or less, to a point; thence,
16. South 85°42'13" West 90.00 feet, more or less, to a point; thence,
17. South 00°22'15" East 171.96 feet, more or less, to a point; thence,

98-365-A

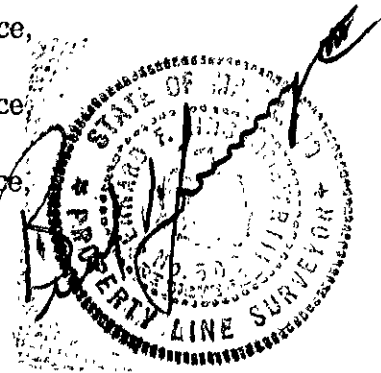
365

page 2
April 6, 1998
St. Timothy's School for Girls
(Description for Zoning Purposes Only)

18. South 87°33'55" West 30.00 feet, more or less, to a point; thence,
19. South 04°16'55" West 143.00 feet, more or less, to a point; thence,
20. South 53°45'50" East 64.86 feet, more or less, to a point; thence,
21. South 04°01'07" East 99.65 feet, more or less, to a point; thence,
22. South 08°26'07" East 111.69 feet, more or less, to a point; thence,
23. South 08°26'07" East 54.92 feet, more or less, to a point; thence,
24. South 09°23'53" West 329.84 feet, more or less, to a point; thence,
25. South 18°57'25" West 557.67 feet, more or less, to a point; thence,
26. South 35°13'20" West 278.35 feet, more or less, to a point; thence,
27. South 23°05'36" West 108.52 feet, more or less, to a point; thence,
28. South 01°34'39" West 675.11 feet, more or less, to a point; thence,
29. South 87°21'20" East 685.60 feet, more or less, to a point; thence,
30. South 87°31'30" East 1052.50 feet, more or less, to a point; thence,
31. South 05°53'15" West 605.50 feet, more or less, to a point; thence,
32. South 82°06'45" East 332.86 feet, more or less, to a point; thence,
33. North 07°32'15" East 27.52 feet, more or less, to a point; thence,
34. South 88°46'16" East 429.21 feet, more or less, to a point; thence,
35. North 85°04'55" East 429.00 feet, more or less, to a point; thence,
36. South 88°09'37" East 445.27 feet, more or less, to a point; thence,
37. South 88°09'37" East 634.08 feet, more or less, to a point; thence,

page 3
April 6, 1998
St. Timothy's School for Girls
(Description for Zoning Purposes Only)

38. North 02°55'28" West 429.00 feet, more or less, to a point; thence,
39. North 03°44'40" West 1762.90 feet, more or less, to a point; thence,
40. South 87°53'35" East 54.75 feet, more or less, to a point; thence,
41. North 11°39'19" West 79.01 feet, more or less, to a point; thence,
42. North 20°29'42" West 77.75 feet, more or less, to a point; thence,
43. North 29°54'30" West 69.86 feet, more or less, to a point; thence,
44. North 41°50'36" West 69.92 feet, more or less, to a point; thence,
45. North 51°41'35" West 193.97 feet, more or less, to a point; thence,
46. North 40°52'50" West 66.48 feet, more or less, to a point; thence,
47. North 34°40'43" West 91.70 feet, more or less, to a point; thence,
48. North 31°58'50" West 128.52 feet, more or less, to a point; thence,
49. North 28°18'43" West 104.65 feet, more or less, to a point; thence,
50. North 23°53'57" West 77.25 feet, more or less, to a point; thence,
51. North 21°28'10" West 107.20 feet, more or less, to a point; thence,
52. North 24°12'57" West 125.58 feet, more or less, to a point; thence,
53. North 21°39'16" West 85.68 feet, more or less, to a point; thence,
54. South 69°49'24" West 25.00 feet, more or less, to a point; thence,
55. North 19°49'02" West 207.56 feet, more or less, to the point of
beginning.



Containing approximately 235.2 acres of land, more or less. Located in the
Third Election District of Baltimore County, Maryland.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-385-A
8400 Greenspring Avenue
NWC Hilsida Road and Greenspring Avenue
3rd Election District
2nd Councilmanic District
Legal Owner(s):

St Timothy's School for Girls
Variance: to allow building to building setbacks of 12, 17, 70, 30, 60, 50, and 55 feet, all in lieu of the 100 feet required.
Hearing: Tuesday, May 19, 1998 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

4/562 April 30 C225086

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/30, 1998

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 4/30, 1998.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY VD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 052816

DATE 4-6-98 ACCOUNT R-001-615-000

AMOUNT \$ 250.00

RECEIVED FROM: Whiteford Taylor & Preston
St Timothy's School Item # 305
FOR: 020 Variance Taken by JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-365-A

PAID RECEIPT

PAYMENT ACTUAL TIME
4/06/1998 4/06/1998 11:40:00

REL W002 CASHIER JRIC JMR DRIVER 2
\$ MISCELLANEOUS CASH RECEIPT

Receipt # 039531
CR NO. 052816

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARY AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 411

DATE 08-08-01 ACCOUNT R00106612

AMOUNT \$ 6.00

RECEIVED FROM: _____

FOR: CORP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/08/2001 8/08/2001 15:05:20

REL W002 CASHIER SMAY SMW DRIVER 2
RECEIPT # 183157

DASH \$ 528 ZONING VERIFICATION
CR NO. 004152

Receipt Tot 6.00
6.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 98-365-A
Petitioner/Developer:
(St. Timothys School for Girls)
Date of Hearing/~~Closing~~:
(May 19, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
8400 Greenspring Ave. Baltimore, Maryland 21093 _____

The sign(s) were posted on _____ May 1, 1998 _____
(Month, Day, Year)

Sincerely,

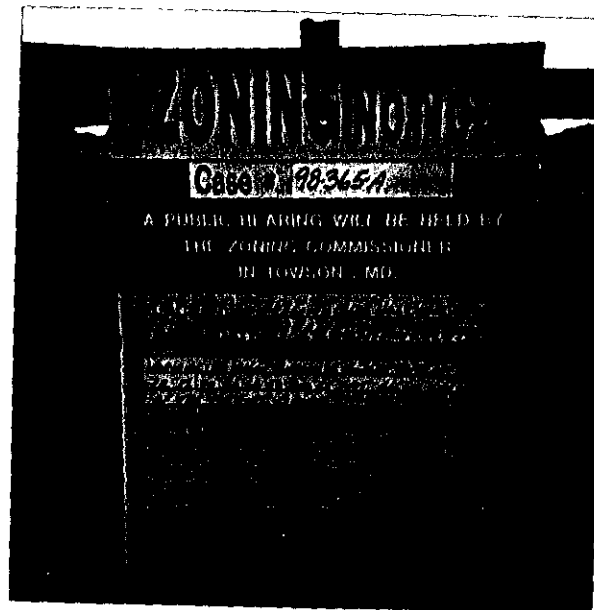

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

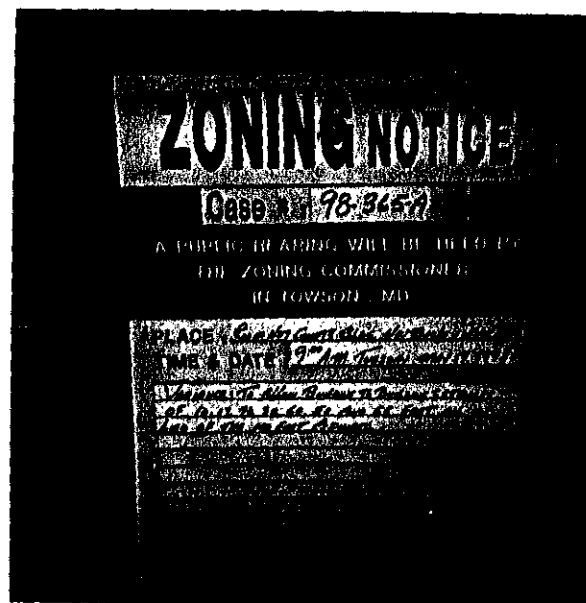
325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



POSTED ON GREENSPRING AVE



POSTED ON HILLSIDE AVE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-365A
Petitioner: ^{Corporation of} St. Timothy's School for Girls
Address or Location: 8400 Greenspring Ave, Stevenson Maryland 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUNE Wright, Esq.
Address: Whiteford, Taylor + Preston LLP
210 W. Pennsylvania Ave Suite 400
TOWSON, MD 21204
Telephone Number: 410-832-2084

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-365-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To allow 12', 17', 20', 30', 40', 50' and
455' building to building setbacks for two faculty houses
in lieu of the required 100' setbacks, respectively.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

Julie Wright, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Suite 400
Towson, MD 21204

410-832-2084

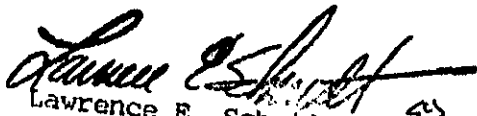
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-365-A
8400 Greenspring Avenue
NWC Hillside Road and Greenspring Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner: St. Timothy's School for Girls

Variance to allow building to building setbacks of 12, 17, 70, 30, 60, 50, and 55 feet, all in lieu of the 100 feet required.

HEARING: Tuesday, May 19, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 17, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-365-A
8400 Greenspring Avenue
NWC Hillside Road and Greenspring Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner: St. Timothy's School for Girls

Variance to allow building to building setbacks of 12, 17, 70, 30, 60, 50, and 55 feet, all in lieu of the 100 feet required.

HEARING: Tuesday, May 19, 1998 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: G. Scott Barhight, Esquire
Julie D. Wright, Esquire
St. Timothy's School for Girls

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 4, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

May 13, 1998

G. Scott Barhight, Esq.
Julie D. Wright, Esq.
Whiteford, Taylor, & Preston, LLP
210 W. Pennsylvania Avenue, Suite 400
Towson, MD 21204

RE: Item No.: 365
Case No.: 98-365-A
Petitioner: St. Timothy's School For Girls
Location: 8400 Greenspring Avenue

Dear Mr. Barhight and Ms. Wright:

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 April 6, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

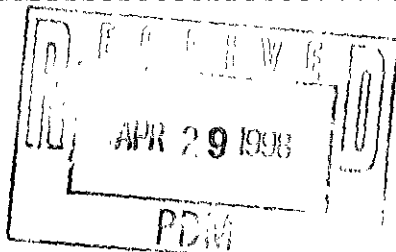
W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 24, 1998

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

RE: Property Owner: St. Timothy's School for Girls

Location: DISTRIBUTION MEETING OF APRIL 20, 1998

Item No.: 365 Zoning Agenda:

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.

3. The vehicle dead end condition shown at: NAME:
EXCEEDS the maximum allowed by the Fire Department.

A roadway is required to provide access for emergency apparatus.

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 1, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for April 27, 1998
Item Nos (365) 372, 373, 374, 375,
376, 377, and 378

The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.


RWB:HJO:jrb

cc: File

ZONE0427.NOC

Due Date: April 27, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB3/48*

SUBJECT: Zoning Item #365

St. Timothy's School for Girls

Zoning Advisory Committee Meeting of April 20, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

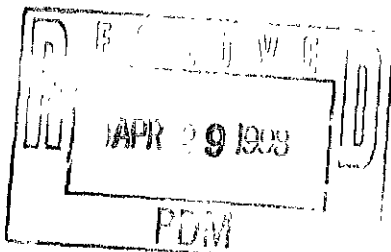
X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 24, 1998

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

RE: Property Owner: St. Timothy's School for Girls

Location: DISTRIBUTION MEETING OF APRIL 20, 1998

Item No.: 365 Zoning Agenda:

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.

3. The vehicle dead end condition shown at: NAME:
EXCEEDS the maximum allowed by the Fire Department.

A roadway is required to provide access for emergency apparatus.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Long 5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 22, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item No. 365 & 376

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
8400 Greenspring Avenue, NWC of Hill-
side Rd and Greenspring Ave
3rd Election District, 2nd Councilmanic
St. Timothy's School for Girls
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-365-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 5th day of May, 1998, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

J. CARROLL HOLZER
representing the Coalition
to Preserve the Greenspring
Valley

305 Washington Ave, Suite 502



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Alan Scott

D.S. Thaler & Assoc., Inc.
7115 Ambassador Rd. Balt. 21244

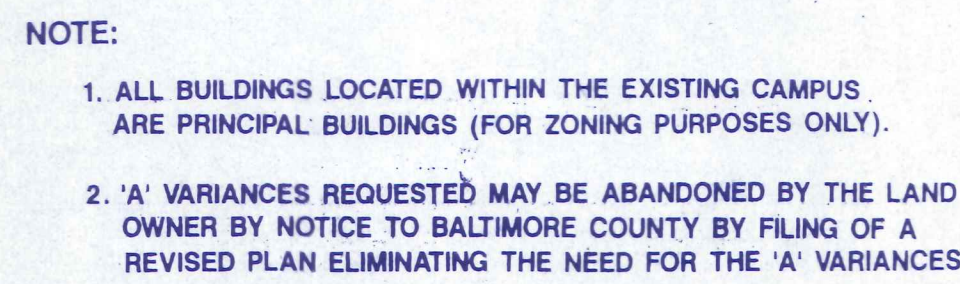
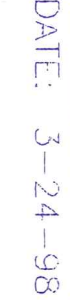
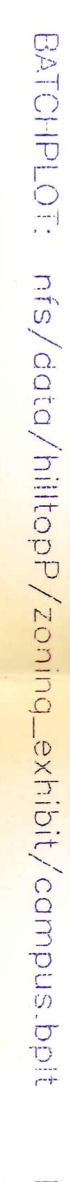
Jim Ringer

St Timothy's School
8400 GreenSpring Ave
Stevenson MD 21153

Julie Wright & Egg.

Whitford, Taylor & Proctor
210 W. Pennsylvania Ave 21204





- SCALE: 1"=50'

DIRECTOR OF P.A.D.M.