Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

August 26, 1998

J. Carroll Holzer, Esquire
Holzer and Lee
508 Fairmount Avenue
Towson, MD 21204

Dear Mr. Holzer:

RE: Petition for Special Hearing, Case No.: 98-475-SPH, 1525 Greenspring Valley Road, District: 3c3, Richard Buck, et al - Protestants

Please be advised that an appeal of the above referenced case was filed in this office on August 25, 1998 by Benjamin Bronstein, Esquire on behalf of Villa Julie College. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:rye

c: People's Counsel

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on Recycled Paper

8/25/98

BB/mlh/08.25.98

IN RE:	PETITION FOR SPECIAL HEARING SW/Corner Greenspring Valley Road and Nacarema Lane (1525 Greenspring Valley Road) 3rd Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
	Villa Julie College Owner/Petitioner	*	CASE NO.: 98-394-SPH
	Richard Buck, et al. Protestants	*	AND 98-475-SPH

* * * * * * * * * * * * * *

NOTICE TO ENTER APPEAL

On behalf of Villa Julie College, Inc., 1525 Greenspring Valley Road, Owner/Petitioner, by Benjamin Bronstein and George & Bronstein, LLP, its attorneys, please enter an appeal from the Orders of the Zoning Commissioner of Baltimore County dated June 30, 1998, July 30, 1998 and August 25, 1998 to the County Board of Appeals. A check for costs is attached.

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
(410) 296-0200

Attorney for Villa Julie
College, Owner/Petitioner

RECEIVED
25 1998
PDM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 25 day of August, 1998, a copy of the foregoing Notice to Enter Appeal was mailed, postage pre-paid to J. Carroll Holzer, Esquire, Holzer and Lee, 508 Fairmount Avenue, Towson, Maryland 21204, attorney for Protestants.

Benjamin Bronstein

8/25/98

IN RE: PETITIONS FOR SPECIAL HEARING *
SW/Corner Greenspring Valley Road
and Nacarema Lane *
(1525 Greenspring Valley Road)
3rd Election District *
3rd Councilmanic District
*
Villa Julie College, Owner/Petitioner
Richard Buck, et al, Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Cases Nos. 98-394-SPH and
98-475-SPH

* * * * * * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, these matters came before this Zoning Commissioner as a single public hearing on the respective Petitions for Special Hearing filed by the property owner, Villa Julie College (Case 98-394-SPH), and the Valleys Planning Council (Case No. 98-475-SPH); and,

WHEREAS, following a public hearing, a written Findings of Fact and Conclusions of Law was issued on June 30, 1998; and,

WHEREAS, a Motion for Reconsideration was filed on behalf of Valleys Planning Council and an amended Order issued on July 30, 1998; and,

WHEREAS, a Motion for Reconsideration was filed, through counsel, by Villa Julie College as to the July 30, 1998 Order; and,

WHEREAS, an appeal of the decision of the Zoning Commissioner of Baltimore County rendered on June 30, 1998, as amended on July 30, 1998, was filed by the Valleys Planning Council, et al; and,

WHEREAS, said appeal divests the Zoning Commissioner's jurisdiction of this case, and that said appeal will be heard de novo, and that the Board of Appeals will make its own record and issue its own opinion and Order as to the issues presented; barring a dismissal of the appeal or entry of a Consent Order; and,

WHEREAS, however, a ruling on the Motion for Reconsideration filed by Villa Julie College was filed so as to regulate the property until a disposition is reached before the Board of Appeals.

NOW THEREFORE, IT IS ORDERED this 25th day of August, 1998

CERTIFIED FOR FILING
Date
By

by the Zoning Commissioner for Baltimore County that:

(1) the existing outside lights of Villa Julie College shall be as set forth on the site plan which was previously approved and incorporated in case No. 92-285-SPHXA;

(2) that as to new lighting, Villa Julie College will be permitted to maintain lighting on the campus on a 24 hour basis as is necessary to maintain adequate security. It is further anticipated that the aforesaid 24 hour lighting will be low-level in nature and will be located either on the facade of campus buildings or immediately adjacent thereto;

(3) that as to proposed parking lots, said lighting will be routinely extinguished by 11:00 P.M. However, in the event of a "special" event on campus (e.g., concert, sports event, etc.) such parking lot lighting will be allowed to remain on until after the special event has concluded and the attendees have left the premises;

(4) that for all the proposed and existing lighting on campus, same should be directed and focused in a manner downward or towards the interior of the property and not designed or installed so as to cause any improper glare or reflection towards neighboring properties; and,

(5) as to the specifics of the height, wattage, glare, design, etc., of the lighting, same shall be in accordance with the approved site plan and shall not violate any Baltimore County or other governmental standards.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

c: Ms. Carolyn Manuszak, President, Villa Julie College
1525 Greenspring Valley Road, Stevenson, Md. 21153
Messrs. Jack Dillon and Richard Buck, Valleys Planning Council
212 Washington Avenue, Towson, Md. 21285-5402
Mr. Gaylord L. Clark, 1704 Hillside Road, Stevenson, Md. 21153
Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Towson, Md. 21204

BB/mlh/08.03.98

IN RE:	PETITION FOR SPECIAL HEARING SW/Corner Greenspring Valley Road and Nacarema Lane (1525 Greenspring Valley Road) 3rd Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
	Villa Julie College Owner/Petitioner	*	CASE NO.: 98-394-SPH
	Richard Buck, et al. Protestants	*	AND 98-475-SPH

* * * * * * * * * * * * * *

MOTION TO REVISE ORDER DATED JULY 30, 1998

Villa Julie College, Owner/Petitioner, (the "College") by Benjamin Bronstein and George and Bronstein, LLP, its attorneys, respectfully represents:

1. That on July 30, 1998, the Zoning Commissioner for Baltimore County passed an Order amending his Order of June 30, 1998.

2. That the Order of June 30, 1998 imposed new conditions on the College relating to lighting.

3. That the Zoning Commissioner, under §500.6 of the BCZR, is limited to deciding the question posed in paragraph 23 of the Valley Planning Council's Petition for Special Hearing which stated: "Does the existing lighting of the Villa Julie College - height, wattage, glare, design, exceed that proposed under Exhibits #1 and #2; does the existing lighting violate the Baltimore County light standards?"

4. There was no testimony that the lighting was in violation of any exhibits, plans, standards or prior Order.

5. That the conditions imposed are so ambiguous that they

can be interpreted to restrict lighting within buildings as well as parking lot lighting.

6. That the perceived effect of the imposed conditions would adversely effect the College's educational program, expose the College to potential litigation and would be contrary to campus security needs.

WHEREFORE, Petitioner respectfully requests that the Zoning Commissioner grant the Petitioner a prompt hearing on the subject matter of this Petition.

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
(410) 296-0200

Attorney for Villa Julie
College, Owner/Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 3 day of August, 1998, a copy of the foregoing Motion to Revise Order Dated July 30, 1998 was mailed, postage pre-paid to J. Carroll Holzer, Esquire, Holzer and Lee, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, attorney for Protestants.

Benjamin Bronstein

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

August 3, 1998

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue
Towson, MD 21204

Dear Mr. Bronstein:

RE: Petition for Special Hearing, Case No.: 98-475-SPH, 1525 Greenspring Valley Road, District: 3c3, Richard Buck, et al - Petitioners

Please be advised that an appeal of the above referenced case was filed in this office on July 30, 1998 by J. Carroll Holzer, Esquire on behalf of Richard Buck, et al. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

Arnold Jablon
Director

AJ:rye

c: People's Counsel

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on Recycled Paper

APPEAL

Petition for Special Hearing
SWC Greenspring Valley Road and Nacarema Lane
(1525 Greenspring Valley Road)
3rd Election District - 3rd Councilmanic District
Richard Buck, et al - Petitioners
Case No.: 98-475-SPH

Petition for Special Hearing

Description of Property

No Posting or Advertisement Required per Zoning Commissioner Schmidt (was heard with #98-394-SPH)

Zoning Advisory Committee Comments

Petitioners and Citizen Sign-In Sheets

Exhibits:
1 - Final Opinion and Order from Kathleen C. Weidenhammer, Administrative Assistant for County Board of Appeals, to Michael J. Collins, Esquire dated July 23, 1998
2 - Plat to Accompany Petitions for Special Exception, Special Hearing, and Zoning Variances for Villa Julie College
3 - Development Plan for Villa Julie College
4 - Plat to Accompany Petition for Special Hearing for Villa Julie College
5 - No Exhibit Found
6 - Automated Permit Tracking System General Permit Application Data
7 - No Exhibit Found

Protestants' Exhibits:
8 - Graham Landscape Architecture Resume
9A-B - Photographic Map
9B - Site Plan
10 - Professional Resume of Tunnie Ping
11 - Plat to Accompany Petitions for Special Exception, Special Hearing, and Zoning Variances for Villa Julie College
12 - Development Plan for Villa Julie College
13 - No Exhibit Found
14 - Letter from Jack Dillon, Executive Director of the Valleys Planning Council, Inc., to Mr. Donald T. Rascoe, Development Manager

Eight Photographs not Marked as Exhibits

Letter from Gaylord Lee Clark to Larry Schmidt, Zoning Commissioner, dated July 28, 1998

Zoning Commissioner's Order dated June 30, 1998 (Granted in Part, Denied in Part)

Zoning Commissioner's Order on Motion for Reconsideration dated July 30, 1998

Notice of Appeal received on July 30, 1998 from J. Carroll Holzer, Esquire on behalf of Richard Buck, et al

c: Benjamin Bronstein, Esquire, George & Bronstein, 29 W. Susquehanna Avenue, Towson, MD 21204
J. Carroll Holzer, Esquire, 305 Washington Avenue, Suite 502, Towson, MD 21204
Ms. Carolyn Manuszak, Pres., Villa Julie College, 1525 Greenspring Valley Rd., Stevenson, MD 21153
Messrs. Jack Dillon & Richard Buck, Valleys Planning Council, 212 Washington Ave., Towson, MD 21285
Mr. Rick Chadsey, G. W. Stephens, Jr. & Associates, Inc., 658 Kenilworth Drive, Towson, MD 21204
People's Counsel

7/30/98

IN RE:	PETITION FOR SPECIAL HEARING SW/Corner Greenspring Valley Rd. and Nacarema Lane (1525 Greenspring Valley Rd.) 3rd Election District 3rd Councilmanic District Villa Julie College, Owner/Petitioner	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY
	Richard Buck, et al., Petitioners	* *	Consolidated Cases No. 98-394-SPH & 98-475-SPH

* * * * * * * * * * * * * *

NOTICE OF APPEAL

Appellants Richard Buck, et al. in the above captioned case by and through their attorney J. Carroll Holzer and Holzer and Lee, hereby note an appeal to the County Board of Appeals from the decision of the Zoning Commissioner of Baltimore County rendered on June 30, 1998, a copy of which is attached hereto and as amended on July 30, 1998 (attached).

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of the appeal.

Respectfully submitted,

J. Carroll Holzer

J. Carroll Holzer
Holzer & Lee
305 Washington Avenue
Suite 502
Towson, Maryland 21204
410-825-6961
Attorney for Appellants

RECEIVED
JUL 30 1998
PDM

LAW OFFICE
HOLZER AND LEE
305 WASHINGTON AVENUE
SUITE 502
TOWSON, MARYLAND
21204

(410) 825-6961
FAX (410) 825-4923

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 30th day of July, 1998 a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to Benjamin Bronstein, Esq., George and Bronstein, 29 W. Susquehanna Ave. Towson, MD 21204.

J. Carroll Holzer

NOTICES\A.\Valleys..NOA

7/30/98

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
SW/Corner Greenspring Valley Road
and Nacarema Lane * ZONING COMMISSIONER
(1525 Greenspring Valley Road)
3rd Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Cases Nos. 98-394-SPH and
Villa Julie College, Owner/Petitioner 98-475-SPH
Richard Buck, et al, Petitioners *

* * * * * * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before this Zoning Commissioner for consideration of Petitions for Special Hearing filed by the property owner, Villa Julie College (Case 98-394-SPH), and the Protestants, which included neighboring property owners and the Valleys Planning Council (Case No. 98-475-SPH), as to the College's proposed improvements to the subject property.

As noted within my prior Opinion in this matter, Case No. 98-394-SPH was originally scheduled for public hearing on June 5, 1998. However, in light of the Petition filed by the Protestants in Case No. 98-475-SPH, the matter was continued to consolidate the competing Petitions, and on June 15, 1998, a public hearing was held to entertain all issues on both sides. By Order dated June 30, 1998, most all of the relief requested within the Petition filed in Case No. 98-394-SPH was granted, but for approval of a new parking area along Haul Road. Denial of this portion of the Petitioner's request resulted in a partial granting of the relief sought within the Protestants' Petition filed in Case No. 98-475-SPH.

Subsequent to the issuance of said Order, the Protestants, through their attorney, J. Carroll Holzer, filed a Motion for Reconsideration of those findings and conclusions by letter dated July 7, 1998. Essentially, the Protestants requested the incorporation of what they allege was a

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Date 7/30/98
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proffer made by Counsel for Villa Julie College at the hearing regarding lighting of the subject property. Specifically, it was requested that: a) Villa Julie install low-level lighting for all of the permanent lights on the entire parking lot; b) that all parking lights be extinguished by no later than 11:00 PM on any given evening; and, c) that only the building soffit lights that are necessary for security purposes remain lit after 11:00 PM. In addition, an amended landscape plan for the affected parking areas was requested as a condition of approval. A similar request was received in the form of a letter from Gaylord Lee Clark, a nearby resident.

Villa Julie College, through its attorney, Benjamin Bronstein, Esquire, responded to the Protestants' Motion for Reconsideration. Their response, dated July 15, 1998, indicated that there were occasions essential to Villa Julie's function as an educational institution when lights would be required to remain on after 11:00 PM. They noted that existing lighting does not spill over onto adjacent properties. It was also indicated that it would be economically burdensome and unproductive to require the College to submit new plans for lighting and landscaping.

Upon due consideration of the Motion for Reconsideration filed by the Protestants and the response thereto by the Petitioners, I am persuaded to amend the relief granted as set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of July, 1998 that the Order issued in the above-captioned matter on June 30, 1998, be and shall hereby AMENDED as follows:

> a) All lighting within parking areas on the subject property shall be of a low-level character and shall be directed downward so as not to cause glare and/or reflection onto adjacent residential properties.

b) Only lighting on or immediately adjacent to the buildings as is necessary for security purposes shall remain on after 11:00 PM on any given evening. All other lighting, including lighting in the parking lot, shall be extinguished by 11:00 PM each evening.

c) No additional lighting and/or landscaping plans need be submitted; however, shall be in accordance with the plan approved and identified as Petitioner's Exhibit 1.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued June 30, 1998, shall remain in full force and effect.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Benjamin Bronstein, Esquire, George & Bronstein
29 W. Susquehanna Avenue, Towson, Md. 21204

J. Carroll Holzer, Esquire
305 Washington Avenue, Suite 502, Towson, Md. 21204

Ms. Carolyn Manuszak, President, Villa Julie College
1525 Greenspring Valley Road, Stevenson, Md. 21153

Messrs. Jack Dillon and Richard Buck, Valleys Planning Council
212 Washington Avenue, Towson, Md. 21285-5402

Mr. Gaylord L. Clark, 1704 Hillside Road, Stevenson, Md. 21153

Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Towson, Md. 21204

People's Counsel; Case Files

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Date 7/30/98
By

7/15/98

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JUL 16

IN RE: PETITION FOR SPECIAL HEARING SW/Corner Greenspring Valley Road and Nacarema Lane (1525 Greenspring Valley Road) 3rd Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Villa Julie College Owner/Petitioner	*	CASE NO.: 98-394-SPH
Richard Buck, et al. Protestants	*	AND 98-475-SPH

* * * * * * * * * * * * * *

OWNER/PETITIONER'S RESPONSE TO MOTION FOR RECONSIDERATION

Villa Julie College, Owner/Petitioner, (the "College") by Benjamin Bronstein and George and Bronstein, LLP, its attorneys, in response to the Protestant/Petitioner's Motion for Reconsideration and says:

1. The proposed changes to the site plan have minimal effect on the previously approved landscape and lighting plans in that the changes are primarily located in the interior of the College campus except for the requesting parking on the Haul Road which was denied.

2. Counsel for the College stated that the College's practice is to turn off lights at 11:00 p.m., except for security lighting absent the need for lighting related to College activities.

3. The College has occasions which are essential to its function as an educational institution to have lights on after 11:00 p.m.

4. The testimony of the College was that lighting and landscaping were not completed at the time of the hearing but that

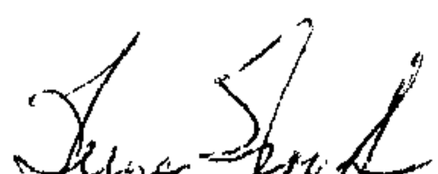
the College planned to install lighting focused downward.

5. Some existing lighting which may be observed from offsite does not spill over onto adjoining property and that the nearest residences are hundreds of feet removed from the College campus.

6. It would be economically burdensome and unproductive to require the College to submit new plans for lighting and landscape, particularly when the site plan changes do not give rise to a need for new plans or incorporation into an order and that there is no evidence that the existing plans are either inadequate or do not comply with County regulations and standards.

WHEREFORE, Villa Julie College, having answered the Protestant's Motion for Reconsideration requests that it be dismissed.

GEORGE AND BRONSTEIN, LLP

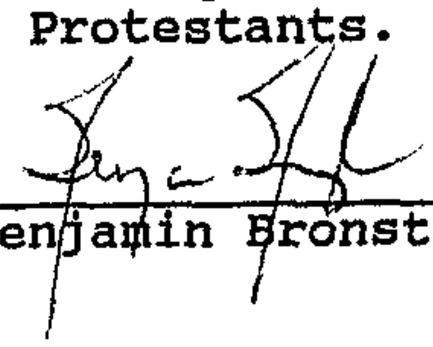


Benjamin Bronstein
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
(410) 296-0200

Attorney for Villa Julie
College, Owner/Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 15 day of July, 1998, a copy of the foregoing Owner/Petitioner Response to Motion for Reconsideration was mailed, postage pre-paid to J. Carroll Holzer, Esquire, Holzer and Lee, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, attorney for Protestants.



Benjamin Bronstein

7/7/98

IN RE:	PETITION FOR SPECIAL HEARING SW/Corner Greenspring Valley Road and Nacarema Lane (1525 Greenspring Valley Road) 3rd Election District 3rd Councilmanic District Villa Julie College, Owner/Petitioner Richard Buck, et al, Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case Nos. 98-394-SPH and 98-475-SPH

* * * * * * * * * * *

PROTESTANTS/PETITIONERS RICHARD BUCK, ET AL. MOTION FOR RECONSIDERATION

Protestants/Petitioners Richard Buck, et al, by J. Carroll Holzer, Holzer & Lee in the above-captioned cases hereby request reconsideration of the findings of fact and conclusions of law and order of the Zoning Commissioner for Baltimore County, dated June 30, 1998 granting in part and denying in part the requested relief by both Petitioners/Protestants Richard Buck, et al and owner/Petitioner, Villa Julie College in the following respect:

1. During the course of the combined Hearing on Monday, June 15, 1998, Villa Julie College, owner/Petitioner presented a proffer in regard to concerns expressed by Richard Buck, et al, Protestants relating to lighting on the Villa Julie College site.

2. As an answer to the issues raised by the testimony of Jack Dillon, Executive Director of the Valleys Planning Council on behalf of a number of adjacent property owners that there were concerns in regard to the lighting both of the existing lots as well as any approved or corrected parking areas and that certain limitations be placed upon the lighting scheme of Villa Julie College.

3. In response to that testimony, Counsel for Villa Julie College, Benjamin Bronstein, Esquire, made the following proffer (As best as could be hastily jotted down by Counsel in his notes): (a) Villa Julie agreed to a low-level of lighting for all of the permanent lights on the entire parking lot.

LAW OFFICE
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305 WASHINGTON AVENUE
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TOWSON, MARYLAND
21204

(410) 825-6961
FAX: (410) 825-4923

(b.) Again, with respect to all lights on the parking areas, Villa Julie College agreed to turn off the parking lighting at 11:00 p.m.

(c.) Villa Julie further agreed to only leave on the building soffit lights after 11:00 p.m. for security purposes.

4. Since the Zoning Commissioner approved modification, or reconfiguration to the various parking areas, Protestants desire that the Zoning Commissioner require Villa Julie College to provide an amended Landscape Plan for the affected parking areas as a condition for the approval.

5. Perhaps, because the Zoning Commissioner denied the request of Villa Julie College for the 79 additional parking spaces on the Haul Road, that the agreed proffer by Counsel for Villa Julie College was overlooked as a condition to be attached in the Commissioner's order permitting the reconfiguration of the existing parking lot, the legitimization of parking left off of the original plan, and the approval of parking on an interim basis by building G.

Wherefore, Richard Buck, et al, Protestants, respectfully request the Zoning Commissioner to amend his order of June 30, 1998 to include the conditions proffered by Villa Julie College through Counsel.

Respectfully submitted,

J. Carroll Holzer

cc: Richard Buck and Jack Dillon of Valleys Planning Council
People's Counsel for Baltimore County

6/2/98

IN RE: PETITIONS FOR SPECIAL HEARING SW/Corner Greenspring Valley Road and Nacarema Lane (1525 Greenspring Valley Road) 3rd Election District 3rd Councilmanic District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Villa Julie College, Owner/Petitioner Richard Buck, et al, Petitioners	*	Cases Nos. 98-394-SPH and 98-475-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The classic writer Homer once penned, "It is tedious to tell again tales already plainly told." If that be the case, the above cited Petitions for Special Hearing come before this Zoning Commissioner for further tedium, to consider the future of the Villa Julie College campus, located at 1525 Greenspring Valley Road. The subject property originally came before me for consideration under Petitions for Special Hearing, Special Exception, and Variance filed by Villa Julie College in prior Case No. 92-285-SPHXA. In that case, I was requested to legitimize the existence of Villa Julie College through the Petition for Special Exception. In addition to a legitimization of the College use, special hearing and variance relief was requested to approve numerous improvements to the site, including the construction of certain academic and administration buildings, a waste water treatment plant, and additional infrastructure. The matter came before me in the summer of 1992, and by way of a 30-page Order issued on July 10, 1992, the Petitions were granted and relief provided, with restrictions and limitations attached thereto. A timely appeal followed to the County Board of Appeals and following a de novo hearing, the Board issued a similar decision as had been rendered by me by way of its Order and Opinion dated July 23, 1993. Appeals to the Circuit Court for Baltimore County and Court of Special Appeals of Maryland affirmed the result.

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Following attainment of these approvals, the College set about making certain improvements. New buildings, facilities, and parking areas were constructed, and many of the additions are finished. However, some additional work remains to be done.

The future of Villa Julie College at this point, from a zoning perspective, is raised by the filing of a Petition for Special Hearing by the College in Case No. 98-394-SPH. The Petitioners seek approval of an amendment to the site plan previously approved in Case No. 92-285-SPHXA, or, in the alternative, a finding that the proposed changes to the plan are so minor that an amendment is not required and can be done administratively. Essentially, the nature of the amendment requested within this Petition is four-fold. Villa Julie seeks approval of a new parking area along the previously designated dirt strip, now known as Haul Road; the construction of new tennis courts in the rear of the site and a reconfiguration of the parking provided in that area; the reconfiguration and legitimization of parking which was inadvertently left off the original plan, including a finding that the existing parking in that area is permitted; and, the approval of parking on an interim basis near proposed Building G, until such time as that building is constructed. These amendments to the previously approved site plan are characterized by Villa Julie and its consultants as minor in scope and nature, and the College reluctantly filed the Petition to approve these alterations.

As a reading of the prior opinions in this case will well-attest, Villa Julie's relations with many of its neighbors are strained. In the prior case in 1992, and the appeals that followed, many of the neighbors of the College who reside within the Greenspring Valley vehemently protested the College's plans for expansion. Fearing additional growth, some of

these Protestants, including the Valleys Planning Council and certain individuals who reside in the vicinity, filed their own Petition for Special Hearing, which was docketed as Case No. 98-475-SPH. The Petition for Special Hearing filed by these individuals raised some 24 issues relating to the potential growth of the College and the existing and future uses of the property. The details of that application are fully set out on the schedule attached to the Petition filed in that case.

Originally, Case No. 98-394-SPH was scheduled for public hearing on June 5, 1998. At that time, representatives of the College appeared, as did Benjamin Bronstein, Esquire, counsel for the institution. Appearing in opposition to the College's Petition at that time were several of the individual Protestants and representatives of the Valleys Planning Council, all represented by J. Carroll Holzer, Esquire. By ruling made in open hearing, I continued the case at that time and consolidated the competing Petitions for Special Hearing filed by both sides. The matter was then rescheduled to June 15, 1998 and a public hearing held on that day to entertain all issues. The Opinion which follows represents this Office's decision on both Petitions and a full resolution, at least at this level, of the various amendments and changes to the plan since the original approval in Case No. 92-285-SPHXA.

Testimony was received from Rick Chadsey, the engineer from G. W. Stephens, Jr., and Associates, Inc., who prepared the latest site plan. Mr. Chadsey described the history of the project and site, including his company's acquisition of the project from another firm. He also described, in some detail, the changes from the approved development plan (Case No. III-371), which were proposed. The approved development plan essentially mirrored the plan in prior zoning Case No. 92-285-SPHXA. Mr. Chadsey

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By

indicated that 18 parking spaces were proposed to be used on an interim basis at the footprint of Building G until that building is constructed. He also indicated that 2 additional tennis courts are proposed for construction at the present time, with 2 more courts to be added at some time in the future. Mr. Chadsey testified that the tennis courts were necessary in view of the school's recent affiliation with the NCAA and the need to provide additional athletic facilities. He also indicated that 48 parking spaces had been inadvertently left off the original plan. These spaces apparently have always been used and located at or near Cottage Lane and the Mueller house, behind the main academic building and near Building E. The Petitioner now seeks approval to use those spaces.

Lastly, Mr. Chadsey described the Haul Road area and the proposed new area for parking. He indicated that the road was a significant distance (610 feet) from Greenspring Valley Road, that the parking lot would be landscaped, and was needed to provide additional parking for the campus. He addressed the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as they relate to special exception relief, and indicated that the proposed changes were minor and fell within the spirit and intent of the prior approvals and existing zoning regulations.

Also testifying on behalf of the College was Gary Reif, Director of the Physical Plant. Mr. Reif clarified the NCAA's requirements as to the need for tennis courts, explaining that 6 courts were needed in order to host an athletic event. Thus, it is clear that the College does not need the courts to participate in NCAA athletic activity, only to host a tennis match. Testimony was also received from Joseph Zerhusen, Chief of Security of the College since 1990. Mr. Zerhusen indicated that the areas of parking inadvertently left off the original plan had existed since his

affiliation with the school and that those 48 parking spaces had always been so used.

Testimony was also received from several of the Protestants. These included Richard Buck who resides on Greenspring Avenue, and Timothy Rodgers, who owns an adjacent property. These gentlemen collectively testified that they do not object, per se, to the proposed tennis court additions, the use of the 48 parking spaces inadvertently left off the original plan, nor the parking on an interim basis at the footprint of Building G. They do, however, vehemently object to the proposed new lot on old Haul Road which will provide 79 additional parking spaces. They believe that this represents a further intrusion into the Greenspring Valley and strongly oppose an amendment of the plan to allow that new lot. Mr. Rodgers, in particular, described what he perceived as a "creeping effect of development" and his belief that Villa Julie has ignored the requirements of the previous plan and the restrictions of the prior approval.

Also testifying was Jeffrey Lees, an architect. Mr. Lees was previously a member of the Baltimore County Landmarks Preservation Commission. He described in detail the nature of the site and surrounding community. He opined that the construction of the Haul Road parking lot will negatively impact the open character of the district and the vistas from Greenspring Valley Road.

Testimony was also received from Jay Graham, a landscape architect. I found Mr. Graham's testimony both reasonable and credible. He testified to four factors which may be caused by the construction of the new Haul Road parking lot, which he believes is inappropriate. First, he noted that the construction of such a lot would be an encroachment into the open field in front of the school, thereby dramatically changing the

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Date 1/30/98
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view of the College campus from Greenspring Valley Road and the houses across the street. He also indicated that the grade of the site would be changed by the construction, which would also disrupt the existing vista. Third, he testified at length about the changed relationship between the open field and the edge of the existing woods/tree line. In this regard, Mr. Graham indicated that notwithstanding any landscaping, the existing character of the site would be unfavorably altered. Fourth, he expressed reservations about lighting of the lot, and its impacts on the surrounding locale. He concluded that the Haul Road parking lot was an "urban landscape feature" which would be improperly sited in the middle of an agricultural setting. From this perspective, the construction of the Haul Road parking lot should not be permitted.

Similar testimony was offered by Jack Dillon, Executive Director of the Valleys Planning Council. Mr. Dillon in particular indicated that his organization did not object to the internal parking on the gravel road, the tennis courts, or parking for an interim period at Building G's footprint. He indicated that these three changes to the plan are not particularly objectionable, in that they are all located behind the front building line of the campus. However, he strongly objects to the proposed parking lot on Haul Road.

Finally, testimony was received from Tunnie Ping, a Professional Land Surveyor retained by David and Susan Cordish, Protestants. His most interesting testimony focused on the differences between the plan offered for approval in the instant case, and the prior approved development plan (Case No. III-371) and the site plan approved by the County Board of Appeals in the prior zoning case. The testimony specifically focused on the changes between those plans. However, no comment or conclusion was

offered as to whether the plans were consistent with one another or whether any differences were inappropriate. Apparently, the testimony was offered to demonstrate that the Villa Julie plan has evolved over the years and the present proposal has significant alterations from the approved plan. However, rebutting testimony was received on this issue from Mr. Chadsey. He opined that the plans were consistent and that any differences were minor. The record is clear as to all of the testimony offered in this regard.

Addressing first the issues presented in the Petition for Special Hearing filed by Villa Julie in Case No. 98-394-SPH, I am persuaded to grant that portion of the Petition seeking approval of the additional tennis courts, the recognition and approval of the 48 parking spaces which were inadvertently left off the original plan, and the use of an area for interim parking at Building G. In this regard, I concur with the testimony offered by Mr. Dillon. These modifications to the plan all occur in that geographic area, behind the front building/development line of the campus, as it faces Greenspring Valley Road. That is, these alterations to the plan all occur within a portion of the site which is already developed. To allow the Petitioner to make changes within that area, for so long as they are not substantially different than what is proposed, is altogether appropriate and reasonable. In my judgment, these changes are consistent with the prior plan, appropriate with the approval and Order issued by the Board of Appeals, and in compliance with the spirit, intent and the letter of the zoning regulations as set out in Section 502.1 of the B.C.Z.R.

Quite a different conclusion is reached as to the proposed Haul Road parking lot. As noted by many of the Protestants' witnesses, this lot

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is located in the front yard of the property; that is, between Greenspring Valley Road and the front development/building line of the College campus.

A review of the opinions issued in the prior case is relevant in considering this issue. I recognized the unique location of this property when I issued my initial decision in this case on July 10, 1992. Therein, I stated, "The testimony and evidence submitted by the Petitioner was clear; Villa Julie intends on growing. Although the growth rate will be modest and consistent with the 8% per year historical rate, <u>any</u> growth causes concern... The constraints of this property, the zoning classification of this property, and the agricultural characteristics of the locale are limiting factors." (emphasis in original) (Pages 19 and 20). Later, I concluded "I am particularly concerned that the site remain compatible with the surrounding locale. The improvements proposed, as shown on the site plan, convinces me that the granting of these variances will not destroy that compatibility." (Page 28).

The Opinion issued by the County Board of Appeals following their de novo hearing is more controlling. In its opinion, the Board discussed the traffic generated by the College and its impact on the surrounding locale. In discussing this issue, the Board noted, "None of the College property now utilized for agriculture will be affected or diminished by the proposed building plans." (County Board of Appeals' Opinion, Page 7).

Indeed, the proposed Haul Road parking lot represents a substantial deviation from the original plan. Testimony was offered by a number of the witnesses in response to pointed questions by this Zoning Commissioner, that the front field maintained by the College has been used in the not too distant past for agricultural purposes. Although the field is not presently in crops, it has been in recent years. It is clear that the

construction of the Haul Road parking lot indeed constitutes development of portions of the site previously devoted to agricultural uses.

This point was emphasized in a Zoning Plans Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM). That comment states, "The proposed new parking lot location parallel to Greenspring Valley Road should be relocated elsewhere. The proposed location is prime and productive soils BmB2. This proposal conflicts with Section 26-170 and should not be approved."

The County Board of Appeals likewise feared uncontrolled growth of the College and its effects on agriculture. The Board stated, "The proposed physical expansion of the College is extensive, and expressed fears by Protestants are understandable. Because the College is in an agriculture preservation zone, the degree of growth warrants control under a granted special exception." (County Board of Appeals Opinion, Page 10).

The Board also noted the testimony of Villa Julie's own witnesses at the hearing before it. Describing the plan by Villa Julie's experts, the Board noted, "The plan's goal is to achieve an 'intimate campus' without the new construction using present open areas. Samuel Crosier, Petitioner's Landscape Architect, designed the plan to avoid the removal of wooded areas, and to build taller buildings to reduce the impervious roof area of a lower structure of the same square footage. Major aspects of the plan were designed so that the campus will have less impact on Greenspring Valley Road and adjacent residences. The new construction will generally interconnect with existing buildings in such a building envelope that they will hardly be seen from the road." (County Board of Appeals' Opinion, Pages 13 - 14) In my judgment, the proposed Haul Road parking lot significantly deviates from the Petitioners' original plans, as approved by the

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County Board of Appeals and affirmed on appeal. Despite the landscaping proposed, I agree with Mr. Graham's testimony that the pro posed Haul Road parking lot presents a detrimental and permanent negative impact on the character of the frontage of the property. It is indeed a proposed placement of an urban landscape feature in an agriculture setting. Thus, I find that the proposed parking lot would be inconsistent with the prior approvals, the applicable provisions of the B.C.Z.R. and the overall character of the area. Therefore, an amendment of that portion of the plan will not be permitted.

The existence and growth of Villa Julie College has presented, and will no doubt continue to present, the classic confrontation between the need for the growth of a legitimate land use and the preservation of the existing setting of the neighborhood and community. As I believe is abundantly clear in the prior opinion issued by me, I recognize that Villa Julie lawfully exists where it does, that it needs growth to survive and compete, and that the use of the property by the College is a legitimate and permissible use under the property's zoning classification. Nonetheless, Villa Julie must recognize the inherent limitations and constraints of its property. The same features which make the College campus unique and idyllic at this location are limiting. The proposed construction of a parking lot at Towson University or UMBC would no doubt generate not much more than a yawn from the neighbors of those institutions. However, Villa Julie is not located in Towson or Catonsville, but in the Greenspring Valley. Thus, although the addition of a parking lot on a college campus might not seem like much to some, it is significant here and should not be permitted as proposed. Therefore, Villa Julie's Petition shall be granted in part and denied in part, as more fully set forth herein.

As to the Petition for Special Hearing filed by the Protestants in Case No. 98-475-SPH, same will likewise be granted in part and denied in part. That portion of the Petition dealing with the proposed Haul Road parking lot should be granted, so as to prohibit construction of same. However, as to the balance of the issues raised in the Protestants' Petition, same shall be denied. I find no credible testimony before me that Villa Julie has failed to properly develop its site in accordance with the prior approvals. Certainly, the testimony offered by Mr. Ping supports a conclusion that development has not precisely followed the details of the plan approved by the County Board of Appeals. However, a slight deviation is understandable and necessary, due to more finite and certain engineering studies as development proceeds, and discovered conditions in the field. In sum, I find no compelling testimony in the record of this case before me that Villa Julie's development, both existing and proposed (other than the Haul Road parking lot) is inappropriate.

Finally, it is to be noted that in order to "clean up" its site plan, Villa Julie should submit another plan for inclusion in the case files consistent with the terms and conditions of this Order. Such plan shall be modeled upon the plan approved by the County Board of Appeals, with the alterations which have been approved herein, and any minor deviations which have naturally occurred since the original approval. Obviously, the plan shall not show the Haul Road parking lot in that same has been denied. Likewise, the terms and conditions of the Board's prior Order, except as specifically modified herein, shall not be changed. These include the constraints on the College's growth, and particularly, the requirement that any change to the plan in the future will require an additional public hearing.

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Date
By

Pursuant to the advertisement, posting of the subject property, and public hearing held thereon, and for the reasons set forth herein, the Petitions for Special Hearing filed in Cases Nos. 98-394-SPH and 98-475-SPH have been granted in part and denied in part as more fully described above and as set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June, 1998 that the Petition for Special Hearing filed in Case No. 98-394-SPH, seeking approval of amendments to the site plan previously approved in Case No. 92-285-SPHXA, to reflect the construction of new tennis courts in the rear of the site and a reconfiguration of the parking provided in that area, the reconfiguration and legitimization of parking inadvertently left off the original plan, including a finding that the existing parking in that area is permitted, and finally, the approval of parking on an interim basis near proposed Building G, until such time as that building is constructed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
>
> 2) Prior to the issuance of any future permits, the Petitioners shall submit a revised site plan for inclusion in the files for both Cases Nos. 98-394-SPH and 98-475-SPH, which sets forth the modified relief granted herein and any minor deviations which have naturally occurred since the original approval of the site plan filed in prior Case No. 92-285-SPHXA.
>
> 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Hearing filed in Case No. 98-394-SPH to approve a new parking area along the previously designated dirt strip, now known as Haul Road, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing filed in Case No. 98-475-SPH seeking a determination of some 24 issues identified within the Petition relative to the potential growth of the College and the existing and future uses of the subject property, and in particular, whether the College has adhered to the site plan and Opinion issued by the County Board of Appeals in prior Case No. 92-285-SPHXA, be and is hereby GRANTED in part, and DENIED in part. Specifically, that portion of the Petition for Special Hearing seeking a denial of the proposed new parking area on Haul Road, is hereby GRANTED, and all other issues raised within the Petition, all as more set forth herein, shall be DENIED.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/23/98
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1525 Greenspring Valley Road

which is presently zoned RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned neighbors 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED PETITION

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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

Legal Owner(s):

Villa Julie College
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Greenspring Valley Rd.
Address Phone No.

Stevenson, MD 21153
City State Zipcode

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

Benjamin Bronstein, Esq.
Name

29 W. Susquehanna Ave. #205, Towson
Address Phone No.

Petitioners:
(See attached individuals)

Attorney for Petitioner:
J. Carroll Holzer, P.A.
(Type or Print Name)

Signature

J. Carroll Holzer, P.A.
305 Washington Ave.
Suite 502
Towson, MD 21204

Phone No.

Zipcode

410-825-6961

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

DROP. OFF
NO REVIEW
6/8/98 RCA

98-415-SPH

Petition

Petitioners, The Valleys Planning Council, Inc. by Richard Buck President and individuals David and Susan Cordish, Timothy Rodgers, William and Deborah Paterakis, Dr. Gaylord Clark, Gordon Sugar, Richard Blue, by their attorney, J. Carroll Holzer, Holzer & Lee, being interested persons adjoining and adjacent to the subject property described in the description and plats attached hereto, and made in part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to have the Zoning Commissioner determine the following questions presented, and provide for the proper enforcement thereof; and under Section 500.6 to determine any violation or noncompliance with any zoning regulation, or proper interpretation thereof; and further to determine whether the Villa Julie College has adhered to the Opinion and Order of the Baltimore County Board of Appeals, dated July 23, 1993, contained in Case No. 92-285-SPHXA (Exhibit #1) and the plan to accompany Special Exception in Case No. 92-285-SPHXA (Exhibit #2), as required by the County Board of Appeals, and further compliance with the Zoning Regulations of Baltimore County in the following questions:

1. Whether Villa Julie College has illegally deviated from the "building envelope (F)" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4). And further,

2. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #1.

3. Whether Villa Julie College has illegally deviated from the "waste-water treatment area" as shown on Exhibit #2, further as reflected by the Development Plan Exhibit #3, and the plan to accompany the Special Hearing in Case No. 98-394-SPH (Exhibit #4).

4. Whether Villa Julie College has not complied with the County Board of Appeals Opinion and Order in Case No. 92-285-SPHXA (Exhibit #1), conditions #6 and #7 as related to Question #3.

5. Whether Villa Julie College has illegally deviated from the "parking lot near the soccer and lacrosse field" shown on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany Special Hearing Case No. 98-394-SPH (Exhibit #4).

6. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #5.

7. Whether Villa Julie College has illegally deviated from the "main parking field" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

8. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #7.

9. Whether Villa Julie College has illegally deviated from the "parking spaces along drive behind building E" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

10. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #9.

11. Whether Villa Julie College has illegally deviated from the "parking field along temporary construction" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

12. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #11.

13. Whether Villa Julie College has illegally deviated from the "parking field near building G.LRC" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

14. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #13.

15. Whether Villa Julie College has illegally deviated from the "existing tree lines" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

16. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #15.

17. Whether Villa Julie College has illegally deviated from the "existence of a pond north of the proposed parking area" on Exhibit #2, as further reflected by the Development Plan (Exhibit #3) and the plan to accompany the Special Exception Hearing in Case No. 98-394-SPH (Exhibit #4).

18. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #17.

19. Whether Villa Julie College has illegally deviated from and/or exceeded the "permissible building limitations" as proposed by Exhibits #1 and #2; as reflected by Exhibits #3 and #4.

20. Whether Villa Julie College has not complied with conditions #6 and #7 of the Opinion and Order of the Baltimore County Board of Appeals in Case No. 92-285-SPHXA (Exhibit #1) as related to Question #19.

21. Whether Villa Julie College has deviated from and/or exceeded "permissible building limitations" imposed by Exhibits #1 and #2; as reflected by building permits (Exhibit #6).

22. Notwithstanding Baltimore County Zoning Regulations Section 101, definitions, can the gross floor area of Villa Julie College exceed the gross floor area requested by Villa Julie College and approved by the County Board of Appeals, pursuant to Exhibits #1 and #2.

23. Does the exterior existing lighting of Villa Julie College - height, wattage, glare, design, exceed that proposed under Exhibits #1 and #2; does the existing lighting violate the Baltimore County light standards.

24. Such other and further issues as may be raised or deveop at the public hearing on this Petition or raised during the course of the public hearing that relate to deviations by Villa Julie College from Exhibits #1 and #2.

All the above questions relate to the following facts by way of background:

1. The Villa Julie College in Case No. 92-285-SPHXA requested a Special Exception from the Zoning Commissioner of Baltimore County. After extended hearings, the Baltimore County Board of Appeals on July 23, 1993 issued an Opinion and Order granting the Special Exception subject to certain conditions (Exhibit #1). Villa Julie College's plan to accompany the Special Exception in Case No. 92-285-SPHXA was submitted as an exhibit and binding by the County Board of Appeals' Order (Exhibit #2). The CBA specifically limited all constructionand exterior physical plant improvements to those shown on Exhibit #2 by Condition #6. Further, the CBA required all modificationsto the restrictions and relief granted by the Order shall be considered only after a public hearing. Villa Julie College did not comply with either condition.

2. Subsequently, thereto, Villa Julie College presented a Development Plan to Baltimore County which was apparently approved dated November 16, 1995, which deviated from the plan to accompany the Special Exception (Exhibit #3).

3. Villa Julie College has submitted a Petition for Special Hearing identified as Case No. 98-394-SPH (Exhibit # 4) to amend the original Case No. 92-285-SPHXA (Exhibit #2). Previously during development, Villa Julie College presented information contained on certain building permit applications that relate directly to the size of the facility to be constructed that are allegedly inconsistent with the plan to accompany Special Exception in 92-285-SPHXA (Exhibit #2 and Exhibit #6).

Wherefore, Petitioners aver that subsequent plans submitted by Villa Julie College are significantly different from that approved by the County Board of Appeals (Exhibit #2), and respectfully request the Zoning Commissioner conduct a Hearing and rule upon the issues raised by this Petition.

Respectfully submitted,

J. Carroll Holzer
Holzer & Lee
305 Washington Avenue
Suite 502
Towson, Maryland 21204
Attorney for Petitioners

CERTIFICATE OF SERVICE

I HEREBY certify that a copy of the foregoing Petition was mailed first-class, postage pre-paid to Benjamin Bronstein, Esquire, Counsel for Villa Julie College, 29 W. Susquehanna Avenue, Susquehanna Building, Suite 205, Towson, Maryland 21204.

J. Carroll Holzer

A:Petitions/Villa

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

146 SPH
92-285-XA

Description to accompany Zoning Petition, August 30, 1991
VILLA JULIE COLLEGE.

Beginning for the same at the intersection formed by the centerline of Green Spring Valley Road (30 foot wide) and the centerline of Nacirema Lane (60 foot wide), said intersection having Baltimore County Metropolitan District coordinate values of North 45931.73 and West 25568.14, running thence leaving said intersection, binding on the centerline of said Green Spring Valley Road, the four following courses:

1) North 75 degrees 18 minutes 41 seconds East 940.50 feet,
2) southeasterly by a curve to the right having a radius of 213.22 feet for a distance of 116.23 feet, said curve being subtended by a chord bearing South 89 degrees 04 minutes 19 seconds East 114.80 feet,
3) South 73 degrees 27 minutes 19 seconds East 470.51 feet and
4) South 73 degrees 15 minutes 18 seconds East 394.90 feet,

running thence leaving said centerline the six following courses:

5) South 00 degrees 08 minutes 31 seconds West 350.00 feet,
6) South 42 degrees 58 minutes 31 seconds West 79.92 feet,
7) South 02 degrees 01 minutes 29 seconds East 1013.86 feet,
8) South 89 degrees 40 minutes 29 seconds West 1512.91 feet,
9) North 12 degrees 27 minutes 53 seconds West 244.32 feet and
10) North 12 degrees 35 minutes 12 seconds West 1232.50 feet to

the point of beginning.

Containing 60.236 acres of land more or less, 0.661 acres thereof being in the bed of Green Spring Valley Road (30 foot wide).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.

STATE OF MARYLAND
FREDERICK W. STEPHENS
PROFESSIONAL ENGINEER

98-475-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
:SCELLANEOUS RECEIPT

No. 048757

DATE 5/13/98 ACCOUNT 001-6150

AMOUNT $ 100.00 (WCR)

RECEIVED FROM: George & Bronstein

FOR: #110 - REVISIONS

Revised Plats - Villa Julie College
#98-394-SPH

Drop-Off -- No Review

DISTRIBUTION
E - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
5/15/1998 5/14/1998 14:49:49
REG W501 CASHIER CLUK CNL DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 050771 CFLN
CR NO. 048757
100.00 CHECK: FN
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MA LAND
OFFICE OF BUDGET & FINANCE
.IISCELLANEOUS RECEIPT

No. 055849

DATE 6/8/98 ACCOUNT 001-6150

AMOUNT $ ~~4~~ 250.00 (WCR)

RECEIVED FROM: J. Carroll Holzer

FOR: SPECIAL HEARING - $250.00

CASE #98-475-SPH ITEM #475
Villa Julie -- 1525 Greenspring Valley Rd

TRIBUTION
.TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/09/1998 6/09/1998 10:03:30
REG W504 CASHIER KMCM KOM DRAWER 4
5 MISCELLANEOUS CASH RECEIPT
Receipt # 053043 CFLN
CR NO. 055849
250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
.ISCELLANEOUS RECEIPT

No. 050840

DATE 8/24/98 ACCOUNT R-001-6150

AMOUNT $ 385.00

RECEIVED FROM: J. Carroll Holzer, P.A.

FOR: Appeal - Case # 98-394-SPH & #98-475-SPH

TRIBUTION
TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
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8/26/1998 8/25/1998 15:11:29
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5 MISCELLANOUS CASH RECEIPT
Receipt # 055984 OFLN
CR NO. 050840
385.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
ISCELLANEOUS RECEIPT

No. 050840

DATE 8/24/98 ACCOUNT R-001-6150

AMOUNT $ 385.00

RECEIVED FROM: J. Carroll Holzer, P.A.

FOR: Appeal - Case # 98-394-SPH & #98-475-SPH

TRIBUTION
E - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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Receipt # 055984 OFLN
CR NO. 050840
385.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050841

DATE 8/25/98 ACCOUNT R-001-6150

AMOUNT $ 385.00

RECEIVED FROM: Benjamin Bronstein, Esq.

FOR: Appeal - Case # 98-394-SPH & # 98-475-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
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8/26/1998 8/25/1998 15:10:20
REG WS03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 055983 OFLN
CR NO. 050841
385.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050841

DATE 8/25/98 ACCOUNT R-001-6150

AMOUNT $ 385.00

RECEIVED FROM: Benjamin Bronstein, Esq.

FOR: Appeal - Case # 98-394-SPH & # 98-475-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
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8/26/1998 8/25/1998 15:10:20
REG WS03 CASHIER PWES PEW DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 055983 OFLN
CR NO. 050841
385.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: June 10, 1998

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

SUBJECT: 1525 Greenspring Valley Road

INFORMATION

Item Number: 475

Petitioner: Richard Buck, Dr. Gaylord Clark, David Cordish, Susan Cordish, Richard Blue, Timothy Rodgers, Gordon Sugar, William Paterakis, and Deborah Paterakis

Zoning: RC-2

Requested Action: Special Hearing

Summary of Recommendations:

The Planning Office recommended that a landscape plan for the parking area be submitted to the Baltimore County Landscape Architect in Case No 98-394-SPH. That position has not changed.

In reference to the other amendments and Mr. J. Carroll Holzer's attachment to Case No. 98-475-SPH, this office defers to the judgement of the Baltimore County Zoning Commissioner who will have the benefit of hearing testimony offered at the time of the hearing on this matter.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Kess

AFK/JL

C:\MSOFFICE\WINWORD\ZAC\475.DOC

Baltimore County
Fire Department

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

June 12, 1998

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

RE: Property Owner: VILLA JULIE COLLEGE

Location: DISTRIBUTION MEETING OF ?

Item No.: 475 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.

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", 1994 edition prior to occupancy.

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

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

RECEIVED
JUN 19

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 6·11·98
Item No. 475 (WCR)

Dear Ms. Stephens:

WE have reviewed the referenced item and have no objection to approval. as a field inspection reveals that the existing entrance(s) on to MD ~~US~~ 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein At 410-545-5606 or By E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

L. A. Gredlein

LG

Rosalyn:
Please place in case #
98-475- This file is not even
close to coming to our office
Thanks
Madline
Zoning Office
x 4386

Hearing Date

Case 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

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

Date: June 10, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item 475

The Development Plans Review Division has reviewed the subject zoning item.

This development has not implemented its approved final landscape plan.

RWB:HJO:cab

cc: File

ZONE0615.475

RECEIVED
1 9 1998

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

TO: Lawrence E. Schmidt
Zoning Commissioner

DATE: June 10, 1998

FROM: R. Bruce Seeley
Project Manager

SUBJECT: Villa Julie College
Zoning Items #98-394 and 98-475

Attached is a copy of DEPRM's comments on item #98-394, which was apparently sent to Mr. Jablon on May 20, 1998. The Agriculture Preservation Section recommends DENIAL of the proposed parking areas on prime and productive soils. Regarding item #98-475, the waste water treatment plant is regulated by the Maryland Department of the Environment.

If there are any questions regarding these comments, please call me at (410)-887-5859. Thank you.

Due Date: May 20, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/gp

SUBJECT: Zoning Item #98-394

Villa Julie College, 1525 Greenspring Valley Road

Zoning Advisory Committee Meeting of May 4, 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:

----- 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).

----- 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).

__X__ Agriculture Preservation: The proposed new parking lot location paralleled to Greenspring Valley Road should be relocated elsewhere. The proposed location is prime and productive soils BmB2. This proposal conflicts with Section 26-170 and should not be approved.

Baltimore County
Department of Permits and
Development Management

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

June 17, 1998

J. Carroll Holzer, P.A.
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Drop-Off Petition Review (Item #475)
1525 Greenspring Valley Road
8th Election District

Dear Mr. Holzer:

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 imcomplete 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 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink
on Recycled Paper

GAYLORD LEE CLARK
1704 HILLSIDE ROAD
STEVENSON, MARYLAND 21153

August 14, 1998

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
County Courts Building
Towson, Maryland 21204

Re. Villa Julie Parking Lights

Dear Commissioner Schmidt:

I have received information via the news media and your report: "Findings of Fact and Conclusions of Law" that Villa Julie is now required to put in "low level lighting" and to tone it down. If this is true and if this requirement is met, the college's line-of-sight neighbors will be pleased. I think this ruling is a satisfactory compromise on this issue.

I take strong exception with counselor Benjamin Bronstein's statement that the college's lighting does not spill over onto adjacent properties. This indicates his total ignorance of the physics of light radiation. To make his statement true, he would need to place the lighted parking lot in a box and be certain to put the lid on. Also I would like to point out that Mr. Bronstein has never been on our property during the winter months.

I don't accept Mr. Bronstein's comment that changes in plans for different lighting and landscaping would be financially burdensome. When the college can add unauthorized square footage to their buildings and carry out the other embellishments of their grand plans, it makes his argument invalid.

Thank you very much for your work and understanding of the issues.

Sincerely,

Gaylord Clark

AUG 18

xc: Mr. John Dillon, Executive Director
Valleys Planning Council

HOLZER & LEE

LAW OFFICES
J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989
THOMAS J. LEE
OF COUNSEL

TOWSON OFFICE
305 WASHINGTON AVENUE
SUITE 502
TOWSON, MD 21204
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@MAIL.BCPL.LIB.MD.US

May 28, 1998

5/29/98
no, unless agreed to w/ counsel for Villa Julie
6/1/98 - WCR talked to Bronstein - he does NOT agree to P.P.

Arnold Jablon
Director of Permits and Development Management
County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing filed by Villa Julie College
Case No. 98-394-SPH
Hearing Date: June 4, 1998

Dear Mr. Jablon:

Enclosed please find a copy of a Petition for Special Hearing involving the Villa Julie College which raises a number of issues to be determined by the Zoning Commissioner. Previously, Villa Julie College had filed its own plan to amend a Special Exception granted to it in Case No. 92-285-SPHXA by Case No. 98-394-SPH, currently scheduled for a hearing on June 4, 1998. I would respectfully request that the hearing on June 4 be postponed and consolidated with the Petition for Special Hearing filed this date with your Department, which encompasses some of the same issues as the case currently scheduled for June 4.

For judicial economy purposes, it would appear that a consolidation of the instant Petition for Special Hearing with Case No. 98-394-SPH be done in order to save the Zoning Commissioner from conducting two hearings in this regard. I would certainly be available to consult with the assignment office to find a mutually agreeable date with Mr. Bronstein.

Very truly yours,

J. Carroll Holzer

475

Drop-Off. No Review

RECEIVED
MAY 29 1998
PDM

a:petitions\villa.pet

98-475-SPH

VJC

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
RICK CHADSEY	658 KENILWORTH DR Towson 21204
RALPH W. SMITH	19705 GUNPOWDER RD MILLERS 211
LINDA L MONK	205 CEDARCROFT RD BALTO. 2121
TIM CAMPBELL	1525 GREENSPRING VALLEY RD
GARY S REIF	1525 Greenspring Valley RD Stevenson 21153
MARIE A. WEBER	1525 GREENSPRING VALLEY RD 21153
Ellen Yerman	1525 Greenspring Valley Rd 21117
Maureen O'Halloran	1525 Greenspring Valley Rd 2115
JIM D'BRIEN	1525 GREENSPRING VALLEY Rd 2115
Orsia Young	1525 Greenspring Valley Rd 21153
Cheryl Sunderland	1525 Greenspring Valley Rd 21153
Timothy M. Rodgers	1701 Greenspring Valley Rd 21153
Joe Gloss	1525 GREENSPRING VALLEY RD 2115

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
JEFFREY LEES	706 DUNKIRK ROAD 21211

Current through 5/12/98

98-475-SPH

TIME: 13:25:38 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1003:
* DATE: 05/12/98 GENERAL PERMIT APPLICATION DATA LAST UPDATE 06/26/96
PLD 15:01:11

PERMIT #: [redacted]
RECEIPT #: A302919
CONTROL #: GRC-
XREF #: B273085

PROPERTY ADDRESS
1525 GREENSPRING VALLEY DR
SUBDIV: 2640 W OF GREENSPRING AV
TAX ACCOUNT #: 0322035480 DISTRICT/PRECINCT 03 13

FEE: 954.00
PAID: 954.00
PAID BY: APP

OWNERS INFORMATION (LAST, FIRST)
NAME: [redacted]
ADDR: 1525 GREENSPRING VALLEY RD., STEVENSON, MD 21153

DATES
[redacted]
OCCPNCY:

APPLICANT INFORMATION
NAME: ANDREW FERRETTI
COMPANY: GEORGE W. STEPHENSJR & ASSOC, INC
ADDR1: 658 KENILWORTH DR-STE100
ADDR2: TOWSON, MD 21204
PHONE #: 825-8120 LICENSE #:

INSPECTOR: 03C
NOTES: JB/JP

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 13:25:43 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1004:
[redacted] BUILDING DETAIL 1 LAST UPDATE 06/07/96
PLD 12:30:44

[redacted] TRACT: BLOCK:
PLANS: CONST 00 PLOT 8 PLAT 0 DATA 0 EL 2 PL 2

TENANT
BUILDING CODE: 2
IMPRV 7 GRADING
USE 23 GRADING

CONTR: TO BE DETERMINED
ENGNR: GEORGE W. STEPHENS & ASSOC
SELLR:

FOUNDATION BASE [redacted] DISTURBED AREA FOR FUTURE [redacted] R[redacted] B347220 & B259231 FOR [redacted]G. PERMIT EXPIRES (2) YEARS FROM DATE OF ISSUE.

CONSTRUC FUEL SEWAGE WATER
2E 2E

CENTRAL AIR
ESTIMATED COST
100,000.00 [redacted]
OWNERSHIP: 1 [redacted] COLLEGE
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS:

PASSWORD:

(1)

Exh. 6

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005F

TIME: 13:25:51 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/07/96
DATE: 05/12/98 BUILDING DETAIL 2 PLD 12:30:44

[redacted]

BUILDING SIZE
FLOOR: 476900
WIDTH:
DEPTH:
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 01

LOT SIZE AND SETBACKS
[redacted]
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

ASSESSMENTS
LAND: 1561620.00
IMPROVEMENTS: 9362900.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018F

TIME: 13:26:03 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/26/96
[redacted] APPROVALS DETAIL SCREEN PLR 15:01:36

[redacted] CONTROL #: GRC-

AGENCY	DATE	CODE	COMMENTS
SEDI CTL	06/13/96	01	SECURITY APPROVED - CK///////SWM-OK
ZONING	06/07/96	01	JLL/JP
PUB SERV	06/24/96	01	FEES PD.PER SUE H. JJS
ENVRMNT	06/10/96	01	TT
PERMITS	06/26/96	01	DAS SC

2

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

PANEL BP1003M

TIME: 13:26:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 06/17/96 GENERAL PERMIT APPLICATION DATA PLD 11:41:08

PERMIT #: B274226
RECEIPT #: A304044
CONTROL #: GR
XREF #: B274226

PROPERTY ADDRESS
1525 GREENSPRING VALLEY DR
SUBDIV: 2640 W OF GREENSPRING AV
TAX ACCOUNT #: 0322035480 DISTRICT/PRECINCT 03 13

FEE: 40.00
PAID: 40.00
PAID BY: APPL

OWNERS INFORMATION (LAST, FIRST)
NAME: VILLA JULIE COLLEGE
ADDR: 1525 GREENSPRING VALLEY DR. 21153

DATES
APPLIED: 06/17/96
ISSUED: 06/17/96
OCCPNCY:

APPLICANT INFORMATION
NAME: ANDREW FERRETTI
COMPANY: GEO.W.STEPHENS,JR. & ASSOC.,INC.
ADDR1: 658 KENILWORTH DR. STE#100
ADDR2: 21204
PHONE #: 825-8120 LICENSE #:

INSPECTOR: 03R
NOTES: VLC/JP

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 13:26:37 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 BUILDING DETAIL 1 PLD 11:43:58

TRACT: BLOCK:

PERMIT # B274226 PLANS: CONST 00 PLOT 6 PLAT 0 DATA 0 EL 2 PL 2

TENANT
BUILDING CODE: 2 CONTR: TBD
IMPRV 7 GRADING ENGNR:
USE 17 COLLEGE SELLR:

FOUNDATION BASE WORK: GRADE 19,500 SF.OF DISTURBED AREA FOR UTILITIES
PERMIT EXPIRES (2) YEARS FROM DATE OF ISSUE.
FOR GRADING ONLY.

CONSTRUC FUEL SEWAGE WATER
2E 2E

CENTRAL AIR
ESTIMATED COST
15,000.00 P[redacted]NG
OWNERSHIP: 1 [redacted]
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS:

PASSWORD:

3

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005F

TIME: 13:26:45 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 BUILDING DETAIL 2 PLD 11:43:58

PERMIT #: B274226

BUILDING SIZE
FLOOR: 19500
WIDTH:
DEPTH:
HEIGHT:
STORIES:

LOT SIZE AND SETBACKS
SIZE: 60.2364 AC.
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT NOS:
CORNER LOT:

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 01

ASSESSMENTS
LAND: 1561620.00
IMPROVEMENTS: 9362900.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018F

TIME: 13:26:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 APPROVALS DETAIL SCREEN PLD 11:45:10

PERMIT #: 8274226 CONTROL #: GR

AGENCY	DATE	CODE	COMMENTS
SEDI CTL	06/17/96	01	MM/JP
ZONING	06/17/96	01	CAM/JP
PUB SERV	06/17/96	01	CAM/JP
ENVRMNT	06/17/96	01	MM/JP
PERMITS	06/17/96	01	SMD/JP...P/U...PER "AUTH.TO RELEASE"

9

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 13:27:16 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/31/9
DATE: 07/31/97 GENERAL PERMIT APPLICATION DATA PDM 11:07:1

[redacted]

RECEIPT #: A333084 PROPERTY ADDRESS
CONTROL #: GR 1525 GREENSPRING VALLEY DR
XREF #: B311132 SUBDIV: 2640 W OF GREENSPRING AV
TAX ACCOUNT #: 0322035480 DISTRICT/PRECINCT 03
OWNERS INFORMATION (LAST, FIRST)
FEE: 40.00 NAME: VILLA JULIE COLLEGE
PAID: 40.00 ADDR: 1525 GREENSPRING VALLEY DR. 21153
PAID BY: APP
DATES
APPLICANT INFORMATION
[redacted] NAME: ANDREW FERRETTI
[redacted] COMPANY: G.W. STEPHENS JR. & ASSOC. INC
OCCPNCY: ADDR1: 658 KENILWORTH DRIVE SUITE 100
ADDR2: TOWSON, MD. 21204
INSPECTOR: 03R PHONE #: 410-825-8120 LICENSE #:
NOTES: KRA/LW

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 13:27:20 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/16/97
DATE: 05/12/98 BUILDING DETAIL 1 PDM 10:21:53

[redacted] PLANS: CONST 0 PLOT 8 TRACT: PLAT DATA BLOCK: EL 2 PL
TENANT
BUILDING CODE: 2 CONTR:
IMPRV 7 ENGNR: GWS INC
USE 23 GRADING SELLR:

FOUNDATION BASE [redacted]:
CONSTRUC FUEL SEWAGE WATER [redacted]
2E 2E
CENTRAL AIR
ESTIMATED COST
10000.00 [redacted]
OWNERSHIP: 1 EXISTING USE: COLLEGE
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS:
PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 13:27:27 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/16/97
DATE: 05/12/98 BUILDING DETAIL 2 PDM 10:21:53

PERMIT #: B311132 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 16000 SIZE: 60.23AC
WIDTH: FRONT STREET:
GARBAGE DISP: DEPTH: SIDE STREET:
POWDER ROOMS: HEIGHT: FRONT SETB: NC
BATHROOMS: STORIES: SIDE SETB: NC/NC
KITCHENS: SIDE STR SETB:
LOT NOS: REAR SETB: NC
CORNER LOT:
ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 1561620.00
PETITION: SECTION: IMPROVEMENTS: 9362900.00
DATE: LIBER: 000 TOTAL ASS.:
MAP: FOLIO: 000
CLASS: 01
PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA:

5

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 13:27:39 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/31/97 PANEL BP101
DATE: 05/12/98 APPROVALS DETAIL SCREEN PLR 11:39:04

PERMIT #: B311132 CONTROL #: GR

AGENCY	DATE	CODE	COMMENTS
SEDI CTL	07/23/97	01	JH/TT
ZONING	07/25/97	01	JCM/WCR NO CHANGE IN USE.
PUB SERV	07/16/97	01	CAM/LW
ENVRMNT	07/30/97	01	GWM-07-30 CB////EIR-07-29 VK
PERMITS	07/31/97	01	DAS SC

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

6

Issued

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 10-12-95

OEA: Appl SP

HISTORIC DISTRICT/BLDG. ☐ YES ☑ NO ☐ DO NOT KNOW

PERMIT #: B250725
RECEIPT #: A269529
CONTROL #: C-
REF #:

FEE: 1164 +5 +120.
PAID: 1289
PAID BY: Appl
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE ____
BOCA CODE ____

TYPE OF IMPROVEMENT
____ NEW BLDG CONST
____ ADDITION
____ ALTERATION
____ REPAIR
____ WRECKING
____ MOVING
____ OTHER ____

PROPERTY ADDR: 1525 Green Spring Valley Rd, Stevenson MD 21153
SUBDIV: 2640 W of Greenspring Blvd
TAX ACCOUNT #: 0322035480
DISTRICT/PRECINCT: 03 / 13

OWNER'S INFORMATION (LAST,FIRST)
NAME: Villa Julie College, Inc.
ADDR: 1525 Green Spring Valley Rd 21153

APPLICANT INFORMATION
NAME: Robert Clancy
COMPANY: Villa Julie College
STREET: 1525 Green Spring Valley Rd
CITY,ST,ZIP: Stevenson MD 21153
PHONE #: 486 7000 MHIC LICENSE #: ____
APPLICANT SIGNATURE: Robert Clancy TRACT: ____ BLOCK: ____
PLANS: CONST 3 PLOT 14 PLAT — DATA ____ EL 2 PL 2
TENANT ____
CONTR: Wilding - Turner
ENGNR: Zigler & Sewell, Inc. Architect #8246-C
SELLR: ____

DOES THIS BLDG. HAVE SPRINKLERS YES — NO —

DESCRIBE PROPOSED WORK: Erect Shell Building. Separate Permit Required To Complete Interior. Issuance Of This Permit Does Not Grant Baltimore County To Issue Subsequent Permits. 211'4" x 63'8" x 56' = 46,530 #

TYPE OF USE

RESIDENTIAL
1. ____ ONE FAMILY
2. ____ TWO FAMILY
3. ____ THREE AND FOUR FAMILY
4. ____ FIVE OR MORE FAMILY (ENTER NO UNITS) ____
5. ____ SWIMMING POOL
6. ____ GARAGE
7. ____ OTHER

TYPE FOUNDATION
____ SLAB
____ BLOCK
✓ CONCRETE

BASEMENT
1. ✓ FULL
2. ____ PARTIAL
3. ____ NONE

NON-RESIDENTIAL
08. ____ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ____ CHURCH, OTHER RELIGIOUS BUILDING
10. ____ FENCE (LENGTH ____ HEIGHT ____)
11. ____ INDUSTRIAL, STORAGE BUILDING
12. ____ PARKING GARAGE
13. ____ SERVICE STATION, REPAIR GARAGE
14. ____ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ____ OFFICE, BANK, PROFESSIONAL
16. ____ PUBLIC UTILITY
17. ✓ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ____ SIGN
19. ____ STORE ____ MERCANTILE ____ RESTAURANT
SPECIFY TYPE ____
20. ____ SWIMMING POOL ____
SPECIFY TYPE ____
21. ____ TANK, TOWER
22. ____ TRANSIENT HOTEL, MOTEL (NO. UNITS ____)
23. ____ OTHER ____

WILL SUBMIT DATA SHEETS ALB

TYPE OF CONSTRUCTION
____ MASONRY
____ WOOD FRAME
✓ STRUCTURE STEEL
____ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ✓ GAS 3. ____ ELECTRICITY
2. ____ OIL 4. ____ COAL

TYPE OF SEWAGE DISPOSAL
1. ____ PUBLIC SEWER ____ EXISTS ____ PROPOSED
2. ✓ PRIVATE SYSTEM
✓ SEPTIC ✓ EXISTS ____ PROPOSED
____ PRIVY ____ EXISTS ____ PROPOSED

TYPE OF WATER SUPPLY
1. ____ PUBLIC SYSTEM ____ EXISTS ____ PROPOSED
2. ✓ PRIVATE SYSTEM ✓ EXISTS ____ PROPOSED

CENTRAL AIR: 1. ✓ 2. ____
ESTIMATED COST OF MATERIALS AND LABOR: $ Nil
PROPOSED USE: College + Shell Bldg For Future Classrooms/Offices
EXISTING USE: College

OWNERSHIP
1. ✓ PRIVATELY OWNED 2. ____ PUBLICLY OWNED 3. ____ SALE 4. ____ RENTAL

RESIDENTIAL CATEGORY: 1. ____ DETACHED 2. ____ SEMI-DET. 3. ____ GROUP 4. ____ TOWNHSE 5. ____ MIDRISE 6. ____ HIRISE
EFF: ____ #1BED: ____ #2BED: ____ #3BED: ____ TOT BED: ____ TOT APTS/CONDOS: ____
FAMILY BEDROOMS ____
GARBAGE DISPOSAL 1. ____ Y 2. ____ N BATHROOMS ____ CLASS 01
POWDER ROOMS ____ KITCHENS ____ LIBER ____ FOLIO ____

BUILDING SIZE
FLOOR 46,530
WIDTH 211'4"
DEPTH 63'8"
HEIGHT 56'
STORIES 2 + Bsmt
LOT #'S ____
CORNER LOT 1. ____ Y 2. ✓ N

LOT SIZE AND SETBACKS
SIZE 60,236 Ac
FRONT STREET ____
SIDE STREET ____
FRONT SETBK 940
SIDE SETBK 560/890
SIDE STR SETBK ____
REAR SETBK 530
ZONING ____

APPROVAL SIGNATURES — DATE
BLD INSP:
BLDG PLAN: 120 OK TO FILE ALB : 10/12/95
FIRE : 170
SEDI CTL : 416 NC OK TO FILE-CK : 10/12/95
ZONING : 111 [illegible] OK TO FILE : 10/12/95
PER SERV : 111 [illegible] : 10/12/95
EVIRONMENTAL : 416 NC [illegible] : 10/12/95
PERMITS :

DRC LTR JUNE 26, 95

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND — NO PERMIT FEES REFUNDED

Wants Waived

1100 + 5 + 12 Plans Require Notes To Delete Floor Plans Per ALB.

TAX # 03-22-035480

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TONSON, MARYLAND 21204

DATE: 4-9-14

OEA: COP/VLC

OK For 4-10-96

RMIT #: B266286
CEIPT #: H296300
NTROL #: C-
EF #:

E: 144.00 x 5.00 x 12.00
ID: 160.00
ID BY: appl
SPECTOR:

HAVE CAREFULLY READ THIS APPLICATION
KNOW THE SAME IS CORRECT AND TRUE,
THAT IN DOING THIS WORK ALL PROVI-
ONS OF THE BALTIMORE COUNTY CODE AND
PROPRIATE STATE REGULATIONS WILL BE
MPLIED WITH WHETHER HEREIN SPECIFIED
NOT AND WILL REQUEST ALL REQUIRED
SPECTIONS.

UILDING 1 or 2 FAM.
CODE CODE
BOCA CODE X

YPE OF IMPROVEMENT
X NEW BLDG CONST
___ ADDITION
___ ALTERATION
___ REPAIR
___ WRECKING
___ MOVING
___ OTHER

PROPERTY ADDRESS 1525 GREENSPRING Valley Rd.
STEVENSON, MD. 21153

HISTORIC DISTRICT/BLDG.
☐ YES ☒ NO
☐ DO NOT KNOW

SUBDIV: N/A 03-22-035480
TAX ACCOUNT #: ~~Bank Code # 320-000-480~~

DISTRICT/PRECINCT
03 13

OWNER'S INFORMATION (LAST,FIRST)
NAME: Villa Julie College Inc.
ADDR: 1525 GREENSPRING VALLEY Rd STEVENSON, MD 21153

DOES THIS BLDG. HAVE SPRINKLERS
YES ___ NO X

APPLICANT INFORMATION
NAME: ROBERT W. CLANCY
COMPANY: VILLA JULIE COLLEGE
STREET: 1525 GREENSPRING VALLEY Rd.
CITY,ST,ZIP: STEVENSON, MD. 21153
PHONE #: (410)-486-7000 MHIC LICENSE #: N/A
APPLICANT SIGNATURE: Robert W Clancy TRACT: ___ BLOCK: ___
PLANS: CONST 3X PLOT 10 PLAT 0 DATA 10 EL ___ PL ___
TENANT VILLA JULIE COLLEGE
CONTR: THE WHITING-TURNER CONTRACTING COMPANY
ENGNR: GEORGE, MILES AND BUHR
SELLR:

DESCRIBE PROPOSED WORK:
CONSTRUCTION OF A NEW, STATE APPROVED, WASTEWATER TREATMENT FACILITY ON THE PROPERTY OF VILLA JULIE COLLEGE
60' x 50 X 25'6" = 3,000 SF Refer to B266286 for data Allowed Per 304th hearing!

YPE OF USE

ESIDENTIAL
1. ___ ONE FAMILY
2. ___ TWO FAMILY
3. ___ THREE AND FOUR FAMILY
4. ___ FIVE OR MORE FAMILY (ENTER NO UNITS) ___
5. ___ SWIMMING POOL
6. ___ GARAGE
7. ___ OTHER

NON-RESIDENTIAL
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH ___ HEIGHT ___
11. ___ INDUSTRIAL, STORAGE BUILDING
12. ___ PARKING GARAGE
13. ___ SERVICE STATION, REPAIR GARAGE
14. ___ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ___ OFFICE, BANK, PROFESSIONAL
16. ___ PUBLIC UTILITY
17. ___ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ___ SIGN
19. ___ STORE ___ MERCANTILE ___ RESTAURANT
SPECIFY TYPE
20. ___ SWIMMING POOL
SPECIFY TYPE
21. ___ TANK, TOWER
22. ___ TRANSIENT HOTEL, MOTEL (NO. UNITS ___)
23. X OTHER WASTEWATER TREATMENT FACILITY

Waive Data Sheets Ok! Issued

YPE FOUNDATION
___ SLAB
___ BLOCK
X CONCRETE

BASEMENT
1. ___ FULL
2. ___ PARTIAL
3. X NONE

YPE OF CONSTRUCTION
1. ___ MASONRY
2. X WOOD FRAME
3. ___ STRUCTURE STEEL
4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ___ GAS 3. X ELECTRICITY
2. ___ OIL 4. ___ COAL

TYPE OF SEWAGE DISPOSAL
1. ___ PUBLIC SEWER ___ EXISTS ___ PROPOSED
2. X PRIVATE SYSTEM
___ SEPTIC X EXISTS ___ PROPOSED
___ PRIVY ___ EXISTS ___ PROPOSED

TYPE OF WATER SUPPLY
1. ___ PUBLIC SYSTEM ___ EXISTS ___ PROPOSED
2. X PRIVATE SYSTEM X EXISTS ___ PROPOSED

CENTRAL AIR: 1. ___ 2. ___
ESTIMATED COST OF MATERIALS AND LABOR: $1,260,000

PROPOSED USE: WASTEWATER TREATMENT FACILITY
EXISTING USE: School

OWNERSHIP
1. X PRIVATELY OWNED 2. ___ PUBLICLY OWNED 3. ___ SALE 4. ___ RENTAL

RESIDENTIAL CATEGORY: 1. ___ DETACHED 2. ___ SEMI-DET. 3. ___ GROUP 4. ___ TOWNHSE 5. ___ MIDRISE 6. ___ HIRISE
#EFF: ___ #1BED: ___ #2BED: ___ #3BED: ___ TOT BED: ___ TOT APTS/CONDOS: ___
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS ___ CLASS /
POWDER ROOMS ___ KITCHENS ___ LIBER ___ FOLIO ___

BUILDING SIZE
FLOOR 3,000 ft²
WIDTH 50 ft
DEPTH 60 ft
HEIGHT 25'-4"
STORIES 1
LOT #'S ___
CORNER LOT
1. ___ Y 2. ___ N

LOT SIZE AND SETBACKS
SIZE 60,236 AC
FRONT STREET ___
SIDE STREET ___
FRONT SETBK ___
SIDE SETBK ___
SIDE STR SETBK ___
REAR SETBK 160'
ZONING ___

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	OK to issue C. Nichols	4/9
FIRE	OK to issue C. Nichols	4/9
SEDI CTL		
ZONING		
PUB SERV		
ENVRMNT	NG, OK to file - M. Kipke	4/10
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Signature Page

Valleys Planning Council
Richard Buck _____ Richard Buck _____

98-415-SPH

Signature Page

Dr. Gaylord Clark _____

Signature Page

David Cordish _____

Susan Cordish _____

Signature Page

Richard Blue _____

Signature Page

Timothy Rodgers _____

Signature Page

Gordon Sugar _____

Signature Page

William Paterakis William Paterakis

Deborah Paterakis Deborah Paterakis

County Board of Appeals of Baltimore County

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

July 23, 1993

98-475-SPH

Michael J. Collins, Esquire
NEUBERGER, QUINN, GIELEN
& RUBIN, P.A.
Equitable Bank Center Tower II
100 South Charles Street
Baltimore, MD 21201

Re: Case No. 92-285-SPHXA /
Villa Julie College, Inc.

Dear Mr. Collins:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer

Kathleen C. Weidenhammer
Administrative Assistant

cc: Benjamin Bronstein, Esquire
Michael Chomel, Esquire
J. Carroll Holzer, Esquire
K. Donald Proctor, Esquire
Ms. Carolyn Manuszak/Villa Julie College
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Donald T. Rascoe /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Printed with Soybean Ink
on Recycled Paper

Exh #1

IN THE MATTER OF THE THE APPLICATION OF VILLA JULIE COLLEGE, INC. FOR A SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCES ON PROPERTY LOCATED ON THE SOUTH SIDE GREENSPRING VALLEY ROAD, 9' EAST OF NACIREMA LANE (1521 GREENSPRING VALLEY RD) 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	* * * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 92-285-SPHXA

* * * * * * * * *

OPINION

This is an appeal from the decision of the Zoning Commissioner for Baltimore County, Maryland, dated July 19, 1992 in which the Petition for Special Exception to approve the use of the property for a private college in accordance with the site plan was granted, with certain restrictions; and granted a Petition for Special Hearing to approve a modified parking plan and a residential caretaker dwelling as an accessory use to the college; and granted the Petition for Zoning Variances to permit variances from sections of the Baltimore County Zoning Regulations (BCZR) on property zoned R.C. 2.

Appearing before the Board were the following legal counsel: Benjamin Bronstein, Esquire, and Michael Chomel, Esquire, representing Villa Julie College, Inc.; J. Carroll Holzer, Esquire, representing the Valleys Planning Council and a number of individuals; H. Donald Proctor, Esquire, representing Barton and Elizabeth Mitchell, Clark Farm Associates, and Tim and Mary Rodgers; and Michael J. Collins, Esquire, representing Northwest Land Corporation.

Appearing and testifying for Villa Julie College were the

following: Dave Bowers, representing the Maryland Environmental Service; Michael Lancaster, Chief Business Officer, Villa Julie College; Samuel Crozier, Landscape Architect & Land Planner; Gene Neff, Director of Public Works; Wesley Guckert, Traffic Engineer; and Frederick Chadsey, P.E., Water Resource Engineer.

Appearing and testifying in opposition to Villa Julie were the following: F. Pierce Linaweaver, P.E., Civil and Environmental Engineer; Guana Clark Watts, Landscape Architect and partner in Clark Farm Associates; Elizabeth Mitchell, neighbor abutting Villa Julie; Timothy Rodgers, neighbor; Jervis Spencer Finney, neighbor; Thomas O'Brecht, neighbor; Martin Wells, traffic expert; Gordon Sugar, abutting property owner; Clarence Mielke, contract farmer for this area; James Highsaw, Natural Resource Planner; Paul Scheidt, Director, Maryland Agricultural Land Preservation Foundation; John Contestable, Chief of Engineering Access for State of Maryland; John Dillon, Deputy Chief of Community Planning; Norman Gerber, Professional Planner; Oscar Keys, Engineer, formerly with the Department of Public Works; James Dieter, Director of the Department of Environmental Protection & Resource Management; and, as an independent witness, James Gracey, representing Trout Unlimited; and entered by Holzer and not objected to were nine letters, Protestants' Exhibits 9 through 17, in opposition to Villa Julie.

Direct testimony from these witnesses consumed some 7 full days and produced some 64 exhibits for this Board's consideration.

In considering the merits of the case before the Board,

numerous issues were presented, often asserting meritorious arguments on both sides. Consideration had to be given to construction of a wastewater treatment plant (WWTP), earlier approved by the Baltimore County Council to eliminate a long-existing septic system failure at the college. Whether an R.C. 2 zone allows a WWTP was acknowledged by this Board as a result of the County Council's action in amending its water & sewage plan and passing Resolution 2-91 on January 7, 1991, authorizing the joint use of a wastewater treatment facility by Villa Julie College and the Sisters of Notre Dame de Namur. The Treatment capacity of the plant and the plans for discharge were momentous considerations for the Board in light of testimony from experts on both sides of the matter.

Although the college has existed for several decades and qualifies to continue as a nonconforming use, the institution seeks a Special Exception to enable it to expand, a factor that is restricted under its present nonconforming status. The different variances are requested for a building expansion of 100,000 sq. ft. to eliminate crowded instructional areas and to accommodate an increased enrollment anticipated in future years. On this matter, the Board must decide whether the extent of the intended growth of Villa Julie College, at its location in the Greenspring Valley, is proper under the specifications of the special exception law, Section 502.1 of the BCZR.

Since the college's establishment in 1947, sewage disposal has been accomplished by a septic system, there being no public water

or sewage in the R.C. 2 zoned valley. Testimony has established that the Greenspring Valley is situated upon a rich and plentiful aquifer which runs reasonably close to the surface. Although a concern of property owners, the college has been granted by the State a 60,000 gallon/day water draw from the valley aquifer. The location of the disposal field for the college at present is on the adjacent property of the Sisters of Notre Dame de Namur, with whom the college was once affiliated. The system was designed for disposal of 6,000 gallons of wastewater per day, but with physical expansion in the past two decades, the system is receiving up to 28,000 gallons per day solely from the college. Recognizing the failure of the system in 1989, attempts to repair the septic system have not succeeded and approximately 8,000 gallons of wastewater have to be trucked away each day. Since there was no testimony on the remaining 20,000 gallons /day, the Board will assume it is absorbed through the existing septic system.

Dave Bowers, representative of the Maryland Environmental Services (MES), a quasi state, public and private agency, testified to his retention to study the problem of wastewater treatment at Villa Julie. Based on studies involving the Maryland State Department of Environment (MDE) and the Baltimore County Department of Environmental Protection and Resource Management (DEPRM), Mr. Bowers recommended the construction of a WWTP that would treat up to 60,000 gallons of wastewater per day. He reviewed for the Board at length the operations of the planned WWTP, its location, size, procedures and operations, maintenance, measures for emergencies,

and the treatment and discharge into an existing stream that originates on campus. The plant was described as a "state of the art" filtration system that could be open to view, but which will be housed in a shed-like structure in a wooded area and would be comparable to farm buildings in the agricultural zone.

Subsequent to the County Council's authorization of a WWTP by Resolution 2-91 to solve the septic problem at the college, Villa Julie applied for a permit from MDE to discharge 62,900 gallons per day into the stream leading to the Jones Falls, which was approved in May 1992.

Counsel for the Protestants raised issue over the plan to discharge into an intermittent stream, treated effluent that will flow across Protestants' properties for one-quarter mile to the Jones Falls. Counsel for protesting property owners described the intermittent stream as more like a swale than a stream.

Protestants' attorneys countered that Council's amendment of the Master Water and Sewer Plan authorized construction of a WWTP in an R.C. 2 zone provided for a "community plant" to service both the college and the Sisters. However, testimony in this hearing revealed that the Sisters of Notre Dame would not participate with the college in the WWTP, but would use their septic system. Gene Neff, Director of Public Works for Baltimore County, testified that this would change the WWTP from a "community plant" to a "multi-use plant" that under Section 101 (BCZR) is an accessory structure that can serve only one user and must be located on its property. Mr. Neff said an amendment to the authorization can be readily

accomplished and bring the proposed WWTP into conformity.

The Baltimore County Council has designated a college as a permissible use by special exception in an R.C. 2 zone, and thereby conditionally compatible with the uses in an R.C. 2 zone. The determining factor in this case is whether the standards of Section 502.1 of the BCZR are met by the college in their proposed use.

Section 502.1 provides that the use for the Special Exception requested will not:

a. Be detrimental to the health, safety, or general welfare of the locality involved;

b. Tend to create congestion in roads, streets or alleys therein;

c. Create a potential hazard from fire, panic or other dangers;

d. Tend to overcrowd land and cause undue concentration of population;

e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;

f. Interfere with adequate light and air;

g. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; nor

h. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations.

The above standards of 502.1 will be addressed in a general manner in subsequent referral to the issues of this case.

Of particular importance in this matter, the Petitioner for a special exception in an R.C. 2 zone must show that the use

(expansion) would not be detrimental to the primary agricultural uses in the vicinity. (Section 1A01.2.C of the BCZR.) Addressing Protestants' concern that the college does nothing to enhance agriculture, the Board is convinced that the college will not be detrimental to the surrounding agricultural use as it exists today in the Greenspring Valley. Testimony by Mr. Clarence Mielke, the contract farmer for most of the acreage in the valley, indicated that he had no present traffic problems in moving equipment to the properties by road, often crossing land from one farm to another. In all of his farming operations, Mr. Meilke said he endeavored to move equipment at the early hours of the morning to avoid delays for himself and others. He did testify that recent subdivision of acreage for large estate lots in the Greenspring Valley has reduced his operations there. We also note that on their plan, the college has not taken from their present open land. None of the college property now utilized for agriculture will be affected or diminished by the proposed building plans.

Another concern of the Protestants is an "existing" traffic congestion along the Greenspring Valley Road and the inevitable traffic increase that could result with a college expansion, coupled with an increase of general traffic on this connector road to the beltway. The traffic study by Petitioner's expert, West Guckert, was persuasive that the "A" levels of service at the college entrance and the major intersections in the locale today would continue, assuring that the traffic in and out of the college could even double. Testimony by Mr. Guckert stated that the

college generated increase in traffic would not tend to create congestion at the college entrance or at the major intersection of Greenspring Valley Road. He noted that the college can manage it. population by how they schedule classes in off-peak hours. Petitioner also plans an 800-foot left turn lane at the college entrance and a widening of the road to four lanes, improvements that will be required by the State Highway Administration. In Mr. Guckert's opinion, the planned road work is capable of accommodating an increased enrollment. John Contestable's testimony affirms this finding.

In opposition, Protestants' expert in traffic engineering, Martin Wells, found that existing traffic levels near the college entrance at peak student schedule times are presently taxing the capacity of Greenspring Valley Road. An increased enrollment would create a very adverse condition.

However, testimony by John Contestable, Chief of Engineering Access for the State Highway Administration of plans for widening Greenspring Valley Road at the college entrance and acceleration/deceleration lanes of 800 ft. was convincing that these measures will suffice to handle satisfactorily the additional traffic generated by proposed expansion at Villa Julie.

The Board has been troubled by the Petitioner's proposal to discharge treated wastewater into a stream that crosses the property of nearby neighbors. This Board has heard numerous protests involving water runoff across neighbors' properties caused by a construction in which we sustained the protest. In this case,

we consider a government ruling permitting the discharge of treated wastewater into a swale which has been ruled by the State Administrative Judge as a state waterway, a tributary to the Jones Falls, and thereby acceptable as the channel for the treated wastewater. One of the neighbors, Gordon Sugar, offered the college a right-of-way for a sewer line across his acreage to the Jones Falls but was refused. The Board feels this solution could be a cure-all for much of the opposition to Villa Julie's needs for correcting a self-created health problem, provide for future expansion, and bring no detriment to the surrounding community. The Board states this opinion with awareness that the matter of the stream is not within our jurisdiction. There is assurance in the plan to minimize any thermal shock to the stream.

Expert testimony has attested to the fact that the subject location is unlike other areas zoned R.C. 2 that are remote and not bordered on three sides by residential development. Counsel for the Petitioner argues that the Greenspring Valley cannot be likened to the purely agricultural areas of northern Baltimore County.

Villa Julie has occupied its present location since 1947 without any infringement or adverse effect on its neighbors. The testimony presented by Counsel for Villa Julie College in this case meets the standard annunciated by the Court of Appeals in Schultz v. Pritts. The law establishes that a special exception use has an "adverse effect" and must be "denied" when it is determined from the facts and circumstances that the grant of the requested special

exception use would result in an adverse effect upon adjoining and surrounding properties which is unique and different from the adverse effect that would otherwise result if located anywhere within the zone. Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981)

As the Board perceives the impact that the college has had on the surrounding R.C. 2 zone, we find that the college is not detrimental to the health, safety or general welfare and the special exception should be granted as based upon its present enrollment and physical facilities. However, the Board is wary as to the future impact the proposed expansion may bring to the locale.

The proposed physical expansion of the college is extensive, and expressed fears by Protestants are understandable. Because the college is in an agricultural preservation zone, the degree of growth warrants control under a granted special exception. As determined by the Zoning Commissioner, the Board concurs that limiting the enrollment of the college is reasonable. Norman Gerber, expert witness, stated that the college could increase in size, but the proposed expansion, if unbridled, will be detrimental and change the character of the valley. Mr. Gerber asserted that the college "as proposed" is not in the spirit and intent of the zone and that Section 502.1 tests the need for limitations.

Counsel for the Petitioner argues that the site plan is self-limiting. He asserts that the County Council did not intend to limit the size of the college. In regard to the limitation on the

wastewater treatment plant, the Council did not set a maximum limit; yet, Resolution 2-91 in authorizing the operation of a community sewage treatment for Villa Julie and Sisters of Notre Dame specifies "with capacity subject to a Special Exception to the R.C. 2 zoning." Other evidence exhibits the State's acknowledgement that the capacity issue is a County decision.

The Maryland Department of Environment (MDE) authorized a flow of 60,000 gallons per day into the stream, based at that time on a permit for a "community Plant" for two institutions. It has been ascertained that the Sisters of Notre Dame discharged approximately 10,000 gallons into the septic system per day. Dr. Pierce Linaweaver, testifying for the Protestants, concluded that Villa Julie is currently using approximately 25,000 gallons per day with a student population of 1,770. Therefore, the Board concurs that the capacity of 60,000 gallons by MDE should be reduced by the 10,000 gallons the Sisters of Notre Dame discharged for a capacity of 50,000 gallons per day for the college WWTP. The Board is reminded of testimony that the plant has a design capacity greater than what the actual flow of the college might be (50,000 gallons) which allows for future growth and permits flexibility in the future. Mr. Linaweaver translates this capacity to a student population of 2,500 registered for classes at the Villa Julie campus. Mr. Jack Dillon of the Baltimore County Planning Office testified that the Office of Planning and Zoning has concerns as to the possibility of uncontrolled expansion once the new buildings are constructed and the WWTP is installed. If unchecked, a

repetition of the current situation could occur. In order to ensure effective control, it is recommended that any growth above 2,500 students should be subject to the granting of an additional special exception by the Zoning Commissioner.

Imposition of a ceiling on total student enrollment from the present 1,700 is not to place the college at a disadvantage but to be in accord with the need to best maintain the character of the valley. The college is known for its excellent programs, and for its diligence in recruiting students. The Board is cognizant of several private colleges in the State which limit their enrollment for various reasons. It may be necessary for the college to offer off-campus classes at satellite centers, as does Johns Hopkins, Loyola College, the University of Maryland, and others.

In regard to a mathematical cap with a 5 percent increase in enrollment over the previous year for on-campus students, it is well known that high school graduates apply and are accepted by several colleges. The number of new students as well as other under graduates who report the first day is an unknown. Therefore, the Board will allow the increased annual enrollment at the Villa Julie campus to be based on a 5 percent increase of the total campus enrollment for the Fall semester of the previous college year to a maximum of 2,500. The Board has taken into consideration that the construction of new buildings was to eliminate over-crowded instructional areas, provide for new programs, and add student extra-curricular facilities, as well as a rise in student enrollment. The construction plan assured in the granting of the

special exception was to correct these inadequacies and not to guarantee that the new building will readily be filled with students. When the college requires a change in this limitation, an additional public hearing will be necessary to determine how the installation of the WWTP, the improvements to Greenspring Valley Road, and the expansion of the physical campus have actually affected the surrounding locale. As a result of all this testimony, the Board will find as a fact that Section 502.1 has been met, and the special exception should be granted with appropriate restrictions.

Villa Julie's Petition for Zoning Variances in this case feels it is justified in that strict compliance with the BCZR would result in a practical difficulty and an unreasonable hardship. Most variances requested relate to distances between existing buildings in the interior of the college property, and not adjoining property of other owners as in many variance requests. These distance variances will permit design of a multi-level building which will not spread out into open space of the campus. The plan's goal is to achieve an "intimate campus" without the new construction using present open areas. Samuel Crozier, Petitioner's landscape architect, designed the plan to avoid removing wooded areas, and to build taller buildings to reduce the impervious roof area of a lower structure of the same square footage. Major aspects of the Plan were designed so that the campus will have less impact on Greenspring Valley Road and adjacent residents. The new construction will generally

interconnect with existing buildings in such a building envelope that they will hardly be seen from the road. Mr. Crozier opined that if the variances are not granted he doesn't know whether the desired 100,000 sq. ft. expansion will fit in the building envelope.

Counsel for the Protestants asserted that the request for variances has not met the legal requirement of Section 307.1, that "practical difficulty or unreasonable hardship" must be demonstrated. Protestants claim that the Plan is based on "cost" factors for the college and to accomplish "aesthetic" objectives. Counsel referred to numerous cases of "where" a variance should be granted. In reviewing these legal decisions, the Board feels that the testimony of Norman Gerber and others in this hearing describing the Villa Julie property and its location as "unique" makes our consideration under 307.1 somewhat broader. As Protestants argue, Villa Julie has the ability within the building envelope or its boundaries to comply with the BCZR. However, changes have to be made under Resolution 2-91 by the County Council, and, to accomplish these plans, expert testimony by Frederick Chadsey referred to a design team of a dozen specialists from government and industry that worked on the plan to solve various problems and hardships that confronted the college's future needs. From these studies the Petition for Variances came forward, and in the opinion of this Board, are presented to resolve practical difficulties in their effort to satisfy, among many considerations, the preservation of the pristine aspects of the

Greenspring Valley. The Board feels that Section 307.1 is met.

In regard to the variance for height of the new buildings, the Board views this proposed elevation as not in harmony with the spirit and intent of the R.C. 2 zone. The Board realizes that today a new institution would not be approved under the present BCZR. However, Villa Julie is in place and seeks to expand. Petitioner cites testimony by witnesses who speculate that the college could grow to 3,500+ students before being detrimental to its environs, a size the Plan obviously expects to satisfy. However, the enrollment is to be limited to 2,500 and the scale of the building construction to accommodate and satisfy the enrollment goal of the college could b reduced so as not to require a height variance of 20 feet for Building "B" and for 13 feet for two buildings within building envelope "F". Petitioner cites the topography descent from Greenspring Valley Road as a factor that allows the increased height of a multi-story building that will not be too obvious from the road. However, the Board is cognizant of testimony by Mr. Crozier that he never tried to devise a plan to comply with the 35-foot height restriction. Expert witnesses for the Protestants maintain that the desired aesthetics and cost factors can be accomplished by broadening the base of the buildings and complying with height restrictions of the BCZR.

The Petition for Special Hearing for modified parking has merit and the relocation will obviously enhance this important aspect of a college for commuters, as well as the stormwater management plan.

The variance for signage applying to directional signs within and along the campus driveways is reasonable.

The Board is basically impressed with the proposed design for improvements as shown on the site plan. The design team has confined its plan to a 16-acre campus of the 60-acre property. The buildings are positioned in an enclosed quadrangle that will bring intimacy to the students and staff while having little impact to its neighbors and the surrounding environs.

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. 216, 1973).

To prove practical difficulty or unreasonable hardship, 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 the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial 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).

It is clear from the testimony that if some of the variances are granted, such use, as proposed and controlled, will not be contrary to the spirit of the BCZR, and will not result in any injury to the public good.

It has been recognized that special circumstances and conditions exist that are unique to this site, and that the

requirements from which the Petitioner seeks relief will restrict the use of the land due to the special conditions unique to this particular location. In addition, the variances to be granted will not cause any injury to the public health, safety, and general welfare. Further, granting of these variances will be in strict harmony with the spirit and intent of the BCZR.

O R D E R

IT IS THEREFORE this 23rd day of July, 1993 by the County Board of Appeals for Baltimore County

ORDERED that the Petition for Special Hearing to approve a modified parking plan and a residential caretaker dwelling as an accessory use to the college be and is hereby GRANTED; and it is further

ORDERED that the Petition for Special Exception to approve the use of the property for a private college, be and is hereby GRANTED; and it is further

ORDERED that the requested variance to permit a maximum of height of 48 ft. in height within building envelope "F" in lieu of the permitted 35 ft. for two proposed buildings be and is hereby DENIED; and it is further

ORDERED that the following variances be and are hereby GRANTED, said variances to permit:

1. 42 ft. between existing Buildings #1 and #2 in lieu of the required 70 ft.;

2. 30 ft. between existing Building #3 and existing storage building in lieu of the required 70 ft.;

3. 32 ft. between existing maintenance equipment building and existing storage building in lieu of the required 70 ft.;

4. 40 ft. between existing Building "E" and

existing shed in lieu of the required 70 ft.;

5. 60 ft. between existing Building "C" and existing Building "A" in lieu of the required 70 ft.;

6. 60 ft. between existing Building "A" and proposed envelope "F" in lieu of the required 70 ft.;

7. 20 ft. between existing building "D" and proposed building envelope "F" in lieu of the required 70 ft.;

8. a total of 105.2 sq. ft. of existing signs in lieu of the permitted 30 sq. ft.;

9. a maximum height of 39.5 ft. in lieu of the permitted 35 ft. for existing Building "A";

10. maximum height of 54.8 ft. in lieu of the permitted 35 ft. for existing Building "B";

11. a distance of 0 ft. in lieu of the required 70 ft. between the two proposed buildings within building envelope "F"; and

12. 503 parking spaces 8 ft. wide x 18 ft. deep in lieu of the required 8.5 ft. wide x 18 ft. deep.

The following restrictions are conditions precedent to the relief granted herein:

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

2. Construction of the wastewater treatment plant as shown on the Petitioner's site plan shall be permitted as an accessory structure/use to the college. Therefore, use of the WWTP shall be limited strictly to the college and use by adjoining properties is prohibited.

3. Total student enrollment at the college shall be limited to 2,500 students. This limitation shall not apply to students who exclusively attend off-site/satellite campuses or programs, or who are enrolled through a correspondence

program. It is the intent of this restriction to limit the number of students who attend the classes or regularly use the facilities on the subject site.

4. Student growth shall be limited to 5 percent per year. The base year shall be determined to be total on campus student enrollment for the Fall 1993 semester. Student enrollment for succeeding academic years shall be limited to 5 percent of the enrollment in the Fall semester of each succeeding year until total enrollment reaches 2,500 students.

5. The maximum discharge of the WWTP shall be 50,000 gallons per day.

6. All construction and exterior physical plant improvement shall be limited to that shown on the Petitioner's site plans submitted at the hearing.

7. All modifications to the above restrictions and the relief granted within this Order shall be considered only after a public hearing.

8. The Petitioner shall submit semi-annual reports to the Zoning Commissioner to insure compliance with Restrictions 3, 4 and 5 above. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property, and shall make available to that inspector all books, records and reports necessary to confirm compliance with the restrictions stated herein.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett

William T. Hackett, Chairman

John G. Disney

John G. Disney

Harry E. Buchheister, Jr.

Harry E. Buchheister, Jr.

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

July 23, 1993

92-475-SPH

Michael J. Collins, Esquire
NEUBERGER, QUINN, GIELEN
& RUBIN, P.A.
Equitable Bank Center Tower II
100 South Charles Street
Baltimore, MD 21201

Re: Case No. 92-285-SPHXA /
Villa Julie College, Inc.

Dear Mr. Collins:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer

Kathleen C. Weidenhammer
Administrative Assistant

cc: Benjamin Bronstein, Esquire
Michael Chomel, Esquire
J. Carroll Holzer, Esquire
K. Donald Proctor, Esquire
Ms. Carolyn Manuszak/Villa Julie College
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Donald T. Rascoe /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

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Exh #1

IN THE MATTER OF THE	*	BEFORE THE
THE APPLICATION OF		
VILLA JULIE COLLEGE, INC.	*	COUNTY BOARD OF APPEALS
FOR A SPECIAL HEARING,		
SPECIAL EXCEPTION AND	*	OF
VARIANCES ON PROPERTY LOCATED		
ON THE SOUTH SIDE GREENSPRING	*'	BALTIMORE COUNTY
VALLEY ROAD, 9' EAST OF		
NACIREMA LANE	*	CASE NO. 92-285-SPHXA
(1521 GREENSPRING VALLEY RD)		
8TH ELECTION DISTRICT	*	
3RD COUNCILMANIC DISTRICT		

* * * * * * * * *

O P I N I O N

This is an appeal from the decision of the Zoning Commissioner for Baltimore County, Maryland, dated July 19, 1992 in which the Petition for Special Exception to approve the use of the property for a private college in accordance with the site plan was granted, with certain restrictions; and granted a Petition for Special Hearing to approve a modified parking plan and a residential caretaker dwelling as an accessory use to the college; and granted the Petition for Zoning Variances to permit variances from sections of the Baltimore County Zoning Regulations (BCZR) on property zoned R.C. 2.

Appearing before the Board were the following legal counsel: Benjamin Bronstein, Esquire, and Michael Chomel, Esquire, representing Villa Julie College, Inc.; J. Carroll Holzer, Esquire, representing the Valleys Planning Council and a number of individuals; H. Donald Proctor, Esquire, representing Barton and Elizabeth Mitchell, Clark Farm Associates, and Tim and Mary Rodgers; and Michael J. Collins, Esquire, representing Northwest Land Corporation.

Appearing and testifying for Villa Julie College were the

following: Dave Bowers, representing the Maryland Environmental Service; Michael Lancaster, Chief Business Officer, Villa Julie College; Samuel Crozier, Landscape Architect & Land Planner; Gene Neff, Director of Public Works; Wesley Guckert, Traffic Engineer; and Frederick Chadsey, P.E., Water Resource Engineer.

Appearing and testifying in opposition to Villa Julie were the following: F. Pierce Linaweaver, P.E., Civil and Environmental Engineer; Guana Clark Watts, Landscape Architect and partner in Clark Farm Associates; Elizabeth Mitchell, neighbor abutting Villa Julie; Timothy Rodgers, neighbor; Jervis Spencer Finney, neighbor; Thomas O'Brecht, neighbor; Martin Wells, traffic expert; Gordon Sugar, abutting property owner; Clarence Mielke, contract farmer for this area; James Highsaw, Natural Resource Planner; Paul Scheidt, Director, Maryland Agricultural Land Preservation Foundation; John Contestable, Chief of Engineering Access for State of Maryland; John Dillon, Deputy Chief of Community Planning; Norman Gerber, Professional Planner; Oscar Keys, Engineer, formerly with the Department of Public Works; James Dieter, Director of the Department of Environmental Protection & Resource Management; and, as an independent witness, James Gracey, representing Trout Unlimited; and entered by Holzer and not objected to were nine letters, Protestants' Exhibits 9 through 17, in opposition to Villa Julie.

Direct testimony from these witnesses consumed some 7 full days and produced some 64 exhibits for this Board's consideration.

In considering the merits of the case before the Board,

numerous issues were presented, often asserting meritorious arguments on both sides. Consideration had to be given to construction of a wastewater treatment plant (WWTP), earlier approved by the Baltimore County Council to eliminate a long-existing septic system failure at the college. Whether an R.C. 2 zone allows a WWTP was acknowledged by this Board as a result of the County Council's action in amending its water & sewage plan and passing Resolution 2-91 on January 7, 1991, authorizing the joint use of a wastewater treatment facility by Villa Julie College and the Sisters of Notre Dame de Namur. The Treatment capacity of the plant and the plans for discharge were momentous considerations for the Board in light of testimony from experts on both sides of the matter.

Although the college has existed for several decades and qualifies to continue as a nonconforming use, the institution seeks a Special Exception to enable it to expand, a factor that is restricted under its present nonconforming status. The different variances are requested for a building expansion of 100,000 sq. ft. to eliminate crowded instructional areas and to accommodate an increased enrollment anticipated in future years. On this matter, the Board must decide whether the extent of the intended growth of Villa Julie College, at its location in the Greenspring Valley, is proper under the specifications of the special exception law, Section 502.1 of the BCZR.

Since the college's establishment in 1947, sewage disposal has been accomplished by a septic system, there being no public water

or sewage in the R.C. 2 zoned valley. Testimony has established that the Greenspring Valley is situated upon a rich and plentiful aquifer which runs reasonably close to the surface. Although a concern of property owners, the college has been granted by the State a 60,000 gallon/day water draw from the valley aquifer. The location of the disposal field for the college at present is on the adjacent property of the Sisters of Notre Dame de Namur, with whom the college was once affiliated. The system was designed for disposal of 6,000 gallons of wastewater per day, but with physical expansion in the past two decades, the system is receiving up to 28,000 gallons per day solely from the college. Recognizing the failure of the system in 1989, attempts to repair the septic system have not succeeded and approximately 8,000 gallons of wastewater have to be trucked away each day. Since there was no testimony on the remaining 20,000 gallons /day, the Board will assume it is absorbed through the existing septic system.

Dave Bowers, representative of the Maryland Environmental Services (MES), a quasi state, public and private agency, testified to his retention to study the problem of wastewater treatment at Villa Julie. Based on studies involving the Maryland State Department of Environment (MDE) and the Baltimore County Department of Environmental Protection and Resource Management (DEPRM), Mr. Bowers recommended the construction of a WWTP that would treat up to 60,000 gallons of wastewater per day. He reviewed for the Board at length the operations of the planned WWTP, its location, size, procedures and operations, maintenance, measures for emergencies,

and the treatment and discharge into an existing stream that originates on campus. The plant was described as a "state of the art" filtration system that could be open to view, but which will be housed in a shed-like structure in a wooded area and would be comparable to farm buildings in the agricultural zone.

Subsequent to the County Council's authorization of a WWTP by Resolution 2-91 to solve the septic problem at the college, Villa Julie applied for a permit from MDE to discharge 62,900 gallons per day into the stream leading to the Jones Falls, which was approved in May 1992.

Counsel for the Protestants raised issue over the plan to discharge into an intermittent stream, treated effluent that will flow across Protestants' properties for one-quarter mile to the Jones Falls. Counsel for protesting property owners described the intermittent stream as more like a swale than a stream.

Protestants' attorneys countered that Council's amendment of the Master Water and Sewer Plan authorized construction of a WWTP in an R.C. 2 zone provided for a "community plant" to service both the college and the Sisters. However, testimony in this hearing revealed that the Sisters of Notre Dame would not participate with the college in the WWTP, but would use their septic system. Gene Neff, Director of Public Works for Baltimore County, testified that this would change the WWTP from a "community plant" to a "multi-use plant" that under Section 101 (BCZR) is an accessory structure that can serve only one user and must be located on its property. Mr. Neff said an amendment to the authorization can be readily

accomplished and bring the proposed WWTP into conformity.

The Baltimore County Council has designated a college as a permissible use by special exception in an R.C. 2 zone, and thereby conditionally compatible with the uses in an R.C. 2 zone. The determining factor in this case is whether the standards of Section 502.1 of the BCZR are met by the college in their proposed use.

Section 502.1 provides that the use for the Special Exception requested will not:

a. Be detrimental to the health, safety, or general welfare of the locality involved;

b. Tend to create congestion in roads, streets or alleys therein;

c. Create a potential hazard from fire, panic or other dangers;

d. Tend to overcrowd land and cause undue concentration of population;

e. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;

f. Interfere with adequate light and air;

g. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; nor

h. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations.

The above standards of 502.1 will be addressed in a general manner in subsequent referral to the issues of this case.

Of particular importance in this matter, the Petitioner for a special exception in an R.C. 2 zone must show that the use

(expansion) would not be detrimental to the primary agricultural uses in the vicinity. (Section 1A01.2.C of the BCZR.) Addressing Protestants' concern that the college does nothing to enhance agriculture, the Board is convinced that the college will not be detrimental to the surrounding agricultural use as it exists today in the Greenspring Valley. Testimony by Mr. Clarence Mielke, the contract farmer for most of the acreage in the valley, indicated that he had no present traffic problems in moving equipment to the properties by road, often crossing land from one farm to another. In all of his farming operations, Mr. Meilke said he endeavored to move equipment at the early hours of the morning to avoid delays for himself and others. He did testify that recent subdivision of acreage for large estate lots in the Greenspring Valley has reduced his operations there. We also note that on their plan, the college has not taken from their present open land. None of the college property now utilized for agriculture will be affected or diminished by the proposed building plans.

Another concern of the Protestants is an "existing" traffic congestion along the Greenspring Valley Road and the inevitable traffic increase that could result with a college expansion, coupled with an increase of general traffic on this connector road to the beltway. The traffic study by Petitioner's expert, West Guckert, was persuasive that the "A" levels of service at the college entrance and the major intersections in the locale today would continue, assuring that the traffic in and out of the college could even double. Testimony by Mr. Guckert stated that the

college generated increase in traffic would not tend to create congestion at the college entrance or at the major intersection of Greenspring Valley Road. He noted that the college can manage it. population by how they schedule classes in off-peak hours. Petitioner also plans an 800-foot left turn lane at the college entrance and a widening of the road to four lanes, improvements that will be required by the State Highway Administration. In Mr. Guckert's opinion, the planned road work is capable of accommodating an increased enrollment. John Contestable's testimony affirms this finding.

In opposition, Protestants' expert in traffic engineering, Martin Wells, found that existing traffic levels near the college entrance at peak student schedule times are presently taxing the capacity of Greenspring Valley Road. An increased enrollment would create a very adverse condition.

However, testimony by John Contestable, Chief of Engineering Access for the State Highway Administration of plans for widening Greenspring Valley Road at the college entrance and acceleration/deceleration lanes of 800 ft. was convincing that these measures will suffice to handle satisfactorily the additional traffic generated by proposed expansion at Villa Julie.

The Board has been troubled by the Petitioner's proposal to discharge treated wastewater into a stream that crosses the property of nearby neighbors. This Board has heard numerous protests involving water runoff across neighbors' properties caused by a construction in which we sustained the protest. In this case,

we consider a government ruling permitting the discharge of treated wastewater into a swale which has been ruled by the State Administrative Judge as a state waterway, a tributary to the Jones Falls, and thereby acceptable as the channel for the treated wastewater. One of the neighbors, Gordon Sugar, offered the college a right-of-way for a sewer line across his acreage to the Jones Falls but was refused. The Board feels this solution could be a cure-all for much of the opposition to Villa Julie's needs for correcting a self-created health problem, provide for future expansion, and bring no detriment to the surrounding community. The Board states this opinion with awareness that the matter of the stream is not within our jurisdiction. There is assurance in the plan to minimize any thermal shock to the stream.

Expert testimony has attested to the fact that the subject location is unlike other areas zoned R.C. 2 that are remote and not bordered on three sides by residential development. Counsel for the Petitioner argues that the Greenspring Valley cannot be likened to the purely agricultural areas of northern Baltimore County.

Villa Julie has occupied its present location since 1947 without any infringement or adverse effect on its neighbors. The testimony presented by Counsel for Villa Julie College in this case meets the standard annunciated by the Court of Appeals in Schultz v. Pritts. The law establishes that a special exception use has an "adverse effect" and must be "denied" when it is determined from the facts and circumstances that the grant of the requested special

exception use would result in an adverse effect upon adjoining and surrounding properties which is unique and different from the adverse effect that would otherwise result if located anywhere within the zone. Schultz v. Pritts, 291 Md. 1, 432 A.2d 1319 (1981)

As the Board perceives the impact that the college has had on the surrounding R.C. 2 zone, we find that the college is not detrimental to the health, safety or general welfare and the special exception should be granted as based upon its present enrollment and physical facilities. However, the Board is wary as to the future impact the proposed expansion may bring to the locale.

The proposed physical expansion of the college is extensive, and expressed fears by Protestants are understandable. Because the college is in an agricultural preservation zone, the degree of growth warrants control under a granted special exception. As determined by the Zoning Commissioner, the Board concurs that limiting the enrollment of the college is reasonable. Norman Gerber, expert witness, stated that the college could increase in size, but the proposed expansion, if unbridled, will be detrimental and change the character of the valley. Mr. Gerber asserted that the college "as proposed" is not in the spirit and intent of the zone and that Section 502.1 tests the need for limitations.

Counsel for the Petitioner argues that the site plan is self-limiting. He asserts that the County Council did not intend to limit the size of the college. In regard to the limitation on the

wastewater treatment plant, the Council did not set a maximum limit; yet, Resolution 2-91 in authorizing the operation of a community sewage treatment for Villa Julie and Sisters of Notre Dame specifies "with capacity subject to a Special Exception to the R.C. 2 zoning." Other evidence exhibits the State's acknowledgement that the capacity issue is a County decision.

The Maryland Department of Environment (MDE) authorized a flow of 60,000 gallons per day into the stream, based at that time on a permit for a "community Plant" for two institutions. It has been ascertained that the Sisters of Notre Dame discharged approximately 10,000 gallons into the septic system per day. Dr. Pierce Linaweaver, testifying for the Protestants, concluded that Villa Julie is currently using approximately 25,000 gallons per day with a student population of 1,770. Therefore, the Board concurs that the capacity of 60,000 gallons by MDE should be reduced by the 10,000 gallons the Sisters of Notre Dame discharged for a capacity of 50,000 gallons per day for the college WWTP. The Board is reminded of testimony that the plant has a design capacity greater than what the actual flow of the college might be (50,000 gallons) which allows for future growth and permits flexibility in the future. Mr. Linaweaver translates this capacity to a student population of 2,500 registered for classes at the Villa Julie campus. Mr. Jack Dillon of the Baltimore County Planning Office testified that the Office of Planning and Zoning has concerns as to the possibility of uncontrolled expansion once the new buildings are constructed and the WWTP is installed. If unchecked, a

repetition of the current situation could occur. In order to ensure effective control, it is recommended that any growth above 2,500 students should be subject to the granting of an additional special exception by the Zoning Commissioner.

Imposition of a ceiling on total student enrollment from the present 1,700 is not to place the college at a disadvantage but to be in accord with the need to best maintain the character of the valley. The college is known for its excellent programs, and for its diligence in recruiting students. The Board is cognizant of several private colleges in the State which limit their enrollment for various reasons. It may be necessary for the college to offer off-campus classes at satellite centers, as does Johns Hopkins, Loyola College, the University of Maryland, and others.

In regard to a mathematical cap with a 5 percent increase in enrollment over the previous year for on-campus students, it is well known that high school graduates apply and are accepted by several colleges. The number of new students as well as other under graduates who report the first day is an unknown. Therefore, the Board will allow the increased annual enrollment at the Villa Julie campus to be based on a 5 percent increase of the total campus enrollment for the Fall semester of the previous college year to a maximum of 2,500. The Board has taken into consideration that the construction of new buildings was to eliminate over-crowded instructional areas, provide for new programs, and add student extra-curricular facilities, as well as a rise in student enrollment. The construction plan assured in the granting of the

special exception was to correct these inadequacies and not to guarantee that the new building will readily be filled with students. When the college requires a change in this limitation, an additional public hearing will be necessary to determine how the installation of the WWTP, the improvements to Greenspring Valley Road, and the expansion of the physical campus have actually affected the surrounding locale. As a result of all this testimony, the Board will find as a fact that Section 502.1 has been met, and the special exception should be granted with appropriate restrictions.

Villa Julie's Petition for Zoning Variances in this case feels it is justified in that strict compliance with the BCZR would result in a practical difficulty and an unreasonable hardship. Most variances requested relate to distances between existing buildings in the interior of the college property, and not adjoining property of other owners as in many variance requests. These distance variances will permit design of a multi-level building which will not spread out into open space of the campus. The plan's goal is to achieve an "intimate campus" without the new construction using present open areas. Samuel Crozier, Petitioner's landscape architect, designed the plan to avoid removing wooded areas, and to build taller buildings to reduce the impervious roof area of a lower structure of the same square footage. Major aspects of the Plan were designed so that the campus will have less impact on Greenspring Valley Road and adjacent residents. The new construction will generally

interconnect with existing buildings in such a building envelope that they will hardly be seen from the road. Mr. Crozier opined that if the variances are not granted he doesn't know whether the desired 100,000 sq. ft. expansion will fit in the building envelope.

Counsel for the Protestants asserted that the request for variances has not met the legal requirement of Section 307.1, that "practical difficulty or unreasonable hardship" must be demonstrated. Protestants claim that the Plan is based on "cost" factors for the college and to accomplish "aesthetic" objectives. Counsel referred to numerous cases of "where" a variance should be granted. In reviewing these legal decisions, the Board feels that the testimony of Norman Gerber and others in this hearing describing the Villa Julie property and its location as "unique" makes our consideration under 307.1 somewhat broader. As Protestants argue, Villa Julie has the ability within the building envelope or its boundaries to comply with the BCZR. However, changes have to be made under Resolution 2-91 by the County Council, and, to accomplish these plans, expert testimony by Frederick Chadsey referred to a design team of a dozen specialists from government and industry that worked on the plan to solve various problems and hardships that confronted the college's future needs. From these studies the Petition for Variances came forward, and in the opinion of this Board, are presented to resolve practical difficulties in their effort to satisfy, among many considerations, the preservation of the pristine aspects of the

Greenspring Valley. The Board feels that Section 307.1 is met.

In regard to the variance for height of the new buildings, the Board views this proposed elevation as not in harmony with the spirit and intent of the R.C. 2 zone. The Board realizes that today a new institution would not be approved under the present BCZR. However, Villa Julie is in place and seeks to expand. Petitioner cites testimony by witnesses who speculate that the college could grow to 3,500+ students before being detrimental to its environs, a size the Plan obviously expects to satisfy. However, the enrollment is to be limited to 2,500 and the scale of the building construction to accommodate and satisfy the enrollment goal of the college could b reduced so as not to require a height variance of 20 feet for Building "B" and for 13 feet for two buildings within building envelope "F". Petitioner cites the topography descent from Greenspring Valley Road as a factor that allows the increased height of a multi-story building that will not be too obvious from the road. However, the Board is cognizant of testimony by Mr. Crozier that he never tried to devise a plan to comply with the 35-foot height restriction. Expert witnesses for the Protestants maintain that the desired aesthetics and cost factors can be accomplished by broadening the base of the buildings and complying with height restrictions of the BCZR.

The Petition for Special Hearing for modified parking has merit and the relocation will obviously enhance this important aspect of a college for commuters, as well as the stormwater management plan.

The variance for signage applying to directional signs within and along the campus driveways is reasonable.

The Board is basically impressed with the proposed design for improvements as shown on the site plan. The design team has confined its plan to a 16-acre campus of the 60-acre property. The buildings are positioned in an enclosed quadrangle that will bring intimacy to the students and staff while having little impact to its neighbors and the surrounding environs.

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. 216, 1973).

To prove practical difficulty or unreasonable hardship, 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 the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial 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).

It is clear from the testimony that if some of the variances are granted, such use, as proposed and controlled, will not be contrary to the spirit of the BCZR, and will not result in any injury to the public good.

It has been recognized that special circumstances and conditions exist that are unique to this site, and that the

requirements from which the Petitioner seeks relief will restrict the use of the land due to the special conditions unique to this particular location. In addition, the variances to be granted will not cause any injury to the public health, safety, and general welfare. Further, granting of these variances will be in strict harmony with the spirit and intent of the BCZR.

O R D E R

IT IS THEREFORE this 23rd day of July, 1993 by the County Board of Appeals for Baltimore County

ORDERED that the Petition for Special Hearing to approve a modified parking plan and a residential caretaker dwelling as an accessory use to the college be and is hereby GRANTED; and it is further

ORDERED that the Petition for Special Exception to approve the use of the property for a private college, be and is hereby GRANTED; and it is further

ORDERED that the requested variance to permit a maximum of height of 48 ft. in height within building envelope "F" in lieu of the permitted 35 ft. for two proposed buildings be and is hereby DENIED; and it is further

ORDERED that the following variances be and are hereby GRANTED, said variances to permit:

1. 42 ft. between existing Buildings #1 and #2 in lieu of the required 70 ft.;

2. 30 ft. between existing Building #3 and existing storage building in lieu of the required 70 ft.;

3. 32 ft. between existing maintenance equipment building and existing storage building in lieu of the required 70 ft.;

4. 40 ft. between existing Building "E" and

existing shed in lieu of the required 70 ft.;

5. 60 ft. between existing Building "C" and existing Building "A" in lieu of the required 70 ft.;

6. 60 ft. between existing Building "A" and proposed envelope "F" in lieu of the required 70 ft.;

7. 20 ft. between existing building "D" and proposed building envelope "F" in lieu of the required 70 ft.;

8. a total of 105.2 sq. ft. of existing signs in lieu of the permitted 30 sq. ft.;

9. a maximum height of 39.5 ft. in lieu of the permitted 35 ft. for existing Building "A";

10. maximum height of 54.8 ft. in lieu of the permitted 35 ft. for existing Building "B";

11. a distance of 0 ft. in lieu of the required 70 ft. between the two proposed buildings within building envelope "F"; and

12. 503 parking spaces 8 ft. wide x 18 ft. deep in lieu of the required 8.5 ft. wide x 18 ft. deep.

The following restrictions are conditions precedent to the relief granted herein:

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

2. Construction of the wastewater treatment plant as shown on the Petitioner's site plan shall be permitted as an accessory structure/use to the college. Therefore, use of the WWTP shall be limited strictly to the college and use by adjoining properties is prohibited.

3. Total student enrollment at the college shall be limited to 2,500 students. This limitation shall not apply to students who exclusively attend off-site/satellite campuses or programs, or who are enrolled through a correspondence

program. It is the intent of this restriction to limit the number of students who attend the classes or regularly use the facilities on the subject site.

4. Student growth shall be limited to 5 percent per year. The base year shall be determined to be total on campus student enrollment for the Fall 1993 semester. Student enrollment for succeeding academic years shall be limited to 5 percent of the enrollment in the Fall semester of each succeeding year until total enrollment reaches 2,500 students.

5. The maximum discharge of the WWTP shall be 50,000 gallons per day.

6. All construction and exterior physical plant improvement shall be limited to that shown on the Petitioner's site plans submitted at the hearing.

7. All modifications to the above restrictions and the relief granted within this Order shall be considered only after a public hearing.

8. The Petitioner shall submit semi-annual reports to the Zoning Commissioner to insure compliance with Restrictions 3, 4 and 5 above. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property, and shall make available to that inspector all books, records and reports necessary to confirm compliance with the restrictions stated herein.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett

William T. Hackett, Chairman

John G. Disney

John G. Disney

Harry E. Buchheister, Jr.

Harry E. Buchheister, Jr.

Current through 5/12/98

98-475-SPH

PANEL BP1003M

TIME: 13:25:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/26/96
* DATE: 05/12/98 GENERAL PERMIT APPLICATION DATA PLD 15:01:11

PERMIT #: [redacted] PROPERTY ADDRESS
RECEIPT #: A302919 1525 GREENSPRING VALLEY DR
CONTROL #: GRC- SUBDIV: 2640 W OF GREENSPRING AV
XREF #: B273085 TAX ACCOUNT #: 0322035480 DISTRICT/PRECINCT 03 13

OWNERS INFORMATION (LAST, FIRST)

FEE: 954.00 NAME: [redacted]
PAID: 954.00 ADDR: 1525 GREENSPRING VALLEY RD., STEVENSON, MD 21153
PAID BY: APP

DATES APPLICANT INFORMATION
[redacted] NAME: ANDREW FERRETTI
[redacted] COMPANY: GEORGE W. STEPHENSJR & ASSOC, INC
OCCPNCY: ADDR1: 658 KENILWORTH DR-STE100
ADDR2: TOWSON, MD 21204
INSPECTOR: 03C PHONE #: 825-8120 LICENSE #:
NOTES: JB/JP

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 13:25:43 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/07/96
[redacted] BUILDING DETAIL 1 PLD 12:30:44

TRACT: BLOCK:
[redacted] PLANS: CONST 00 PLOT 8 PLAT 0 DATA 0 EL 2 PL 2
TENANT
BUILDING CODE: 2 CONTR: TO BE DETERMINED
IMPRV 7 GRADING ENGNR: GEORGE W. STEPHENS & ASSOC
USE 23 GRADING SELLR:

FOUNDATION BASE [redacted]
[redacted]
CONSTRUC FUEL SEWAGE WATER [redacted]. PERMIT EXPIRES (2) YEARS FROM DATE OF
2E 2E ISSUE.
CENTRAL AIR
ESTIMATED COST
100,000.00 [redacted]
OWNERSHIP: 1 [redacted]
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

1

Exh. 6

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M

TIME: 13:25:51 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/07/96
DATE: 05/12/98 BUILDING DETAIL 2 PLD 12:30:44

[redacted]

BUILDING SIZE
FLOOR: 476900
WIDTH:
DEPTH:
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 01

LOT SIZE AND SETBACKS
[redacted]
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

ASSESSMENTS
LAND: 1561620.00
IMPROVEMENTS: 9362900.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018M

TIME: 13:26:03 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/26/96
[redacted] APPROVALS DETAIL SCREEN PLR 15:01:36

[redacted] CONTROL #: GRC-

AGENCY	DATE	CODE	COMMENTS
SEDI CTL	06/13/96	01	SECURITY APPROVED - CK///////SWM-OK
ZONING	06/07/96	01	JLL/JP
PUB SERV	06/24/96	01	FEES PD.PER SUE H. JJS
ENVRMNT	06/10/96	01	TT
PERMITS	06/26/96	01	DAS SC

2

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU
PANEL BP1003M

TIME: 13:26:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 06/17/96 GENERAL PERMIT APPLICATION DATA PLD 11:41:08

PERMIT #: B274226 PROPERTY ADDRESS
RECEIPT #: A304044 1525 GREENSPRING VALLEY DR
CONTROL #: GR SUBDIV: 2640 W OF GREENSPRING AV
XREF #: B274226 TAX ACCOUNT #: 0322035480 DISTRICT/PRECINCT 03 13
OWNERS INFORMATION (LAST, FIRST)
FEE: 40.00 NAME: VILLA JULIE COLLEGE
PAID: 40.00 ADDR: 1525 GREENSPRING VALLEY DR. 21153
PAID BY: APPL
DATES APPLICANT INFORMATION
APPLIED: 06/17/96 NAME: ANDREW FERRETTI
ISSUED: 06/17/96 COMPANY: GEO.W.STEPHENS,JR. & ASSOC.,INC.
OCCPNCY: ADDR1: 658 KENILWORTH DR. STE#100
ADDR2: 21204
INSPECTOR: 03R PHONE #: 825-8120 LICENSE #:
NOTES: VLC/JP

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY
PANEL BP1004M

TIME: 13:26:37 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 BUILDING DETAIL 1 PLD 11:43:58
TRACT: BLOCK:
PERMIT # B274226 PLANS: CONST 00 PLOT 6 PLAT 0 DATA 0 EL 2 PL 2
TENANT
BUILDING CODE: 2 CONTR: TBD
IMPRV 7 GRADING ENGNR:
USE 17 COLLEGE SELLR:

FOUNDATION BASE WORK: GRADE 19,500 SF.OF DISTURBED AREA FOR UTILITIES
PERMIT EXPIRES (2) YEARS FROM DATE OF ISSUE.
CONSTRUC FUEL SEWAGE WATER FOR GRADING ONLY.
2E 2E
CENTRAL AIR
ESTIMATED COST
15,000.00 PROPOSED USE: COLLEGE & GRADING
OWNERSHIP: 1 EXISTING USE: COLLEGE
RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

3

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M

TIME: 13:26:45 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 BUILDING DETAIL 2 PLD 11:43:58

PERMIT #: B274226

BUILDING SIZE
FLOOR: 19500
WIDTH:
DEPTH:
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT SIZE AND SETBACKS
SIZE: 60.2364 AC.
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: NC

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 01

ASSESSMENTS
LAND: 1561620.00
IMPROVEMENTS: 9362900.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018M

TIME: 13:26:55 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/17/96
DATE: 05/12/98 APPROVALS DETAIL SCREEN PLD 11:45:10

PERMIT #: B274226 CONTROL #: GR

AGENCY	DATE	CODE	COMMENTS
SEDI CTL	06/17/96	01	MM/JP
ZONING	06/17/96	01	CAM/JP
PUB SERV	06/17/96	01	CAM/JP
ENVRMNT	06/17/96	01	MM/JP
PERMITS	06/17/96	01	SMD/JP...P/U...PER "AUTH.TO RELEASE"

9

Issued

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 10-12-95

OEA: MAPLSP
HISTORIC DISTRICT/BLDG.

PERMIT #: B250725
RECEIPT #: A269529
CONTROL #: C-
XREF #:

FEE: 1164. +5. +120.
PAID: 1289.
PAID BY: Appl.
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE ____
BOCA CODE ✓

TYPE OF IMPROVEMENT
1. ✓ NEW BLDG CONST
2. ___ ADDITION
3. ___ ALTERATION
4. ___ REPAIR
5. ___ WRECKING
6. ___ MOVING
7. ___ OTHER ____

PROPERTY ADDR: 1525 GARTH SPRING VALLEY RD
STEVENSON MD 21153
☐ YES ☑ NO
SUBDIV: 2640 W of Greenspring Ave ☐ DO NOT KNOW
TAX ACCOUNT #: 0322035480
DISTRICT/PRECINCT: 03 / 13

OWNER'S INFORMATION (LAST,FIRST)
NAME: VILLA JULIE COLLEGE, INC.
ADDR: 1525 GARTH SPRING VALLEY RD 21153

DOES THIS BLDG. HAVE SPRINKLERS YES — NO —

APPLICANT INFORMATION
NAME: ROBERT CLANCY
COMPANY: VILLA JULIE COLLEGE
STREET 1525 GARTH SPRING VALLEY RD
CITY,ST,ZIP STEVENSON MD 21153
PHONE #: 486 7000 MHIC LICENSE #: ____
APPLICANT SIGNATURE: Robert Clancy TRACT: ____ BLOCK: ____
PLANS: CONST 3 PLOT 14 PLAT — DATA ✓ EL 2 PL 2
TENANT ____
CONTR: WATTS - TURNER
ENGNR: Tiger & Sweed, Inc Architect #8246-C
SELLR: ____

DESCRIBE PROPOSED WORK: Erect Shell Building. Separate Permit Required To Complete Interior. Issuance of This Permit Does Not Grit Baltimore County To Issue Subsequent Permits. 211'4" x 63'8" x 56' = 46,550 ☐

TYPE OF USE

RESIDENTIAL
01. ___ ONE FAMILY
02. ___ TWO FAMILY
03. ___ THREE AND FOUR FAMILY
04. ___ FIVE OR MORE FAMILY (ENTER NO UNITS) ____
05. ___ SWIMMING POOL
06. ___ GARAGE
07. ___ OTHER

NON-RESIDENTIAL
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH ____ HEIGHT ____)
11. ___ INDUSTRIAL, STORAGE BUILDING
12. ___ PARKING GARAGE
13. ___ SERVICE STATION, REPAIR GARAGE
14. ___ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ___ OFFICE, BANK, PROFESSIONAL
16. ___ PUBLIC UTILITY
17. ✓ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ___ SIGN
19. ___ STORE ___ MERCANTILE ___ RESTAURANT
SPECIFY TYPE ____
20. ___ SWIMMING POOL
SPECIFY TYPE ____
21. ___ TANK, TOWER
22. ___ TRANSIENT HOTEL, MOTEL (NO. UNITS ____)
23. ___ OTHER ____

WILL SUBMIT DATA SHEETS ALB

TYPE FOUNDATION
1. ___ SLAB
2. ___ BLOCK
3. ✓ CONCRETE

BASEMENT
1. ✓ FULL
2. ___ PARTIAL
3. ___ NONE

TYPE OF CONSTRUCTION
1. ___ MASONRY
2. ___ WOOD FRAME
3. ✓ STRUCTURE STEEL
4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ✓ GAS 3. ___ ELECTRICITY
2. ___ OIL 4. ___ COAL

TYPE OF SEWAGE DISPOSAL
1. ___ PUBLIC SEWER ___ EXISTS ___ PROPOSED
2. ✓ PRIVATE SYSTEM
✓ SEPTIC ✓ EXISTS ___ PROPOSED
___ PRIVY ___ EXISTS ___ PROPOSED

TYPE OF WATER SUPPLY
1. ___ PUBLIC SYSTEM ___ EXISTS ___ PROPOSED
2. ✓ PRIVATE SYSTEM ✓ EXISTS ___ PROPOSED

CENTRAL AIR: 1. ✓ 2. ___
ESTIMATED COST OF MATERIALS AND LABOR: $ 1 M
PROPOSED USE: College + Shell Bldg For Future Classrooms/Offices
EXISTING USE: College

OWNERSHIP
1. ✓ PRIVATELY OWNED 2. ___ PUBLICLY OWNED 3. ___ SALE 4. ___ RENTAL

RESIDENTIAL CATEGORY: 1. ___ DETACHED 2. ___ SEMI-DET. 3. ___ GROUP 4. ___ TOWNHSE 5. ___ MIDRISE
EFF: ___ #1BED: ___ #2BED: ___ #3BED: ___ TOT BED: ___ TOT APTS/CONDOS: ___ 6. ___ HIRISE
FAMILY BEDROOMS ____
GARBAGE DISPOSAL 1. ___ Y 2. ___ N BATHROOMS ____ CLASS 01
POWDER ROOMS ____ KITCHENS ____ LIBER ____ FOLIO ____

BUILDING SIZE		LOT SIZE AND SETBACKS		APPROVAL SIGNATURES		DATE
FLOOR	46550	SIZE	60.236 Ac	BLD INSP		
WIDTH	211'4"	FRONT STREET		BLD PLAN	DRC OK TO FILE ALB	10/12/95
DEPTH	63'8"	SIDE STREET		FIRE		
HEIGHT	56'	FRONT SETBK	940	SEDI CTL	NC OK TO FILE-CK	10/12/95
STORIES	2+Bsmt	SIDE SETBK	560/890	ZONING		
LOT #'S		SIDE STR SETBK		PUB SERV		
CORNER LOT		REAR SETBK	530	ENVIRNT		
1. ___ Y 2. ✓ N		ZONING				
				PERMITS		

DRC LTR JUNE 26, 95

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Wants To Waive!

1100 +5+12

Plans Require Notes To Delete Floor Plans Per ALB, Details

TAX # 03-22-035480

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 4-9-96

OEA: COP/VLC

OK For 4-10-96

HISTORIC DISTRICT/BLDG. ☐ YES ☒ NO ☐ DO NOT KNOW

RMIT #: B266286
CEIPT #: 4296380
NTROL #: C-
EF #:

E: 144' x 5' x 12'
ID: 160'
.ID BY: ame
SPECTOR:

HAVE CAREFULLY READ THIS APPLICATION
O KNOW THE SAME IS CORRECT AND TRUE,
O THAT IN DOING THIS WORK ALL PROVI-
ONS OF THE BALTIMORE COUNTY CODE AND
PROPRIATE STATE REGULATIONS WILL BE
MPLIED WITH WHETHER HEREIN SPECIFIED
NOT AND WILL REQUEST ALL REQUIRED
SPECTIONS.

UILDING 1 or 2 FAM. CODE ___ BOCA CODE X

YPE OF IMPROVEMENT
. X NEW BLDG CONST
. ___ ADDITION
. ___ ALTERATION
. ___ REPAIR
. ___ WRECKING
. ___ MOVING
. ___ OTHER ___

PROPERTY ADDRESS 1525 Greenspring Valley Rd.
Stevenson, MD. 21153
SUBDIV: N/A 03-22-035480
TAX ACCOUNT #: ~~[illegible]~~
DISTRICT/PRECINCT 03 13

OWNER'S INFORMATION (LAST,FIRST)
NAME: Villa Julie College Inc.
ADDR: 1525 Greenspring Valley Rd Stevenson, MD 21153

DOES THIS BLDG. HAVE SPRINKLERS YES ___ NO X

APPLICANT INFORMATION
NAME: Robert W. Clancy
COMPANY: Villa Julie College
STREET 1525 Greenspring Valley Rd.
CITY,ST,ZIP Stevenson, MD. 21153
PHONE #: (410)-486-7000 MHIC LICENSE #: N/A
APPLICANT SIGNATURE: Robert W Clancy TRACT: ___ BLOCK: ___
PLANS: CONST 3X PLOT 10 PLAT 0 DATA 10 EL ___ PL ___
TENANT Villa Julie College
CONTR: The Whiting-Turner Contracting Company
ENGNR: George, Miles and Buhr
SELLR:

DESCRIBE PROPOSED WORK:
Construction of a new, state approved, wastewater treatment facility on the property of Villa Julie College.
60' x 50 x 25'6" = 3,000 SF Refer to B266286 for data. Allowed per zoning hearing!

YPE OF USE

ESIDENTIAL
1. ___ ONE FAMILY
2. ___ TWO FAMILY
3. ___ THREE AND FOUR FAMILY
4. ___ FIVE OR MORE FAMILY (ENTER NO UNITS) ___
5. ___ SWIMMING POOL
6. ___ GARAGE
7. ___ OTHER

NON-RESIDENTIAL
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH ___ HEIGHT ___)
11. ___ INDUSTRIAL, STORAGE BUILDING
12. ___ PARKING GARAGE
13. ___ SERVICE STATION, REPAIR GARAGE
14. ___ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ___ OFFICE, BANK, PROFESSIONAL
16. ___ PUBLIC UTILITY
17. ___ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ___ SIGN
19. ___ STORE ___ MERCANTILE ___ RESTAURANT
SPECIFY TYPE ___
20. ___ SWIMMING POOL
SPECIFY TYPE ___
21. ___ TANK, TOWER
22. ___ TRANSIENT HOTEL, MOTEL (NO. UNITS ___)
23. X OTHER Wastewater Treatment Facility

Waive Data
Signs CEH
Issued

TYPE FOUNDATION
1. ___ SLAB
2. ___ BLOCK
3. X CONCRETE

BASEMENT
1. ___ FULL
2. ___ PARTIAL
3. X NONE

TYPE OF CONSTRUCTION
1. ___ MASONRY
2. X WOOD FRAME
3. ___ STRUCTURE STEEL
4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ___ GAS 3. X ELECTRICITY
2. ___ OIL 4. ___ COAL

TYPE OF WATER SUPPLY
1. ___ PUBLIC SYSTEM ___ EXISTS ___ PROPOSED
2. X PRIVATE SYSTEM X EXISTS ___ PROPOSED

TYPE OF SEWAGE DISPOSAL
1. ___ PUBLIC SEWER ___ EXISTS ___ PROPOSED
2. X PRIVATE SYSTEM
___ SEPTIC X EXISTS ___ PROPOSED
___ PRIVY ___ EXISTS ___ PROPOSED

CENTRAL AIR: 1. ___ 2. ___
ESTIMATED COST OF MATERIALS AND LABOR: $1,260,000

PROPOSED USE: Wastewater Treatment Facility
EXISTING USE: School

OWNERSHIP
1. X PRIVATELY OWNED 2. ___ PUBLICLY OWNED 3. ___ SALE 4. ___ RENTAL

RESIDENTIAL CATEGORY: 1. ___ DETACHED 2. ___ SEMI-DET. 3. ___ GROUP 4. ___ TOWNHSE 5. ___ MIDRISE 6. ___ HIRISE
#EFF: ___ #1BED: ___ #2BED: ___ #3BED: ___ TOT BED: ___ TOT APTS/CONDOS: ___
1 FAMILY BEDROOMS ___
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS ___ CLASS 1
POWDER ROOMS ___ KITCHENS ___ LIBER ___ FOLIO ___

BUILDING SIZE
FLOOR 3,000 ft²
WIDTH 50 ft
DEPTH 60 ft
HEIGHT 25'-4"
STORIES 1
LOT #'S ___
CORNER LOT 1. ___ Y 2. ___ N

LOT SIZE AND SETBACKS
SIZE 60.276 AC
FRONT STREET ___
SIDE STREET ___
FRONT SETBK ___
SIDE SETBK ___
SIDE STR SETBK ___
REAR SETBK 160'
ZONING ___

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	OK to Issue C. Miles	4/9
FIRE	OK to Issue C. Miles	4/9
SEDI CTL		
ZONING	N/A	
PUB SERV	Final 4/10/96	
ENVRMNT	416NC. OK to file - M. Fox	4/9
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

THE VALLEYS
PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

December 29, 1997

Mr. Donald T. Rascoe
Development Manager
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Villa Julie refinement of development plan for additional parking

Dear Mr. Rascoe,

The proposed "minor amendment " to the Villa Julie College development plan is of serious concern to us. We believe that this proposal is more than a minor amendment because it utilizes land not previously identified as future parking as part of the Special Exception case. Furthermore, it begins to encroach into the view corridor along Green Spring Valley Road. We find this unacceptable. I would urge you to recommend that this be refiled as an amendment to the Special Exception and have them file for a hearing before the Zoning Commissioner

Sincerely

Jack Dillon
Executive Director

Cc: Richard B. Buck
David Cordish

Prot. No 14

Proof No 8

GRAHAM LANDSCAPE ARCHITECTURE

Jay Graham, ASLA
Partner

Project Assignment:
Principal, Designer

Education:
Bachelor of Architecture, 1969
Master of Landscape Architecture, 1972
from University of Virginia

Years of Experience:
26 years
14 years with
Graham Landscape Architecture

Professional Registration:
Registered Landscape Architect
in Maryland, 1976
in Virginia, 1986
Registered Architect
in Virginia, 1974

Professional Affiliations:
American Society of
Landscape Architects,
President, Maryland Chapter 1995-1996
Landscape Architecture Foundation,
Board Member, 1980-1981
Washington Architectural Forum,
Board Member, 1993-1995
1,000 Friends of Maryland,
Board Member, 1998

Publications:
Time Saver Standards for Landscape Architecture
Section 620: Interior Landscape
McGraw-Hill Book Company, 1968
"A Vision Shared or a Chance Missed"
Freehand Magazine
Maryland AIA, 1995

As Principal in Charge of Design, Jay Graham oversees the development and implementation of design and maintains the focus on fulfilling each client's expectations.

Mr. Graham brings an extensive background in landscape architecture services, including prior positions at the University of Virginia and RTKL Associates. He has specialized experience in educational facilities, residential, and high-profile projects. His creative ideas in landscape design, as well as his attention to detail and his success in executing the narrative impact of a project, have won him recognition.

Mr. Graham's experience with the design of academic facilities includes master planning, as well as site specific design. Mr. Graham is keenly aware of the need to have the landscape convey a strong, positive image for the institution.

Mr. Graham has also become a contributor and author on topical issues concerning landscape design. Several published pieces include, "The Thoughtfully Furnished Garden," "Art in the Landscape," and "A Vision Shared or a Chance Missed." Many of the firm's projects, such as the fountain at the Governor's Mansion, the historic Porto Bello estate, and the Baltimore-Washington International Airport, have been published and won awards.

PROJECT EXPERIENCE

University of Rochester
Rochester, New York
Wilson Commons Quadrangle

Strategic Facilities Plan

University of Virginia
Charlottesville, Virginia
Newcomb Hall

Law School

St. Mary's College
St. Mary's City, Maryland
William Donald Schaefer Hall

Baltimore Hall

St. Mary's Hall Renovation

Margaret Brent Hall

Kent Hall Renovation

United States Naval Academy
Annapolis, Maryland
Visitor's Center

Entrance Boulevard and Main Gate

Physical Training Facility

Wor-Wic Community College
Salisbury, Maryland
Master Plan

Miles Point
Town of St. Michael's, Maryland

Baltimore-Washington International Airport
Anne Arundel County, Maryland

Professional Resume of Tunnie Ping

- Co-founder and Principal of Windward Associates, Inc., Consulting Engineers and Land Surveyors - 1983
- Education : Associate Degree - Civil Engineering and Business Management
  Johns Hopkins University - 1968
- Maryland Registered Professional Land Surveyor - 1983
- Delaware Registered Professional Land Surveyor - 1986
- Continuously employed in the field of civil engineering and land surveying for over 30 years

Protestants
~~#10~~
#10

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

From: Case No. 98-394-SPH

1) Prot. Pet. Ex #9B - Transparency 8½ x 11 (475)
2) Pet. Exh 10 A B & C - Pic
3) Pet Ex 9 - Landscape Pl. - colored
4) Pro. Pet Exh 9A & B - Colored aerial (475)

J. Carroll Holzer, Esq. - 9-8-99 - CW
will return 9-10-99 / DEPOSITION

Exhibit taken 9/10/99 by Jack Dillon /VPC for duplication (to the COB)

Protestant's Exhibit Nos. 11, 12 & 13 (98-475-SPH)

Jack Dillon 9/10/99

Jack Dillon /VPC 9/10/99

Printed with Soybean Ink
on Recycled Paper

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 16

CHRONOLOGY

07/23/93	Board of Appeals	92/285 SPHXA
05/04/95	Court of Special Appeals reverses and remands	
06/07/95	B. Bronstein's letter to Kurt Kugelberg, DRC Chairman (Exhibit)	
06/20/95	Valley Planning Council opposes request (Exhibit)	
07/14/95	Don Rascoe's reply letter (Exhibit)	
08/09/95	Valley Planning files appeal together with Richard Buck (Exhibit)	
12/12/95	Notice of Hearing	
01/17/96	John Bernstein withdraws appeal (Exhibit)	
01/26/96	Board of Appeals signs Order of Dismissal (Exhibit)	
12/16/97	Development Plan filed Chadsey	
12/29/97	DRC approves	
01/06/98	B. Bronstein's letter to A. Jablon request Haul Road approval to site plan (Exhibit)	
01/09/98	A. Jablon's reply - Administrative approval only (Exhibit)	
03/09/98	Valley Planning Council files for zoning violation including interior and Haul Road parking (Exhibit)	
04/17/98	Petition filed in this case (Exhibit)	
05/01/98	Hearing Officer findings (Exhibit)	

05/27/98 VJC notifies Hearing Officer it will desist from parking pending special hearing (Exhibit)

05/28/98 Valley Planning Council files Special Hearing (Exhibit)

LAW OFFICES
GEORGE AND BRONSTEIN, LLP
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

January 6, 1998

Arnold Jablon, Director
Department of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **Villa Julie College**
Case No.: 92-285-SPHXA

Dear Mr. Jablon:

On December 29, 1997 the DRC approved a minor amendment to the development plan (letter Exhibit 1). As you can see, Villa Julie proposed adding parking on a dirt road previously used to haul dirt to a stockpile which has since been removed. The College believes that the proposed parking provides a superior location for faculty and student parking and is within the spirit and intent of the approved Special Exception Plan (letter Exhibit 2) and the Baltimore County Zoning Regulations.

The proposed parking will provide minimal adverse aesthetic impact in that the parking is located at the southern end of a large farm field where the contours of the land and a landscape buffer virtually obscure visual impact to the surrounding area, including Green Spring Valley Road which is 600 feet more or less to the north. Additional landscaping will be provided and no existing vegetation is being removed. All work can be accomplished under the current grading permit.

§407 of the Baltimore County Zoning Regulations designates parking for colleges at 1 per employee plus visitor spaces and student parking as determined by the Zoning Commissioner. Villa Julie is a vibrant living institution and therefore its site plan occasionally requires refinement. The site plan approved by the Zoning Commissioner and the Board of Appeals remains intact and will remain so if this amendment to the special exception plan is approved. Requiring the College to submit to an adversarial zoning

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 12

process on any minor change would make a mockery of the zoning process, particularly in light of the previously protracted litigation. I submit that the proposed plan meets with the spirit and intent of the Baltimore County Zoning Regulations and the spirit and intent of the special exception plan.

Thank you for your kind consideration in this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosure

bcc: Carolyn Manuszak, President
Rick Chadsey, P.E.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3353
Fax: (410) 887-5708

January 9, 1998

Mr. Benjamin Bronstein, LLP
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RECEIVED
JAN 14 1998
GEORGE & BRONSTEIN, LLP

Dear Mr. Bronstein:

Re: Villa Julie College Case No. 98-285-SPHXA

I am in receipt of your letter, dated January 6, 1998, in which you request approval of a change to the approved site plan in the above referenced case. The proposed change is for the addition of a parking area. You state that this change is minor and within the spirit and intent of the approved order.

I cannot agree that the proposed change should be approved administratively as a "de minimus" change. The development regulations clearly state that only a "material" change to an approved development plan be required to undergo approval in the same manner as the original approval. A "refinement" only needs to be approved administratively by the DRC. In the instant matter, this was done. There is no similar provision for approved zoning plans. There is no question that changes to zoning plans, by way of variances and special exceptions, as approved by the zoning commissioner, are treated differently than development plans approved in his capacity as hearing officer.

This is not to say that the zoning office will not consider changes if in its opinion the proposed changes meet the spirit and intent of the approved plan. However, it is the posture of the zoning office that the only changes that may be considered for administrative approval are those which have no impact on zoning issues, e.g., movement of a building within an approved envelope, the expansion of a proposed building by approximately 10% within the envelope that will not effect the approved parking calculations, or a change in use that has no impact on the approved plan or the requisite zoning requirements as approved. Most importantly, the criteria includes the zoning office's conclusion that the intention of the zoning commissioner, as stated in his approval, would not be altered or effected by the proposed change.

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 13

Printed with Soybean Ink
on Recycled Paper

In the instant situation, you are requesting an addition to the plan, which may have been, if requested originally, an important consideration to the zoning commissioner in arriving at his decision. The point is that I cannot form a clearly defined opinion from the approved site plan whether as it would have or not. This is sufficient for the zoning office to require that a petition for special hearing be filed in order for the zoning commissioner to make that determination. I would suggest that you file the petition to amend the approved site plan or, in the alternative, to have the zoning commissioner determine that the proposed addition is so minor that an amendment need not be required and could be done administratively. This petition is not for a special exception and is not subject to Section 502.1, but rather to Section 500.7, Baltimore County Zoning Regulations.

If you require further information, please feel free to contact me.

Sincerely,

Arnold Jablon
Director

AJ/cab

ZONING COMMISSIONER

PETITIONER'S EXHIBIT_____

LAW OFFICES
GEORGE AND BRONSTEIN, LLP
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
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(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

May 7, 1998

Stanley J. Schapiro, Code Official
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 14

RE: **Citation Case No.: 98-0179**
1525 Greenspring Valley Road
Villa Julie College

Dear Mr. Schapiro:

The purpose of this letter is to request a modification of your Order of May 1, 1998. Please be advised that pending a disposition of the special hearing before the Zoning Commissioner which is now scheduled for June 4, 1998 at 10:00 a.m., the College will desist from permitting parking along the "Haul Road" and along the service road known as Cottage Lane. It will also limit the parking next to the administration building to 18 in number as permitted.

I trust that this will eliminate the need for any further proceedings as well as abate the imposition of any civil penalty. Thank you for your kind attention to this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh

cc: Carolyn Manuszak, President
Villa Julie College

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351, Extension 7285
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)
CATHERINE A. CURTIS
1525 GREENSPRING VALLEY RD

Citation/Case No. 98-0179

Name (s) VILLA JULIE COLLEGE INC.

Address 1525 GREENSPRING VALLEY RD. STEVENSON MD. 21153

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 11

Owner ☒ Occupant ☐ Related Citations

Location and Date (s) of Violation: 1/12/98 ; 2/6/98 ; 3/4/98

@ 1525 GREENSPRING VALLEY RD.

Vehicle License No.: Vehicle ID:

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS (CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

§ 1B01(DR)	§ 1A01(RC2)	§ 1A02(RC3)	§ 1A03(RC4)	§ 1A04(RC5)
§ 200(RAE)	§ 202(ROA)	§ 204(RO)	§ 205(OR1)	§ 206(OR2)
§ 207(O3)	§ 210(SE)	§ 216(BMM)	§ 221(BMB)	§ 229(CB)(BLR)
§ 230(BL)	§ 233(BM)	§ 236(BR)	§ 240(MR)	§ 247(MLR)
§ 253(ML)	§ 256(MH)			

1) BCZR 500.4 ; 500.6 ; 500.9
2) 26-121 BCC
3) FAILURE TO REMOVE PARKING EXCEPTION.
4) FAILURE TO COMPLY WITH DEVELOPMENT PLAN.
5)
6)
7) NOT SHOWN ON SPEC.
8)

(Unless otherwise noted, all references are to zoning regulations.)

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND DIRECTIONS

VIOLATION SITE

NOTICE TO DEFENDANT

Pursuant to Section 1-8, Baltimore County Code a penalty has been assessed as a result of the violation cited herein in the amount indicated:

$ 1,000.00

If you do not contest this citation, you must pay this penalty by check or money order, payable to the Director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to:

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

If you contest this citation or proposed assessment of penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date of service of this citation. A quasi-judicial hearing has been pre-scheduled for:

4/23/98 9AM
Rm 106

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explaining the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found in violation.

ZONING COMMISSIONER

PETITIONER'S EXHIBIT_____

This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if you fail to request the hearing in writing within the time required. Failure to contest the citation or proposed assessment of penalty, if any, by either not paying the penalty or by not requesting the quasi-judicial hearing, shall result in the citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing will also result in the citation and civil penalty becoming a non-appealable, final order of the code official.

If you are the owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information, and belief.

3/9/98 _____
Date Inspector's Signature

Citation must be served by 3/24/98

Detach and send the completed form below to:

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Citation Number _____

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

_____ _____
Date Defendant (Please Print Your Name and Sign)

Address _____

36 **Preservation Briefs** HPS

Technical Preservation Services

Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

Charles A. Birnbaum, ASLA

Table of Contents

- Developing a Strategy and Seeking Assistance
- Preservation Planning for Cultural Landscapes
- Developing a Historic Preservation Approach and Treatment Plan
- Developing a Preservation Maintenance Plan and Implementation
- Recording Treatment Work and Future Research Recommendations
- Summary
- Selected Reading

Cultural landscapes can range from thousands of acres of ruraltracts of land to a small homestead with a front yard of lessthan one acre. Like historic buildings and districts, these specialplaces reveal aspects of our country's origins and developmentthrough their form and features and the ways they were used. Culturallandscapes also reveal much about our evolving relationship withthe natural world.

A cultural landscape is defined as "a geographic area,including both cultural and natural resources and the wildlifeor domestic animals therein, associated with a historic event,activity, or person or exhibiting other cultural or aestheticvalues." There are four general types of cultural landscapes,not mutually exclusive*: historic sites, historic designed landscapes,historicvernacular landscapes, and ethnographic landscapes.* Theseare defined on the Table on page 2.1

Historic landscapes include residential gardensand community parks, scenic highways, rural communities, institutionalgrounds, cemeteries, battlefields and zoological gardens. Theyare composed of a number of character defining features whichindividually or collectively contribute to the landscape's physicalappearance as they have evolved over time. In addition to vegetationand topography, cultural landscapes may include water featuressuch as ponds, streams, and fountains; circulation features suchas roads, paths, steps, and walls; buildings; and furnishings,including fences, benches, lights and sculptural objects.

Depo. Exh # 3

Most historic properties have a cultural landscape component thatis integral to the significance of the resource. Imagine a residentialdistrict without sidewalks, lawns and trees or a plantation withbuildings but no adjacent lands. A historic property consistsof all its cultural resources - landscapes, buildings, archeologicalsites and collections. In some cultural landscapes, there maybe a total absence of buildings.

This Preservation Brief provides preservation professionals, culturalresource managers, and historic property owners a step-by-stepprocess for preserving historic designed and vernacular landscapes,two types of cultural landscapes. While this process is ideallyapplied to an entire landscape, it can address a single featuresuch as a perennial garden, family burial plot, or a sentineloak in an open meadow. This Brief provides a framework and guidancefor 9 undertaking projects to ensure a successful balance betweenhistoric preservation and change.

Definitions

Historic Designed Landscape **-** a landscape that wasconsciously designed or laid out by a landscape architect, mastergardener, architect, or horticulturist according to design principles,or an amateur gardener working in a recognized style or tradition.The landscape may be associated with a significant person(s),trend, or event in landscape architecture; or illustrate an importantdevelopment in the theory and practice of landscape architecture.Aesthetic values play a significant role in designed landscapes.Examples include parks, campuses, and estates.

Historic Vernacular Landscape **-** a landscape thatevolved through use by the people whose activities or occupancyshaped that landscape. Through social or cultural attitudes ofan individual, family or a community, the landscape reflects thephysical, biological, and cultural character of those everydaylives. Function plays a significant role in vernacular landscapes.They can be a single property such as a farm or a collection ofproperties such as a district of historic farms along a rivervalley. Examples include rural villages, industrial complexes,and agricultural landscapes.

Historic Site **-** a landscape significant for itsassociation with a historic event, activity, or person. Examplesinclude battlefields and president's house properties.

Ethnographic Landscape **-** a landscape containinga variety of natural and cultural resources that associated peopledefine as heritage resources. Examples are contemporary settlements,religious sacred sites and massive geological structures. Smallplant communities, animals, subsistence and ceremonial groundsare often components.

Developing a Strategy and Seeking Assistance

Nearly all designed and vernacular landscapes evolve from, orare often dependent on, natural resources. It is these interconnectedsystems of land, air and water, vegetation and wildlife whichhave dynamic qualities that differentiate cultural landscapesfrom other cultural resources, such as historic structures. Thus, their documentation,treatment, and ongoing management require a comprehensive, multi-disciplinaryapproach.

Today, those involved in preservation planning and managementfor cultural landscapes represent a broad array of academic backgrounds,training, and related project experience. Professionals may haveexpertise in landscape architecture, history, landscape archeology,forestry, agriculture, horticulture, pomology, pollen analysis,planning, architecture, engineering (civil, structural, mechanical,traffic), cultural geography, wildlife, ecology, ethnography,interpretation, material and object conservation, landscape maintenanceand management. Historians and historic preservation professionalscan bring expertise in the history of the landscape, architecture,art, industry, agriculture, society and other subjects. Landscapepreservation teams, including on-site management teams and independentconsultants, are often directed by a landscape architect withspecific expertise in landscape preservation. It is highly recommendedthat disciplines relevant to the landscapes' inherent featuresbe represented as well.

Additional guidance may be obtained from State Historic PreservationOffices, local preservation commissions, the National Park Service,local and

state park agencies, national and state chapters ofthe American Society of Landscape Architects, the Alliance forHistoric Landscape Preservation, the National Association of OlmstedParks, and the Catalog of Landscape Records in the United Statesat Wave Hill among others.2

A range of issues may need to be addressed when considering howa particular cultural landscape should be treated. This may includethe in-kind replacement of declining vegetation, reproductionof furnishings, rehabilitation of structures, accessibility provisionsfor people with disabilities, or the treatment of industrial propertiesthat are rehabilitated for new uses.

Preservation Planning for Cultural Landscapes

Careful planning prior to undertaking work can help prevent irrevocabledamage to a cultural landscape. Professional techniques for identifying,documenting, evaluating and preserving cultural landscapes haveadvanced during the past 25 years and are continually being refined.Preservation planning generally involves the following steps:historical research; inventory and documentation of existing conditions;site analysis and evaluation of integrity and significance; developmentof a cultural landscape preservation approach and treatment plan;development of a cultural landscape management plan and managementphilosophy; the development of a strategy for ongoing maintenance;and preparation of a record of treatment and future research recommendations.

The steps in this process are not independent of each other, norare they always sequential. In fact, information gathered in onestep may lead to a re-examination or refinement of previous steps.For example, field inventory and historical research are likelyto occur simultaneously, and may reveal unnoticed cultural resourcesthat should be protected.

The treatment and management of cultural landscape should alsobe considered in concert with the management of an entire historicproperty. As a result, many other studies may be relevant. Theyinclude management plans, interpretive plans, exhibit design,historic structures reports, and other.

These steps can result in several products including a CulturalLandscape Report (also known as a Historic Landscape Report),statements for management, interpretive guide, maintenance guideand maintenance records.

Cultural Landscape Reports

A Cultural Landscape Report (CLR) is the primary report that documentsthe history, significance and treatment of a cultural landscape.A CLR evaluates the history and integrity of the landscape includingany changes to its geographical context, features, materials,and use.

CLWs are often prepared when a change (e.g. a new visitor's centeror parking area to a landscape) is proposed. In such instances,a CLR can be a useful tool to protect the landscape's character-definingfeatures from undue wear, alteration or loss. A CLR can providemanagers, curators and others with information needed to makemanagement decisions.

A CLR will often yield new information about a landscape's historicsignificance and integrity, even for those already listed on theNational Register. Where appropriate, National Register filesshould be amended to reflect the new findings.

Historical Research

Research is essential before undertaking any treatment. Findingswill help identify a landscape's historic period(s) of ownership,occupancy and development, and bring greater understanding ofthe associations and characteristics that make the landscape orhistory significant. Research findings provide a foundation tomake educated decisions for work, and can also facilitate ongoingmaintenance and management operations, interpretation and eventualcompliance requirements.

A variety of primary and secondary sources may be consulted. Primaryarchival sources can include historic plans, surveys, plats, taxmaps, atlases, U. S. Geological Survey maps, soil profiles, aerialphotographs, photographs, stereoscopic views, glass lantem slides,postcards, engravings, paintings, newspapers, journals, constructiondrawings, specifications, plant lists, nursery catalogs, householdrecords, account books and personal correspondence. Secondarysources include monographs, published histories, theses, NationalRegister forms, survey data, local preservation plans, state contextsand scholarly articles. (See Figures 5-7, page 4.)

Contemporary documentary resources should also be consulted. Thismay include recent studies, plans, surveys, aerial and infraredphotographs, Soil Conservation Service soil maps, inventories,investigations and interviews. Oral histories of residents, managers,and maintenance personnel with a long tenure or historical associationcan be valuable sources of information about changes to a landscapeover many years. (Figures 8-9, page 4) For properties listed inthe National Register, nomination forms should be consulted.

Preparing Period Plans

In the case of designed landscapes, even though a historic designplan exists, it does not necessarily mean that it was realizedfully, or even in part. Based on a review of the archival resourcesoutlined above, and the extant landscape today, an *as-builtperiod plan* may be delineated. For all successive tenures of ownership, occupancyand landscape *change, period pl* **us** should be generated(see Figure 13, page 6). Period plans can document to the greatestextent possible the historic appearance during a particular periodof ownership, occupancy, or development. Period plans should bebased on primary archival sources and should avoid conjecture.Features that are based on secondary or less accurate sourcesshould be graphically differentiated. Ideally, all referencedarchival sources should be annotated and footnoted directly on*period plans.*

Where historical data is missing, period plans should reflectany gaps in the CLR narrative text and these limitations consideredin future treatment decisions (See Treatments for Cultural Landscapeson page 13.)

Inventorying and Documenting Existing Conditions

Both physical evidence in the landscape and historic documentationguide the historic preservation plan and treatments. To documentexisting conditions, intensive field investigation and reconnaissanceshould be conducted at the same time that documentary researchis being gathered. Information should be exchanged among preservationprofessionals, historians, technicians, local residents, managersand visitors.

To assist in the survey process, National Register Bulletins havebeen published by the National Park Service to aid in identifying,nominating and evaluating designed and rural historic landscapes.Additionally, Bulletins are available for specific landscape typessuch as battlefields, mining sites, and cemeteries.6

Although there are several ways to inventory and document a landscape,the goal is to create a baseline from a detailed record of thelandscape and its features as they exist at the present (consideringseasonal variations).7 Each landscape inventory should addressissues of boundary delineation, documentation methodologies and techniques, the limitationsof the inventory, and the scope of inventory efforts. These aremost often influenced by the timetable, budget, project scope,and the purpose of the inventory and, depending on the physicalqualities of the property, its scale, detail, and the interrelationshipbetween natural and cultural resources. For example, inventoryobjectives to develop a treatment plan may differ considerablycompared to those needed to develop an ongoing maintenance plan.Once the criteria for a landscape inventory are developed andtested, the methodology should be explained.

Preparing Existing Condition Plans

Inventory and documentation may be recorded in plans, sections,photographs, aerial photographs, axonometric perspectives, narratives,video-or any combination of techniques. Existing conditions shouldgenerally be documented to scale, drawn by hand or generated bycomputer. The scale of the drawings is often determined by thesize and complexity of the landscape. Some landscapes may requiredocumentation at more than one scale. For example, a large estatemay be documented at *a* small scale to depict its spatialand visual relationships, while the discrete area around an estate mansionmay require a larger scale to illustrate individual plant materials,pavement patterns and other details. The same may apply to *an* entire rural historic district and a fenced vegetable garden containedwithin. (See Figures 14-15, page 8).

When landscapes are documented in photographs, *registrationpoints* can be set to indicate the precise location and orientationof features. Registration points should correspond to significantforms, features and spatial relationships within the landscapeand its surrounds (see Figure 22, page 1 1 for an example.) The points may also correspondto historic views to illustrate the change in the landscape todate. These locations may also be used as a management tool todocument the landscape's evolution, and to ensure that its character-definingfeatures are preserved over time through informed maintenanceoperations and later treatment and management decisions.

All features that contribute to the landscape's historic charactershould be recorded. These include the physical features describedon page 1 (e.g. topography, circulation), and the visual and spatialrelationships that are character defining. The identificationof existing plants, should be specific, including genus, species,common name, age (if known) and size. The woody, and if appropriate,herbaceous plant material should be accurately located on theexisting conditions map. To ensure full representation of successionalherbaceous plants, care should be taken to document the landscapein different seasons, if possible.

Treating living plant materials as a curatorial collection hasalso been undertaken at some cultural landscapes. This process,either done manually or by computer, can track the condition andmaintenance operations on individual plants. Some sites, suchas the Frederick Law Olmsted National Historic Site, in Brookline,Massachusetts have developed a field investigation numbering systemto track all woody plants. (See Table, page 9) Due to concemfor the preservation of genetic diversity and the need to replacesignificant plant materials, a number of properties are beginningto propagate historically important rare plants that are no longercommercially available, unique, or possess significant historicassociations. Such herbarium collections become a part of a site'snatural history collection.

Once the research and the documentation of existing conditionshave been completed, a foundation is in place to analyze the landscape'scontinuity and change, determine its significance, assess itsintegrity, and place it within the historic context of similarlandscapes.

Reading the Landscape

A noted geographer stated, "The attempt to derive meaningfrom landscapes possesses overwhelming virtue. It keeps us constantlyalert to the world around us, demanding that we pay attentionnot just to some of the things around us but to all of them-thewhole visible world in all of its rich, glorious, messy, confusing,ugly, and beautiful complexity."4

Landscapes can be read on many levels-landscape as nature, habitat,artifact, system, problem, wealth, ideology, history, place andaesthetic.5 When developing a strategy to document a culturallandscape, it is important to attempt to read the landscape inits context of place and time. (See Figures 16-17, page 8)

Reading the landscape, like engaging in archival research, requiresa knowledge of the resource and subject area as well as a willingnessto be skeptical. As with archival research, it may involve serendipitousdiscoveries. Evidence gained from reading the landscape may confirmor contradict other findings and may encourage the observer andthe historian to revisit both primary and secondary sources with a fresh outlook.Landscape investigation may also stimulate other forms of researchand survey, such as oral histories or archeological investigations,to supplement what appeared on-site.

THE VALLEYS
PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

December 29, 1997

Mr. Donald T. Rascoe
Development Manager
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Villa Julie refinement of development plan for additional parking

Dear Mr. Rascoe,

The proposed "minor amendment " to the Villa Julie College development plan is of serious concern to us. We believe that this proposal is more than a minor amendment because it utilizes land not previously identified as future parking as part of the Special Exception case. Furthermore, it begins to encroach into the view corridor along Green Spring Valley Road. We find this unacceptable. I would urge you to recommend that this be refiled as an amendment to the Special Exception and have them file for a hearing before the Zoning Commissioner

Sincerely

Jack Dillon
Executive Director

Cc: Richard B. Buck
David Cordish

Prot. No 14

Proof No 8

GRAHAM LANDSCAPE ARCHITECTURE

Jay Graham, ASLA
Partner

Project Assignment:
Principal, Designer

Education:
Bachelor of Architecture, 1969
Master of Landscape Architecture, 1972
from University of Virginia

Years of Experience:
26 years
14 years with
Graham Landscape Architecture

Professional Registration:
Registered Landscape Architect
in Maryland, 1976
in Virginia, 1986
Registered Architect
in Virginia, 1974

Professional Affiliations:
American Society of
Landscape Architects,
President, Maryland Chapter 1995-1996
Landscape Architecture Foundation,
Board Member, 1980-1981
Washington Architectural Forum,
Board Member, 1993-1995
1,000 Friends of Maryland,
Board Member, 1998

Publications:
Time Saver Standards for Landscape Architecture
Section 620: Interior Landscape
McGraw-Hill Book Company, 1968
"A Vision Shared or a Chance Missed"
Freehand Magazine
Maryland AIA, 1995

As Principal in Charge of Design, Jay Graham oversees the development and implementation of design and maintains the focus on fulfilling each client's expectations.

Mr. Graham brings an extensive background in landscape architecture services, including prior positions at the University of Virginia and RTKL Associates. He has specialized experience in educational facilities, residential, and high-profile projects. His creative ideas in landscape design, as well as his attention to detail and his success in executing the narrative impact of a project, have won him recognition.

Mr. Graham's experience with the design of academic facilities includes master planning, as well as site specific design. Mr. Graham is keenly aware of the need to have the landscape convey a strong, positive image for the institution.

Mr. Graham has also become a contributor and author on topical issues concerning landscape design. Several published pieces include, "The Thoughtfully Furnished Garden," "Art in the Landscape," and "A Vision Shared or a Chance Missed." Many of the firm's projects, such as the fountain at the Governor's Mansion, the historic Porto Bello estate, and the Baltimore-Washington International Airport, have been published and won awards.

PROJECT EXPERIENCE

University of Rochester
Rochester, New York
Wilson Commons Quadrangle

Strategic Facilities Plan

University of Virginia
Charlottesville, Virginia
Newcomb Hall

Law School

St. Mary's College
St. Mary's City, Maryland
William Donald Schaefer Hall

Baltimore Hall

St. Mary's Hall Renovation

Margaret Brent Hall

Kent Hall Renovation

United States Naval Academy
Annapolis, Maryland
Visitor's Center

Entrance Boulevard and Main Gate

Physical Training Facility

Wor-Wic Community College
Salisbury, Maryland
Master Plan

Miles Point
Town of St. Michael's, Maryland

Baltimore-Washington International Airport
Anne Arundel County, Maryland

Professional Resume of Tunnie Ping

- Co-founder and Principal of Windward Associates, Inc., Consulting Engineers and Land Surveyors - 1983
- Education : Associate Degree - Civil Engineering and Business Management
  Johns Hopkins University - 1968
- Maryland Registered Professional Land Surveyor - 1983
- Delaware Registered Professional Land Surveyor - 1986
- Continuously employed in the field of civil engineering and land surveying for over 30 years

Protestants
~~#10~~
#10

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

From: Case No. 98-394-SPH

1) Prot. Pet. Ex #9B - Transparency 8½ x 11 (475)
2) Pet. Exh 10 A B & C - Pic
3) Pet Ex 9 - Landscape Pl. - colored
4) Pro. Pet Exh 9A & B - Colored aerial (475)

J. Carroll Holzer, Esq. - 9-8-99 - CW
will return 9-10-99 / DEPOSITION

Exhibit taken 9/10/99 by Jack Dillon /VPC for duplication (to the COB)

Protestant's Exhibit Nos. 11, 12 & 13 (98-475-SPH)

Jack Dillon 9/10/99

Jack Dillon /VPC 9/10/99

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ZONING COMMISSIONER
PETITIONER'S EXHIBIT 16

CHRONOLOGY

07/23/93	Board of Appeals	92/285 SPHXA
05/04/95	Court of Special Appeals reverses and remands	
06/07/95	B. Bronstein's letter to Kurt Kugelberg, DRC Chairman (Exhibit)	
06/20/95	Valley Planning Council opposes request (Exhibit)	
07/14/95	Don Rascoe's reply letter (Exhibit)	
08/09/95	Valley Planning files appeal together with Richard Buck (Exhibit)	
12/12/95	Notice of Hearing	
01/17/96	John Bernstein withdraws appeal (Exhibit)	
01/26/96	Board of Appeals signs Order of Dismissal (Exhibit)	
12/16/97	Development Plan filed Chadsey	
12/29/97	DRC approves	
01/06/98	B. Bronstein's letter to A. Jablon request Haul Road approval to site plan (Exhibit)	
01/09/98	A. Jablon's reply - Administrative approval only (Exhibit)	
03/09/98	Valley Planning Council files for zoning violation including interior and Haul Road parking (Exhibit)	
04/17/98	Petition filed in this case (Exhibit)	
05/01/98	Hearing Officer findings (Exhibit)	

05/27/98 VJC notifies Hearing Officer it will desist from parking pending special hearing (Exhibit)

05/28/98 Valley Planning Council files Special Hearing (Exhibit)

LAW OFFICES
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FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

January 6, 1998

Arnold Jablon, Director
Department of Zoning Administration
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **Villa Julie College**
Case No.: 92-285-SPHXA

Dear Mr. Jablon:

On December 29, 1997 the DRC approved a minor amendment to the development plan (letter Exhibit 1). As you can see, Villa Julie proposed adding parking on a dirt road previously used to haul dirt to a stockpile which has since been removed. The College believes that the proposed parking provides a superior location for faculty and student parking and is within the spirit and intent of the approved Special Exception Plan (letter Exhibit 2) and the Baltimore County Zoning Regulations.

The proposed parking will provide minimal adverse aesthetic impact in that the parking is located at the southern end of a large farm field where the contours of the land and a landscape buffer virtually obscure visual impact to the surrounding area, including Green Spring Valley Road which is 600 feet more or less to the north. Additional landscaping will be provided and no existing vegetation is being removed. All work can be accomplished under the current grading permit.

§407 of the Baltimore County Zoning Regulations designates parking for colleges at 1 per employee plus visitor spaces and student parking as determined by the Zoning Commissioner. Villa Julie is a vibrant living institution and therefore its site plan occasionally requires refinement. The site plan approved by the Zoning Commissioner and the Board of Appeals remains intact and will remain so if this amendment to the special exception plan is approved. Requiring the College to submit to an adversarial zoning

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 12

process on any minor change would make a mockery of the zoning process, particularly in light of the previously protracted litigation. I submit that the proposed plan meets with the spirit and intent of the Baltimore County Zoning Regulations and the spirit and intent of the special exception plan.

Thank you for your kind consideration in this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh
Enclosure

bcc: Carolyn Manuszak, President
Rick Chadsey, P.E.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3353
Fax: (410) 887-5708

January 9, 1998

Mr. Benjamin Bronstein, LLP
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204

RECEIVED
JAN 14 1998
GEORGE & BRONSTEIN, LLP

Dear Mr. Bronstein:

Re: Villa Julie College Case No. 98-285-SPHXA

I am in receipt of your letter, dated January 6, 1998, in which you request approval of a change to the approved site plan in the above referenced case. The proposed change is for the addition of a parking area. You state that this change is minor and within the spirit and intent of the approved order.

I cannot agree that the proposed change should be approved administratively as a "de minimus" change. The development regulations clearly state that only a "material" change to an approved development plan be required to undergo approval in the same manner as the original approval. A "refinement" only needs to be approved administratively by the DRC. In the instant matter, this was done. There is no similar provision for approved zoning plans. There is no question that changes to zoning plans, by way of variances and special exceptions, as approved by the zoning commissioner, are treated differently than development plans approved in his capacity as hearing officer.

This is not to say that the zoning office will not consider changes if in its opinion the proposed changes meet the spirit and intent of the approved plan. However, it is the posture of the zoning office that the only changes that may be considered for administrative approval are those which have no impact on zoning issues, e.g., movement of a building within an approved envelope, the expansion of a proposed building by approximately 10% within the envelope that will not effect the approved parking calculations, or a change in use that has no impact on the approved plan or the requisite zoning requirements as approved. Most importantly, the criteria includes the zoning office's conclusion that the intention of the zoning commissioner, as stated in his approval, would not be altered or effected by the proposed change.

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 13

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In the instant situation, you are requesting an addition to the plan, which may have been, if requested originally, an important consideration to the zoning commissioner in arriving at his decision. The point is that I cannot form a clearly defined opinion from the approved site plan whether as it would have or not. This is sufficient for the zoning office to require that a petition for special hearing be filed in order for the zoning commissioner to make that determination. I would suggest that you file the petition to amend the approved site plan or, in the alternative, to have the zoning commissioner determine that the proposed addition is so minor that an amendment need not be required and could be done administratively. This petition is not for a special exception and is not subject to Section 502.1, but rather to Section 500.7, Baltimore County Zoning Regulations.

If you require further information, please feel free to contact me.

Sincerely,

Arnold Jablon
Director

AJ/cab

ZONING COMMISSIONER

PETITIONER'S EXHIBIT_____

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HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

CONSTANCE K. PUTZEL
OF COUNSEL

May 7, 1998

Stanley J. Schapiro, Code Official
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 14

RE: **Citation Case No.: 98-0179**
1525 Greenspring Valley Road
Villa Julie College

Dear Mr. Schapiro:

The purpose of this letter is to request a modification of your Order of May 1, 1998. Please be advised that pending a disposition of the special hearing before the Zoning Commissioner which is now scheduled for June 4, 1998 at 10:00 a.m., the College will desist from permitting parking along the "Haul Road" and along the service road known as Cottage Lane. It will also limit the parking next to the administration building to 18 in number as permitted.

I trust that this will eliminate the need for any further proceedings as well as abate the imposition of any civil penalty. Thank you for your kind attention to this matter.

Very truly yours,

GEORGE AND BRONSTEIN, LLP

Benjamin Bronstein

BB/mlh

cc: Carolyn Manuszak, President
Villa Julie College

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351, Extension 7285
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)
CATHERINE A. CURTIS
1525 GREENSPRING VALLEY RD

Citation/Case No. 98-0179

Name (s) VILLA JULIE COLLEGE INC.

Address 1525 GREENSPRING VALLEY RD. STEVENSON MD. 21153

ZONING COMMISSIONER
PETITIONER'S EXHIBIT 11

Owner ☒ Occupant ☐ Related Citations

Location and Date (s) of Violation: 1/12/98 ; 2/6/98 ; 3/4/98

@ 1525 GREENSPRING VALLEY RD.

Vehicle License No.: Vehicle ID:

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS (CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

§ 1B01(DR)	§ 1A01(RC2)	§ 1A02(RC3)	§ 1A03(RC4)	§ 1A04(RC5)
§ 200(RAE)	§ 202(ROA)	§ 204(RO)	§ 205(OR1)	§ 206(OR2)
§ 207(O3)	§ 210(SE)	§ 216(BMM)	§ 221(BMB)	§ 229(CB)(BLR)
§ 230(BL)	§ 233(BM)	§ 236(BR)	§ 240(MR)	§ 247(MLR)
§ 253(ML)	§ 256(MH)			

1) BCZR 500.4 ; 500.6 ; 500.9
2) 26-121 BCC
3) FAILURE TO REMOVE PARKING EXCEPTION.
4) FAILURE TO COMPLY WITH DEVELOPMENT PLAN.
5)
6)
7) NOT SHOWN ON SPEC.
8)

(Unless otherwise noted, all references are to zoning regulations.)

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND DIRECTIONS

VIOLATION SITE

NOTICE TO DEFENDANT

Pursuant to Section 1-8, Baltimore County Code a penalty has been assessed as a result of the violation cited herein in the amount indicated:

$ 1,000.00

If you do not contest this citation, you must pay this penalty by check or money order, payable to the Director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to:

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

If you contest this citation or proposed assessment of penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date of service of this citation. A quasi-judicial hearing has been pre-scheduled for:

4/23/98 9AM
Rm 106

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explaining the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found in violation.

ZONING COMMISSIONER

PETITIONER'S EXHIBIT_____

This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if you fail to request the hearing in writing within the time required. Failure to contest the citation or proposed assessment of penalty, if any, by either not paying the penalty or by not requesting the quasi-judicial hearing, shall result in the citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing will also result in the citation and civil penalty becoming a non-appealable, final order of the code official.

If you are the owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information, and belief.

3/9/98 _____
Date Inspector's Signature

Citation must be served by 3/24/98

Detach and send the completed form below to:

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Citation Number _____

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

_____ _____
Date Defendant (Please Print Your Name and Sign)

Address _____

36 **Preservation Briefs** HPS

Technical Preservation Services

Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

Charles A. Birnbaum, ASLA

Table of Contents

- Developing a Strategy and Seeking Assistance
- Preservation Planning for Cultural Landscapes
- Developing a Historic Preservation Approach and Treatment Plan
- Developing a Preservation Maintenance Plan and Implementation
- Recording Treatment Work and Future Research Recommendations
- Summary
- Selected Reading

Cultural landscapes can range from thousands of acres of ruraltracts of land to a small homestead with a front yard of lessthan one acre. Like historic buildings and districts, these specialplaces reveal aspects of our country's origins and developmentthrough their form and features and the ways they were used. Culturallandscapes also reveal much about our evolving relationship withthe natural world.

A cultural landscape is defined as "a geographic area,including both cultural and natural resources and the wildlifeor domestic animals therein, associated with a historic event,activity, or person or exhibiting other cultural or aestheticvalues." There are four general types of cultural landscapes,not mutually exclusive*: historic sites, historic designed landscapes,historicvernacular landscapes, and ethnographic landscapes.* Theseare defined on the Table on page 2.1

Historic landscapes include residential gardensand community parks, scenic highways, rural communities, institutionalgrounds, cemeteries, battlefields and zoological gardens. Theyare composed of a number of character defining features whichindividually or collectively contribute to the landscape's physicalappearance as they have evolved over time. In addition to vegetationand topography, cultural landscapes may include water featuressuch as ponds, streams, and fountains; circulation features suchas roads, paths, steps, and walls; buildings; and furnishings,including fences, benches, lights and sculptural objects.

Depo. Exh # 3

Most historic properties have a cultural landscape component thatis integral to the significance of the resource. Imagine a residentialdistrict without sidewalks, lawns and trees or a plantation withbuildings but no adjacent lands. A historic property consistsof all its cultural resources - landscapes, buildings, archeologicalsites and collections. In some cultural landscapes, there maybe a total absence of buildings.

This Preservation Brief provides preservation professionals, culturalresource managers, and historic property owners a step-by-stepprocess for preserving historic designed and vernacular landscapes,two types of cultural landscapes. While this process is ideallyapplied to an entire landscape, it can address a single featuresuch as a perennial garden, family burial plot, or a sentineloak in an open meadow. This Brief provides a framework and guidancefor 9 undertaking projects to ensure a successful balance betweenhistoric preservation and change.

Definitions

Historic Designed Landscape **-** a landscape that wasconsciously designed or laid out by a landscape architect, mastergardener, architect, or horticulturist according to design principles,or an amateur gardener working in a recognized style or tradition.The landscape may be associated with a significant person(s),trend, or event in landscape architecture; or illustrate an importantdevelopment in the theory and practice of landscape architecture.Aesthetic values play a significant role in designed landscapes.Examples include parks, campuses, and estates.

Historic Vernacular Landscape **-** a landscape thatevolved through use by the people whose activities or occupancyshaped that landscape. Through social or cultural attitudes ofan individual, family or a community, the landscape reflects thephysical, biological, and cultural character of those everydaylives. Function plays a significant role in vernacular landscapes.They can be a single property such as a farm or a collection ofproperties such as a district of historic farms along a rivervalley. Examples include rural villages, industrial complexes,and agricultural landscapes.

Historic Site **-** a landscape significant for itsassociation with a historic event, activity, or person. Examplesinclude battlefields and president's house properties.

Ethnographic Landscape **-** a landscape containinga variety of natural and cultural resources that associated peopledefine as heritage resources. Examples are contemporary settlements,religious sacred sites and massive geological structures. Smallplant communities, animals, subsistence and ceremonial groundsare often components.

Developing a Strategy and Seeking Assistance

Nearly all designed and vernacular landscapes evolve from, orare often dependent on, natural resources. It is these interconnectedsystems of land, air and water, vegetation and wildlife whichhave dynamic qualities that differentiate cultural landscapesfrom other cultural resources, such as historic structures. Thus, their documentation,treatment, and ongoing management require a comprehensive, multi-disciplinaryapproach.

Today, those involved in preservation planning and managementfor cultural landscapes represent a broad array of academic backgrounds,training, and related project experience. Professionals may haveexpertise in landscape architecture, history, landscape archeology,forestry, agriculture, horticulture, pomology, pollen analysis,planning, architecture, engineering (civil, structural, mechanical,traffic), cultural geography, wildlife, ecology, ethnography,interpretation, material and object conservation, landscape maintenanceand management. Historians and historic preservation professionalscan bring expertise in the history of the landscape, architecture,art, industry, agriculture, society and other subjects. Landscapepreservation teams, including on-site management teams and independentconsultants, are often directed by a landscape architect withspecific expertise in landscape preservation. It is highly recommendedthat disciplines relevant to the landscapes' inherent featuresbe represented as well.

Additional guidance may be obtained from State Historic PreservationOffices, local preservation commissions, the National Park Service,local and

state park agencies, national and state chapters ofthe American Society of Landscape Architects, the Alliance forHistoric Landscape Preservation, the National Association of OlmstedParks, and the Catalog of Landscape Records in the United Statesat Wave Hill among others.2

A range of issues may need to be addressed when considering howa particular cultural landscape should be treated. This may includethe in-kind replacement of declining vegetation, reproductionof furnishings, rehabilitation of structures, accessibility provisionsfor people with disabilities, or the treatment of industrial propertiesthat are rehabilitated for new uses.

Preservation Planning for Cultural Landscapes

Careful planning prior to undertaking work can help prevent irrevocabledamage to a cultural landscape. Professional techniques for identifying,documenting, evaluating and preserving cultural landscapes haveadvanced during the past 25 years and are continually being refined.Preservation planning generally involves the following steps:historical research; inventory and documentation of existing conditions;site analysis and evaluation of integrity and significance; developmentof a cultural landscape preservation approach and treatment plan;development of a cultural landscape management plan and managementphilosophy; the development of a strategy for ongoing maintenance;and preparation of a record of treatment and future research recommendations.

The steps in this process are not independent of each other, norare they always sequential. In fact, information gathered in onestep may lead to a re-examination or refinement of previous steps.For example, field inventory and historical research are likelyto occur simultaneously, and may reveal unnoticed cultural resourcesthat should be protected.

The treatment and management of cultural landscape should alsobe considered in concert with the management of an entire historicproperty. As a result, many other studies may be relevant. Theyinclude management plans, interpretive plans, exhibit design,historic structures reports, and other.

These steps can result in several products including a CulturalLandscape Report (also known as a Historic Landscape Report),statements for management, interpretive guide, maintenance guideand maintenance records.

Cultural Landscape Reports

A Cultural Landscape Report (CLR) is the primary report that documentsthe history, significance and treatment of a cultural landscape.A CLR evaluates the history and integrity of the landscape includingany changes to its geographical context, features, materials,and use.

CLWs are often prepared when a change (e.g. a new visitor's centeror parking area to a landscape) is proposed. In such instances,a CLR can be a useful tool to protect the landscape's character-definingfeatures from undue wear, alteration or loss. A CLR can providemanagers, curators and others with information needed to makemanagement decisions.

A CLR will often yield new information about a landscape's historicsignificance and integrity, even for those already listed on theNational Register. Where appropriate, National Register filesshould be amended to reflect the new findings.

Historical Research

Research is essential before undertaking any treatment. Findingswill help identify a landscape's historic period(s) of ownership,occupancy and development, and bring greater understanding ofthe associations and characteristics that make the landscape orhistory significant. Research findings provide a foundation tomake educated decisions for work, and can also facilitate ongoingmaintenance and management operations, interpretation and eventualcompliance requirements.

A variety of primary and secondary sources may be consulted. Primaryarchival sources can include historic plans, surveys, plats, taxmaps, atlases, U. S. Geological Survey maps, soil profiles, aerialphotographs, photographs, stereoscopic views, glass lantem slides,postcards, engravings, paintings, newspapers, journals, constructiondrawings, specifications, plant lists, nursery catalogs, householdrecords, account books and personal correspondence. Secondarysources include monographs, published histories, theses, NationalRegister forms, survey data, local preservation plans, state contextsand scholarly articles. (See Figures 5-7, page 4.)

Contemporary documentary resources should also be consulted. Thismay include recent studies, plans, surveys, aerial and infraredphotographs, Soil Conservation Service soil maps, inventories,investigations and interviews. Oral histories of residents, managers,and maintenance personnel with a long tenure or historical associationcan be valuable sources of information about changes to a landscapeover many years. (Figures 8-9, page 4) For properties listed inthe National Register, nomination forms should be consulted.

Preparing Period Plans

In the case of designed landscapes, even though a historic designplan exists, it does not necessarily mean that it was realizedfully, or even in part. Based on a review of the archival resourcesoutlined above, and the extant landscape today, an *as-builtperiod plan* may be delineated. For all successive tenures of ownership, occupancyand landscape *change, period pl* **us** should be generated(see Figure 13, page 6). Period plans can document to the greatestextent possible the historic appearance during a particular periodof ownership, occupancy, or development. Period plans should bebased on primary archival sources and should avoid conjecture.Features that are based on secondary or less accurate sourcesshould be graphically differentiated. Ideally, all referencedarchival sources should be annotated and footnoted directly on*period plans.*

Where historical data is missing, period plans should reflectany gaps in the CLR narrative text and these limitations consideredin future treatment decisions (See Treatments for Cultural Landscapeson page 13.)

Inventorying and Documenting Existing Conditions

Both physical evidence in the landscape and historic documentationguide the historic preservation plan and treatments. To documentexisting conditions, intensive field investigation and reconnaissanceshould be conducted at the same time that documentary researchis being gathered. Information should be exchanged among preservationprofessionals, historians, technicians, local residents, managersand visitors.

To assist in the survey process, National Register Bulletins havebeen published by the National Park Service to aid in identifying,nominating and evaluating designed and rural historic landscapes.Additionally, Bulletins are available for specific landscape typessuch as battlefields, mining sites, and cemeteries.6

Although there are several ways to inventory and document a landscape,the goal is to create a baseline from a detailed record of thelandscape and its features as they exist at the present (consideringseasonal variations).7 Each landscape inventory should addressissues of boundary delineation, documentation methodologies and techniques, the limitationsof the inventory, and the scope of inventory efforts. These aremost often influenced by the timetable, budget, project scope,and the purpose of the inventory and, depending on the physicalqualities of the property, its scale, detail, and the interrelationshipbetween natural and cultural resources. For example, inventoryobjectives to develop a treatment plan may differ considerablycompared to those needed to develop an ongoing maintenance plan.Once the criteria for a landscape inventory are developed andtested, the methodology should be explained.

Preparing Existing Condition Plans

Inventory and documentation may be recorded in plans, sections,photographs, aerial photographs, axonometric perspectives, narratives,video-or any combination of techniques. Existing conditions shouldgenerally be documented to scale, drawn by hand or generated bycomputer. The scale of the drawings is often determined by thesize and complexity of the landscape. Some landscapes may requiredocumentation at more than one scale. For example, a large estatemay be documented at *a* small scale to depict its spatialand visual relationships, while the discrete area around an estate mansionmay require a larger scale to illustrate individual plant materials,pavement patterns and other details. The same may apply to *an* entire rural historic district and a fenced vegetable garden containedwithin. (See Figures 14-15, page 8).

When landscapes are documented in photographs, *registrationpoints* can be set to indicate the precise location and orientationof features. Registration points should correspond to significantforms, features and spatial relationships within the landscapeand its surrounds (see Figure 22, page 1 1 for an example.) The points may also correspondto historic views to illustrate the change in the landscape todate. These locations may also be used as a management tool todocument the landscape's evolution, and to ensure that its character-definingfeatures are preserved over time through informed maintenanceoperations and later treatment and management decisions.

All features that contribute to the landscape's historic charactershould be recorded. These include the physical features describedon page 1 (e.g. topography, circulation), and the visual and spatialrelationships that are character defining. The identificationof existing plants, should be specific, including genus, species,common name, age (if known) and size. The woody, and if appropriate,herbaceous plant material should be accurately located on theexisting conditions map. To ensure full representation of successionalherbaceous plants, care should be taken to document the landscapein different seasons, if possible.

Treating living plant materials as a curatorial collection hasalso been undertaken at some cultural landscapes. This process,either done manually or by computer, can track the condition andmaintenance operations on individual plants. Some sites, suchas the Frederick Law Olmsted National Historic Site, in Brookline,Massachusetts have developed a field investigation numbering systemto track all woody plants. (See Table, page 9) Due to concemfor the preservation of genetic diversity and the need to replacesignificant plant materials, a number of properties are beginningto propagate historically important rare plants that are no longercommercially available, unique, or possess significant historicassociations. Such herbarium collections become a part of a site'snatural history collection.

Once the research and the documentation of existing conditionshave been completed, a foundation is in place to analyze the landscape'scontinuity and change, determine its significance, assess itsintegrity, and place it within the historic context of similarlandscapes.

Reading the Landscape

A noted geographer stated, "The attempt to derive meaningfrom landscapes possesses overwhelming virtue. It keeps us constantlyalert to the world around us, demanding that we pay attentionnot just to some of the things around us but to all of them-thewhole visible world in all of its rich, glorious, messy, confusing,ugly, and beautiful complexity."4

Landscapes can be read on many levels-landscape as nature, habitat,artifact, system, problem, wealth, ideology, history, place andaesthetic.5 When developing a strategy to document a culturallandscape, it is important to attempt to read the landscape inits context of place and time. (See Figures 16-17, page 8)

Reading the landscape, like engaging in archival research, requiresa knowledge of the resource and subject area as well as a willingnessto be skeptical. As with archival research, it may involve serendipitousdiscoveries. Evidence gained from reading the landscape may confirmor contradict other findings and may encourage the observer andthe historian to revisit both primary and secondary sources with a fresh outlook.Landscape investigation may also stimulate other forms of researchand survey, such as oral histories or archeological investigations,to supplement what appeared on-site.

There are many ways to read a landscape-whatever approach is takenshould provide a broad overview. This may be achieved by combiningon-the-ground observations with a bird's-eye perspective. To beginthis process, aerial photographs should be reviewed to gain anorientation to the landscape and its setting. Aerial photographscome in different sizes and scales, and can thus portray differentlevels of detail in the landscape. Aerial photographs taken ata high altitude, for example, may help to reveal remnant fieldpatterns or traces of an abandoned circulation system; or, portionsof axial relationships that were part of the original design,since obscured by encroaching woodland areas. Low altitude aerialphotographs can point out individual features such as the arrangementof shrub and herbaceous borders, and the exact locations of furnishings,lighting, and fence alignments. This knowledge can prove beneficialbefore an on-site visit.

Aerial photographs provide clues that can help orient the viewerto the landscape. The next step may be to view the landscape froma high point such as a knoll or an upper floor window. Such avantage point may provide an excellent transition before physicallyentering the cultural landscape.

On ground, evidence should then be studied, including character-definingfeatures, visual and spatial relationships. By reviewing supportingmaterials from historic research, individual features can be understoodin a systematic fashion that show the continuum that exists onthe ground today. By classifying these features and relationships,the landscape can be understood as an artifact, possessing evidenceof evolving natural systems and human interventions over time.

For example, the on-site investigation of an abandoned turn-of-the-centuryfarm complex reveals the remnant of a native oak and pine forestwhich was cut and burned in the mid-nineteenth century. This previoususe is confirmed by a small stand of mature oaks and the presenceof these plants in the emerging secondary woodland growth thatis overtaking this farm complex in decline. A ring count of thetrees can establish a more accurate age. By *reading* othercharacter-defining features-such as the traces of old roads, remnanthedgerows, ornamental trees along boundary roads, foundation plantings,the terracing of grades and remnant fences -the visual, spatialand contextual relationships of the property as it existed a centuryago may be understood and its present condition and integrityevaluated.

The findings of on-site reconnaissance, such as materials uncoveredduring archival research, may be considered primary data. Thesefindings make it possible to inventory and evaluate the landscape'sfeatures in the context of the property's current condition. Character-definingfeatures are located in situ, in relationship to each other andthe greater cultural and geographic contexts.

Historic Plant Inventory

Within cultural landscapes, plants may have historical or botanicalsignificance. A plant may have been associated with a historicfigure or event or be part of a notable landscape design. A plantmay be an uncommon cultivar, exceptional in size, age, rare andcommercially/ unavailable. If such plants are lost, there wouldbe a loss of historic integrity and biological diversity of thecultural landscape. To ensure that significant plants are preserved,an inventory of historic plants is being conducted at the NorthAtlantic Region of the National Park Service.8 Historical landscapearchitects work with landscape managers and historians to gatheroral and documented history on the plant's origin and potentialsignificance. Each plant is then examined in the field by an experthorticulturist who records its name, condition, age, size, distribution,and, any notable botanic characteristics.

Plants that are difficult to identify or are of potential historicalsignificance are further examined in the laboratory by a planttaxonomist who compares leaf, fruit, and flower characteristicswith herbarium specimens for named species, cultivars and varieties.For plants species with many cultivars, such as apples, roses,and grapes, specimens may be sent to specialists for identification.

If a plant cannot be identified, is dying or in decline, and unavailablefrom commercial nurseries, it may be propagated. Propagation ensuresthat when rare and significant plants decline, they can be replacedwith genetically-identical plants. Cuttings are propagated andgrown to replacement size in a North Atlantic Region HistoricPlant Nursery.

There are many ways to read a landscape-whatever approach is takenshould provide a broad overview. This may be achieved by combiningon-the-ground observations with a bird's-eye perspective. To beginthis process, aerial photographs should be reviewed to gain anorientation to the landscape and its setting. Aerial photographscome in different sizes and scales, and can thus portray differentlevels of detail in the landscape. Aerial photographs taken ata high altitude, for example, may help to reveal remnant fieldpatterns or traces of an abandoned circulation system; or, portionsof axial relationships that were part of the original design,since obscured by encroaching woodland areas. Low altitude aerialphotographs can point out individual features such as the arrangementof shrub and herbaceous borders, and the exact locations of furnishings,lighting, and fence alignments. This knowledge can prove beneficialbefore an on-site visit.

Aerial photographs provide clues that can help orient the viewerto the landscape. The next step may be to view the landscape froma high point such as a knoll or an upper floor window. Such avantage point may provide an excellent transition before physicallyentering the cultural landscape.

On ground, evidence should then be studied, including character-definingfeatures, visual and spatial relationships. By reviewing supportingmaterials from historic research, individual features can be understoodin a systematic fashion that show the continuum that exists onthe ground today. By classifying these features and relationships,the landscape can be understood as an artifact, possessing evidenceof evolving natural systems and human interventions over time.

For example, the on-site investigation of an abandoned turn-of-the-centuryfarm complex reveals the remnant of a native oak and pine forestwhich was cut and burned in the mid-nineteenth century. This previoususe is confirmed by a small stand of mature oaks and the presenceof these plants in the emerging secondary woodland growth thatis overtaking this farm complex in decline. A ring count of thetrees can establish a more accurate age. By *reading* othercharacter-defining features-such as the traces of old roads, remnanthedgerows, ornamental trees along boundary roads, foundation plantings,the terracing of grades and remnant fences -the visual, spatialand contextual relationships of the property as it existed a centuryago may be understood and its present condition and integrityevaluated.

The findings of on-site reconnaissance, such as materials uncoveredduring archival research, may be considered primary data. Thesefindings make it possible to inventory and evaluate the landscape'sfeatures in the context of the property's current condition. Character-definingfeatures are located in situ, in relationship to each other andthe greater cultural and geographic contexts.

Historic Plant Inventory

Within cultural landscapes, plants may have historical or botanicalsignificance. A plant may have been associated with a historicfigure or event or be part of a notable landscape design. A plantmay be an uncommon cultivar, exceptional in size, age, rare andcommercially/ unavailable. If such plants are lost, there wouldbe a loss of historic integrity and biological diversity of thecultural landscape. To ensure that significant plants are preserved,an inventory of historic plants is being conducted at the NorthAtlantic Region of the National Park Service.8 Historical landscapearchitects work with landscape managers and historians to gatheroral and documented history on the plant's origin and potentialsignificance. Each plant is then examined in the field by an experthorticulturist who records its name, condition, age, size, distribution,and, any notable botanic characteristics.

Plants that are difficult to identify or are of potential historicalsignificance are further examined in the laboratory by a planttaxonomist who compares leaf, fruit, and flower characteristicswith herbarium specimens for named species, cultivars and varieties.For plants species with many cultivars, such as apples, roses,and grapes, specimens may be sent to specialists for identification.

If a plant cannot be identified, is dying or in decline, and unavailablefrom commercial nurseries, it may be propagated. Propagation ensuresthat when rare and significant plants decline, they can be replacedwith genetically-identical plants. Cuttings are propagated andgrown to replacement size in a North Atlantic Region HistoricPlant Nursery.

- 1. The Arnold Arboretum's preservation technician, lilac specialist,and horticulturist compare lilacs from the Vanderbilt MansionNational Historic Site in Hyde Park, New York with lilac specimensin the Arboretum's living collection. (courtesy Olmsted Center)
- 2. The Arnold Arboretum's horticulturist and preservationtechnician examine an enormous black locust tree at the Home ofF.D. Roosevelt National Historic Site in Hyde Park, NY. (courtesyOlmsted Center)

3. The Arnold Arboretum's horticulturist, landscape historian,and preservation technician examine shrubs at the Longfellow NationalHistoric Site in Cambridge, MA. (courtesy Olmsted Center)

Site Analysis: Evaluating Integrity and Significance

By analyzing the landscape, its change over time can be understood.This may be accomplished by overlaying the various period planswith the existing conditions plan. Based on these findings, individualfeatures may be attributed to the particular period when theywere introduced, and the various periods when they were present.

It is during this step that the *historic significance* ofthe landscape component of a historic property and its integrityare determined. Historic significance is the recognized importancea property displays when it has been evaluated, including whenit has been found to meet National Register Criteria.9 A landscapemay have several areas of historical significance. An understandingof the landscape as a continuum through history is critical inassessing its cultural and historic value. In order for the landscapeto have integrity, these character-defining features or qualitiesthat contribute to its significance must be present.

While National Register nominations document the significanceand integrity of historic properties, in general, they may notacknowledge the significance of the landscape's design or historicland uses, and may not contain an inventory of landscape featuresor characteristics. Additional research is often necessary toprovide the detailed information about a landscape's evolutionand significance useful in making decision for the treatment andmaintenance of a historic landscape. Existing National Registerforms may be amended to recognize additional areas of significanceand to include more complete descriptions of historic propertiesthat have significant land areas and landscape features.

Integrity is a property's historic identity evidenced bythe survival of physical characteristics from the property's historicor prehistoric period. The seven qualities of integrity are location,setting, feeling, association, design, workmanship and materials.10When evaluating these qualities, care should be taken to considerchange itself. For example, when a second-generation woodlandovertakes an open pasture in a battlefield landscape, or a woodlandedge encloses a scenic vista. For situations such as these, thereversibility and/or compatibility of those features should beconsidered, both individually, and in the context of the overalllandscape. Together, evaluations of significance and integrity,when combined with historic

research, documentation of existing conditions, and analysis findings,influence later treatment and interpretation decisions. (See Figure21-23)

Developing a Historic Preservation Approach and Treatment Plan

Treatment may be defined as work carried out to achieve a historicpreservation goal-it cannot be considered in a vacuum. There aremany practical and philosophical factors that may influence theselection of a treatment for a landscape. These include the relativehistoric value of the property, the level of historic documentation,existing physical conditions, its historic significance and integrity,historic and proposed use (e.g. educational, interpretive, passive,active public, institutional or private), long- and short-termobjectives, operational and code requirements (e.g. accessibility,fire, security) and costs for anticipated capital improvement,staffing and maintenance. The value of any significant archeologicaland natural resources should also be considered in the decision-making process. Therefore,a cultural landscape's preservation plan and the treatment selectedwill consider a broad array of dynamic and interrelated considerations.It will often take the form of a plan with detailed guidelinesor specifications.

Adopting such a plan, in concert with a preservation maintenanceplan (page 18-19), acknowledges a cultural landscape's ever-changingexistence and the interrelationship of treatment and ongoing maintenance.Performance standards, scheduling and record keeping of maintenanceactivities on a day-to-day or month-to-month basis, may then beplanned for. Treatment, management, and maintenance proposalscan be developed by a broad range of professionals and with expertisein such fields as landscape preservation, horticulture, ecology,and landscape maintenance.

The selection of a primary treatment for the landscape, utilizingthe Secretary of the Interior's Standards for the Treatment ofHistoric Properties, establishes an overall historic preservationapproach, as well as a philosophical framework from which to operate.Selecting a treatment is based on many factors. They include managementand interpretation objectives for the property as a whole, theperiod(s) of significance, integrity, and condition of individuallandscape features.

For all treatments, the landscape's existing conditions and itsability to convey historic significance should be carefully considered.For example, the life work, design philosophy and extant legacyof an individual designer should all be understood for a designedlandscape such as an estate, prior to treatment selection. Fora vernacular landscape, such as a battlefield containing a largelyintact mid-nineteenth century family farm, the uniqueness of thatagrarian complex within a local, regional, state, and nationalcontext should be considered in selecting a treatment.

The overall historic preservation approach and treatment approachcan ensure the proper retention, care, and repair of landscapesand their inherent features.11 In short, the Standards act asa preservation and management tool for cultural landscapes. Thefour potential treatments are described in the box opposite.

Landscape treatments can range from simple, inexpensive preservationactions, to complex major restoration or reconstruction projects.The progressive framework is inverse in proportion to the retentionof historic features and materials. Generally, preservation involvesthe least change, and is the most respectful of historic materials.It maintains the form and material of the existing landscape.Rehabilitation usually accommodates contemporary alterations oradditions without altering significant historic features or materials,with successful projects involving minor to major change. Restorationor reconstruction attempts to recapture the appearance of a property,or an individual feature at a particular point in time, as confirmedby detailed historic documentation. These last two treatmentsmost often require the greatest degree of intervention and thus,the highest level of documentation.

In all cases, treatment should be executed at the appropriatelevel reflecting the condition of the landscape, with repair workidentifiable upon close inspection and/or indicated in supplementalinterpretative information. When repairing or replacing a feature,every effort should be made to achieve visual and physical compatibility.Historic materials should be matched in design, scale, color andtexture.

A landscape with a high level of integrity and authenticity maysuggest preservation as the primary treatment. Such a treatmentmay emphasize protection, stabilization, cyclical maintenance,and repair of character-defining landscape features. Changes overtime that are part of the landscape's continuum and are significant in their own right may be retained,while changes that are not significant, yet do not encroach uponor erode character may also be maintained. Preservation entailsthe essential operations to safeguard existing resources. (Figures27-28)

Rehabilitation is often selected in response to a contemporaryuse or need-ideally such an approach is compatible with the landscape'shistoric character and historic use. Rehabilitation may preserveexisting fabric along with introducing some compatible changes,new additions and alterations. Rehabilitation may be desirableat a private residence in a historic district where the homeowner'sgoal is to develop an appropriate landscape treatment for a frontyard, or in a public park where a support area is needed for itsmaintenance operations. (Figures 29-31)

When the most important goal is to portray a landscape and itscharacter-defining features at an exact period of time, restorationis selected as the primary treatment. Unlike preservation andrehabilitation, interpreting the landscape's continuum or evolutionis not the objective. Restoration may include the removal of featuresfrom other periods and/or the construction of missing or lostfeatures and materials from the reconstruction period. In

allcases, treatment should be substantiated by the historic researchfindings and existing conditions documentation. Restoration andreconstruction treatment work should avoid the creation of a landscapewhose features did not exist historically. For example, if featuresfrom an earlier period did not co-exist with extant features froma later period that are being retained, their restoration wouldnot be appropriate. (Figures 32-34)

In rare cases, when evidence is sufficient to avoid conjecture,and no other property exists that can adequately explain a certainperiod of history, reconstruction may be utilized to depict avanished landscape. The accuracy of this work is critical. Incases where topography and the subsurface of soil have not beendisturbed, research and existing conditions findings may be confirmedby thorough archeological investigations. Here too, those featuresthat are intact should be repaired as necessary, retaining theoriginal historic features to the greatest extent possible. Thegreatest danger in reconstruction is creating a false pictureof history.

False historicism in every treatment should be avoided. This appliesto individual features as well as the entire landscape. Examplesof inappropriate work include the introduction of historic-lookingbenches that are actually a new design, a fanciful gazebo placedin what was once an open meadow, executing an unrealized historicdesign, or designing a historic-looking landscape for a relocatedhistoric structure within "restoration."

Landscape Interpretation

Landscape interpretation is the process of providing the visitorwith tools to experience the landscape as it existed during itsperiod of significance, or as it evolved to its present state.These tools may vary widely, from a focus on existing featuresto the addition of interpretive elements. These could includeexhibits, self-guided brochures, or a new representation of alost feature. The nature of the cultural landscape, especiallyits level of significance, integrity, and the type of visitationanticipated may frame the interpretive approach. Landscape interpretationmay be closely linked to the integrity and condition of the landscape,and therefore, its ability to convey the historic character andcharacter-defining features of the past. If a landscape has highintegrity, the interpretive approach may be to direct visitorsto surviving historic features without introducing obtrusive interpretivedevices such as free-standing signs. For landscapes with a diminishedintegrity, where limited or no fabric remains, the interpretiveemphasis may be on using extant features and visual aids (e.g.markers, photographs, etc.) to help visitors visualize the resourceas it existed in the past. The primary goal in these situationsis to educate the visitor about the landscape's historic themes,associations and lost character-defining features or broader historical,social and physical landscape contexts.

Treatments for Cultural Landscapes

Prior to undertaking work on a landscape, a treatment planor similar document should be developed. The four primary treatmentsidentified in the Secretary of the Interior's Standards for theTreatment of Historic Properties12, are:

Preservation *is defined as the act or process of applyingmeasures necessary to sustain the existing form, integrity, andmaterials of an historic property. Work, including preliminarymeasures to protect and stabilize the property, generally focusesupon the ongoing maintenance and repair of historic materialsand features rather than extensive replacement and new constructionsNew additions are not within the scope of this treatment; however,the limited and sensitive upgrading of mechanical, electricaland plumbing systems and other code-required work to make propertiesfunctional is appropriate within a preservation project.*

Rehabilitation *is defined as the act or process of makingpossible a compatible use for a property through repair, alterations,and additions while preserving those portions or features whichconvey its historical or cultural values.*

Restoration *is defined as the act or process of accuratelydepicting the form, features, and character of a property as itappeared at a particular period of time by means of the removalof features from other periods in its history and reconstructionof missing features from the restoration period. The limited andsensitive upgrading of mechanical, electrical and plumbing systemsand other code-required work to make properties functional isappropriate within a*

restoration project.

Reconstruction *is defined as the act or process of depicting,by means of new construction, the form, features, and detailingof a non-surviving site, landscape, building, structure, or objectfor the purpose of replicating its appearance at a specific periodof time and in its historic location.*

Developing a Preservation Maintenance Plan and Implementation

Throughout the preservation planning process, it is importantto ensure that existing landscape features are retained. Preservationmaintenance is the practice of monitoring and controlling changein the landscape to ensure that its historic integrity is notaltered and features are not lost. This is particularly importantduring the research and long-term treatment planning process.To be effective, the maintenance program must have a guiding philosophy,approach or strategy; an understanding of preservation maintenancetechniques; and a system for documenting changes in the landscape.

The philosophical approach to maintenance should coincide withthe landscape's current stage in the preservation planning process.A Cultural Landscape Report and Treatment Plan can take severalyears to complete, yet during this time managers and propertyowners will likely need to address immediate issues related tothe decline, wear, decay, or damage of landscape features. Therefore,initial maintenance operations may focus on the stabilizationand protection of all landscape features to provide temporary,often emergency measures to prevent deterioration, failure, orloss, without altering the site's existing character.

After a Treatment Plan is implemented, the approach to preservationmaintenance may be modified to reflect the objectives definedby this plan. The detailed specifications prepared in the TreatmentPlan relating to the retention, repair, removal, or replacementof features in the landscape should guide and inform a comprehensivepreservation maintenance program. This would include schedulesfor monitoring and routine maintenance, appropriate preservationmaintenance procedures, as well as ongoing record keeping of workperformed. For vegetation, the preservation maintenance programwould also include thresholds for growth or change in character,appropriate pruning methods, propagation and replacement procedures.

To facilitate operations, a property may be divided into discretemanagement zones (Figure 41). These zones are sometimes definedduring the Cultural Landscape Report process and are typicallybased on historically defined areas. Alternatively, zones createdfor maintenance practices and priorities could be used. Examplesof maintenance zones would include woodlands, lawns, meadow, specimentrees, and hedges.

Training of maintenance staff in preservation maintenance skillsis essential. Preservation maintenance practices differ from standardmaintenance practices because of the focus on perpetuating thehistoric character or use of the landscape rather than beautification.For example, introducing new varieties of turf, roses or treesis likely to be inappropriate. Substantial earth moving (or movementof soil) may be inappropriate where there are potential archeologicalresources. An old hedge or shrub should be rejuvenated, or propagated,rather than removed and replaced. A mature specimen tree may requirecabling and careful monitoring to ensure that it is not a threatto visitor safety. Through training programs and with the assistanceof preservation maintenance specialists, each property could developmaintenance specifications for the care of landscape features.

Because landscapes change through the seasons, specificationsfor ongoing preservation maintenance should be organized in acalendar format. During each season or month, the calendar canbe referenced to determine when, where, and how preservation maintenanceis needed. For example, for some trees structural pruning is bestdone in the late winter while other trees are best pruned in thelate summer. Serious pests are monitored at specific times ofthe year, in certain stages of their life cycle. This detailedcalendar will in turn identify staff needs and work priorities.

Depending on the level of sophistication desired, one approachto documenting maintenance data and recording change over timeis to use a computerized geographical or visual information system.13Such a system would have the capability to include plans and photographsthat would focus on a site's landscape features.

6 See National Park Service *National Register Bulletins* underSelected Reading (opposite).

7 The Historic American Buildings Survey, HABS, has generatedstandards for landscape documentation that they now utilize ona number of projects. Specifically, a case study on recordinghistoric landscapes is included in *Recording Historic Structures,* pp. 206-219. See Selected Reading (opposite).

8 This is being undertaken with technical assistance from theOlmsted Center for Landscape Preservation a partnership betweenthe National Park Service and the Arnold Arboretum of HarvardUniversity that provides cultural landscape technical assistance,technology development and training.

9 See *National Register Bulletin 16A: How to Complete the NationalRegister Registration Form.* Washington, D.C.: U.S. Departmentof the Interior, National Park Service, Interagency ResourcesDivision, 1991.

10 Ibid.

11 The standards are general principles for the treatment of buildings,structures, sites, objects, districts and landscapes. The treatmentstandards are one set of standards included in the broader groupknown as the *Secretary of the Interior's Standards for Archaeologyand Historic Preservation.*

12 The Secretary of the Interior is responsible for establishingprofessional standards and providing advice on the preservationand protection of all cultural resources listed on or eligiblefor the National Register of Historic Places. For a copy of thebrochure, *The Secretary of the Interior's Standards for theTreatment of Historic Properties*, 1992 contact the NationalPark Service Preservation Assistance Division (424) Box 37127Washington, DC 20013-7127.

13 A visual information system, a computer-aided mapping programwith a linked database, has been developed for the historic landscapeat the Frederick Olmsted National Historic Site. Data can be accesseddirectly from a digitized map such as information on each plantincluding identification, age, location, size, condition, andmaintenance history.

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Washington, D.C. September, 1994

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to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments to a broad public.

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Preservation of the Cultural Continuum
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Introduction

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

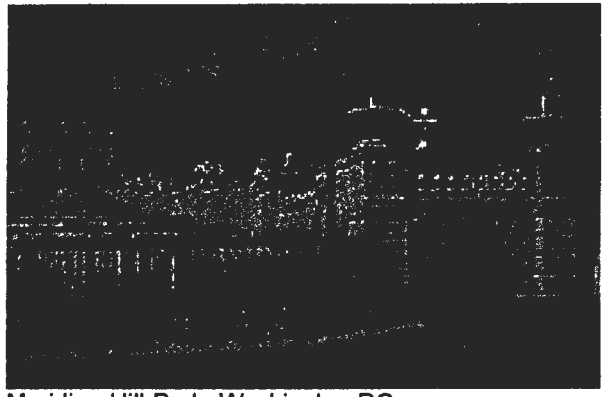
Since their publication in 1976, the Secretary's Standards have been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines

In 1992, the Standards were revised so that they could be applied to all historic resource types included in the National Register of Historic Places--buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The *Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. *Rehabilitation* standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. *Restoration* standards allow for the depiction of a landscape at a particular time in US history by preserving materials from the period of significance and removing materials from other periods. *Reconstruction* standards establish a framework for recreating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

The Secretary of the Interior's Standards for the treatment of Historic properties, revised in 1992, were codified as 36 CFR Part 68 in the 12 July 1995 *Federal Register(Vol. 60,* No. 133) with an "effective" date of 11 August 1995. The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled The Secretary of the *Interior's Standards for Historic Preservation Projects.*

Preservation Planning and the Treatment of Cultural Landscapes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CAREFUL PLANNING PRIOR TO TREATMENT can help prevent irrevocable damage to a cultural landscape. Professional techniques for identifying, documenting, and treating cultural landscapes have advanced over the past twenty-five years and are continually being refined. As described in the National Park Service publication, Preservation Brief #36: Protecting Cultural Landscapes, the preservation planning process for cultural landscapes should involve: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan; development of a cultural landscape management plan and management philosophy; development of a strategy for ongoing maintenance; and, preparation of a record of treatment and future research recommendations.

In all treatments for cultural landscapes, the following general recommendations and comments apply:

1. Before undertaking project work, research of a cultural landscape is essential. Research findings help to identify a landscape's historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations that make them significant. Research findings also provide a foundation to make educated decisions for project treatment, and can guide management, maintenance, and interpretation. In addition, research findings may be useful in satisfying compliance reviews (e.g. Section 106 of the National Historic Preservation Act as amended).
2. Although there is no single way to inventory a landscape, the goal of documentation is to provide a record of the landscape as it exists at the present time, thus providing a baseline from which to operate. All component landscapes and features (see definitions below) that contribute to the landscape's historic character should be recorded. The level of documentation needed depends on the nature and the significance of the resource. For example, plant material documentation may ideally include botanical name or species, common name and size. To ensure full representation of existing herbaceous plants, care should be taken to document the landscape in different seasons. This level of research may most often be the ideal goal for smaller properties, but may prove impractical for large, vernacular landscapes.

3. Assessing a landscape as a continuum through history is critical in assessing cultural and historic value. By analyzing the landscape, change over time -the chronological and physical "layers" of the landscape -can be understood. Based on analysis, individual features may be attributed to a discrete period of introduction, their presence or absence substantiated to a given date and, therefore the landscape's significance and integrity evaluated. In addition, analysis allows the property to be viewed within the context of other cultural landscapes.
4. In order for the landscape to be considered significant, character-defining features that convey its significance in history must not only be present, but they also must possess historic integrity. Location, setting, design, materials, workmanship, feeling and association should be considered in determining whether a landscape and its character-defining features possess historic integrity.
5. Preservation planning for cultural landscapes involves a broad array of dynamic variables. Adopting comprehensive treatment and management plans, in concert with a preservation maintenance strategy, acknowledges a cultural landscape's ever-changing nature and the interrelationship of treatment, management and maintenance.

Some Factors to Consider When Selecting an Appropriate Treatment

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. They cannot be used to make essential decisions about which contributing features of a cultural landscape should be retained and which can be changed . But once a specific treatment is selected, the Standards can provide the necessary philosophical framework for a consistent and holistic approach for a cultural landscape project.

A treatment is a physical intervention carried out to achieve a historic preservation goal -- it cannot be considered in a vacuum. There are many practical and philosophical variables that influence the selection of a treatment for a landscape. These include, but are not limited to, the extent of historic documentation, existing physical conditions, historic value, proposed use, long and short term objectives, operational and code requirements (e.g. accessibility, fire, security) and anticipated capital improvement, staffing and maintenance costs. The impact of the treatment on any significant archeological and natural resources should also be considered in this decision making process. Therefore, it is necessary to consider a broad array of dynamic and interrelated variables in selecting a treatment for a cultural landscape preservation project.

For some cultural landscapes, especially those that are best considered ethnographic or heritage landscapes, these

Guidelines may not apply. However, if people working with these properties decide that community coherence may be affected by physical place and space--or if there is potential for loss of landscape character whose significance is rooted in the community's activities and processes (or other aspects of its history)--this guide may be of service.

- **Change and Continuity:** There is a balance between change and continuity in all-cultural resources. Change is inherent in cultural landscapes; it results from both natural processes and human activities. Sometimes that change is subtle, barely perceptible as with the geomorphological effects on landform. At other times, it is strikingly obvious, as with vegetation, either in the cyclical changes of growth and reproduction or the progressive changes of plant competition and succession. This dynamic quality of all cultural landscapes is balanced by the continuity of distinctive characteristics retained over time. For, in spite of a landscape's constant change (or perhaps because of it), a property can still exhibit continuity of form, order, use, features, or materials. Preservation and rehabilitation treatments seek to secure and emphasize continuity while acknowledging change.

- **Relative Significance in History:** *A* cultural landscape may be a significant resource as a rare survivor or the work of an important landscape architect, horticulturist or designer. It may be the site of an important event or activity, reflect cultural traditions, or other patterns of settlement or land use. This significance may be derived from local, regional, or national importance. Cultural landscapes may be listed in the National Register of Historic Places individually or as contributing features in a historic district. In some instances, cultural landscapes may be designated National Historic Landmarks by the Secretary of the Interior for their exceptional significance in American history.

- **Integrity and Existing Physical Condition:** Prior to selecting a treatment, it is important to understand and evaluate the difference between integrity and existing conditions. Integrity is the authenticity of a cultural landscape's historic identity: it is the physical evidence of its significance. Existing conditions can be defined as the current physical state of the landscape's form, order, features and materials. For example, the integrity of an abandoned garden may be clear based on its extant form, features, and materials, but existing conditions may be poor, due to neglect or deferred maintenance.

- **Geographical Context:** The *surroundings* of a cultural landscape, whether an urban neighborhood or rural farming area, may contribute to its significance and its historic character and should be considered prior to treatment. The setting may contain *component landscapes or features* (see definitions, page 9) which fall within the property's historic boundaries. It also may be comprised of separate properties beyond the landscape's boundaries, and perhaps those of the National Register listing. The landscape context can include the overall pattern of the circulation networks, views and vistas into and out of the landscape, land use, natural features, clusters of structures, and

division of properties.

- Use. Historic, current, and proposed use of the cultural landscape must be considered prior to treatment selection. Historic use is directly linked to its significance [bottom left], while current and proposed use(s) can affect integrity and existing conditions. Parameters may vary from one landscape to another. For example, in one agricultural landscape, continuation of the historic use can lead to changes in the physical form of a farm to accommodate new crops and equipment. In another agricultural property, new uses may be adapted within the landscape's existing form. Order and features.

- **Archeological Resources:** Prehistoric and historic archeological resources may be found in cultural landscapes above and below the ground [below] and even under water. Examples of prehistoric archeological resources include prehistoric mounds built by Native-Americans. Examples of historic archeological resources include remnants of buildings, cliff dwellings, and villages; or, features of a sunken garden, mining camp, or battlefield. These resources not only have historical value, but can also reveal significant information about a cultural landscape. The appropriate treatment of a cultural landscape includes the identification and preservation of significant archeological resources. Many landscape preservation projects include a site archeologist.

- **Natural Systems:** Cultural landscapes often derive their character from a human response to natural features and systems. The significance of these natural resources may be based on their cultural associations and from their inherent ecological values. Natural resources form natural systems that are interdependent on one another and which may extend well beyond the boundary of the historic property. For example, these systems can include geology, hydrology, plant and animal habitats, and climate. Some of these natural resources are particularly susceptible to disturbances caused by changes in landscape management. Many natural resources such as wetlands or rare species fall under local, state, and federal regulations, which must be considered. Since natural resource protection is a specialized field distinct from cultural landscape preservation, a preservation planning team may want to include an expert in this area to address specific issues or resources found within a cultural landscape. Natural systems are an integral part of the cultural landscape and must be considered when selecting an appropriate treatment.

- **Management and Maintenance:** Management strategies are long-term and comprehensive. They can be one of the means for implementing a landscape preservation plan. Maintenance tasks can be day-to-day, seasonal, or cyclical, as determined by management strategies. Although routine horticultural activities, such as mowing and weeding, or general grounds maintenance, such as re-laying pavement or curbs, may appear routine, such activities can cumulatively alter the character of a landscape. In contrast, well-conceived management and maintenance activities can sustain character and integrity over an extended period. Therefore, both the management and maintenance of cultural landscapes should be considered when selecting a treatment.

- **Interpretation**: Interpretation can help in understanding and "reading" the landscape. The tools and techniques of interpretation can include guided walks, self-guided brochures, computer-aided tours, exhibits, and wayside stations. Interpretive goals should compliment treatment selection, reflecting the landscape's significance and historic character. A cultural landscape may possess varying levels of integrity or even differing periods of significance, both of which can result in a multi-faceted approach to interpretation. In some cases, interpretation and a sound interpretive strategy can inform decisions about how to treat a landscape.

- **Special Requirements:** Work that must be done to meet accessibility, health and safety, environmental protection or energy efficiency needs is usually not part of the overall process of protecting cultural landscapes; rather this work is assessed for its potential impact on the cultural landscape.

- **Accessibility Considerations:** It is often necessary to make modifications to cultural landscapes so that they will be in compliance with current accessibility code requirements. Three specific Federal laws require accessibility to certain cultural landscapes: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans With Disabilities Act of 1990. Federal rules, regulations and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining features. The goal is to provide the highest level of access with the lowest level of impact on the integrity of the landscape.

- **Health and Safety Considerations:**. In undertaking work on cultural landscapes, it is necessary to consider the impact that meeting current health and safety codes (for example, public health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining features. For example, upgrading utility service, storm or sewer drainage systems requires trenching which can disturb soils, plants and archeological resources. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required permits and licenses is best accomplished early in project planning work. It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance.

- **Environmental Protection Requirements:** Many cultural landscapes are affected by requirements that address environmental issues. Legislation at the federal, state and municipal level have established rules and regulations for dealing with a variety of natural resources -- including water, air, soil and wildlife. Work predicated on such legislation must be carefully planned and undertaken so that it does not result in the loss of a landscape's character-defining features. Securing required permits and licenses should be considered early in project work, and special efforts should be made to coordinate with public agencies responsible for overseeing specific environmental

concerns.

- **Energy Efficiency:** Some features of a cultural landscape, such as buildings, structures, vegetation and furnishings, can play an energy-conserving role. Therefore, prior to undertaking project work to achieve greater energy efficiency, the first step should always be to identify and evaluate existing historic features to assess their inherent energy conserving potential. If it is determined that such work is appropriate, then it needs to be carried out with particular care to insure that the landscape's historic character is retained.

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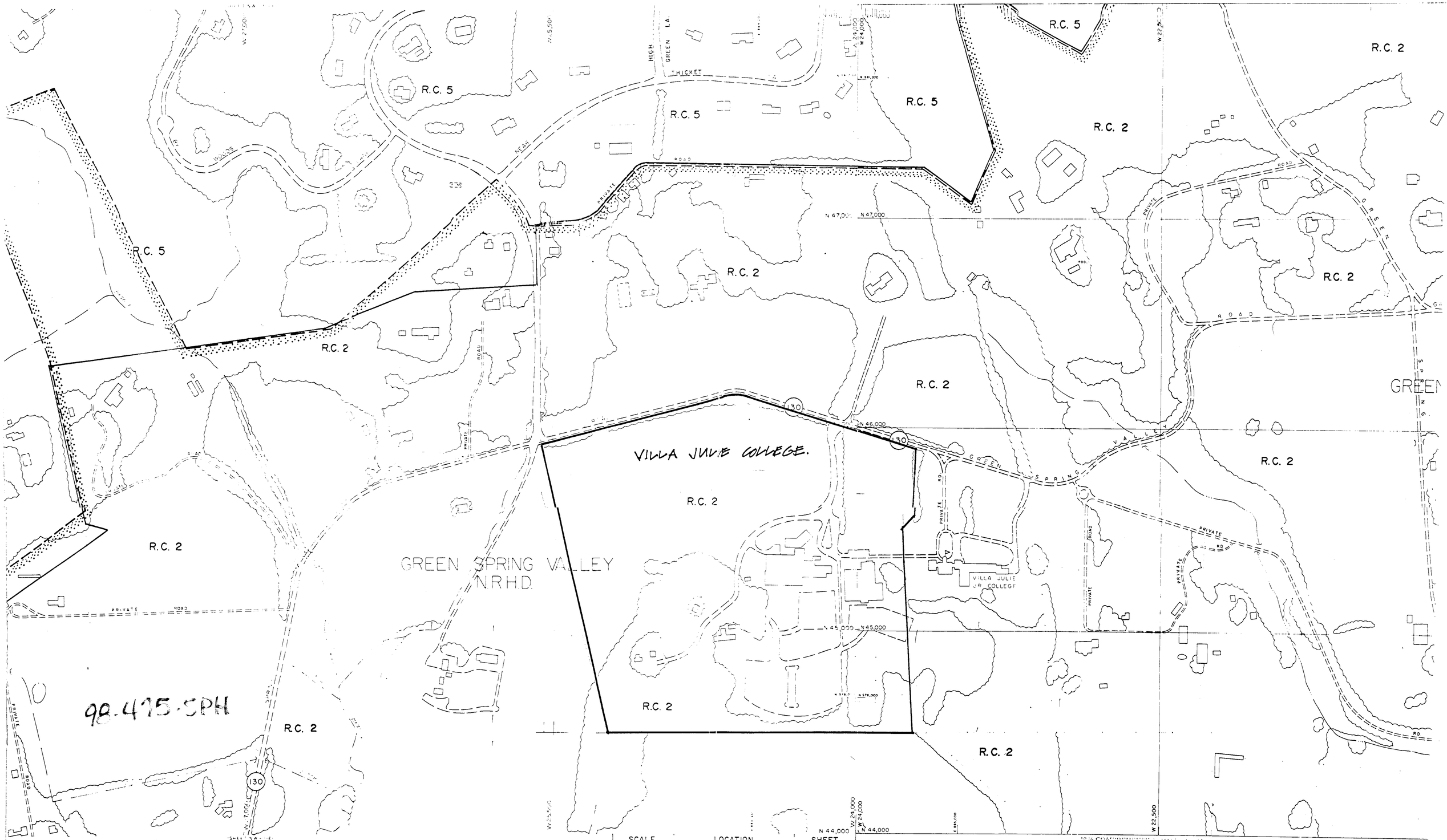
Depo. Exh # 7

Depo. Exhit 9

Depo. Exh # 6

Petitioner's Ex. 10 A, B & C

98-394-SPH
98-475-SPH



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	STEVENSON	N. W. 12-E
DATE OF PHOTOGRAPHY JANUARY 1986		S - SW

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

BALTIM
OFFICE OF PL
OFFICIAL

795 98-394-SPH

LEGEND
PROPERTY BOUNDARY
EXISTING PAVING
EXISTING FENCE
WETLANDS
EXISTING LAMP POST
EXISTING FIRE HYDRANT
EXISTING TREE LINE
PROP. PARKING AREA
PROP. BUILDING AREA
100 YR. FLOODPLAIN
1' FREEBOARD
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SANITARY
EX. STORM DRAIN
EX. WATER
EX. GAS MAIN
EX. TREES TO REMAIN
EX. PAVED PARKING LOT
PROP. BUTTER
PROP. SANITARY
PROP. LIGHT
BUILDING RESTRICTION LINE
VARIANCE NUMBER
FRONTS OF BUILDINGS
PROP. PARKING SPACE COUNT
EXIST. PARKING SPACE COUNT

THOMAS F. OBRECHT
7734/92
P. 0??

SOIL TYPES & LIMITATIONS				
SOIL TYPE	BLDG - W/BSMT	BLDG - W/O BSMT	PARKING	CLASSIFICATION
Bm B2	SLIGHT	SLIGHT	MODERATE	B
Co A	MODERATE	SLIGHT	MODERATE	C
Co B2	MODERATE	SLIGHT	MODERATE	C
Cw B2	MODERATE	MODERATE	SEVERE	B
Gn B	SEVERE	MODERATE	SEVERE	C
Mo	SEVERE	SEVERE	SEVERE	D

THOMAS W. BRUNIGE & WIFE
5194/730
P. 387

NELSON H. HENDLER & WIFE
5862/624
P. 456

ELIZABETH MITCHELL
6180/061
P. 184

SISTERS OF NOTRE DAME DE NAMUR RETIREMENT HOME
1548/493

SISTERS OF NOTRE DAME

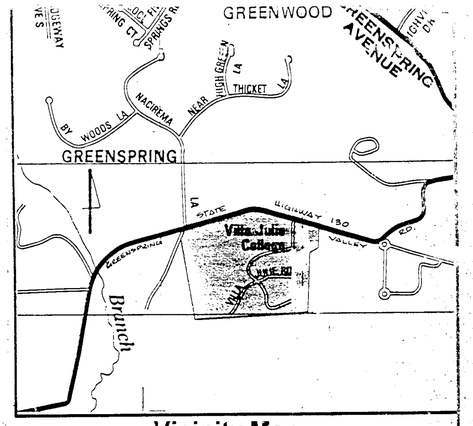
NORTHWEST LAND CORPORATION
4501/406
P. 316

Greenspring Valley Road

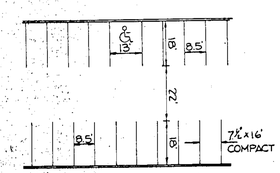
Limit of Disturbance
New Academic Multi - Purpose Building
Future Administration Addition
27 INTERIM PARKING SPACES, 9 SPACES TO BE REMOVED UPON CONSTRUCTION OF ADDITION, 18 ULTIMATE PARKING SPACES
New Academic Center
Ex. Main Building
Mueller House
Ex. General Services Building
Ex. Soccer & Lacrosse Field
Ex. Art Wing
PROPOSED NATURAL SCREEN PLANTING - NATIVE SPECIES
Ex. Septic Tanks To Be Abandoned
Limit of Disturbance
Ex. Student Center
150 INTERIM PARKING 87 ULTIMATE PARKING
Ex. Pump House To Remain
Ex. Tennis Courts & Basketball Court
2 Future Tennis Courts
63 INTERIM PARKING TO BE REMOVED UPON CONSTRUCTION OF FUTURE TENNIS COURTS.
2 Proposed Tennis Courts
SWM West Pond
SWM East Pond
Limit of Disturbance

* NOTE: ALL LIGHT POLES SHOWN THAT CONFLICT WITH THE PROPOSED PARKING SHALL BE REMOVED.

NOTE: EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.



Vicinity Map
SCALE: 1" = 1,000'



Typical Parking Detail
NOT TO SCALE

98-475-SPH
Exh. #4

98-394-SPH

Plat to Accompany Petition for Special Hearing

Villa Julie College

PLANNING NO.
ELECTION DISTRICT NO. 3
CENSUS TRACT 4038.01
AUG. 5TH 29, 1995
PDM FILE #III-371

PUBLIC SERVICE NO. 911777
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'
PN 6739

REVISIONS		REVISIONS
3-17-98	BRING SPEC. EXCEPTION PLAN INTO COMPLIANCE W/DEV. PLAN / AS BUILT CONSTRUCTION - ADDED 4 TENNIS COURTS - RECONFIGURED PARKING	

OWNER
VILLA JULIE COLLEGE
1525 GREENSPRING VALLEY RD.
STEVENSON, MD. 21153

APPLICANT
VILLA JULIE COLLEGE
% GEORGE & BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON, MD. 21204
BENJAMIN BRONSTEIN, ATTY. AT LAW

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

SHEET No. 1 OF 2

General Notes

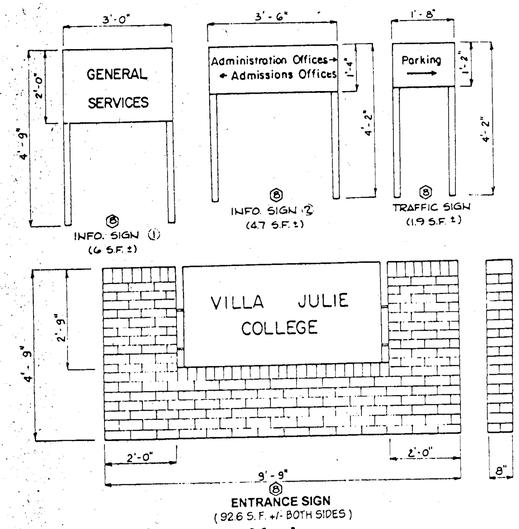
1. EXISTING ZONING: RC 2
   CURRENT USE: COLLEGE
2. COUNCILMANIC DISTRICT: 3
3. CENSUS TRACT 4038.01
4. WATERSHED 24
5. SUBSEWERSHED 61
6. ELECTION DISTRICT #8
7. TAX ACCOUNT NUMBER 0322035480
8. DEED REFERENCE 4756/550
9. WETLANDS HAVE BEEN FIELD LOCATED. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATION, NO CRITICAL AREAS, NO ARCHEOLOGICAL SITE, NO ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE.
10. TRANSIT SERVICE VIA METRO BUS LINE M-12 SERVICE RUNS APPROXIMATELY EVERY HOUR.
11. AREA BETWEEN THE SIGHT LINES & THE CURB LINE OF GREENSPRING VALLEY ROAD MUST BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION.
12. ON SITE LIGHTING SHALL BE SO ARRANGED & SHIELDED AS TO CONFINE ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND TO PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ONCOMING VEHICLES.
13. ALL PARKING, MANEUVERING & AISLE AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE AND PERMANENTLY STRIPED.
14. AVERAGE DAILY TRIPS: 13 TRIPS/1,000 S.F. BUILDING
    EXISTING - 103,282/1,000 x 13 = 1,343 ADT'S
    PROPOSED - 201,063/1,000 X 13 = 2614 ADT'S
15. STORM WATER MANAGEMENT WILL BE PROVIDED FOR 2 YR, 10 YR & 100 YR STORMS. SWM PLANS APPROVED.
16. NET AREA OF SITE (BY DEED) 59.68 AC +/-
    GROSS AREA OF SITE - 60.236 AC +/-
17. BUILDING AREAS

EXISTING BUILDINGS	STORIES	GROSS FLOOR AREA
A. LEARNING & RESOURCE CENTER (LIBRARY)	2	27,463 S.F.
A. LEARNING & RESOURCE CENTER (ADMIN)	2	6,867 S.F.
A. LEARNING & RESOURCE CENTER (ART WING)	2	4,060 S.F.
B. CLASSROOM (KNOTT HALL)	3	42,432 S.F.
C. MUELLER HOUSE (OFFICES)	2	1,993 S.F.
D. STUDENT CENTER (CLASSROOMS & OFFICES)	2	15,384 S.F
E. GENERAL SERVICES BUILDING (COLLEGE STORE)	1	5,083 S.F.
TOTAL EXISTING BUILDING AREA		103,282 S.F.
PROPOSED BUILDINGS		GROSS AREA
F. WEST BUILDING (CLASSROOMS, OFFICES & AUDITORIUM)	3	45,074 S.F.
G. ADMINISTRATION ADDITION (OFFICES)	1	3,400 S.F
H. EAST BUILDING (CLASSROOMS, OFFICES, GYM & DINING)	2	49,307 S.F.
TOTAL PROPOSED		97,781 S.F.
TOTAL EXISTING AND PROPOSED		201,063 S.F.

18. EXISTING FLOOR TO AREA RATIO: 103,282/2,623,880 = 0.039
19. PROPOSED FLOOR TO AREA RATIO: 201,063/2,623,880 = 0.077
20. MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS IS 48 FEET. THIS MEASUREMENT IS TAKEN FROM THE PROPOSED HIGHEST PART OF THE PROPOSED BUILDING TO THE CLOSEST PROPOSED GRADE.
21. LANDSCAPED OPEN SPACE FOR PARKING LOT.
    TOTAL PAVED AREA OF PARKING LOT: 288,802 S.F.
    MIN. PARKING LOT LANDSCAPED AREA: 7% x 288,802 20,216 S.F. +/-
    LANDSCAPED AREA PROVIDED 44,915 S.F.+/-
    RC-2 ZONING IS EXEMPT FROM REQUIREMENTS OF BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE REQUIREMENTS OF THE ZONING ORDER HAVE BEEN MET ONSITE. A FINAL LANDSCAPE PLAN HAS BEEN APPROVED FOR THIS SITE.
22. PARKING TABULATION

	INTERIM	ULTIMATE
PARKING SPACES EXISTING:	681 SPACES	681 SPACES
PARKING SPACES PROPOSED:		
COMPACT SPACES (7.5' x 18')	416 SPACES	416 SPACES
STANDARD SPACES (8.5' x 18')	720 SPACES	648 SPACES
HANDICAPPED SPACES	22 SPACES	22 SPACES
TOTAL PARKING PROVIDED	1,158 SPACES	1086 SP.
HANDICAPPED SPACES REQUIRED		20

23. TOPOGRAPHIC SURVEY & BOUNDARY SURVEY WAS PERFORMED BY OTHERS. (G.W. STEPHENS TAKES NO RESPONSIBILITY FOR ITS ACCURACY).
24. THE EXISTING FREESTANDING HOUSES WILL BE HOOKED UP TO THE TREATMENT PLANT.
25. EXISTING HOUSE #1 (CARETAKER RESIDENCE) INCLUDES EXCESS STRUCTURES IN REAR YARD WEST OF BUILDING 'C' & 'E' AND DOES NOT EXCEED 35' IN HEIGHT. HOUSE #1 IS CURRENTLY BEING LIVED IN BY A CARETAKER OF THE SITE.
26. WASTEWATER TREATMENT PLANT IS A FACILITY TO BE CONSTRUCTED TO TREAT THE EFFLUENT OF VILLA JULIE COLLEGE.
27. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
28. ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
29. CONTINUING USE VARIANCES FOR THE EXISTING HOUSES THAT ARE NOW WITHIN THE PROPOSED FOREST BUFFER & THE BUILDING RESTRICTION AREA WILL BE FILED AT D.E.P.R.M.
30. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BEFORE ANY DESIGN WORK OR CONSTRUCTION TAKES PLACE. G.W.S. DOES NOT TAKE ANY RESPONSIBILITY FOR THEIR LOCATION SHOWN ON THIS PLAN.
31. ALL LAB WASTE IS STORED IN THE LAB BUILDING & IS DISPOSED OF BY A LICENSED WASTE DISPOSAL COMPANY.
32. THERE IS NO BUILDING, PROPERTY OR SITE WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LISTS, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHAEOLOGICAL SURVEY, NOR IS THERE ANY BALTIMORE COUNTY HISTORIC DISTRICT, OR NATIONAL REGISTER DISTRICT COVERING THE PROPOSED DEVELOPMENT.
33. THERE ARE NO DESIGNATED AREAS OF CRITICAL STATE CONCERN ONSITE AS IDENTIFIED UNDER THE PROCEDURES OF SECTION 5-8071 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
34. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS ONSITE.
35. ELEVATION DRAWINGS FOR THE PROPOSED ADMINISTRATION BUILDING ADDITION WILL BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE ADDITION.



Sign Variances

AS PER 413.1.b

Zoning History

A. ON JULY 19, 1992 THE ZONING COMMISSIONER OF BALTIMORE COUNTY, IN CASE NO. 92-285-SPHXA, APPROVED A PETITION FOR SPECIAL EXCEPTION FOR A PRIVATE COLLEGE IN AN RC 2 ZONE, A SPECIAL HEARING FOR A MODIFIED PARKING PLAN AND A RESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TOGETHER WITH REQUESTED VARIANCES. THE ZONING COMMISSIONER'S ORDER WAS APPEALED TO THE COUNTY BOARD OF APPEALS.

B. ON JULY 23, 1993 THE COUNTY BOARD OF APPEALS APPROVED THE FOLLOWING ORDER:

IT IS THEREFORE THIS 23RD DAY OF JULY, 1993 BY THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY

ORDERED THAT THE PETITION FOR SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN AND A RESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TO THE COLLEGE BE AND IS HEREBY GRANTED, AND IT IS FURTHER

ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO APPROVE THE USE OF THE PROPERTY FOR A PRIVATE COLLEGE, BE AND IS HEREBY GRANTED, AND IT IS FURTHER

ORDERED THAT THE REQUESTED VARIANCE TO PERMIT A MAXIMUM OF HEIGHT OF 48 FT. IN HEIGHT WITHIN BUILDING ENVELOPE "F" IN LIEU OF THE PERMITTED 35 FT. FOR TWO PROPOSED BUILDINGS BE AND IS HEREBY DENIED, AND IT IS FURTHER

ORDERED THAT THE FOLLOWING VARIANCES BE AND ARE HEREBY GRANTED, SAID VARIANCES TO PERMIT:

1. 42 FT. BETWEEN EXISTING BUILDINGS #1 AND #2 IN LIEU OF THE REQUIRED 70 FT;
2. 30 FT. BETWEEN EXISTING BUILDING #3 AND EXISTING STORAGE BUILDING IN LIEU OF THE REQUIRED 70 FT;
3. 32 FT. BETWEEN EXISTING MAINTENANCE EQUIPMENT BUILDING AND EXISTING STORAGE BUILDING IN LIEU OF THE REQUIRED 70 FT;
4. 40 FT. BETWEEN EXISTING BUILDING 'E' AND EXISTING SHED IN LIEU OF THE REQUIRED 70 FT;
5. 60 FT. BETWEEN EXISTING BUILDING 'C' AND EXISTING BUILDING 'A' IN LIEU OF THE REQUIRED 70 FT;
6. 60 FT. BETWEEN EXISTING BUILDING 'A' AND PROPOSED ENVELOPE "F" IN LIEU OF THE REQUIRED 70 FT;
7. 20 FT. BETWEEN EXISTING BUILDING 'D' AND PROPOSED BUILDING ENVELOPE "F" IN LIEU OF THE REQUIRED 70 FT;
8. A TOTAL OF 1052 SQ. FT. OF EXISTING SIGNS IN LIEU OF THE PERMITTED 30 SQ. FT;
9. A MAXIMUM HEIGHT OF 39.5 FT. IN LIEU OF THE PERMITTED 35 FT. FOR EXISTING BUILDING "A";
10. MAXIMUM HEIGHT OF 54.8 FT. IN LIEU OF THE PERMITTED 35 FT. FOR EXISTING BUILDING "B";
11. A DISTANCE OF 0 FT. IN LIEU OF THE REQUIRED 70 FT. BETWEEN THE TWO PROPOSED BUILDINGS WITHIN BUILDING ENVELOPE "F"; AND
12. 503 PARKING SPACES 8 FT. WIDE X 18 FT. DEEP IN LIEU OF THE REQUIRED 8.5 FT. WIDE X 18 FT. DEEP.

THE FOLLOWING RESTRICTIONS ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED HEREIN:

1. THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
2. CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT AS SHOWN ON THE PETITIONER'S SITE PLAN SHALL BE PERMITTED AS AN ACCESSORY STRUCTURE/USE TO THE COLLEGE. THEREFORE, USE OF THE WWTP SHALL BE LIMITED STRICTLY TO THE COLLEGE AND USE BY ADJOINING PROPERTIES IS PROHIBITED.
3. TOTAL STUDENT ENROLLMENT AT THE COLLEGE SHALL BE LIMITED TO 2,500 STUDENTS. THIS LIMITATION SHALL NOT APPLY TO STUDENTS WHO EXCLUSIVELY ATTEND OFF SITE/SATELLITE CAMPUSES OR PROGRAMS, OR WHO ARE ENROLLED THROUGH A CORRESPONDENCE PROGRAM. IT IS THE INTENT OF THIS RESTRICTION TO LIMIT NUMBER OF STUDENTS WHO ATTEND THE CLASSES OR REGULARLY USE THE FACILITIES ON THE SUBJECT SITE.
4. STUDENT GROWTH SHALL BE LIMITED TO 5 PERCENT PER YEAR. THE BASE YEAR SHALL BE DETERMINED TO BE TOTAL ON CAMPUS STUDENT ENROLLMENT FOR THE FALL 1993 SEMESTER. STUDENT ENROLLMENT FOR SUCCEEDING ACADEMIC YEARS SHALL BE LIMITED TO 5 PERCENT OF THE ENROLLMENT IN THE FALL SEMESTER OF EACH SUCCEEDING YEAR UNTIL TOTAL ENROLLMENT REACHES 2,500 STUDENTS.
5. THE MAXIMUM DISCHARGE OF THE WWTP SHALL BE 50,000 GALLONS PER DAY.
6. ALL CONSTRUCTION AND EXTERIOR PHYSICAL PLANT IMPROVEMENT SHALL BE LIMITED TO THAT SHOWN ON THE PETITIONER'S SITE PLANS SUBMITTED AT THE HEARING.
7. ALL MODIFICATIONS TO THE ABOVE RESTRICTIONS AND THE RELIEF GRANTED WITH THIS ORDER SHALL BE CONSIDERED ONLY AFTER A PUBLIC HEARING.
8. THE PETITIONER SHALL SUBMIT SELF ANNUAL REPORTS TO THE ZONING COMMISSIONER TO INSURE COMPLIANCE WITH RESTRICTIONS 3, 4 AND 5 ABOVE. UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AN INSPECTION OF THE SUBJECT PROPERTY, AND SHALL MAKE AVAILABLE TO THAT INSPECTOR ALL BOOKS, RECORDS AND REPORTS NECESSARY TO CONFIRM COMPLIANCE WITH THE RESTRICTIONS STATED HEREIN.

A. ON APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY, CASE NO. 93CV7403, ON APRIL 1, 1994, THE HONORABLE BARBARA KERR HOWE, PRESIDING, REVERSED THE COUNTY BOARD OF APPEALS ORDER OF JULY 23, 1993 AND REMANDED THE CASE TO THE COUNTY BOARD OF APPEALS FOR FURTHER PROCEEDINGS. FROM THIS ORDER, VILLA JULIE COLLEGE, THE PETITIONER, APPEALED TO THE COURT OF SPECIAL APPEALS.

B. ON MAY 4, 1995, IN CASE NO. 1033, SEPTEMBER TERM 1933, THE COURT OF SPECIAL APPEALS, IN AN UNREPORTED "PER CURIAM" OPINION REVERSED THE DECISION OF THE CIRCUIT COURT, AND AFFIRMED THE SPECIAL EXCEPTION FOR A PRIVATE COLLEGE, THE SPECIAL HEARING, FOR A MODIFIED PARKING PLAN AND A CARETAKER'S RESIDENCE AS AN ACCESSORY USE. THE COUNTY BOARD OF APPEALS' ORDER RELATED TO VARIANCES REMAINS IN FULL FORCE AND EFFECT AS THE PART OF THE ORDER WAS NOT APPEALED. THE COURT OF SPECIAL APPEALS FURTHER REVERSED THAT PART OF THE RESTRICTION OF THE COUNTY BOARD OF APPEALS ORDER LIMITING THE COLLEGE GROWTH LIMITATION TO 5% PER YEAR AND MODIFIED RESTRICTION 5 OF THE COUNTY BOARD OF APPEALS LIMITING DISCHARGE OF THE WASTE WATER TREATMENT PLANT TO 50,000 GALLONS PER DAY BY DIRECTING THE LIMITATION BE EXPRESSED AS AVERAGE GALLONS PER DAY. THE COURT REMANDED THE CASE WITH DIRECTIONS THAT THE CIRCUIT COURT AFFIRM IN PART AND REVERSE IN PART THE DECISION OF THE BOARD OF APPEALS, CONSISTENT WITH THE COURT OF SPECIAL APPEALS OPINION.

C. ON THE 12TH DAY OF JULY, 1995 JUDGE HOWE, IN CASE NO. 93CV7403, SIGNED THE FOLLOWING ORDER:

1. BOARD OF APPEALS TO IMPOSE A 50,000 GALLON PER DAY MAXIMUM CAPACITY REDUCTION IS REVERSED. THE DISCHARGE CAPACITY OF VILLA JULIE'S PROPOSED WASTE WATER TREATMENT PLANT SHALL BE SET ON A DAILY AVERAGE OF 50,000 GALLONS PER DAY, COMPUTED IN ACCORDANCE WITH THE MDE'S COMAR REGULATIONS.
2. CASE REMANDED TO THE BALTIMORE COUNTY ZONING BOARD FOR CONFORMING ACTION.

Stormwater Management

D.A. 'A' (Drainage To The West)

EX. RUNOFF:

2 YR	4.34 cfs
10 YR	13.90 cfs
100 YR	25.97 cfs

PROPOSED RUNOFF TO WEST STORMWATER MANAGEMENT FACILITY:

2 YR	19.37 cfs
10 YR	20.73 cfs
100 YR	33.47 cfs

West SWM Pond Release Rates (from TR-20)

2 YR	1.79 cfs
10 YR	10.33 cfs
100 YR	21.70 cfs

West SWM Pond Volume of Storage

2 YR	0.09 AC/FT.
10 YR	0.24 AC. FT.
100 YR	0.34 AC. FT.
TOP OF DAM	EL 368

D.A. 'B' (Drainage To The East)

EX. RUNOFF:

2 YR	22.31 cfs
10 YR	50.96 cfs
100 YR	83.21 cfs

PROPOSED RUNOFF TO EAST STORMWATER MANAGEMENT FACILITY:

2 YR	30.14 cfs
10 YR	64.97 cfs
100 YR	104.00 cfs

East SWM Pond Release Rates (from TR-20)

2 YR	18.00 cfs
10 YR	46.94 cfs
100 YR	75.05 cfs

East SWM Pond Volume of Storage

2 YR	0.25 AC/FT.
10 YR	0.43 AC.-FT.
100 YR	0.62 AC.-FT.
TOP OF DAM	EL 368

Plat to Accompany Petition for Special Hearing

Villa Julie College

PLANNING NO.
ELECTION DISTRICT NO. 8
CENSUS TRACT 4038.01

PUBLIC SERVICE NO. 911777
COUNCILMATIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND

REVISIONS		REVISIONS
10-30-95	PER AGENCY COMMENTS	
3-17-96	BRING SPEC. EXCEPTION PLAN	
	INTO COMPLIANCE WIDEV. PLAN)	
	AS BUILT CONSTRUCTION - ADDED	
	4 TENNIS COURTS -	
	RECONFIGURED PARKING	

OWNER
VILLA JULIE COLLEGE
1525 GREENSPRING VALLEY RD
STEVENSON, MD 21153

APPLICANT
VILLA JULIE COLLEGE
C/O GEORGE & BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON, MD 21204
BENJAMIN BRONSTEIN, ATTY. AT LAW

VILLA JULIE COLLEGE
Pro Discendo Pro Vivendo

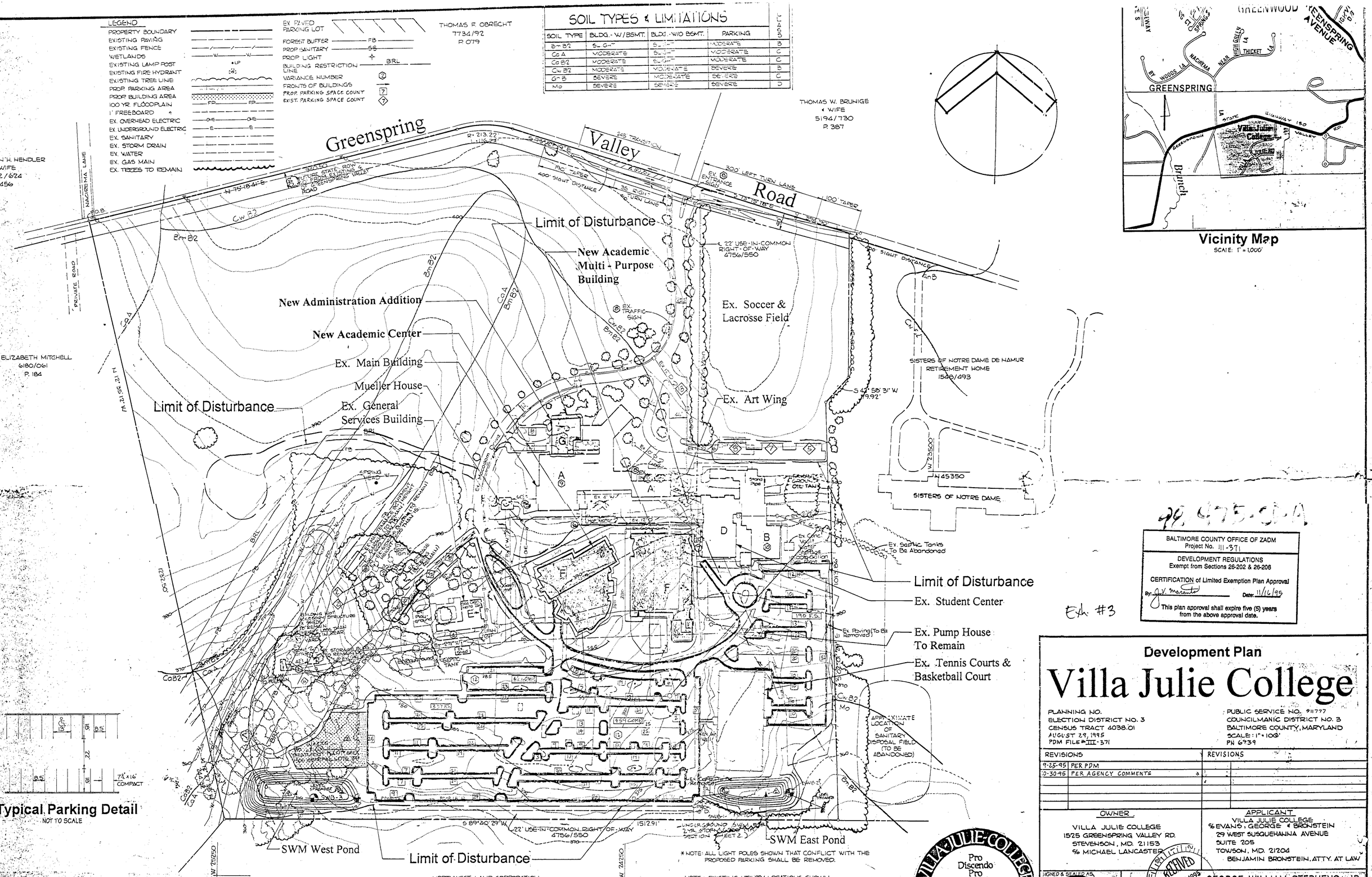
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

LEGEND

PROPERTY BOUNDARY
EXISTING PAVING
EXISTING FENCE
WETLANDS
EXISTING LAMP POST
EXISTING FIRE HYDRANT
EXISTING TREE LINE
PROP. PARKING AREA
PROP. BUILDING AREA
100 YR. FLOODPLAIN
1' FREEBOARD
EX. OVERHEAD ELECTRIC
EX. UNDERGROUND ELECTRIC
EX. SANITARY
EX. STORM DRAIN
EX. WATER
EX. GAS MAIN
EX. TREES TO REMAIN
EX. PAVED PARKING LOT
FOREST BUFFER
PROP. SANITARY
PROP. LIGHT
BUILDING RESTRICTION LINE
VARIANCE NUMBER
FRONTS OF BUILDINGS
PROP. PARKING SPACE COUNT
EXIST. PARKING SPACE COUNT

SOIL TYPES & LIMITATIONS

SOIL TYPE	BLDG. - W/BSMT.	BLDG. - W/O BSMT.	PARKING	LEGEND
BmB2	SLIGHT	SLIGHT	MODERATE	B
CaA	MODERATE	SLIGHT	MODERATE	C
CaB2	MODERATE	SLIGHT	MODERATE	C
CwB2	MODERATE	MODERATE	SEVERE	B
GmB	SEVERE	MODERATE	SEVERE	C
Mo	SEVERE	SEVERE	SEVERE	D



TOTAL DISTURBED AREA = 747,925 SQ. FT. OR 17.167 AC.

Certificate As To Delinquent Accounts

Michael Lancaster, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT FOR THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR ANY PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

APPLICANT

99-475-SPA

BALTIMORE COUNTY OFFICE OF ZADM
Project No. III-371

DEVELOPMENT REGULATIONS
Exempt from Sections 26-202 & 26-206

CERTIFICATION of Limited Exemption Plan Approval
By: J.J. Marando Date: 11/16/95
This plan approval shall expire five (5) years from the above approval date.

Exh. #3

Development Plan
Villa Julie College

PLANNING NO.
ELECTION DISTRICT NO. 3
CENSUS TRACT 4038.01
AUGUST 29, 1995
PDM FILE #III-371

PUBLIC SERVICE NO. 911777
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'
PN 6739

REVISIONS		REVISIONS
9-25-95	PER PDM	
10-30-95	PER AGENCY COMMENTS	

OWNER
VILLA JULIE COLLEGE
1525 GREENSPRING VALLEY RD.
STEVENSON, MD. 21153
% MICHAEL LANCASTER

APPLICANT
VILLA JULIE COLLEGE
% EVANS, GEORGE & BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON, MD. 21204
BENJAMIN BRONSTEIN, ATTY. AT LAW

SIGNED & SEALED AS BEING IN CONFORMANCE WITH COUNTY COMMENTS
THOMAS H. KOONTZ
STATE OF MARYLAND
NO. 864
REGISTERED LANDSCAPE ARCHITECT

RECEIVED 11/31/1995

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

SHEET NO. 1 OF 2

General Notes

1. EXISTING ZONING: RC 2
   CURRENT USE: COLLEGE
2. COUNCILMANIC DISTRICT: 3
3. CENSUS TRACT 4038.01
4. WATERSHED 24
5. SUBSEWERSHED 61
6. ELECTION DISTRICT #8
7. TAX ACCOUNT NUMBER 0322035480
8. DEED REFERENCE 4756/550
9. WETLANDS HAVE BEEN FIELD LOCATED; NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATION, NO CRITICAL AREAS, NO ARCHEOLOGICAL SITE, NO ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE TO THE BEST OF OUR KNOWLEDGE.
10. TRANSIT SERVICE VIA METRO BUS LINE M 12 SERVICE RUNS APPROXIMATELY EVERY HOUR.
11. AREA BETWEEN THE SIGHT LINES & THE CURB LINE OF GREENSPRING VALLEY ROAD MUST BE CLEARED, GRADED & KEPT CLEAR OF OBSTRUCTIONS.
12. ON SITE LIGHTING SHALL BE SO ARRANGED & SHIELDED AS TO CONFINE ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND TO PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ONCOMING VEHICLES.

    ALL PARKING, MANEUVERING & AISLE AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE AND PERMANENTLY STRIPED.
13. AVERAGE DAILY TRIPS: 13 TRIPS/1,000 S.F. BUILDING

EXISTING	103,282/1,000 x 13 =	1,343 ADT'S
PROPOSED	226,316/1,000 X 13 =	2,942 ADT'S

14. STORM WATER MANAGEMENT WILL BE PROVIDED FOR 2 YR, 10 YR & 100 YR STORMS
15. NET AREA OF SITE (BY DEED) 59.68 AC +/-
    GROSS AREA OF SITE 60.236 AC +/-
16. BUILDING AREAS

EXISTING BUILDINGS	GROSS AREA
A. LEARNING & RESOURCE CENTER (LIBRARY)	27,463 S.F.
A. LEARNING & RESOURCE CENTER (ADMIN)	6,867 S.F.
A. LEARNING & RESOURCE CENTER (ART WING)	4,060 S.F.
B. CLASSROOM (KNOTT HALL)	42,432 S.F.
C. MUELLER HOUSE (OFFICES)	1,993 S.F.
D. STUDENT CENTER	5,384 S.F.
E. GENERAL SERVICES BUILDING	5,083 S.F.
TOTAL EXISTING BUILDING AREA	103,282 S.F.

PROPOSED BUILDINGS	GROSS AREA	NET AREA
F. ACADEMIC CENTER	59,717 S.F.	35,691 S.F.
G. ADMINISTRATION ADDITION	3,400 S.F.	2,300 S.F.
H. MULTI PURPOSE BUILDING	59,917 S.F.	40,764 S.F.
TOTAL PROPOSED	123,034 S.F.	78,755 S.F.
TOTAL EXISTING AND PROPOSED	226,316 S.F.	182,037 S.F.

17. EXISTING FLOOR TO AREA RATIO: 103,282/2,623,880 = 0.039
    PROPOSED FLOOR TO AREA RATIO: 226,316/2,623,880 = 0.086
18. MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS IS 48 FEET. THIS MEASUREMENT IS TAKEN FROM THE PROPOSED HIGHEST PART OF THE PROPOSED BUILDING TO THE CLOSEST PROPOSED GRADE.
20. LANDSCAPED OPEN SPACE FOR PARKING LOT.

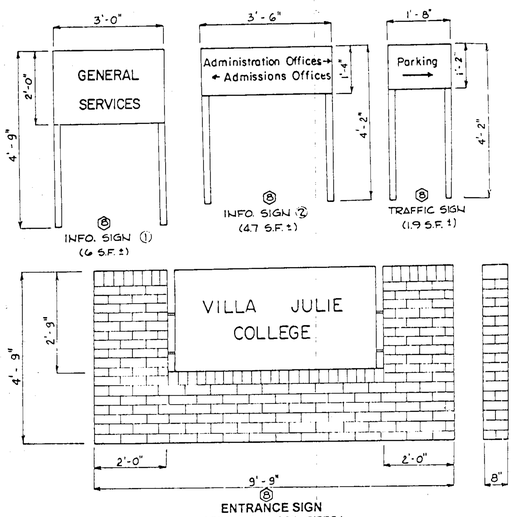
TOTAL PAVED AREA OF PARKING LOT:		288,802 S.F. +/-
MIN PARKING LOT LANDSCAPED AREA:	7% x 288,802	20,216 S.F. +/-
LANDSCAPED AREA PROVIDED		44,915 S.F.+/-

    RC 2 ZONING IS EXEMPT FROM REQUIREMENTS OF BALTIMORE COUNTY LANDSCAPE MANUAL. THEREFORE, SCHEMATIC LANDSCAPE PLAN IS NOT REQUIRED. LANDSCAPE REQUIREMENTS OF THE ZONING ORDER HAVE BEEN MET ONSITE.
21. PARKING TABULATION

PARKING SPACE PROVIDED:	681 SPACES
PARKING SPACE PROPOSED:	1,040 SPACES
COMPACT SPACES PROPOSED	503 SPACES (8' x 18')
STANDARD SPACES PROPOSED	515 SPACES (8.5' x 18')
HANDICAPPED SPACES PROPOSED	22 SPACES
TOTAL	1,040 SPACES
HANDICAPPED SPACES REQUIRED	20

22. TOPOGRAPHIC SURVEY & BOUNDARY SURVEY WAS PERFORMED BY OTHERS. (G.W. STEPHENS TAKES NO RESPONSIBILITY FOR ITS ACCURACY).
23. THE EXISTING FREE STANDING HOUSES WILL BE HOOKED UP TO THE TREATMENT PLANT.
24. EXISTING HOUSE #1, CARETAKER RESIDENCE, INCLUDES EXCESS STRUCTURES IN REAR YARD WEST OF BUILDING 'C' & 'E' AND DOES NOT EXCEED 35' IN HEIGHT. HOUSE #1 IS CURRENTLY BEING LIVED IN BY A CARETAKER OF THE SITE.
25. WASTEWATER TREATMENT PLANT IS A FACILITY TO BE CONSTRUCTED TO TREAT THE EFFLUENT OF VILLA JULIE COLLEGE.
26. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
27. ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
28. CONTINUING USE VARIANCES FOR THE EXISTING HOUSES THAT ARE NOW WITHIN THE PROPOSED FOREST BUFFER & THE BUILDING RESTRICTION AREA WILL BE FILED AT D.E.P.R.M.
29. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BEFORE ANY DESIGN WORK OR CONSTRUCTION TAKES PLACE. G.W.S. DOES NOT TAKE ANY RESPONSIBILITY FOR THEIR LOCATION SHOWN ON THIS PLAN.
30. ALL LAB WASTE IS STORED IN THE LAB BUILDING & IS DISPOSED OF BY A LICENSED WASTE DISPOSAL COMPANY.
31. THERE IS NO BUILDING, PROPERTY OR SITE WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LISTS, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHAEOLOGICAL SURVEY, NOR IS THERE ANY BALTIMORE COUNTY HISTORIC DISTRICT, OR NATIONAL REGISTER DISTRICT COVERING THE PROPOSED DEVELOPMENT.
32. THERE ARE NO DESIGNATED AREAS OF CRITICAL STATE CONCERN ONSITE AS IDENTIFIED UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
33. AS KNOWN TO THE APPLICANT, THERE ARE NO HAZARDOUS MATERIALS ONSITE.
34. ELEVATION DRAWINGS FOR THE PROPOSED ADMINISTRATION BUILDING ADDITION WILL BE SUBMITTED SEPARATELY AS A PRELIMINARY PLAN FOR THE ADDITION.

ATTWDISK2\0095\6/13/95 DOC



Sign Variances

AS PER 413.1.b

Zoning History

A. ON JULY 19, 1992 THE ZONING COMMISSIONER OF BALTIMORE COUNTY, IN CASE NO. 92-285-SPHXA, APPROVED A PETITION FOR SPECIAL EXCEPTION FOR A PENAL COLLEGE IN AN RC 2 ZONE. A SPECIAL HEARING FOR A MODIFIED PARKING PLAN AND A RESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TOGETHER WITH REQUESTED VARIANCES. THE ZONING COMMISSIONER'S ORDER WAS APPEALED TO THE COUNTY BOARD OF APPEALS.

B. ON JULY 23, 1993 THE COUNTY BOARD OF APPEALS APPROVED THE FOLLOWING ORDER:

IT IS THEREFORE THIS 23RD DAY OF JULY, 1993 BY THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY,
ORDERED THAT THE PETITION FOR SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN AND A RESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TO THE COLLEGE BE AND IS HEREBY GRANTED; AND IT IS FURTHER
ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO APPROVE THE USE OF THE PROPERTY FOR A PRIVATE COLLEGE, BE AND IS HEREBY GRANTED; AND IT IS FURTHER
ORDERED THAT THE REQUESTED VARIANCE TO PERMIT A MAXIMUM OF HEIGHT OF 48 FT. IN HEIGHT WITHIN BUILDING ENVELOPE "F" IN LIEU OF THE PERMITTED 5 FT. FOR TWO PROPOSED BUILDINGS BE AND IS HEREBY DENIED; AND IT IS FURTHER
ORDERED THAT THE FOLLOWING VARIANCE BE AND ARE HEREBY GRANTED, SAID VARIANCES TO PERMIT:

1. 42 FT. BETWEEN EXISTING BUILDING #1 AND #2 IN LIEU OF THE REQUIRED 70 FT;
2. 30 FT. BETWEEN EXISTING BUILDING #3 AND EXISTING STORAGE BUILDING IN LIEU OF THE REQUIRED 70 FT;
3. 32 FT. BETWEEN EXISTING MAINTANANCE EQUIPMENT BUILDING AND EXISTING STORAGE BUILDING IN LIEU OF THE REQUIRED 70 FT;
4. 40 FT. BETWEEN EXISTING BUILDING "E" AND EXISTING SHED IN LIEU OF THE REQUIRED 70 FT;
5. 60 FT. BETWEEN EXISTING BUILDING "C" AND EXISTING BUILDING "A" IN LIEU OF THE REQUIRED 70 FT;
6. 60 FT. BETWEEN EXISTING BUILDING "A" AND PROPOSED ENVELOPE "F" IN LIEU OF THE REQUIRED 70 FT;
7. 20 FT. BETWEEN EXISTING BUILDING "D" AND PROPOSED BUILDING ENVELOPE "F" IN LIEU OF THE REQUIRED 70 FT;
8. A TOTAL OF 1052 SQ. FT. OF EXISTING SIGNS IN LIEU OF THE PERMITTED 300 SQ. FT;
9. A MAXIMUM HEIGHT OF 39.5 FT. IN LIEU OF THE PERMITTED 35 FT. FOR EXISTING BUILDING "A";
10. MAXIMUM HEIGHT OF 54.8 FT. IN LIEU OF THE PERMITTED 35 FT. FOR EXISTING BUILDING "B";
11. A DISTANCE OF 0 FT. IN LIEU OF THE REQUIRED 70 FT. BETWEEN THE TWO PROPOSED BUILDINGS WITHIN BUILDING ENVELOPE "F"; AND
12. 503 PARKING SPACES 8 FT. WIDE X 18 FT. DEEP IN LIEU OF THE REQUIRED 8.5 FT. WIDE X 18 FT. DEEP.

THE FOLLOWING RESTRICTIONS ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED HEREIN:

1. THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
2. CONSTRUCTION OF THE WASTEWATER TREATMENT PLANT AS SHOWN ON THE PETITIONER'S SITE PLAN SHALL BE PERMITTED AS AN ACCESSORY STRUCTURE/USE TO THE COLLEGE. THEREFORE, USE OF THE WWTP SHALL BE LIMITED STRICTLY TO THE COLLEGE AND USE BY ADJOINING PROPERTIES IS PROHIBITED.
3. TOTAL STUDENT ENROLLMENT AT THE COLLEGE SHALL BE LIMITED TO 2,500 STUDENTS. THIS LIMITATION SHALL NOT APPLY TO STUDENTS WHO EXCLUSIVELY ATTEND OFF-SITE/SATELLITE CAMPUSES OR PROGRAMS, OR WHO ARE ENROLLED THOUGH A CORRESPONDENCE PROGRAM. IT IS THE INTENT OF THIS RESTRICTION TO LIMIT NUMBER OF STUDENTS WHO ATTEND THE CLASSES OR REGULARLY USE THE FACILITIES ON THE SUBJECT SITE.
4. STUDENT GROWTH SHALL BE LIMITED TO 5 PERCENT PER YEAR. THE BASE YEAR SHALL BE DETERMINED TO BE TOTAL ON CAMPUS STUDENT ENROLLMENT FOR THE FALL 1993 SEMESTER. STUDENT ENROLLMENT FOR SUCCEEDING ACADEMIC YEARS SHALL BE LIMITED TO 5 PERCENT OF THE ENROLLMENT IN THE FALL SEMESTER OF EACH SUCCEEDING YEAR UNTIL TOTAL ENROLLMENT REACHES 2,500 STUDENTS.
5. THE MAXIMUM DISCHARGE OF THE WWTP SHALL BE 50,000 GALLONS PER DAY.
6. ALL CONSTRUCTION AND EXTERIOR PHYSICAL PLANT IMPROVEMENT SHALL BE LIMITED TO THAT SHOWN ON THE PETITIONER'S SITE PLAN SUBMITTED AT THE HEARING.
7. ALL MODIFICATIONS TO THE ABOVE RESTRICTIONS AND THE RELIEF GRANTED WITHIN THIS ORDER SHALL BE CONSIDERED ONLY AFTER A PUBLIC HEARING.
8. THE PETITIONER SHALL SUBMIT SEMI ANNUAL REPORTS TO THE ZONING COMMISSIONER TO INSURE COMPLIANCE WITH RESTRICTIONS 3, 4 AND 5 ABOVE. UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AN INSPECTION OF THE SUBJECT PROPERTY AND SHALL MAKE AVAILABLE TO THAT INSPECTOR ALL BOOKS, RECORDS AND REPORTS NECESSARY TO CONFIRM COMPLIANCE WITH THE RESTRICTIONS STATED HEREIN.

A. ON APPEAL TO THE CIRCUIT COURT FOR BALTIMORE COUNTY, CASE NO.: 93CV7403, ON APRIL 1, 1994, THE HONORABLE BARBARA KERR HOWE, PRESIDING, REVERSED THE COUNTY BOARD OF APPEALS ORDER OF JULY 23, 1993 AND REMANDED THE CASE TO THE COUNTY BOARD OF APPEALS FOR FURTHER PROCEEDINGS. FROM THIS ORDER, VILLA JULIE COLLEGE, THE PETITIONER, APPEALED TO THE COURT OF SPECIAL APPEALS.

B. ON MAY 4, 1995, IN CASE NO: 1033, SEPTEMBER TERM, 1993, THE COURT OF SPECIAL APPEALS IN AN UNREPORTED PER CURIAM OPINION, REVERSED THE DECISION OF THE CIRCUIT COURT, AND AFFIRMED THE SPECIAL EXCEPTION FOR A PRIVATE COLLEGE, THE SPECIAL HEARING FOR A MODIFIED PARKING PLAN AND A CARETAKER'S RESIDENCE AS AN ACCESSORY USE. THE COUNTY BOARD OF APPEALS ORDER RELATED TO VARIANCES REMAINS IN FULL FORCE AND EFFECT AS THE PART OF THE ORDER WAS NOT APPEALED. THE COURT OF SPECIAL APPEALS FURTHER REVERSED THAT PART OF THE RESTRICTIONS OF THE COUNTY BOARD OF APPEALS ORDER LIMITING THE COLLEGE GROWTH LIMITATION TO 5% PER YEAR AND MODIFIED RESTRICTIONS 5 OF THE COUNTY BOARD OF APPEALS LIMITING DISCHARGE OF THE WASTE WATER TREATMENT PLANT TO 50,000 GALLONS PER DAY BY DIRECTING THE LIMITATION BE EXPRESSED AS AVERAGE GALLONS PER DAY. THE COURT REMANDED THE CASE WITH DIRECTIONS THAT THE CIRCUIT COURT AFFIRM IN PART AND REVERSE IN PART THE DECISION OF THE BOARD OF APPEALS, CONSISTENT WITH THE COURT OF SPECIAL APPEALS OPINION.

C. ON THE 12TH DAY OF JULY, 1995 JUDGE HOWE, IN CASE NO.: 93CV7403, SIGNED THE FOLLOWING ORDER:

1. BOARD OF APPEALS TO IMPOSE A 50,000 GALLON PER DAY MAXIMUM CAPACITY REDUCTION IS REVERSED. THE DISCHARGE CAPACITY OF VILLA JULIE'S PROPOSED WASTE WATER TREATMENT PLANT SHALL BE SET A ON A DAILY AVERAGE OF 50,000 GALLON PER DAY, COMPUTED IN ACCORDANCE WITH THE MDES COMAR REGULATIONS.
2. CASE REMANDED TO THE BALTIMORE COUNTY ZONING BOARD FOR CONFORMING ACTION.

Stormwater Management

D.A. 'A' (Drainage To The West)

EX. RUNOFF:	
2 YR	4.34 cfs
10 YR	13.90 cfs
100 YR	25.97 cfs

PROPOSED RUNOFF TO WEST STORMWATER MANAGEMENT FACILITY:

2 YR	19.37 cfs
10 YR	20.73 cfs
100 YR	33.47 cfs

West SWM Pond Release Rates (from TR-20)

2 YR	1.79 cfs
10 YR	10.33 cfs
100 YR	21.70 cfs

West SWM Pond Volume of Storage

2 YR	0.09 AC/FT.
10 YR	0.24 AC./FT.
100 YR	0.34 AC./FT.
TOP OF DAM	EL. 368

D.A. 'B' (Drainage To The East)

EX. RUNOFF:	
2 YR	22.31 cfs
10 YR	50.86 cfs
100 YR	83.21 cfs

PROPOSED RUNOFF TO EAST STORMWATER MANAGEMENT FACILITY:

2 YR	30.14 cfs
10 YR	64.97 cfs
100 YR	104.00 cfs

East SWM Pond Release Rates (from TR-20)

2 YR	18.00 cfs
10 YR	46.94 cfs
100 YR	75.05 cfs

East SWM Pond Volume of Storage

2 YR	0.25 AC/FT.
10 YR	0.43 AC./FT.
100 YR	0.62 AC./FT.
TOP OF DAM	EL. 368

BALTIMORE COUNTY OFFICE OF ZADM
Project No. III-371

DEVELOPMENT REGULATIONS
Exempt from Sections 26-202 & 26-206

CERTIFICATION of Limited Exemption Plan Approval

By: J.Y. Marcuto Date: 11/16/95

This plan approval shall expire five (5) years from the above approval date.

Development Plan

Villa Julie College

PLANNING NO.
ELECTION DISTRICT NO. 8
CENSUS TRACT 4038.01

PUBLIC SERVICE NO. #11777
COUNCILMATIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND

REVISIONS		REVISIONS	
10-30-95	PER AGENCY COMMENTS		

OWNER
VILLA JULIE COLLEGE
1525 GREENSPRING VALLEY RD.
STEVENSON, MD. 21153
% MICHAEL LANCASTER

APPLICANT
VILLA JULIE COLLEGE
% EVANS, GEORGE & BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON, MD. 21204
BENJAMIN BRONSTEIN, ATTY. AT LAW

VILLA JULIE COLLEGE
Pro Discendo Pro Vivendo

SIGNED & SEALED AS BEING IN ACCORDANCE WITH ... STATE OF MARYLAND THOMAS N. MOUDRY REGISTERED LANDSCAPE ARCHITECT NO. 800

GWS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVING
- EXISTING FENCE
- WETLANDS
- EXISTING LAMP POST
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROP. PARKING AREA
- PROP. BUILDING AREA
- 100 YR. FLOODPLAIN
- 1' FREEBOARD
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. SANITARY
- EX. STORM DRAIN
- EX. WATER
- EX. GAS MAIN
- EX. PAVED PARKING LOT
- FOREST BUFFER
- PROP. SANITARY
- PROP. LIGHT
- BUILDING RESTRICTION LINE
- VARIANCE NUMBER
- FRONTS OF BUILDINGS

THOMAS F. OBRECHT
7734/92
P. 079

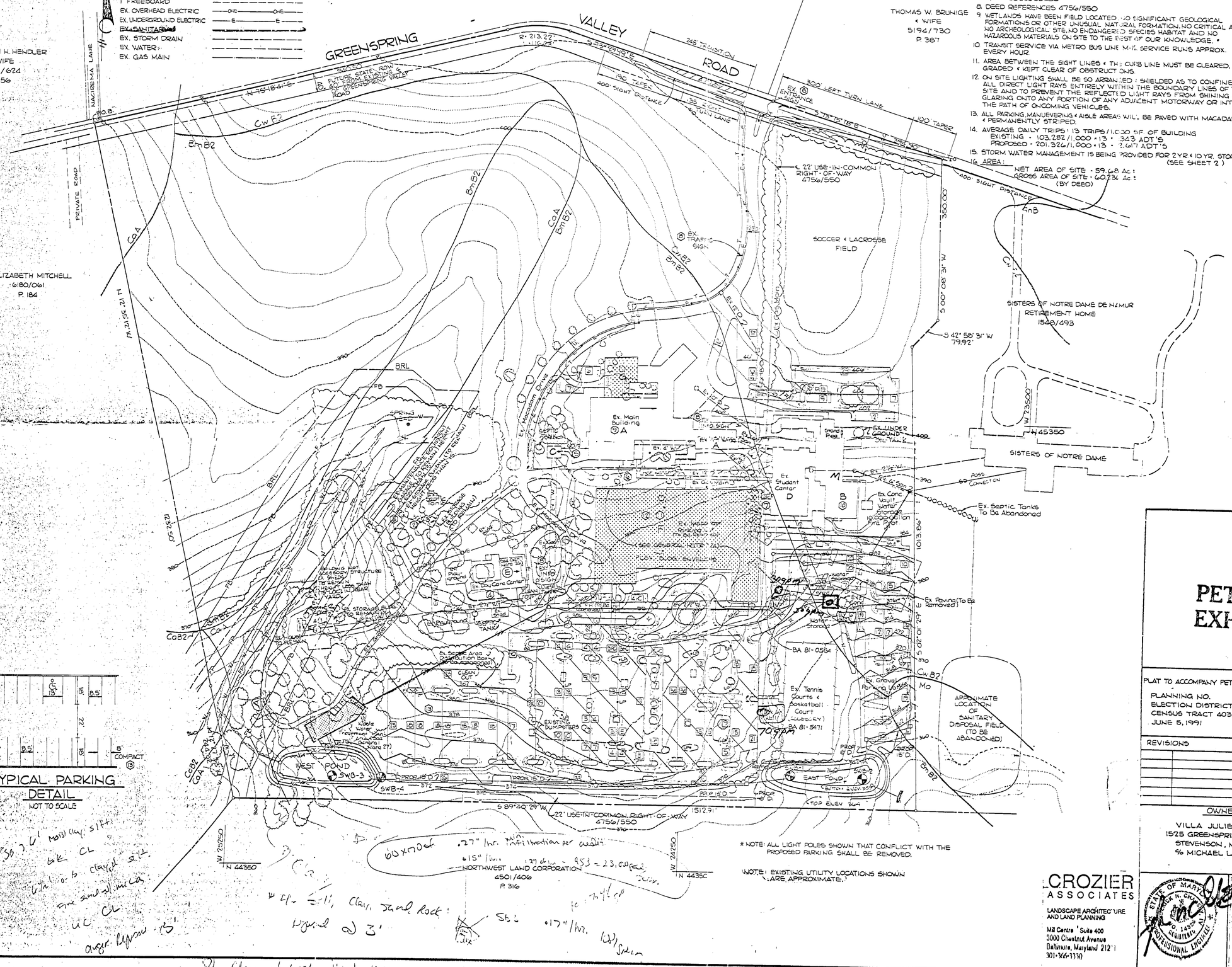
SOIL TYPES & LIMITATIONS

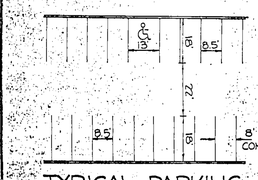
SOIL TYPE	BLDG. W/BSMT.	BLDG. W/O BSMT.	PARKING	CLASS
Bm B2	SLIGHT	SLIGHT	MODERATE	B
CoA	MODERATE	SLIGHT	MODERATE	C
CoB2	MODERATE	SLIGHT	MODERATE	C
CwB2	MODERATE	MODERATE	SEVERE	B
GnB	SEVERE	MODERATE	SEVERE	C
Mo	SEVERE	SEVERE	SEVERE	D

THOMAS W. BRUNIGE & WIFE
5194/730
P. 387

NELSON H. HENDLER & WIFE
5862/624
P. 456

ELIZABETH MITCHELL
6180/061
P. 184





TYPICAL PARKING DETAIL
NOT TO SCALE

*NOTE: ALL LIGHT POLES SHOWN THAT CONFLICT WITH THE PROPOSED PARKING SHALL BE REMOVED.

NOTE: EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

GENERAL NOTES

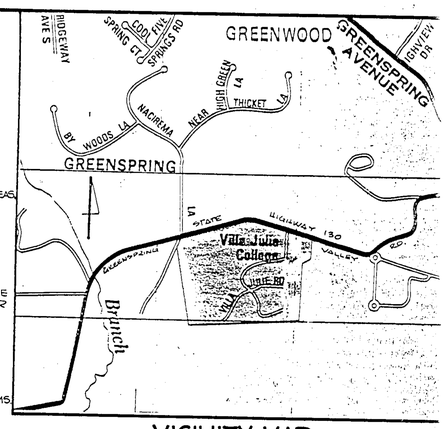
1. EXISTING ZONING: RC 2
   CURRENT USE: COLLEGE
2. COUNCILMATIC DISTRICT: 3
3. CENSUS TRACT 4038.01
4. WATERSHED 24
5. SUBBEWERSHED 61
6. ELECTION DISTRICT #8
7. TAX #0372035480
8. DEED REFERENCES 4756/550
9. WETLANDS HAVE BEEN FIELD LOCATED. NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATION, NO CRITICAL AREAS, NO ARCHEOLOGICAL SITE, NO ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE TO THE BEST OF OUR KNOWLEDGE.*
10. TRANSIT SERVICE VIA METRO BUS LINE M-17. SERVICE RUNS APPROX. EVERY HOUR.
11. AREA BETWEEN THE SIGHT LINES & THE CURB LINE MUST BE CLEARED, GRADED & KEPT CLEAR OF OBSTRUCTIONS
12. ON SITE LIGHTING SHALL BE SO ARRANGED & SHIELDED AS TO CONFINE ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND TO PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ONCOMING VEHICLES.
13. ALL PARKING, MANUEVERING & AISLE AREAS WILL BE PAVED WITH MACADAM & PERMANENTLY STRIPED.
14. AVERAGE DAILY TRIPS: 13 TRIPS/1,000 S.F. OF BUILDING
    EXISTING - 103,282/1,000 × 13 = 343 ADT'S
    PROPOSED - 201,326/1,000 × 13 = 2,617 ADT'S
15. STORM WATER MANAGEMENT IS BEING PROVIDED FOR 2 YR & 10 YR. STORMS (SEE SHEET 2)
16. AREA:
    NET AREA OF SITE - 59.68 Ac.±
    GROSS AREA OF SITE - 60.234 Ac.± (BY DEED)
17. EXISTING BUILDINGS

	BUILDING G.S.F.
A LEARNING & RESOURCE CENTER (LIBRARY)	27,463 S.F.
A LEARNING & RESOURCE CENTER (ADMIN)	6,867 S.F.
A LEARNING & RESOURCE CENTER (ART WING)	4,040 S.F.
B CLASSROOM (KNOTT HALL)	42,432 S.F.
C MUELLER HOUSE (OFFICES)	1,993 S.F.
D STUDENT CENTER	15,384 S.F.
E CHILD'S WORLD (DAY CARE CNTR)	5,083 S.F.
TOTAL EXISTING	103,282 S.F.

PROPOSED BUILDINGS

	BUILDING G.S.F.
F ACADEMIC CENTER	44,697 S.F.
G LRC ADDITION	3,347 S.F.
F GEN. CLASSROOM & GEN. PURPOSE	50,000 S.F.
TOTAL PROPOSED	98,044 S.F.
TOTAL EXISTING AND PROPOSED	201,326 S.F.

18. EXISTING FLOOR TO AREA RATIO: 103,282/2,623,793 = .039
    PROPOSED FLOOR TO AREA RATIO: 201,044/2,623,793 = .076
19. MAXIMUM HEIGHT OF THE PROPOSED BUILDINGS ARE 48 FEET. THIS MEASUREMENT IS TAKEN FROM THE PROPOSED HIGHEST PART OF THE PROPOSED BUILDING TO THE CLOSEST PROPOSED GRADE.
20. LANDSCAPED OPEN SPACE FOR PARKING LOT.
    TOTAL PAVED AREA OF PARKING LOT: 288,802 S.F.±
    MIN. PARKING LOT LANDSCAPED AREA: 7% × 288,802 = 20,216 S.F.±
    LANDSCAPE AREA PROVIDED = 44,915 S.F.±
21. PARKING TABULATION
    PARKING SPA. PROVIDED: 681
    PARKING SPA. PROPOSED: 1040
    COMPACT SPACES PROPOSED - 503 SPACES (8'×18')
    STANDARD SPACES PROPOSED - 515 SPACES (8.5'×18')
    HANDICAP SPACES PROPOSED - 22 SPACES
    TOTAL - 1040 SPACES
    HANDICAP SPACES REQUIRED - 20
22. TOPOGRAPHIC SURVEY & BOUNDARY SURVEY WAS PERFORMED BY OTHERS (G.W. STEPHENS TAKES NO RESPONSIBILITY FOR ITS ACCURACY.)
23. THE EXISTING FREE STANDING HOUSES WILL REMAIN ON THE SEPTIC SYSTEMS. IF THE SYSTEMS FAIL, THEY WILL BE HOOKED UP TO THE TREATMENT PLANT.
24. BUILDING ENVELOPE "E" WILL CONTAIN TWO BUILDINGS WITHIN THE SHADED AREA.



VICINITY MAP

SCALE: 1" = 1000'

98-475-SPH

PETITIONER'S EXHIBIT No 8

Exh. #2

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND ZONING VARIANCES FOR VILLA JULIE COLLEGE

PLANNING NO.
ELECTION DISTRICT NO. 8
CENSUS TRACT 4038.01
JUNE 5, 1991

PUBLIC SERVICE NO. 911797
COUNCILMATIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 1 OF 2

REVISIONS

OWNER
VILLA JULIE COLLEGE
1525 GREENSPRING VALLEY RD.
STEVENSON, MD. 21153
% MICHAEL LANCASTER

APPLICANT
VILLA JULIE COLLEGE
% EVANS, GEORGE & BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON, MD. 21204
% BENJAMIN BRONSTEIN, ATTY. AT LAW

CROZIER ASSOCIATES
LANDSCAPE ARCHITECTURE AND LAND PLANNING
Mill Centre · Suite 400
3000 Chestnut Avenue
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STATE OF MARYLAND · REGISTERED PROFESSIONAL ENGINEER

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