

IN RE: PETITION FOR VARIANCE
W/S Garrison Forest Road, 895'
S of centerline of Crondall Lane
4th Election District
3rd Councilmanic District
(11202 Garrison Forest Road)

Ruxton Country School
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-014-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, The Ruxton Country School, by and through Scott Menzies, its President. The Petitioners are requesting a variance for property they own located at 11202 Garrison Forest Road, which property is zoned D.R.1. The variance request is from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a building with a length of 455 ft. in lieu of the maximum permitted 300 ft.

Appearing at the hearing on behalf of the variance request were: Scott Menzies, President of the Ruxton Country School; Michael Somers and Stephanie Fisher, also on behalf of the school; Fred Thompson with Gower Thompson, Inc.; and Paul Dorf, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 29.6 acres, more or less, zoned D.R.1. The subject property is located on the west side of Garrison Forest Road in the Owings Mills area of Baltimore County. The subject property is improved with various buildings that are utilized by the Ruxton Country School as a private school.

The Ruxton Country School operates a facility at this location educating students on the K-8th grade level. The school is desirous of constructing a student activities building on the subject

ORDER RECEIVED FOR FILING
Date 8/26/99
By: P. G. G. G.

property as is shown on Petitioner's Exhibit No. 1, the site plan of the property. This new building will provide a gymnasium, cafeteria and auditorium which will accommodate the students of this growing school. Testimony indicated that the financing is in place and the Petitioners are ready to break ground for the new building. To accommodate the young students who attend the school, the Petitioners wish to attach the new proposed building to the existing school building by way of a 33 ft. covered walkway. By virtue of this connection, a variance is generated due to the fact that both buildings measured together exceed the 300 ft. maximum length permitted.

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

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

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

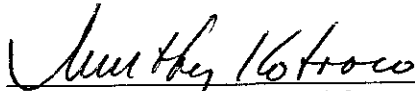
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

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JUNE 8/26/99
BY [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 26th day of August, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a building with a length of 455 ft. in lieu of the maximum permitted 300 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for the building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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DATE 8/26/99
BY R. Gensert



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 25, 1999

Paul A. Dorf, Esquire
Adelberg, Rudow, Dorf, Hendler & Sameth, LLC
2 Hopkins Plaza, Suite 600
Baltimore, Maryland 21201

Re: Petition for Variance
Case No. 00-014-A
Property: 11202 Garrison Forest Road

Dear Mr. Dorf:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Scott Menzies, President
Ruxton Country School
16154 Trenton Road
Upperco, Maryland 21155

Mr. Michael Somers
11202 Garrison Forest Road
Owings Mills, Maryland 21117



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11202 Garrison Forest Road

which is presently zoned DR-1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504.2 (BCZR) and Section II.A. p. 29 (CMDP) to permit a building length/width of 455' in lieu of the maximum permitted 300'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be developed at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Paul A. Dorf

Name - Type or Print

Signature

Adelberg, Rudow, Dorf, Hendler & Sameth, LLC

Company

2 Hopkins Plaza, Ste. 600 410-539-5195

Address

Telephone No.

Baltimore, MD

21201

State

Zip Code

Legal Owner(s):

Ruxton Country School

Name - Type or Print

By:

Signature

Scott Menzies, President

Name - Type or Print

Signature

16154 Trenton Road

410-560-4590

Address

Telephone No.

Upperco

MD

21155

City

State

Zip Code

Representative to be Contacted:

Michael Somers

Name

11202 Garrison Forest Rd.

410-356-9607

Address

Telephone No.

Owings Mills, MD

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR

Date 7/13/99

Case No. 00-14-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 8/26/99

**ZONING DESCRIPTION
11202 GARRISON FOREST ROAD**

BEGINNING AT A POINT ON THE WEST SIDE OF GARRISON FOREST ROAD LOCATED 895 FEET IN A SOUTHERLY DIRECTION ALONG THE RIGHT OF WAY LINE OF GARRISON FOREST ROAD FROM THE INTERSECTION OF GARRISON FOREST ROAD AND CRONDALL LANE. THENCE EXTENDING FROM THE WEST RIGHT OF WAY LINE OF GARRISON FOREST ROAD THE FOLLOWING 5 COURSES AND DISTANCES:

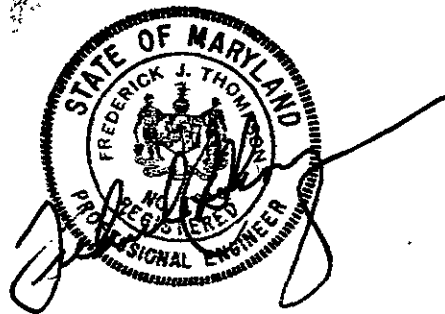
1. SOUTH 87 DEGREES 10 MINUTES 55 SECONDS WEST, 1,145.07 FEET;
2. SOUTH 14 DEGREES 36 MINUTES 29 SECONDS WEST, 115.49 FEET;
3. SOUTH 34 DEGREES 39 MINUTES 02 SECONDS WEST, 65.77 FEET;
4. SOUTH 01 DEGREES 48 MINUTES 48 SECONDS EAST, 543.66 FEET;
5. NORTH 77 DEGREES 11 MINUTES 13 SECONDS EAST, 1,613.06 FEET TO THE WESTERN RIGHT OF WAY LINE OF GARRISON FOREST ROAD;

THENCE EXTENDING ALONG THE WESTERN RIGHT OF WAY LINE OF GARRISON FOREST ROAD NORTH 30 DEGREES 00 MINUTES 04 SECONDS WEST, 1,122.50 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING OWNED BY RUXTON COUNTRY SCHOOL, INC. AND RECORDED IN LIBER 9633 FOLIO 111

CONTAINING 25.5 ACRES MORE OR LESS.

ALSO KNOWN AS 10202 GARRISON FOREST ROAD AND LOCATED IN THE 4TH ELECTION DISTRICT.



Case# 00-14-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 070430

DATE 7/13/99 ACCOUNT Root-6150

AMOUNT \$ 250.00

RECEIVED FROM: Roxton Country School

FOR: code 000 Variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 14

PAID RECEIPT
ADDRESS: 7/13/1999 7/13/1999 08:34:54
REG #501 CASHIER JRIC JMR DRAMER
DEPT 5 528 ZONING VERIFICATION
RECEIPT # 107997
CR NO. 070430
Report Tot 250.00
250.00 CR
Baltimore County, Maryland

00-014-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #00-014-A
11202 Garrison Forest Road
W/S Garrison Forest Rd., 895'
S of central the Crondall Lane.
4th Election District
3rd Councilmanic District
Legal Owner(s): Ruxton
Country School

Variance: to permit a building length/width of 455 feet in lieu of the maximum permitted 300 feet.

Hearing: Thursday, August 19, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3351.
JUL 26/99 AUG 3 0329717

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Tues 8/3/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-014-A

Petitioner/Developer: RUXTON COUNTRY SCHOOL
c/o SCOTT MENZIES, PRES.

Date of Hearing/Closing: 8/19/99

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

Attention: Ms. Gwendolyn Stephens

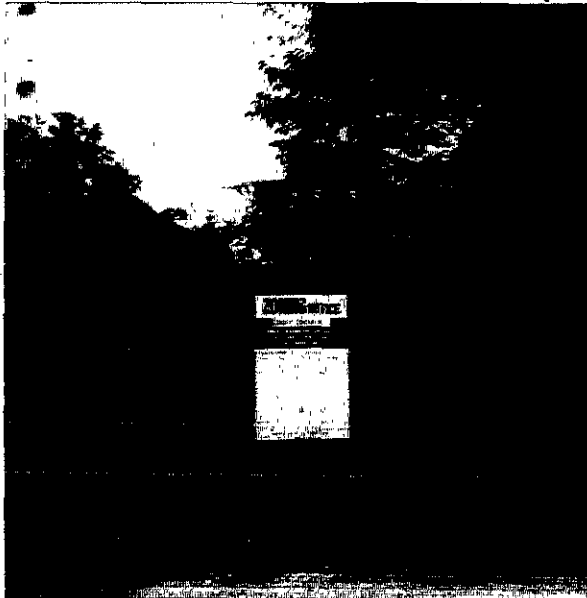
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

11202 GARRISON FOREST RD.

The sign(s) were posted on 8/4/99
(Month, Day, Year)

CASE # 00-014-A



Sincerely,

Richard E. Hoffman 8/4/99
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

11202 GARRISON FOREST RD.

POSTED 8/4/99

Richard E. Hoffman 8/4/99

RE: PETITION FOR VARIANCE
11202 Garrison Forest Road, W/S Garrison
Forest Rd, 895' S of c/l Crondall Ln
4th Election District, 3rd Councilmanic

Legal Owner: Ruxton Country School
Petitioner(s)

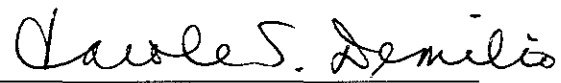
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-14-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Paul A. Dorf, Esq., Adelberg, Rudow, Dorf, 2 Hopkins Plaza, Suite 600, Baltimore, MD 21201, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 23, 1999

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-014-A
11202 Garrison Forest Road
W/S Garrison Forest Road, 895' S of centerline Crondall Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Ruxton Country School

Variance to permit a building length/width of 455 feet in lieu of the maximum permitted 300 feet.

HEARING: Thursday, August 19, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Paul A. Dorf, Esquire, Adelberg, Rudow, Dorf, Hendler & Sameth, 2 Hopkins Plaza,
Suite 600, Baltimore 21201
Ruxton Country School, c/o Scott Menzies, President, 16154 Trenton Road, Upperco
21155
Michael Somers, 11202 Garrison Forest Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 4, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 3, 1999 Issue – Jeffersonian

Please forward billing to:

Mike Somers
11202 Garrison Forest Road
Owings Mills, MD 21117

410-356-9607

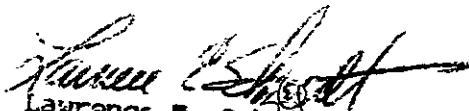
NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-014-A
11202 Garrison Forest Road
W/S Garrison Forest Road, 895' S of centerline Crondall Lane
4th Election District – 3rd Councilmanic District
Legal Owner: Ruxton Country School

Variance to permit a building length/width of 455 feet in lieu of the maximum permitted 300 feet.

HEARING: Thursday, August 19, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-14-A
Petitioner: RUXTON COUNTRY SCHOOL
Address or Location: 11202 GARRISON FOREST RD. OWINGS MILLS, MD
21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: MIKE SOMERS
Address: 11202 GARRISON FOREST RD
OWINGS MILLS, MD 21117
Telephone Number: (410) 356-9607



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 13, 1999

Paul A. Dorf, Esq
Adelberg, Rudow, Dorf, Hendler & Sameth, LLC
2 Hopkins Plaza, Suite 600
Baltimore, MD 21201

Dear Mr. Dorf:

RE: Case No.: 00-14-A, Petitioner: Ruxton Country School,
Location: 11202 Garrison Forest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 13, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

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

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 4, 1999

FROM: Robert W. Bowling, Supervisor *RWB/DNK*
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for July 26, 1999
Item Nos. 525, 526, 528, 529, 530,
531, 532, 001, 002, 003, 004, 005,
006, 007, 009, 010, 011, 012, 013,
and 014

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

RWB:HJO:jrb

cc: File

Handwritten:
8/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 28, 1999

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

SUBJECT: Ruxton Country School

INFORMATION:

Item Number: 014

Petitioner: Ruxton Country School

Zoning: DR-1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The applicant was granted a CRG refinement on June 11, 1999 (DRC #05249D).

The Office of Planning received a request for a modification of standards on July 19, 1999. Upon a favorable recommendation by the Director of the Office of Planning, nonresidential uses permitted in the density residential zones may be increased from 200 feet in length up to a maximum of 300 feet.

The proposed student activities building is 168' in length and will be connected via a 33' long breezeway to the existing classroom building for a total length of 455', thus the zoning request.

The applicant has submitted building elevations, a landscape plan and written report that addresses the guidelines and eight compatibility objectives.

The elevations drawings demonstrate that the scale, massing and materials of this addition are compatible with those existing in the neighborhood and with future improvements planned for the existing structures described in the report.

The overall building complex will present a consistent architectural theme. Therefore, the Office of Planning recommends approval of the modification and request for zoning variance.

Section Chief: Jeffrey W. Long

AFK/JL



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 11, 1999

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

RE: Property Owner: RUXTON COUNTRY SCHOOL

Location: DISTRIBUTION MEETING OF JULY 19, 1999

Item No.: 014 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.
9. ACCESS FOR FIRE DEPARTMENT EMERGENCY APPARATUS IS NEEDED AT THE FOLLOWING PORTION(S) OF THE BUILDING NORTHERN AND WESTERN EXPOSURES OF THE PROPOSED STUDENT ACTIVITIES BUILDING. THE ACCESS ROAD SHALL BE A MINIMUM OF 12 FEET IN WIDTH.

REVIEWER: LT. ROBERT E. SAUERWALD
Fire Marshal Office, PHONE 827-4681, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

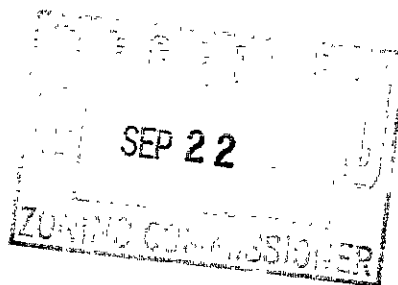
TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: August 10, 1999

SUBJECT: Zoning Item #014

Ruxton Country School, 11202 Garrison Forest Road.



Zoning Advisory Committee Meeting of July 19, 1999

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

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

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

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

_____ 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 Proposed principal structures must be a minimum of 25 feet off the Forest Buffer Easement limits

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

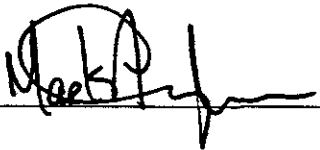
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

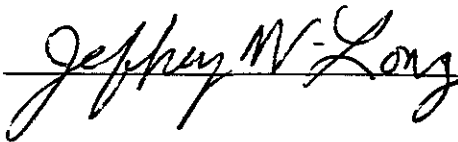
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.26.99

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

RE: Baltimore County
Item No. 614 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 
Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

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

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcan
Secretary
Parker F. Williams
Administrator

Date: 7-24-00

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

RE: Baltimore County
Item No. 014

JLL

Dear Ms. Jackson:

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 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

99-1891
F.16

ADELBERG, RUDOW, DORF, HENDLER & SAMETH, LLC

ATTORNEYS AT LAW

600 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

7/15/99
TO WORK
SJ
OK
J

TELEPHONE
410-539-5195

TELECOPIER
410-539-5834

PAUL A. DORF

July 13, 1999

VIA FACSIMILE (410) 887-5708

Mr. Arnold Jablon
Baltimore County
Department of Permits and Planning Management
Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Ruxton Country School Petition for Variance
Case No: 00-14-A
Our File No.: 9999.2174

Dear Mr. Jablon:

Pursuant to my discussion yesterday afternoon with Stella Lowery, this letter will constitute a written request for an expedited hearing date on the above-referenced pending petition for variance, in which this firm represents the Petitioner, Ruxton Country School.

By way of background, Ruxton Country School is an independent school serving grades Kindergarten through 8 at the property located at 11202 Garrison Forest Road, Owings Mills, Maryland. Pursuant to an approved CRG plan (92-009), the school is proposing to construct a Student Activities Center on the property. The proposed Student Activities Center would adjoin the existing building by a covered walkway which would then make the entire structure 455' instead of the 300' permitted by Section 504.2 of the Baltimore County Zoning Regulations and Section II.A p. 29 of the CMDP. The Petition for Variance seeks a variance from those governing provisions to permit the 455' structure.

The reason we seek an expedited hearing is that if the variance is granted, the school would very much like to commence excavation and secure the hole properly before school begins on September 1, 1999, in order to insure the safety of the students, who range in age from 5 to 13 years. I'm sure you can appreciate that the school's primary concern is the safety of its students while they are on campus. Accordingly, if we could get a hearing date as early as possible following the expiration of the notice period, Ruxton Country School would be very grateful.

ADELBERG, RUDOW, DORF, HENDLER & SAMETH, LLC

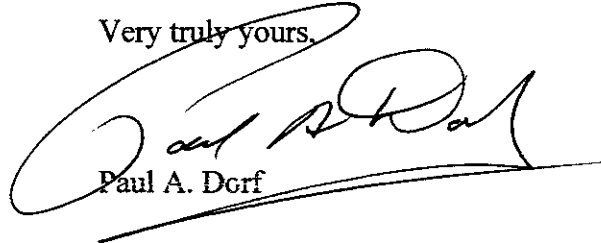
Mr. Arnold Jablon
Page 2

July 13, 1999

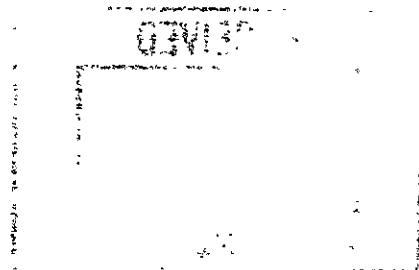
I appreciate whatever help you can give to the school in this case.

Kind regards.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul A. Dorf". The signature is written in a cursive style with a large, looping initial "P". Below the signature, the name "Paul A. Dorf" is printed in a standard serif font.

PAD:bb



The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

Post-it* Fax Note	7671	Date	8/17/99	# of pages	1
To	Jack Longson	From	Scott Menzies		
Co./Dept.		Co.			
Phone #		Phone #	410-560-4590		
Fax #	410-539-5834	Fax #	410-560-1932		

August 17, 1999

Mr. Scott S. Menzies, President
Board of Trustees
Ruxton Country School
11202 Garrison Forest Road
Owings Mills, Maryland 21117

Re: Student Activities Center

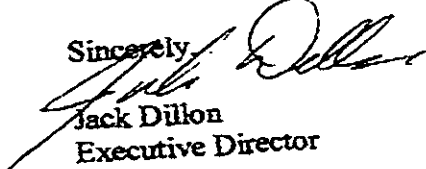
Dear Mr. Menzies;

I am pleased to inform you that we have reviewed the plans for the proposed addition to the school and we have no objection to this proposal. We understand the reason for the requested variance and support the granting of this request. Please feel free to submit this letter to the commissioner as evidence of our position.

We appreciate that the school is committed to the concept of keeping the buildings internal to the site and placing the playing fields along Garrison Forrest Road.

If I can be of any further service on this matter please do not hesitate to call.

Sincerely,


Jack Dillon
Executive Director

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

FRED THOMPSON

GOWER THOMPSON INC.
129 E WALKER AVE 21212

Stephanie Fisher

Ruxton Country School

SCOTT S. MENZIES

11202 Garrison Forest Rd.
Crown Heights MD 21117

MICHAEL SOMERS

→ 4100 MT ZION RD, Upper Marlboro MD 21155

1352 CROFTON DR BEL AIR 21014

PAUL A. DORF

Adelberg, Ruden, Dorf Hendler & Samuels

Sarah E. Longm

2 Hopkins Plaza, Ste 600

Baltimore, MD 21201





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 19, 1999

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

RE: Property Owner: Ruxton Country School

Location: DISTRIBUTION MEETING OF

Case Number: 00-014-A

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

CASE NUMBER: 00-014-A
11202 GARRISON FOREST ROAD

* RED LINED PLAN 8/19/99

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

cc: File

Per 67 #2

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

August 17, 1999

Mr. Scott S. Menzies, President
Board of Trustees
Ruxton Country School
11202 Garrison Forest Road
Owings Mills, Maryland 21117

Re: Student Activities Center

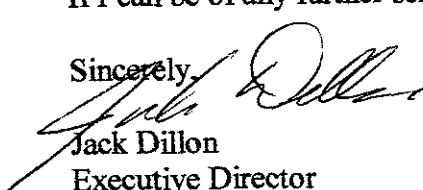
Dear Mr. Menzies;

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We appreciate that the school is committed to the concept of keeping the buildings internal to the site and placing the playing fields along Garrison Forrest Road.

If I can be of any further service on this matter please do not hesitate to call.

Sincerely,


Jack Dillon
Executive Director

Pet Ex #3

ZIGER/SNEAD

Architects
Ziger/Snead Incorporated
1005 Morton Street
Baltimore, Maryland 21201
(410) 576-8131
(410) 576-8136 fax

Structural Engineers
Morabito Consultants, Inc.
2528 St. Paul Street
Baltimore, Maryland 21216
(410) 487-2377
(410) 487-4132 fax

Mechanical & Electrical Engineers
James Posey Associates, Inc.
3112 Trinitas Lane
Baltimore, Maryland 21244
(410) 524-0101
(410) 288-9820 fax

Civil Engineers
Covell Engineering Inc.
429 East Lake Avenue
Baltimore, Maryland 21212
(410) 532-0101
(410) 532-0104 fax

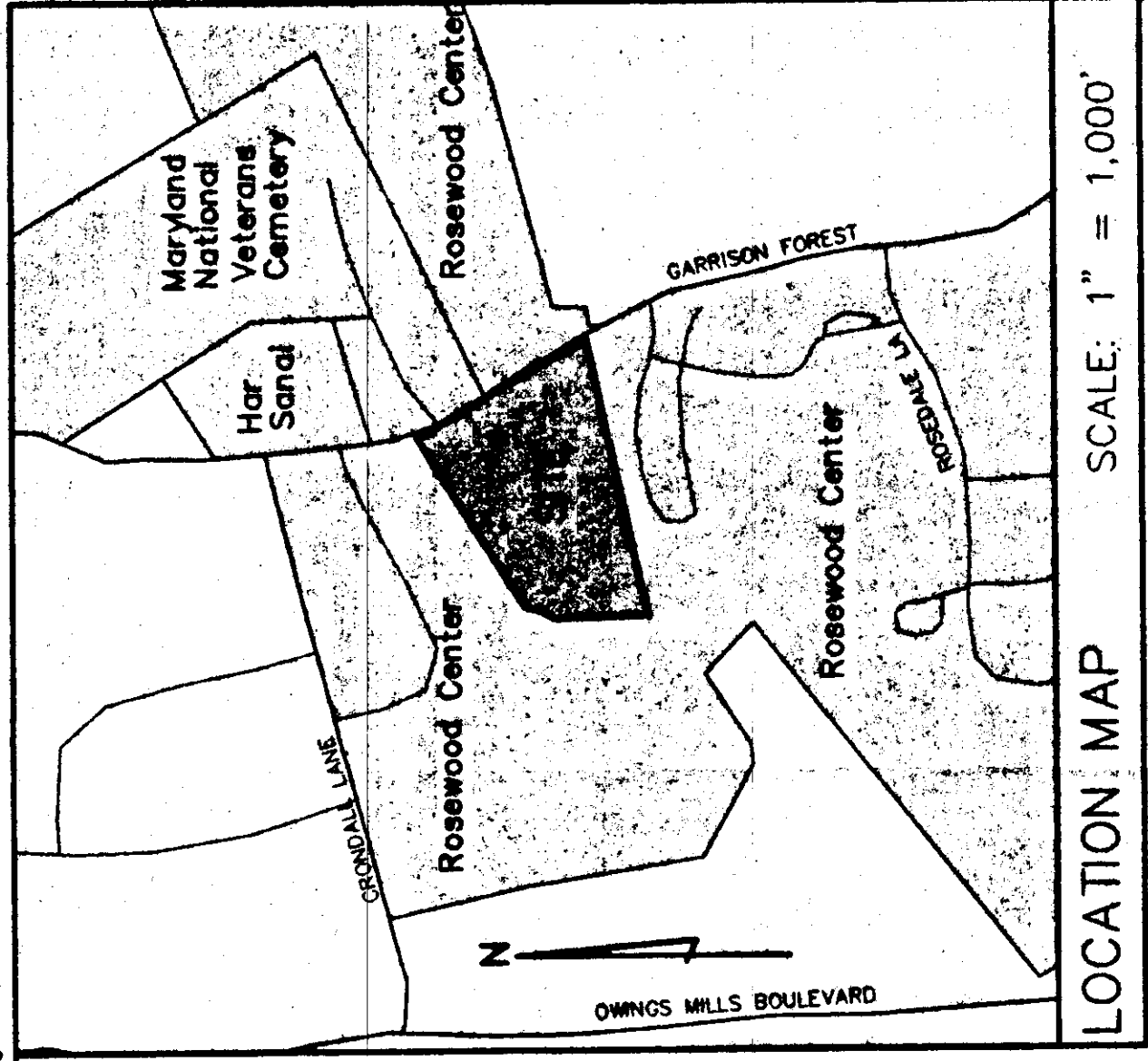
Ruxton Country School
Student Activities Building

11202 Garrison Forest Road
Owings Mills, Maryland 21117

OWNER
Ruxton Country School
Facilities Management
11202 Garrison Forest Road
Owings Mills, Maryland 21117
(410) 356-9807
(410) 356-9800 fax

DATE: 9/22/99
PROJECT # 9909.00
PLAN TO ACCOMPANY
ZONING VARIANCE HEARING

C-1



OWNER: RUXTON COUNTRY SCHOOL, INC.
11202 GARRISON FOREST ROAD
OWINGS MILLS, MARYLAND 21117
410-356-9803

ENGINEER: GOWER THOMPSON INC.
429 EAST LAKE AVENUE
BALTIMORE, MARYLAND 21212
410-532-0101

TAX ACCOUNT #04-11-057200

DEED REFERENCE: 9633/111

PLAT REFERENCE: #5/82

AREA OF PARCEL: GROSS 29.64 ACRES
NET 23.53 ACRES

ZONING OF SITE: DR-1

ELECTION DISTRICT: 4TH

COUNCILMANIC DISTRICT: 3RD

AMENITY OPEN SPACE REQUIRED: NONE

SITE DEVELOPMENT:
EXISTING - SCHOOL/ADMINISTRATION BUILDING 25,070 SF
PROPOSED - STUDENT ACTIVITIES BUILDING 25,876 SF
TOTAL 50,946

POPULATION: STUDENTS: 250 (K-8)
FACULTY/STAFF: 30

PARKING: REQUIRED: 35 SPACES
PROVIDED (EXISTING + PROPOSED): 78 SPACES

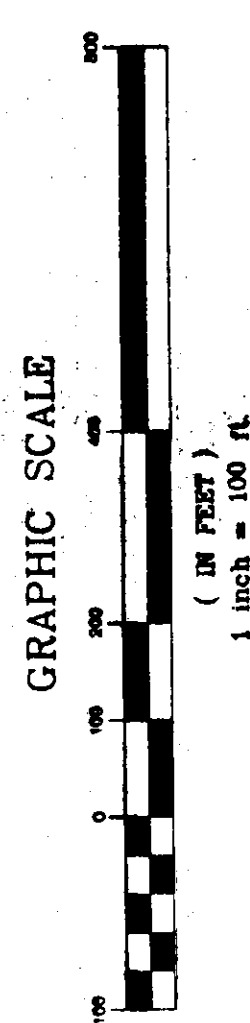
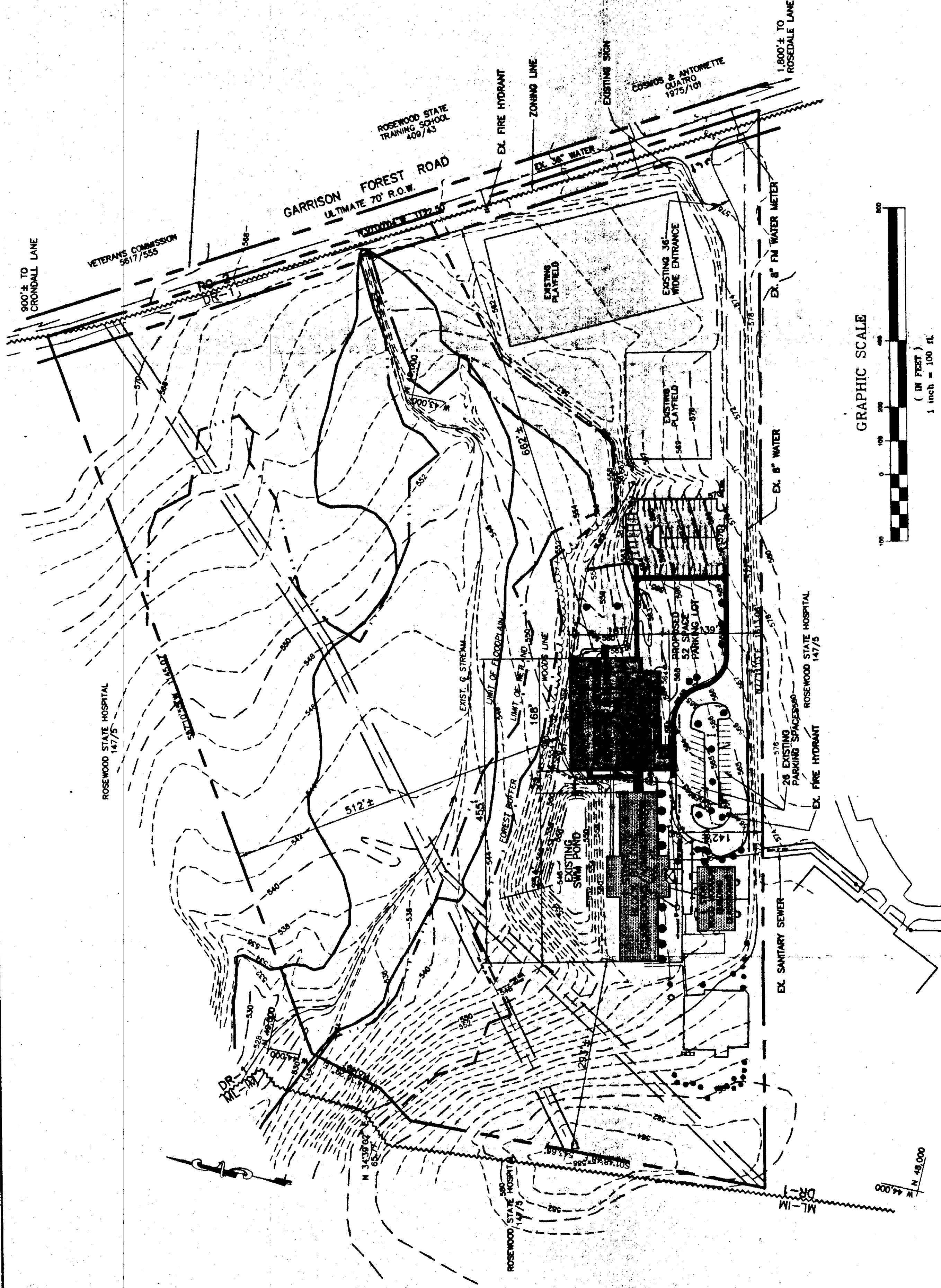
PREVIOUS COMMERCIAL PERMIT FOR SITE: PERMIT B277863, APPROVED 7/26/96. FOUNDATION PERMIT FOR MODULAR BUILDING

PLAN IS COVERED BY APPROVED CRG PLAN 92-009
THE DRC APPROVED A REFINEMENT TO THE CRG ON JUNE 11, 1999 (DRC#052490)

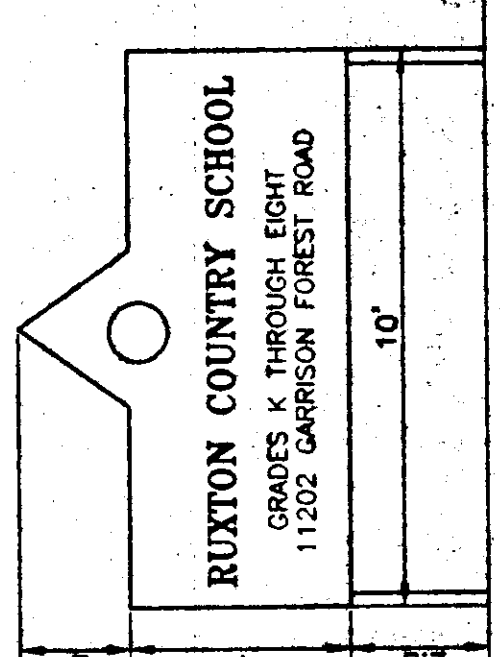
THERE IS NO ZONING HISTORY FOR THIS SITE
THE NEW BUILDING WILL BE SERVED BY EXISTING ON SITE UTILITIES.
THERE ARE NO WELL OR SEPTIC AREAS ON SITE
ALL DRIVEWAYS AND PARKING AREAS WILL BE PAVED WITH A DURABLE DUSTFREE SURFACE. ALL PARKING SPACES WILL BE STRIPED.

A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPRM FROM REGIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS WHICH BECAME EFFECTIVE JANUARY 1, 1991. THE FOREST BUFFER SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THE VARIANCE TO REDUCE WATER QUALITY IMPACTS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER ELEMENTS OF THE VARIANCE. THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

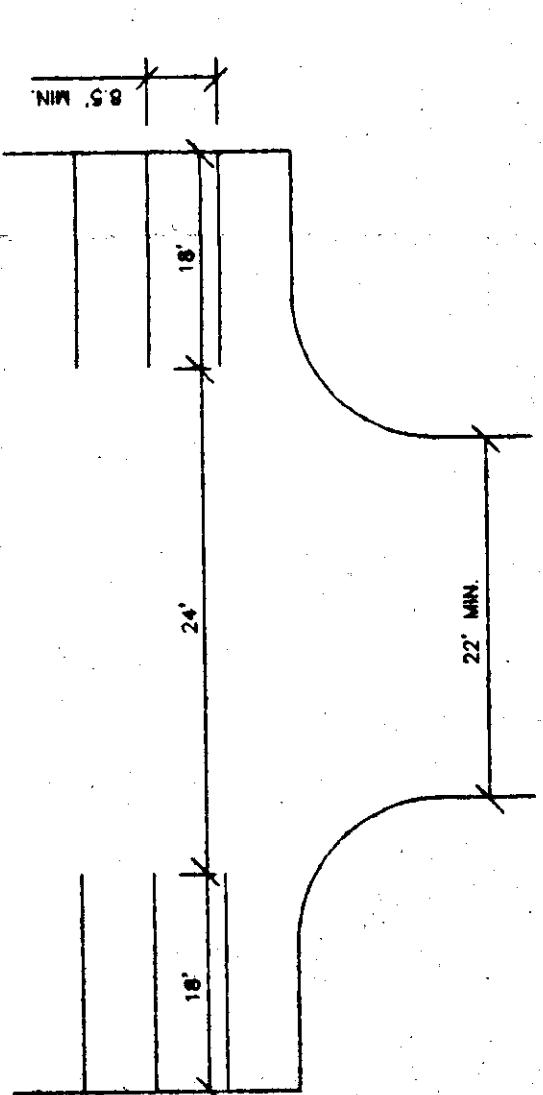
ZONING VARIANCE IS REQUIRED FOR BUILDING LENGTH OF 455' IN LIEU OF PERMITTED 300' PER SECTION 504.2 AND CMDP



SETBACKS	MIN.	REQUIRED
FRONT YARD	70'	139' ±
INTERIOR SIDE	40'	512' ±
CORNER SIDE	50'	50'
REAR	50'	293' ±



LEGEND	
EXISTING	PROPOSED
--- 999 ---	--- 999 ---
CONTOURS	
CURB & GUTTER/EDGE OF PAVING	
ELECTRIC	
GAS	
PROPERTY LINES	
SANITARY SEWER	
STORM DRAIN	
WATER	
BUILDINGS	
BITUMINOUS CONCRETE PAVING	



STANDARD PARKING SPACES