

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
E/S N of Charles Street at
Sheppard and Enoch Pratt Gatehouse
9th Election District
4th Councilmanic District
(6501 N. Charles Street)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-473-SPH

Sheppard and Enoch Pratt Hospital *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owners of the subject property, Sheppard and Enoch Pratt Hospital, for property they own at 6501 N. Charles Street in the Towson area of Baltimore County. The subject property is zoned DR 2. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof to approve the altering of the existing historic gatehouse structure at Sheppard and Enoch Pratt Hospital, which is listed on the Maryland Historical Trust Inventory as "#BA 212" and listed on the National Register of Historic Places as #004. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioners filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an administrative variance from an owner/occupant of a residential property, the property in

ORDER RECEIVED FOR FILING
Date 6/19/00
By R. Jameson

question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on May 19, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

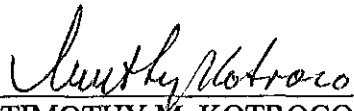
The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.4 acres of land, more or less, zoned DR 2. The information submitted is persuasive to a finding that the proposed alteration will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at their May 11, 2000 meeting and unanimously agreed to recommend "that the proposal to remove the mid-twentieth century addition on the gatehouse is consistent with Section 26-278". Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of June, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to approve the altering of the existing historic gatehouse structure at Sheppard and Enoch Pratt Hospital, which is listed on the Maryland Historical Trust

Inventory as "#BA 212" and listed on the National Register of Historic Places as #004, be and is hereby GRANTED.

- 1) The Petitioners may apply for their 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated May 26, 2000, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CASE RECEIVED FOR FILING
DATE 6/19/00
BY R. J. JAMESON

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 6501 N. Charles Street
which is presently zoned DR2

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Approve the altering of the existing historic gatehouse structure
(MHT #212)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

Robert A. Hoffman
 Name / Type or Print _____
 Signature _____
 Venable, Baetjer and Howard, LLP
 Company _____
 210 Allegheny Avenue 410-494-6200
 Address _____ Telephone No. _____
 Towson MD 21204
 City _____ State _____ Zip Code _____

Legal Owner(s):

Sheppard and Enoch Pratt Hospital
 Name - Type or Print _____
 By: _____
 Signature _____
 Steven S. Sharfstein, President
 Name - Type or Print _____
 Signature _____
 6501 N. Charles Street 410-938-3240
 Address _____ Telephone No. _____
 Baltimore MD 21204-6819
 City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman
 Name _____
 210 Allegheny Avenue 410-494-6200
 Address _____ Telephone No. _____
 Towson MD 21204
 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 00-473-SPH

R20 9/18/98

Zoning Commissioner of Baltimore County
 Reviewed By ucf Date 5/12/00
 Estimated Posting Date 5/21/00

CASE RECEIVED FOR FILING
Date 5/19/00

DROP OFF

NO REVIEW

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6501 N. Charles Street
Address
Baltimore MD 21204
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature



Signature

Name - Type or Print

Steven S. Sharfstein
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven S. Sharfstein

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 2, 2000
Date

Eileen M. Brady
Notary Public

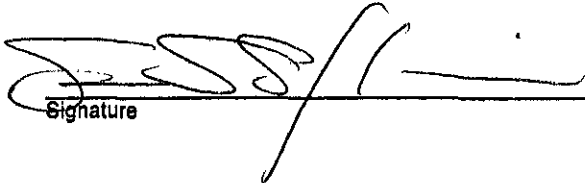
My Commission Expires 08-01-00

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6501 N. Charles Street
Address
Baltimore MD 21204
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature _____
Signature 
Name - Type or Print _____
Name - Type or Print Steven S. Sharfstein

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

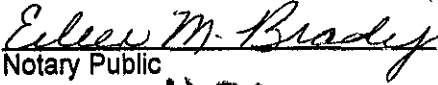
I HEREBY CERTIFY, this 2nd day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven S. Sharfstein

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 2, 2000
Date


Notary Public
My Commission Expires 1192-5511-00

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 6501 N. Charles Street

which is presently zoned DR2

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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Approve the altering of the existing historic gatehouse structure (MHT #212)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Robert A. Hoffman
Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

Sheppard and Enoch Pratt Hospital

Name - Type or Print

By: *[Signature]*
Signature

Steven S. Sharfstein, President
Name - Type or Print

Signature

6501 N. Charles Street 410-938-3240
Address Telephone No.

Baltimore MD 21204-6819
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 00-473-SPH

REV 9/18/98

Zoning Commissioner of Baltimore County
Reviewed By uec Date 5/12/00

Estimated Posting Date 5/21/00

DROP OFF

No REVIEW

Zoning Description

**To Accompany Petition for an
Administration Special Hearing
Sheppard and Enoch Pratt Hospital**

Gatehouse MTH Site # BA 212

East Side of Charles Street

North of Bellona Avenue

Ninth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors, &

Environmental Professionals

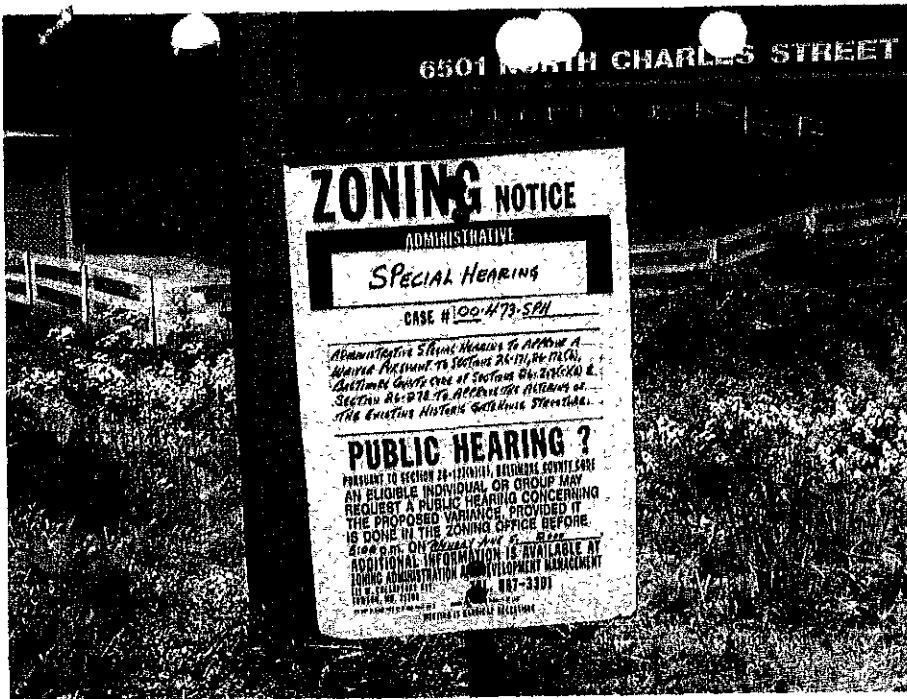
Beginning for the same on the east side of Charles Street at the end of the second of the two following courses and distances measured from the point formed the intersection of the centerline of Charles Street with the centerline Bellona Avenue (1) Northeasterly along the centerline of Charles Street 2000 feet, more or less, and thence (2) Easterly 90 feet more or less, to the point of beginning, thence leaving said point of beginning, and binding on the East side of Charles Street the three following courses and distances, viz: (1) North 07 degrees 02 minutes 28 seconds East 62.79 feet, thence (2) North 01 degree 37 minutes 54 seconds West 80.77 feet , and thence (3) North 00 degrees 05 minutes 20 seconds West 27.55 feet, thence leaving the east side of Charles Street and running the three following courses and distances viz: (4) North 90 degrees 00 minutes 00 seconds East 99.65 feet, thence (5) South 00 degrees 00 minutes 00 seconds East 179.83 feet, and thence (6) North 84 degrees 58 minutes 10 seconds West 105.26 feet to the point of beginning; containing 0.4 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYENCE.

May 8, 2000

Project No. 87104 (L87104)





Posted at 6501 N. Charles Street

CERTIFICATE OF POSTING

**RE: CASE #00-473-SPH
PETITIONER/DEVELOPER
(Sheppard & Enoch Pratt)
DATE OF Closing
(6-5-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

6501 N. Charles Street Baltimore, Maryland 21204_____

THE SIGN(S) WERE POSTED ON _____ **5-19-00** _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ **THOMAS P. OGLE SR.** _____

_____ **325 NICHOLSON ROAD** _____

_____ **BALTIMORE, MARYLAND 21221** _____

_____ **410-687-8405** _____
(TELEPHONE NUMBER)

RE: PETITION FOR SPECIAL HEARING
6501 N. Charles Street, E/S N. Charles Street at
Sheppard and Enoch Pratt Gatehouse
9th Election District, 4th Councilmanic


Legal Owner: Sheppard and Enoch Pratt Hospital
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-473-SPH

* * * * *

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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


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 24th day of May, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 473 -SPH Address 6501 N. CHARLES ST.

Contact Person: W. CARL RICHARDS JR Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-12-00 Posting Date: 5-21-00 Closing Date: 6-5-00

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00- 473 -SPH Address 6501 N. CHARLES ST.

Petitioner's Name SHEPPARD + ENOCH PRATT HOSPITAL Telephone 938-3240

Posting Date: 5-21-00 Closing Date: 6-5-00

Wording for Sign: Administrative Special Hearing to approve A WAIVER PURSUANT TO SECTIONS 26-171, 26-192(b), BALTIMORE COUNTY CODE OF SECTIONS 26-203(C)(8) AND SECTION 26-278 TO APPROVE THE ALTERING OF THE EXISTING HISTORIC GATEHOUSE STRUCTURE.



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

June 2, 2000

Attorney Robert A. Hoffman
Venable, Baetjer, and Howard
210 Allegheny Avenue
Towson MD 21204

Dear Attorney Hoffman:

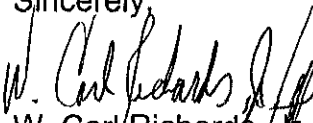
RE: Case Number 00-473-SPH , 6501 N. Charles Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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 Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2000
Item Nos. 463, 464, 466, 467, 468, 469,
470, 471, 472, 473, 474, 475, and 476

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *(RBS)*
DATE: May 12, 2000
SUBJECT: Zoning Item #473
6501 N. Charles Street

Zoning Advisory Committee Meeting of May 22, 2000

- 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.
- 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).

Reviewer: Paul Dennis

Date: May 24, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: May 26, 2000

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

SUBJECT: No. 6501 N. Charles Street

MAY 30

INFORMATION

Item Number: 00-473-SPH

Petitioner: Sheppard and Enoch Pratt Hospital

Zoning: DR 2

Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Sheppard Pratt Gatehouse" is listed on the Maryland Historic Trust (MHT) Inventory as MHT # BA 212, and listed on the National Register of Historic Places as # 004.

At their May 11, 2000 meeting, the Landmarks Preservation Commission (LPC), unanimously agreed to recommend a finding to the Hearing Officer that the proposal to remove the mid-twentieth century addition on the gatehouse is consistent with Section 26-278.

Section Chief: Jeffrey W. Long

AFK:KA:rlh

CROSS RECEIVED FOR FILING
Date 6/9/00
By J. J. [Signature]

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: June 13, 2000

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

SUBJECT: No. 6501 Charles Street

INFORMATION

Item Number: 00-473-SPH
Petitioner: Rob Hoffman (attorney)
Zoning: DR 2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

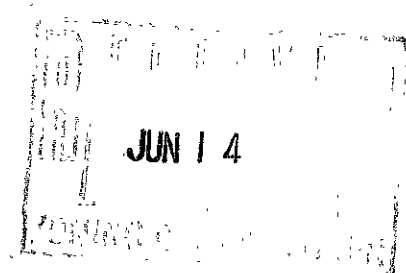
The "Sheppard Pratt Gatehouse" is listed on the Maryland Historical Trust Inventory as #BA 212 and on the National Register of Historic Places.

At their meeting on May 11, 2000, the LPC unanimously agreed to recommend to the hearing officer a finding that the proposed removal of the mid-twentieth century frame addition is consistent with Section 26-278, "must be preserved."

Section Chief: Jeffery W. Long

Form prepared by: Kathy Ahe

AFK:KA:kra





**Maryland Department of Transportation
State Highway Administration**

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

Date: 5.22.00

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

RE: Baltimore County
Item No. 473 WCR

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 133 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,

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

BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D C
VIRGINIA

VENABLE
ATTORNEYS AT LAW

**Writer's Direct Number:
410-494-6201**

May 10, 2000

HAND DELIVERED

Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Administrative Special Hearing
Petitioner: Sheppard and Enoch Pratt Hospital
Location: 6501 N. Charles Street

Dear Mr. Richards:

I am drop filing the enclosed Petitions for Administrative Special Hearing for the above-referenced property. Rob Hoffman previously met with Arnold Jablon to discuss whether this petition would be required. Mr. Jablon advised Rob that the petition should be filed and that an item number would be assigned expeditiously. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Administrative Special Hearing (3)
2. Zoning Description (3)
3. Site Plan (12)
4. 200' Scale Zoning Map (1)
6. Two Checks totalling \$250.00

If you have any questions or concerns regarding this filing, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant

Enclosures

TOIDOC1/Baw01/#99496 v1

00-473-SPH

00-1268

RECEIVED
00-1268
MAY 10 2000
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



334 Ridge Avenue, Towson, Maryland 21286

June 8, 2000

Arnold Jablon, Esq, Director
Department of Permits and Development Management
County Office Building
11 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

As Deputy Chair of the Zoning Committee of the Greater Towson Council of Community Associations I examined the file in case # 473-SPH. last Friday. I am writing this letter of behalf of both J. Donald Gerding, the Chair of our committee. I append Mr. Gerding's and my credentials as spokespersons for GTCCA.

I will concede that I may have missed something, not being that adept at blueprint reading. However, from what I could interpret, the request being made in case # 473-SPH seems to accurately reflect information given to GTCCA previously by Sheppard Pratt—namely the rerouting to the south side of the historic gate house (including some widening) of the road presently going through the middle of the building, and the removal of the non-historic addition on the south side of the structure to accommodate the new road alignment.

As GTCCA had no objection to these proposed changes when first told about them it does not now.

Yours sincerely

Richard Parsons

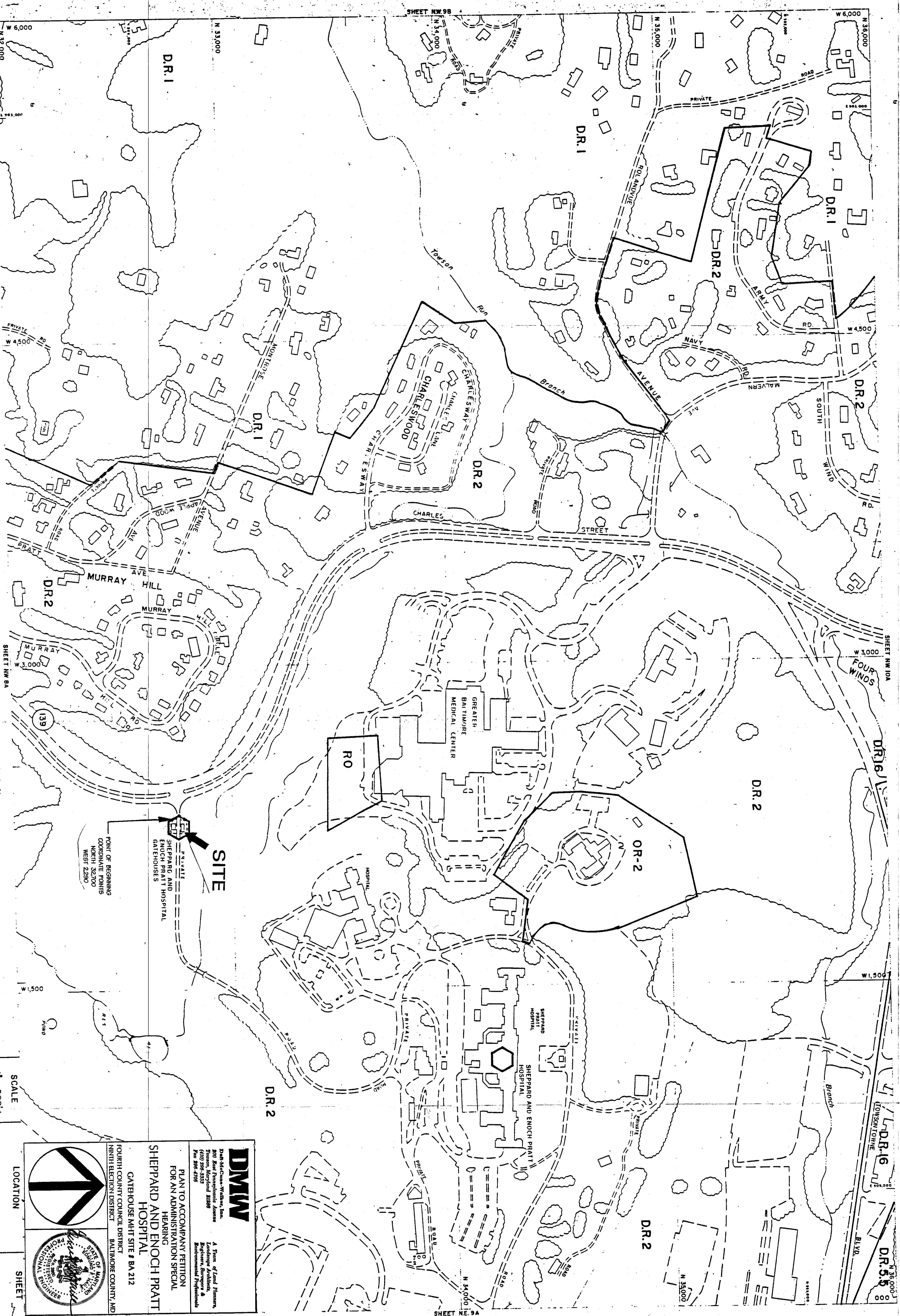
Cc: Hon Wayne Skinner
Mrs. Susan Gray, President, Greater Towson Council of Community Associations
Robert Hoffman, Esq.

DR 2 0.48 AC 9c4

6501 N. Charles St.
E/s N Charles St. at Sheppard
& Enoch Pratt ~~Pratt~~ Gatehouse

HISTORIC
Post 5/21
Closing 6/5

473

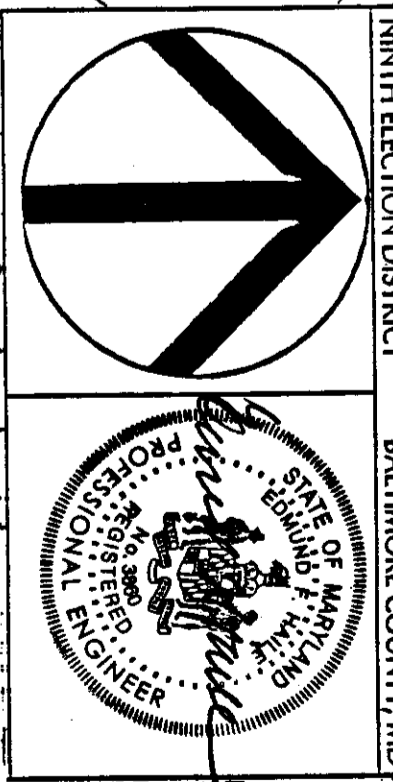


THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY RICHARD JOHN, INC., BALTIMORE, MD. 21219

1986 CONCEPTUAL ZONING MAP
 APPROVED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 6, 1978
 BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kenneth Korman
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

SITE
 SHEPARD AND ENOCH PRATT HOSPITAL
 GATEHOUSE
 POINT OF BEGINNING
 COORDINATE POINTS
 NORTH 2290



DMW
 Dan McKelvey-Walton, Inc.
 300 East Pennsylvania Avenue
 Baltimore, Maryland 21202
 Telephone: 338-8888
 Fax: 338-4795

A Firm of Land Planners,
 Architects, Engineers &
 Environmental Professionals

PLAN TO ACCOMPANY PETITION
 FOR AN ADMINISTRATION SPECIAL
 ZONING PERMIT
 SHEPARD AND ENOCH PRATT
 HOSPITAL
 GATEHOUSE MHT SITE # BA 212
 FOURTH COUNTY COUNCIL DISTRICT
 NINTH ELECTION DISTRICT
 BALTIMORE COUNTY, MD

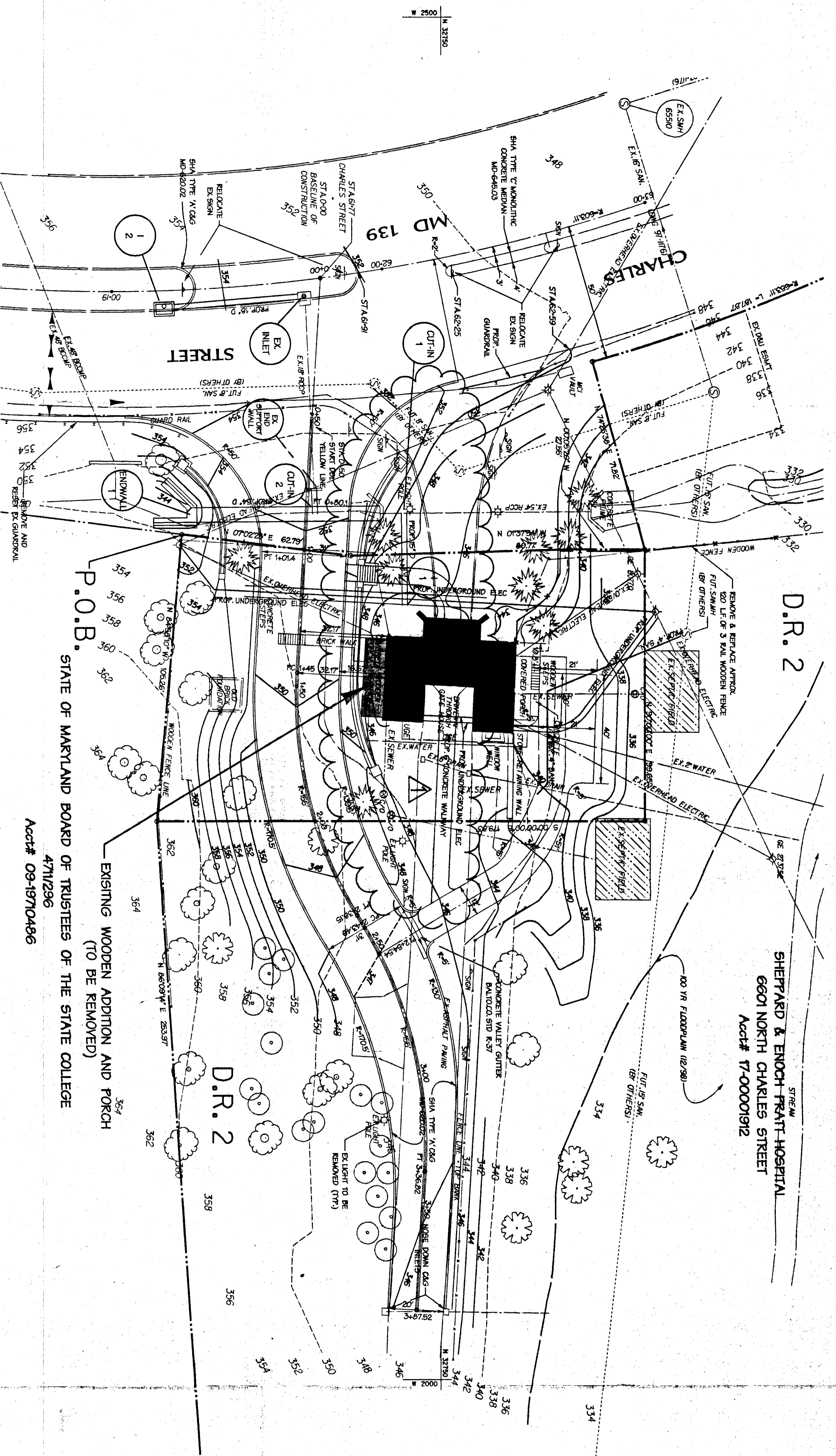
SCALE
 1" = 200' ±

DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 RUXTON TOWSON

SHEET
 NW: 9-A

06-473-SPH



D.R. 2

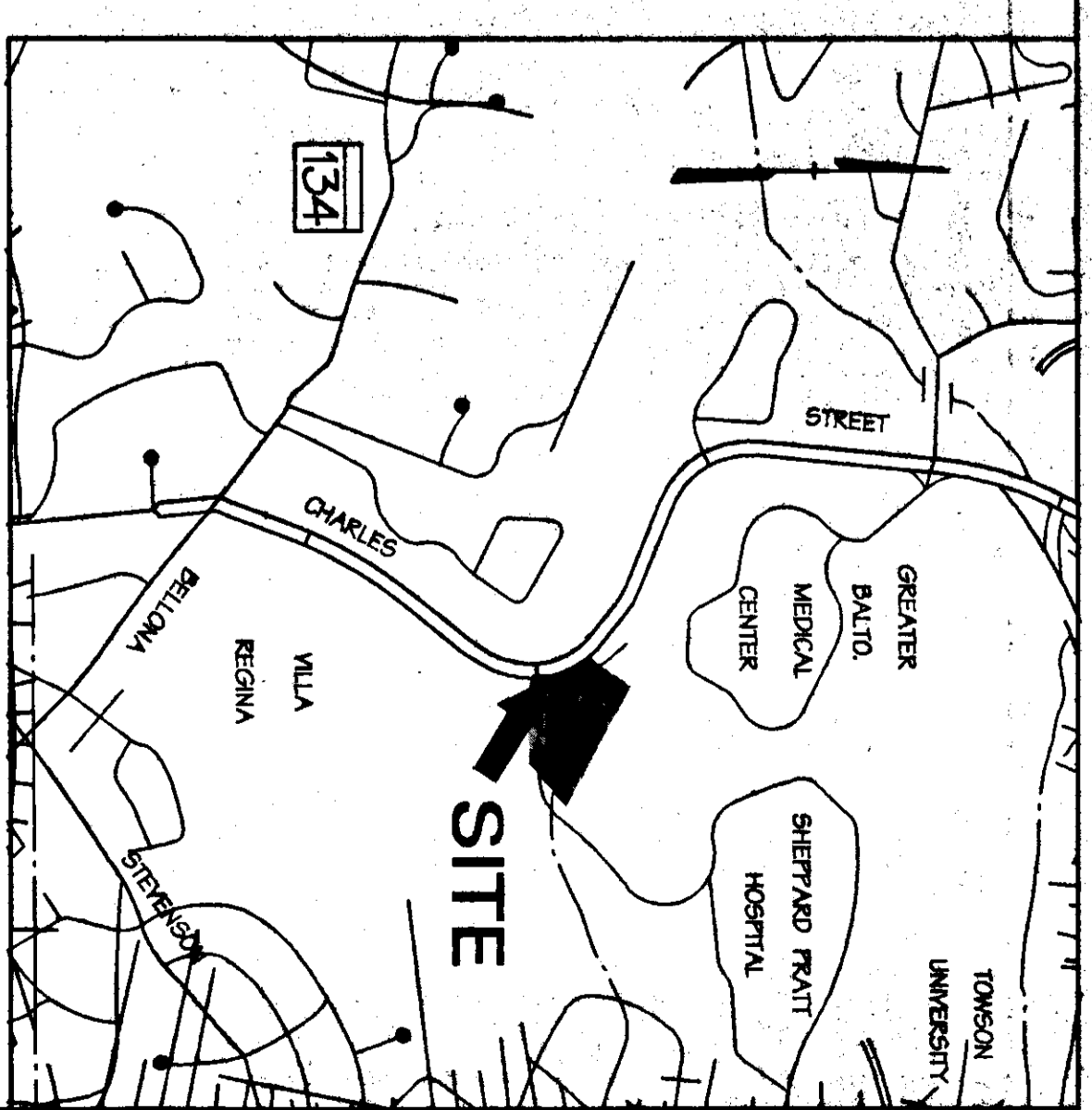
STATE OF MARYLAND BOARD OF TRUSTEES OF THE STATE COLLEGE

SHEPPARD & ENOCH PRATT HOSPITAL
6601 NORTH CHARLES STREET
Acct# 17-00001912

47/1/296
Acct# 09-1970486

NOTES

1. OWNER/REVELOPER
NAME: SHEPPARD & ENOCH PRATT HOSPITAL
ADDRESS: 6601 NORTH CHARLES STREET
TAX ACCOUNT NUMBER IS 1828582840
 2. THE PREVIOUSLY APPROVED EXPANSION
WINDY BREAK CAGE FOR THE ADDITION OF GROSS
BUILDING AT SHEPPARD & ENOCH PRATT HOSPITAL,
WAS APPROVED JANUARY 21/1988, FROM # R-543, W/AVR W-88-25.
 3. ZONING HISTORY
A SPECIAL EXCEPTION TO ALLOW A COALESCENT HOME
(THE GARDEN CENTER FOR NURSICE CARE) WAS APPROVED
JANUARY 4, 1988, CASE # 89-25-3A.
- PETITION REQUESTS**
APPROVE THE ALTERING OF THE EXISTING HISTORIC GATEHOUSE
STRUCTURE (MHT # 202)



LOCATION MAP

SCALE: 1" = 1000'

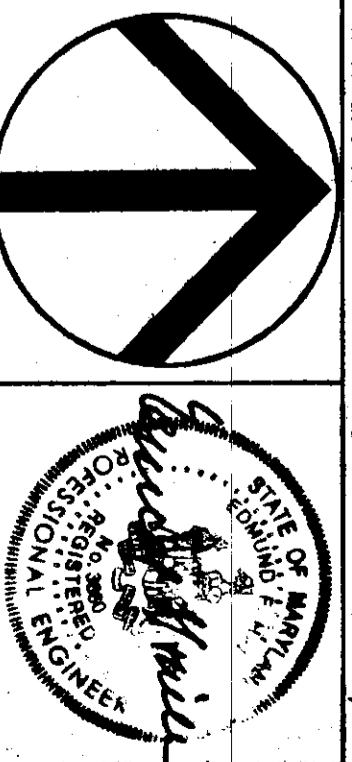
- LEGEND**
- PROPERTY LINE
 - CENTER LINE
 - EXISTING CONTOUR
 - EXISTING STORM DRAIN
 - EXISTING EDGE FINISH
 - EXISTING C & G
 - EXISTING TREES/SHRUBS
 - PROPOSED GRADE
 - PROP. C & G
 - PROPOSED STORM DRAIN

DATA SOURCES:
Horizontal and vertical information shown herein is referred to the system of coordinates established in the Baltimore County Metropolitan District and is based on the following traverse station: 4-4-202 N 325°53'52" W 2440.365 ELEV: 343.791' Utilites shown herein are based solely on field locations. No comparison to, or enhancement, has been made from any utility examples. The location of any underground utility shown herein is approximate. Boundary shown herein is referred to 'Boundary Survey Property of Sheppard & Enoch Pratt Hospital' prepared by 'Harris, Shattuck, Metz & Associates, Inc.' dated 1/29/89 and performed by 'DMW'. The topographic survey was completed October 9, 1989.

DMW
2348 York-Croft-Wildcat, Inc.
300 East Frederick Avenue
Frederick, Maryland 21701
(410) 888-4333
FAX: 888-4706

A Team of Civil, Planning,
Architecture, Surveying &
Environmental Professionals

**PLAN TO ACCOMPANY PETITION
FOR AN ADMINISTRATION SPECIAL
HEARING**
**SHEPPARD AND ENOCH PRATT
HOSPITAL**
GATEHOUSE MHT SITE # BA212
FOURTH COUNTY COUNCIL DISTRICT
NINTH BALTIMORE DISTRICT BALTIMORE COUNTY, MD



DATE	BY	REVISIONS

ISSUE DATES	DATE	NOTE
REVIEW: 5-3-00	DRMAM	BAM
DESIGNED BY: JMS		
CHECKED BY: JMS		
DATE CHECKED:		
SCALE: 1" = 20'		
DRAWING: 1 OF 1		
PROJECT NO.: B104E3		

DB #1
DO-473 SP4
20.01



Baltimore County
Zoning Commissioner

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

June 9, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 00-473-SPH
Property: 6501 N. Charles Street

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing 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 Department of Permits and Development Management. 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Steven S. Sharfstein, President
Sheppard and Enoch Pratt Hospital
6501 N. Charles Street
Baltimore, MD 21204-6819

