



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

April 7, 2021

Patricia A. Malone
Venable, LLC
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Spirit and Intent Request
Zoning Case 2001-0033-XA
6501 North Charles Street – Site H

Dear Ms. Malone:

This response refers to your March 23, 2021 letter to the Zoning Review Office. You requested in your letter, permission to modify the conditions approved by the above referenced Zoning order. The order grants the construction of a dormitory building for college students and a building to serve social/recreational uses for the campus.

Due to COVID 19, you are requesting to temporarily use three of the four floors (Floors 1, 2, and 4) in one of the dormitories for hospital related services. The uses would include:

1. expand residential services for adults with mental illness
2. provide supporting housing for approximately 40-50 adults and
3. employees of American Campus, who reside on campus, live on the third floor and
4. allow for supportive services, occasional drop-in support and case management for some and more frequent support for others.

The zoning order in Case 2001-0033-XA approved the construction of 6 dormitory buildings and a recreational building. While the zoning order in that case did not specifically grant a hospital use for these buildings, a hospital is a use permitted by right in the D.R. 2 Zone.

After careful review of your request and the associated documents, and due to the critical needs of the medical community during the COVID 19 pandemic, it is the determination of the Zoning Review Office that the temporary use of one of the dormitories approved in Zoning Case 2001-0033-XA for hospital related services is within the Spirit & Intent of the zoning regulations and the order in Zoning Case 2001-0033-XA.

Please be advised that this temporary approval shall terminate and be rescinded at the conclusion of the Covid 19 declared emergency by the State and Baltimore County.

This letter is strictly limited to the application of the BCZR as applied to the Spirit & Intent request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Perlow".

Jeffrey Perlow
Zoning Supervisor
Zoning Review Office

21-548

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE – SW/S Osler Drive, * ZONING COMMISSIONER
 45' SE of Cross Campus Dr. (Ext.)(Site H); *
 (6501 North Charles Street) * OF BALTIMORE COUNTY
 9th Election District *
 4th Council District * Case No. 01-033-XA
 Sheppard and Enoch Pratt Hospital *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Sheppard and Enoch Pratt Hospital, by John J. Kent, Jr., Acting President and CEO, through their attorney, Robert A. Hoffman, Esquire. The Petitioner requests a special exception to permit six (6) dormitory buildings and a recreational building to be located in the D.R.2 zoned portion of the subject property, pursuant to Sections 1B01.1.C.6 and 1B01.1.C.11 of the Baltimore County Zoning Regulations (B.C.Z.R.)(1971-72 Regs.). In addition to the special exception request, the Petitioner requests variance relief (as amended) from the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows: 1) From Sections 1B02.2.A and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building heights of 65 feet in lieu of the maximum allowed 50 feet (See H1); 2) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building front to building side of 20 feet in lieu of the required 90 feet (see H2, H8); to permit a minimum distance from building front to building rear of 20 feet in lieu of the required 100 feet (see H5, H11); to permit a minimum distance from building rear to building side of 20 feet in lieu of the required 70 feet (see H9, H10, and H14); to permit a minimum distance from building rear to building front of 50 feet in lieu of

ORDER RECEIVED FOR FILING
 Date 6/2/10
 By [Signature]

the required 100 feet; and, to permit a minimum distance from building side to building side of 20 feet in lieu of the required 60 feet (see H4); and, 3) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a rear yard setback of 20 feet in lieu of the required 40 feet (see H3, H6, H16), a front yard setback of 20 feet in lieu of the required 60 feet (see H12), and a side yard setback of 20 feet in lieu of the required 30 feet (see H7, H13, H15). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Lindsay Thompson, a representative of Sheppard and Enoch Pratt Hospital, property owners, and Bill Bayless on behalf of American Campus, Inc., Lessee of the proposed development. Also appearing on behalf of the request were Rick Hoehn and Mitchell Kellman with Daft-McCune-Walker, Inc., the engineering firm that prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Donald Gerding, a representative of the Greater Towson Community Council Association, appeared in support of the request. There were no Protestants or other interested persons present.

The instant Petitions relate to only a portion of the property presently owned by the Sheppard and Enoch Pratt Hospital. As shown on the site plan, that portion of the property at issue is identified as Site H. Site H contains 15.96 acres in area, zoned D.R.2 and is located towards the rear of the hospital building.

The Sheppard and Enoch Pratt Hospital and its campus are a well-known landmark in the Towson community. It has existed at this location for many years. Vehicular access to the site is by way of an entrance from Charles Street (Maryland Route 139) to the southwest and Osler Drive to the northeast. Site H is located immediately adjacent to Osler Drive on the north/

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Date 10/27/00
By [Signature]

northeast portion of the site. Site H also immediately abuts the campus of the Towson State University, which is to the north and east of the Sheppard Pratt campus.

Presently, Site H is improved with three older buildings, known as the Casino building, the Overlook House, and Fordham Cottage. These buildings are used for residential purposes in connection with the hospital operation. The Petitioner proposes to raze Fordham Cottage and Overlook House and replace same with six (6) new dormitory buildings which will then be leased to American Campus, Inc. for use in conjunction with housing students enrolled at Towson State University. The Casino building will be retained as a social/meeting hall. A second building adjacent thereto is proposed for recreational purposes. When completed, there will be eight (8) buildings in all, six (6) dormitories and two (2) social/recreational buildings. The dormitories will contain a total of 615 beds.

Testimony and evidence was offered at the hearing relating to this proposal. Apparently, the proposal fits in with the long-range plans of Sheppard Pratt Hospital and also serves to address a housing need for students who attend Towson State University. Special exception relief is requested for the dormitory buildings and the social/recreational buildings, pursuant to Sections 1b01.1.C.6 and 1B01.1.C.11 of the B.C.Z.R. A series of variances as outlined above are also requested to permit the development to proceed as shown on the site plan. These variances generally relate to reduced setbacks between the proposed new buildings. Obviously, the buildings will be clustered to foster a close-knit campus arrangement.

In addition to the expert testimony proffered by the Petitioner, as well as the factual testimony offered by representatives of Sheppard Pratt and American Campus, testimony in support of the proposal was also received from Donald Gerding on behalf of the Greater Towson Community Council Association. Mr. Gerding's testimony is significant. He emphasized the

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Date 10/2/00
By [Signature]

adverse impacts on the residential neighborhoods in Towson which have resulted from the lack of dormitory space for Towson University students. It is well known that students lease residential properties in the Towson area and that this arrangement has created tension in recent years between the University and its students with long-term residents of the community. Mr. Gerding emphasized that the proposed dormitories will greatly assist in remedying this problem by providing more housing. Thus, his organization endorses the proposal.

As noted above, there were no Protestants present at the hearing and no opposition was voiced to the proposal. Zoning Advisory Committee (ZAC) comments from reviewing County agencies were generally favorable. The Office of Planning noted that the Landmarks Preservation Commission had approved the conceptual plans for the site at its meeting on September 14, 2000. The Fire Department will require compliance with its standards prior to the issuance of any occupancy permits. Also, compliance with environmental regulations will be required.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception and variance relief. I do not believe that the proposal will cause any detrimental impact to the health, safety or general welfare of the locale. To the contrary, Mr. Gerding's assessment is accurate in that the plan represents an opportunity to remedy an on-going difficulty in the community. As to the variances, it is to be noted that they are primarily internal in nature and relate to the clustering of the dormitory buildings. The only impacted adjacent property is Towson State University, which will utilize the structures as outlined above for its students. I find that the Petitioner has satisfied the requirements of Section 307.1 of the B.C.Z.R. for relief to be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING
Date 10/19/00
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 2000 that the Petition for Special Exception to permit six (6) dormitory buildings and a recreational building to be located in the D.R.2 zoned portion of the subject property, pursuant to Sections 1B01.1.C.6 and 1B01.1.C.11 of the Baltimore County Zoning Regulations (B.C.Z.R.)(1971-72 Regs.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance (as amended) seeking relief from the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) as follows:

- 1) From Sections 1B02.2.A and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building heights of 65 feet in lieu of the maximum allowed 50 feet (See H1); 2) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a minimum distance from building front to building side of 20 feet in lieu of the required 90 feet (see H2, H8); to permit a minimum distance from building front to building rear of 20 feet in lieu of the required 100 feet (see H5, H11); to permit a minimum distance from building rear to building side of 20 feet in lieu of the required 70 feet (see H9, H10, and H14); to permit a minimum distance from building rear to building front of 50 feet in lieu of the required 100 feet; and, to permit a minimum distance from building side to building side of 20 feet in lieu of the required 60 feet (see H4); and,
- 3) from Sections 1B02.2.B and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit a rear yard setback of 20 feet in lieu of the required 40 feet (see H3, H6, H16), a front yard setback of 20 feet in lieu of the required 60 feet (see H12), and a side yard setback of 20 feet in lieu of the required 30 feet (see H7, H13, H15), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 10/17/00
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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) Compliance with all Zoning Advisory Committee comments submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/17/00
By [Signature]



Baltimore County
Zoning Commissioner

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

October 16, 2000

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

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SW/S Osler Drive, 45' SE of Cross Campus Drive
(6501 North Charles Street)
9th Election District - 4th Councilmanic District
Sheppard and Enoch Pratt Hospital - Petitioner
Case No. 01-033-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

- cc: Messrs. John J. Kent, Jr., Acting President & CEO, and Lindsay Thompson
Sheppard & Enoch Pratt Hospital, 6501 N. Charles Street, Towson, Md. 21204
- Mr. Bill Bayless, American Campus, Inc.
701 Brazos, Suite 700, Austin, TX 78701
- Messrs. Rick Hoehn & Mitch Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
- Mr. Donald Gerding, Greater Towson C.C.A., 335 Old Trail, Baltimore, Md. 21212
- People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6501 North 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception to permit six (6) dormitory buildings and a recreational building in the D.R.2 zone under Baltimore County Zoning Regulations Sections 1B01.1.C.6 and 1B01.1.C.11 (1971-1992 Regs.)

PAM

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

Legal Owner(s):

Sheppard and Enoch Pratt Hospital
 Name - Type or Print _____
 By: *John J. Kent, Jr.*
 Signature _____
 John J. Kent, Jr., Acting President and CEO
 Name - Type or Print _____
 Signature _____
 6501 North Charles Street 410-938-3240
 Address Telephone No. _____
 Baltimore, MD 21204-6819
 City State Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman
 Name - Type or Print _____
 Signature *[Signature]* _____
 Venable, Baetjer and Howard, LLP
 Company _____
 210 Allegheny Avenue 410-494-6200
 Address Telephone No. _____
 Towson MD 21204
 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 _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 DAYS TOTAL
 UNAVAILABLE FOR HEARING _____

Reviewed By SL Date 7/21/00

Hear with #034

ORDER RECEIVED FOR FILING

Date 7/20/00
 By *[Signature]*

Case No. 01-033-XA

REC 09115198

revised Variance Language 10/3/00

ATTACHMENT TO PETITION FOR VARIANCES

6501 North Charles Street

Site H

1. Variance from Baltimore County Zoning Regulations (BCZR) Sections 1B02.2.A and 504 and Section V.B.3 of the Comprehensive Manual of Development Policies ("CMDP") to allow maximum building heights of 65 feet in lieu the 50 feet permitted. (See H1).
2. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building front to building side of 20 feet in lieu of the required 90 feet. (~~See H2, H3, and H5~~). (H2, H8)
3. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building front to building rear of 20 feet in lieu of the required 100 feet. (~~See H4~~). (H5, H11)
4. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building rear to building side of 20 feet in lieu of the required 70 feet. (~~See H6, H7, H8, and H10~~). (H9, H10, H14)
5. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building rear to building front of 50 feet in lieu of the required 100 feet. (~~See H9~~). (H5, H11)
6. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a rear yard setback of 20 feet in lieu of the required 40 feet. (~~See H11~~). (H3, H6, H14)
7. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a front yard setback of 20 feet in lieu of the required 60 feet. (See H12).
8. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 ... to allow a minimum distance from building side to building side of 20' in lieu of the required 60' (1971-1992 Regs.) (see H4)
9. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 ... to allow a side yard setback of 20 feet in lieu of the required 70 feet. (see H7, H13, H15)

TO1DOCS1/DHK01/#102603 v1

ORDER RECEIVED FOR FILING

Date

BY

01-033
XA
/ at No 2



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6501 North 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 Variance from Section(s)

SEE ATTACHED

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 determined 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:

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: *John J. Kent, Jr.*

Signature

John J. Kent, Jr., Acting President and CEO

Name - Type or Print

Signature

6501 North 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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 DAYS TOTAL

UNAVAILABLE FOR HEARING
Reviewed By JL Date 7/21/00

Case No. 01 033 XA

Hear with #034

UNDER RECEIVED FOR FILING

Date 7/21/00
By [Signature]

7/20 9/15/98

ATTACHMENT TO PETITION FOR VARIANCES

6501 North Charles Street

Site H

1. Variance from Baltimore County Zoning Regulations (BCZR) Sections 1B02.2.A and 504 and Section V.B.3 of the Comprehensive Manual of Development Policies ("CMDP") to allow maximum building heights of 65 feet in lieu the 50 feet permitted. (See H1).
2. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building front to building side of 20 feet in lieu of the required 90 feet. (See H2, H3, and H5).
3. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building front to building rear of 20 feet in lieu of the required 100 feet. (See H4).
4. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building rear to building side of 20 feet in lieu of the required 70 feet. (See H6, H7, H8, and H10).
5. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a minimum distance from building rear to building front of 50 feet in lieu of the required 100 feet. (See H9).
6. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a rear yard setback of 20 feet in lieu of the required 40 feet. (See H11).
7. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a front yard setback of 20 feet in lieu of the required 60 feet. (See H12).

(1971-1992 REQS.)
PM

033

Description to Accompany Petition For

Special Exception and Variance

15.96 Acre Parcel

Southwest side of Osler Drive

South of Towsontown Boulevard

East of Charles Street

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,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Towsontown Boulevard with the centerline of Osler Drive, (1) Southeasterly, binding along the centerline of Osler Drive, 1400 feet, more or less, and thence (2) Southwesterly 30 feet, more or less, to the point of beginning, thence binding on the Southwest side of Osler Drive, (1) South 23 degrees 47 minutes 40 seconds East 290.99 feet, thence running for the fifteen following courses and distances, viz: (2) South 21 degrees 37 minutes 00 seconds West 35.84 feet, thence (3) South 66 degrees 43 minutes 54 seconds West 63.83 feet to a point of curvature, thence (4) Southwesterly by a line curving to the right having a radius of 225.00 feet, for a distance of 178.78 feet, (the arc of said curve being subtended by a chord bearing South 89 degrees 29 minutes 41 seconds West 174.11 feet) to a point of reverse curvature, thence (5) Northwesterly by a line curving to the left having a radius of 500.00 feet, for a distance of 229.64 feet, (the arc of said curve being subtended by a chord bearing North 80 degrees 53 minutes 59 seconds West 227.62 feet), thence (6) South 85 degrees 56 minutes 36 seconds West 31.72 feet, thence (7) North 38 degrees 20 minutes 09 seconds West 82.91 feet, thence (8) North 75 degrees 51 minutes 29

01-033-XA

033

seconds West 178.31 feet, thence (9) North 64 degrees 52 minutes 01 second West 572.56 feet, thence (10) North 84 degrees 33 minutes 54 seconds West 259.56 feet, thence (11) North 87 degrees 38 minutes 03 seconds West 377.67 feet, thence (12) North 02 degrees 21 minutes 58 seconds East 561.16 feet, thence (13) South 69 degrees 15 minutes 09 seconds East 832.67 feet, thence (14) South 60 degrees 09 minutes 14 seconds East 866.92 feet, thence (15) North 19 degrees 14 minutes 15 seconds East 136.29 feet, and thence (16) South 69 degrees 16 minutes 25 seconds East 176.11 feet to the point of beginning; containing 15.96 acres of land, more or less.

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

July 17, 2000

Project No.87014.K2 (L87014.K2)



01-033-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083551

DATE 7/21/00 ACCOUNT Room 6150

AMOUNT \$ 550.00

RECEIVED FROM: VENNARIE BASTIEN HENNING

FOR: X A FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/21/2000 7/21/2000 09:48:11

REQ NO:01 CASHIER JRIC JMR DEKALDER
DEPT 5 520 ZONING VERIFICATION

Receipt # 156229 BILL

OR NO. 000001

Receipt Tot: 550.00
550.00 OK .00 LN
Baltimore County Maryland

01-033-XA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 01-033-XA
Petitioner/Developer Sheppard & Enoch Pratt Hosp
Greater Balto. Medical Center
Date of Hearing/Closing October 3, 2000
9:00 a.m.

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 penalties of perjury that the necessary sign(s) required by
law were posted conspicuously for the property known as _____

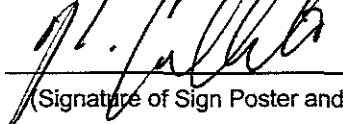
Sheppard and Enoch Pratt Hospital and Greater Baltimore Medical Center, Inc.

1 sign each posted at Osler Drive entrance and Charles Street entrance

The signs were posted on Friday, October 15, 2000
Re-posted Monday, October 18, 2000 due to vandalism
(Month, Day, Year)

original posting
9/15/2000

Sincerely,



(Signature of Sign Poster and Date)

Mike Castellitto

(Printed Name)

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)

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 #01-038-YA

6601 North Charles Street

SWIS Oaker Drive, 45 feet SE of centerline Cross Campus

Dive Extended (Site H)

5th Election District - 4th Councilmanic District

Legal Owner(s): Shappard & Enoch Pratt Hospital

Special Exception: to permit six dormitory buildings and a

recreation building in the D, R 2 zone under Baltimore County

Zoning Regulations Section 1801.1.G.6 and 1801.1.G.7

(1971-1982 Reqs). Valance) to allow maximum building

heights of 95 feet in lieu of the 60 feet permitted; to allow a

distance from existing front to building side of 20 feet in lieu

of the required 30 feet; to allow a distance from building to

building 20 feet in lieu of the required 100 feet; to allow a

distance from building rear to building side of 20 feet in lieu

of the required 70 feet; to allow distance from building rear

to building front of 50 feet in lieu of the required 100 feet; to

allow a rear yard setback of 20 feet in lieu of the required 40

feet and to allow a front yard setback of 20 feet in lieu of the

required 60 feet

Hearing: **Wednesday, October 3, 2000 at 9:00 a.m. In Room**

407 County Courts Building, 401 Botley Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commission's

Office at (410) 987-4386.

(2) For information concerning the file and/or Hearing, contact the Zoning Review Office at (410) 987-3391.

11/07/01 Sept. 19

11/07/01 Sept. 19

11/07/01 Sept. 19

11/07/01 Sept. 19

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 2000

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 9/19, 2000.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
6501 N. Charles Street, 45' SW of intersection
Osler and Cross Campus Drives
9th Election District, 4th Councilmanic

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

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~11B31A~~


* * * * *

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 1st day of August, 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

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: 01-033-XA

Petitioner: Steppard and Enoch Pratt Hospital

Address or Location: 6501 North Charles Street

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Ormord

Address: 210 Allegheny Avenue

Towson MD 21204

Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

01-033-XA

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:
Barbara Ormond
210 Allegheny Avenue
Towson, MD 21204

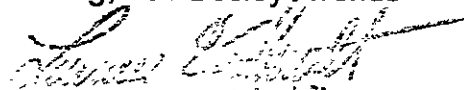
NOTICE OF ZONING HEARING

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: 01-033-XA
6501 North Charles Street
SW/S Osler Drive, 45 feet SE of centerline Cross Campus Drive Extended (Site H).
9th Election District 4th Councilmanic District
Sheppard & Enoch Pratt Hospital

Special Exception to permit six dormitory buildings and a recreation building in the D.R.2 zone under Baltimore County Zoning Regulations Section 1B01.1.C.6 and 1B01.1.C11 (1971-1992 Regs.). Variance to allow maximum building heights of 65 feet in lieu of the 50 feet permitted; to allow a distance from building front to building side of 20 feet in lieu of the required 90 feet; to allow a distance from building front to building side of 20 feet in lieu of the required 100 feet; to allow a distance from building rear to building side of 20 feet in lieu of the required 70 feet; to allow distance from building rear to building front of 50 feet in lieu of the required 100 feet; to allow a rear yard setback of 20 feet in lieu of the required 40 feet and to allow a front yard setback of 20 feet in lieu of the required 60 feet.

HEARING: Tuesday, October 3, 2000 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



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

August 15, 2000

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: 01-033-XA
6501 North Charles Street
SW/S Osler Drive, 45 feet SE of centerline Cross Campus Drive Extended (Site H).
9th Election District 4th Councilmanic District
Sheppard & Enoch Pratt Hospital

Special Exception to permit six dormitory buildings and a recreation building in the D.R.2 zone under Baltimore County Zoning Regulations Section 1B01.1.C.6 and 1B01.1.C11 (1971-1992 Regs.). Variance to allow maximum building heights of 65 feet in lieu of the 50 feet permitted; to allow a distance from building front to building side of 20 feet in lieu of the required 90 feet; to allow a distance from building front to building 20 feet in lieu of the required 100 feet; to allow a distance from building rear to building side of 20 feet in lieu of the required 70 feet; to allow distance from building rear to building front of 50 feet in lieu of the required 100 feet; to allow a rear yard setback of 20 feet in lieu of the required 40 feet and to allow a front yard setback of 20 feet in lieu of the required 60 feet.

HEARING: Tuesday, October 3, 2000 at 9:00 a.m., in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Venable, Baetjer & Howard, LLP, c/o Robert A. Hoffman, 210 Allegheny Avenue,
Towson 21204
Sheppard & Enoch Pratt Hospital, c/o John J. Kent, Jr., Acting President & CEO,
6501 North Charles Street, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 20, 2000.**
- (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.





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

September 05, 2000

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: 01-033-XA

6501 North Charles Street

SW/S Osler Drive, 45 feet SE of centerline Cross Campus Drive Extended (Site H).

9th Election District 4th Councilmanic District

Sheppard & Enoch Pratt Hospital

Special Exception to permit six dormitory buildings and a recreation building in the D.R.2 zone under Baltimore County Zoning Regulations Section 1B01.1.C.6 and 1B01.1.C11 (1971-1992 Regs.). Variance to allow maximum building heights of 65 feet in lieu of the 50 feet permitted; to allow a distance from building front to building side of 20 feet in lieu of the required 90 feet; to allow a distance from building front to building 20 feet in lieu of the required 100 feet; to allow a distance from building rear to building side of 20 feet in lieu of the required 70 feet; to allow distance from building rear to building front of 50 feet in lieu of the required 100 feet; to allow a rear yard setback of 20 feet in lieu of the required 40 feet and to allow a front yard setback of 20 feet in lieu of the required 60 feet.

HEARING: Tuesday, October 3, 2000 at 9:00 a.m., in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are written in black ink.

Arnold Jablon
Director

C: Venable, Baetjer & Howard, LLP, c/o Robert A. Hoffman, 210 Allegheny Avenue,
Towson 21204
Sheppard & Enoch Pratt Hospital, c/o John J. Kent, Jr., Acting President & CEO,
6501 North Charles Street, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 20, 2000.**
- (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.



ZONING NOTICE

Case # : 01-033-XA

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

PLACE : Rm 407, COUNTY COURTS BLDG, 401 BOSLEY AVE.
TIME & DATE : THURS. OCT. 3, 2000 @ 9:00 AM

SPECIAL EXCEPTION TO PERMIT SIX DORMITORY BUILDINGS AND A RECREATION BUILDING, IN THE DR-2 ZONE UNDER BALTIMORE COUNTY ZONING REGULATIONS SECTION 1801.1.C.6 AND 1801.1.C.11 (1978-1992 REGS.) VARIANCE TO ALLOW MAXIMUM BUILDING HEIGHTS OF 65 FEET IN LIEU OF THE 50 FEET PERMITTED; TO ALLOW A DISTANCE FROM BUILDING FRONT TO BUILDING SIDE OF 20 FEET IN LIEU OF THE REQUIRED 40 FEET; TO ALLOW A DISTANCE FROM BUILDING FRONT TO BUILDING, 20 FEET IN LIEU OF THE REQUIRED 100 FEET; TO ALLOW A DISTANCE FROM BUILDING REAR TO BUILDING SIDE OF 20 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING. CALL 444-2291 THE DAY BEFORE THE SCHEDULED HEARING DATE.

HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE

Case # : 01-033-XA

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

PLACE : Rm 407, COUNTY COURTS BLDG, 401 BOSLEY AVE.
TIME & DATE : THURS. OCT. 5, 2000 @ 9:00 A.M.

IN LIEU OF THE REQUIRED 70 FEET, TO ALLOW A DISTANCE FROM BUILDING REAR TO BUILDING FRONT OF 50 FEET IN LIEU OF THE REQUIRED 100 FEET; TO ALLOW A REAR YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 40 FEET AND TO ALLOW A FRONT YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 60 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFIRM HEARING. CALL 444-2291 THE DAY BEFORE THE SCHEDULED HEARING DATE.
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE

Case # : 01-034-XA

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

PLACE : Rm 107 County Courts Bldg, 401 Bosley Av.
TIME & DATE : Tues Oct 3, 2000 @ 1:00 PM.

SPECIAL EXCEPTION TO APPROVE MAXIMUM
BUILDING ELEVATION HEIGHTS OF 425 AND 510 FEET
(SITE B), 300 AND 535 FEET (SITE E), AND 210 AND
1100 FEET (SITES B AND F) (1971-1992 REGULATIONS).
VARIANCE TO ALLOW SIDE YARD SETBACKS OF
ZERO FEET IN LIEU OF THE REQUIRED 30 FEET; TO
ALLOW BUILDING AND GARAGE HEIGHTS OF 30 FEET
AND 40 FEET RESPECTIVELY IN LIEU OF THE 50 FEET
PERMITTED; TO ALLOW A MINIMUM DISTANCE BETWEEN
A BUILDING AND THE CENTERLINE OF A STREET TO
BE 20 FEET IN LIEU OF THE REQUIRED 50 FEET;
TO ALLOW A MINIMUM DISTANCE FROM BUILDING
REAR TO BUILDING REAR OF 15 FEET IN LIEU

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 897-3300 THE DAY BEFORE THE SCHEDULED HEARING DATE.

TO BE HELD THAT THESE HEARINGS ARE HANDICAPPED ACCESSIBLE.

ZONING NOTICE

Case # : 01-034-XA

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

PLACE : Rm 107 County Courts Bldg, 401 Bosley Av.
TIME & DATE : Tues Oct 3, 2000 @ 1:00 PM

OF THE REQUIRED 80 FEET; TO ALLOW A FRONT
SETBACK PROPERTY LINE OF 30 FEET IN LIEU OF THE
REQUIRED 40 FEET; TO ALLOW REAR YARD SETBACKS
OF ZERO FEET IN LIEU OF THE REQUIRED 40 FEET;
TO ALLOW SIDE YARD SETBACKS OF ZERO FEET IN
LIEU OF THE REQUIRED 30 FEET; TO ALLOW SIDE
YARD SETBACKS OF ZERO FEET IN LIEU OF THE
REQUIRED 30 FEET AND TO ALLOW REAR YARD
SETBACKS OF ZERO FEET IN LIEU OF THE
REQUIRED 10 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 897-3300 THE DAY BEFORE THE SCHEDULED HEARING DATE.
TO BE HELD THAT THESE HEARINGS ARE HANDICAPPED ACCESSIBLE.

ZONING NOTICE

Case # : 01-033-XA

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

PLACE: Rt 401 County Court Bldg. 401 Bosley Av.
TIME & DATE: Tues Oct 3, 2000 @ 9:00 AM

REQUIRED 20 FEET TO ALLOW DISTANCE FROM
BUILDING REAR TO BUILDING FRONT OF 50 FEET
IN LIEU OF THE REQUIRED 100 FEET. TO ALLOW
A REAR YARD SETBACK OF 20 FEET IN LIEU OF
THE REQUIRED 40 FEET AND TO ALLOW A
FRONT YARD SETBACK OF 20 FEET IN LIEU
OF THE REQUIRED 60 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-326-1234 THE DAY BEFORE THE SCHEDULED HEARING DATE.
IF YOU HAVE THE SCHEDULED HEARING DATE, BUT AN UNEXPECTED SCHEDULE CHANGE OCCURS,
PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-326-1234.
HEARINGS ARE HANDICAPPED ACCESSIBLE.

ZONING NOTICE

Case # : 01-033-XA

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

PLACE: Rt 401 County Court Bldg. 401 Bosley Av.
TIME & DATE: Tues Oct 3, 2000 @ 9:00 AM

SPECIAL EXCEPTION TO PERMIT SIX DORMITORY
BUILDINGS AND A RECREATION BUILDING IN THE
D.R. 2 ZONE UNDER BALTIMORE COUNTY ZONING
REGULATIONS SECTION 1201.1.C.6 AND 1201.1.C.11
(MTR-RTZ REGS.) VARIANCE TO ALLOW MAXIMUM
BUILDING HEIGHTS OF 65 FEET IN LIEU OF THE
50 FEET PERMITTED. TO ALLOW A DISTANCE
FROM BUILDING FRONT TO BUILDING SIDE OF
20 FEET IN LIEU OF REQUIRED 40 FEET. TO
ALLOW A DISTANCE FROM BUILDING TO BUILDING
OF 20 FEET IN LIEU OF THE REQUIRED 100 FEET.
TO ALLOW A DISTANCE FROM BUILDING REAR
TO BUILDING SIDE OF 20 FEET IN LIEU OF THE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-326-1234 THE DAY BEFORE THE SCHEDULED HEARING DATE.
IF YOU HAVE THE SCHEDULED HEARING DATE, BUT AN UNEXPECTED SCHEDULE CHANGE OCCURS,
PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-326-1234.
HEARINGS ARE HANDICAPPED ACCESSIBLE.

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ZONING NOTICE

Case # : 01-054-XA

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

PLACE : Rm 407 County Courts Bldg. 401 BOSLEY AV.
TIME & DATE : TUES. Oct 3, 2000 @ 1:00 PM.

A MINIMUM DISTANCE FROM BUILDING REARS TO
BUILDING REAR OF 15 FEET IN LIEU OF THE
REQUIRED 20 FEET, TO ALLOW A FRONT
SETBACK PROPERTY LINE OF 30 FEET IN LIEU OF
THE REQUIRED 60 FEET, TO ALLOW REAR YARD
SETBACKS OF ZERO FEET IN LIEU OF THE
REQUIRED 40 FEET, TO ALLOW SIDE YARD SETBACKS
OF ZERO FEET IN LIEU OF THE REQUIRED 20 FEET,
TO ALLOW SIDE YARD SETBACKS OF ZERO FEET
IN LIEU OF THE REQUIRED 20 FEET AND TO
ALLOW REAR YARD SETBACKS OF ZERO FEET
IN LIEU OF THE REQUIRED 40 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE DETERMINED
DISCRETIONARILY BY THE ZONING COMMISSIONER.
CALL 410-336-7000 FOR MORE INFORMATION.

ZONING NOTICE

Case # : 01-034-XA

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

PLACE : Rm 407 County Courts Bldg. 401 BOSLEY AV.
TIME & DATE : TUES. Oct 3, 2000 @ 1:00 PM.

SPECIAL EXCEPTION TO APPROVE MAXIMUM
BUILDING ELEVATION WIDTHS OF 425 AND 510
FEET (SITE B), 380 AND 555 FEET (SITE E),
AND 810 AND 1100 FEET (SITES B AND F) (1971-
1982 REGULATIONS). VARIANCE TO ALLOW SIDE
YARD SETBACKS OF ZERO FEET IN LIEU OF
THE REQUIRED 30 FEET, TO ALLOW BUILDING
AND GARAGE HEIGHTS OF 40 FEET AND 60
FEET RESPECTIVELY IN LIEU OF THE 50
FEET PERMITTED, TO ALLOW A MINIMUM
DISTANCE BETWEEN A BUILDING AND THE
CENTERLINE OF A STREET TO BE 20 FEET IN
LIEU OF THE REQUIRED 50 FEET, TO ALLOW

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE DETERMINED
DISCRETIONARILY BY THE ZONING COMMISSIONER.
CALL 410-336-7000 FOR MORE INFORMATION.



Baltimore County
Department of Permits and
Development Management

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

September 29, 2000

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

Dear Mr. Hoffman:

RE: Case Number: 01-033 & 034-XA, 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 July 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: Sheppard & Enoch Pratt Hospital, John J. Kent, Jr., Acting President & CEO,
6501 N. Charles Street, Baltimore 21204
Greater Baltimore Medical Center, Inc., Phillip J. O'Marrah, Senior Vice President,
6701 N. Charles Street, Baltimore 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 8, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105 ATTENTION: Gwen Stephens
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Location: DISTRIBUTION MEETING OF July 31, 2000

Item No.: 033, 034 **Comments below pertain to each item #.

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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 _____. THE ACCESS ROAD SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

** FOR ITEM #033 COMMENT #9:

H-1 (BUILDING 1,3,4,5,6 REAR ACCESS)

(BUILDING 2,7 ENTIRE ACCESS) PROPOSED BREAKAWAY ACCESS GATE IS DISAPPROVED UNTIL DETAILS ARE SUBMITTED TO FIRE MARSHAL'S OFFICE.

** FOR ITEM #034 COMMENT #9:

REAR ACCESS SITE "B" & SITE "F" PARKING STRUCTURE, SITE "F" PAVILION, SITE "E" PARKING STRUCTURE.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MS*
DATE: August 15, 2000
SUBJECT: Zoning Item #033
6501 North Charles Street (Sheppard Pratt Hospital)

Zoning Advisory Committee Meeting of July 31, 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: August 14, 2000

RECEIVED

AUG 17 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Director, Permits & Development Mgmt.

DATE: July 31, 2000

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

SUBJECT: Sheppard and Enoch Pratt Hospital

The Office of Planning has signed "Ok to file" on an application being prepared by Daft-McCune-Walker for a permit to demolish three structures (the "Casino," the "Overlook House," and the "Fordham Cottage") on the Sheppard and Enoch Pratt Hospital property.

Please be advised that the Hospital complex, as a whole, is covered by the MHT Inventory number (BA 211), not just the "A" and "B" buildings. Thus, demolition of any historic, "contributing" structures also would need approval through the Administrative Special Hearing process. This might, at the applicant's option, be combined with case(s) 01-033-XA and/or 01-034-XA.

Please contact Kimberly Abe or Tim Dugan (both at ext. 3495) if additional information is needed.

FOR I. PATOKA
Arnold F. 'Pat' Keller, III

AFK:TD:rlh

c: Robert Hoffman, Esq.

RECEIVED
AUG 7 2000
DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

LS
10/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 29, 2000

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

SUBJECT: 6501 North Charles Street

INFORMATION:

Item Number: 033 and 034

Petitioner: Sheppard & Enoch Pratt Hospital

Zoning: DR 2, RO and OR 2

Requested Action: Variance and Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's requested Petitions for Special Exception and Variance. The first amended CRG plan is currently in process, and a continued meeting is scheduled for October 17, 2000 at 2:00 PM in Room 123 of the County Office Building. Attached please find a copy of the CRG comments of the Office of Planning dated September 28, 2000.

Section Chief:



AFK:JL

SEP 29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

STAFF COMMENTS FOR CRG

Meeting September 28, 2000

TO: County Review Group
FROM: Office of Planning
DATE: September 28, 2000
SUBJECT: Sheppard & Enoch Pratt Hospital Sites B, E, & F, Site H
CRG NO: IX-717

INFORMATION:

Applicant: Sheppard and Enoch Pratt Hospital
6501 North Charles Street
Baltimore, MD 21204

Location: E/S N Charles Street; S Towsontown Boulevard

Councilmanic District: 4th

Request: 1st Amendment to CRG

Zoning: DR 2, RO and OR-2

Tract Size: 94± acres

SUMMARY AND RECOMMENDATIONS:

Buildings "A" and "B" and the Gatehouse are covered by the Maryland Historic Trust Inventory number (BA-211). At its meeting on September 14, 2000, the Landmarks Preservation Commission approved the conceptual plans for the Sheppard and Enoch Pratt sites as presented. The CRG plan reflects the preservation of the casino and its garden and lawn area. In addition, the CRG plan indicates a continuous sidewalk adjacent to the loop road from the proposed development out to Osler Drive. Therefore, the Office of Planning recommends that the CRG plan be approved.

Section Chief: Jeffrey W. Long
LL:kma



**Maryland Department of Transportation
State Highway Administration**

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

Date: 7-31-00

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

RE: Baltimore County
Item No. 033

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 139 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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

K.A. 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



Baltimore County
Department of Permits and
Development Management

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

April 27, 2001

Revised 5/1/01

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21285-0147

Dear Mr. Hoffman:

RE: Sheppard & Enoch Pratt Hospital for Sheppard Pratt Health Systems, Inc.,
6501 N. Charles, 9th Election District

Staff has reviewed your request for confirmation that the establishment of lease lines for a 16+ acre area on the above referenced site will not require compliance with the development regulations.

Mr. Donald Rascoe, development manager of Permits and Development Management has confirmed that the establishment of leasehold/lease lines is not development and will not require further compliance with the Development Regulations.

Please be aware that for zoning compliance purposes, any lease line established other than for mortgage purposes only, must be in zoning setback compliance, also all parking maneuvering areas as approved overall on the site development plan must continue to comply with all zoning regulations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

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

John L. Lewis
Planner II
Zoning Review

JLL:ggs

C: 01-033-XA
PDM File #IX-717





Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: Zoning

Date: 9/22/00

Job No.: 89014 K2

Attention: _____

Reference: Sheppard Pratt

We are sending you attached under separate cover: via Hand Del
 Shop drawings Samples Plans
 Specifications

Copies	Date	Number	Description
		1	Posting Certificate 01-033-XA
		1	Posting Certificate 01-034-XA

These are transmitted as checked below:
 For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment

Remarks 2 sets of pictures attached
1 set for original posting
1 set for re-posting

cc: Rick Hoehn w/pax Signed [Signature]

RECEIVED

SEP 22 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

VENABLE, 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**

August 8, 2000

Ms. Sophie Jennings
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

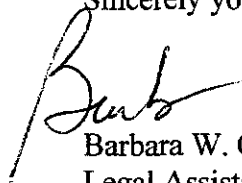
Re: Sheppard & Enoch Pratt Hospital
Zoning Case Nos. 01-033-XA and 01-034-XA
PDM No. IX-717

Dear Sophie:

At today's Pre-Concept Plan Conference on the above referenced project, it was suggested that the combined zoning hearing for Case Nos. 01-033 and 01-034 should be scheduled after the CRG Meeting which is scheduled for September 28th. Therefore, for scheduling purposes, we request that the zoning hearing be scheduled as soon as possible after September 28th, excluding the dates of October 5th and October 10th.

Thank you for your consideration. If you have any questions, please give me a call.

Sincerely yours,



Barbara W. Ormord,
Legal Assistant

BWO/e
cc: Robert A. Hoffman

TO1DOCS1/ERL01/#103563 v1

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

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www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Barbara W. Ormord
(410) 494-6201

August 31, 2000

9/1/00
ok -
if can be
posted &
advised -
up to Rob
Hoffman to
issue

HAND DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

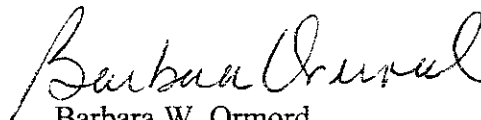
Re: Petitioners: Sheppard & Enoch Pratt Hospital
Greater Baltimore Medical Center
Case Nos.: 01-033-XA and 01-034-XA

Dear Mr. Jablon:

On behalf of the Petitioners, Sheppard & Enoch Pratt Hospital and Greater Baltimore Medical Center, we request that the hearing in Case No. 01-034-XA scheduled to be held on Wednesday, October 4, 2000, be rescheduled to Tuesday, October 3, 2000, immediately following Case No. 01-033-XA. We do not anticipate needing more than one day for both hearings.

Thank you for your consideration in this matter.

Very truly yours,



Barbara W. Ormord
Legal Assistant

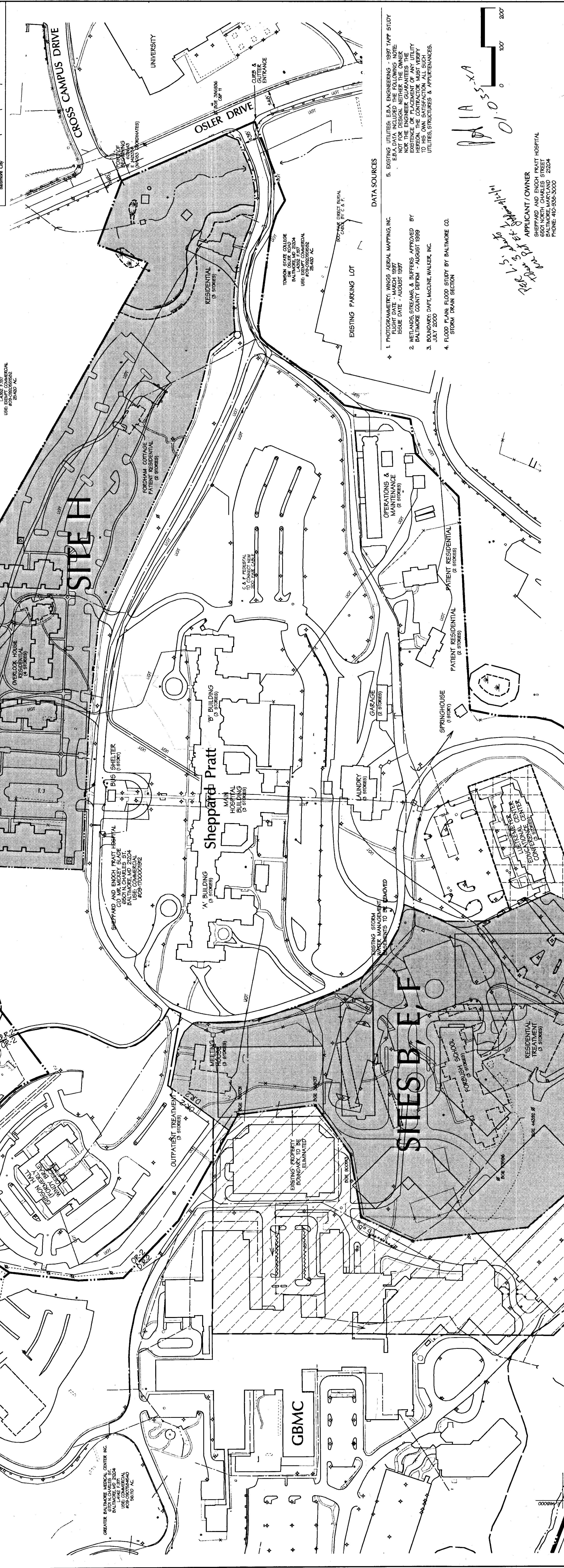
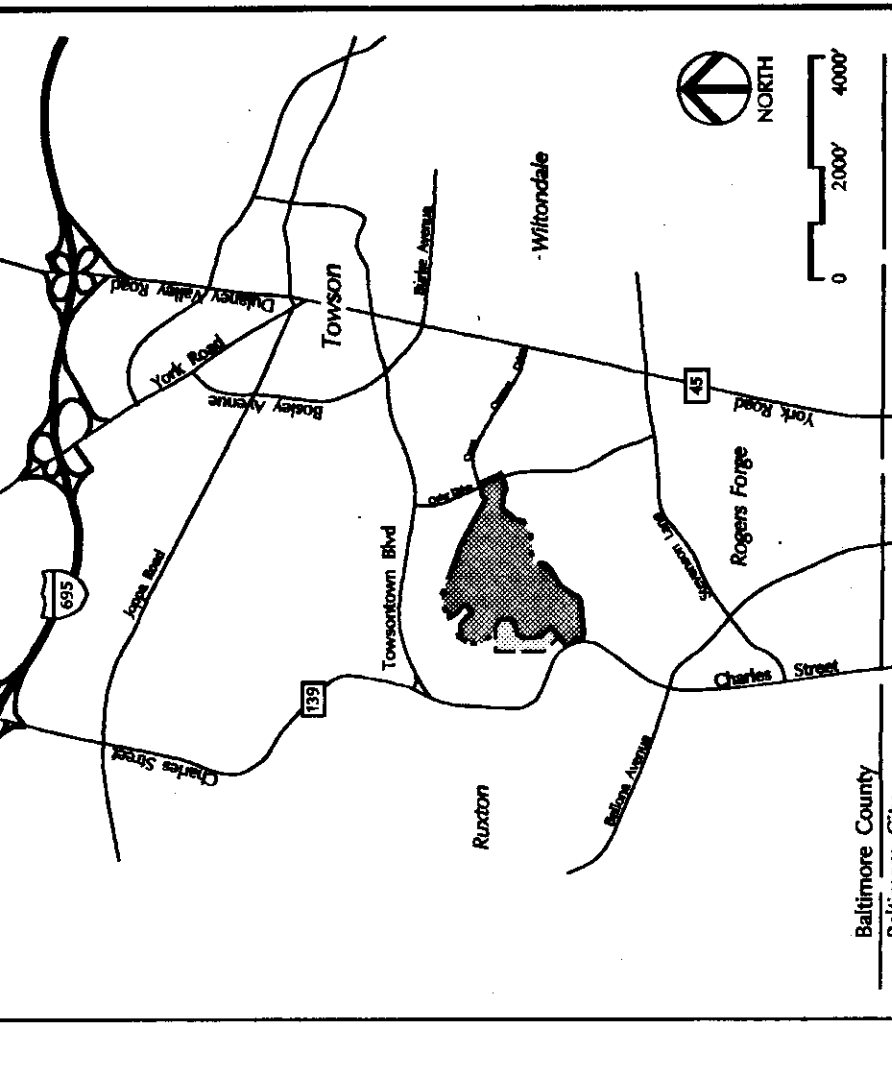
BAW/e

cc: Robert A. Hoffman, Esquire
TO1DOCSI/ERL01/#104560 v1

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
Donald Gerding	GTCCA zoning chair 335 Old Trail 21212 COPY 
Bill Bayless	American Camps 701 Brazos - Ste 700 Austin, TX 78701
Lindsay Thompson	SPHS 4501 N. Charles St. Baltimore, MD 21285
Phil O'Mara	6701 N. Charles St. Baltimore, MD
Rick Hohenn	200 E Pennsylvania Ave Towson, MD
Rob Hoffmann	210 Allegheny Ave 21204
Mitch Kellman	200 E Pennsylvania Ave Towson 21204



DMW
 DeWitt-McCune-Walkers, Inc.
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

**Plan to Accompany Petition
 for Special Exception & Variances**
**SHEPPARD & ENOCH PRATT
 HOSPITAL**
 SITE H
 OCTOBER 3, 2020

ELECTION DISTRICT 9		CONGRESSIONAL DISTRICT 4	
DATE	BY	DATE	BY
3-21-20	MEE	REVISY PLAN PER COUNTY COMMENTS	CMK
		DESIGNED	CMK
		CHECKED BY	CMK
		DATE CHECKED	
		SCALE	1" = 100'
		PROJECT NO.	27014.EC2
		DRAWING	1 of 4

WATERSHED NUMBER 23
 SUBWATERSHED NUMBER 05

APPLICANT / OWNER
 SHEPPARD AND ENOCH PRATT HOSPITAL
 6501 NORTH CHARLES STREET
 BALTIMORE, MD 21284
 PHONE: 410-955-3300

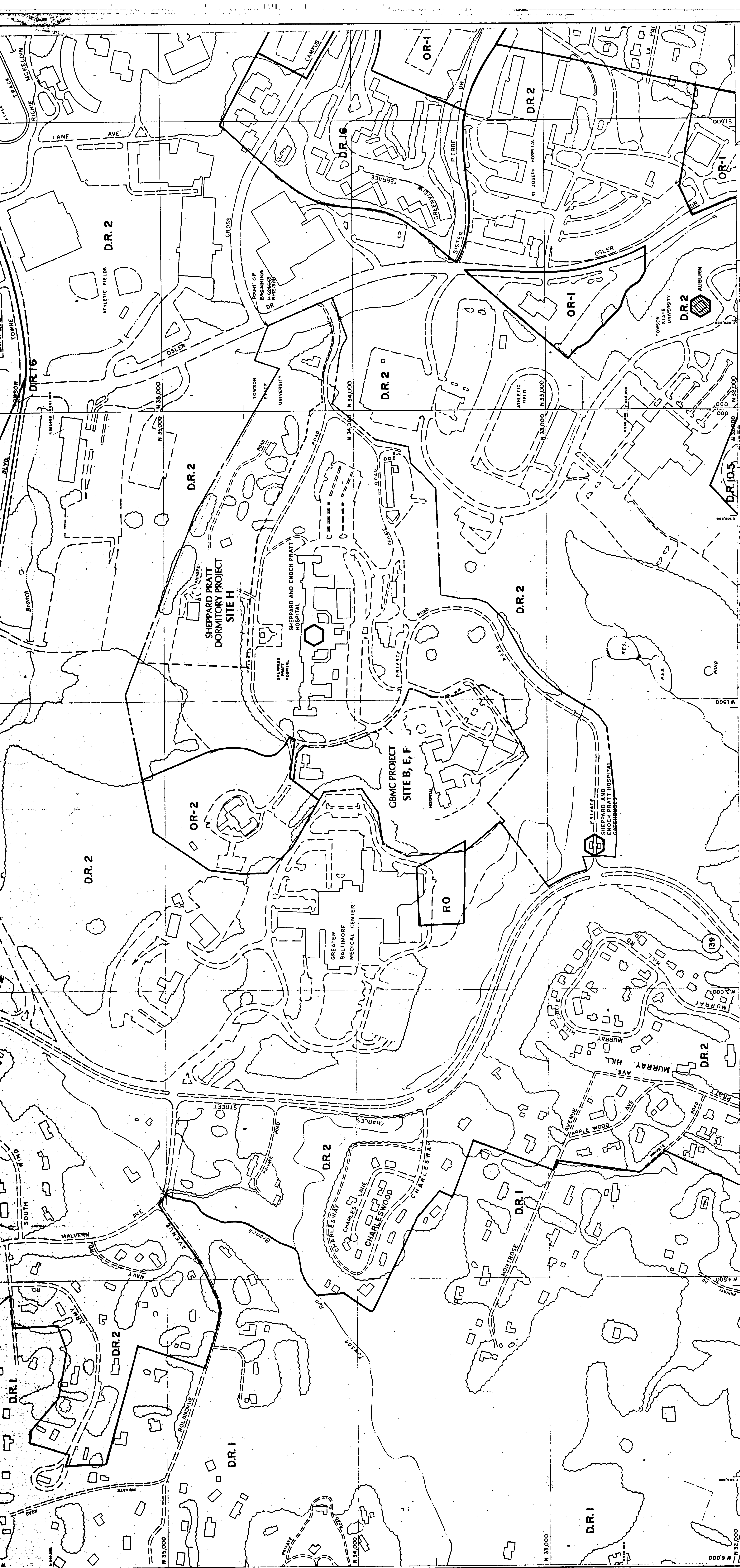
DATA SOURCES
 1. PHOTOGRAMMETRY, WINGS AERIAL MAPPING, INC.
 EAST FORK CREEK AND NEIGHBORHOODS
 ISSUE DATE - AUGUST 1997
 NOR THE ENGINEER GUARANTEES THE
 ACCURACY OF THE DATA PROVIDED
 HEREIN. THE CONTRACTOR MUST VERIFY
 TO HIS OWN SATISFACTION ALL SUCH
 UTILITIES, STRUCTURES & APPURTENANCES.
 2. METEOROLOGICAL DATA, BALTIMORE COUNTY DEPT. OF
 UTILITIES, STRUCTURES & APPURTENANCES
 JULY 2020
 3. ROADWAY DATA, MACLENE, WALKER, INC.
 JULY 2020
 4. FLOOD PLAIN FLOOD STUDY BY BALTIMORE CO.
 STORM DRAIN SECTION

NOTES
 1. THE PREVIOUSLY APPROVED "EXPANSION WASTY BROT"
 C&G FOR THE ADDITION OF GIBSON BUILDING AT
 JANUARY 21, 1998. PDM # W-540, WALKER W-58-20.
 2. OWNERSHIP AND PROPERTY ADDRESS:
 SHEPPARD & ENOCH PRATT HOSPITAL
 6501 NORTH CHARLES STREET
 BALTIMORE, MD 21284
 3. AREA OF SPECIAL EXCEPTION & VARIANCE (SITE H) = 15,96 AC
 4. ZONING HISTORY:
 A. SPECIAL EXCEPTION TO ALLOW A CONVALESCENT HOME
 (THE GIBSON CENTER FOR NURSING CARE) WAS APPROVED
 JANUARY 4, 1988. CASE # 85-2854A.
 5. PREVIOUS COMMERCIAL PERMITS ISSUED ON SITE:
 200-83
 200-96
 200-97
 200-98
 200-99
 200-07
 6. AVERAGE STREET SETBACK IS NOT APPLICABLE IN THE
 DR-2 ZONE.
 7. ALL ROAD WIDTH DIMENSIONS SHOWN HEREON ARE FACE
 TO FACE UNLESS OTHERWISE NOTED.
 8. FLOOR AREA RATIO CALCULATIONS ARE NOT APPLICABLE
 IN THE DR-2 ZONE.
 9. THERE ARE NO KNOWN EXISTING WELL OR SEPTIC
 PUBLIC WATER AND SEWER.

LEGEND
 AREA OF PROPOSED RESIDENTIAL & VARIANCE
 AREA OF SPECIAL EXCEPTION & VARIANCE
 AREA OF VARIANCE
 PROPERTY LINE TO REMAIN
 PROPERTY LINE TO BE ELIMINATED
 PROPOSED PROPERTY LINE
 EXISTING BUILDINGS TO REMAIN
 EXISTING BUILDINGS TO BE REMOVED
 FIRE HYDRANT
 ZONING LINE
 EXISTING STREAM
 EXISTING WETLAND

STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 BALTIMORE COUNTY
 6501 NORTH CHARLES STREET
 BALTIMORE, MD 21284
 410-328-7000
 410-328-7007

ZONING CASE NUMBERS
 SITES B, E, & F:
 01-034-0A
 01-034-0B
 PDM # 09-717



DMW 01035
 Draft-MacCuan Walker, Inc.
 200 East Pennsylvania Avenue
 Baltimore, MD 21202
 (410) 294-5353
 Fax 294-4705
 A Team of Land Planners, Surveyors, Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany Petition for Special Exception & Variances
SHEPPARD & ENOCH PRATT HOSPITAL
 SITE H
 JULY 17, 2000
 CONGRESSIONAL DISTRICT 4
 ELECTION DISTRICT 9

REVISIONS	
DATE	BY

ISSUE DATES	
REVIEW	7-17-00
BID	
PERMIT	
CONSTRUCTION	
BASE	E5M
DRAWN	E5M
DESIGNED	
CHECKED BY	
DATE CHECKED	
SCALE	1"=200'
PROJECT NO.	27074532
DRAWING	

THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200'

DATE OF PHOTOGRAPHY	JANUARY 1966
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LOCATION RUXTON TOWSON

SHEET	N.E.
SHEET	9-A
O-NE N-NW	
N.W.	9-A

1996 COMPREHENSIVE ZONING MAP
 ADOPTED
 OCTOBER 8, 1996
 THE BALTIMORE COUNTY COUNCIL
 Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenek
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

APPLICANT / OWNER
 SHEPPARD AND ENOCH PRATT HOSPITAL
 6501 NORTH CHARLES STREET
 BALTIMORE, MD 21284
 PHONE: 410-550-3000

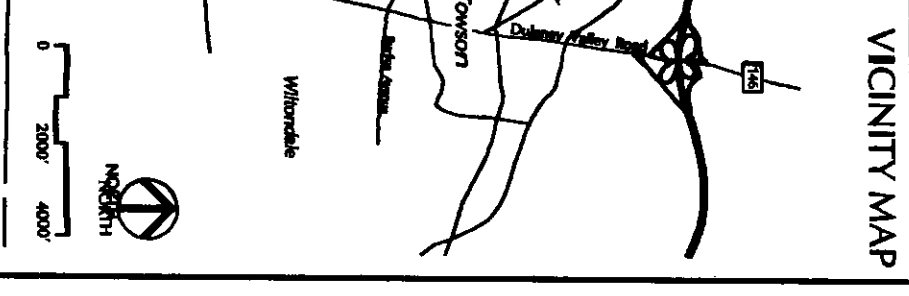
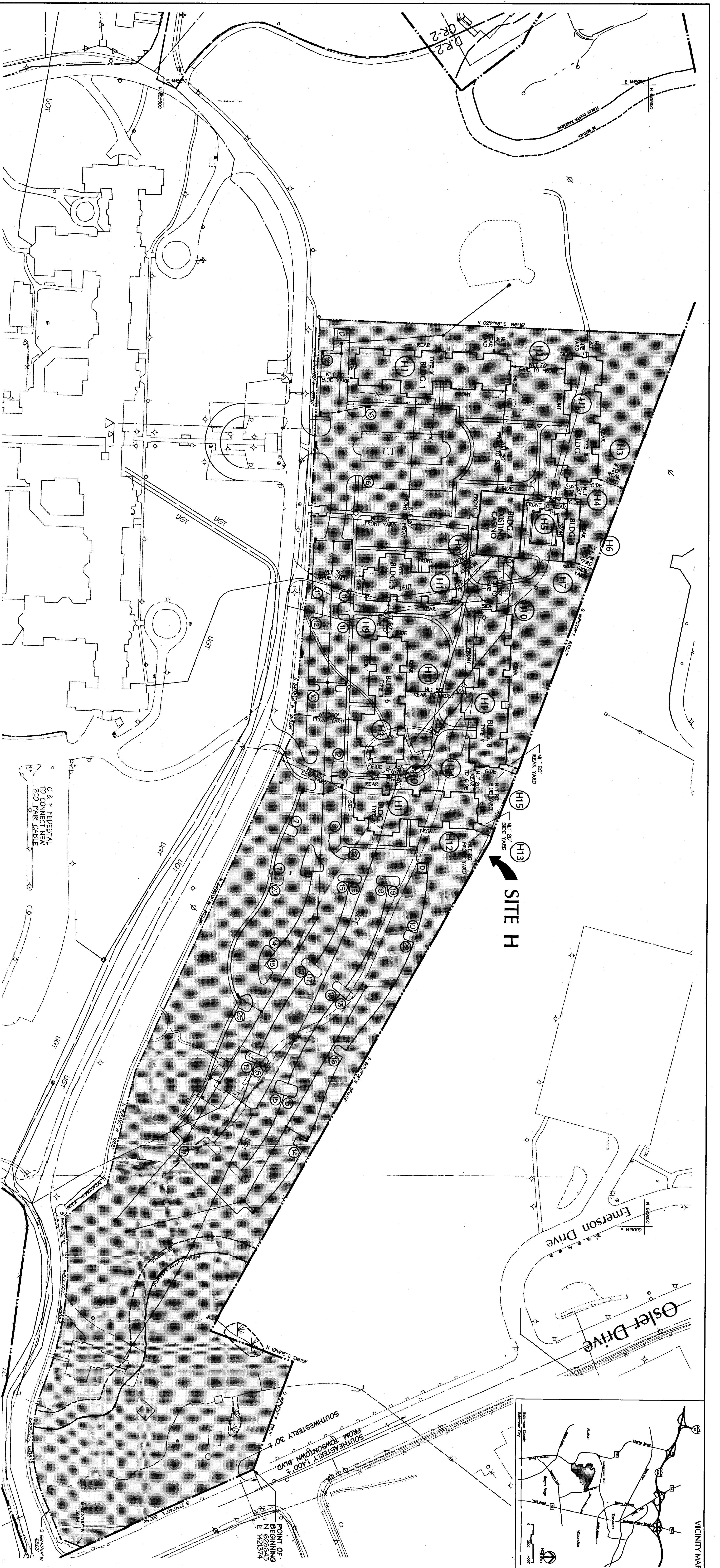
ZONING CASE NUMBERS
 SITE H: 01-033-3A
 SITES B, E, & F: 01-034-3A

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCES

CONGRESSIONAL DISTRICT 4
 ELECTION DISTRICT 9

SHEET N.E. 9-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP



LEGEND

- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE REMOVED
- PROPOSED CONTOURS (5' INTERVALS)
- EXISTING CONTOURS (5' INTERVALS)
- PROPOSED UTILITIES (W - WATER, S - SANITARY SEWER, D - STORM DRAIN)
- EXISTING UTILITIES TO REMAIN
- EXISTING PROPERTY LINE
- PROPOSED LIMIT OF SPECIAL EXCEPTION
- ANTICIPATED VARIANCE

SITE DATA

SITE AREA (S28S)	94.8 +/- ACRES
AREA OF SPECIAL EXCEPTION	16.0 +/- ACRES
ZONING	DZ2
OPEN SPACE	99,940 SF
ACTIVE OPEN SPACE REQUIRED (660 SF) (66' 1 4")	99,940 SF
PASSIVE OPEN SPACE REQUIRED (660 SF) (66' 1 4")	53,913 SF
PASSIVE OPEN SPACE PROVIDED (660 SF) (66' 1 4")	1,946 SF
AVERAGE DAILY TRAFFIC VOLUMES (ESTIMATED AT OCEAN BRIDGE)	4,300
*PROPOSED SITE H	6,320
*TOTAL AVIS AFTER DEVELOPMENT	15,000
PARKING REQUIRED (61 SPACES 1.4 BEDS X 668 BEDS)	954
PARKING PROVIDED (INCLUDING HANDICAPPED)	499

BUILDING PROPOSAL

BUILDING TYPE	# BUILDINGS	# UNITS	BEDROOM TYPE	# BEDS	TOTAL BEDS
I (PLAN)	1	3	1 BR	3	3
II (PLAN)	1	12	2 BR	48	48
III (PLAN)	1	18	1 BR	36	36
IV (REMOVED WALKOUT)	4	20	1 BR	80	80
V (WALKOUT)	2	12	2 BR	24	24
VI (CASANA)	1	58	2 BR	116	116
TOTAL		107		615	615

SITE H

SEE TABLE H-1 FOR BUILDING HEIGHTS, LOT AREA, AND OPEN SPACE REQUIREMENTS FOR THIS SITE. THE FOLLOWING TABLE PROVIDES A SUMMARY OF THE PROPOSED BUILDINGS AND VARIANCES REQUESTED FOR THIS SITE. THE VARIANCES REQUESTED ARE BASED ON THE APPLICANT'S REQUESTS AND THE LIMITS OF THE REGULATIONS THAT APPLY TO THIS SITE. THE APPLICANT REQUESTS PERMISSIVE VARIANCES TO CHANGE THE HEIGHT, AREA, AND OPEN SPACE REQUIREMENTS FOR THIS SITE. THE VARIANCES REQUESTED ARE AS FOLLOWS:

KEY	DESCRIPTION	ALLOWED	VARIANCE REQUESTED
H1	BUILDING HEIGHT	50'	65'
H2	SIDE OF 1 TO FRONT OF 2	90'	20'
H3	BUILDING 2 REAR YARD	40'	20'
H4	SIDE OF 2 TO SIDE OF 3	60'	20'
H5	FRONT OF 3 TO REAR OF 4	100'	20'
H6	BUILDING 3 REAR YARD	40'	20'
H7	BUILDING 5 REAR YARD	30'	20'
H8	SIDE OF 5 TO FRONT OF 4	90'	20'
H9	REAR OF 5 TO SIDE OF 6	70'	20'
H10	SIDE OF 6 TO FRONT OF 7	70'	20'
H11	REAR OF 6 TO FRONT OF 8	100'	50'
H12	BUILDING 7 SIDE YARD	60'	20'
H13	BUILDING 7 SIDE YARD	30'	20'
H14	REAR OF 7 TO SIDE OF 8	70'	20'
H15	BUILDING 8 SIDE YARD	30'	20'
H16	BUILDING 8 REAR YARD	40'	20'

NOTES

- EXISTING UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE APPLICANT AND SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- EXISTING UTILITIES TO REMAIN SHALL BE IDENTIFIED BY THE APPLICANT AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.
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DATA SOURCES

1. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.
2. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.
3. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.
4. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.
5. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.
6. 2000 CENSUS DATA - BALTIMORE COUNTY, MD.

APPLICANT / OWNER

DAVID M. WALKER
200 East Pennsylvania Avenue
Towson, Maryland 21286
Tel: 410-336-3333

DATE

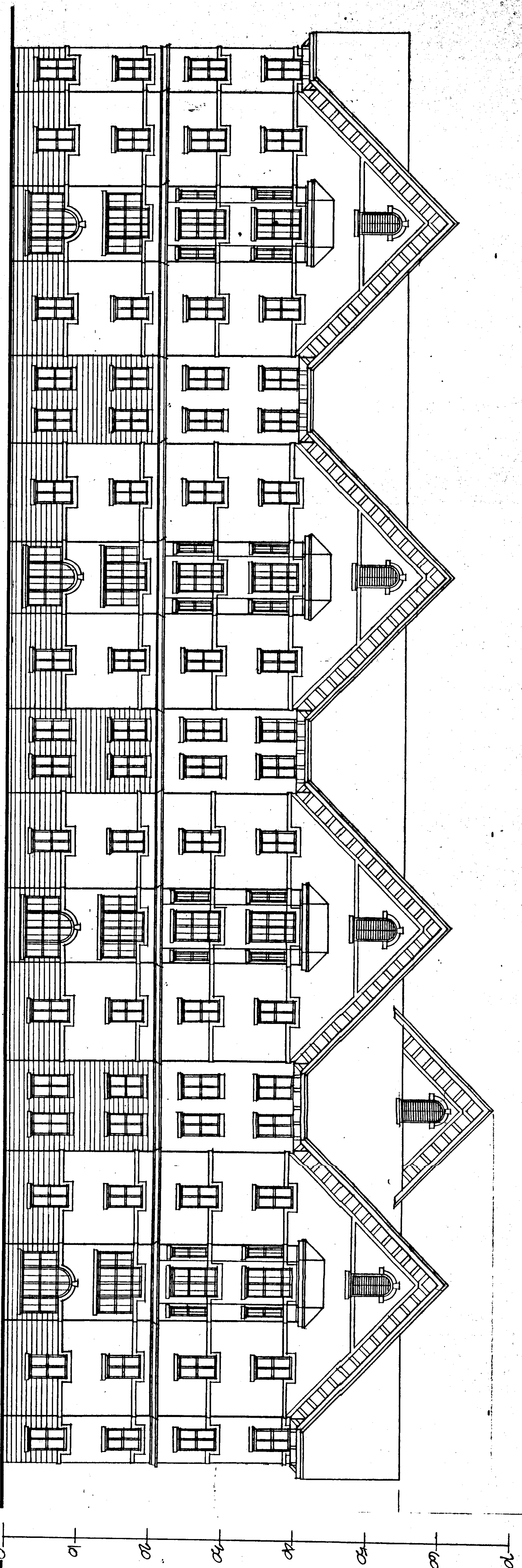
OCTOBER 3, 2000

PROJECT

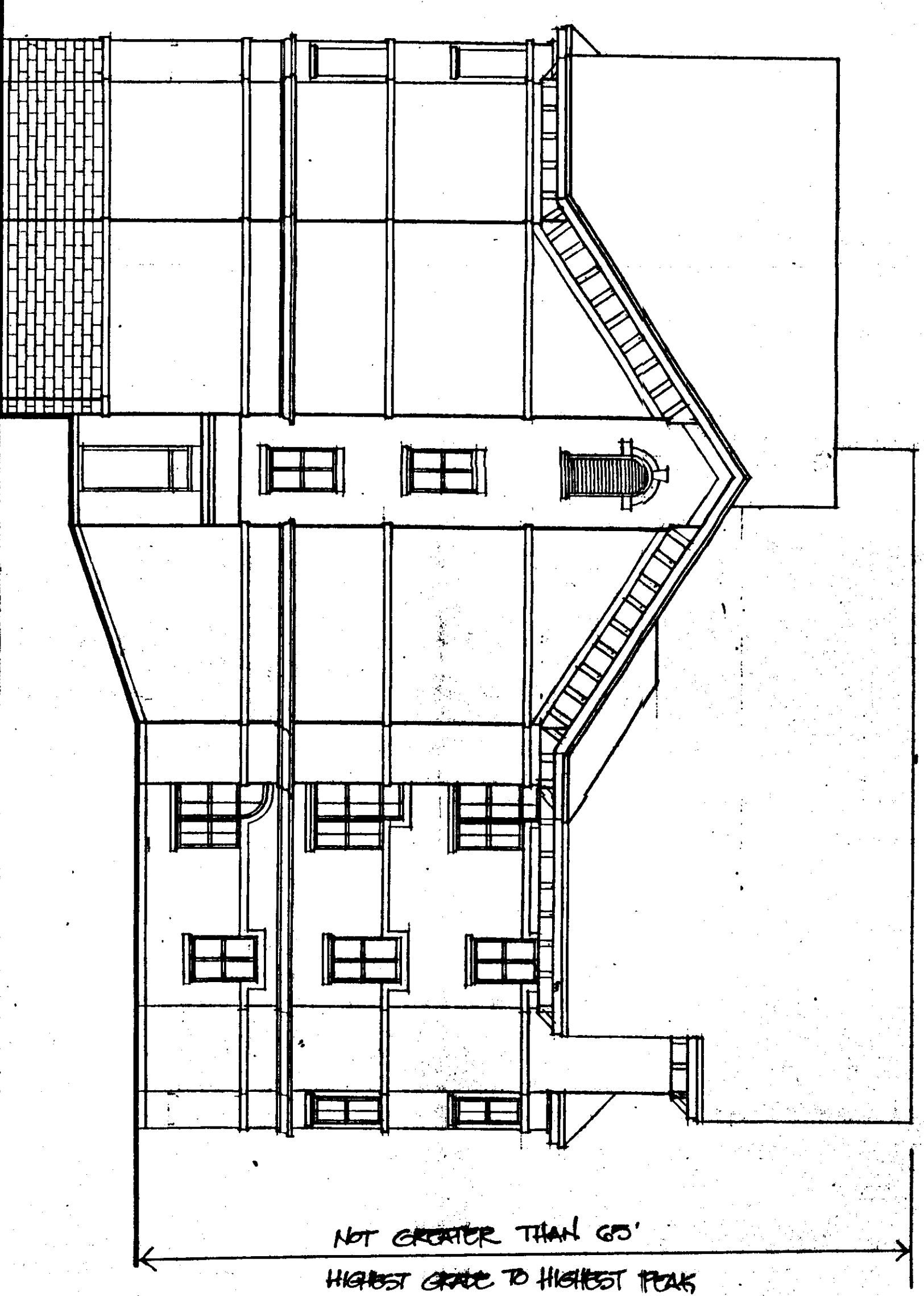
SHEPPARD & ENOCH PRATT
HOSPITAL
SITE H

SCALE

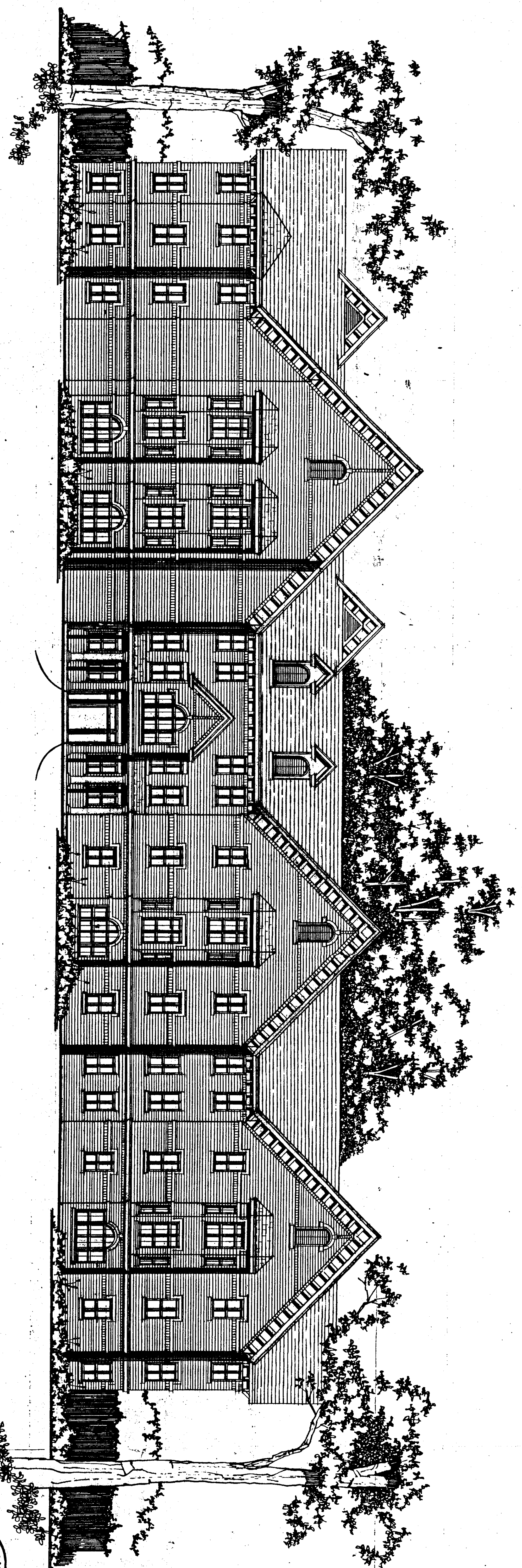
1" = 60'



REAR ELEVATION @ SPLIT-LEVEL BUILDING
SCALE: 1/8" = 1'-0"



END ELEVATION @ SPLIT-LEVEL BUILDING
SCALE: 1/8" = 1'-0"



TYPICAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



THE
CRAFCROFT
ARCHITECTS
A.I.A.

AMERICAN
CAMPUS
COMMUNITIES

4151 NORTH CENTRAL
SUITE 2020 PHOENIX
ARIZONA 85018
PHONE: 602-998-0710

APPLICANT / OWNER
SHEPPARD AND ENOCH PRATT HOSPITAL
SHEPPARD AND ENOCH PRATT HOSPITAL
200 WEST PENNSYLVANIA AVENUE
PHOENIX, ARIZONA 85003
PHONE: 402-500-3000

DMW
Diane MacCann-Walker, Inc.
200 West Pennsylvania Avenue
Phoenix, Arizona 85003
Fax: 258-4702

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Plan to Accompany Petition
for Special Exception & Variances
**SHEPPARD & ENOCH PRATT
HOSPITAL**
SITE H
JAN 17, 2000
ELECTION DISTRICT 9
CONDOMINIUM DISTRICT 4



I SEAL THIS DRAWING FOR
CONFORMANCE TO THE AEC
PLAN PRESENTED HEREBY.

DATE	BY	REVISIONS

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE DESIGNED:	
DATE DRAWN:	
DATE CHECKED:	
SCALE:	AS SHOWN