

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE – NE/S Charles Street, * ZONING COMMISSIONER
 2,140' N of the c/l Bellona Avenue * OF BALTIMORE COUNTY
 (6501 North Charles Street)
 9th Election District * Case No. 01-034-XA
 4th Council District
 Sheppard and Enoch Pratt Hospital , Owners;
 Greater Baltimore Medical Ctr., Cont. Pur. *
 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, and the Greater Baltimore Medical Center, Contract Purchaser, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief again for a portion of the property, known as 6501 North Charles Street, owned by Sheppard and Enoch Pratt Hospital. In the instant case, the Petitioners request a special exception, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.), to approve maximum building elevation widths of 425 and 510 feet for proposed Site B, 380 and 535 feet for proposed Site E, and 810 and 1100 feet for proposed Sites B and F, in lieu of the maximum allowed 300 feet, and variance relief as follows: 1) 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 side yard setbacks of 0 feet in lieu of the required 30 feet for Sites B, E and F (See B1, B7, E1, E2, and F1); 2) from Sections 1B02.2.A, 203.4 and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building a garage heights of 90 feet and 60 feet, respectively, in lieu of the maximum allowed 50 feet in the D.R.2 and R.O. zones for Sites B, E and F (See B2, B3, E3, E4, F5 and F6); 3) from Sections 1B01.2.C.3 and 504 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P. to permit a minimum distance between a building and the centerline of a street to be 20 feet in lieu of the required 50 feet in the D.R.2 zone for Site B (See B4); 4)

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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 rear to building rear of 15 feet in lieu of the required 80 feet in the D.R.2 zone for Site B (See B5); 5-7) 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 front setback to property line of 30 feet in lieu of the required 60 feet in the D.R.2 zone for Site B (See B6), rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F2), and side yard setbacks of 0 feet in lieu of the required 30 feet in the D.R.2 zone for Site F (See F3); 8-10) from Sections 1B02.2.B, 203.4 and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 20 feet in the R.O. zone for Site F (See F3), to permit rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F4), and to permit rear yard setbacks of 0 feet in lieu of the required 30 feet in the R.O. zone for Site F (See F4); and, 11-12) 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 front of 50 feet in lieu of the required 120 feet in the D.R.2 zone for Site F (See F7), and to permit a minimum distance from building front to building side of 50 feet in lieu of the required 90 feet in the D.R.2 zone for Site F (See F8). The subject property and relief sought is 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 Phillip J. O'Marra, Senior Vice President of Greater Baltimore Medical Center, Contract Purchasers. Also appearing in support 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. There were no Protestants or other interested persons present.

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

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Drive to the northeast. The relief requested relates to only a portion of the property owned by Sheppard and Enoch Pratt Hospital. That portion of the property at issue in the instant case is identified as Sites B, E and F, which are located in the central and southern areas of the overall tract owned by Sheppard Pratt Hospital, immediately adjacent to the Greater Baltimore Medical Center property. Sites B, E and F collectively contain 14.4 acres in area, and are split zoned D.R.2, R.O., and O.R. Presently, Sites B, E and F are improved with buildings, parking areas, and open space used in connection with the operation of the hospital. The buildings include a three-story meeting house, a three-story structure known as the Forbus School, a three-story residential treatment building, and a gymnasium. Sheppard Pratt Hospital proposes to convey Sites B, E and F to the Greater Baltimore Medical Center for future development with a series of buildings that will be used for medical offices and parking. It was anticipated that the proposed development will be phased in over a period of possibly as long as 15 to 20 years. Three separate buildings are proposed and are more particularly shown on Petitioner's Exhibit 1C. In addition to the medical office buildings, parking garages are proposed to provide a sufficient number of parking spaces.

Based on the testimony and evidence offered, I am persuaded to grant the relief requested. The Petitioner has met the requirements of Sections 502.1 and 307 of the B.C.Z.R. for special exception and variance relief to be granted. It is to be noted that the variances are internal in nature and will not impact any adjacent properties. The most immediately adjacent property owner is Greater Baltimore Medical Center which will be acquiring the site for its proposed medical office buildings. There were no Protestants present at the hearing and no adverse Zoning Advisory Committee comments from any Baltimore County reviewing agency. Thus, the relief requested shall be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of October, 2000 that the Petition for Special Exception, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section

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V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.), to approve maximum building elevation widths of 425 and 510 feet (Site B), 380 and 535 feet (Site E), and 810 and 1100 (Sites B and F), in lieu of the maximum allowed 300 feet, in accordance with Petitioner's Exhibit 1C, be and is hereby GRANTED; and,

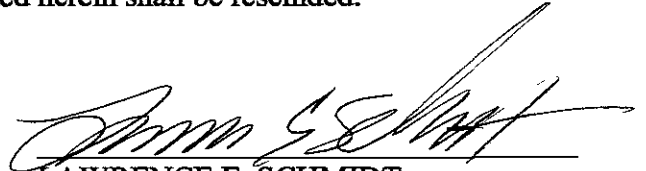
IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows:

1) 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 side yard setbacks of 0 feet in lieu of the required 30 feet for Sites B, E and F (See B1, B7, E1, E2, and F1); 2) from Sections 1B02.2.A, 203.4 and 504 of the B.C.Z.R. and Section V.B.3 of the C.M.D.P. to permit building a garage heights of 90 feet and 60 feet, respectively, in lieu of the maximum allowed 50 feet in the D.R.2 and R.O. zones for Sites B, E and F (See B2, B3, E3, E4, F5 and F6); 3) from Sections 1B01.2.C.3 and 504 of the B.C.Z.R. and Section V.B.9 of the C.M.D.P. to permit a minimum distance between a building and the centerline of a street to be 20 feet in lieu of the required 50 feet in the D.R.2 zone for Site B (See B4); 4) 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 rear to building rear of 15 feet in lieu of the required 80 feet in the D.R.2 zone for Site B (See B5); 5-7) 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 front setback to property line of 30 feet in lieu of the required 60 feet in the D.R.2 zone for Site B (See B6), rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F2), and side yard setbacks of 0 feet in lieu of the required 30 feet in the D.R.2 zone for Site F (See F3); 8-10) from Sections 1B02.2.B, 203.4 and 504 of the B.C.Z.R. and Section V.B.2 of the C.M.D.P. to permit side yard setbacks of 0 feet in lieu of the required 20 feet in the R.O. zone for Site F (See F3), to permit rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F (See F4), and to permit rear yard setbacks of 0 feet in lieu of the required 30 feet in the R.O. zone for Site F (See F4); and, 11-12) 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 front of 50 feet in lieu of the required 120 feet in the D.R.2 zone for Site F (See F7), and to permit a minimum distance from building front to building side of

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50 feet in lieu of the required 90 feet in the D.R.2 zone for Site F (See F8), in accordance with Petitioner's Exhibit 1C, be and is hereby GRANTED, subject to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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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
NE/S Charles Street, 2,140' N of the c/l Bellona Avenue
(6501 North Charles Street)
9th Election District - 4th Councilmanic District
Sheppard and Enoch Pratt Hospital - Petitioner
Case No. 01-034-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. Phillip J. O'Marrah, Senior Vice President, Greater Baltimore Medical Center
6701 North Charles Street, Towson, Md. 21204
Messrs. Rick Hoehn & Mitch Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204
People's Counsel; Case File

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



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/RO/OR2

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 pursuant to Baltimore County Zoning Regulations Sections 1B01.2.B.2, 502, and 504 and Section V.B.4.a of the Comprehensive Manual of Development Policies for approval of maximum building elevation widths of 425 and 510 feet (Site B), 380 and 535 feet (Site E), and 810 and 1100 feet (Sites B and F) ^{(1971-1992 Regulations) per}

In Lieu of the allowed 300 ft maximum

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

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):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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

HEAR WITH 033

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Date 10/17/00

By [Signature]

Case No. 01 034 XA

REV 09/15/98

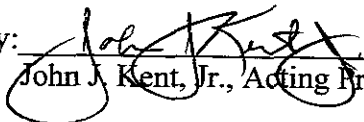
ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

6501 North Charles Street


Signature Page

LEGAL OWNERS:

Sheppard and Enoch Pratt Hospital
6501 North Charles Street
Baltimore, Maryland 21204

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

Greater Baltimore Medical Center, Inc.
6701 North Charles Street
Baltimore, Maryland 21204

By: 
Phillip J. O'Marrah, Senior Vice President



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6501 North Charles Street

which is presently zoned DR2/RO/OR2

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):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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

HEAR WITH 033

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Date 7/19/00
By [Signature]

Case No. 01 034 XA

REC 9/15/98


ATTACHMENT TO PETITION FOR VARIANCE

6501 North Charles Street

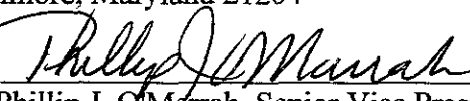
Signature Page

LEGAL OWNERS:

Sheppard and Enoch Pratt Hospital
6501 North Charles Street
Baltimore, Maryland 21204

By: 
John J. Keast, Jr., Acting President and CEO

Greater Baltimore Medical Center, Inc.
6701 North Charles Street
Baltimore, Maryland 21204

By: 
Phillip J. O'Marra, Senior Vice President

ATTACHMENT TO PETITION FOR VARIANCES

6501 North Charles Street

Sites B, E, and F

1. Variance from Baltimore County Zoning Regulations ("BCZR") Sections 1B02.2.B and 504 and Section V.B.2 of the Comprehensive Manual of Development Policies ("CMDP") to allow side yard setbacks of 0 feet in lieu of the required 30 feet ~~in the D.R.2 zone~~ for Sites B, E, and F. (See B1, B7, E1, E2, and F1).
2. Variance from BCZR Sections 1B02.2.A, 203.4, and 504 and CMDP Section V.B.3 to allow building and garage heights of 90 feet and 60 feet respectively in lieu of the 50 feet permitted in the D.R.2 and RO zones for Sites B, E, and F. (See B2, B3, E3, E4, F5, and F6).
3. Variance from BCZR Sections 1B01.2.C.3 and 504 and CMDP Section V.B.9 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 in the D.R.2 zone for Site B. (See B4).
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 rear of 15 feet in lieu of the required 80 feet in the D.R.2 zone for Site B. (See B5).
5. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow a front setback to property line of 30 feet in lieu of the required 60 feet in the D.R.2 zone for Site B. (See B6).
6. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F. (See F2).
7. Variance from BCZR Sections 1B02.2.B and 504 and CMDP Section V.B.2 to allow side yard setbacks of 0 feet in lieu of the required 30 feet in the D.R.2 zone for Site F. (See F3).
8. Variance from BCZR Sections 1B02.2.B, 203.4, and 504 and CMDP Section V.B.2 to allow side yard setbacks of 0 feet in lieu of the required 20 feet ~~in~~ the RO zone for Site F. (See F3).
9. Variance from BCZR Sections 1B02.2.B, 203.4, and 504 and CMDP Section V.B.2 to allow rear yard setbacks of 0 feet in lieu of the required 40 feet in the D.R.2 zone for Site F. (See F4).

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Date 10/19/00

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10. Variance from BCZR Sections 1B02.2.B, 203.4, and 504 and CMDP Section V.B.2 to allow rear yard setbacks of 0 feet in lieu of the required 30 feet in the RO zone for Site F. (See F4).
11. 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 front of 50 feet in lieu of the required 120 feet in the D.R.2 zone for Site F. (See F7).
12. 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 50 feet in lieu of the required 90 feet in the D.R.2 zone for Site F. (See F8).

*(1971-1992
Regulations).
PAM*

TO1DOCS1/DHK01/#102616 v1

034

Description to Accompany Petition

For Special Exception and Variances

25.09 Acre Parcel

East of Charles Street

South of Towsontown Boulevard

Southwest of Osler Drive

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 Charles Street (variable width) with the centerline of Bellona Avenue, (1) Northwesterly along the center line of Charles Street 2140 feet, more or less, and thence (2) Northeasterly 260 feet, more or less to the point of beginning, thence running the twenty-six following courses and distances, viz: (1) North 44 degrees 21 minutes 07 seconds West 396.85 feet, thence (2) North 00 degrees 23 minutes 39 seconds East 883.63 feet, thence (3) North 89 degrees 36 minutes 21 seconds East 546.88 feet, thence (4) North 36 degrees 08 minutes 31 seconds East 137.01 feet, thence (5) South 78 degrees 06 minutes 33 seconds East 122.08 feet, thence (6) South 64 degrees 49 minutes 02 seconds East 25.29 feet, thence (7) South 43 degrees 51 minutes 40 seconds East 32.76 feet, thence (8) South 01 degree 29 minutes 43 seconds East 77.08 feet, thence (9) South 02 degrees 02 minutes 36 seconds East 82.60 feet, thence (10) South 19 degrees 28 minutes 19 seconds East 133.87 feet, thence (11) South 21 degrees 01 minute 54 seconds East 74.19 feet, thence (12) South 27 degrees 01 minute 05 seconds East 90.69 feet, thence (13) South 48 degrees 20 minutes 24 seconds East 100.31 feet,

01-034-XA

thence (14) South 61 degrees 08 minutes 02 seconds East 50.96 feet, thence (15) South 75 degrees 05 minutes 07 seconds East 67.24 feet, thence (16) South 21 degrees 44 minutes 06 seconds West 114.52 feet, thence (17) South 00 degrees 27 minutes ~~48~~ ⁴⁴ seconds East 105.40 feet, thence (18) South 23 degrees 51 minutes 31 seconds East 66.43 feet, thence (19) North 71 degrees 08 minutes 46 seconds East 335.40 feet, thence (20) South 19 degrees 30 minutes 58 seconds East 171.42 feet, thence (21) South 69 degrees 46 minutes 39 seconds West 392.77 feet, thence (22) South 24 degrees 56 minutes 34 seconds West 30.16 feet, thence (23) South 78 degrees 00 minutes ²⁴ ~~23~~ seconds West 122.82 feet, thence (24) South 60 degrees 39 minutes ~~53~~ ⁵⁴ seconds West 230.06 feet, thence (25) North 50 degrees 46 minutes 25 seconds West 307.69 feet, and thence (26) South 45 degrees 37 minutes 00 seconds West 340.00 feet, to the point of beginning; containing 25.09 acres of land, more or less.

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

Description is for the purpose of Special Exception and Variances, excepting the area around the Luetkemeyer Educational Center site, which is for Variances only .

July 20, 2000

Project No. 89014 (L89014.rev)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083552

DATE

7/21/00

ACCOUNT

20016150

AMOUNT

\$ 550.00

RECEIVED FROM:

VENABLE BAETUER + HOWARD

FOR:

X A ELIASH

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT 7/21/2000
REG 0801 CASHIER TRG JNR JMWER 1
DEPT 5 228 20016150 VERIFICATION
Receipt # 154228
CR NO. 083552

550.00
550.00
BALTIMORE COUNTY, MARYLAND

01-034-XA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 01-034-XA
Petitioner/Developer Sheppard & Enoch Pratt Hosp
Greater Balto. Medical Center
Date of Hearing/Closing October 3, 2000
1:00 p.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)

Re posting
9/18/00

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: #01-034-XA
6601 North Charles Street
NE/S Charles Street (State Route 139), 2140 feet N of
centerline Belconn Avenue & 280 feet to the east,
9th Election District - 4th Councilmatic District

Legal Owner(s): Sheppard and Enoch Pratt Hospital

Special Exception: to approve maximum building elevation widths of 425 and 510 feet (Site B, 390 and 638 feet (Site E), and 810 and 1100 feet (Site B and E), 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 90 feet and 80 feet respectively in lieu of the 50 feet permitted; to allow a minimum distance between 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 of the required 30 feet; to allow a front setback property line of 30 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 30 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.

Hearing: Wednesday, October 4, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Baskley 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) 887-4388.
(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.
CA200517
11/8/748 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.

S. Williams
THE JEFFERSONIAN,
LEGAL ADVERTISING

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

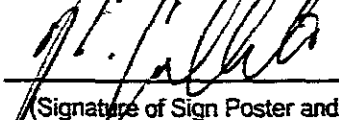
The signs were posted on _____

Sept.
Friday, ~~October~~ 15, 2000

Re-posted Monday, ~~October~~ 18, 2000 due to vandalism

(Month, Day, Year) Sept.

Sincerely,



(Signature of Sign Poster and Date)

Mike Castellitto

(Printed Name)

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
6501 N. Charles Street, 1200' E of intersection
Charles St and Charlesway Rd
9th Election District, 4th Councilmanic

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

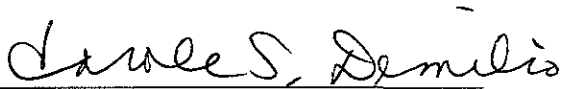
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~0-1-4-1-1-1-1~~

* * * * *

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



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: 01-034-XA

6501 North Charles Street

NE/S Charles Street (State Route 139), 2140 feet N of centerline Bellona Avenue & 260 feet to the rear.

9th Election District – 4th Councilmanic District

Legal Owner: Sheppard and Enoch Pratt Hospital

Special Exception to approve maximum building elevation widths of 425 and 510 feet (Site B), 380 and 535 feet (Site E), and 810 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 90 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 a minimum distance from building rear to building rear of 15 feet in lieu of the required 80 feet; to allow a front setback property line of 30 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 30 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.

HEARING: Wednesday, October 4, 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
Greater Baltimore Medical Center, Inc., c/o Phillip J. O'Marrah, Senior Vice President,
6701 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

REVISED 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: 01-034-XA

6501 North Charles Street

NE/S Charles Street (State Route 139), 2140 feet N of centerline Bellona Avenue & 260 feet to the rear.

9th Election District – 4th Councilmanic District

Legal Owner: Sheppard and Enoch Pratt Hospital

Special Exception to approve maximum building elevation widths of 425 and 510 feet (Site B), 380 and 535 feet (Site E), and 810 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 90 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 a minimum distance from building rear to building rear of 15 feet in lieu of the required 80 feet; to allow a front setback property line of 30 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 30 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.

HEARING: Tuesday, October 3, 2000 at 1:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "GJZ" are written in a simple, blocky font.

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
Greater Baltimore Medical Center, Inc., c/o Phillip J. O'Marrah, Senior Vice President,
6701 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.



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: 01-034-XA
6501 North Charles Street
NE/S Charles Street (State Route 139), 2140 feet N of centerline Bellona Avenue & 260 feet to the rear.
9th Election District – 4th Councilmanic District
Legal Owner: Sheppard and Enoch Pratt Hospital

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HEARING: Wednesday, October 4, 2000 at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue


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.

ABLE, 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

VENABLE
ATTORNEYS AT LAW

Ormond
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Barbara W. Ormond
(410) 494-6201

August 31, 2000

HAND DELIVERED

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

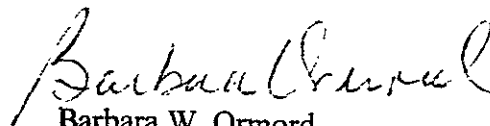
Re: Petitioners: Sheppard & Enoch Pratt Hospital
Greater Baltimore Medical Center
Case Nos.: 01-033-XA and 01-034-XA

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. Ormond
Legal Assistant

BAW/e

cc: Robert A. Hoffman, Esquire
TOIDOC51/ERL01/#104560 v1

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/neighborhood 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: 01 034 XA

Petitioner: Steppard and Enoch Pratt Hospital, et al.

Address or Location: 6501 North Charles Street

PLEASE FORWARD ADVERTISING BILL TO:

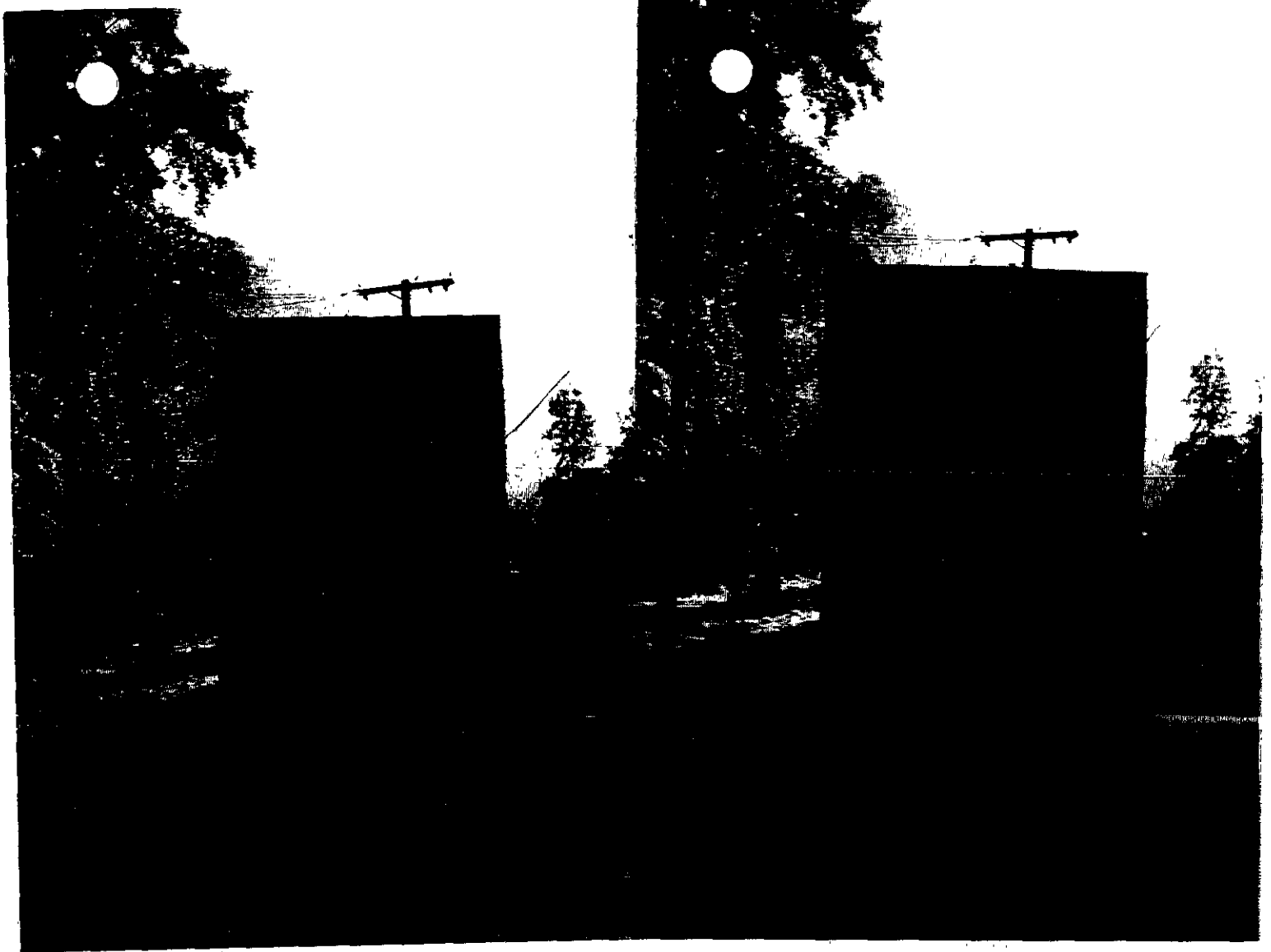
Name: Barbara Ormord

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

01-034-XA



ZONING NOTICE

Case # : 01055 XA

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

TO: [REDACTED]

FROM: [REDACTED]

DATE: [REDACTED]

BY: [REDACTED]

RE: [REDACTED]

1

BY ZONING COMMISSIONER

E

BY

ZONING NOTICE

Case # : 01055 XA

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

TO: [REDACTED]

FROM: [REDACTED]

DATE: [REDACTED]

BY: [REDACTED]

RE: [REDACTED]

1

BY ZONING COMMISSIONER



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.
Supervisor, Zoning Review

GDZ

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: *RWB* 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 *RBS*
DATE: August 15, 2000
SUBJECT: Zoning Item #034
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

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.

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

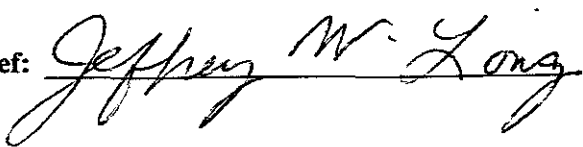
Zoning: DR 2, RO and OR 2

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

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

Very truly yours,

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

My telephone number is _____

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

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

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

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
insert

HAND DELIVERED

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

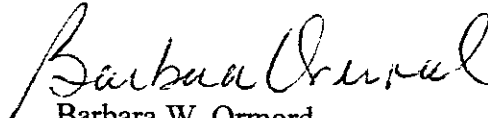
Re: Petitioners: Sheppard & Enoch Pratt Hospital
Greater Baltimore Medical Center
Case Nos.: 01-033-XA and 01-034-XA

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

TO1DOCS1/ERL01/#104560 v1



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.: P9014 K2

Attention: _____

Reference: Sheppard Pratt

We are sending you
 Shop drawings
 Specifications

attached
 Samples

under separate cover:
 Plans

via Hand Del

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

These are transmitted as checked below:

For approval
 For your use
 As requested
 For review and comment

Approved as submitted
 Approved as noted
 Returned for corrections

Resubmit
 Submit
 Return

_____ copies for approval
_____ copies for distribution
_____ corrected prints

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

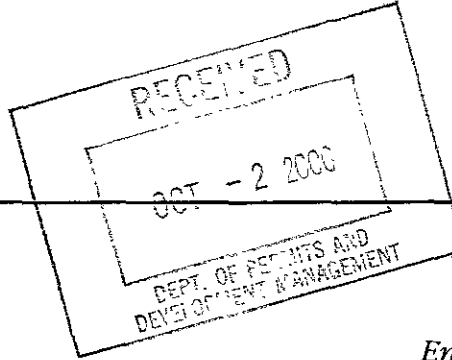
cc: Rick Hoehn w/pax

Signed [Signature]



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: 10/2/00

Job No.: 87014 K2

Attention: _____

Reference: Sheppard Pratt

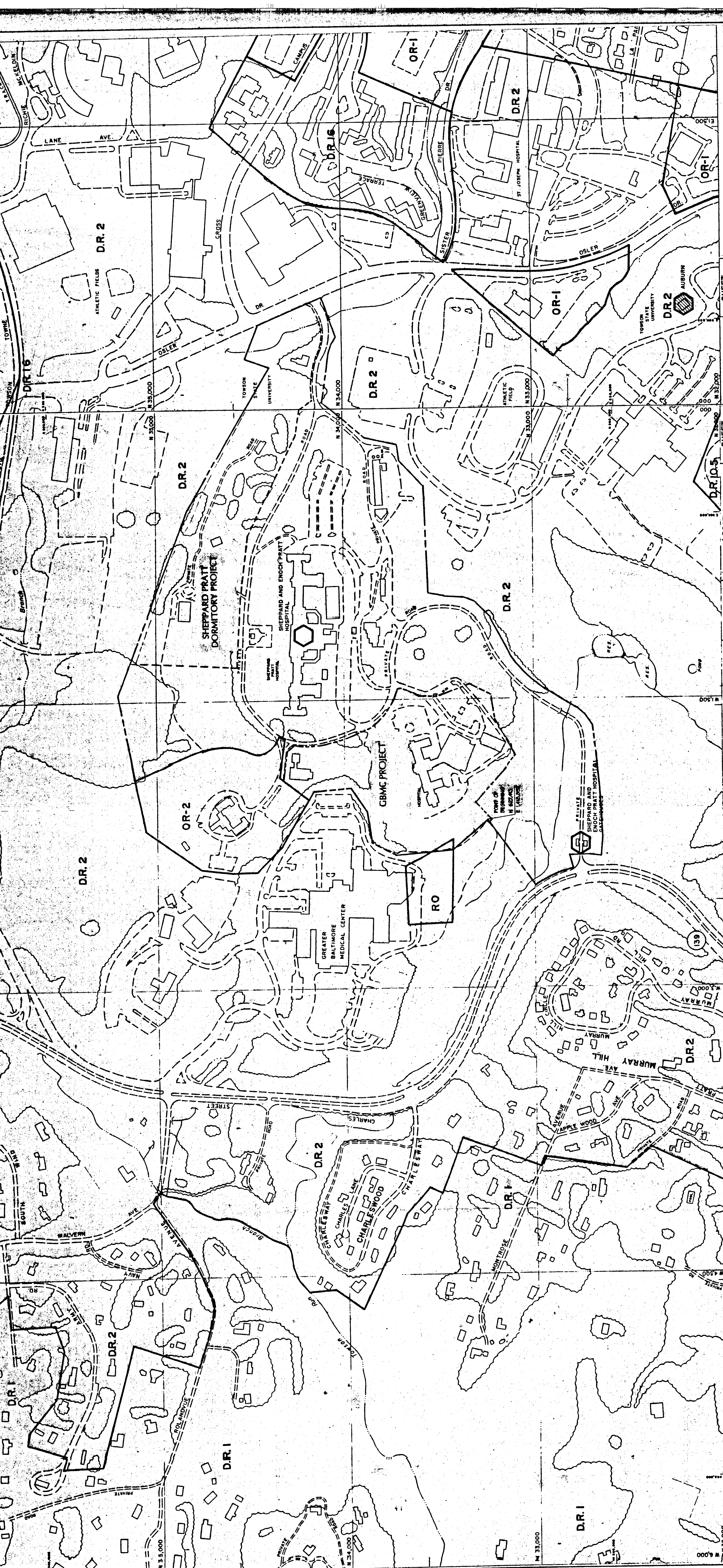
We are sending you attached under separate cover: via Hand Del
 Shop drawings Samples Plans
 Specifications

Copies	Date	Number	Description
<u>1/cr</u>			<u>Sign out for 01-033XA 01-034XA + copies of original pictures</u>

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 Revised - Error
Signs were posted Sept 15th + 18th

cc: _____
 Signed Lynchi



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
 ADOPTED
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 BILL Nos. 127-96, 131-96, 132-96, 133-96, 134-96, 135-96

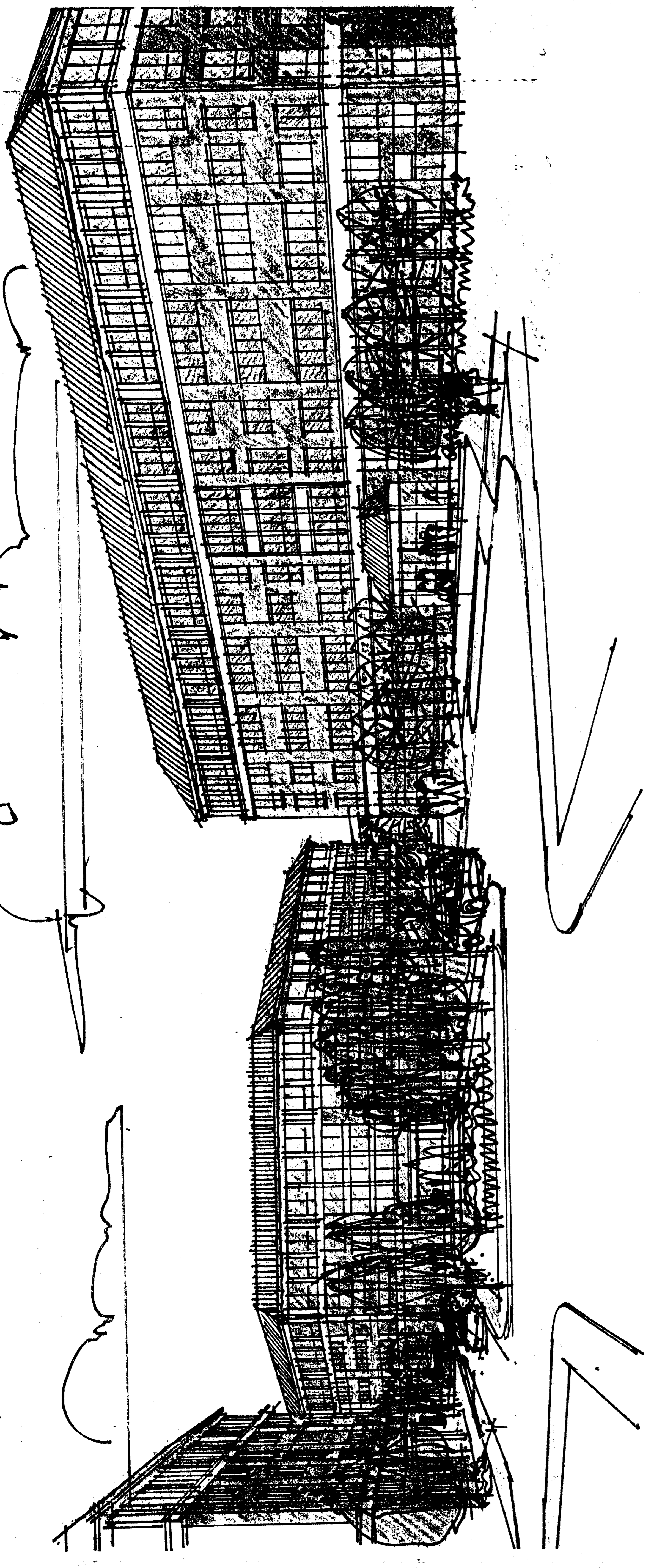
Kevin Kamenev
 Chairman, County Council

THE MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

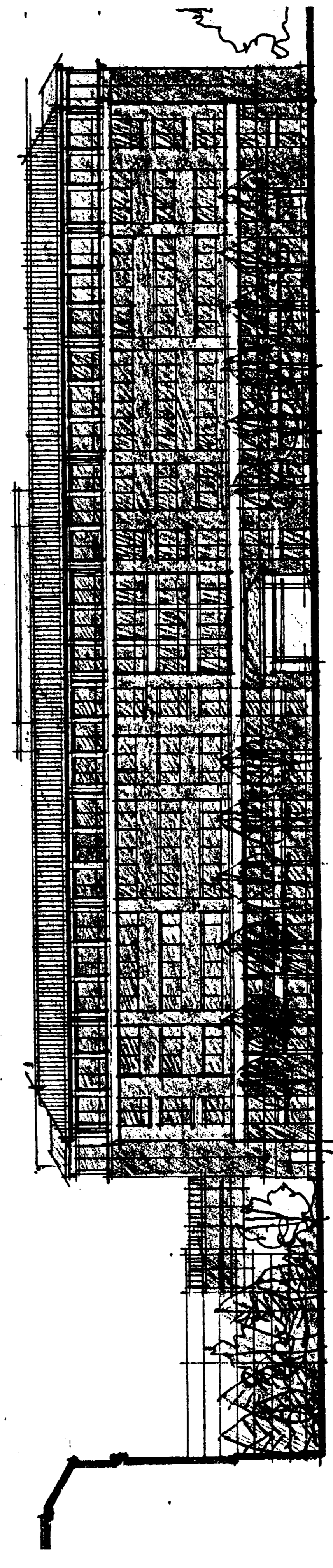
<p>DMW Draft-MacCormac-Walkley, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 284-7700 Fax 284-7708</p>	<p>Plan to Accompany Petition for Special Exception & Variances SHEPPARD & ENOCH PRATT HOSPITAL SITES B, E, & F JULY 17, 2000</p>	<p>CONCOMPLAINT DISTRICT 4 ELECTION DISTRICT 9</p>	<p>REVISION: _____ DATE: _____ DRAWN: _____ CHECKED BY: _____ DATE CHECKED: _____</p>	<p>DATE BY: _____ DESIGNER: _____ PROJECT NO.: 99024.00 SHEET NO.: 2 of 4</p>
<p>Plan to Accompany Petition for Special Exception & Variances SHEPPARD & ENOCH PRATT HOSPITAL SITES B, E, & F JULY 17, 2000</p>		<p>CONCOMPLAINT DISTRICT 4 ELECTION DISTRICT 9</p>	<p>REVISION: _____ DATE: _____ DRAWN: _____ CHECKED BY: _____ DATE CHECKED: _____</p>	<p>DATE BY: _____ DESIGNER: _____ PROJECT NO.: 99024.00 SHEET NO.: 2 of 4</p>

APPLICANT / OWNER: SHEPPARD AND ENOCH PRATT HOSPITAL
 8801 MURRAY CHARLES STREET
 BALTIMORE, MARYLAND 21284
 PHONE: 410-328-3000
 PERMITS NUMBER: 99-0004
 SUPERSEDED NUMBER: 99-0004

COURTYARD PERSPECTIVE

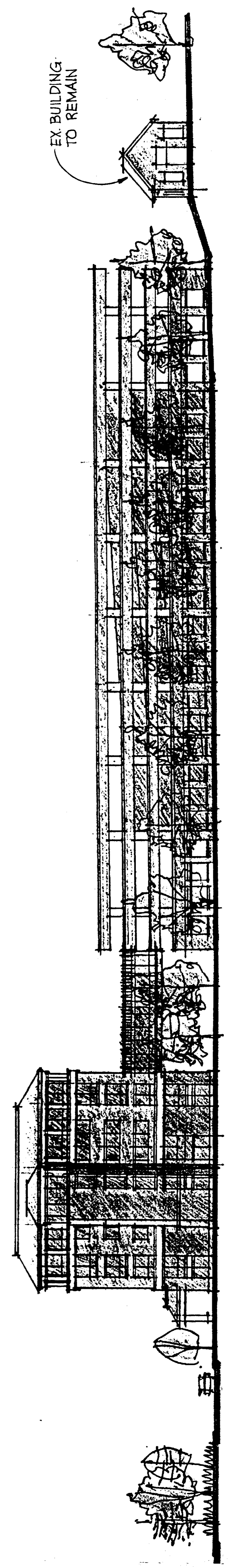


80
70
60
50
40
30
20
10
0
SCALE



BUILDING "B" FRONT ELEVATION

80
70
60
50
40
30
20
10
0
SCALE



BUILDING "B" SIDE ELEVATION



ISEAL THIS DRAWING FOR CONFORMITY TO THE SITE PLAN PRESENTED HEREMIN.

MM

FORM 1 09-717

CO-APPLICANT
GREATER BALTIMORE MEDICAL CENTER, INC.
650 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
PHONE: 410-338-3000

APPLICANT / OWNER
SHEPPARD AND ENOCH PRATT HOSPITAL
650 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
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DMW
Derek McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

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

Plan to Accompany Petition
for Special Exception & Variances

**SHEPPARD & ENOCH PRATT
HOSPITAL
SITES B, E, & F**
JULY 19, 2000

ELECTION DISTRICT 9 CONGRESSIONAL DISTRICT 4

ISSUE DATES	
REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	DSM
DRAWN:	DSM
DESIGNED:	RTKL
CHECKED BY:	
DATE:	
BY:	
REVISIONS:	
DATE CHECKED:	
SCALE:	As Shown
PROJECT NO.:	2000-02
DRAWING:	