IN RE: PETITION FOR VARIANCE S/S Park School Road, 10' S of the c/l Old Court Road (2425 Old Court Road) 3rd Election District 2nd Council District The Park School of Baltimore Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 01-502-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, The Park School of Baltimore, by James Howard, Director of Academic Support Services, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks relief from Section 1B01.2.C.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a between building setback of 60 feet in lieu of the previously approved 69 feet (110 feet required); from Section II-A of the Residential Standards of the Comprehensive Manual of Development Policies (C.M.D.P.) and Section 504 of the B.C.Z.R. to permit a building length of 821 feet in lieu of the previously approved 667 feet (200 feet maximum allowed for a non-residential principal building in a D.R. zone); and, approval of an amendment to the previously approved site plan(s) in prior Cases Nos. 99-345-A, 96-202-A, and 94-111-A, accordingly. The subject property and requested relief 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 James Howard and Lee Rosenberg, representatives of The Park School, property owner; Robert S. Rosenfelt, Professional Engineer with Colbert Matz Rosenfelt, who prepared the site plan for this property; Denny Falvey, from Kinsley Construction; and, Jeffrey H. Scherr, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 8/13/01
By

The Park School is a well-known private institution located off of Old Court Road near Falls Road in Brooklandville. The campus of the school is located on the subject site which consists of a gross area of 91.34 acres, more or less, zoned D.R.1. Presently, the property is improved with a series of largely inter-connected classroom and accessory buildings used in connection with the operation of the school. As shown on the site plan, the existing floor area of the combined buildings is 213,168 sq.ft. Previously, zoning relief was granted for improvements to the property under zoning Cases Nos. 99-345-A, 96-202-A, and 94-111-A. The Petitioners now come before me seeking similar relief to permit the construction of two building additions. As shown on the site plan, the two additions will be connected via a covered walkway to allow convenient access between buildings for both students and faculty. The requested variance relief is necessary in order to permit the proposed construction, as shown on the site plan. One of the additions will be located within 60 feet of another building on campus, which is 9 feet less than was previously approved in prior zoning Case No. 94-111-A. The second variance is to allow a building length of 821 feet in lieu of the previously approved 667 feet in prior Case No. 96-202-A. Under the B.C.Z.R., buildings connected to one another by a covered passageway are considered a single building, and thus, the overall length of the building is the sum of all connected buildings. In the instant case, a series of classroom buildings have been inter-connected and result in a significant overall length of 821 feet. Thus, the requested relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief. The Petitioner has met the requirements of Section 307 of the B.C.Z.R. and I find that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agencies and no one appeared in opposition to the request. However, within its ZAC comment, the Office of Planning requested that a restriction be imposed requiring that building elevation drawings for all new construction be submitted to that agency for review and approval, prior to the issuance of any permits. That agency specifically requested that those drawings show the proposed materials and color palette to

ORDER RECEIVED FOR FILING
Date 8/13/01
By

be used in the new construction. The Petitioner indicated that the imposition of such a condition was acceptable and indeed, a copy of the elevation drawings were submitted at the hearing and marked into evidence as Petitioner's Exhibit 2. The Office of Planning also requested that a landscape plan be submitted showing the proposed screening for the new construction. An appropriate landscape plan should be submitted for this purpose to be reviewed and approved by the County's Landscape Architect, prior to the issuance of any permits.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 13th date of August, 2001 that the Petition for Variance seeking relief from Section 1B01.2.C.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a between building setback of 60 feet in lieu of the previously approved 69 feet (110 feet required); from Section II-A of the Residential Standards of the Comprehensive Manual of Development Policies (C.M.D.P.) and Section 504 of the B.C.Z.R. to permit a building length of 821 feet in lieu of the previously approved 667 feet (200 feet maximum allowed for a non-residential principal building in a D.R. zone; and, approval of an amendment to the previously approved site plan(s) in prior Cases Nos. 99-345-A, 96-202-A, and 94-111-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed new construction for review and approval by the Office of Planning. Said plans shall show the proposed materials and color palette to be used in the new construction.

3) The Petitioner shall submit a landscape plan for review and approval by the County's Landscape Architect prior to the issuance of any permits.

ORDER RECEIVED FOR FILING
Date 8/13/01
By

4) 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 8/13/01
By

Baltimore County
Zoning Commissioner

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

August 13, 2001

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
Alex Brown Building
1 South Street
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
S/S Park School Road, 10' S of the c/l Old Court Road
(2425 Old Court Road)
3rd Election District – 2nd Council District
The Park School of Baltimore - Petitioners
Case No. 01-502-A

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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: Mr. James Howard, Director, Academic Support Services
The Park School of Baltimore, 2425 Old Court Road, Brooklandville, Md. 21022
Mr. Robert S. Rosenfelt, Colbert Matz Rosenfelt
2835-G Smith Avenue, Baltimore, Md. 21209
Mr. Denny Falvey, Kinsley Construction, 1922 Greenspring Drive, Timonium, Md. 21093
Robert A. Hoffman, Esquire, Venable, Baetjer & Howard
210 Allegheny Avenue, Towson, Md. 21204
Office of Planning; Mr. Avery Harden, DPDM; People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2425 Old Court Road

which is presently zoned D.R.-1

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

1B01.2.C.a for a between-building setback of 60 ft. in lieu of the previously approved 69 feet (110 ft. required), and from Sec. II-A, Residential Standards (CMDP) and Sec. 504.2 (BCZR), for a building length of 825 ft. in lieu of the previously approved 667 ft., (200 ft. required for a non-residential principal building in a D.R. zone), and to amend the last approved Plan in Zoning Case 99-345-A AND OTHER APPLICABLE CASES *

Of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) *(96-202-A, 94-111-A)

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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

Address. Telephone No.

City State Zip Code

Attorney For Petitioner :

Robert A. Hoffman, Esq.
Name – Type or Print

Signature

Venable, Baetjer & Howard
Company

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

Towson Md. 21204
City State Zip Code

Legal Owner(s):

The Park School of Baltimore
James Howard, Director, Academic Support Services
Name – Type or Print

Name – Type or Print

Signature

2425 Old Court Road 410-339-4122
Address. Telephone No.

Brooklandville MD 21022
City State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G W 410-653-3838
H 410-358-8262
Address Telephone No.

Baltimore MD 21209
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 5/23/01

Case No. 01-502-A

ORDER RECEIVED FOR FILING
Date 5/23/01
By

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

302

ZONING DESCRIPTION

PARK SCHOOL
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTH SIDE OF PARK SCHOOL ROAD, 50 FEET WIDE, 10 FEET SOUTH OF THE CENTERLINE OF OLD COURT ROAD; THENCE:

1. SOUTH 31 DEGREES 59 MINUTES 30 SECONDS WEST 94.50 FEET;
2. SOUTH 14 DEGREES 59 MINUTES 50 SECONDS WEST 248.19 FEET;
3. SOUTH 30 DEGREES 05 MINUTES 40 SECONDS WEST 173.40 FEET;
4. SOUTH 06 DEGREES 49 MINUTES 30 SECONDS EAST 137.21 FEET;
5. SOUTH 44 DEGREES EAST 140.00 FEET;
6. NORTH 82 DEGREES EAST 56.00 FEET;
7. NORTH 88 DEGREES EAST 56.00 FEET;
8. SOUTH 86 DEGREES EAST 149.00 FEET;
9. SOUTH 83 DEGREES EAST 91.00 FEET;
10. NORTH 80 DEGREES EAST 46.00 FEET;
11. NORTH 61 DEGREES EAST 28.00 FEET;
12. NORTH 47 DEGREES EAST 32.00 FEET;
13. NORTH 31 DEGREES EAST 32.00 FEET;
14. SOUTH 76 DEGREES EAST 15.00 FEET;
15. SOUTH 12 DEGREES 58 MINUTES 10 SECONDS EAST 1597.50 FEET;
16. SOUTH 86 DEGREES 07 MINUTES 06 SECONDS WEST 2506.36 FEET;
17. NORTH 29 DEGREES 07 MINUTES 50 SECONDS WEST 135.40 FEET;
18. SOUTH 82 DEGREES 07 MINUTES 10 SECONDS WEST 397.58 FEET;
19. NORTH 22 DEGREES 32 MINUTES 10 SECONDS WEST 511.18 FEET;
20. NORTH 65 DEGREES 17 MINUTES 15 SECONDS EAST 1191.00 FEET;
21. NORTH 09 DEGREES 35 MINUTES 30 SECONDS EAST 629.02 FEET;
22. NORTH 89 DEGREES 13 MINUTES 00 SECONDS EAST 399.34 FEET;
23. NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST 268.60 FEET;
24. NORTH 36 DEGREES 00 MINUTES 20 SECONDS EAST 600.00 FEET;
25. NORTH 27 DEGREES 00 MINUTES 40 SECONDS WEST 405.00 FEET;
26. NORTH 08 DEGREES 29 MINUTES 20 SECONDS EAST 175.00 FEET;
27. SOUTH 50 DEGREES 00 MINUTES 40 SECONDS EAST 387.70 FEET;
28. SOUTH 46 DEGREES 06 MINUTES 50 SECONDS EAST 92.87 FEET;

TO THE POINT OF BEGINNING.

CONTAINING 91.34 ACRES OF LAND, MORE OR LESS.

J:\94059.DES

STATE OF MARYLAND
ROBERT S. ROSENFELT
No. 12317
REGISTERED
PROFESSIONAL ENGINEER

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

502 No. 91797

DATE 5/23/01 ACCOUNT 001 006 6150

AMOUNT $ 250.00

RECEIVED FROM: The Park School

FOR: Comm. Var.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/23/2001	5/23/2001	11:22:51

MISC CASHIER LMIL DW DRAWER 3
RECEIPT # 185760 OFLR
5 528 ZONING VERIFICATION
NO. 091797
Recpt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

[redacted]
2423 Old Court Road
SW/S Old Court Road, approximately 2,000' SW Falls Rd.
3rd Election District - 2nd Councilmanic District
Legal Owner(s): James Howard, Director, The Park School

Variance: to allow a between building setback of 60 feet in lieu of the previously approved 69 feet (110 feet required) and to allow a building length of 821 feet in lieu of the previously approved 667 feet. (200 feet required for a non-residential principal building) and to amend the last approved plan in zoning case 99-345-A and prior cases 96-202-A & 94-111-A.

Hearing: Wednesday, July 25, 2001 at 2:00 p.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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/655 July 10 C480384

CERTIFICATE OF PUBLICATION

7/12/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/10/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 01-502-A

Petitioner/Developer: PARK SCHOOL
VENABLE / AMY DONTELL

Date of Hearing/Closing: 7/25/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at S/S OLD COURT ROAD @ ENTRANCE - PARK SCHOOL

The sign(s) were posted on 7/5/01
(Month, Day, Year)

Sincerely,

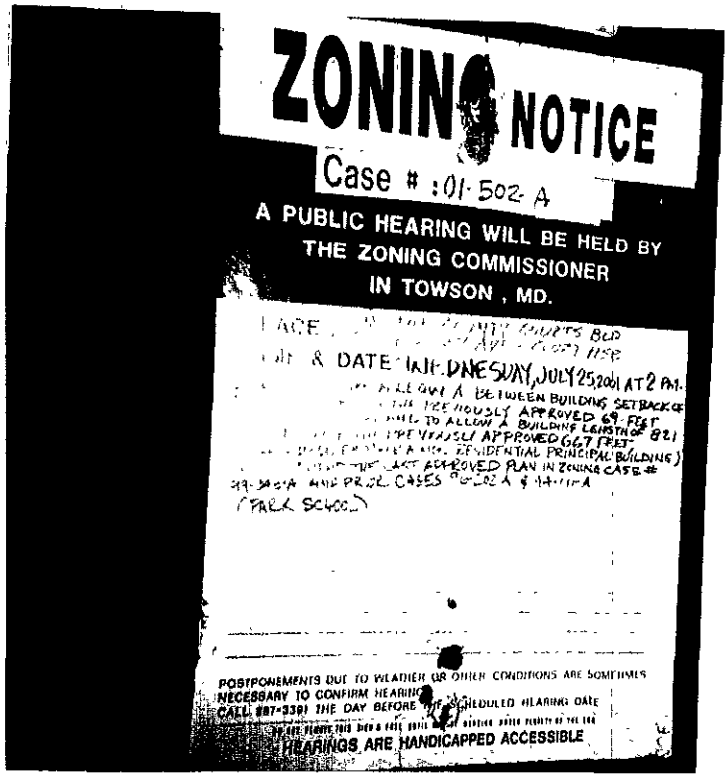
7/6/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



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

June 21, 2001

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: 01-502-A
2425 Old Court Road
SW/S Old Court Road, approximately 2,000' SW Falls Road
3rd Election District – 2nd Councilmanic District
Legal Owner: James Howard, Director, The Park School

Variance to allow a between building setback of 60 feet in lieu of the previously approved 69 feet (110 feet required) and to allow a building length of 821 feet in lieu of the previously approved 667 feet, (200 feet required for a non-residential principal building) and to amend the last approved plan in zoning case 99-345-A and prior cases 96-202-A & 94-111-A.

HEARING: Wednesday, July 25, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Robert A Hoffman, Esquire, Venable Baetjer & Howard LLP, 210 Allegheny Avenue, Towson 21204
James Howard, Director, The Park School of Baltimore, 2425 Old Court Road, Brooklandville 21022
Robert S Rosenfelt PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 10, 2001.**
(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.

Printed with Soybean Ink

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2001 Issue – Jeffersonian

Please forward billing to:
James R Howard
The Park School of Baltimore County
2425 Old Court Road
Brooklandville MD 21022

410 339-7070

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: 01-502-A
2425 Old Court Road
SW/S Old Court Road, approximately 2,000' SW Falls Road
3rd Election District – 2nd Councilmanic District
Legal Owner: James Howard, Director, The Park School

Variance to allow a between building setback of 60 feet in lieu of the previously approved 69 feet (110 feet required) and to allow a building length of 821 feet in lieu of the previously approved 667 feet, (200 feet required for a non-residential principal building) and to amend the last approved plan in zoning case 99-345-A and prior cases 96-202-A & 94-111-A.

HEARING: Wednesday, July 25, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 01-502-A

Petitioner: Park School of Baltimore

Address or Location: 2425 Old Court Rd., Brooklandville

PLEASE FORWARD ADVERTISING BILL TO:

Name: James R. Howard - Park School

Address: 2425 Old Court Rd.
Brooklandville Md. 21022

Telephone Number: 410-339-7070

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

July 20, 2001

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-502-A, 2425 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 2001.

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: James Howard, The Park Scholl of Baltimore, 2425 Old Court Rd
Brooklandville 21022
Robert S Rosenfelt PE, Colbert Matz Rosenfelt Inc, 2835 Smith Ave, Suite G
Baltimore 21209
People's Counsel

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item Nos. 502, 503, 505, 506, 507, 508, 509, 510, 511, 512, 513, 516, 517, 519, and 520

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

RWB:HJO:jrb

cc: File

ZAC-7-2-2001-NO COMMENT ITEMS-7182001.doc

Baltimore County
Fire Department

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

June 25, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 25, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517, 518, and 519

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

cc: File

Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2001

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

SUBJECT: 2425 Old Court Road

INFORMATION:

Item Number: 01-502

Petitioner: The Park School of Baltimore

Zoning: DR 1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends approval of the subject request provided that the following is submitted to this office for review and approval prior to the issuance of any building permits:

1. Building elevations for all new construction indicating the proposed materials and color palate.
2. A landscape plan indicating all proposed plant material/screening to be provided in conjunction with the new arts building and accessory parking.

Prepared by: Martha Cunningham

Section Chief: Jeffrey W. Long
AFK:MAC:

W:\DEVREV\ZAC\01-502.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D Porcari
Secretary

Parker F. Williams
Administrator

Date: 6·25·01

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

RE: Baltimore County
Item No. 502 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~~ 133.
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

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

fro
7/25

RE: PETITION FOR VARIANCE 2425 Old Court Road, SW/S Old Court Rd, appx 2000' SW of Falls Rd 3rd Election District, 2nd Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: The Park School of Baltimore Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 01-502-A

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

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 13th day of July, 2001 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

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

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

June 9, 2003

Robert S. Rosenfelt, P.E., Vice President
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Mr. Rosenfelt:

RE: Spirit and Intent, Case #01-502-A, Park School of Baltimore, 2425 Old Court Road, 3rd Election District

Your recent letter to the director was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

A) In the absence of any opposition at the latest zoning hearing (01-502-A) relative to the above referenced property, the proposed 752 square feet office addition to the kindergarten building is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to the following conditions:

1. The adjacent properties are not improved with a single-family dwelling or two-family dwelling within 300 feet of the tract boundary.

2. The adjacent properties are more than 2 acres in area.

B) This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property. **Prior to building permit application and review, contact the Development Review Division of PDM at 410-887-3335 regarding the need for further Development Review Committee (DRC) actions for the Third Amended Development Plan of this property.**

C) This letter must be referenced at the time of any scheduled Development Review Committee (DRC) meeting and must be added (affixed) to any refined/amended development plan prior to final approval. Also add (affix) this letter to the permit plans at the time of building permit application and review.

D) A copy of your letter, this response and the red-lined plan will be recorded and made a permanent part of the zoning case file.

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,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Don Rascoe (III-392)
Zoning Hearing File 01-502-A
File-Spirit & Intent Letters

Printed with Soybean Ink
on Recycled Paper

Received 6/2/03 (Due 6/19/03)

6/9/03

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

May 29, 2003

RECEIVED
MAY 29 2003
03-1788

Mr. Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Md. 21204

RE: Spirit and Intent Request, Case No. 01-502-A
Park School of Baltimore
CMR No. 94059.12

Dear Mr. Jablon,

We hereby request approval of an addition to the kindergarten building on the Park School campus as being within the Spirit and Intent of Zoning Case No. 01-502-A. The proposed addition is 752 square feet in area, and is intended to provide more office space for the kindergarten building.

This addition will not require any variances. It will have a minimal impact on the school campus and no impact on adjoining properties.

We look forward to your approval of this request.

Yours truly,

Robert S. Rosenfelt, P.E.
Vice-President
COLBERT MATZ ROSENFELT, INC.

cc: Rebecca Warntz

Encl: Plan
Fee

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269
www.kramonandgraham.com

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

E-MAIL
jscherr@kg-law.com

7/24/01
WDR - for file

July 20, 2001

Arnold Jablon, Esquire
Director of Permits and Development Management
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: The Park School, Case No. 01-502-A

Dear Mr. Jablon:

Enclosed for filing in the above-referenced matter is my Entry of Appearance.

Sincerely,

Jeffrey Scherr/DRK

Jeffrey H. Scherr

Enclosure

cc: The Park School (with enclosure)
Lawrence E. Schmidt, Esquire (with enclosure)

RECEIVED
01-2497
2 3 2001
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

97424/0/00023268.WPDv1

IN RE: THE PARK SCHOOL 2425 Old Court Road SW/S Old Court Road, approximately 2000 feet SW Falls Road 3rd Election District- 2nd Councilmanic District Owner's Representative: James Howard, Director of Facilities, The Park School	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Petitioner	*	Case No. 01-502-A

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

ENTRY OF APPEARANCE

Please enter the appearance of Jeffrey H. Scherr, Esquire as counsel for the Petitioner, The Park School, in this matter.

Respectfully submitted,

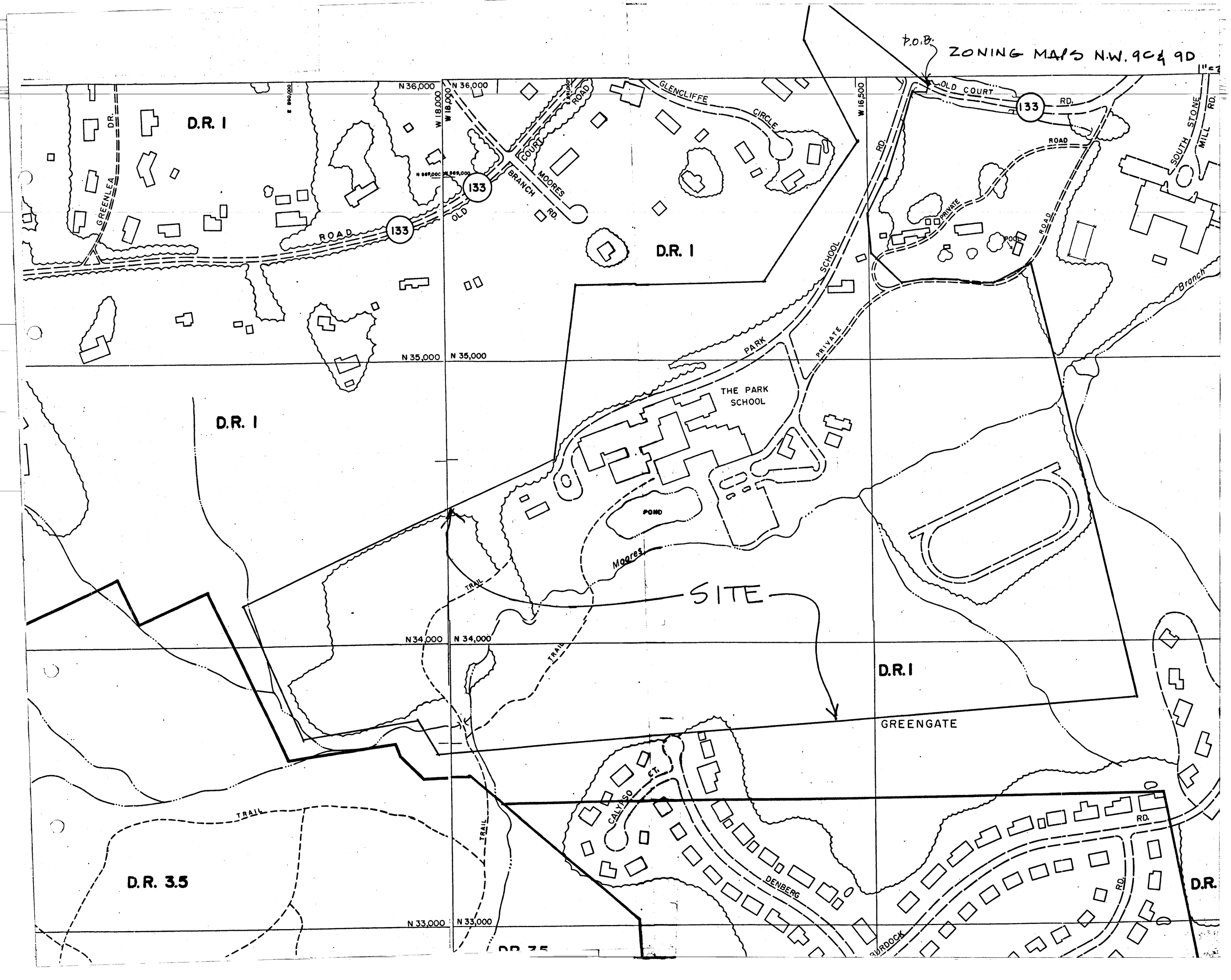
Jeffrey H. Scherr
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202-3201
410-752-6030

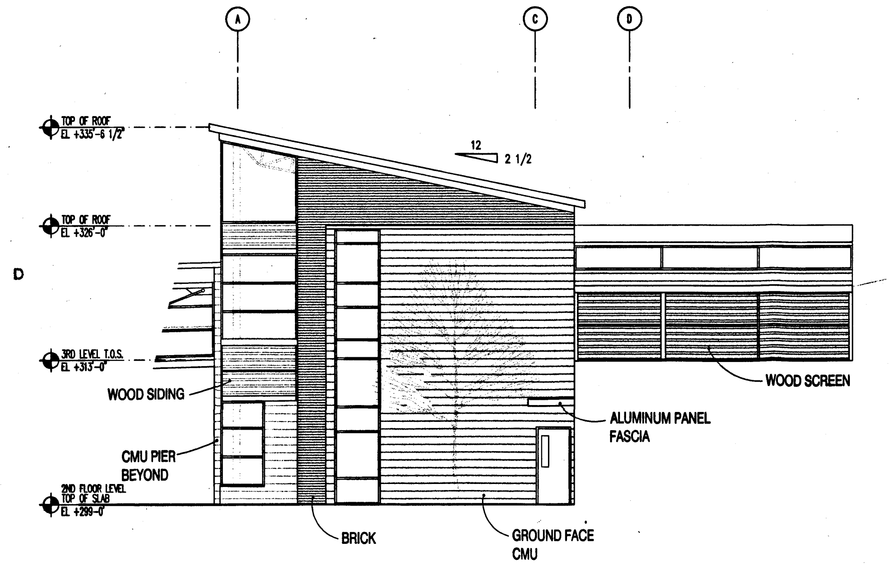
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jeffrey H. Scherr	Kramon & Graham, P.A. One Charles Bldg, 1 South St 21202 410-752-6038
Robert S. Rosenfeld	Gilbert Metz Rosenfeld 2835 G Smith Ave 21209 410-653-3838
Jim Howard	The Park School, Inc. P.O. Box 8200 Old Court Rd. Brooklandville, 21022
Denny Falvey	Kinsley Constructing 1922 Greensprings Drive Timonium, MD 21093
LEE ROSENBERG	Park School PO Box 802 Old Court Rd Brooklyn 21022

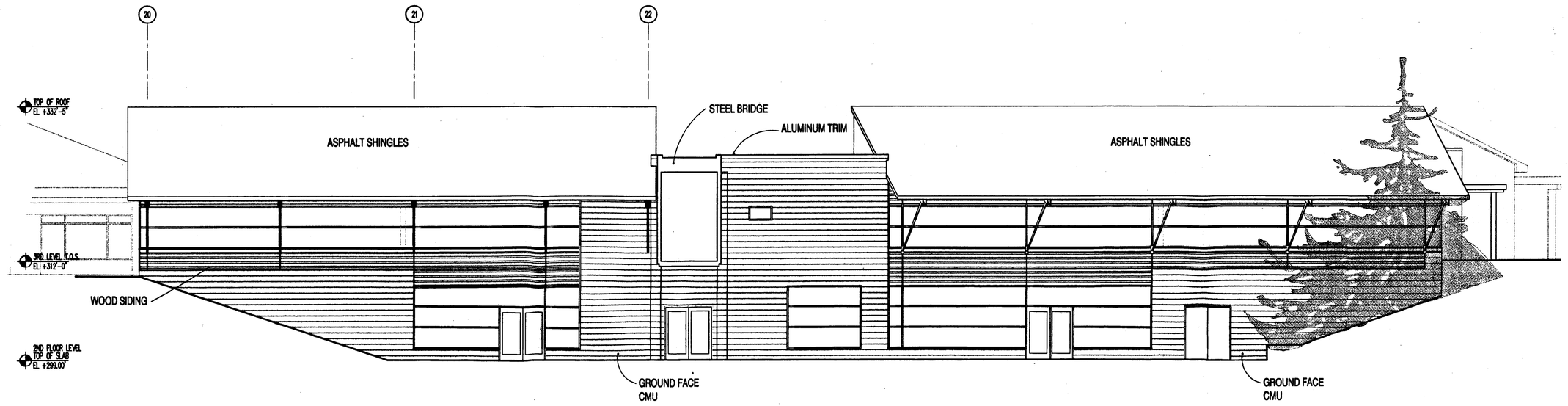
Printed with Soybean Ink on Recycled Paper


P.O.B.
ZONING MAPS N.W. 9C & 9D
D.R. I
D.R. I
D.R. I
D.R. I
D.R. 3.5
D.R.
GREENLEA DR.
ROAD
133
OLD
BRANCH RD.
COURT
MOORES
ROAD
GLENCLIFFE CIRCLE
OLD COURT RD.
ROAD
SOUTH STONE MILL RD.
PRIVATE
POOL
ROAD
SCHOOL RD.
PARK
PRIVATE
THE PARK SCHOOL
POND
Moores Branch
SITE
TRAIL
GREENGATE
CALYPSO CT.
DENBERG
BURDOCK RD.
RD.
N 36,000
N 35,000
N 34,000
N 33,000
W 18,000
W 16,500
E 890,000
N 569,000



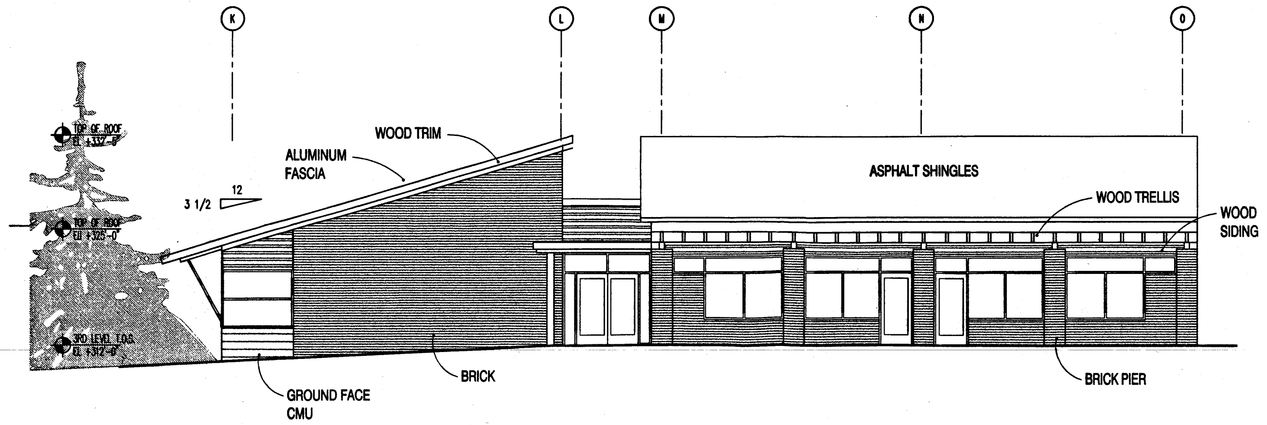
C1 / A402 ART CENTER WEST ELEVATION

1/8" = 1'-0"



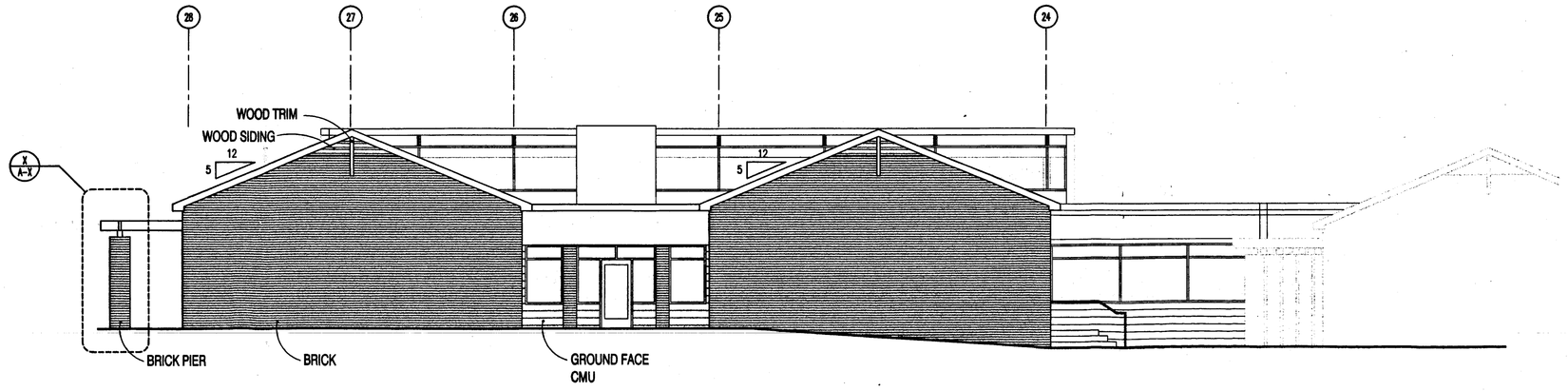
C2 / A402 LOWER SCHOOL SOUTH ELEVATION

1/8" = 1'-0"



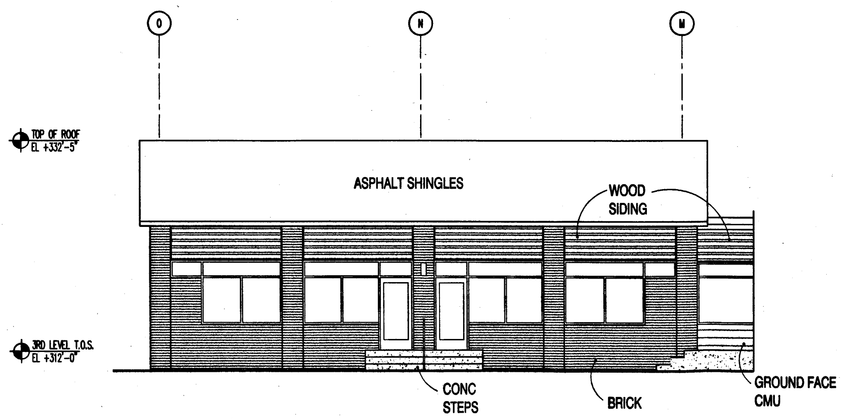
B1 / A402 LOWER SCHOOL EAST ELEVATION

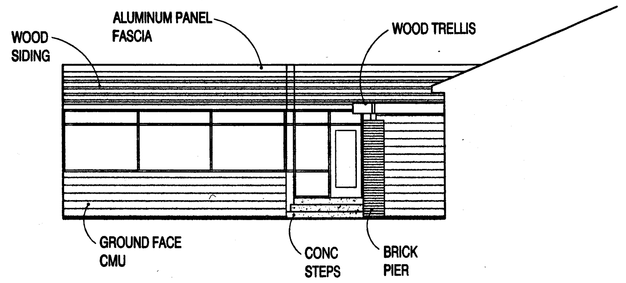
1/8" = 1'-0"

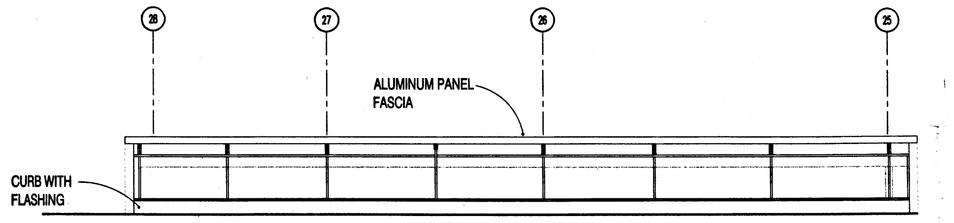


B3 / A402 LOWER SCHOOL NORTH ELEVATION

1/8" = 1'-0"







Cho Benn Holback + Associates

ARCHITECTS
CHO BENN HOLBACK + ASSOCIATES, INC
200 NORTH CHARLES STREET
BALTIMORE MD 21201
410 576 0440

STRUCTURAL ENGINEERS
MINCIN PATEL MILANO, INC.
1818 POT SPRING ROAD, SUITE 12
LUTHERVILLE, MD 21093
410-561-1448

MECH / ELECT ENGINEERS
JAMES POSEY ASSOCIATES, INC.
3112 TIMANUS LANE
BALTIMORE, MD 21224-2871
410-265-6100

SEAL
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20000, EXPIRATION DATE 00/00/00

PARK SCHOOL - RENOVATIONS & ADDITIONS

PROJECT NO: 20105

2425 OLD COURT ROAD, BROOKLANDVILLE, MD 21022

DESIGN DEVELOPMENT

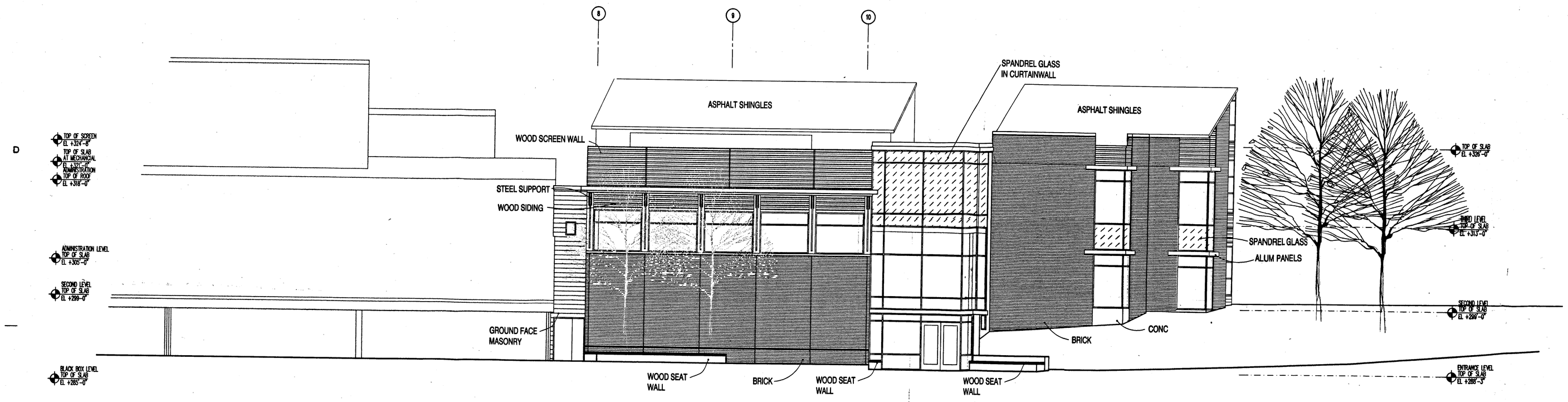
JUNE 8, 2001

MARK	DATE	DESCRIPTION

DWG FILE: 20105 D0 A401.dwg
DRAWN BY:
CHECKED BY:

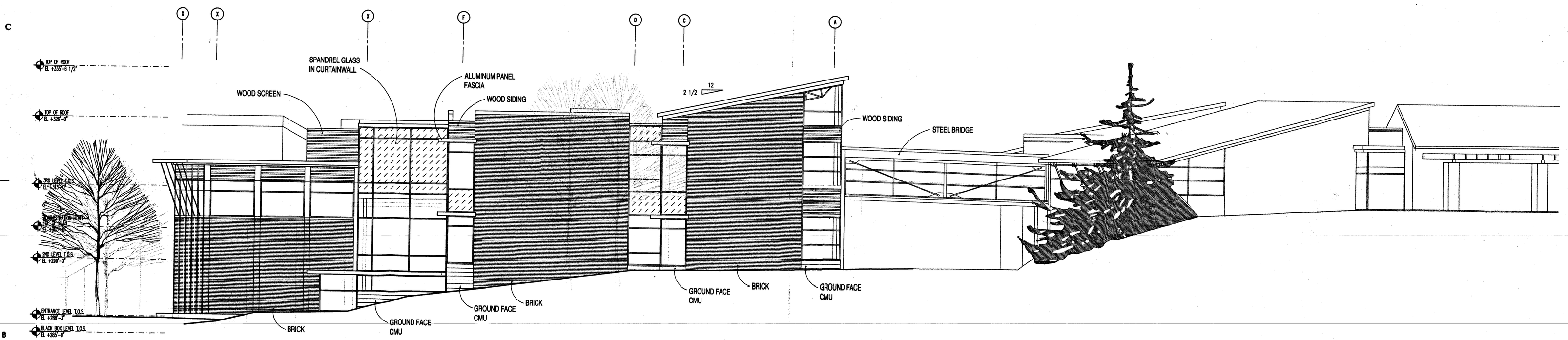
COPYRIGHT © 2000 CHO BENN HOLBACK + ASSOCIATES
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

ELEVATIONS



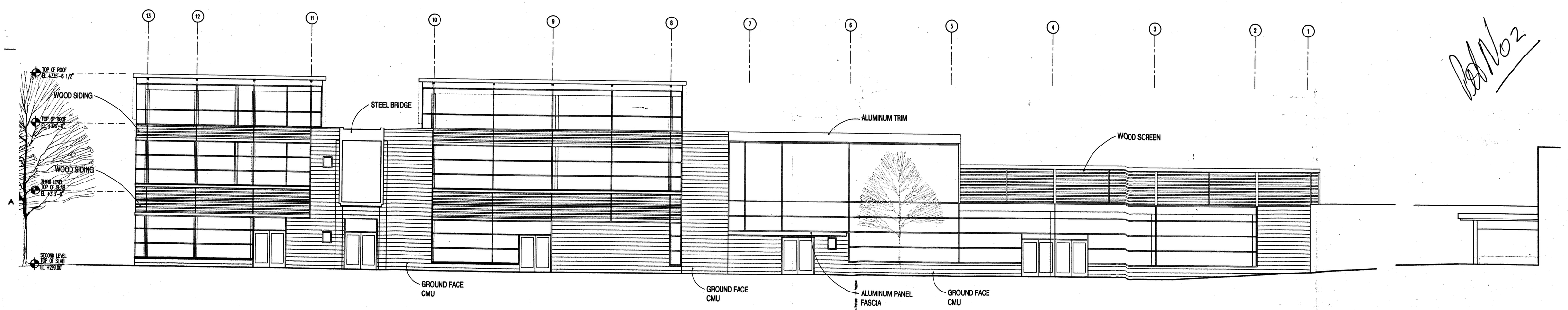
C1 / A401 ART CENTER SOUTH ELEVATION

1/8" = 1'-0"



B1 / A401 ART CENTER EAST ELEVATION

1/8" = 1'-0"



Bid No 2

Cho Benn Holback + Associates

ARCHITECTS
CHO BENN HOLBACK + ASSOCIATES, INC
200 NORTH CHARLES STREET
BALTIMORE MD 21201
410 576 0440

STRUCTURAL ENGINEERS
MINCIN PATEL MILANO, INC.
1818 POT SPRING ROAD, SUITE 12
LUTHERVILLE, MD 21093
410-561-1448

MECH / ELECT ENGINEERS
JAMES POSEY ASSOCIATES, INC.
3112 TIMANUS LANE
BALTIMORE, MD 21224-2871
410-265-6100

SEAL
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER 00000. EXPIRATION DATE 00/00/00

PARK SCHOOL - RENOVATIONS & ADDITIONS

PROJECT NO: 20105

2425 OLD COURT ROAD, BROOKLANDVILLE, MD 21022

DESIGN DEVELOPMENT

JUNE 8, 2001

MARK	DATE	DESCRIPTION

DWG FILE: 20105 DD A401.dwg
DRAWN BY:
CHECKED BY:

COPYRIGHT © 2000 CHO BENN HOLBACK + ASSOCIATES
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH SITE WORK.

ELEVATIONS

Vicinity Map

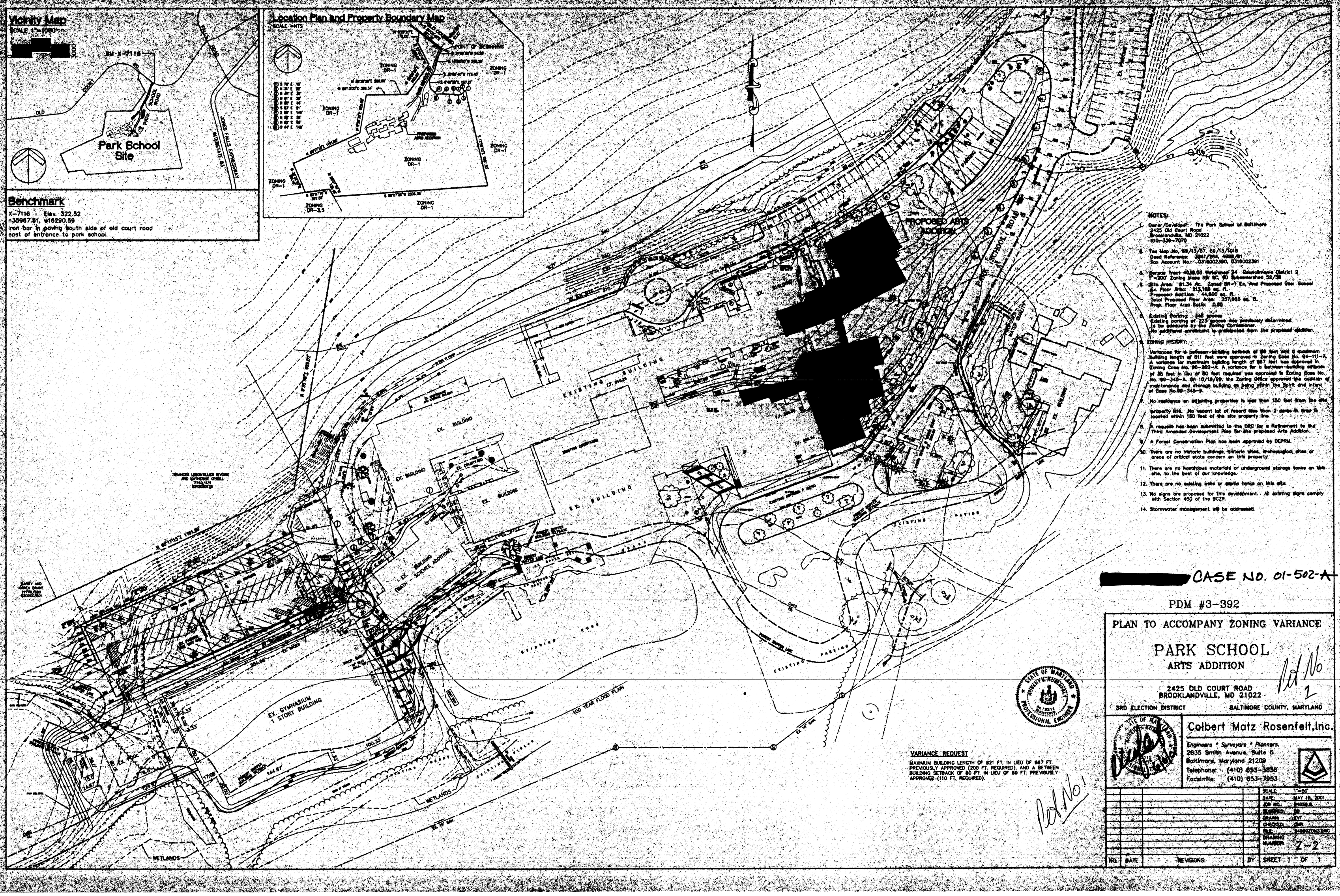
SCALE 1"=1000'

Benchmark

X-7116 Elev. 322.52
n35967.51, e16290.59
Iron bar in paving south side of old court road east of entrance to park school.

Location Plan and Property Boundary Map

SCALE 1"=175'



NOTES:

1. Owner/Developer: The Park School of Baltimore
   2425 Old Court Road
   Brooklandville, MD 21022
   410-339-7079
2. Tax Map No. 69/13/67, 69/13/1018
   Deed Reference: 3861/294, 4068/81
   Tax Account No.: 0318002390, 0318002391
3. Parcel: Tract 4038.03 Retracted 24 Subdivision District 2
   1=2007 Zoning Map 109 BC, PD Subdivision 38/38
4. Site Area: 91.34 Ac. Zoned DR-1 Ex. And Proposed Use: School
   Ex. Floor Area: 213,188 sq. ft.
   Proposed Addition: 44,500 sq. ft.
   Total Proposed Floor Area: 257,688 sq. ft.
   Prop. Floor Area Ratio: 0.65
5. Existing Parking: 348 spaces
   Existing parking of 273 spaces was previously determined to be adequate by the Zoning Commissioner.
   No additional spaces are proposed form the proposed addition.
6. ZONING HISTORY:

   Variances for a between-building setback of 69 feet and a maximum building length of 811 feet were approved in Zoning Case No. 94-111-A. A variance for maximum building length of 887 feet was approved in Zoning Case No. 96-202-A. A variance for a between-building setback of 35 feet in lieu of 80 feet required was approved in Zoning Case No. No. 99-345-A. On 10/18/99, the Zoning Office approved the addition of maintenance and storage building as being within the spirit and intent of Case No.99-345-A.

7. No residence on adjoining properties is less than 150 feet from the site property line. No vacant lot of record less than 2 acres in area is located within 150 feet of the site property line.
8. A request has been submitted to the DRC for a Refinement to the Third Amended Development Plan for the proposed Arts Addition.
9. A Forest Conservation Plan has been approved by DEPRM.
10. There are no historic buildings, historic sites, archeological sites or areas of critical state concern on this property.
11. There are no hazardous materials or underground storage tanks on this site, to the best of our knowledge.
12. There are no existing wells or septic tanks on this site.
13. No signs are proposed for this development. All existing signs comply with Section 450 of the BCZR.
14. Stormwater management will be addressed.

[redacted] CASE NO. 01-502-A

PDM #3-392

VARIANCE REQUEST

MAXIMUM BUILDING LENGTH OF 821 FT. IN LIEU OF 667 FT. (PREVIOUSLY APPROVED (200 FT. REQUIRED), AND A BETWEEN BUILDING SETBACK OF 80 FT. IN LIEU OF 69 FT. PREVIOUSLY APPROVED (110 FT. REQUIRED).

STATE OF MARYLAND
NORMAN E. ROSENFELT
No. 19111
REGISTERED
PROFESSIONAL ENGINEER

Red No 1

PLAN TO ACCOMPANY ZONING VARIANCE

PARK SCHOOL
ARTS ADDITION

Red No 2

2425 OLD COURT ROAD
BROOKLANDVILLE, MD 21022

3RD ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
NORMAN E. ROSENFELT
No. 19111
REGISTERED
PROFESSIONAL ENGINEER

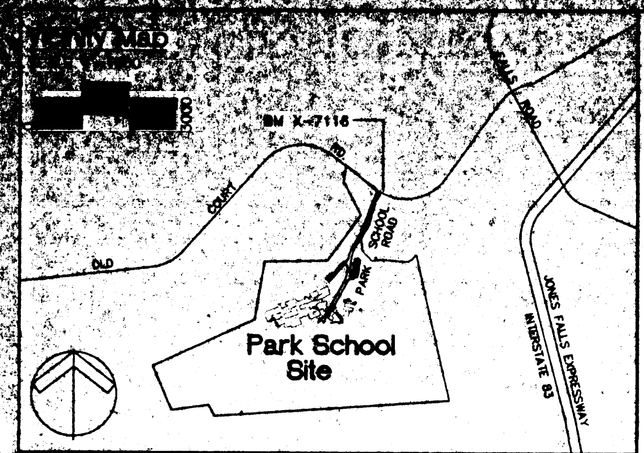
Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE:	1"=50'
DATE:	MAY 18, 2001
JOB NO.:	94058.B
DESIGNED:	BG
DRAWN:	JRVT
CHECKED:	CMR
FILE:	94058-FINAL
DRAWING NUMBER:	Z-2

NO.	DATE	REVISIONS:	BY

SHEET 1 OF 1

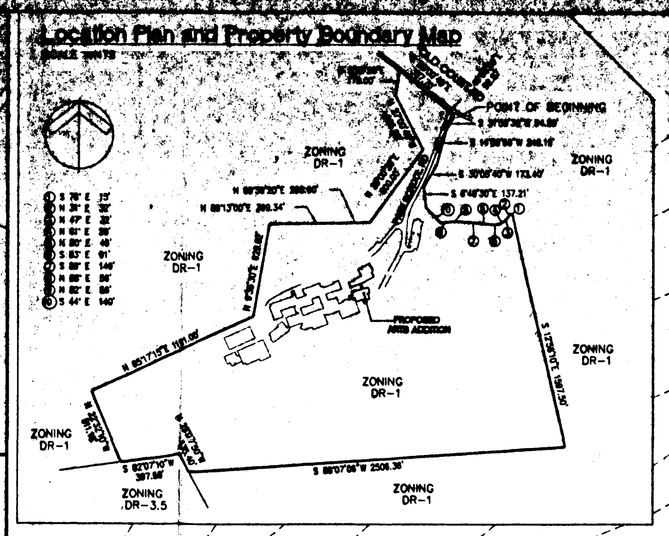
Vicinity Map

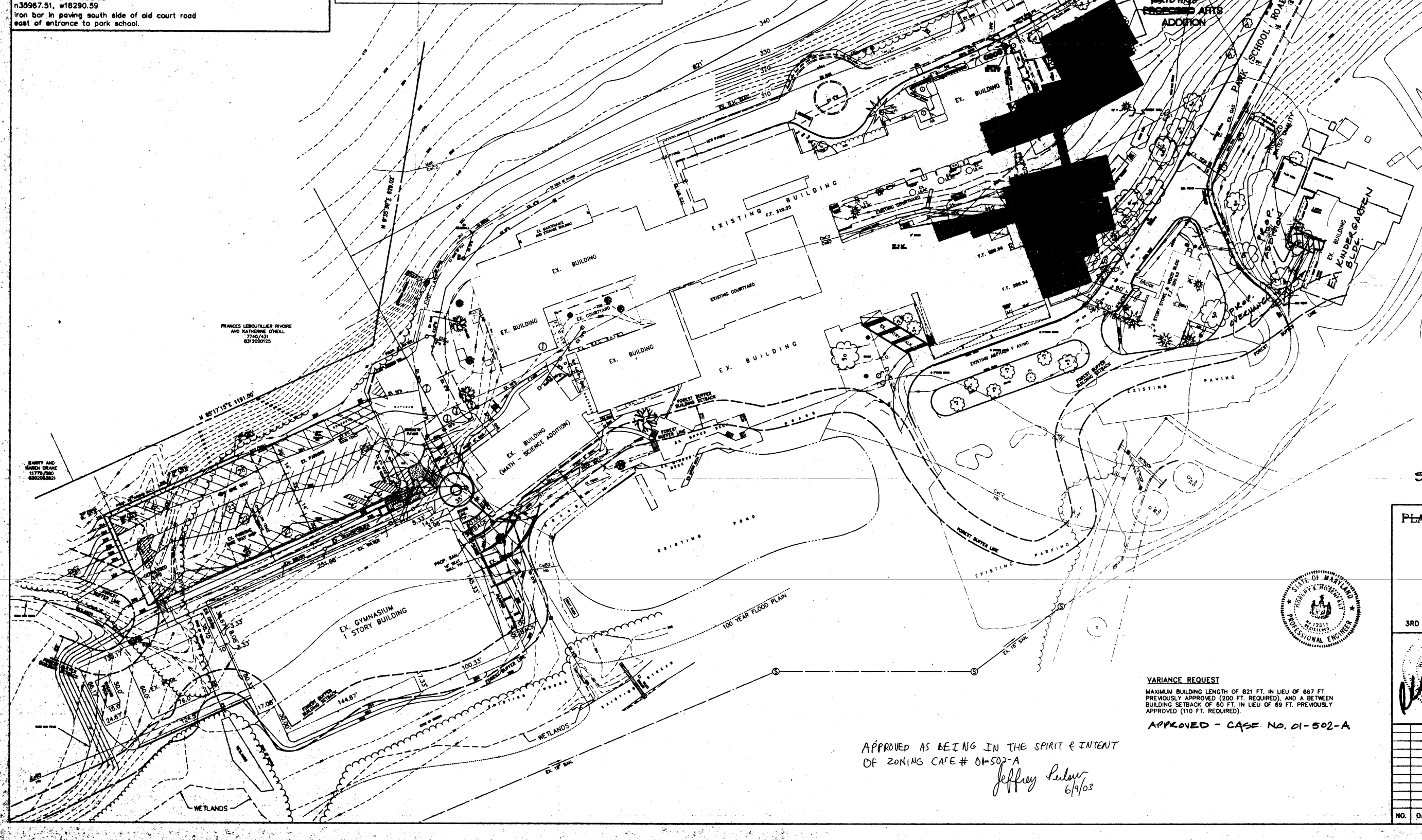


Benchmark

X-7118 Elev. 322.52
n35967.51, w16290.59
Iron bar in paving south side of old court road east of entrance to park school.

Location Plan and Property Boundary Map





NOTES:

1. Owner/Developer: The Park School of Baltimore
   2425 Old Court Road
   Brooklandville, MD 21022
   410-339-7070
2. Tax Map No. 69/13/87, 69/13/1018
   Deed Reference: 3341/264, 4998/91
   Tax Account No.: 0316002390, 0316002391
3. Census Tract 4038.03 Watershed 24 Councilmanic District 2
   1"=200' Zoning Maps NW 9C, 9D Subwatershed 52/58
4. Site Area: 91.34 Ac. Zoned DR-1 Ex. And Proposed Use: School
   Ex. Floor Area: 213,188 sq. ft.
   Proposed Addition: 44,500 sq. ft.
   Total Proposed Floor Area: 257,688 sq. ft.
   Prop. Floor Area Ratio: 0.65
5. Existing Parking: 348 spaces
   Existing parking at 223 spaces was previously determined to be adequate by the Zoning Commissioner.
   No additional enrollment is anticipated from the proposed addition.
6. ZONING HISTORY:
   Variances for a between-building setback of 69 feet and a maximum building length of 611 feet were approved in Zoning Case No. 94-111-A. A variance for maximum building length of 667 feet was approved in Zoning Case No. 96-202-A. A variance for a between-building setback of 35 feet in lieu of 80 feet required was approved in Zoning Case No. No. 99-345-A. On 10/18/99, the Zoning Office approved the addition of maintenance and storage building as being within the Spirit and Intent of Case No.99-345-A.
7. No residence on adjoining properties is less than 150 feet from the site property line. No vacant lot of record less than 2 acres in area is located within 150 feet of the site property line.
8. A request has been submitted to the DRC for a Refinement to the Third Amended Development Plan for the proposed Arts Addition.
9. A Forest Conservation Plan has been approved by DEPRM.
10. There are no historic buildings, historic sites, archeological sites or areas of critical state concern on this property.
11. There are no hazardous materials or underground storage tanks on this site, to the best of our knowledge.
12. There are no existing wells or septic tanks on this site.
13. No signs are proposed for this development. All existing signs comply with Section 450 of the BCZR.
14. Stormwater management will be addressed.

RECEIVED
MAY 29 2003
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

SPIRIT & INTENT PLAN
PDM #3-392 5-29-03

~~PLAN TO ACCOMPANY ZONING VARIANCE~~

PARK SCHOOL

~~ARTS ADDITION~~
KINDERGARTEN ADDITION

2425 OLD COURT ROAD
BROOKLANDVILLE, MD 21022

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND ROBERT E. ROSENFELT No. 12231 PROFESSIONAL ENGINEER

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE:	1"=50'
DATE:	MAY 16, 2001
JOB NO.:	94059.8
DESIGNED:	TM
DRAWN:	EVT
CHECKED:	DBH
FILE:	94059ZONA.DWG
DRAWING NUMBER:	Z-2
SHEET	1 OF 1

NO.	DATE	REVISIONS:	BY

VARIANCE REQUEST

MAXIMUM BUILDING LENGTH OF 821 FT. IN LIEU OF 667 FT. PREVIOUSLY APPROVED (200 FT. REQUIRED), AND A BETWEEN BUILDING SETBACK OF 60 FT. IN LIEU OF 69 FT. PREVIOUSLY APPROVED (110 FT. REQUIRED).

APPROVED - CASE NO. 01-502-A

APPROVED AS BEING IN THE SPIRIT & INTENT OF ZONING CASE # 01-502-A
Jeffrey Perlow 6/9/03