IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – S/S Pot Spring Road,
2,895' S of Old Bosley Road
(2600 Pot Spring Road)

8th Election District 4th Council District

Associated Catholic Charities, Inc. Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-204-SPHXA

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for

Special Hearing, Special Exception and Variance filed by the owners of the subject property,

Associated Catholic Charities, Inc., by Harold Smith, Executive Director, through their attorney,

Robert A. Hoffman, Esquire. The Petitioners request a special hearing to allow a proposed

building to straddle the zone line, pursuant to the Zoning Commissioner's Policy Manual. In

addition, a special exception is requested to permit a community building in the D.R.2 and R.C.4

zones, pursuant to Sections 1A03.3.B.3 and 1B01.1.C.4 of the Baltimore County Zoning

Regulations (B.C.Z.R.). Finally, the Petitioners request variance relief from Sections 1B01.2.B.2

and 504 of the B.C.Z.R. and Division II, Section A (p.29) of the Comprehensive Manual of

Development Policies (C.M.D.P.) to permit total building lengths of 600 feet and 440 feet in lieu

of the maximum allowed 200 feet in D.R.2 zone. The subject property and requested relief are

more particularly described on the site plan(s) submitted which were accepted into evidence and

marked as Petitioner's Exhibits 1A & 1B.

Appearing at the requisite public hearing in support of the request were Mary Rode and Nicholas Pulos, representatives of Associated Catholic Charities, Inc., property owners, and David Karceski, Esquire, attorney for the Petitioners. Also appearing on behalf of the Petitioners David Locke and Mitch Kellman, representatives of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property; Larry Townsend on behalf of the Greater Timonium

Community Council, and Michael Murphy, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is part of an overall tract containing approximately 43.2478 acres in area, split zoned D.R.2 and R.C.4. The parcel is located on the west side of Pot Spring Road, between Timonium Road and Old Bosley Road in Timonium. The front portion of the site immediately adjacent to Pot Spring Road is zoned R.C.4. The rear, and larger portion of the overall tract is zoned D.R.2. The property is the site of the St. Vincent's Center, which is operated by the Associated Catholic Charities, Inc., and provides residential and treatment facilities to children in need. Specifically, it was indicated at the hearing that abused and neglected children ages 3 to 13 are frequently referred to the facility for care, counseling and treatment as necessary. Currently, there are six cottages that can house between 10 and 12 children each. Additionally, there are other existing buildings on the site which provide recreational, religious and administrative support.

Presently, St. Vincent's Center can accommodate up to 70 children and that number will not change; however, a new indoor recreational facility is proposed to provide much needed space. Further, an additional one-story residential unit will be added to replace an existing cottage that will be converted for office and administrative use. The plan also shows the relocation of a swimming pool.

St. Vincent's has operated at the subject location for many years and there are similar institutional type uses nearby. For example, the Mercy Ridge elderly housing facility is located immediately across Pot Spring Road from the subject site. Mr. Townsend on behalf of the GTCC indicated that St. Vincent's has always been considered a good and appropriate neighbor in the area and his organization does not oppose their request.

Special exception relief is requested to allow the proposed new building, which is defined within the B.C.Z.R. as a community building. Community buildings are permitted in the D.R. and R.C. zones only by special exceptions. Special hearing relief is requested in that a portion of the proposed construction will be bisected by the R.C.4/D.R.2 zoning line. This is a

technical issue in that the lot is used for a single integrated purpose. Finally, variance relief is requested due to the length of the proposed building. In this regard, it is to be noted that the campus features a series of buildings as described above; however, these buildings are interconnected and under the B.C.Z.R. are therefore considered one structure. As more particularly shown on the site plan, the overall length of the building is in excess of 600 feet, running in an east/west direction, and 440 feet in a north/south direction. A maximum length of 200 feet is allowed; thus, variance relief is requested.

Based upon the testimony and evidence offered, all of which was undisputed, I am easily persuaded that the Petitions for Special Hearing, Special Exception and Variance relief should be granted. The services provided by St. Vincent's are vital to the residents of Baltimore County and the larger metropolitan area. Additionally, the fact that St. Vincent's has operated at this location for many years is persuasive, as is the fact that there are similar institutional uses nearby. For all of these reasons I find that the Petitioners have met the requirements for special exception relief under Section 502.1 of the B.C.Z.R. and for variance relief under Section 307. Moreover, special hearing approval is granted to resolve the technical issue relating to the location of the internal zone line. Finally, certain Zoning Advisory Committee (ZAC) comments were offered by the reviewing agencies of Baltimore County. The Petitioner indicated that there would be compliance with these comments.

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.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a community building in the D.R.2 and R.C.4 zones, pursuant to Sections 1A03.3.B.3 and

1B01.1.C.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1A and 1B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.2.B.2 and 504 of the B.C.Z.R. and Division II, Section A (p.29) of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit total building lengths of 600 feet and 440 feet in lieu of the maximum allowed 200 feet in the D.R.2 zone, in accordance with Petitioner's Exhibits 1A and 1B, be and is hereby GRANTED, subject to the following restrictions:

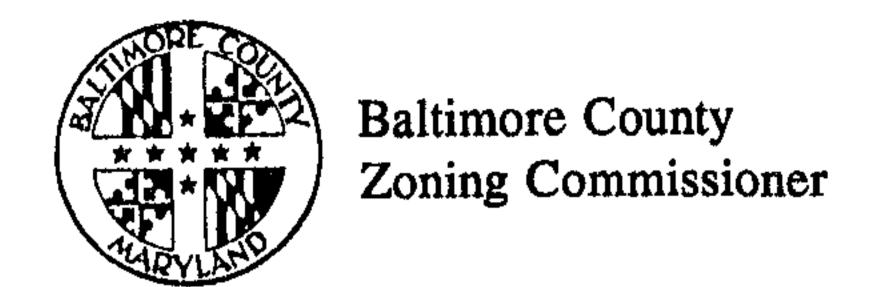
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order. However, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by the Office of Planning (OP), dated January 7, 2003, and the Department of Environmental Protection and Resource Management (DEPRM) dated December 15, 2002 and January 8, 2003, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site 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



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

Fax: 410-887-3468

January 21, 2003

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

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE W/S Pot Spring Road, S of Collinsway Road

(2600 Pot Spring Road)

8th Election District – 4th Council District

Associated Catholic Charities, Inc. - Petitioners

Case No. 03-204-SPHXA

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, 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: Mr. Harold A. Smith, Exec. Dir. & Ms. Mary Rode, Associated Catholic Charities, Inc. 2300 Dulaney Valley Road, Timonium, Md. 21093

Mr. Nicholas Pulos, Associated Catholic Charities, 320 Cathedral St., Baltimore, Md. 21201 Messrs. David Locke & Mitch Kellman, Daft-McCune-Walker, Inc.

200 E. Pennsylvania Avenue, Towson, Md. 21218

Michael Murphy, Esquire, 800 N. Charles Street, Baltimore, Md. 21201 Mr. Larry Townsend, 1111 Longbrook Road, Lutherville, Md. 21093

Office of Planning; DEPRM; People's Counsel; Case File



Case No. 03 - 204-5PHX4

REV 9115198

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2600 Pot Spring Road

which is presently zoned D.R.2 and R.C.4

IWe do solemnly declare and affirm, under the penalties of

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

ESTIMATED LENGTH OF HEARING SOE SPIEN

UNAVAILABLE FOR HEARING ___

Reviewed By Date 10-28-02

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to allow a proposed building to straddle the zone line pursuant to the Zoning Commissioner's Policy Manual.

Property is to be posted and advertised as prescribed by the zoning regulations.
i, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Contract Pul	<u>rchaser/Lessee:</u>		<u>Legal Owner(s):</u>								
			Associated C	Catholic Cha	rities, In	c.					
Name - Type or Pr	rint		Name Type or Print Courth								
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Signature			Signature			·····					
			Harold Smith	ı, Executive	Director						
Address		Telephone No.	Name - Type or Prin	t							
City	State	Zıp Code	Signature	······································	······································	· · · · · · · · · · · · · · · · · · ·					
Attorney For	Petitioner:		2300 Dulaney	valley Roa	d (410)25	2-4700					
_			Address	····		Telephone No.					
Robert A. H	offman		Timonium,	Maryland	21093						
Name - Type or Pr	int / / /		City	<u> </u>	State	Zip Code					
1 shert	1 + folkrum / SML		Representativ	e to be Conta	cted:						
Sigrature	1										
	etjer and Howard,	LLP	Robert A. Ho	offman							
Company			Name	······································							
210 Alleghe	eny Avenue (410)49	946200	210 Allegher	ny Avenue	(410)494-6	200					
Address		Telephone No.	Address		Τe	elephone No.					
Towson,	Maryland .	21204	Towson,	Maryland	21204						
City	State	Zip Code	City	· · · · · · · · · · · · · · · · · · ·	State	Zip Code					
			9	OFFICE USE (<u>ONLY</u>						



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2600 Pot Spring Road

which is presently zonedD.R.2 and R.C.4 This Petition shall be filed with the Department of Permits and Development Management. The undersigned, lec owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto a made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use t herein described property for

Special Exception to permit a community building in the D.R.2 and R.C.4 zones pursuant to Sections 1A03.3.B.3 and 1B01.1.C.4 of the Baltimore County Zoning Regulations.

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 t 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:	Legal Owner(s):								
Name - Type or Print	Associated Catholic Charities, Inc.								
	Name-Type or Print A fuette								
Signature	Signature								
Address	Harold Smith, Executive Director								
Telephone No.	Name - Type or Print								
City State Zip Code	Signature								
Attorney For Petitioner:	2300 Dulaney Valley Road (410)252-4700								
Robert A. Hoffman	Address Telephone No. Timonium, Maryland 21093								
Name Type or Print // //	City State Zip Code								
Ment H. Honn 11/1	Representative to be Contacted:								
Signature	Trapidacitative to be colliacied.								
Venable, Baetjer and Howard, LLP	Robert A. Hoffman								
Company 210 Allegheny Avenue (410)494-6200	Name 210 Allegheny Avenue (410)494-6200								
Address Telephone No.	Address Telephone No.								
Towson, Maryland 21204	Towson, Maryland 21204								
City State Zip Code	City State Zip Code								
	OFFICE USE ONLY								
83 sa No. 03-204-5PHX4	ESTIMATED LENGTH OF HEARING ALL DRY UNAVAILABLE FOR HEARING								
REV 09/15/98	Reviewed By Date 10 -28-02								



Petition for Variance

to the Zaning Commissioner of Baltimore County

for the property located at 2600 Pot Spring Road

which is presently zoned D.R.2 and R.C.4

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)
Variance from Sections 1801.2.B.2 and 504 of the Baltimore County Zoning Regulations and Division II, Section A (p. 29) of the Comprehensive Manual of Development Policies to

allow total building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet in the D.R.2 zone.

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.

	is the subject of this Fellion.								
Contract Purchaser/Lessee:	Legal Owner(s):								
Name - Type or Print	Associated Catholic Charities, Inc.								
	Sacocala-Swith								
Signature	Signature								
	Harold Smith, Executive Director								
Address Telephone No.	Name - Type or Print								
City State Zip Code	Signature								
Attorney For Petitioner:	2300 Dulaney Valley Road (410)252-4700								
	Address Telephone No.								
Robert A. Hoffman	Timonium, Maryland 21093								
Name - Type or Print	City State Zip Code								
lover H. Ham John	Representative to be Contacted:								
Signature	Trepresentative to be collidered.								
Venable, Baetjer and Howard, LLP	Robert A. Hoffman								
Company	Name								
210 Allegheny Avenue (410)494-6200	210 Allegheny Avenue (410)494-6200								
Address Telephone No.	Address Telephone No.								
Towson, Maryland 21204	Towson, Maryland 21204								
City State Zip Code	City State Zip Code								
	OFFICE USE ONLY								
Case No. 03-204-SPHXA	ESTIMATED LENGTH OF HEARING See SP. Ex								
	UNAVAILABLE FOR HEARING								
	Reviewed By Date 10-28-02								
REV 9/15/98									

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

ASSOCIATED CA		パイ・アロロス シーコ	HC.
Name - Type or Print	a- Su	ith	
Signature			· · · · · · · · · · · · · · · · · · ·
Harold Smith,	Executive	Director	•
Name - Type or Print	··· ·· ·· ·· ·· ·· ·· ·· ·· ·· ·	······································	· · · · · · · · · · · · · · · · · · ·
Signature			
2300 Dulaney	Valley Roa	d (410)2	252-4700
Address		****	Telephone No
Timonium,	Maryland	21093	•
City		State	Zip Code
Representative	to be Con	tacted:	
Robert A. Hof	fman		
Name 210 Allegheny	Avenue	(410)494-	-6200
Address		······································	Telephone No.
Towson,	Maryland	21204	(Cicpitolia tto:
City		State	Zip Code
<u>o</u>	FFICE USE	ONLY	

Description

To Accompany Special Exception

1.98 Acre Parcel

Southwest Side of Pot Spring Road

South of Old Bosley Road

Eighth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

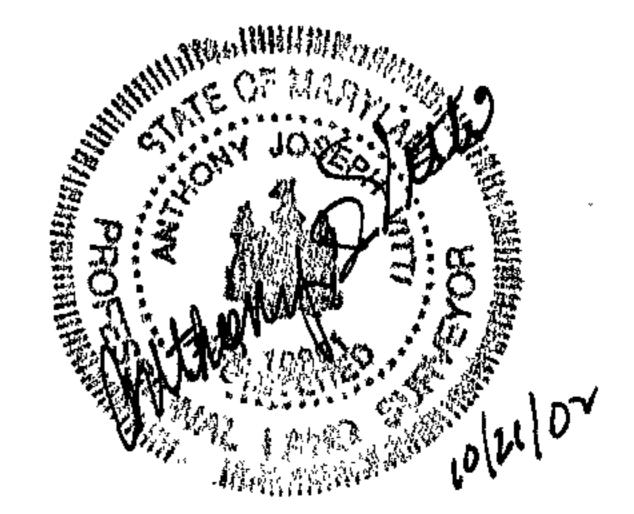
200 East Pennsylvania Avenue Towson, Maryland 21286 http://www.dmw.com 410 296 3333 Fax 410 296 4705

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

Beginning for the same on the south side of Pot Spring Road, at the end of the second of the two following courses and distances, as measured from the intersection of the centerline of Pot Spring Road with the centerline of Old Bosley Road, (1) Southeasterly, along the centerline of Pot Spring Road, 2895 feet, more or less, and thence (2) Southwesterly, 30 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on said southeast side of Pot Spring Road, (1) South 20 degrees 17 minutes 03 seconds East 49.11 feet, thence leaving said Pot Spring Road and running for the four following courses and distances, viz: (2) South 00 degrees 28 minutes 00 seconds East 280.74 feet, thence (3) South 89 degrees 32 minutes 00 seconds West 265.24 feet, thence (4) North 00 degrees 28 minutes 00 seconds West 326.94 feet, and thence (5) North 89 degrees 32 minutes 00 seconds East 248.59 feet to the point of beginning; containing 1.98 acres, THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING more or less PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 21, 2002

Project No. 90052.Z1 (L90052.Z1)



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: #03-204-\$PHXA

2600 Pot Spring Road

S/side Pot Spring Road, 2895 feet south of centerline Old Bosley Road.

Bth Election District - 4th Councilmanic District

Legal Owner(s): Associated Catholic Charities, inc.

Legal Owner(s): Associated Catholic Charities, inc.

Special Exception: to permit a community building. Special Hearing to allow proposed building to straddle the cial Hearing to allow proposed building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet.

Hearing: Thursday, January 9, 2003 at 9:00 a.m. in Hearing: Thursday, January 9, 2003 at 9:00 a.m. in Hearing: Thursday, January 9, 2003 at 9:00 a.m. in

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 12/793 Dec. 24

,2002

IFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERT once in each of

X The Jeffersonian

Catonsville Times Arbutus Times

Towson Times

Owings Mills Times

NE Booster/Reporter

County News North

MAN CONTRACT

LEGAL ADVERTISING

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YE	FOR: Comment of the Sections	FROM:	AMOUN.	DATE 10-28 CZ ACCOU	BALTIMORE COUNTY, MARYLA OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT
YELLOW - CUSTOMER	RAG VOISENCE T. Ting Trans.	of a thousand	1. 650. CD	INT R. 201-006-6150	AND No. 14550
CASHIER'S VALIDATION		(4) (4) (4) (4) (4) (4) (4) (4) (4) (4)		THE WALLS TAILORS	

CERTIFICATO OF POSTING

•	•
•	Petitioner/Developer: ASSOC-(ATEI)
	CATHOLIC Charities, INC.
	Date of Hearing/Closing: \(\frac{9/03}{} \)
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Fowson, MD 21204	**
Attention: Ms. Gwendolyn Stephens	
Ladies and Gentlemen:	
194 *	
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 2600- Pot SPRING
were posted conspicuously on the property	viocated at 2600- Pot SPRING
	viocated at 2600- Pot SPRING
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ZD	/ located at 2600. Pot SPRING /2/22/02 (Month, Day, Year)
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ZD	/z/22/02 (Month, Day, Year) Sincerely,
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ZD	/z/22/02 (Month, Day, Year) Sincerely,
ZD	/2/22/02 (Month, Day, Year) Sincerely, /2/22/62 (Signature of Sign Poster and Date) SSG ROBERT BLACK
The sign(s) were posted on	/z/22/02 (Month, Day, Year) Sincerely, /z/22/02 (Signature of Sign Poster and Date)
he sign(s) were posted on	/2/22/02 (Month, Day, Year) Sincerely, /2/22/62 (Signature of Sign Poster and Date) SSG ROBERT BLACK
The sign(s) were posted on	/2/22/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address)
The sign(s) were posted on	/2/22/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222
The sign(s) were posted on	/2/22/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address)
The sign(s) were posted on	/2/22/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222

RE: Case No.: 03-204-9PHXA

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

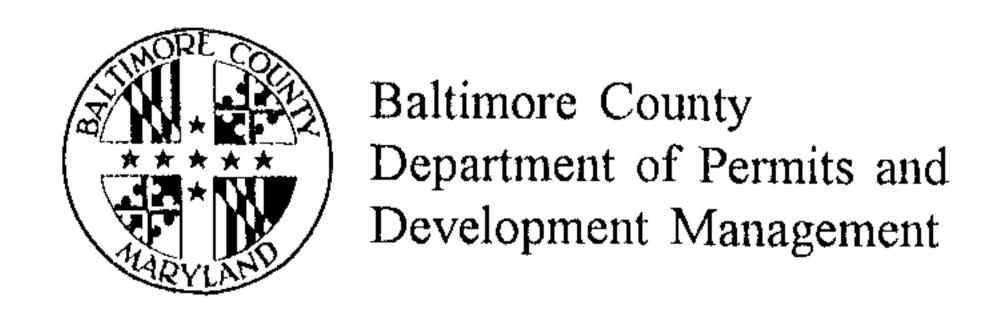
The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the 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: 03-204 - SPHXA
Petitioner Associated AMoln Mansfes, Fire.
Address or Location: 2600 Pot Spring Road
PLEASE FORWARD ADVERTISING BILL TO:
Name Army Dontell
Address: 210 Alleghenn frence
Towson 1/2 21204
Telephone Number: (410) 494 6244

Revised 2/20/98 - SCJ



Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

November 19, 2002

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: 03-204-SPHXA

2600 Pot Spring Road

S/side Pot Spring Road, 2895 feet south of centerline Old Bosley Road

8th Election District – 4th Councilmanic District

Legal Owner: Associated Catholic Charities, Inc., Howard Smith, Executive Director

<u>Special Exception</u> to permit a community building. <u>Special Hearing</u> to allow proposed building to straddle the zone line. <u>Variance</u> to permit total building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet.

Hearings: Friday, December 20, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon

Director

AJ:rlh

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

Associated Catholic Charities, Inc., Harold Smith, Executive Director, 2300 Dulaney Valley Road, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 5, 2002.

(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

Thursday, December 5, 2002 Issue - Jeffersonian

Please forward billing to:

Amy Dontel

410-494-6244

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: 03-204-SPHXA

2600 Pot Spring Road

S/side Pot Spring Road, 2895 feet south of centerline Old Bosley Road

8th Election District – 4th Councilmanic District

Legal Owner: Associated Catholic Charities, Inc., Howard Smith, Executive Director

<u>Special Exception</u> to permit a community building. <u>Special Hearing</u> to allow proposed building to straddle the zone line. <u>Variance</u> to permit total building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet.

Hearings:

Friday, December 20, 2002 at 10:00 a.m. in Room 106, Baltimore County

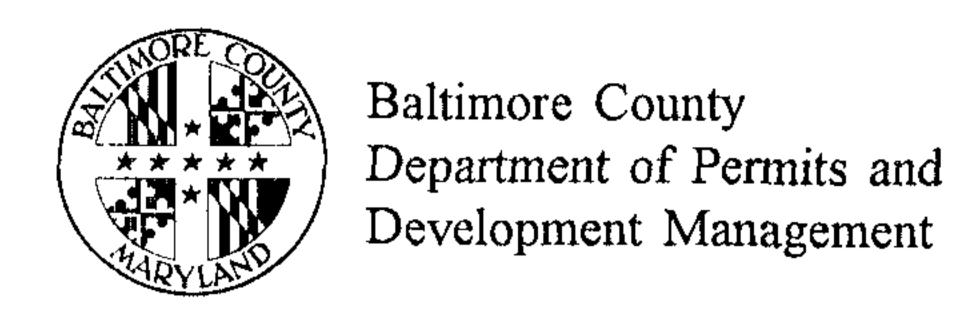
Office Building, 111 W. Chesapeake Avenue

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.



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

December 2, 2002

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

Dear Mr. Hoffman:

RE: Case Number 03-204-SPHXA

The above matter, previously scheduled for Friday, December 20, 2002 at 10:00 a.m. in Room 106, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

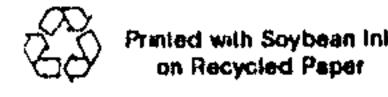
Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

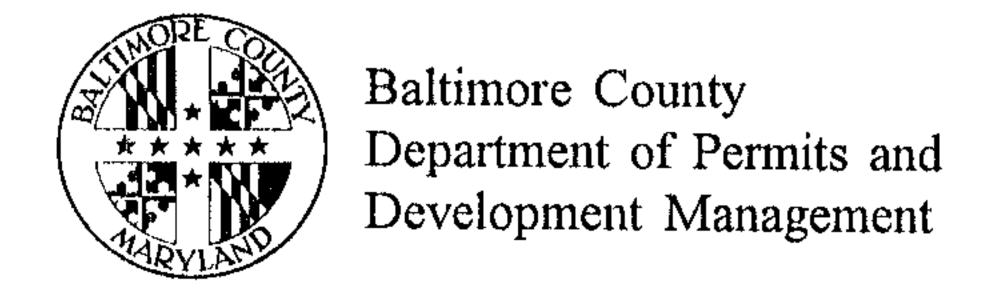
Very truly yours

Arnold Jablon Director

AJ:rlh

C: Associated Catholic Charities, Inc., Harold Smith, Executive Director, 2300 Dulaney Valley Road, Timonium 21093





Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353

Fax: 410-887-5708

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: 03-204-SPHXA

2600 Pot Spring Road

S/side Pot Spring Road, 2895 feet south of centerline Old Bosley Road

8th Election District – 4th Councilmanic District

Legal Owner: Associated Catholic Charities, Inc.

Special Exception to permit a community building. Special Hearing to allow proposed building to straddle the zone line. Variance to permit total building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet.

Hearings:

Thursday, January 9, 2003 at 9:00 a.m. in Room 407, County Courts Building 401 Rosley Avenue

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204 Associated Catholic Charities, Inc., Howard Smith, Executive Director, 2300 Dulaney Valley Road, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 24, 2002.

- (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, December 24, 2002 Issue - Jeffersonian

Please forward billing to:

Amy Dontell

410-494-6244

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:

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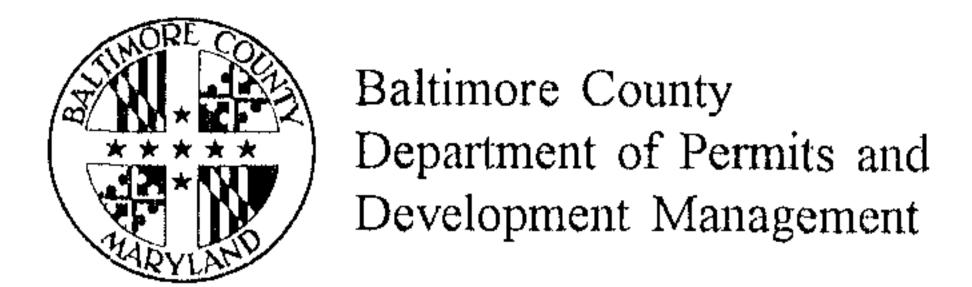
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

January 3, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-204-SPHXA, 2600 Pot Spring Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 2002.

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,

U. Call Rolland S.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Associated Catholic Charities, Inc., Harold Smith, Exec. Director, 2300 Dulaney Valley Road, Timonium 21093



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date:

11.20.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 204

215

Dear. Mr. Zahner:

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

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

Very truly yours,

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



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

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

203-209, 211-227

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: December 9, 2002

TO: Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT: Zoning Advisory Committee Meeting

For November 25, 2002 Item Nos. 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, and 227

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

RWB:CEN:jrb

cc: File

40

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

MN 13

DATE: January 7, 2003

SUBJECT:

2600 Pot Spring Road

INFORMATION:

Item Number:

03-204

Petitioner:

Associated Catholic Charities, Inc.

St. Vincent's Center

Zoning:

DR 2 and RC 4

Requested Action: Special Hearing to allow a proposed building to straddle the zone line, Special Exception to permit a community building in the DR 2 and RC 4 zone and a variance to allow total building lengths of 600 feet and 440 feet in lieu of the permitted 200 feet in the DR 2 zone.

SUMMARY OF RECOMMENDATIONS:

St. Vincent's is proposing a one-level residential building (± 195 'long) and a one-level multipurpose building (± 178 ' long). The total building length with connecting corridors facing Pot Spring Road is approximately 440 feet. The total building length including the existing buildings is approximately 600 feet.

Upon a favorable recommendation by the Director of the Office of Planning, non-residential uses permitted in the density residential zones may be increased from 200 feet in length up to a maximum of 300 feet and multi-family residential buildings may be increased from 240 to 300 feet.

The applicant has submitted a site plan with conceptual landscaping and building elevations that address the guidelines of the CMDP and compatibility objectives of section 26-282 of the Development Regulations.

The elevations demonstrate that the scale, massing and materials of these additions are compatible with those of the existing school. The proposed buildings with hip and gabled roofs

are veneered with similar brick, window fenestration and roof material used throughout the campus. The standing metal seam roof of the multi-purpose building should be of a similar tone as the asphalt shingles. The mass of the proposed buildings is segmented and architecturally varied to break up the massing. The overall building complex will present a consistent architectural theme. Therefore, the Office of Planning recommends favorably for the modification of standards.

The Office of Planning supports the petitioner's requests provided that the proposed improvements are in keeping with the site and landscape plans, and architectural drawings dated December 17, 2002.

Section Chief:

AFK/LL



BALTIMORE COUNTY, MARYLAND ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

January 8, 2003

TO:

Larry Schmidt, Zoning Commissioner

JAN - 8 /3

FROM:

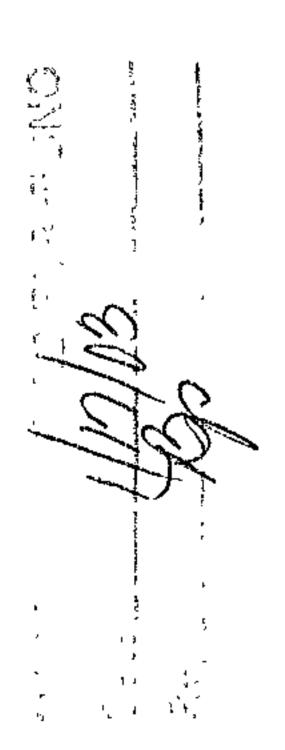
Wally Lippincott, Jr. WL/2BS

RE:

Case SpH 03-204 - St Vincents

I wish to correct my comments that were submitted for this project. The RC 4 limit on impervious surfaces is 10% not 5% (BCZR 1A03.4.B.3). This project does not exceed those requirements.

c. Bruce Seeley



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS /TGT

DATE:

December 15, 2002

SUBJECT:

Zoning Advisory Committee Meeting of 12/11/02
The impervious allowed for this site is 5%.

Reviewer:

Wally Lippincott

Date: 12/13/02

RE: PETITION FOR SPECIAL HEARING * BEFORE THE SPECIAL EXCEPTION & VARIANCE

2600 Pot Spring Road, S/side Pot Spring Rd * ZONING COMMISSIONER

2895ft S of Centerline Old Bosley Rd

8th Election District * FOR

4th Councilmanic District

Legal Owner: Harold Smith, Exec. Director * BALTIMORE COUNTY

Assoc. Catholic Charities, Inc.

Petitioner(s) * 03-204-SPHXA

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 19th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Ave, Towson, Maryland 21204, Attorney for Petitioner(s).

P

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

VINCENT'S CENTER

are 1856, emotional, behavioral and/or medical unable to live in a family setting due to member of Catholic Charities' Child and and supportive treatment environment for problems, many times stemming from a children and their families. develop. environment that allows them to grow and history of abuse and neglect. for children, birth to age 12, who are Family Services Division, offers transiand volunteers cared for children in need. Serving the children of Maryland since provided with a 24-hour therapeutic St. Vincent's Center has always and residential care and treatment provide a nurturing, loving St. Today, its staff All children Vincent's, a

MISSION STATEMENT

enrich the lives of vulnerable children and families through a range of programs St Vincent's Center strives to heal and services in a and

afly and professiongrowth and culturally compe ally sound, development of tent, and spiritustaff, is ethically



supports the process that guided



RESIDENTIAL SERVICES

children at The following services are offered to all St. Vincent's Center:

- living in a home like environment. Structured Therapeutic group
- group, family and art therapy) Clinical Services (including individual,
- Case Management
- Psychiat tric and Psychological Services
- (through private and public schools) Specialized Educational Services
- On-site medical care
- Off-site specialty care & dental services
- Volunteer & Recreational Programming
- Summer School Program

Spiritual

& Moral Development

DIAGNOSTIC CNIT

recommendations in a diagnostic classroom for the purpose of four to twe A 90 day, ten bed program designed for the evaluation and stabilization of children ages assessment lve and the provision of educational Services include placement

TREATMENT UNITS

Emotional and Family. child's Life Domains ~ Cognitive ~ ment units for children ages three to Behavioral ~ Spiritual/ Moral ~ Cultural family and takes into account all of the thorough assessment of the twelve. This treatment is based on a treatment within a residential setting, St. For those children who require ongoing Educational ~ Vincent's offers five, twelve-bed treat-Psychiatric ~ Health and Wellness ~ Recreation child and ~ Social/

CHARA House

risk for or who have HIV/AIDS, prenatal joy) is a community based, years of age, including those who are at infants and toddlers from b foster care home for medically fragile medical and psychological challenges drug and alcohol exposure and other Chara House is located in Baltimore City Chara House (Ka-ra, Greek meaning, 11th to four transitional

REFERRAL/ADMISSIONS

accepts emergency and planned 410-252-4000 St Vincent's Center contact the admissions coordinator at admissions. admissions to St. Vincent's For information on referral and programs,



ertwork and

oped into a powerful, one of a kind, perpetrators of child sexual abuse. professionals, educators, physicians and entorcement agencies, mental health presented locally and nationally to law learning and training process that is sexual abuse. The Exhibit has been devel-

UPPORTUNITIES

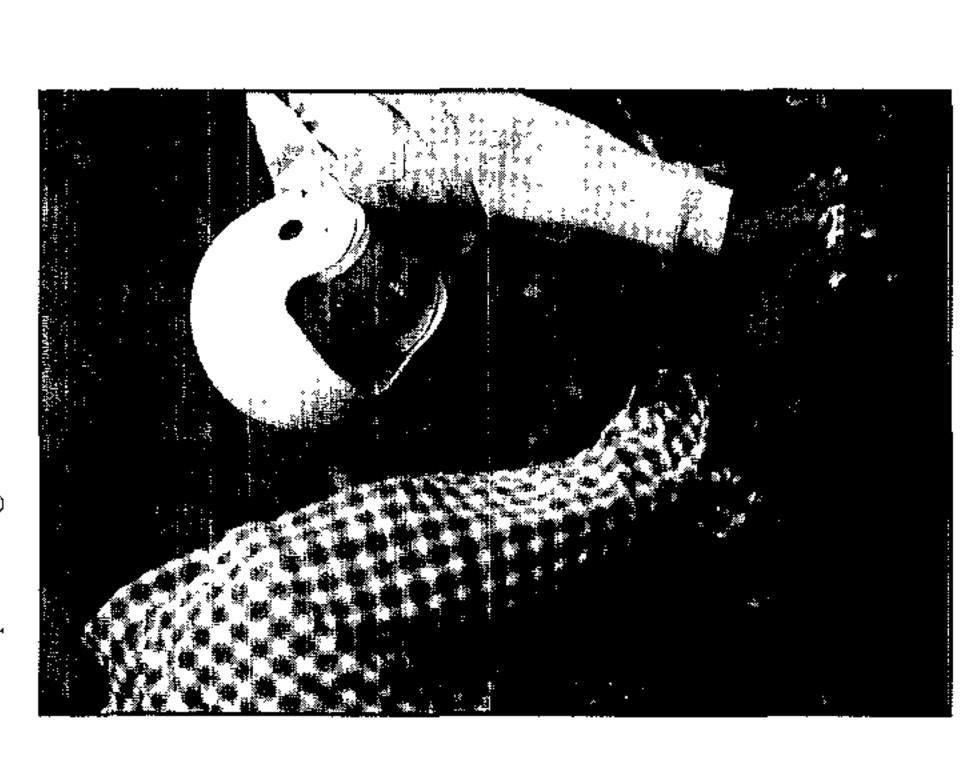
CAREER

maintenance, and housekeeping administrative support, management counselors, master level clinicians, nurses, ship programs are available for graduate growth, competitive salaries and a benefit and undergraduate students vision, 403b, life insurance, disability and package that includes medical, dental, We offer a team environment, career Our positions include child life Intern-

DONOR SERVICES

St Vincent's Center believes in surrounding the children with as much love and support as possible. To meet this goal, St Vincent's relies on the generosity and spirit of a number of donors and volunteers. Individuals, corporations, community groups, and churches create a strong base of support for the children and staff year round.

Donors provide St. Vincent's with the resources our program needs to grow and to help the children reach their highest potential. Numerous giving opportunities exist including financial contributions, donations of goods and services, recreational and cultural experiences, estate planning.





Volunteers

There are many volunteer opportunities at St. Vincent's Center including

Mentors who provide individual children with friendship, special attention, and positive role modeling

Unit Volunteers who provide weekly nurturing and fun experiences for all of the children who live in a particular unit or at Chara House

Homework Helpers who enhance the children's learning experience

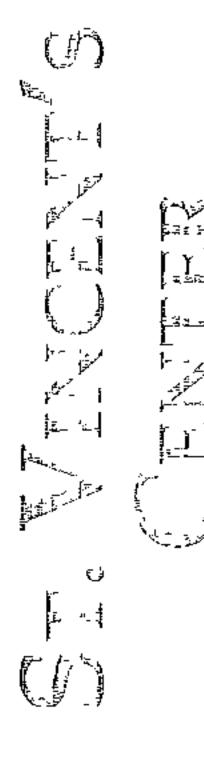
Special Friends in our Art Program who encourage the children's love of the arts.

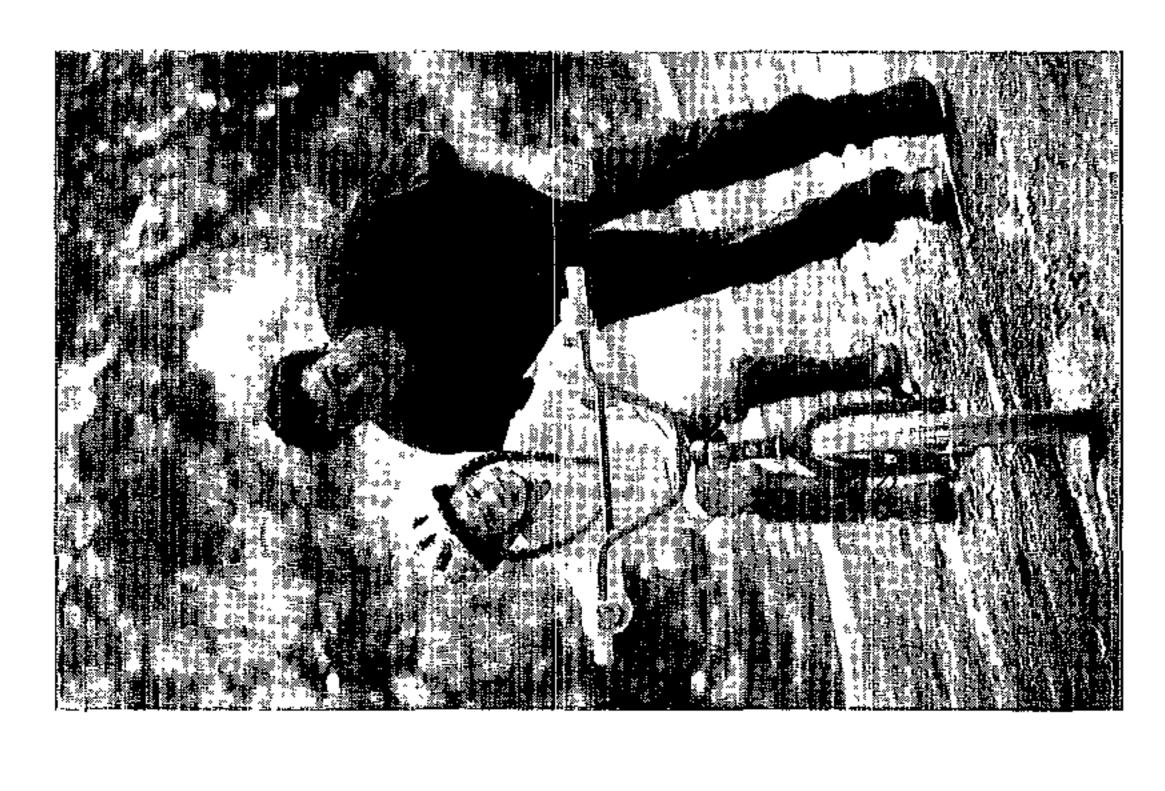
Special Project volunteers who help wherever and whenever needed.

Volunteer Groups who conduct fundraisers and drives to provide the children with resources that will enrich their lives. They offer their services, such as painting, landscaping or repairing brcycles to help make St. Vincent's Center a safe, comfortable and beautiful place to live.

St Vincent's Center is a program of Catholic Charities, Maryland's leading nonprofit provider of human services, welcoming and serving people of all faiths and races who are in need. We are rooted in faith and have a rich history of effective programs that significantly improve the lives of children and families, seniors, the disadvantaged, and people with developmental disabilities.

Our 2,000 employees and 10,000 volunteers annually serve more than 160,000 people in Baltimore and nine surrounding counties







Timonium, Maryland 2109

(410) 252-4000

www.cc-md org

2600 Pot Spring Road

St. Vincent's Center



Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

November 21, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



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



OFFICES IN

MARYLAND WASHINGTON, D.C. VIRGINIA

Writer's Direct Number: 410-494-6285

dhkarceski@venable.com



November 27, 2002

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Petitioner: Associated Catholic Charities, Inc.

2600 Pot Spring Road Case No.: 03-204-SPHXA

Dear Mr. Jablon:

Re:

On behalf of my client, Associated Catholic Charities, Inc., I am respectfully requesting that the Department of Permits and Development Management postpone the above-referenced matter scheduled for Friday, December 20, 2002, at 10:00 a.m. Due to a conflict in my schedule, I am not available on this date. Becky Hart of the Zoning Review Office indicated to me that Thursday, January 9, 2003, is an available hearing date. By way of this letter, I am, therefore, requesting that your Department reschedule the hearing to January 9, 2003, so that I can be present.

I appreciate your consideration of this request.

Very truly yours,

David H. Karceski

DHK/ald

cc: Mr. John D. Rusinko

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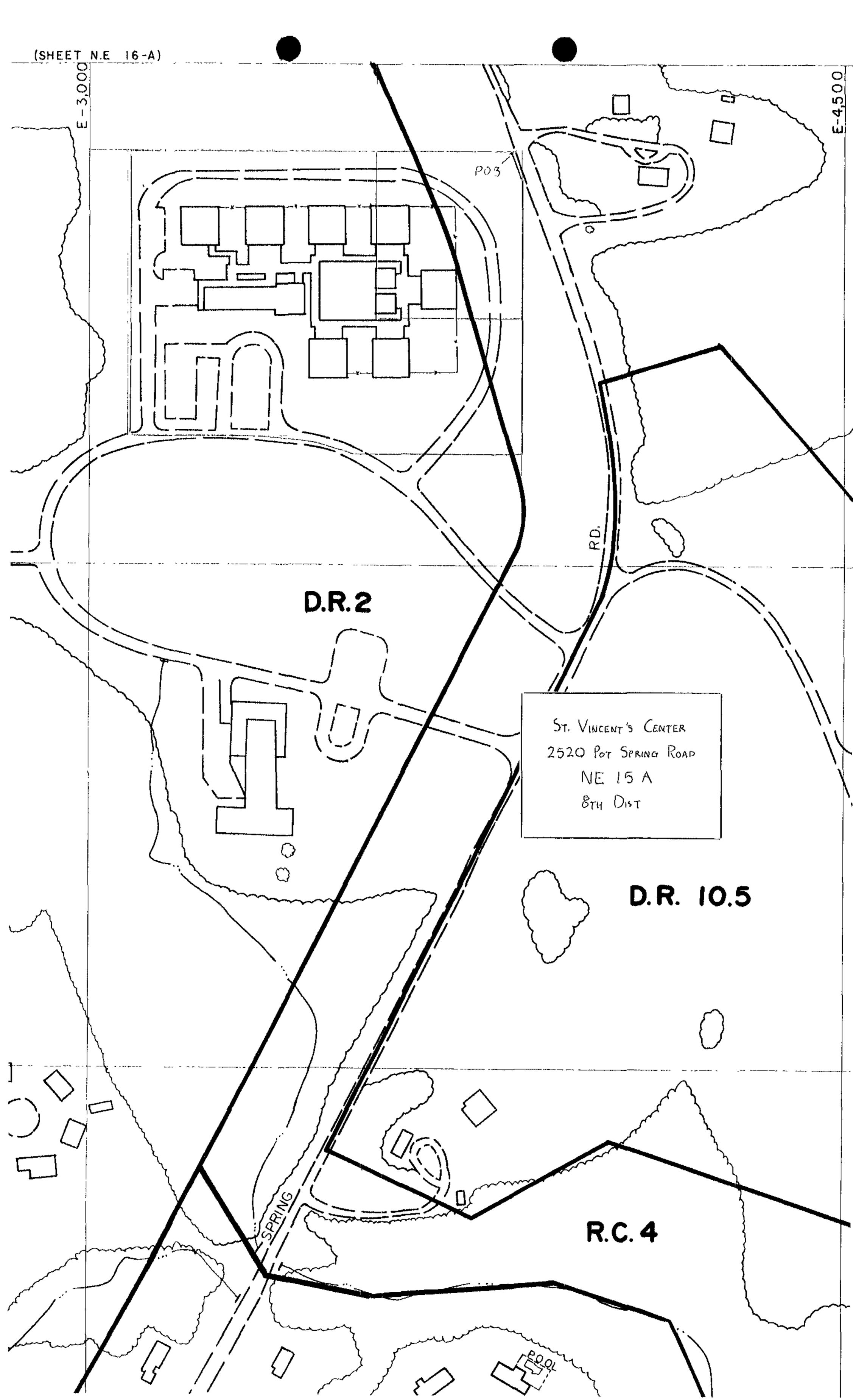
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
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
CASE NAME AGOCUATE CANDUC LAN CASE NUMBER 02-204-5111K4 DATE 1/9/03

PETITIONER'S SIGN-IN SHEET


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226 West Market Street, Wirk, Pennsyvania 17401 Phone 717-848-8627 71 -843-2449 Fax

3600 POT SPRINGS ROAD TIMONIUM, MD 800 North Charles Street, Baltimore, Maryland 21201 410—625—4823 Voice 410—625—4674 Fax

