IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
E/S of Charles Street, 1500' +/- SE Charlesway
& W/S Osler Dr, 700' SE Towsontowne Blvd
9th Election District
4th Councilmanic District
(6501 N. Charles Street)

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 03-365-SPHXA

Sheppard & Enoch Pratt Hospital

Petitioner

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing, Special Exception and Variance filed by the Sheppard & Enoch Pratt Hospital, by and through Patricia Pinkerton, its secretary. The special hearing relief is to amend the site plans previously approved in Case Nos. 01-033-XA and 01-034-XA. The special exception request is to permit a building with elevation widths of 990 and 515 ft. in lieu of the maximum allowed 300 ft. filed pursuant to Sections 1B01.2.B.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.). The variance relief is to approve a building height of 66 ft. in lieu of the permitted 50 ft.

Appearing at the hearing on behalf of the zoning requests were Lindsay Thompson and Rick Abbott, appearing on behalf of the Sheppard & Enoch Pratt Hospital, Mitch Kellman, representing Daft, McCune & Walker, the engineering firm that prepared the site plan of the property, Don Gerding, appearing on behalf of the Greater Towson Council of Community Associates and Rob Hoffman, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the relief requested involves the campus of the Sheppard & Enoch Pratt Hospital located at 6501 N. Charles Street. The Petitioner is interested

The state of the s

in constructing a new hospital facility on the grounds of their property which is located between Charles Street and Osler Drive in Towson. The property comprises over 80 acres of land, zoned OR-2. The hospital is desirous of constructing a new more modern hospital facility on the campus. The details of the new building to be constructed are more particularly shown on Petitioner's Exhibit No. 1, the four-page Development Plan exhibit submitted into evidence. The new hospital building is interconnected to the old hospital that has been on the property since the 1800's. As a result of the interconnection of the new building with the old, the special exception relief is necessary in that the total overall length of the building exceeds the maximum permitted length of 300 ft. Furthermore, in order to maintain the architectural theme of the new building with that which exists on the property today, the height variance is necessary.

Testimony further revealed that the Petitioner has met with the Greater Towson Council of Community Associations, who was represented at the hearing by J. Donald Gerding. Mr. Gerding personally appeared and testified that the Greater Towson Council of Community Associations fully supports the Sheppard & Enoch Pratt Hospital in the construction of their new hospital building. The hospital has been very cooperative with the Greater Towson Council and has worked out the details of this project with them. In order to proceed with the construction of the new building, the special hearing, special exception and variance relief are necessary.

It is clear the Baltimore County Zoning Regulations allow the Petitioner to construct a building with elevation widths of 990 and 515 ft. in lieu of the maximum allowed 300 ft., in an OR-2 zone by special exception. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the length of the building satisfied the standards and requirements set forth in Section 502.1 of the

The Same of the Sa

Baltimore County Zoning Regulations. The Petitioner has shown that this building can be constructed without real detriment to the neighborhood and will not adversely affect the public interest. The facts and circumstances do not show that the length of this building at this particular location described by Petitioner's Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981). This project is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

In addition to the special exception request for the use of the property, the Petitioner requested variance relief to approve a building height of 66 ft. in lieu of the permitted 50 ft.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and its property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1/4 day of March, 2003, that the request for special hearing, to amend the site plans previously approved in Case Nos. 01-033-XA and 01-034-XA, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the special exception request to permit a building with elevation widths of 990 and 515 ft. in lieu of the maximum allowed 300 ft. filed pursuant to Sections 1B01.2.B.2 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request, to approve a building height of 66 ft. in lieu of the permitted 50 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

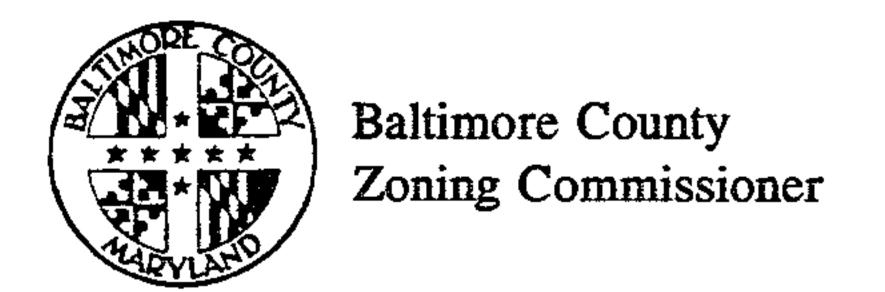
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

一年一年



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

Fax: 410-887-3468

March 14, 2003

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

> Re: Petition for Special Hearing Case No. 03-365-SPHXA Property: 6501 N. Charles Street

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing, special exception and variance have been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

buthy llotroco

TMK:raj Enclosure

Copies to:

Lindsay Thompson 6501 N. Charles Street Towson, MD 21204

Mitch Kellman
Daft, McCune & Walker
200 E. Pennsylvania Avenue
Towson, MD 21204

Don Gerding 335 Old Trail Baltimore, MD 21212



The state of the s

REU 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	6501 North Charles Street
which is	is presently zoned OR-2

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 amend the site plans approved in Case Nos. 01-033-XA and 01-034-XA.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.							
Contract Purchaser/Lessee:	Legal Owner(s):							
	Sheppard and Enoch Pratt Hospital							
Name - Type or Print	Name - Type or Print							
Signature	Signature							
	Patricia Pinkerton,							
Address Telephone No.	Name - Type or Print							
City State Zip Code	Signature Signature							
Attorney For Petitioner:	6501 North Charles Street (410) 938-3000							
	Address Telephone No.							
Robert A. Hoffman	Baltimore, Maryland 21285-6815							
Name - Type or Print Like CA H. Mun John Siorlature	City State Zip Code							
Signature	Representative to be Contacted:							
Venable, Baetjer and Howard, LLP	Robert A. Hoffman							
Company 210 Allegheny Avenue (410) 494-6200	Name 210 Allegheny Avenue (410) 494-6200							
Towson, Maryland 21204 Telephone No.	Address Telephone No. Towson, Maryland 21204							
State Zip Code	City State Zip Code							
	OFFICE USE ONLY							
	ESTIMATED LENGTH OF HEARING							
Case No. 03-365-5PHXXX	UNAVAILABLE FOR HEARING							
Revie	ewed By D. THOMPSON Date 2/7/03							



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6501 North Charles Street

Which is presently zoned OR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto are herein described property for

Special Exception to permit building elevation widths of 990 and 515 feet in lieu of the maximum allowed 300 feet pursuant to Sections 1B01.2.B.2 and 504 of the Baltimore County Zoning Regulations (Bill No. 100, 1970) and Section V.B.4.a of the Comprehensive Manual of Development Policies.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			I/We do solemni perjury, that I/we is the subject of	y declare and affi e are the legal ow this Petition.	rm, under t ner(s) of the	he pena e propei	ilties of rty which
Contract Purchaser/Lessee	2		<u>Legal Owner</u>	(s):			
Name - Type or Print	<u> </u>	 	Sheppard an Name - Type or Pri	nd Enoch Pran	tt Hospi	tal	
Signature	<u> </u>	. <u>. </u>	Signature	······································		, 	·
Address	Telep	hone No.	Patricia P1 Name - Type or Pri	nkerton.			
City	State	Zip Code	Signature	- uhu	- se	enta	~
Attorney For Petitioner:		•	6501 North	Charles Stre	et (41	.0) 93	8-3000
Robert A. Hoffman			Address Baltimore,	Maryland	21285-		ephone No.
Name - Type or Print New A Affins	124	 _	City	<u> </u>	State	0913	Zip Code
Signature			Representati	ve to be Cont	actea:		
Venable, Baetjer and Hov Company	vard, LIP	-	Robert A. Ho Name	offman			<u></u>
210 Allegheny Avenue Address	(410) 494-620 Teleph	One No.	210 Allegher Address	n <u>y Avenue</u>	(410)	494-6 Telep	200 hone No.
Towson, Maryland	21204 .		Towson,	Maryland	212	•	
City	State 2	Zip Code	City		State		Zip Code
				OFFICE USE	ONLY		
Case No	-SPHXA		ESTIMATED L UNAVAILABLE		,		
REV 09115198			Reviewed By).THompson	_ Date >	ماداد	<u> </u>



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6501 North Charles Street
which is presently zoned OR-2

I/We do solemnly declare and affirm, under the penalties of

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 1802.2.A and 504 of the Baltimore County Zoning Regulations (Bill 100, 1970) and Section V.B.3.a of the Comprehensive Manual of Development Policies to allow a building height of 66 feet in lieu of the permitted 50 feet.

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.

	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	Sheppard and Enoch Pratt Hospital					
name - ille of Little	Name - Type or Print					
Signature	Signature					
Address Telephone No.	Patricia Pınkerton,					
Address Telephone No.	Name - Type or Print					
City State Zip Code	Signature Signature					
Attorney For Petitioner:	6501 North Charles Street (410) 938-3000					
	Address Telephone No.					
Robert A. Hoffman	Baltimore, Maryland 21285-6815					
Name - Type or Print Liver A Helphildh Signature	City State Zip Code Representative to be Contacted:					
<u>Venable, Baetjer and Howard, LLP</u> Company	Robert A. Hoffman					
210 Allegheny Avenue (410) 494-6200 Address Telephone No.	210 Allegheny Avenue (410) 494-6200 Address Telephone No.					
Towson, Maryland 21204	Towson, Maryland 21204					
City State Zip Code	City State Zip Cose					
•	OFFICE USE ONLY					
Case No. 03-365-504X4	ESTIMATED LENGTH OF HEARING					
REV 9115198	UNAVAILABLE FOR HEARING Date 2703					

Description

To Accompany Variance, Special Exception, and/or

Special Hearing

80.370 Acre Parcel

East Side of Charles Street

West Side of Osler Drive

Ninth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

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

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distance measured from the intersection of the centerline of Towsontowne Boulevard and the centerline of Osler Drive, (1) Southeasterly along the centerline of Osler Drive, 700 feet, more or less, and thence (2) Southwesterly 35 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the west side of Osler Drive, (1) South 23 degrees 45 minutes 19 seconds East 374.64 feet, thence leaving said Osler Drive and running for the thirty-five following courses and distances, viz: (2) South 68 degrees 56 minutes 13 seconds West 216.71 feet, thence (3) North 58 degrees 11 minutes 33 seconds West 43.65 feet, thence (4) North 72 degrees 31 minutes 32 seconds West 46.61 feet, thence (5) North 82 degrees 13 minutes 01 second West 241.85 feet, thence (6) South 79 degrees 05 minutes 12 seconds West 29.21 feet, thence (7) South 45 degrees 03 minutes 29 seconds West 22.12 feet, thence (8) South 35 degrees 57 minutes 15 seconds West 147.12 feet, thence (9) South 40 degrees 17 minutes 25 seconds West 55.38 feet, thence (10) South 42 degrees 36 minutes 08 seconds West 54.13 feet, thence (11) South 11 degrees 37 minutes 24 seconds West 175.13 feet, thence (12) South 81 degrees 03 minutes 29

seconds West 89.00 feet, thence (13) South 45 degrees 03 minutes 29 seconds West 156.00 feet, thence (14) South 86 degrees 49 minutes 30 seconds West 545.88 feet, thence (15) South 11 degrees 21 minutes 40 seconds West 75.54 feet, thence (16) South 02 degrees 35 minutes 41 seconds West 95.75 feet, thence (17) South 11 degrees 05 minutes 44 seconds West 39.95 feet, thence (18) South 27 degrees 06 minutes 55 seconds West 30.93 feet, thence (19) South 39 degrees 49 minutes 27 seconds West 39.92 feet, thence (20) South 42 degrees 03 minutes 52 seconds West 33.34 feet, thence (21) South 48 degrees 08 minutes 22 seconds West 47.66 feet, thence (22) South 58 degrees 06 minutes 27 seconds West 47.73 feet, thence (23) South 61 degrees 51 minutes 18 seconds West 158.96 feet, thence (24) South 56 degrees 53 minutes 02 seconds West 46.44 feet, thence (25) South 50 degrees 06 minutes 44 seconds West 55.45 feet, thence (26) South 45 degrees 16 minutes 31 seconds West 64.87 feet, thence (27) South 38 degrees 44 minutes 07 seconds West 55.55 feet, thence (28) South 34 degrees 21 minutes 58 seconds West 39.34 feet, thence (29) South 31 degrees 36 minutes 16 seconds West 78.83 feet, thence (30) South 29 degrees 43 minutes 56 seconds West 141.89 feet, thence (31) South 40 degrees 54 minutes 46 seconds West 47.49 feet, thence (32) South 54 degrees 53 minutes 24 seconds West 70.66 feet, thence (33) South 82 degrees 34 minutes 53 seconds West 246.45 feet, thence (34) South 85 degrees 00 minutes 14 seconds West 74.01 feet, thence (35) South 85 degrees 53 minutes 18 seconds West 254.08 feet, thence (36) North 85 degrees 18 minutes 01 second West 105.00 feet to the east side of Charles Street, thence binding on Charles Street the five following courses and distances, viz: (37) North 06 degrees 43 minutes 12 seconds East 62.30 feet, thence (38) North 02 degrees 01 minute 50 seconds West 80.74 feet, thence (39) North 00

degrees 09 minutes 56 seconds West 27.63 feet, thence (40) South 74 degrees 05 minutes 59 seconds West 72.00 feet, and thence (41) Northwesterly by a line curving to the left, having a radius of 653.11 feet, for a distance of 188.42 feet (the arc of said curve being subtended by a chord bearing North 24 degrees 09 minutes 55 seconds West 187.77 feet), thence leaving Charles Street and running for the thirty-two following courses and distances, viz: (42) North 51 degrees 46 minutes 55 seconds East 414.43 feet, thence (43) South 44 degrees 22 minutes 53 seconds East 15.51 feet, thence (44) North 45 degrees 37 minutes 00 seconds East 129.00 feet, thence (45) South 50 degrees 46 minutes 25 seconds East 307.69 feet, thence (46) North 60 degrees 39 minutes 54 seconds East 230.06 feet, thence (47) North 78 degrees 00 minutes 24 seconds East 122.82 feet, thence (48) North 24 degrees 56 minutes 34 seconds East 124.29 feet, thence (49) North 23 degrees 51 minutes 31 seconds West 179.70 feet, thence (50) North 00 degrees 27 minutes 44 seconds West 105.40 feet, thence (51) North 21 degrees 44 minutes 06 seconds East 114.52 feet, thence (52) North 75 degrees 05 minutes 07 seconds West 67.24 feet, thence (53) North 61 degrees 08 minutes 02 seconds West 50.96 feet, thence (54) North 48 degrees 20 minutes 24 seconds West 100.31 feet, thence (55) North 27 degrees 01 minute 05 seconds West 90.69 feet, thence (56) North 21 degrees 01 minute 54 seconds West 74.19 feet, thence (57) North 19 degrees 28 minutes 19 seconds West 133.87 feet, thence (58) North 02 degrees 02 minutes 36 seconds West 82.60 feet, thence (59) North 01 degree 29 minutes 43 seconds West 77.08 feet, thence (60) North 43 degrees 51 minutes 40 seconds West 32.76 feet, thence (61) North 64 degrees 49 minutes 02 seconds West 25.29 feet, thence (62) North 78 degrees 06 minutes 33 seconds West 122.08 feet, thence (63) South 36 degrees 08 minutes 31 seconds West 187.47 feet,

thence (64) North 60 degrees 10 minutes 05 seconds West 263.38 feet, thence (65)

North 45 degrees 19 minutes 39 seconds West 203.55 feet thence (66) North 03

degrees 04 minutes 45 seconds West 115.34 feet, thence (67) North 06 degrees 51

minutes 10 seconds East 180.08 feet, thence (68) North 33 degrees 47 minutes 18

seconds East 355.80 feet, thence (69) North 78 degrees 14 minutes 34 seconds East 689.90 feet, thence (70) South 69 degrees 15 minutes 12 seconds East 1020.29 feet, thence (71) South 60 degrees 08 minutes 58 seconds East 866.94 feet, thence (72)

North 19 degrees 13 minutes 51 seconds East 136.36 feet, and thence (73) South 69 degrees 15 minutes 12 seconds East 176.13 feet to the point of beginning; containing 80.370 acres of land, more or less.

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

January 23, 2003

Project No. 87014.K3 (L87014.K3)



Md. Rcg.# 10951

The Zoning Commissioner of Satting County iby
The Zoning Commissioner of Satting County will hold a public hearing in Towson Maryland on County will hold a public hearing in Towson Maryland on County will hold a public hearing in Towson Maryland on Case: #03-366 SPHXA

Case: #03-366 SPHXA

Case: #03-366 SPHXA

Case: #03-366 SPHXA

E/side Charles Street 1,600 feet // and southeast Charles Street 1,600 feet // other street of the maximum allowed 300 feet // special Exception to permit building elevation widths of Special Exception to permit building elevation with the street of the maximum allowed 300 feet // special Hearing to amend the site plans approved in Case Special Hearing to amend the site plans approved in Case Special Hearing to See feet in lieu of the Dermitted 50 feet. Suilding height of 66 feet in lieu of the Dermitted 50 feet. Hearing: Wednesday, March 12, 2003 et 3:00 p.m. In Hearing: Wednesday, March 12, 2003 et 3:00 p.m. In Hearing: Wednesday, March 12, 2003 et 3:00 p.m. In Hearing.

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,
missioner's Office at (410) 887-4386,
contact the Zoning Review Office at (410) 887-3391

IIFY, that the annexed advertisement was published successive weeks, the first publication appearing dy newspaper published in Baltimore County, Md., 8 in the following weel once in each of ono

The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

Owings Mills Times

NE Booster/Reporter North County News Munson

LEGAL ADVERTISING

E COUNTY, MARYLAND UDGET & FINANCE VEOUS RECEIPT

No. 21014

ACCOUNT OOLOOGOSON

AMOUNT \$ 800.00

HAIDLE, BAFTER & HOWARD, LLP

305 09-305-SPHXA

N. CHARLES ST. & D. THOMPSON

PINK - AGENCY

YELLOW - CUSTOMER

程则 间 集

fall limite lomity, has

CASHIER'S VALIDAT

CERTIFICATE OF POSTING

. ,	RE: Case No.: 03-365-SPHXA
. , ,	Petitioner/Developer: SHEPPARD +
•	ENOCH PRATT HOSPIAL
	Date of Hearing/Closing: 3/12/03
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:	
The sign(s) were posted on	2/25/03 (Month, Day, Year)
	(Month, Day, Year)
	Sincerely,
	2/25/03
	(Signature of Sign Poster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
	Dondalk, Maryland 21222
	(City, State, Zip Code) (410) 282-7940

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 25, 2003 Issue - Jeffersonian

Please forward billing to:

Amy Dontel 210 Allegheny Avenue

Towson, MD 21204

410-494-6244

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: 03-365-SPHXA

6501 North Charles Street

E/side Charles Street 1,500 feet +/- and southeast Charlesway; also west side Osler Drive 700 feet southeast

9th Election District – 4th Councilmanic District

Legal Owner: Sheppard and Enoch Pratt Hospital

Special Exception to permit building elevation widths of 990 and 515 feet in lieu of the maximum allowed 300 feet. Special Hearing to amend the site plans approved in Case Nos. 01-033-XA and 01-34-XA. Variance to permit a building height of 66 feet in lieu of the permitted 50 feet.

Hearings:

Wednesday, March 12, 2003 at 3:00 p.m. in Room 106, County Office

Building, 111 W. Chesapeaka Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMO

Post-it® Fax Note 7671 Date # of pages /

To From County Co.

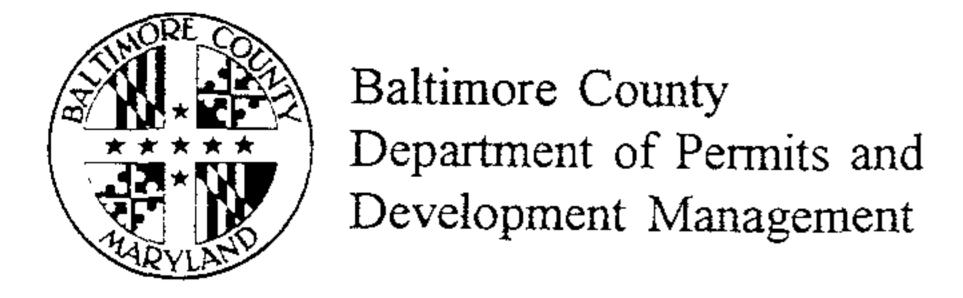
Co./Dept. Co.

Phone # Phone # Fax # Fax #

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.

Post-it® Fax Note	7671	Date 2/2/ # of pages /
To Ellen	_	From _12/25
Co. Pateriant	Publ.	Co. /
Phone #	-	Phone # J Upin
Fax # 410-825-	4278	Fax #



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

Fax: 410-887-5708

February 21, 2003

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: 03-365-SPHXA

6501 North Charles Street

E/side Charles Street 1,500 feet +/- and southeast Charlesway; also west side Osler Drive 700 feet southeast

9th Election District – 4th Councilmanic District

Legal Owner: Sheppard and Enoch Pratt Hospital

<u>Special Exception</u> to permit building elevation widths of 990 and 515 feet in lieu of the maximum allowed 300 feet. <u>Special Hearing</u> to amend the site plans approved in Case Nos. 01-033-XA and 01-34-XA. <u>Variance</u> to permit a building height of 66 feet in lieu of the permitted 50 feet.

Hearings:

Wednesday, March 12, 2003 at 3:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnoid Jabion

Director

AJ:rlh

C: Robert A. Hoffman, 210 Allegheny Avenue, Towson 21204
Sheppard and Enoch Pratt Hospital, Patricia Pinkerton, 6501 N. Charles Street,
Baltimore 21285

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 25, 2003.

- (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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

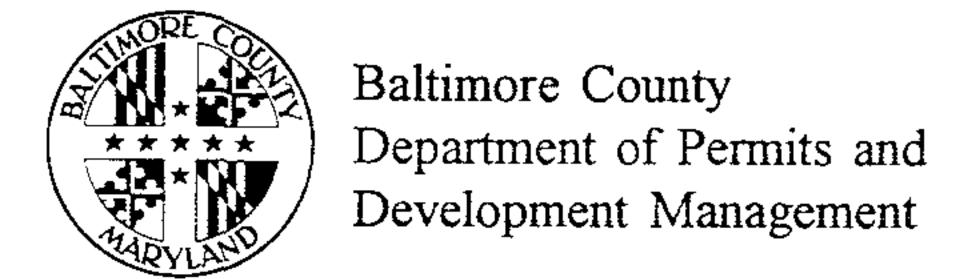
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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.

Petitioner:SHEPPAPD AND ENOCH PRATIFICATION Address or Location:GSOI NORTH CHARLECS	
Address or Location: 6501 NORTH CHARLECS	
) T-LHC
Name: Amy Donteu_	
Address: ZIO ALLECHENY AVENUE	/
Address: ZIO ALLEGHENY AVENUE TOWSON MANYLAND ZIZO4	
	

Revised 2/20/98 - SCJ



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

March 7, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-365-SPHXA, 6501 North Charles Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 7, 2003.

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.

Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel Sheppard and Enoch Pratt Hospital, Patricia Pinkerton, 6501 N. Charles St., Baltimore 21285



MARKAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., Governor · Michael S. Steele, Lt. Governor · Trent M. Kittleman, Acting Secretary

Date: 2 · 19 · 03

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

RE: Baltimore County

Item No. 365

Dear Mr. Zahner:

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/WS /39. 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,

1-

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



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

February 14, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 18, 2003

Item No.:

365

Dear Ms. Hart:

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.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code, the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 26, 2003

RECEIVED

ZONING COMMISSIONER

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

6501 N. Charles Street

INFORMATION:

Item Number:

03-365

Petitioner:

Sheppard & Enoch Pratt Hospital

c/o Patricia Pinkerton

Zoning:

OR 2

Requested Action:

Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The applicant has submitted building elevations to the Office of Planning that address the guidelines of the Comprehensive Manual of Development Policies and compatibility objectives. The elevations demonstrate that the scale, massing and materials of the proposed construction are compatible with those of the existing institution and will not compromise the historic structures. The overall building complex will present a consistent architectural theme.

The Office of Planning supports the petitioner's request to permit a building height of 66 feet in lieu of the maximum permitted 50 feet, and to permit building elevation widths of 990 and 515 feet in lieu of the maximum permitted 300 feet.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 27, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 24, 2003 Item Nos. 361, 362, 363, 364, 865, 366,

367, 368, 369, 370, and 371

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

RWB:CEN:jrb

cc: File

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

6501 N Charles Street; Eside Charles Street, * ZONING COMMISSIONER

1,500ft + & SE Charlesway; Wside Osler Dr 700ft SE Towsontowne Blvd.

9th Election & 4th Councilmanic Districts

Legal Owner(s): Patricia Pinkerton; Enoch * BALTIMORE COUNTY

and Sheppard Pratt Hospital

Petitioner(s) * 03-365-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.

| All parties should copy People's Counsel on all correspondence sent/

PETER MAX ZIMMERMAN

FOR

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 day of February, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert a Hoffman, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

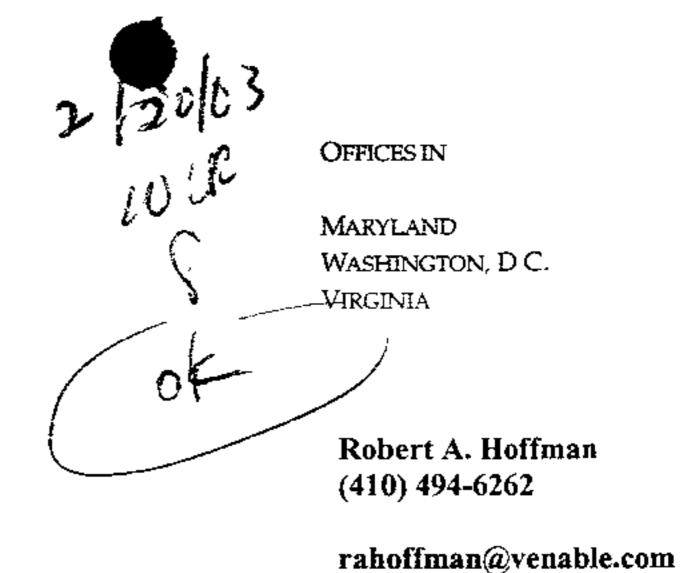
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



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





February 19, 2003

HAND-DELIVERED

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

Re:

Case No. 03-365-SPHXA

6501 North Charles Street

Dear Mr. Jablon:

I am writing to request your assistance in obtaining an accelerated hearing date for the above-referenced property to the extent possible. We filed Petitions for Special Hearing, Special Exception and Variance on behalf of Sheppard & Enoch Pratt Hospital, legal owner of 6501 North Charles Street on Friday, February 7, 2003.

The project involves the addition of a new hospital building to allow for relocation of inpatient facilities for which we believe there is much support in the surrounding community. Successful completion of the project is, in part, dependent upon obtaining a hearing date on or before March 17, 2003, in order to secure financing and commence construction in May.

Due to the urgency relating to the proposed improvements, any assistance you can offer in scheduling this hearing on or before March 17th would be greatly appreciated.

Very truly yours,

Robert A. Höffman

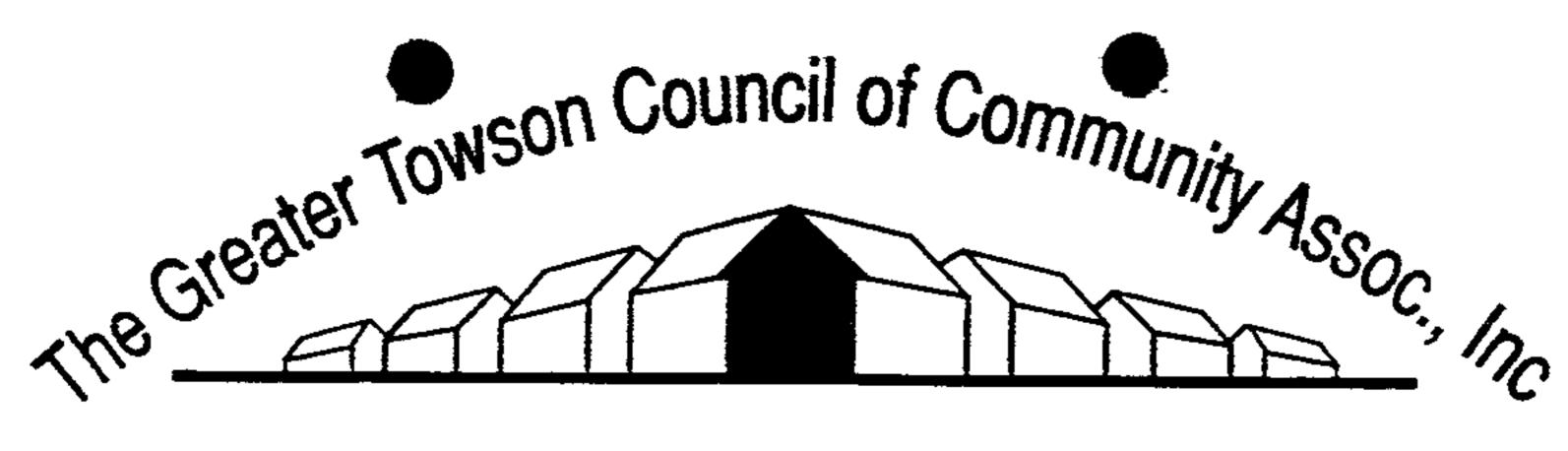
RAH/ald

Lindsay Thompson, Sheppard Pratt cc:

J. Donald Gerding, Greater Towson Council of Community Associations FEB 20 2003

0.3-0431

TO1DOCS1/#155059 v1



GTCCA

REPRESENTING MORE THAN 20 COMMUNITIES

PO BOX 5421, TOWSON, MD. 21285-5421 410-296-6732 drigsby@comcast.net

RESOLVED: That the GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc. shall, from January 16, 2003 to January 31, 2004, assign official responsibility for review, representation, and action on all zoning and development matters to the EXECUTIVE BOARD and the Chair and Deputy Chairs of the Zoning Committee, which consist of the following members:

Donald R. Wright, President
Judy Gregory, Treasurer
Stacy Weiss, Corresponding Secretary
J. Donald Gerding, Zoning Committee Chair
Richard Parsons, Zoning Committee Deputy Chair

AS WITNESS: Our hands and seal this 16th day of January 2003

Secretary

ATTEST: GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc.

President

10 /x #2

Robert L Ebelich, Jr. Governor

Michael S. Steele

Lt. Governor



Andrey E. Scott Secretary

Florence E Burian
Deputy Secretary

February 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: Zoning Adxisory Committee Agenda, 02/24/03 re: case numbers 03-361-A, 03-362-SPHA, 03-363-A, 03-364-SPHA, 03-365-SPHXA, 03-366-SPH, 03-367-SPHA, 03-368-A, 03-369-A, 03-371-SPH

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/21/03. The information has been submitted to Mr. Mike Nortrup.

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

Sincerely,

James R. Gatto

. 1. . 1. 9 .. th

Manager

Metropolitan Planning

Local Planning Assistance Unit


cc: Mike Nortrup


PLEASE PRINT CLEARLY

CASE NAME Sheppard Fract CASE NUMBER 03-365-SPHX1 DATE 3/200

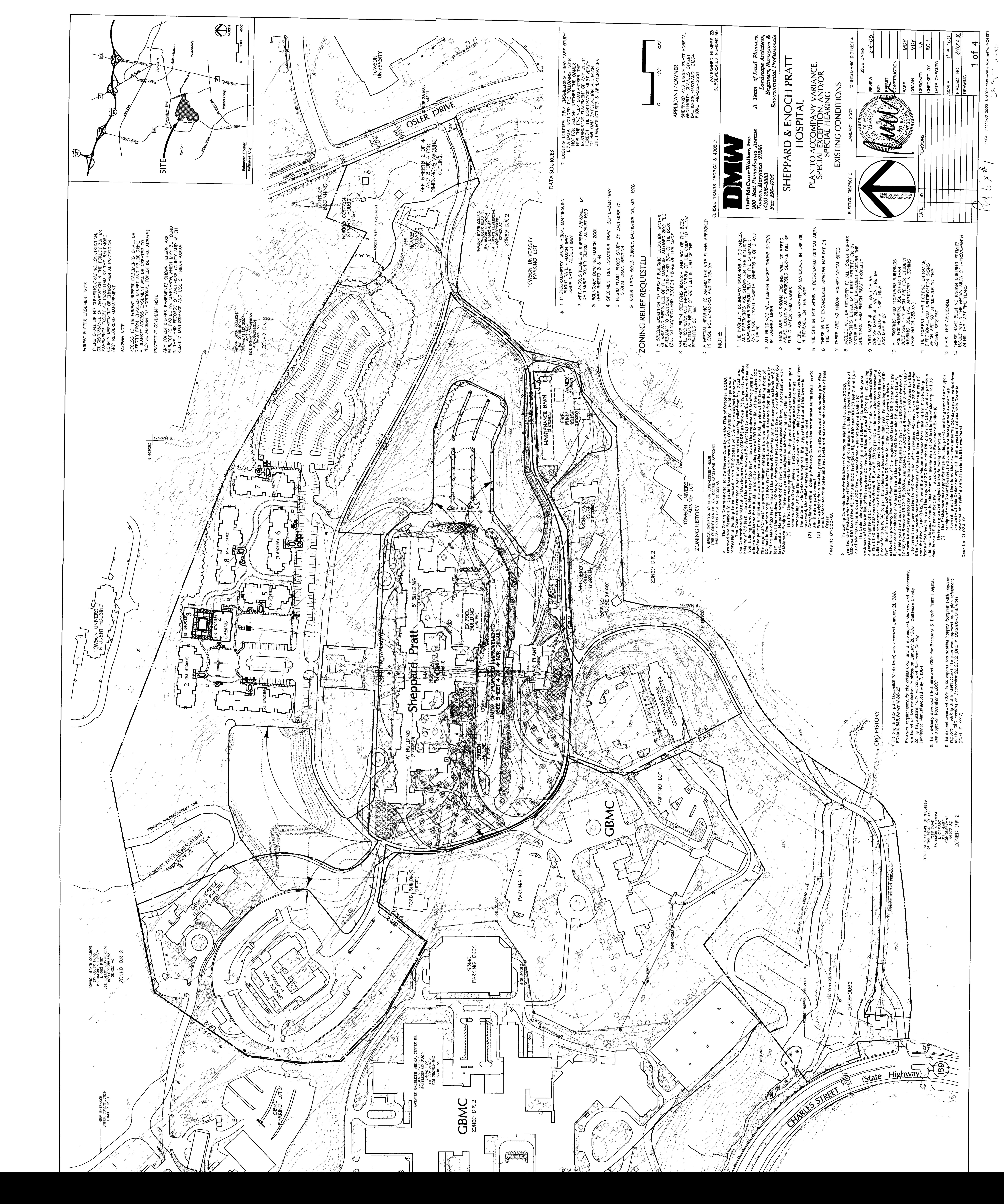
PETITIONER'S SIGN-IN SHEET


ath Town Count Court Chair rabbat @ harine.com	MICCILINANO DIMIN. OM			
Y, STATE	FOUNDAIN MD 21204 TOUSSMIN MD 21266			
KING ST	200 E. Pennsylvenik AK.			
Rob Holfman Bon Sonalm Rick Abboth of	My tellman	A Company of the comp		






OH CX #V





7014.1/CRG/CRG 10-02/870141°CTg.be3

SOOS ESOOM ST VON OUT



7	zooz	01-90	al Si	NON &	υŢ			99	ال ددو	7 10/	78/S	0-0	1 9	3/CK	CKC	(4°\$
ISSUE DATES	REVIEW	BID	PERMIT	CONSTRUCTION	BASE MDV	DRAWN	DESIGNED	CHECKED BY RCH	ן כאנו ני		SCALE		PROJECT NO	DRAWING	2 of 4	-
							DEVICE ON YEAR									
							DATE									-

