Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7215 York Road
which is presently zoned BL-AS/DR.5.5

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

1) An amendment to the approved site plans in cases 94-123SPHXA and 64-58-A, in accordance with the relief granted herein.

2) Additional business parking in residential zone pursuant to BCZR §409.8.B.

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:

York Endoscopy Associates, LLC
Name - Type or Print
Robert G Knodell, MD
Signature Dr. Robert Knodell, Member
7401 Osler Drive 410-296-0033
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Baltimore Association for Retarded Citizens
Name - Type or Print
Signature Stephen Morgan, Exec. Director
Name - Type or Print
Signature
7215 York Road 410-296-2272
Address Telephone No.
Baltimore, MD 21212
City State Zip Code

Attorney For Petitioner:

G. Scott Barhight, Esquire
Dino C. La Fiandra, Esquire
Name - Type or Print
Signature
Whiteford, Taylor & Preston, LLP
Company
210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.
Towson MD 21204
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra, Esquire
Name
210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3.00 hrs.

UNAVAILABLE FOR HEARING

Reviewed By Date 8-25-03

Case No. 04-098-SPHXA

REV 9/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7215 York Road

which is presently zoned BC-AS/DR.5.5

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

State Licensed Medical Clinic/
(Endoscopy Center) pursuant to
BCZR §4C-102.A.1

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

York Endoscopy Associates, LLC
Name - Type or Print

Robert G Knodell, MD
Signature Dr. Robert Knodell, Member

7401 Osler Drive 410-296-0033
Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

Baltimore Association for Retarded Citizens
Name - Type or Print

Signature Stephen Morgan, Exec. Director

Name - Type or Print

Signature

7215 York Road 410-296-2272
Address Telephone No.

Baltimore MD 21212
City State Zip Code

Attorney For Petitioner:

G. Scott Barhight, Esquire
Dino C. La Fiandra, Esquire
Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra, Esquire
Name

210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.

Towson MD 21204
City State Zip Code

Case No. 04-098-SPHXA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See SPH

UNAVAILABLE FOR HEARING

Reviewed By Date 8-25-03

REV 09/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7215 York Road

which is presently zoned BL-AS/DR.5.5

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)

Please see attached.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be shown at hearing.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

York Endoscopy Associates, LLC
Name - Type or Print

Robert G Knodell, MD
Signature Dr. Robert Knodell, Member

7401 Osler Drive 410-296-0033
Address Telephone No.

Towson MD 21204
City State Zip Code

Attorney For Petitioner:

G. Scott Barhight, Esquire
Dino C. La Fiandra, Esquire
Name - Type or Print City

Signature

Whiteford, Taylor & Preston, LLP
Company

210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

Baltimore Association for Retarded Citizens
Name - Type or Print

Signature Steven Morgan, Exec. Director

Name - Type or Print

Signature

7215 York Road 410-296-2272
Address Telephone No.

Baltimore MD 21212
City State Zip Code

Representative to be Contacted:

Dino C. La Fiandra, Esquire
Name

210 W. Pennsylvania Ave. 410-832-2000
Address Telephone No.

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See SPH

UNAVAILABLE FOR HEARING

Case No. 04-098-SPHXA

Reviewed By Date 8-25-03

REV 9/15/98

Petition for Variance

7215 York Road
Continuation Sheet

Relief Requested:

Variance from BCZR §4C-102.A.2 to allow a state licensed medical clinic within 3.5 feet of a residentially zoned property line in lieu of the 750 feet required.

287001

098

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Zoning Description
August 25, 2003

Description to accompany a Variance Request & SPECIAL HEARING REQUEST
York Endoscopy Associates, LLC
7215 York Road
Baltimore County, Maryland
Election District 9, Councilmanic District 5

Beginning at a point located at the centerline intersections of York Road 86 feet wide and Stevenson Lane 56 feet wide at the said intersection, thence S 12 degrees 13 minutes 15 seconds E 105.37 feet to a Point of Beginning located on the north western corner of the subject property, thence the following courses:

N 84 degrees 22 minutes 00 seconds E, 143.98 feet, thence N 12 degrees 07 minutes 00 seconds E, 83.20 feet, thence N 84 degrees 22 minutes 00 seconds E, 28.88 feet, thence S 05 degrees 38 minutes 00 seconds E, 143.00 feet, thence N 84 degrees 22 minutes 00 seconds E, 435.38 feet, thence N 12 degrees, 07 minutes 00 W, 110.25 feet, thence S 84 degrees 22 minutes 00 seconds W, 654.01 feet, thence N 12 degrees 07 minutes 00 seconds E, 177.31 feet, back to the point of beginning.

Containing 1.96 acres (85,554.00) square feet of land more or less located at 7215 York Road in Baltimore County, Maryland

STATE OF MARYLAND
DAVID LLOYD MARTIN
LANDSCAPE ARCHITECT

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.

098

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Zoning Description
August 25, 2003

Description to accompany a Special Exception Request
York Endoscopy Associates, LLC
7215 York Road
Baltimore County, Maryland
Election District 9, Councilmanic District 5

Beginning at a point located at the centerline intersections of York Road 86 feet wide and Stevenson Lane 56 feet wide at the said intersection, thence S 52 degrees 35 minutes 58 seconds E 162.10 feet to a Point of Beginning located on the north western corner of Building "B", thence the following courses:

S 77 degrees 44 minutes 47 seconds E, 37.28 feet, thence N 11 degrees 13 minutes 04 seconds E, 52.85 feet, thence S 77 degrees 47 minutes 21 seconds E, 18.67 feet, thence S 11 degrees 03 minutes 47 seconds W, 85.02 feet, thence N 77 degrees, 44 minutes 47 W, 21.63 feet, thence S 12 degrees 16 minutes 06 seconds W, 108.05 feet, thence N 77 degrees 44 minutes 47 seconds W, 35.10 feet, thence N 12 degrees 15 minutes 12 seconds E, 34.64 feet, thence N 77 degrees 44 minutes 47 seconds W, 7.70 feet, thence N 12 degrees 15 minutes 12 seconds E, 38.74 feet, thence S 77 degrees 44 minutes 47 seconds E, 7.70 feet, thence N 12 degrees 15 minutes 12 seconds E, 66.82 feet, back to the point of beginning.

Containing .16 acres (6,875.25) square feet of land more or less encompassing all of Building "B" and the associated medical clinic parking area, located in Baltimore County, Maryland

STATE OF MARYLAND
DAVID LLOYD MARTIN
No. 21
LANDSCAPE ARCHITECT

NOTE: the above description is for zoning purposes only and is not intended to be used for conveyances or agreements.

#098

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 2[illegible]
04-078-SPHXA

DATE 8-25-03 ACCOUNT R-001-006-6150

AMOUNT $ 800.00

ARC of Baltimore, Inc.
Petition for Special Exception, Special Hearing
Variance filing fee
4 York Rd.

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME DRW
8/26/2003 8/26/2003 14:24:34 5
REG. WOOD WALKIN CHWR CLH
>>RECEIPT # 32740 8/26/2003 CLH
Dept 6 539 ZONING VERIFICATION
CR AMT. 0.00
Receipt Tot $800.00
800.00 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:

Case: #04-098-SPHXA
7215 York Road
W/side of York Road, 95 feet south of Stevenson Lane
9th Election District - 5th Councilmanic District
Legal Owner(s): Baltimore Association for Retarded Citizens, Steven Morgan, Director
Contract Purchaser: York Endoscopy Associates, LLC, Dr. Robert Knodell, Member

Special Hearing: to permit an amendment to the approved site plans in Cases 94-123-SPHXA, 64-58-A and to permit additional business parking in residential zone. **Special Exception:** to permit a State Licensed Medical Clinic (Endoscopy Center). **Variance:** to permit a state licensed medical clinic within 3.5 feet of a residentially zoned property line in lieu of the 750 feet required.

Hearing: Wednesday, October 22, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special 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/10/634 Oct. 7 C630339

CERTIFICATE OF PUBLICATION

10/8/, 2003

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 10/7/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

September 11, 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: 04-098-SPHXA
7215 York Road
W/side of York Road, 95 feet south of Stevenson Lane
9th Election District – 5th Election District
Legal Owner: Baltimore Association for Retarded Citizens, Steven Morgan, Director
Contract Purchaser: York Endoscopy Associates, LLC, Dr. Robert Knodell, Member

Special Hearing to permit an amendment to the approved site plans in Cases 94-123-SPHXA, 64-58-A and to permit additional business parking in residential zone. Special Exception to permit a State Licensed Medical Clinic (Endoscopy Center). Variance to permit a state licensed medical clinic within 3.5 feet of a residentially zoned property line in lieu of the 750 feet required.

Hearings: Wednesday, October 22, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: G. Scott Barhight, Dino LaFiandra, Whiteford, Taylor & Preston, 210 W. Pennsylvania Ave., Towson 21204
York Endoscopy Assoc., Dr. Robert Knodell, 7401 Osler Drive, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 7, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 7, 2003 Issue - Jeffersonian

Please forward billing to:
Dino LaFiandra
Whiteford, Taylor & Preston
210 W. Pennsylvania Ave., Ste. 400
Towson, MD 21204
410-832-2000

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-098-SPHXA
7215 York Road
W/side of York Road, 95 feet south of Stevenson Lane
9th Election District – 5th Election District
Legal Owner: Baltimore Association for Retarded Citizens, Steven Morgan, Director
Contract Purchaser: York Endoscopy Associates, LLC, Dr. Robert Knodell, Member

Special Hearing to permit an amendment to the approved site plans in Cases 94-123-SPHXA, 64-58-A and to permit additional business parking in residential zone. Special Exception to permit a State Licensed Medical Clinic (Endoscopy Center). Variance to permit a state licensed medical clinic within 3.5 feet of a residentially zoned property line in lieu of the 750 feet required.

Hearings: Wednesday, October 22, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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: 04-098-SPHXA

Petitioner: Baltimore Association for Retarded Citizens

Address or Location: 7215 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. Lafiandra

Address: Whiteford Taylor + Preston, LLP
210 W Pennsylvania Ave. #400
Towson, MD 21204

Telephone Number: 410-832-2000

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9.18.03

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

RE: Baltimore County
Item No. 098 (JJS)

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

Dismissed (Lateenda) 10/22

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS/TGT

DATE: October 17, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of September 8, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-98,99,103,108,109

RECEIVED

OCT 20 2003

ZONING COMMISSIONER

Jack 10/22 Dismissed

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 18, 2003

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

RECEIVED
SEP 22 2003
ZONING COMMISSIONER

SUBJECT: 7215 York Road

INFORMATION:

Item Number: 04-098

Petitioner: Baltimore Association for Retarded Citizens

Zoning: BL-AS/DR 5.5

Requested Action: Variance/Special Hearing/Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a state licensed medical clinic within 3.5 feet of a residentially zoned property line in lieu of the minimum required 750 feet. This office also supports the request to amend the approved site plans in cases 94-123 SPHXA and 64-58A, in addition to the request to permit additional business parking in a residential zone pursuant to Section 409.8.B of the Baltimore County Zoning Ordinance.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2003
Item No. 098

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Commercial entrance as shown from Stevenson Lane shall be a minimum of 24 feet. (*R-32 Standard Details for Construction – Baltimore County Department of Public Works, February 2000*)

RWB:CEN:jrb

cc: File

ZAC-09-15-2003-ITEM NO 098-09262003

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 7215 York Road; W/side of York Rd, 95' S Stevenson Lane 9th Election & 5th Councilmanic Districts Legal Owner(s): Steven Morgan, Exec Baltimore Ass'n for Retarded Citizens Contract Purchaser(s): York Endoscopy Associates, LLC, Robert Knodell, MD Petitioner(s)	* * * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-098-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
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

RECEIVED
SEP 16 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 2003, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire & Dino LaFiandra, Esquire, Whiteford Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204,, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
www.wtplaw.com

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

20 COLUMBIA CORPORATE CENTER
10420 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3528
TELEPHONE 410 884-0700
FAX 410 884-0719

DINO C. LA FIANDRA
DIRECT NUMBER
410 832-2084
DLafiandra@wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

Jack 10/22 Dismissed

RECEIVED
OCT - 7 2003
ZONING COMMISSIONER

October 6 2003

Mr. Timothy M. Kotroco, Director
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: 7215 York Road (04-98-SPHXA)

Dear Mr. Kotroco:

This firm represents the ARC of Baltimore, Petitioner in the above-referenced zoning case. Kindly note that, on behalf of our client, we voluntarily dismiss the petition without prejudice. The hearing had been set for October 22, 2003.

Should you have any questions, please contact me.

Sincerely,

Dino C. La Fiandra

C: Hon. Lawrence E. Schmidt, Zoning Commissioner
Mr. Steve Morgan, ARC of Baltimore
Dr. Robert Knodell, York Endoscopy, LLC
Peter M. Zimmerman, Esquire

290891

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-098 SPHXA

Date Completed/Initials	
9-11-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

To: Book u/a
Jack 10/22

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
www.wtplaw.com

SEVEN SAINT PAUL STREET
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FAX 410 752-7092

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COLUMBIA, MARYLAND 21044-3528
TELEPHONE 410 884-0700
FAX 410 884-0719

DINO C. LA FIANDRA
DIRECT NUMBER
410 832-2084
DLaFiandra@wtplaw.com

1024 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-0800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

To: Lamy

OK to Dismiss,
JML

October 6 2003

Mr. Timothy M. Kotroco, Director
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: 7215 York Road (04-98-SPHXA)

Dear Mr. Kotroco:

This firm represents the ARC of Baltimore, Petitioner in the above-referenced zoning case. Kindly note that, on behalf of our client, we voluntarily dismiss the petition without prejudice. The hearing had been set for October 22, 2003.

Should you have any questions, please contact me.

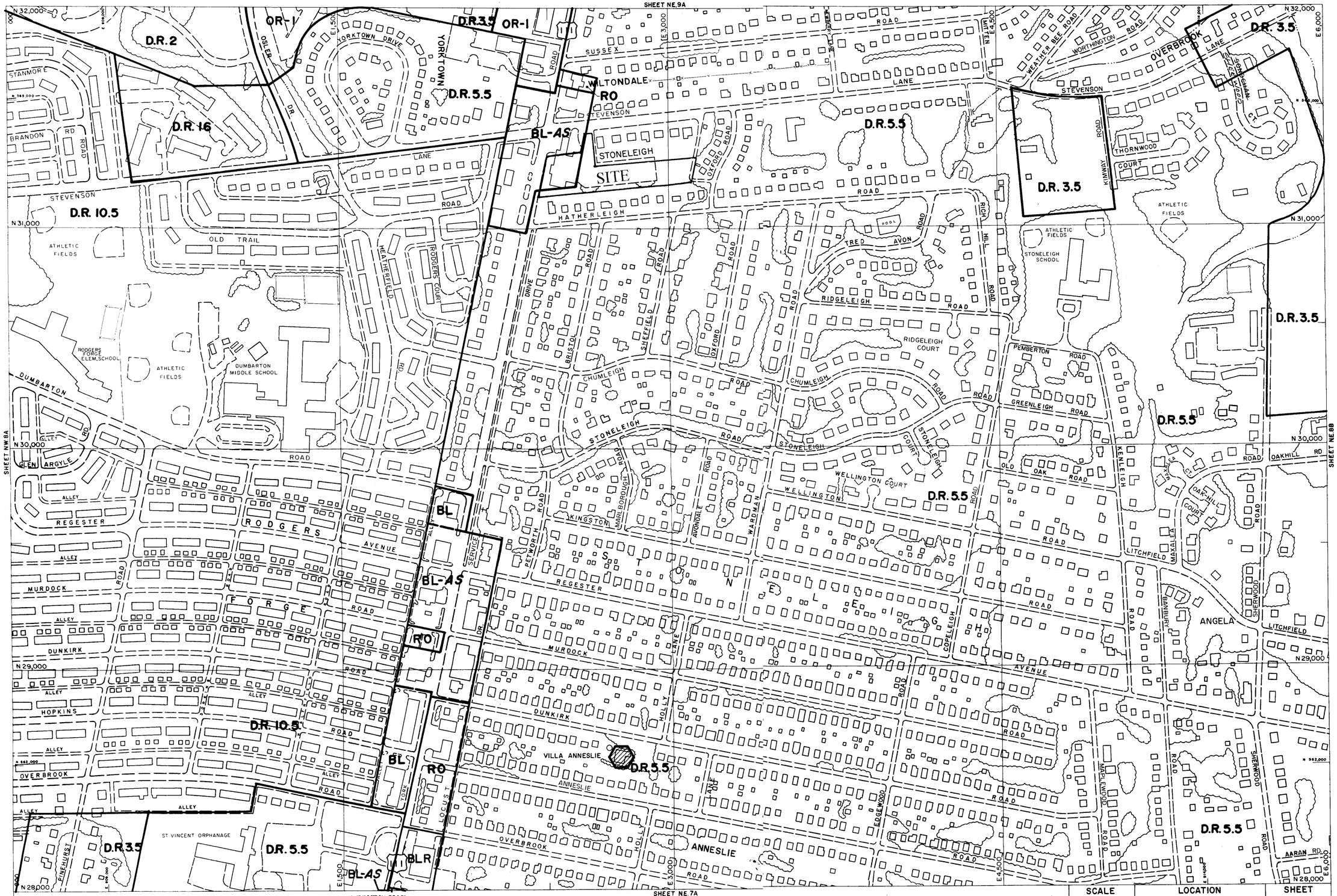
Sincerely,

Dino C. La Fiandra

C: Hon. Lawrence E. Schmidt, Zoning Commissioner
Mr. Steve Morgan, ARC of Baltimore
Dr. Robert Knodell, York Endoscopy, LLC
Peter M. Zimmerman, Esquire

290891

RECEIVED
OCT - 7 2003
03-3476
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



O-SE N-SW
O-NE N-NW

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

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

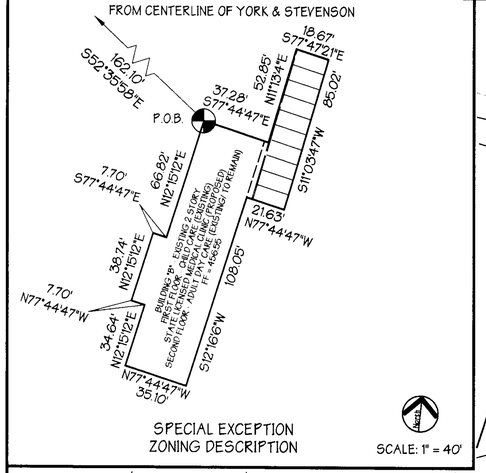
Joseph Bertaglia
Chairman, County Council

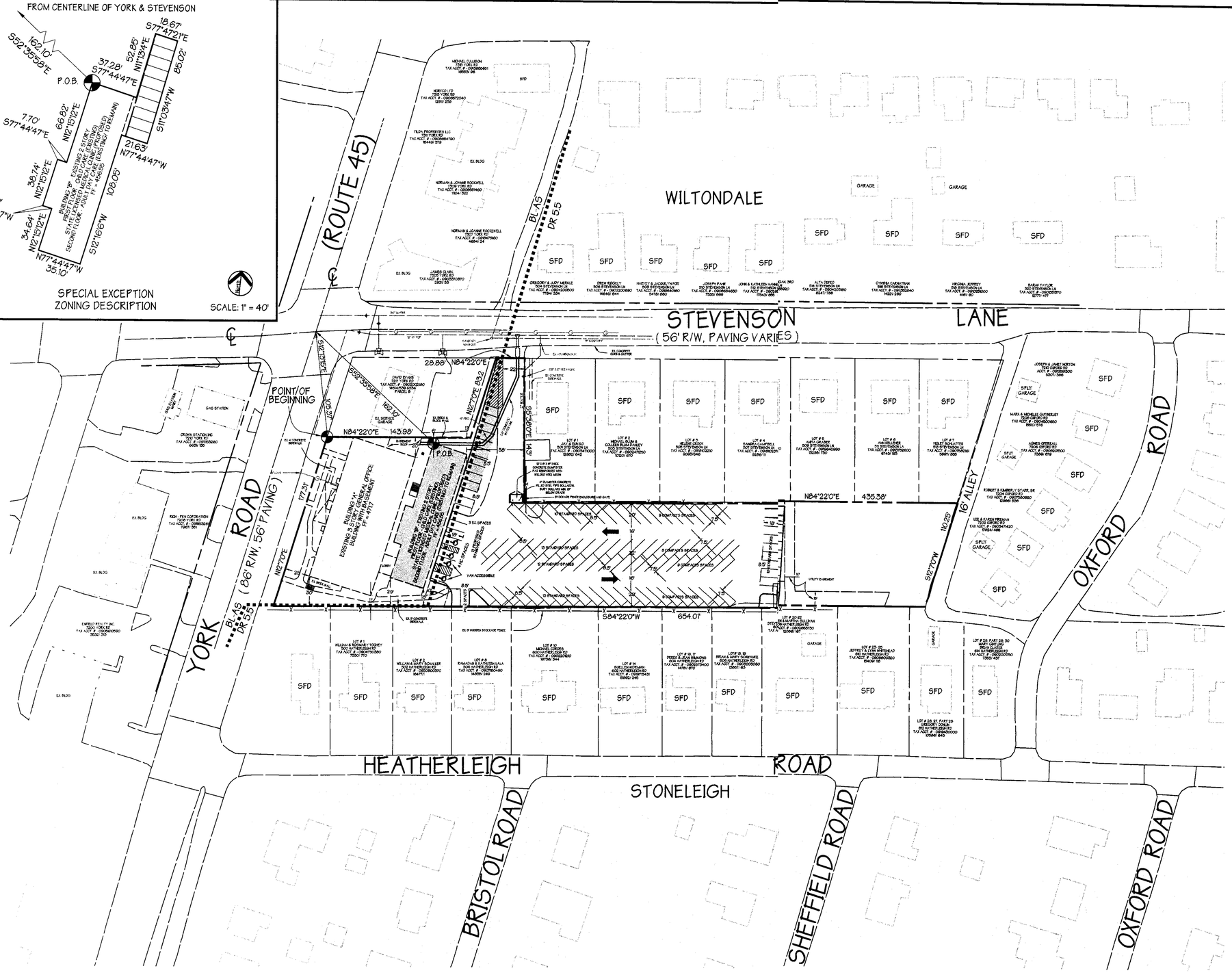
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

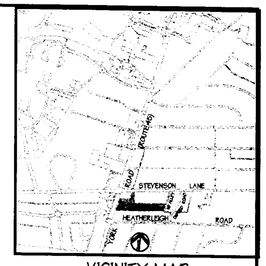
SCALE	LOCATION	SHEET
1" = 200'±	STONELEIGH ANNESLIE ROGERS FORGE	N.E. 8-A
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 8 A

#098







VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

1. OWNER - BALTIMORE ASSOCIATES FOR RETARDED CITIZENS, INC.
   7215 YORK RD
   BALTIMORE MD 21212
   PARCEL - 740 A
2. PROPOSED TENANT - BUILDING "B" -
   YORK ENDOSCOPY ASSOC., LLC
   DR. ROBERT G. KNODELL
3. GROSS AREA OF SITE = 2.10 AC +/- = 91,665 S.F.
4. NET AREA OF SITE = 1.96 AC +/- = 85,554 S.F.
5. EXISTING ZONING - BL-AS AND DR 5.5
6. GROSS AREA OF BL-AS ZONE = .73 AC +/- = 31,799 S.F.
7. NET AREA OF BL-AS ZONE = .60 AC +/- = 26,443 S.F.
8. GROSS AREA OF DR 5.5 ZONE = 1.37 AC +/- = 59,866.5 S.F.
9. NET AREA OF DR 5.5 ZONE = 1.35 AC +/- = 59,111 S.F.
10. EXISTING USE - BUILDING "A" - 3 STORY WITH BASEMENT GENERAL OFFICE
    BUILDING "B" - 2 STORY CHILD CARE
    FIRST FLOOR - CLASS "B" GROUP CHILD CARE
    SECOND FLOOR - ADULT DAY CARE
11. PROPOSED USE - BUILDING "A" - 3 STORY WITH BASEMENT GENERAL OFFICE
    TOTAL = 33,275 S.F.
    BUILDING "B" - FIRST FLOOR: STATE LICENSED MEDICAL CLINIC (4900 S.F.)
    SECOND FLOOR: ADULT DAY CARE (4900 S.F.)
    TOTAL = 9,800 S.F.
12. TAX ACCT. # - 1900012405
13. COUNCILMANIC DISTRICT - 5 / ELECTION DISTRICT - 9
14. PREVIOUS COMMERCIAL PERMITS - 221-66
15. FLOOR AREA RATIO - 43,075 S.F. GROSS BUILDING AREA / 31,799 S.F. GROSS AREA OF BL-AS ZONE = 1.35 F.A.R.
    (F.A.R. PERMITTED = 3.0)
16. AMENITY OPEN SPACE - NONE REQUIRED
17. PLAT REFERENCE - 24/ 27
18. DEED REFERENCE - 9610/ 746
19. SIGNAGE - ALL SIGNAGE TO COMPLY WITH SECTION 450 BCZR.
20. PARKING REQUIREMENTS:
    BUILDING "A" - 3 STORY BUILDING
    9,425 SF BASEMENT GENERAL OFFICE @ 1 SP./ 500 S.F. = 18.85 SPS.
    9,425 SF FIRST FLOOR GENERAL OFFICE @ 1 SP./ 300 S.F. = 31.42 SPS.
    9,425 SF SECOND FLOOR GENERAL OFFICE @ 1 SP./ 500 S.F. = 18.85 SPS.
    5,000 SF THIRD FLOOR GENERAL OFFICE @ 1 SP./ 500 S.F. = 10 SPS.
    TOTAL BUILDING "A" - 33,275 S.F. @ 80 SPS.
    BUILDING "B" - 2 STORY BUILDING
    FIRST FLOOR - STATE LICENSED MEDICAL CLINIC WITH MAX.: 2 DOCTORS
    5 STAFF EMPLOYEES
    3 PATIENTS
    TOTAL STATE LICENSED MEDICAL CLINIC PARKING REQUIRED - 10 SPACES
    (BASED ON INFORMATION FILED WITH DEPT. OF HEALTH & MENTAL HYGIENE)
    SECOND FLOOR - ADULT DAY CARE / EMPLOYEES @ 1 SP./ EMP.= 10 SPS.
    TOTAL PARKING REQUIRED BUILDING "B" = 20 SPACES
21. TOTAL PARKING REQUIRED = 100 SPACES
    TOTAL PARKING PROVIDED = 115 SPACES*
    * TOTAL INCLUDES 4 HANDICAP SPACES
    (INCLUDES 10 SPACES WITHIN THE SPECIAL EXCEPTION AREA)
    NOTE: THE INCLUSION OF 10 PARKING SPACES WITHIN THE SPECIAL EXCEPTION AREA IS FOR ILLUSTRATIVE PURPOSES ONLY. PARKING FOR THE SPECIAL EXCEPTION USE IS INTENDED TO BE INTEGRATED AMONG THE PARKING AREA FOR THE SITE. ALL SPACES WILL BE PAVED WITH A DURABLE, DUSTLESS SURFACED AND STRIPED.

ZONING HISTORY

1. CASE NO. 94-223-SPHXA: TO PERMIT A CLASS "B" GROUP CHILD CARE CENTER WITH AN ATTACHED OUTDOOR PLAY AREA AND AN ADULT DAY CARE CENTER ON THE SUBJECT PROPERTY WITH A VARIANCE TO PERMIT A SIDE YARD AND A REAR YARD VEGETATIVE BUFFER OF 0 FEET IN LIEU OF THE REQUIRED 20 FEET FOR EACH, A REAR YARD SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 50 FEET, AND TO PERMIT A IMPERVIOUS SURFACE AREA OF 40% IN LIEU OF THE MAXIMUM PERMITTED 25%; AND TO PERMIT A LOT SIZE OF .05 ACRES IN LIEU OF THE MINIMUM REQUIRED 1 ACRE PLUS 500 S.F. FOR EVERY CHILD BEYOND 40 CHILDREN (50 CHILDREN, OR 1.11 ACRES)
2. CASE # 64-58-A: TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE

ZONING RELIEF REQUESTS:

SPECIAL EXCEPTION REQUEST:
TO PERMIT A STATE LICENSED MEDICAL CLINIC IN A BL-AS ZONE IN ACCORDANCE WITH ARTICLE 4C-102.A.1 OF THE B.C.Z.R.

VARIANCE REQUEST:
TO PERMIT A STATE LICENSED MEDICAL CLINIC AS CLOSE AS 3.5 FEET IN LIEU OF THE 750' REQUIRED IN ARTICLE 4C-102.A.2.a OF THE B.C.Z.R.

SPECIAL HEARING REQUEST:
AN AMENDMENT TO THE APPROVED SITE PLANS IN CASES 94-123SPHXA AND 64-58-A IN ACCORDANCE WITH THE RELIEF GRANTED HEREIN.

ADDITIONAL BUSINESS PARKING IN RESIDENTIAL ZONE PURSUANT TO BCZR 409.8.B.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
DAVID LLOYD KIRK
LANDSCAPE ARCHITECT

SCALE: 1" = 50'

CASE NO. 04-098

PLAT TO ACCOMPANY SPECIAL EXCEPTION, VARIANCE REQUEST & SPECIAL HEARING

YORK ENDOSCOPY ASSOC. , LLC

7215 YORK RD

COUNCILMANIC DISTRICT - 5

ELECTION DISTRICT - 9

DATE: AUGUST 11, 2003

098

FILENAME: 10168plattoaccompany.s01

P.N. - 10168