SW/Corner Greenspring Valley Road and Nacarema Lane
(1525 Greenspring Valley Road)

3rd Election District

3rd Council District

Villa Julie College
Petitioners

IN RE: PETITION FOR SPECIAL HEARING

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-536-SPH

* * * * * * *

×

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Villa Julie College, through their attorney, Arnold E. Jablon, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 98-394-SPH and 92-285-SPHXA to reflect the proposed addition of athletic fields to the existing college campus. The relief requested is more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Kevin Manning, President, Tim Campbell, and Terry Slade Young, representatives of Villa Julie College, Property owner; Pearse O'Doherty, Landscape Architect; Rick Chadsey, Professional Engineer; Wes Guckert, traffic expert with The Traffic Group, Inc.; and Arnold Jablon, Esquire and David Karceski, Esquire, attorneys for the Petitioners. There were no Protestants or other interested persons present.

The undersigned Zoning Commissioner is familiar with this property and use thereon by virtue of two prior cases which were the subject of lengthy proceedings. In Case No. 92-285-SPHXA, special hearing, special exception, and variance relief was requested to approve the private college on the subject site and for certain proposed improvements to the Villa Julie campus. Subsequently under Case No. 98-394-SPH, relief was requested to approve an amendment to the

ORIGER RECEWED/FOR FILING.

By

By

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previously approved site plan in the original case for other improvements. Those cases fully set out the history of the College and the operation of the College. The opinions rendered therein note that the relationship between the College and its neighbors has been strained over the years due to the expansion and enlargement of the physical plant. However, it appears that this relationship has improved in that given certain conditions and restrictions, the neighbors do not oppose the relief requested in the instant Petition.

The subject of the instant Petition relates to an area of the property which was not part of the previously approved special exception. In this regard, although the property contains approximately 60 acres in total area, all of which are zoned R.C.2, only 38 acres were approved for the College use under the existing special exception. The Petitioners seek approval to enlarge that special exception area by 17 acres, which is located in the front portion of the site immediately abutting Greenspring Valley Road. As noted on the site plan, the Petitioners propose the utilization of that portion of the property for three athletic fields. There will be a field hockey field where there will be NCAA Division III Field Hockey Competition between Villa Julie's collegiate team and other colleges. Additionally, there are two practice fields proposed, one shown as a practice soccer field, and the other shown as a practice lacrosse field. Testimony and evidence offered at the hearing was that the Villa Julie campus has limited areas available for intercollegiate and intramural athletics. There is one existing field, which was permitted under the prior Orders, and that field is heavily used and is frequently in poor condition due to weather and overuse. In order to provide additional amenity and athletic opportunity for the students, Villa Julie proposes an expansion as set forth above. These fields will be used for intramural and intercollegiate competitions.

As noted above, it is significant that there was no opposition at the hearing. In this regard, the Petitioners submitted a signed Restrictive Covenant Agreement, marked as Petitioner's Exhibit 1, which evidences an agreement between Villa Julie College, the Greenspring Valley Association, Inc., the Valleys Planning Council, Inc., and a number of individual neighbors. This Agreement sets out a number of restrictions and conditions agreed to by and between the parties.

Essentially, it states that the neighbors do not object to the proposed expansion for so long as certain limitations are imposed. Those limitations include that the fields will not have lights, will not have permanent score boards, signs or spectator stands and/or loudspeakers. Additionally, landscaping will be required along Greenspring Valley Road to minimize the visual impact. Other restrictions have been imposed to minimize impacts, including a restriction that the fields can be used only during the daylight hours. The terms and conditions of the Restrictive Covenant Agreement are incorporated herein and agreed to by the parties.

Proffered testimony was presented on behalf of the Petitioners' expert witnesses that the proposal was not an inappropriate intensification of the use of the property and meets the special exception requirements set out in Section 502.1 of the B.C.Z.R. Moreover, the relief requested will not result in any detriment to the health, safety and general welfare of the locale.

Based upon the testimony and evidence presented, I am persuaded that the relief requested is appropriate and should be granted. It is evident that the site plan complies with the terms and conditions of the Restrictive Covenant Agreement entered into by and between the parties as noted above and the use will not be detrimental to the health, safety and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September 2004 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 98-394-SPH and 92-285-SPHXA to reflect the proposed addition of athletic fields to the existing college campus, in accordance with Petitioner's Exhibit 2, 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.

ORDER RECEWED FOR FILING

By

- 2) Compliance with the terms and conditions of the Restrictive Covenant Agreement referenced herein, a copy of which has been incorporated into the Case File and is 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.

Any appeal of this decision must be entered with thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

September 21, 2004

Arnold Jablon, Esquire David Karceski, Esquire Venable, LLP 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/Corner Greenspring Valley Road and Nacarema Lane
(1525 Greenspring Valley Road)
3rd Election District – 3rd Council District
Villa Julie College - Petitioners
Case No. 04-536-SPH

Dear Messrs. Jablon & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

cc:

Mr. Kevin Manning, President, Villa Julie College 1525 Greenspring Valley Road, Stevenson, Md. 21153

Mr. Pearce O'Doherty, 229 Prince George Street, Annapolis, Md. 21401

Mr. Wes Guckert, The Traffic Group, 9900 Franklin Sq.Dr.#H, Baltimore, Md. 21236

Mr. Jack Dillon, Valleys Planning Council, P.O. Box 5402, Towson, Md. 21285-5402

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1525 G	reenspring V	/alley	Road
which is presen	tly zoned	RC2	

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

an amendment to the site plan approved in Case No. 98-394-SPH., and in 92-285sphxa

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

I, or we, agree to pay expenses of above Special Hearing, adversoning regulations and restrictions of Baltimore County adopted page 1	tising, posting, etc. and further agree to and are to be bounded by the 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):
-	Villa Julie College
Name - Type or Print	Name - Type of Print
Signature	The for
oignature .	Signature
Address Telephone No.	By: Kevin Manning, President Name-Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	1525 Greenspring Valley Road (410486-7000
Arnold E. Jablon	Address Telephone No.
Name - Type or Print	Stevenson, Maryland 21153
2 min	City State Zip Code
Signature	Representative to be Contacted:
	7 7 - 7 - 7 - 1- 1
Venable_LEP Company	Arnold E. Jablon 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
	ESTIMATED LENGTH OF HEARING
Case No. 04-536. SPU	UNAVAILABLE FOR HEARING
· Da	viewed By 500 Date 05-1904



OFFICE OF THE PRESIDENT

May 5, 2004

Zoning Office Department of Permits and Development Management 111 West Chesapeake Ave Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 1525 Greenspring Valley Rd., Stevenson, Maryland 21153, property we own.

Further, the undersigned is the contract purchaser of said property, and hereby and herewith authorize Mr. Jablon to be my attorney-in-fact and attorney-at-law and represent me in this matter.

Villa Julie College

<u>By:</u>

Kevin J. Manning, Ph.D., President

1525'Greenspring Valley Rd., Stevenson, Maryland 21153

Address

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

DESCRIPTION TO ACCOMPANY ZONING PETITION

VILLA JULIE COLLEGE

December 30, 2003

Beginning for the same at the intersection formed by the centerline of Green Spring Valley Road (30-feet wide) and the centerline of Nacirema Lane (60-feet wide), said intersection having Baltimore County Metropolitan District coordinate values of north 45931.73 and west 25568.14, running thence leaving said intersection, binding on the centerline of said Green Spring Valley Road, the four following courses:

- 1. North 75° 18' 41" east 940.50 feet,
- 2. Southeasterly by a curve to the right having a radius of 213.22 feet for a distance of 116.23 feet, said curve being subtended by a chord bearing south 89° 04' 19" east 114.80 feet,
- 3. South 73° 27' 19" east 470.51 feet, and
- 4. South 73° 15' 18" east 394.90 feet, running thence leaving said centerline the six following courses:
- 5. South 00° 08' 31" west 350.00 feet,
- 6. South 42° 58' 31" west 79.92 feet,
- 7. South 02° 01' 29" east 1013.86 feet,
- 8. South 89° 40' 29" west 1512.91 feet,
- 9. North 12° 27' 53" west 2244.32 feet, and
- 10. North 12° 35' 12" west 1232.50 feet to the point of beginning.

Containing 60.236 acres of land, more or less, 0.661 acres thereof being in the bed of Green Spring Valley Road (30-feet wide).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



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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





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

June 17, 2004

CORRECTED 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: 04-536-SPH

1525 Greenspring Valley Road

S/side of Greenspring Valley Road, e/of centerline of Nacirema Lane

3rd Election District – 2nd Councilmanic District

Legal Owner: Villa Julie College, Kevin Manning, President

Special Hearing to amend the site plan approved in Case No. 98-394-SPH and 92-285-SPHXA.

Hearing: Monday, August 23, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Arnold Jablon, Venable, LLP, 210 Allegheny Ave., Towson 21204 Kevin Manning, Villa Julie College, 1525 Greenspring Valley Road, Stevenson 21153

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 7, 2004.

- (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

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

June 3, 2004

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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3rd Election District – 2nd Councilmanic District

Legal Owner: Villa Julie College, Kevin Manning, President

Special Hearing to amend the site plan approved in Case No. 98-394-SPH and 92-285-SPHXA.

Hearing: Tuesday, August 10, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Arnold Jablon, Venable, LLP, 210 Allegheny Ave., Towson 21204
Kevin Manning, Villa Julie College, 1525 Greenspring Valley Road, Stevenson 21153

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 26, 2004.

- (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, August 5, 2004 Issue - Jeffersonian

Please forward billing to:

Arnold Jablon Venable 210 Allegheny Avenue

Towson, MD 21204

410-494-6200

CORRECTED 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: 04-536-SPH

1525 Greenspring Valley Road
S/side of Greenspring Valley Road, e/of centerline of Nacirema Lane
3rd Election District – 2nd Councilmanic District
Legal Owner: Villa Julie College, Kevin Manning, President

Special Hearing to amend the site plan approved in Case No. 98-394-SPH and 92-285-SPHXA.

Hearing: Monday, August 23, 2004 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 27, 2004 Issue - Jeffersonian

Please forward billing to:

Arnold Jablon

Venable

210 Allegheny Avenue

Towson, MD 21204

410-494-6200

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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arance & 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 <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.

For Newspaper Advertising:
Item Number or Case Number: 34.556.504.
Petitioner: UUA SILIE COUEGE.
Address or Location: 1525 GREENSPrine VANGERA
PLEASE FORWARD ADVERTISING BILL TO: Name: ARNOW SARCOW FOR VENABLE LLC. Address: 210 ALLCEHEND HOE.
Telephone Number: $40 494620$

Revised 2/20/98 - SCJ

04.536. SPA

RE: PETITION FOR SPECIAL HEARING

1525 Greenspring Valley Road; S/side of

Greenspring Valley Rd, E c/line Nacirema Ln*

3rd Election & 2nd Councilmanic Districts

Legal Owner(s): Villa Julie College,

Kevin Manning, President

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-536-SPH

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 and 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 3rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Arnold E. Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUN 0 3 2004

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CERTIFICATE OF POSTING

RE: Case No.: 015-536-5PH.

Petitioner/Developer: VILLA JULIE

COLLEGE, KEUIN MANNING

Date of Hearing/Closing: 8/23/2004 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 1525 GREENSPRING VALLEY RD The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

CORRECTED 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: #04-536-SPH
1525 Greenspring Valley Road
S/side of Greenspring Valley Road, e/of centerline of
Nacirema Lane
3rd Election District
2nd Councilmanic District
Legal Owner(s):
Villa Julie College,

Kevin Manning, President
Special Hearing: to amend
the site plan approved in
Case No. 98-394-SPH and
92-285-SPHXA
Hearing: Monday, Amount
23, 2004 at 9:80 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

nue.

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

fice at (410) 887-4386 (2) For information concerning the File and/or Hearing Contact the Zouing Review Office at (410) 887-3391 8/009 August 5 15487

CERTIFICATE OF PUBLICATION

<u>8</u> 5 ,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 85,20 <u>04.</u>
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING

Department of Permits at Development Management

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



Baltimore County

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

August 17, 2004

Arnold E. Jablon Venable, LLP. 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number: 04-536-SPH, 1525 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 2004.

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. Callial Library

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C: Villa Julie College Kevin Manning-Pres. 1525 Greenspring Valley Road Stevenson 21153



Visit the County's Website at www.baltimorecountyonline.info



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

6.2.04

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

RE: Baltimore County

Item No. 536

JRA

Dear Ms. Matthews:

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,

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

May 27, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 1, 2004

Item No.:

526, 530-532, 534-537, 539

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: July 1, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 8, 2004

Item Nos. 526, 531, 532, 533, 534, 536, 537, 538, and 539

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr JDO/MS

DATE:

August 19, 2004

SUBJECT:

Zoning Item # 04- 536

Address

1525 Greenspring Valley Road

Villa Julie College

Zoning Advisory Committee Meeting of June 1, 2004.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X _ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

The proposal to replace open land along Greenspring Valley Road would reduce the rural/agricultural capability of the site and would appear to be inconsistent with the agricultural nature of the Greenspring Valley. This impact should be addressed and, if necessary, be mitigated.

Reviewer:

Wally Lippincott

Date: August 19, 2004

ECLIVED

AUG 19 2004
ZONING COMMISSIONER

S:\Devcoord\ZAC04-536.doc

f 23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: August 17, 2004

RECEIVED

AUG 1 8 2004

ZONING COMMISSIONER

SUBJECT:

1525 Greenspring Valley Road

INFORMATION:

Item Number:

4-536

Petitioner:

Villa Julie College

Zoning:

RC 2

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and has the following comments:

- Greenspring Valley Road is designated in Master Plan 2010 as a scenic route. As such, the proposed
 athletic practice fields must meet the requirements of the CMDP with regard to scenic routes. A
 landscape plan and cross sections from the scenic route must be submitted to this office for review
 prior to site plan approval.
- 2. This office recommends that the special hearing be granted and that the Zoning Commissioner restrict the use in accordance with the signed covenant agreement between Villa Julie College and the Valleys Planning Council, Inc. and the Greenspring Valley Association, Inc.

Prepared by:

Division Chief:

AFK/LL:MAC:



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

ARNOLD JABLON (410) 494-6298

aejablon a venable.com

Timothy Kotroco
Director
Department of Permits and Development Management
County Office Building
111 W Chesapeake Ave
Towson, Maryland 21204

14 June 2004

Re:

Case No. 04-536SPH

Dear Mr. Kotroco:

I am receipt of notice of hearing date in the above captioned matter. Please be advised that I will be on vacation and I am hereby requesting that this matter be postponed.

It is my understanding that it can be rescheduled for August 23rd, 2004 Thank you for your cooperation.

Sincerely,

Arnold Jablon

AEJ/aj



OFFICE OF THE PRESIDENT

May 5, 2004

Zoning Office Department of Permits and Development Management 111 West Chesapeake Ave Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 1525 Greenspring Valley Rd...

Stevenson, Maryland 21153, property we own.

Further, the undersigned is the contract purchaser of said property, and hereby and herewith authorize Mr. Jablon to be my attorney-in-fact and attorney-at-law and represent me in this matter.

Villa Julie College

By:
Kevin J. Manning, Ph.D., President

(owner)

1525'Greenspring Valley Rd., Stevenson, Maryland 21153

Address

PLEASE PRINT CLEARLY

CASE NAME VILL ANTE CAN CASE NUMBER 04 : 536 - 557 DATE 0123/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID KARCEST	2'0 ALEGHENY AVE		Uhkaraski Quenski.v.
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erry Slade Young	1525 Oreenspring Valley Pol	venson 21153	ers-terramail.vic.edu
Wes Guerser 1	9900 FRALLIASG. DR#H	21236	WGUCKERATARTEGOOF. COM
And Ente			

THE EXMY

Frederick N. Chadsey, IV, P.E.

Principal

Vice-President

Mr. Chadsey has been with the firm since March 1990. His fields of expertise include:

Project Management

Residential, Commercial, Institutional, Industrial Project
Planning & Design

Computer Aided Design & Drafting (CADD)

Storm Water Management

Flood Plain Studies & Hydraulics

Construction Specifications

Cost Estimating

Expert Witness - Zoning/Land Development

Prior to joining Stephens & Associates, Mr. Chadsey was an Associate, Project Manager and CADD Production Coordinator for a local landscape architecture, land planning, engineering and surveying firm. Earlier, he was a Project Manager and Project Engineer for an engineering firm in Oklahoma. In Oklahoma he was involved in the design of several residential, commercial and industrial projects as well as serving as a consulting engineer for several municipalities.

Registration

Professional Engineer, Maryland Professional Engineer, Oklahoma Professional Engineer, West Virginia

Education

M.S. Water Resource Engineering - Oklahoma State University B.S. Civil Engineering - Oklahoma State University

Professional Memberships

Member - American Society of Civil Engineers

Member - National Society of Professional Engineers (P.E.P.P.)

Member - Engineer's Society of Baltimore

PR+ EXM7

O'DOHERTY GROUP LANDSCAPE ARCHITECTURE

Pearse O'Doherty, ASLA Principal

Pearse O'Doherty prepares the planning and programming for the projects, oversees implementation of the design, coordinates with consultants to ensure quality control for all documents, and conducts negotiations on behalf of the Client.

An established landscape architect, Mr. O'Doherty has repeatedly demonstrated his ability to provide design services and effective construction administration for a variety of projects and at a variety of scales: master planning, urban design, streetscapes, site plans, and landscape plans. His personal attention to detail provides his clients with a quality product they can be proud of for years to come.

In particular, Mr. O'Doherty has extensive experience in the urban design process. He has been instrumental in the design and implementation of site planning, landscape plans, and construction documents for a wide scope of projects.

Other project types of special interest to Mr. O'Doherty include college campuses and life care facilities. Both of these project types include thoughtful design of residential/institutional landscape for demanding resident populations.

PROJECT EXPERIENCE

Acton's Landing Annapolis, Maryland

Baltimore/Washington International Airport Anne Arundel County, Maryland

Baltimore Zoo Renovation Baltimore, Maryland

Episcopal Ministries to the Aging Corporate Headquarters
Sykesville, Maryland

Harbor Station
Woodbridge, Virginia

Historic Court Square Enhancements Charlottesville, Virginia

International Association of Machinists and Aerospace Workers Suitland, Maryland

Kentlands Gaithersburg, Maryland

Mariners Museum Newport News, Virginia

Psychology Plaza
Washington, DC

Piney Point Farm Centreville, Maryland

Rebecca M. Clatanoff Women's Pavilion and Medical Pavilion Annapolis, Maryland

St. Mary's College
St. Mary's City, Maryland

United States Naval Academy Annapolis, Maryland

University of Maryland Schools of Law and Social Work Baltimore, Maryland

Project Assignment:
Partner-In-Charge.
Project Management

Education:

Bachelor of Science
Syracuse University, 1968
Bachelor of Science in Landscape
Architecture,
State University of New York
College of Environmental Science
and Forestry, Syracuse, NY, 1968
Professional Development Courses:
Harvard University,
Graduate School of Design

Years of Experience:

35 years 18 years with Graham Landscape Architecture Partnership and O'Doherty Graham Landscape Architecture, PC

Professional Registration:

Registered Landscape Architect Oregon, 1971 Maryland, 1982 Pennsylvania, 1995 Virginia, 2002

Professional Affiliations:

American Society of Landscape Architects Annapolis Conservancy Board, 1989-1994 Friends of Maryland's Olmsted Parks and Landscapes, Inc., 1991-1993



The Traffic Group

WES GUCKERT

President

Wes Guckert is a recognized and well respected expert in the field of traffic engineering and transportation planning. Serving as a technical advisor in the areas of traffic impact analysis, traffic signal design, traffic circulation, access studies and transportation planning, Mr. Guckert has played a major role in over 3,000 projects spanning both urban and suburban areas primarily in the Mid-Atlantic area Mr. Guckert has also provided consultation on projects throughout the United States, as well as internationally. Early in his career, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division. Prior to founding The Traffic Group, Inc., Mr. Guckert served as a traffic engineering consultant for eight years.

Since founding The Traffic Group, Inc., Mr. Guckert has been responsible for providing a variety of traffic engineering services to both the public and private sector. He has directed the design and implementation of traffic access systems for numerous regional projects such as the National Business Park, Cole Field House at UMCP, Largo Town Center, Wheaton Plaza, Salisbury Centre, Bowie New Town Center, Maple Lawn Farms, Montgomery Mall, Annapolis Mall, National Harbor, Greenbelt Metro Park, Traville, Fallsgrove, and King Farm. Mr. Guckert has undertaken Traffic and Transportation Studies for "Big Box" Stores including, Wal-Mart, Sam's Club, Target, Lowe's, Best Buy, Costco, and Home Depot, as well as numerous studies of Value-Oriented Centers and Regional Malls throughout the United States.

In addition to Mr. Guckert's technical expertise, as a renowned expert in the field, he is often asked to serve as an expert witness, testifying before County and Municipal Boards, District Courts, and Planning Commissions on traffic engineering and transportation planning issues.

Job History

1985 - Present

President, The Traffic Group, Inc.

1977-1985

Traffic and Transportation Planning Consultant

1972-1977

Assistant Regional Traffic Engineer

Maryland State Highway Administration-Traffic Division

Educational Background

- Bachelor of Science
 University of the State of New York
- Civil Engineering Preparation
 Johns Hopkins University
 Towson State University
 Essex Community College
- Traffic Engineering Courses
 Northwestern University Traffic Institute
 University of Tennessee Transportation Center
 University of Maryland

Affiliations

- American Planning Association (A.P.A.)
- Essex Community College Foundation
 Board of Directors

- Horsehead Wetlands Center Board of Trustees (Grasonville, MD)
- Institute of Transportation Engineers (I.T.E.) Fellow
- International Council of Shopping Centers (ICSC)
- Subcommittee on Planning of the Smart Growth Commission appointed by Governor Parris N Glendening
- The M.U.S.E Foundation Board Member
- Transportation Research Board (T.R.B.)
- Urban Land Institute (U.L.I.)

I.T.E. Professional Committees

- Committee No. 5P-5 Capacities of Multiple Left-Turn Lanes
- Committee No. 5P-07 Traffic Counting Practices
- Committee No. 5S-1 Capacities of Triple Left-Turn Lanes
- Internal Transportation Systems for Majority
 Activity Centers
- Parking Facilities for Industrial Plants
- Traffic Considerations for Special Events

Publications

 The Evolution of Adequate Public Facilities and Their Effectiveness as Growth Management Fools in Maryland (Co-Author) - LT E. Annual Meeting

WES GUCKERT

President

Publications (Cont'd.)

- Trip Generation Comparisons of Club Warehouse Stores – I.T.E.
- Value-Oriented Retail Centers A Follow-Up Report - I.T.E.

Examples of places where Mr. Guckert has testified as an expert witness

CALIFORNIA

City of Milpitas - City Council

MARYLAND

Allegany County - Planning Board, Board of Appeals Anne Arundel County - Board of Appeals, Circuit Court, Zoning Hearing Examiner

City of Annapolis - City Council, Planning Commission, Board of Appeals

Baltimore City - Board of Zoning Appeals, City Council, Federal District Court, Planning Commission

Baltimore County - Board of Appeals, Circuit Court, County Council, Planning Board, Zoning Commissioner Town of Bel Air - Board of Appeals, Planning Board.

Town Commissioners

Calvert County - Board of Appeals

Carroll County - Board of Appeals, County Commissioners, Planning Board

Charles County Town of Indian Head - Mayor and City Council

Charles County - Board of Appeals, County Commissioners, Planning Board

City of Frederick - Board of Appeals, City Council, Planning Commission

Frederick County - Board of Appeals, County Commissioners, Planning Board

Harford County - Planning Commission, Zoning Hearing Examiner

Howard County - Board of Appeals Planning Board. Zoning Board

Montgomery County - Board of Appeals, County Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)

Ocean City - Planning Commission, Board of Appeals Prince George's County - Council, Zoning Hearing

Examiner, M-NCPPC (Planning Board)

St. Mary's County - Planning Board

Washington County - Board of Appeals

Wicomico County - Planning Commission, Board of Appeals

Worcester County - Planning Commission, County Commissioners

MINNESOTA

City of Brooklyn Center - Planning Commission

NEW JERSEY

Holmdel Township - Planning Board

PENNSYLVANIA

City of Scranton - Board of Appeals, Planning Board West Whiteland Township-Planning Board, Town Council

VIRGINIA

Arlington County - Board of Supervisors Loudoun County - Planning Board Prince William County - Planning Board and Board of Supervisors

Mr. Guckert's Representative List of Projects RETAIL AND MIXED-USE PROJECTS

Annapolis Mall – Anne Arundel County, Maryland Avenue at White Marsh - Baltimore County, Maryland Bowie New Town Center – Prince George's County, Maryland Briarcliffe Mall - Myrtle Beach, South Carolina

Center at Charlestown – South Carolina

Centre @ Hagerstown - Washington County, Maryland

Center at Lynchburg – Virginia

Centre Pointe - Charleston, South Carolina

Fallsgrove - Montgomery County, Maryland

Festival at Waldorf - Charles County, Maryland

Great Mall of Arizona – Tempe, Arizona

Great Mall of the Bay Area - Milpitas, California

Greenbelt Metro Park – Prince George's County, Maryland

Home Depot Stores - Various Locations

King Farm - Montgomery County, Maryland

Largo Town Center - Prince George's County, Maryland

Lebanon Valley Mail – Lebanon, Pennsylvania

Mail at Steamtown – Scranton, Pennsylvania

Maple Lawn Farms – Howard County, Maryland

Menlyn Park Shopping Center – South Africa

Montgomery Mall – Montgomery County, Maryland

Pantai Kapuknaga - Indonesia

Potomac Mills - Prince William County, Virginia

Waccamaw Factory Shoppes – South Carolina

Wal-Mart Stores - Various Locations

Wheaton Plaza - Montgomery County, Maryland

Zonk 'Izizwe - South Africa

Suite H

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT is entered into, as of the 18 day of, 2004, by and between VILLA JULIE COLLEGE (VJC) a Maryland not-for-profit corporation, the VALLEYS PLANNING COUNCIL, INC. (VPC) a Maryland not-for-profit corporation, the GREENSPRING VALLEY ASSOCIATION, INC. (GVA), a Maryland not-for-profit corporation, and TIMOTHY M. RODGERS, DAVID CORDISH and Dr. GAYLORD CLARK, DOUGLAS G. CARROLL and their successors and assigns.

RECITALS

- A. WHEREAS, VILLA JULIE COLLEGE (hereinafter referred to as "VJC") has requested an amendment to its current Special Exception granted in Case Nos. 92-285 sphxa and 98-394sph to allow a portion of the open fields (hereinafter referred to as "property") that front along Greenspring Valley Road to be used as practice athletic fields and to be included within the special exception area granted in Case Nos. 92-285sphxa and 98-394sph. The concept is that through a carefully designed landscape plan a part of the property can be used as practice athletic fields with the option to be utilized for inter-collegiate games in limited circumstances, while including sufficient landscaping intended to perpetuate the historic scenic landscape of the Greenspring Valley. The limited circumstances are defined as follows: The eastern most field will be used specifically for women's field hockey competition. The other two fields will be used for inter-collegiate competition when the College's game field is unusable, however, it shall not exceed (10) times per year.
- B. WHEREAS, the property is within the Second Councilmanic District of Baltimore County. The property is more particularly described in a deed recorded among the land records of Baltimore County at Liber 4756 folio 550, and shown on the attached site plan as the "Amended Special Exception Area" attached hereto as Exhibit A.
- C. WHEREAS, at the present time, the property is zoned RC 2 and used for agriculture and open space purposes. There are no permanent or temporary structures in this area although it is immediately adjacent to the main campus of the College. The property is within the Greenspring Valley National Register Historic District.
- D. WHEREAS, the parties are interested in preserving scenic vistas from intrusive and inappropriate types of land use in the Greenspring Valley and the surrounding land.
- E. WHEREAS, the parties have reviewed the submitted site plans and desire to place certain restrictions upon the property and use of the property in order to ensure that the property is used and maintained in a manner consistent with the plans as proposed and to assure that future use does not have a deleterious effect on the Greenspring Valley in general and its immediate neighbors.
- F. WHEREAS, VJC affirms the value of preserving the natural, historic, scenic and agricultural character of the Greenspring Valley and recognizes the concerns of the parties hereto. VJC is willing to place certain restrictions on the property in return for the agreement described below.
- G. WHEREAS, the parties agree that proposed expansion of the special exception area to include the proposed practice athletic fields will not in any way change, impact or affect the special exception use as granted in Case Nos. <u>92-285sphxa</u> and <u>98-394sph</u>.

IN RE: PETITIONS FOR SPECIAL HEARING

FETITIONS FOR SPECIAL HEARING * BEFORE THE SW/Corner Greenspring Valley Road

and Nacarema Lane

* ZONING COMMISSIONER

(1525 Greenspring Valley Road)

3rd Election District

* OF BALTIMORE COUNTY

3rd Councilmanic District

Cases Nos. 98-394-SPH and

Villa Julie College, Owner/Petitioner Richard Buck, et al, Petitioners *

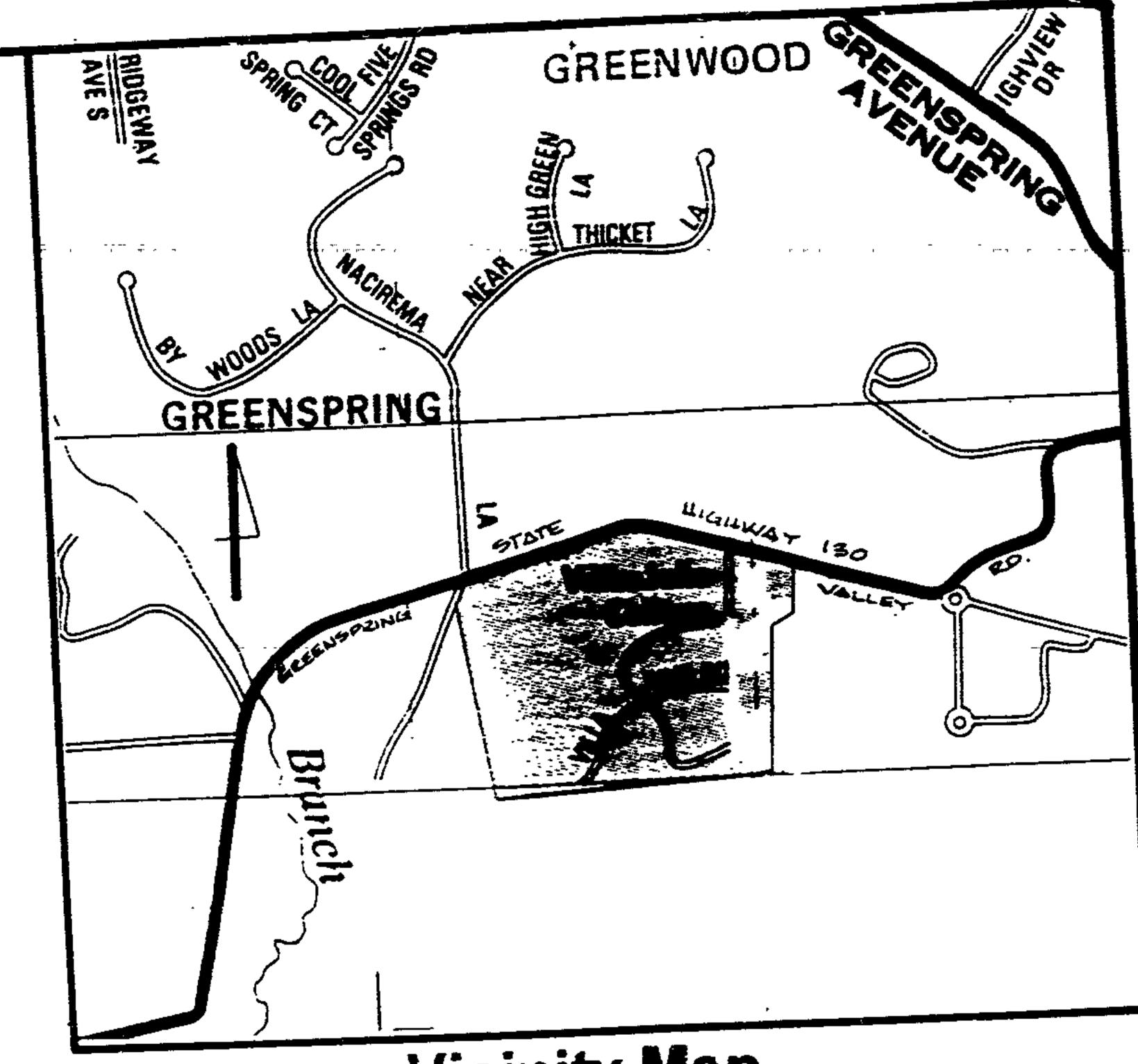
98-475-SPH

~ ~ * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The classic writer Homer once penned, "It is tedious to tell again tales already plainly told." If that be the case, the above cited Petitions for Special Hearing come before this Zoning Commissioner for further tedium, to consider the future of the Villa Julie College campus, at 1525 Greenspring Valley Road. The subject property originally came before me for consideration under Petitions for Special Hearing, Special Exception, and Variance filed by Villa Julie College in prior Case No. 92-285-SPHXA. In that case, I was requested to legitimize the existence of Villa Julie College through the Petition for Special Exception. In addition to a legitimization of the College use, special hearing and variance relief was requested to approve numerous improvements to the site, including the construction of certain academic and administration buildings, a waste water treatment plant, and additional infrastructure. The matter came before me in the summer of 1992, and by way of a 30-page Order issued on July 10, 1992, the Petitions were granted and relief provided, with restrictions and limitations attached thereto. A timely appeal followed to the County Board of Appeals and following a de novo hearing, the Board issued a similar decision as had been rendered by me by way of its Order and Opinion dated July 23, 1993. Appeals to the Circuit Court for Baltimore County and Court of Special Appeals of Maryland affirmed the result.

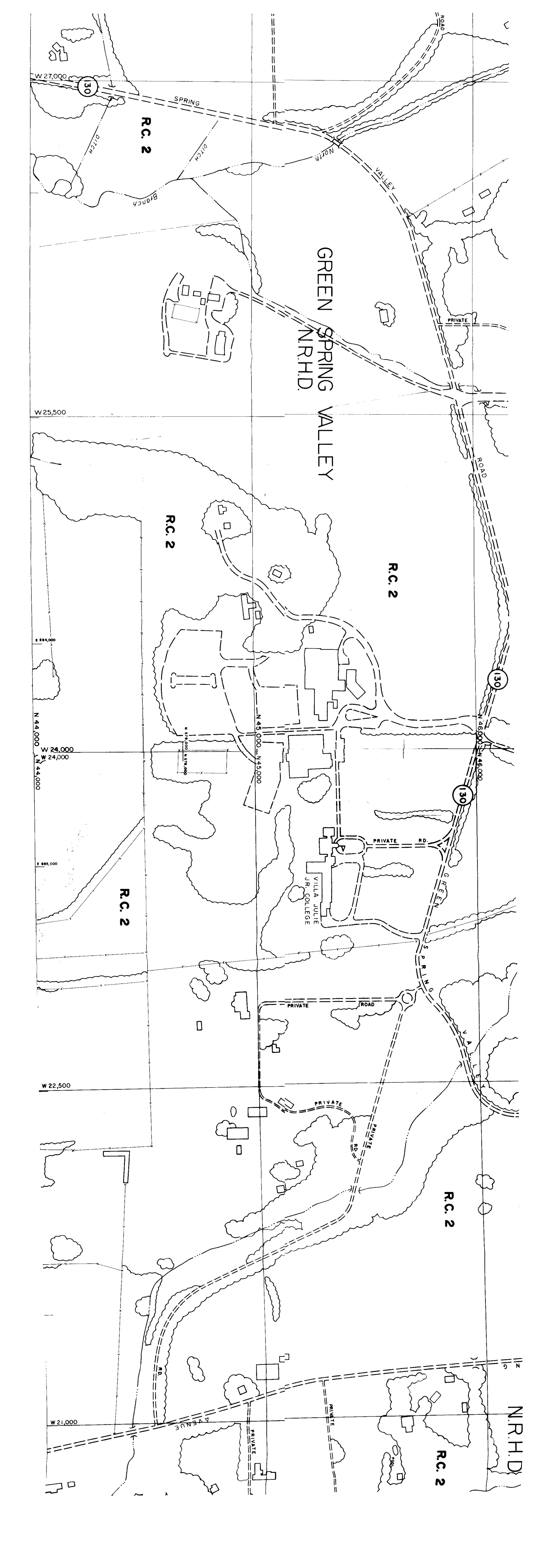
Kh/AC/A




Vicinity Map

SCAIE: 1" = 1,000"

05-536.5P4





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RC 2	21.	LANDSCAPED OPEN SPACE FOR
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MANIC DISTRICT:		MIN PARKING LO CANDOUNT
4038.01		LANDSCAPED AREA PROVIDED
		RC-2 ZONING IS EXEMPT F
WERSHED '. 61		BEEN MET ONSITE. A FINAL I
ON DISTRICT #8	22	PARKING TABULATION
COUNT NUMBER	0322035480	PARKING SPACES EXISTING:
REFERENCE 4756/550	550	PARKING SPACES PROPOSED:
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26. WASTEWATER TREATMENT PLANT IS A FACILITY TO BE CONSTRU THE EFFLUENT OF VILLA JULIE COLLEGE.
27. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR D VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION MANAGEMENT.
28. ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECT WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMOR WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
29. CONTINUING USE VARIANCES FOR THE EXISTING HOUSES THAT A THE PROPOSED FOREST BUFFER & THE BUILDING RESTRICTION FILED AT D.E.P.R.M.
30. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BEFO WORK OR CONSTRUCTION TAKES PLACE. G.W.S. DOES PRESPONSIBILITY FOR THEIR LOCATION SHOWN ON THIS PLAN.
31. ALL LAB WASTE IS STORED IN THE LAB BUILDING & IS DISPOSED O WASTE DISPOSAL COMPANY.
32. THERE IS NO BUILDING, PROPERTY OR SITE WITHIN OR CONT PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HIS
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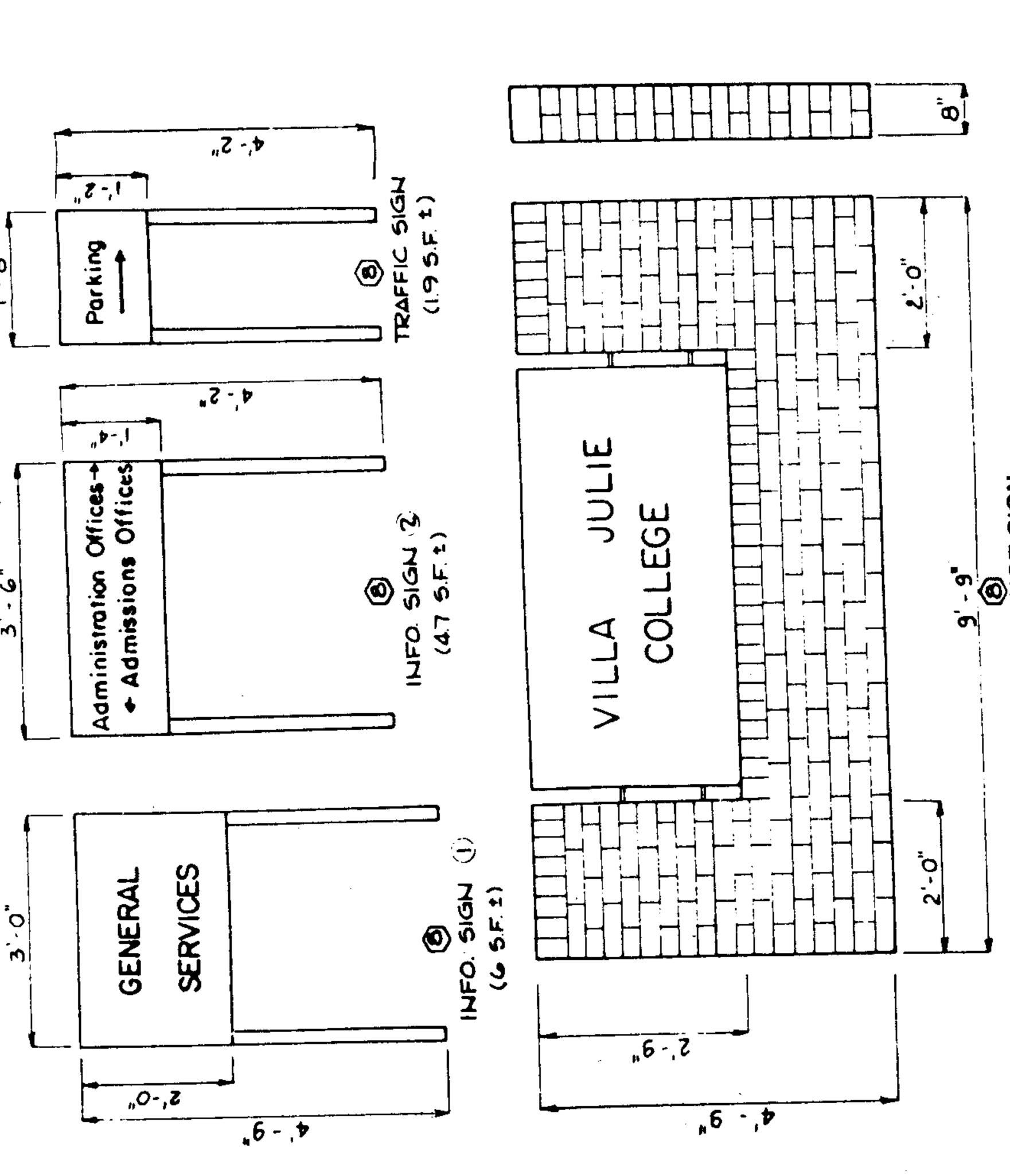
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AND PROCUREMENT ARTICLE OF THE ANNOTATED CO	97,781 S.F.
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18. 20.



C	PETITION FOR SPECIAL EXCEPTION FOR A PRIVATE COLLEGE IN AN RC 2 ZONE, A SPECIAL HEARING FOR A MODIFIED PARKING PLAN AND A RESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TOCL THER WITH REQUESTED VARIANCES. THE ZONING COMMISSIONER'S ORDER WAS APPEALED TO THE COUNTY BOARD OF APPEALS.
10 2	ON JULY 23, 1993 THE COUNTY BOARD OF APPEALS APPROVED THE FOLLOWING ORDER:
8 7.	IT IS THEREFORE THIS 23RD DAY OF JULY, 1993 BY THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY ORDERED THAT THE PETITION FOR SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN AND A ESIDENTIAL CARETAKER DWELLING AS AN ACCESSORY USE TO THE COLLEGE BE AND IS HEREBY GRANTED; AND IT IS

42 FT. BETWEEN EXISTING BUILDINGS #1 AND #2 IN LIEU OF THE REQUIRED 70 FT.	
AND IT 1S FURTHER ORDERED THAT THE FOLLOWING VARIANCES BE AND ARE HEREBY GRANTED, SAID VARIANCES TO PLRMI	
PRIVATE COLLEGE, BE AND IS HEREBY GRANTED; AND IT IS FURTHER ORDERED THAT THE REQUESTED VARIANCE TO PERMIT A MAXIMUM OF HEIGHT OF 40 FT. IN HEIGHT BUILDING ENVELOPE IT IN LIEU OF THE PERMITTED 35 FT. FOR TWO PROPOSED BUILDINGS BE AND IS HEREBY	
ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO APPROVE THE USE OF THE TANTENT TO	

2	30 FT BETWEEN EXISTING BUILDING #3 AND EXISTING STORAGE BUILDING IN LIEU OF THE KI
70 FT.	
ĸ	32 FT. BETWEEN EXISTING MAINTENANCE EQUIPMENT BUILDING AND EXISTING STOKAGE PUT
LIEUO	LIEU OF THE REQUIRED 70 FT.
4	40 FT BETWEEN EXISTING BUILDING E. AND EXISTING SHED IN LIEU OF THE KEGUIKED /OFT.
S	60 FT. BETWEEN EXISTING BUILDING "C" AND EXISTING BUILDING "A" IN LIEU OF THE KEGUIKEU A
9	60 FT. BETWEEN EXISTING BUILDING "A" AND PROPOSED ENVELOPE "F" IN LIEU OF THE KEGUIKE
7.	20 FT. BETWEEN EXISTING BUILDING "D" AND PROPOSED BUILDING ENVELOPE "F" IN LIEU
REGU	REQUIRED 70 FT.
60	A TOTAL OF 1052 SQ. FT. OF EXISTING SIGNS IN LIEU OF THE PERMITTURED SQ. FT.
ത	A MAXIMUM HEIGHT OF 39.5 FT. IN LIEU OF THE PERMITTED 30 FT FOR EXISTING BUILDING AT
ō	MAXIMUM HEIGHT OF 54.0 FT. IN LIEU OF THE PERMITTED 35 FT. FOR EXISTING BUILDING TO:
=	A DISTANCE OF OFT. IN LIEU OF THE REQUIRED 70 FT. BETWEEN THE TWO PROPOSED BUILDING
BUILD	BUILDING ENVELOPE 'F': AND

Z & 🖃	B. ON MAY 4, 1990, IN CASE NO. 1030, SET LEMBER LERMINOCOURT, AND AFFIRMED THE SPECIAL EXCENSION OF 17 CIRCUIT COURT, AND AFFIRMED THE SPECIAL EXCENSION OF 17 CIRCUIT COURT, AND AFFIRMED THE SPECIAL FIEARING, FOR A MOUNTIED PARKING, PLAN, AND A RIANCES REMAINS IN FULL ACCESSORY USE. THE COUNTY BOARD OF APPEALS ORDER RELATED TO VARIANCES REMAINS IN FULL	EFFECT AS THE PART OF THE ORDER WAS NOT APPEALED. THE COURT OF SPECIAL APPEALS FURTHER NET PART OF THE COLLEGE GROWTH I PART OF THE RESTRICTION OF THE COUNTY BOARD OF APPEALS ORDER LIMITING THE COLLEGE GROWTH I PART OF THE RESTRICTION OF THE COUNTY BOARD OF APPEALS LIMITING DISCHARGE O	WATER TREATMENT PLANT TO 50,000 GALLONS PER DAY BY DIRECTING THE LIMITATION BE EXPRESSED WATER TREATMENT PLANT TO 50,000 GALLONS PER DAY. THE COURT REMANDED THE CASE WITH DIRECTIONS THAT THE CIRCUIT COURT AFFIRM	REVERSE IN PART THE DECISION OF THE BOARD OF APPLALS, CONSISTENT WITH THE COURT OF SPEC	
AND REMAI JULIE COLLI	- 14 14 D	PART OF	WATER TE	REVERSE	

4.34 cfs 13.90 cfs 25.97 cfs 19.37 cfs 20.73 cfs 33.47 cfs

1.79 cfs 10.33 cfs 21.70 cfs

REFORE H IS ORDERED by the Zoning Commissioner for Bulling	County this State of June, 1998 that the Petition for Special Hearing	filed in Case No. 98-394-SPH, seeking approval of amendments to the site	plan previously approved in Case No. 92-285-SPHIA, to reflect the construct	tion of new tennis courts in the rear of the site and a reconfiguration of	the parking provided in that area, the reconfiguration and legitimization	of perking inedvertently left off the original plan, including a finding	that the existing perking in that area is permitted, and finally, the	approval of parking on an interim basis near proposed building G, until		Exhibit 1. be and is hereby GRANNIED, subject to the following restrictions:
--	---	--	---	--	---	--	---	---	--	--

granted same upon receipt of this Order; proceeding at Petitioners are hereby made eware that proceeding at this that their own risk until the 30-day appeal this time is at their own risk until the 30-day appeal period from the date of this Order has empired. If an appeal is filled and this Order is reversed, the relief granted herein shall be rescinded.	2) Prior to the issuance of any future permits, the Petitioners shall submit a revised site plan for for inclusion in the files for both Cases Nos. 96-394-3PH and 98-475-5PH, which sets forth the modified relief granted herein and any minor deviations which have naturally occurred since the original approval of the site plan filed in prior Case No. 92-285-5PHMA.	3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this order. Order. THE PURTHER ORDERED that the Petition for Special Hearing filed to the petition for Special Hearing filed	
			9 0

22.31 cfs 50.86 cfs 83.21 cfs ACILITY: 30.14 cfs 64.97 cfs 104.00 cfs

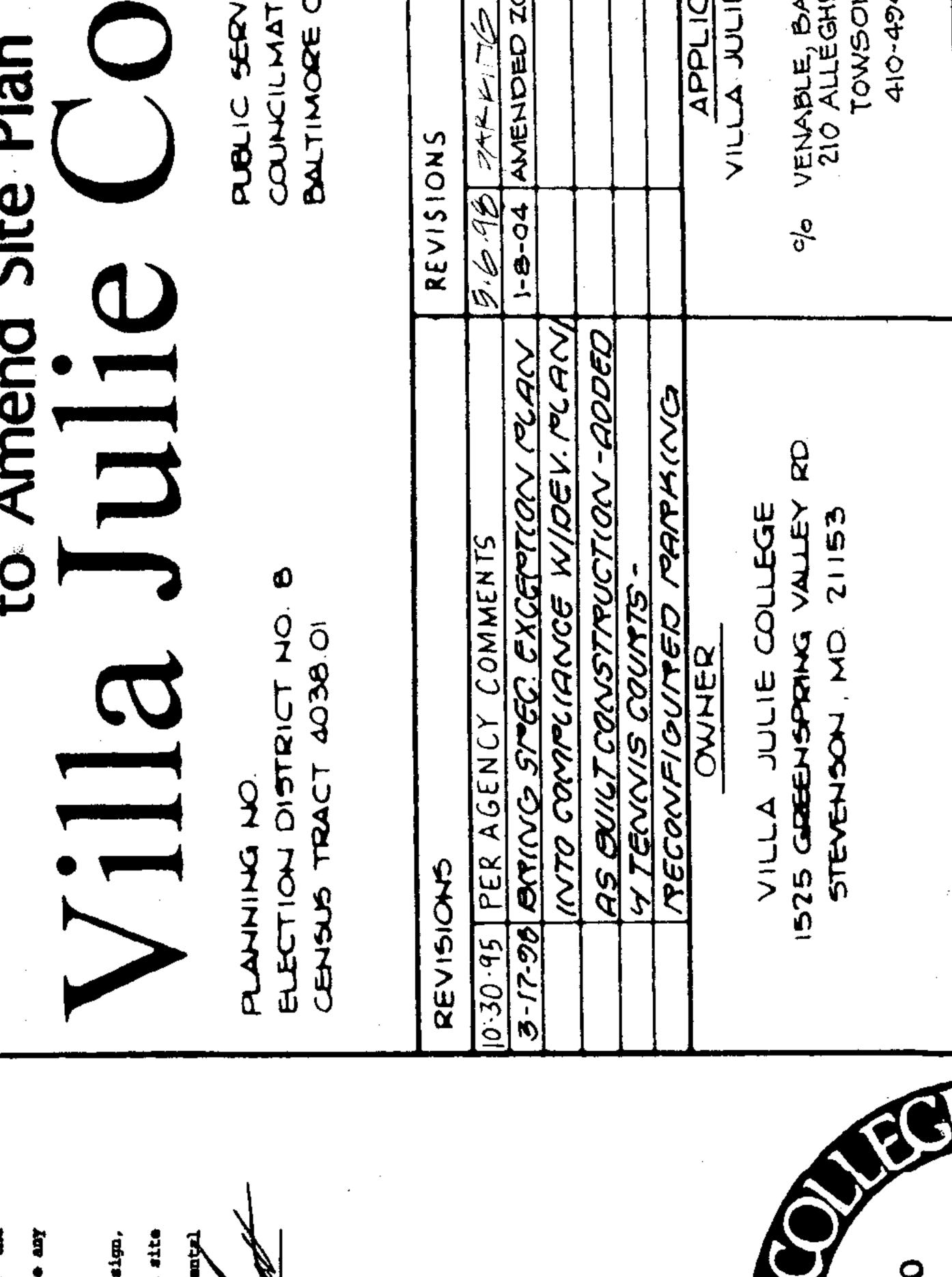
18.00 cfs 46.94 cfs 75.05 cfs

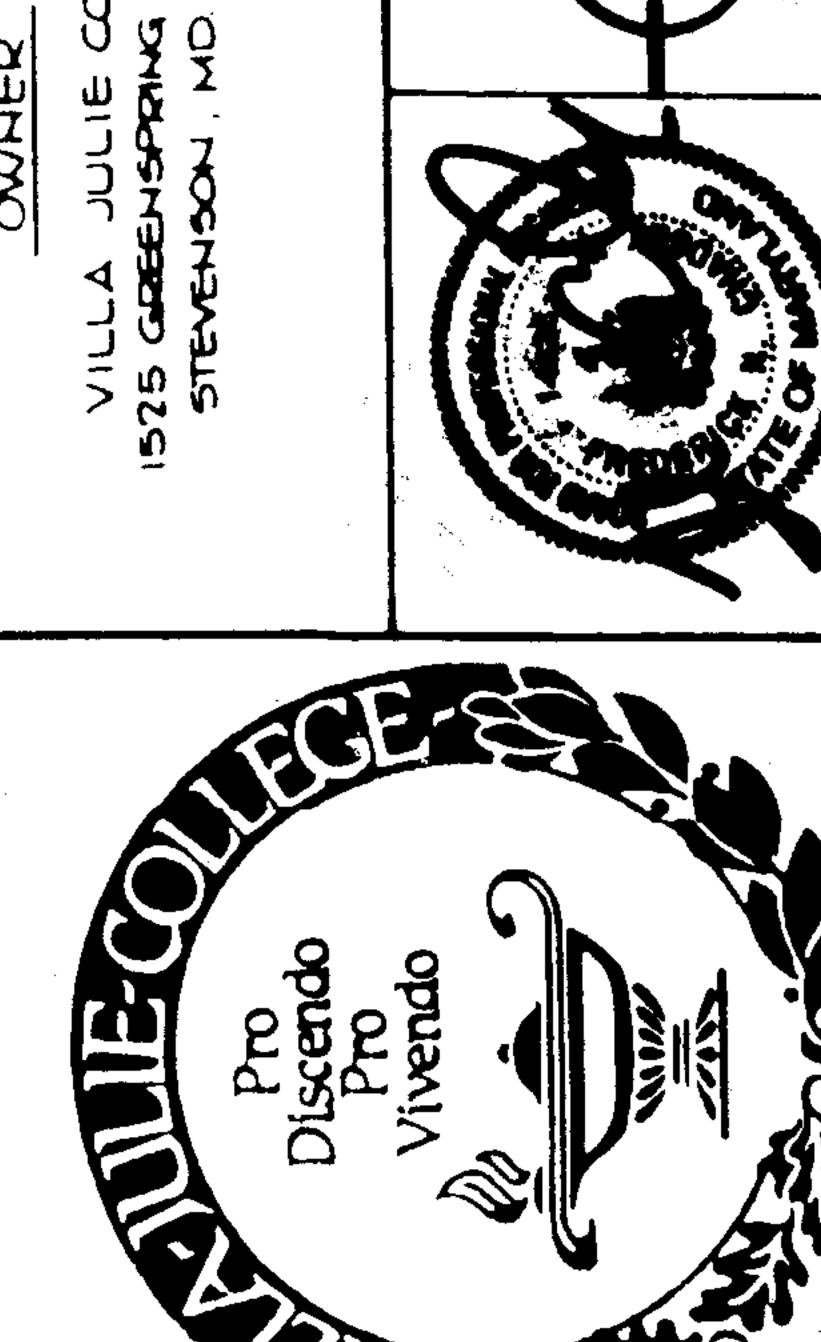
designated dirt strip, now known as Haul Road, in accordance with Petition- er's Exhibit 1, be and is hareby DENIED; and, IT IS FURTHER ORDERED that the Petition for Special Hearing filled in Case No. 96-475-57H seeking a determination of some 24 issues identified within the Petition relative to the potential growth of the College and the whether the College has adhered to the site plan and Opinion issued by the county Board of Appeals in prior Case No. 92-285-5795A, be and is hereby gaanted in part, and DENIED in part. Specifically, that portion of the petition for Special Hearing seeking a denial of the proposed new parking area on Haul Road, is hereby GRANTED, and all other issues raised within the Petition, all as more set forth herein, shall be DENIED.
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BEFORE THE	ZONING COMMISSIONER	OF BALTIMORE COUNTY	Cases Nos. 98-394-5PH and	1er 98-475-SPH	
IN RE: PETITALONS FOR SPECIAL HEARING .	SM/Corner Greenspring Valley Road	(1525 Greenspring Valley Road) 3rd Election District	3rd Councilmanic District	Wills Julie College, Owner/Petitioner	Richard Buck, et al, Petitioners *

3 S H A S H A H & A	by the Zoning Commissioner for Beltimore County that:	(1) the existing outside lights of Villa Julie College shall be	as set forth on the site plan which was previously approved and incorporat-	ed in case No. 92-285-SPRXA;	(2) that as to new lighting, Villa Julie College will be permit-	ted to maintain lighting on the campus on a 24 hour basis as is necessary	to maintain adequate security. It is further anticipated that the afore-	said 24 hour lighting will be low-level in mature and will be located	either on the facade of campus buildings or immediately adjacent thereto;	(3) that as to proposed parking lots, smid lighting will be	
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interior of the property and not designed or installed so as to cause any improper glare or reflection towards neighboring properties; and, (5) as to the specifics of the height, wattage, glare, design, etc., of the lighting, same shell be in accordance with the approved site plan and shall not violate any Baltimore County or other governmental
improper glare or reflection towards neighboring properties; and,
interior of the property and not designed or installed so as to cause any
same should be directed and focused in a manner downward or towards the
(4) that for all the proposed and existing lighting on campus,
concluded and the attendess have left the premises;
lighting will be allowed to remain on until after the special event bas'
event on campus (e.g., concert, sports event, etc.) such perking lot
routinely extinguished by 11:00 P.M. However, in the event of a "special"
(3) that as to proposed parking lots, smid lighting will be
erther on the tacade of cempus partarids of temediately adjacent theret);

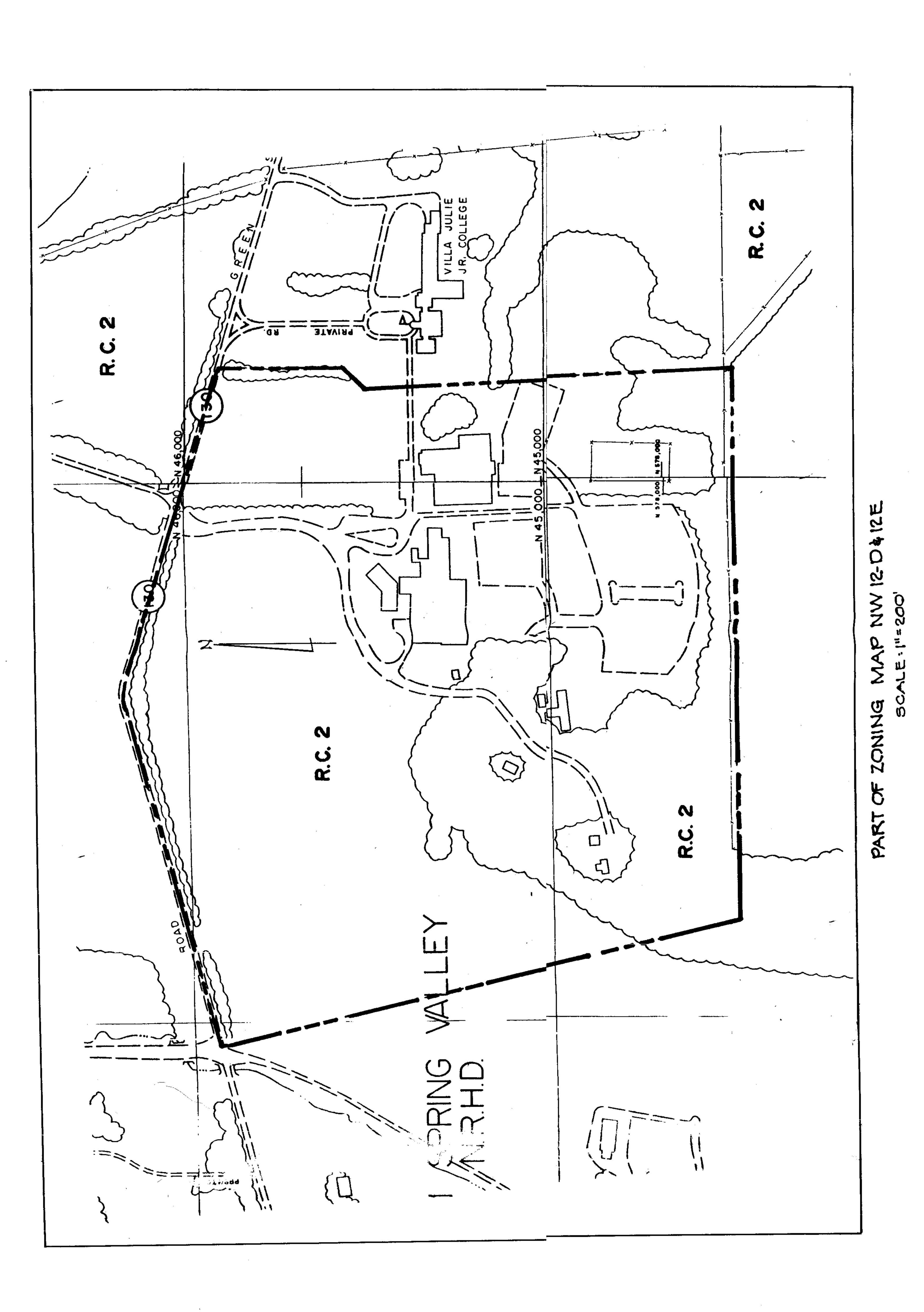




ion for Special Hearing Site Plan

1020 CHOMWELL			
CIVIL ENGINEERS &	ธิ	イン・カー・カー・カー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー	
GEORGE WILLIAM AND ASSOC	GEOI		
410-494 - 0			
VENABLE, BAETUE	°/0	1525 GREENSPRING VALLEY RD	
אורטע אוריי		VILLA JULIE COLLEGE	
APPLICAN APPLICAN		OWHER	
		RECONFIGURED PARKING	
*		ENN!	
		AS QUICT CONSTRUCTION - QUOED	
		INTO COMPCIANCE WIDEV. PCAN	. •
1-8-04 AMENDED ZONIN	1-8-04	3-17-96 BRING STOR CXCEPTION PLAN	-

M STEPHENS, CIATES, INC.



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