IN RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
760 ft. SE Intersection of North Charles Street and Towsontown Boulevard	*	ZONING COMMISSIONER
(7601 North Charles Street)	*	OF BALTIMORE COUNTY
9th Election District		
5th Councilmanic District	*	CASE NO. 05-082-SPH
Greater Baltimore Medical Center, Inc., *Petitioner*	*	

* * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Greater Baltimore Medical Center, Inc. The property is located at 7601 North Charles Street in the Towson area of Baltimore County and is zoned DR.2. The Petitioner herein seeks an Administrative Special Hearing to approve a waiver pursuant to Section 32-4-107(b), Baltimore County Code, of Sections 32-4-223(8) and 32-4-416(a)(2) to raze and dismantle a 2-story structure known as the Bowen house. This building, removed by the County Council from the final landmarks list on May 5, 2003, is listed on the Maryland Historical Trust (MHT) Inventory as MHT #BA 1723. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 32-4-107(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Sections 32-4-221, 32-4-222, and 32-4-224 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict

PLUCH RECEIVED FOR FILING
Date 9/29/04
By

compliance, that a waiver would be within the scope, purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Zoning Commissioner (or Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on August 21, 2004. Although there was an initial request for a public hearing by the Ruxton, Riderwood, Lake Roland Area Improvement Association, that request has been withdrawn. The matter is now eligible for review and resolution by this Zoning Commissioner.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.19 acres of land, more or less. The information submitted is persuasive to a finding that the proposed razing and dismantling of the existing structure located on the property will not be inappropriate, subject to certain conditions. Such conditions, provided in my Order below, ensure the building will be dismantled only after its history has been properly documented and its historically significant elements made available to interested relatives and descendants of the Bowen family.

There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

ORDER RECEIVED FOR FILING
Date 9/29/04
By

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 29th day of September, 2004, that the request for Administrative Special Hearing to approve a waiver pursuant to Section 32-4-107(b), Baltimore County Code, of Sections 32-4-223(8) and 32-4-416(a)(2) to raze and dismantle the Bowen house is hereby GRANTED, subject to the following conditions:

1. Frank Gant, AIA, NCARB, shall manage and direct the dismantling of the Bowen house. Mr. Gant shall identify all historically significant elements of the house and direct the removal of such elements. Frank Gant will prepare a document, including photographs to depict and memorialize each addition and/or improvement that contributed to the Bowen house. He will place these in chronological order in an effort to date each event. Mr. Gant shall welcome any help from the experts at the Maryland Historic Trust in assembling such a history of the property.

2. GBMC will provide copies of the report and photographs to the Historical Society of Baltimore County, Historic Towson, Inc., Baltimore County Historic Trust, Maryland Historic Trust and for the Maryland Room at Towson Library.

3. An architectural historian from MHT will be permitted on site during the dismantling process provided they comply with any safety precautions implemented by Second Chance, Frank Gant and the contractor. Mr. Gant has the authority to explore and recover any truly significant construction element or material, especially from the Colonial period.

4. Second Chance Antiques and Salvage shall transport all historically significant elements of the structure, identified by Mr. Gant, to its Baltimore warehouse for storage for a one- (1) year period from the date of dismantling.

5. Judith M. Wright is designated as the contact for the descendants of the Bowen family. GBMC will inform the designee of all historically significant pieces found and recovered. The descendents will decide among themselves who will obtain ownership of individual pieces that are recovered. Within the one year period, anything that the decedents do not want will be made available for free to the Baltimore County Historical Trust or the Historical Society of Baltimore County, Inc. provided that they arrange for the pick up of the item at Second Chance and pay for the transport of such materials.

ORDER RECEIVED FOR FILING
Date 9/29/04
By

6. Two weeks notice (via e-mail) will be given to Ms. Wright, Mr. Joseph Coale, the Baltimore County Historic Trust, Historical Society of Baltimore County, Historic Towson, Inc., the Maryland Historic Trust, Baltimore County Office of Planning and Preservation Maryland when the deconstruction is about to begin, and if any items of significance are discovered.

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

LAWRENCE E. SCHMIDT,
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 9/29/04
By

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 29, 2004

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

Re: Petition for Administrative Special Hearing
Case No. 05-082-SPH
Property: 6701 North Charles Street

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative special hearing has been granted 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Thomas Goins, Vice-President of Facilities
Greater Baltimore Medical Center, Inc.
6701 North Charles Street
Towson, MD 21204

Ms. Nancy Horst
c/o RRLRAIA
P. O. Box 204
Riderwood, MD 21139

Printed on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6701 North Charles Street

which is presently zoned DR2

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code, of Section 26-203(c)(8) and 26-278 to raze a building (MHT #BA1723)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Greater Baltimore Medical Center, Inc.
Name - Type or Print

Signature BY: THOMAS M. GOINS, Vice President of Facilities

Name - Type or Print

Signature

6701 North Charles Street 443 849 2171
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 05-082-SPH

Reviewed By LTM Date 8/11/04

Estimated Posting Date _____

Rev 9/18/98

ORDER RECEIVED FOR FILING
Date 9/29/04
By

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6701 North Charles Street
Address

Towson, Maryland 21204
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature
BY: Thomas M. Goins,
Vice President of Facilities

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THOMAS M. GOINS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/27/04
Date

Deborah J. Mitchell
Notary Public

My Commission Expires 11/5/05

RZU 9/18/98

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6701 North Charles Street
Address

Towson, Maryland 21204
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature
BY: Thomas M. Goins
Vice President of Facilities

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

THOMAS M. GOINS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/27/04
Date

Deborah J. Mitchell
Notary Public

My Commission Expires 11/5/05

REV 9/15/98

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6701 North Charles Street

which is presently zoned DR2

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code, of Section 26-203(c)(8) and 26-278 to raze a building (MHT #BA1723)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A Hoffman /JAL
Signature

Venable LLP
Company

210 Allegheny Avenue. (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Legal Owner(s):

Greater Baltimore Medical Center, Inc.
Name - Type or Print

Thomas M. G
Signature BY: THOMAS M. GOINS, Vice President of Facilities

Name - Type or Print

Signature

6701 North Charles Street 443 849 2171
Address — Telephone No.

Towson, , Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 05-082-SPH

Reviewed By CTM Date 8/11/04

Estimated Posting Date _____

REV 9/18/98

Description

To Accompany Zoning Petition

For an Area of Special Hearing

Greater Baltimore Medical Center

Baltimore County, Maryland

DMW

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 a point situate southeasterly 760 feet, more or less, from the intersection of North Charles Street and Towsontown Boulevard, thence running for lines, (1) South 61 degrees 00 minutes 50 seconds East 120.00 feet, thence (2) South 28 degrees 59 minutes 10 seconds West 70.00 feet, thence (3) North 61 degrees 00 minutes 50 seconds West 120.00 feet, and thence (4) North 28 degrees 59 minutes 10 seconds East 70.00 feet to the point of beginning; containing 8,400 square feet, or 0.192 acres of land, more or less.

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

August 5, 2004

Project No. 89014.60 (L89014.60)

STATE OF MARYLAND
ANTHONY JOSEPH VITTI
No. 10951
REGISTERED
PROFESSIONAL LAND SURVEYOR

8/5/04

#82

MISCELLANEOUS RECEIPT No. [illegible]

DATE 8/11/04

ACCOUNT R001006 6150

AMOUNT $ 65 00

RECEIVED FROM: V R [illegible] LLC

FOR: 05-072 SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL TIME	TYPE	MOD
8/11/2004	8/11/2004 11:31:31		9

REG MGD4 WALKIN KWIK KOP
RECEIPT 0 726200 8/11/2004 OPEN
DEPT 5 529 ZONING VERIFICATION
CC NO. 013670
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-087-SPHA

Address: 6701 N. CHARLES ST.

Petitioner(s): GTB, INC

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We NANCY HORST, RR LTD, ALA
Name - Type or Print

( ) Legal Owner OR (✓) Resident of

P.O. BOX 204 KIRKWOOD MD.
Address

(7819 ELLENWOOD AVE.) 21139
City State Zip Code

410-494-7757.
Telephone Number

which is located approximately ABUTS OR WOULD ABUT IF NOT SEPARATED BY PUBLIC STREET *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Nancy Horst for 09.03.04
Signature Date
Ruxton-Riderwood-Lake Roland Area Improvement Ass'n. Inc.

Signature Date

Revised 9/18/98 - wcr/scj

NANCY W. HORST
LOUIS HORST, JR.
7819 ELLENHAM AVENUE
BALTIMORE, MD 21204-3521

65-233/550
1600765406

1465

DATE Sept 3, 2004

PAY TO THE ORDER OF Baltimore County, MD Gov't. $ 50.00

fifty and 00/100 DOLLARS

Security Features Included. Details on Back.

THE COLUMBIA BANK
HEAVER PLAZA
LUTHERVILLE, MD 21093

MEMO

Nancy W Horst

⑆055002338⑆ 1465 ⑈1600765406⑈

© DELUXE WALLET OR DUPLICATE

MP

FINE LINE

CERTIFICATE OF POSTING

RE: Case No.: 05-082-SPH

Petitioner/Developer: GREATER BALTO MEDICAL CENTER

Date of Hearing/Closing: 9/6/04

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}

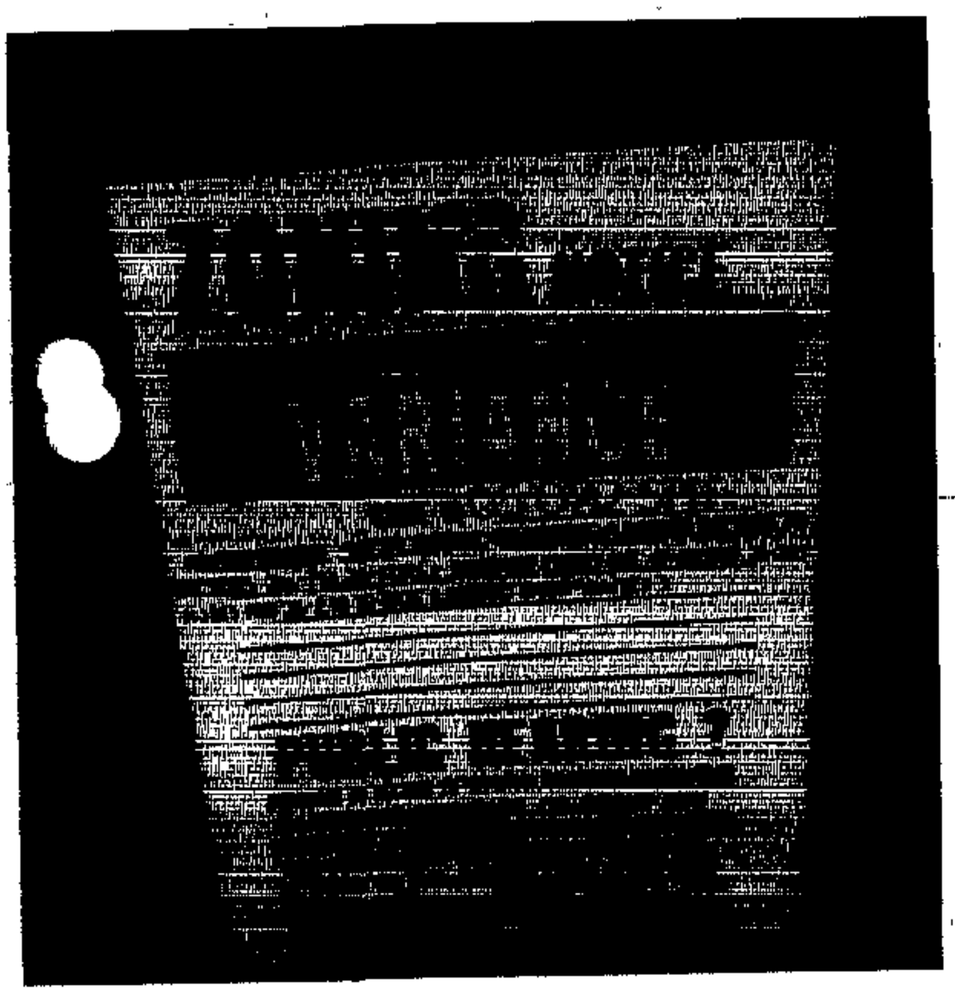
Ladies and Gentlemen:

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:

6701 NORTH CHARLES STREET.

The sign(s) were posted on 8/21/04
(Month, Day, Year)

Sincerely,



Robert Black 8/23/04
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 05-082 -SPH Address 6701 North Charles Street

Contact Person: Lloyd Moxley Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/11/04 **Posting Date:** 8/22/04 **Closing Date:** 9/6/04

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 05-082 -SPH Address 6701 North Charles Street

Petitioner's Name Greater Baltimore Medical Center, Inc. Telephone 443 849 2171

Posting Date: 8/22/04 **Closing Date:** 9/6/04

Wording for Sign: *Administrative Special Hearing to approve* a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code, of Section 26-203(c)(8) and 26-278 to raze a building (MHT # BA1723).

WCR - 6/28/00

**Department of Permits
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

September 7, 2004

410-494-7757

Robert A. Hoffman
Venable, LLP.
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 05-082-SPH, 6701 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 August 11, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Greater Baltimore Medical Center, Inc. Thomas Goins 6701 North Charles Street
Towson 21204

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 23, 2004

Item No.: 073, 078, 082-089

Pursuant to your request, the referenced plan(s) have been reviewed 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

Printed on Recycled Paper

AV
10\6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 1 4 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JPO

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 23, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

Granted 9/29/04

05-073
04-082 (Hearing Demanded)
04-083
04-084
04-085
04-087
~~04-089~~

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2004

RECEIVED

SEP 28 2004

ZONING COMMISSIONER

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

SUBJECT: 6701 North Charles Street

INFORMATION:

Item Number: 5-082

Petitioner: Greater Baltimore Medical Center, Inc.

Zoning: DR 2

Requested Action: Administrative Special Hearing

SUMMARY OF RECOMMENDATIONS:

Due to the fact that the house was never removed from the Preliminary Landmarks List, the Office of Planning is of the opinion that the razing permit should be subject to the condition that the arrangements for architectural recording of its disassembly and the disposition of its parts shall be subject to approval by the Landmarks Preservation Commission.

Prepared by: Mark A Cunningham

Division Chief: Lynn Lochner

AFK/LL:MAC:

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

State Highway Administration

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

Maryland Department of Transportation

Date: 8·20·04

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

RE: Baltimore County
Item No. 082 LTM

Dear. Ms. Matthews:

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

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

Very truly yours,

L. G. Gredlein

Steven D. Foster, Acting Chief
Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING 6701 North Charles St, 760' SE of intersection of North Charles St & Towsontown Blvd 9th Election & 5th Councilmanic Districts Legal Owner(s): Greater Baltimore Medical Center, Thomas M. Goins, VP Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-082-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

RECEIVED
AUG 26 2004
Per.....

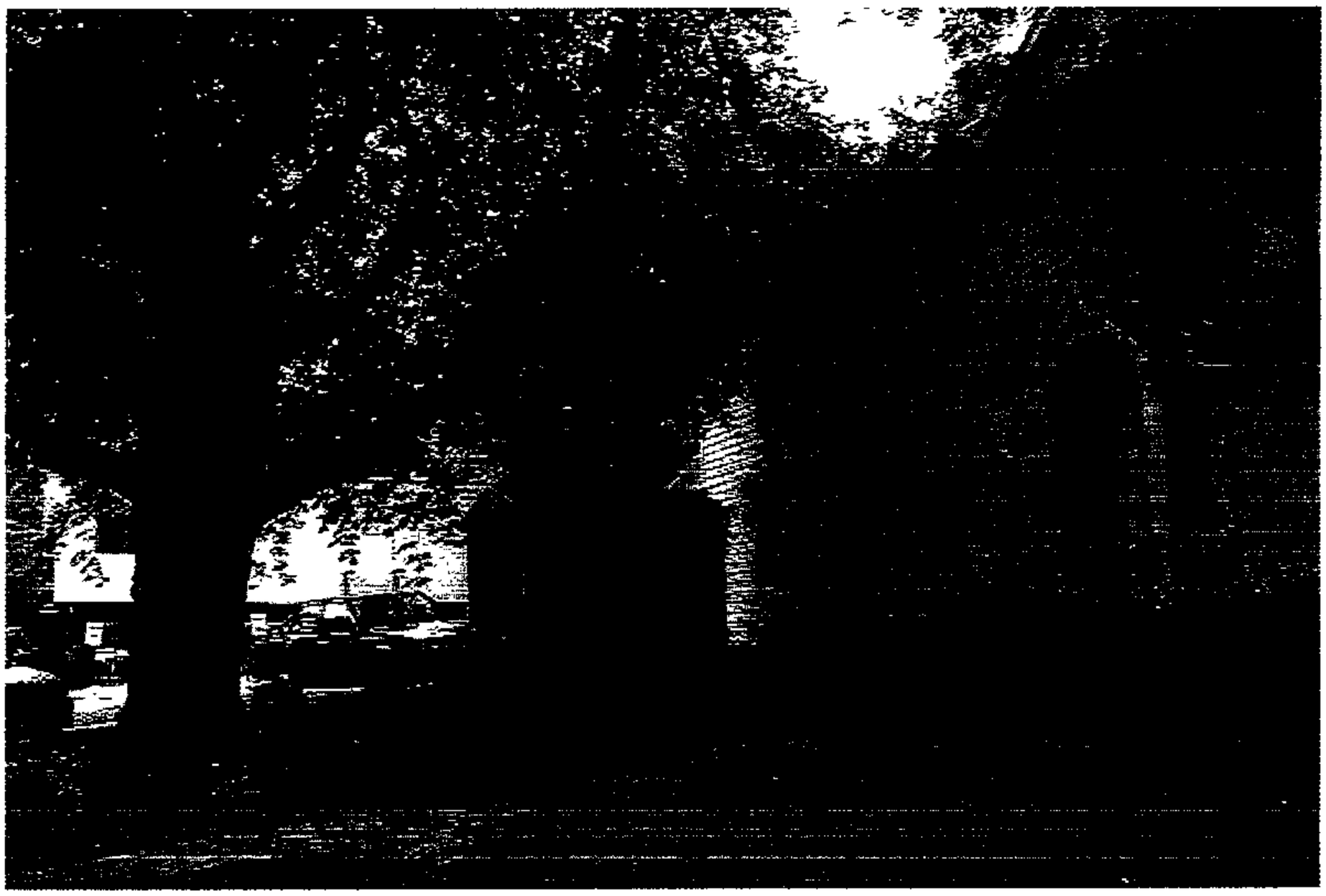
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BOWEN HOUSE / NORTH FACADE

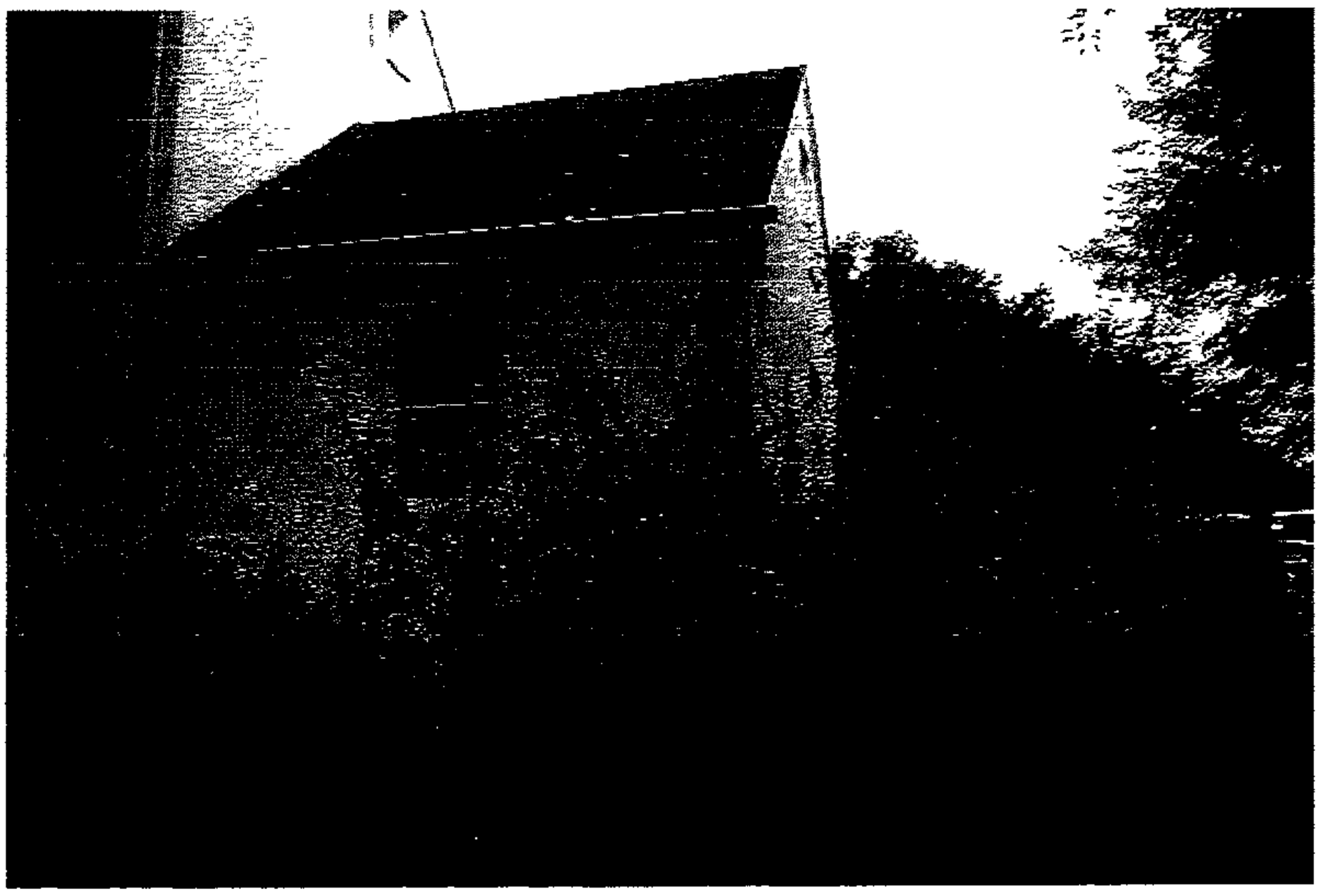
EAST FRONT

CENTER FRONT

BOWEN HOUSE / NORTH FACADE



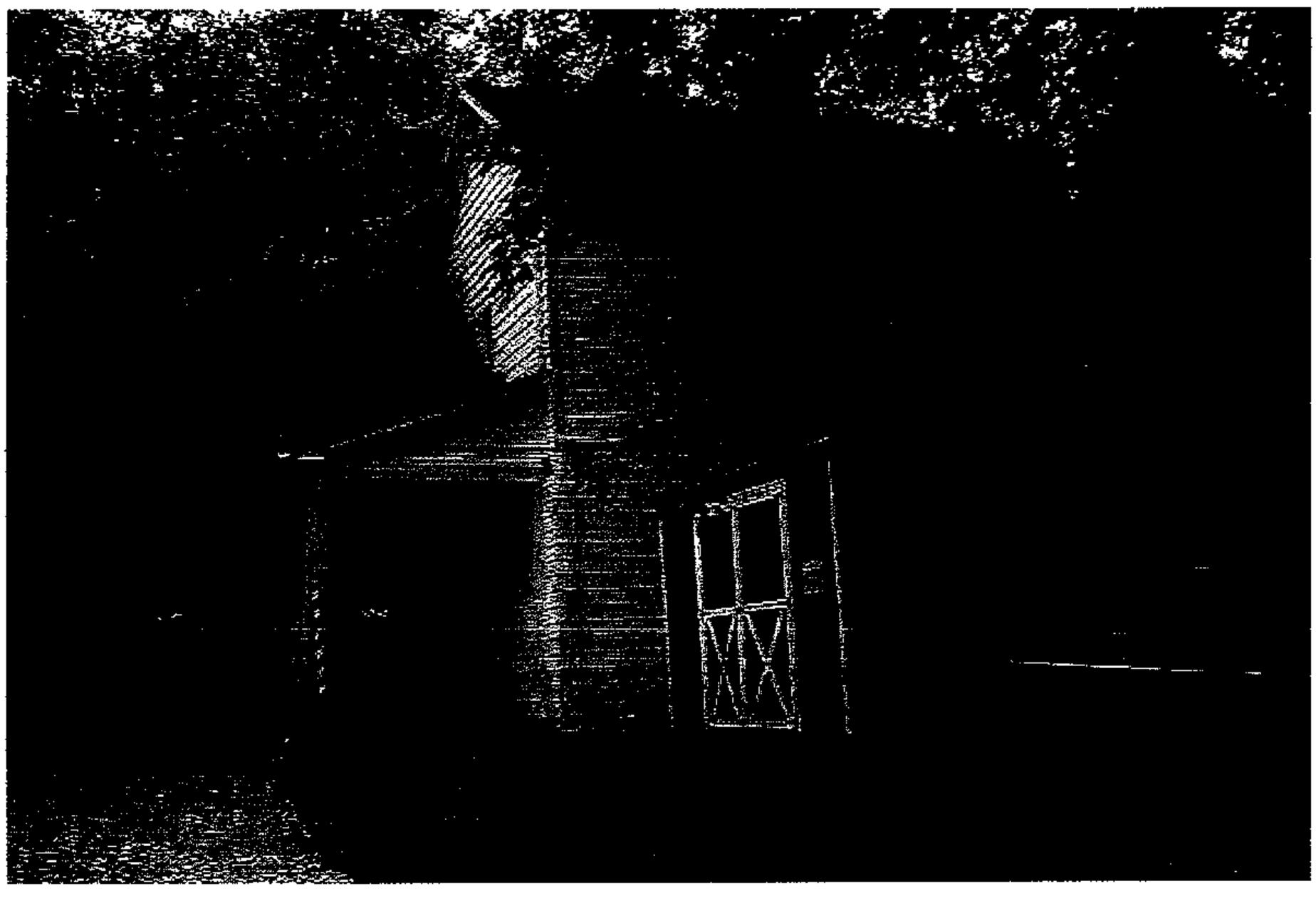
FRONT YARD



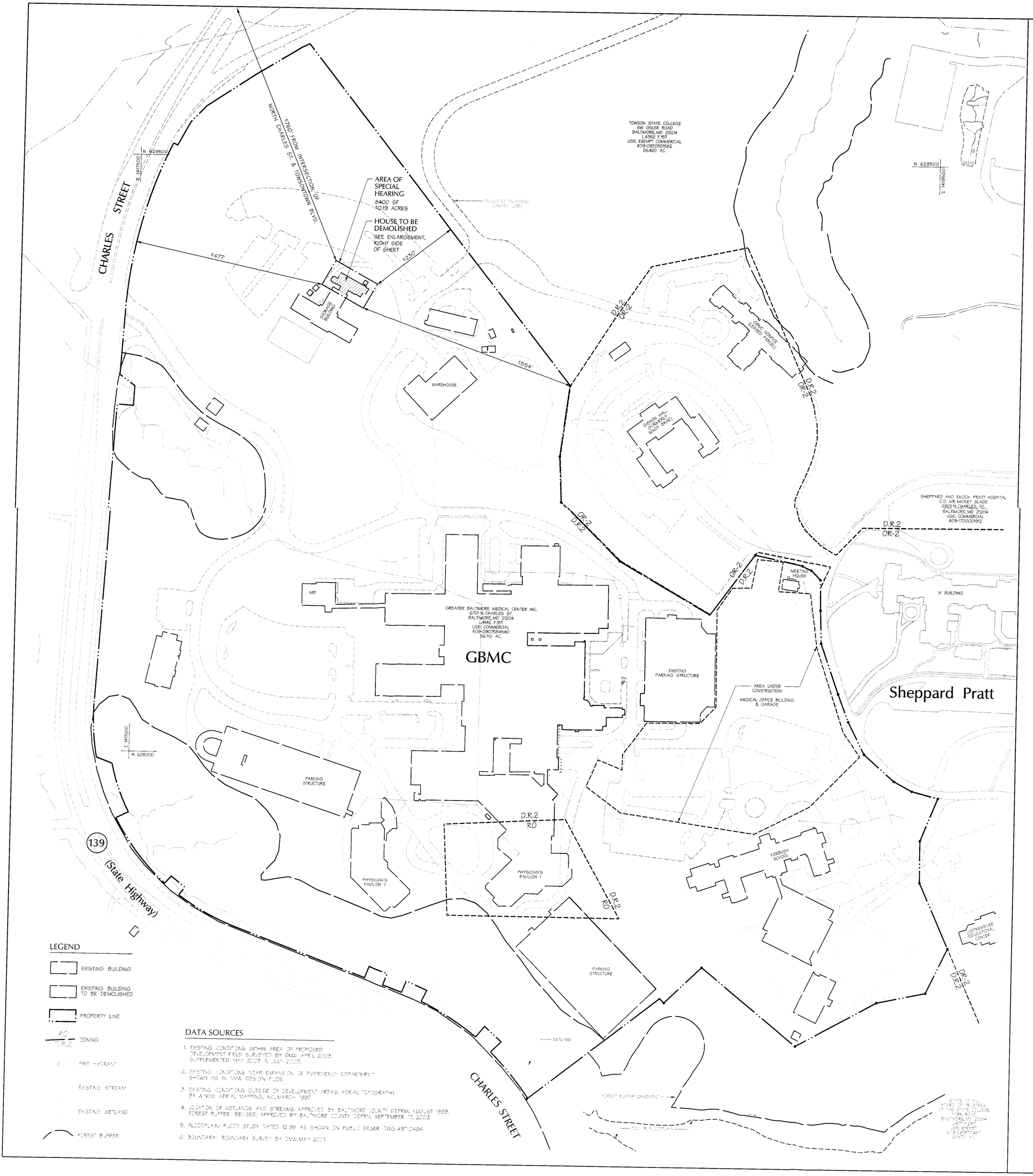
WEST ADDITION

BOWEN HOUSE

REAR, VIEWED FROM WEST



EAST SIDE



LEGEND

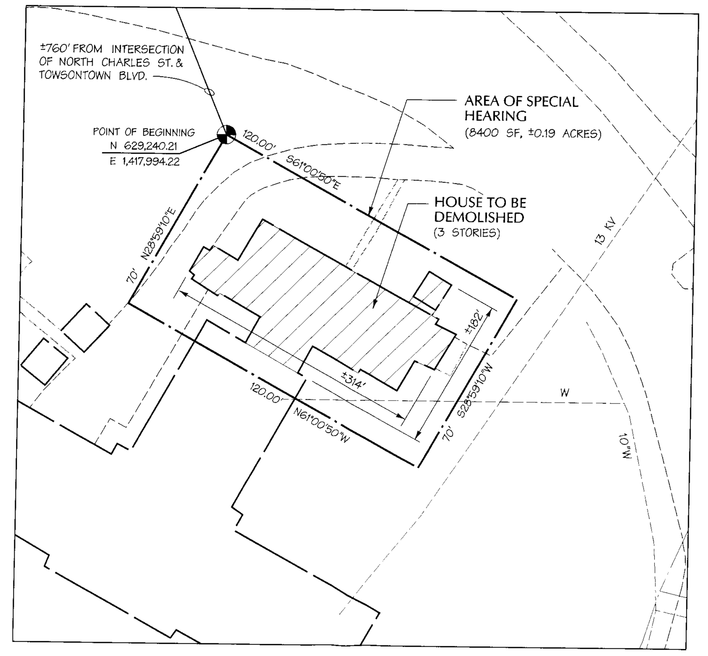
- EXISTING BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- PROPERTY LINE
- RO / D.R.2 — ZONING
- FIRE HYDRANT
- EXISTING STREAM
- EXISTING WETLAND
- FOREST BUFFER

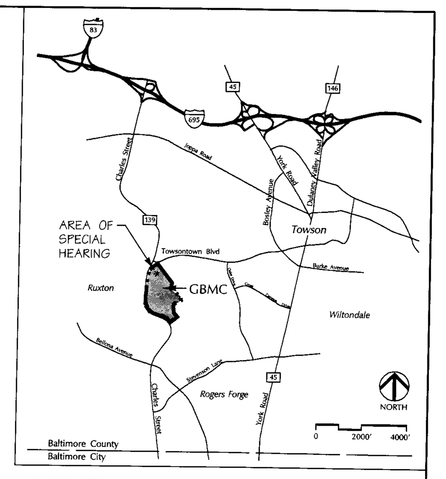
DATA SOURCES

1. EXISTING CONDITIONS WITHIN AREA OF PROPOSED DEVELOPMENT FIELD SURVEYED BY DMW APRIL 2003. SUPPLEMENTED MAY 2003 & JULY 2004.
2. EXISTING CONDITIONS NEAR EXPANSION OF EMERGENCY DEPARTMENT SHOWN AS IN DMW DESIGN FILES.
3. EXISTING CONDITIONS OUTSIDE OF DEVELOPMENT AREAS: AERIAL TOPOGRAPHY BY AERIAL MAPPING, INC. MARCH 1997.
4. LOCATION OF WETLANDS AND STREAMS APPROVED BY BALTIMORE COUNTY DEPRM, AUGUST 1999. FOREST BUFFER (REVISED) APPROVED BY BALTIMORE COUNTY DEPRM, SEPTEMBER 17, 2003.
5. FLOODPLAIN: FLOOD STUDY DATED 12.96 AS SHOWN ON PUBLIC SEWER DWG #97-0484.
6. BOUNDARY: BOUNDARY SURVEY BY DMW, MAY 2001.

AREA ENLARGEMENT

SCALE: 1" = 30'





VICINITY MAP

ZONING HISTORY

1965 - USE PERMIT ISSUED

66-160A ... PETITION FOR VARIANCE TO PERMIT A DIRECTIONAL SIGN OF 48 SQUARE FEET INSTEAD OF THE REQUIRED 25 SQUARE FOOT SIGN. GRANTED JANUARY 8, 1966.

86-45 SPHA ... SPECIAL HEARING FOR A MEDICAL ARTS FACILITY AS AN ACCESSORY USE AND STRUCTURE TO THE PRINCIPLE USE OF A HOSPITAL AND VARIANCE TO PERMIT A MAXIMUM WIDTH OF BUILDING ELEVATIONS OF 931 FEET AND 325 FEET INSTEAD OF THE ALLOWED 300 FEET, A REAR YARD SETBACK OF 10 FEET INSTEAD OF THE REQUIRED 40 FEET, A SIDE YARD SETBACK OF 5 FEET INSTEAD OF THE REQUIRED 30 FEET, A FRONT YARD SETBACK OF 30 FEET INSTEAD OF THE REQUIRED 60 FEET, AND A DISTANCE BETWEEN BUILDINGS OF 30 FEET INSTEAD OF THE REQUIRED 40 FEET AND/OR 75 FEET. GRANTED AUGUST 1, 1985.

87-488 SPH ... SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE ORDER IN CASE NO. 86-45 SPHA TO PERMIT THE RELOCATION FROM THE MAIN HOSPITAL BUILDING TO THE EXISTING PHARMACY AND OPTICAL FACILITY TO THE MEDICAL ARTS FACILITY. GRANTED JUNE 23, 1987, WITH RESTRICTIONS:

A. THE PHARMACY AND OPTICAL FACILITIES SHALL BE ADJUNCT AND ACCESSORY TO THE HOSPITAL AND TOGETHER SHALL OCCUPY NO MORE THAT 2,000 SQUARE FEET ON THE FIRST FLOOR OF THE MEDICAL ARTS FACILITY.

B. NO OUTSIDE OFF-CAMPUS ADVERTISING OF THE PHARMACY AND OPTICAL FACILITY SHALL BE PERMITTED.

89-174 ... SPHX SPECIAL EXCEPTION FOR A CLASS B GROUP CHILD CARE CENTER. GRANTED DECEMBER 19, 1988.

92-36XA ... SPECIAL EXCEPTION TO PERMIT A MAXIMUM BUILDING ELEVATION WIDTH OF 590 FEET FOR A PROPOSED BUILDING ATTACHED TO AN EXISTING GARAGE IN LIEU OF THE MAXIMUM WIDTH OF 300 FEET AS PROVIDED IN SECTION 1B01.2B. GRANTED AUGUST 29, 1991.

92-36XA ... VARIANCES:
(1) TO PERMIT A BUILDING SEPARATION BETWEEN A PROPOSED PARKING GARAGE AND THE EXISTING HOSPITAL CORE OF 80 FEET IN LIEU OF THE REQUIRED 100 FEET AS SET FORTH IN SECTION 102.2 AND CMDP V.B.2 PURSUANT TO SECTION 504.2 GRANTED AUGUST 21, 1991.

(2) TO PERMIT REAR YARD OF 10 AND 20 FEET IN LIEU OF THE REQUIRED 40 FEET AS SET FORTH IN CMDP V.B.2 PURSUANT TO SECTION 504.2 GRANTED AUGUST 21, 1991.

95-229-XA ... SPECIAL EXCEPTION TO ALLOW A CONVALESCENT HOME (THE GILCHRIST CENTER FOR HOSPICE CARE) WAS APPROVED JANUARY 4, 1995.

99-340-SPH ... AS A CONTINUATION OF CASE #95-229-XA/IX-622 SPECIAL EXCEPTION TO CONSTRUCT A SECOND MEANS OF ACCESS FOR NO MORE THAN 450 EMPLOYEES OF GBMC WHO SHALL BE PERMITTED TO ENTER/EXIT THE HOSPITAL FROM THE PROPOSED ACCESS. DELIVERIES SHALL BE LIMITED TO 15 TRUCKS PER DAY AND EMERGENCY VEHICLES TO GBMC SHALL UTILIZE THE CHARLES STREET ENTRANCE, EXCEPT AS UNIQUE CIRCUMSTANCES WARRANT. TRAFFIC TO THE HOSPICE FACILITY IS PERMITTED TO UTILIZE THE PROPOSED ACCESS WITHOUT LIMITATION. GRANTED APRIL 15, 1999.

01-034-XA ... SHEPPARD & ENOCH PRATT HOSPITAL OBTAINED A SPECIAL EXCEPTION AND VARIANCES RELATED TO SITE C AND SITES B, E, AND F FOR MAXIMUM BUILDING ELEVATION WIDTHS UP TO 1100 FEET; FOR SETBACKS LESS THAN REQUIRED; AND FOR BUILDING HEIGHTS GREATER THAN ALLOWED. APPROVED OCTOBER 16, 2000. NO PART OF THIS PROJECT IS ON SITES B, C, E, OR F.

PERMISSION TO EXPAND MRI GRANTED 5/21/01. DRC # 052101 E.

PERMISSION FOR EMERGENCY ROOM EXPANSION & CONNECTOR TO PARKING STRUCTURE; CONNECTOR OF SITE E FUTURE BUILDING TO SITE F FUTURE PARKING STRUCTURE; AND LOADING DOCK EXPANSION GRANTED PER LETTER DATED 1/14/02. DRC # 123101L.

02-353-SPHX ... SPECIAL HEARING TO MODIFY PREVIOUSLY APPROVED PLAN (CASE #01-034-XA) TO ALLOW EMERGENCY ROOM EXPANSION AND CONNECTORS BETWEEN BUILDINGS; AND SPECIAL EXCEPTION TO PERMIT MAXIMUM BUILDING ELEVATION WIDTHS OF 1800 FEET (EAST-WEST) AND 1900 FEET (NORTH-SOUTH). BOTH GRANTED APRIL 29, 2002.

PERMISSION TO MODIFY PLAN FOR MEDICAL OFFICE BUILDINGS ON SITES B, E, AND F GRANTED 1/30/04. DRC # 091203E.

SITE DATA

SITE ACREAGE (NET)	±72.3 ACRES
SITE ACREAGE (GROSS)	±74.7 ACRES
AREA OF SPECIAL HEARING	±0.19 ACRES

NOTES

1. THE STREET ADDRESS OF THE AREA OF SPECIAL HEARING IS THE SAME AS THE ADDRESS OF THE OWNER, SHOWN BELOW.
2. THE AREA OF SPECIAL HEARING AND THE SURROUNDING LAND ARE ZONED D.R.2.
3. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC AREAS WITHIN 200 FEET OF THE AREA OF SPECIAL HEARING.
4. THE SITE IS NOT WITHIN A DESIGNATED CRITICAL AREA.
5. NO STREAMS, WETLANDS, FLOODPLAINS, STORM WATER MANAGEMENT FACILITIES, OR DRAIN PIPES ARE WITHIN 100 FEET OF THE AREA OF SPECIAL HEARING.
6. THE HOUSE WITHIN THE AREA OF SPECIAL HEARING WAS ASSIGNED AN INVENTORY NUMBER BY THE MARYLAND HISTORIC TRUST (MHT # BA 1723).

SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(b), BALTIMORE COUNTY CODE, OF SECTION 26-203(a)(6) AND SECTION 26-278 TO RAZE A BUILDING (MHT # BA 1723).

OWNER
GREATER BALTIMORE MEDICAL CENTER, INC.
6701 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21204
443-849-2171

CENSUS TRACTS 4906.04
WATERSHED NUMBER 23
SUBSEWERSHED NUMBER 55

0 100' 200'

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

GBMC

GREATER BALTIMORE MEDICAL CENTER

Plan to Accompany
Administrative Special Hearing

ELECTION DISTRICT 9 | AUGUST 11, 2004 | COUNCILMANIC DISTRICT 5

NORTH

VERTICAL DATUM IS NGVD 29 HORIZONTAL DATUM IS NAD 83 SEE DATA SOURCES

STATE OF MARYLAND — DAVID E. LOCKE

ISSUE DATES	
REVIEW	
BID	
PERMIT	
CONSTRUCTION	
BASE	BSY
DRAWN	
DESIGNED	
CHECKED BY	DEL
DATE CHECKED	
SCALE	1"=100'
PROJECT NO.	89014-B
DRAWING	1 of 1

DATE	BY	REVISIONS

Rev. 9/2 #1

Mon Aug 9 17:23:03 2004 N:\89014.89\89014-6.dwg