



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

September 5, 2024

Christopher D. Mudd, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 20204

Re: Request for Confirmation of Spirit and Intent
Irvine Natural Science Center, Inc.
11201 Garrison Forest Road
Tax Map 58, Parcel 918
Tax Account No. 2300010067
4th Election District, 2nd Councilmanic District

Dear Mr. Mudd:

Your request to Jeff Perlow, Baltimore County Zoning Supervisor, regarding the above referenced property was referred to me for reply. Based upon the contents submitted with your letter and the Orders and Site Plans within Zoning Case Nos. 2005-0300-SPHX and 2020-0190-SPHA, please be advised of the following.

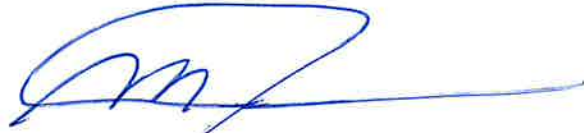
You ask for written confirmation that a proposed two-story, 8,800 square foot addition, attached to the original approved two-story 17,000 square foot building by a covered breezeway, be considered as within the "spirit and intent" of the aforementioned Zoning Cases. You state that the proposed addition (which will replace a longstanding tent) will be used for classrooms, multipurpose rooms and other facilities to accommodate Irvine's growing nature-based preschool/early education programs, their similar educational programming for people of all ages, and the other activities described in your letter. It is to be noted that the prior hearings were approved for a use serving the same function as for the purpose of the proposed addition, although the 2020 case was partly approved for the facility's property expansion.

The Zoning Review Office will consider the proposed addition as being with the spirit intent of the referenced Zoning Case and accompanying site plans conditioned upon all requirements (parking, height, setbacks), as set forth in the Baltimore County Zoning Requirements are met and that the Zoning Cases and Letters are referenced on future plans for County approval.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Kellman', with a long horizontal flourish extending to the right.

Mitchell J. Kellman
Planner III
Zoning Review

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
E/S of Garrison Forest Road, 1,790 ft. S		
centerline of Garrison Forest Road and	*	DEPUTY ZONING COMMISSIONER
centerline of Crondall Lane		
4th Election District	*	OF BALTIMORE COUNTY
2nd Election District		
(11201 Garrison Forest Road)	*	CASE NO. 05-300-X
Irvine Natural Science Center, Inc.	*	
By: Lynn R. Jordan, President		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Irvine Natural Science Center, Inc., by Lynn R. Jordan, President. The Petitioners are requesting a special exception for property located at 11201 Garrison Forest Road in the Stevenson area of Baltimore County. The special exception request is filed pursuant to Sections 1A01.2.C.4 and 1A01.2.C.23 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a school and/or camp providing programs of environmental studies and natural science to children and adults.

The property was posted with Notice of Hearing on January 20, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 20, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - *Special Exceptions*

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;

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 [Signature]

- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Uses permitted by special exception in RC 2 zones

The following uses, only, may be permitted by special exception in any R.C.2 Zone, provided that in each case the hearing authority empowered to hear the petition finds that the use would not be detrimental to the primary agricultural uses in its vicinity; and, in the case of any use permitted under Item 29, further provided that the hearing authority finds that the use would support the primary agricultural use in its vicinity and would not itself be situated on land more appropriately used for primary agricultural uses: [Bill No. 178-1979]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection and Resource Management (DEPRM) dated January 19, 2005, a copy of which is attached hereto and made a part hereof. A ZAC comment was received from the Office of Planning dated February 4, 2005, a copy of which is attached hereto and made a part hereof indicating its support of the Petition with conditions.

Interested Persons

Appearing at the hearing in support of the request were Mary Hogan, James Matis, Glenn Cook, Zolna Russell, Charles Alexander, W. T. Dixon Gibbs, Jr., William Winstead, Erin Wisnieski, Tom Panzarella, Lynn Jordan and Stephen Barker. Robert A. Hoffman, Esquire represented the Petitioners. No protestants or citizens attended the hearing. Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The Petitioners operate a non-profit school, camp and nature center on leased space at the St. Timothy's School for Girls. Their programs include field trips for nature study for students from local private and public schools, classroom outreach programs and tailored nature programs such as making maple syrup, etc. These programs are conducted by staff and volunteers for children arriving by school bus and private vehicles during the week and on weekends. A recent needs assessment indicated that they had need to expand the facilities they now operate, in order to accommodate growing numbers of children and programs.

By chance, the Petitioners were able to acquire a 116-acre parcel of land owned by the State of Maryland. This parcel of land has been part of the State's Rosewood Center zoned RC-2 and was donated to the Center by the State. This property which is shown on Petitioner's Exhibit 1 is presently being farmed in part, has extensive forests/wetlands, and is located in the Caves Valley Historic District. In short, it is ideal for the kind and number of programs the Petitioners now present and will allow future growth opportunities.

The Petitioners raise most of their funds through donations and public grants except for a small shop, which sells nature products and supplies. However, since the operation is so dependent on fundraising, Ms. Jordan indicated that it would be prudent to request three years to utilize the special exception by which time the Petitioners would be able to fundraise, design and construct the main building. This building is approximately 20,000 sq. ft. and will contain offices, classrooms and exhibits.

Although the property is contiguous, the road connecting the main building and the satellite ranger station shown on the exhibit runs off the property across State property for some distance. Ms. Jordan indicated that the Board considered building a road wholly on the subject site but this would require cutting many trees in the forested areas. Rather, the Petitioners have entered into an agreement with the State to allow them to use the existing road. The Petitioners indicated that this

road would be capable of supporting the weight of a fire truck and actually paved when the ranger station was ready for use.

Several neighbors of the proposed center testified personally in support of the petition. The Petitioner presented numerous letters of support as well. Mr. Hoffman proffered that the professional engineers, traffic experts, ecologists and architects, all of whom attended the hearing, would indicate that the proposed use would not adversely affect the surrounding community and would meet each criteria of Section 502.1 of the BCZR. In fact, the proposed use would not be detrimental to the primary agricultural uses in its vicinity.

Findings of Fact and Conclusions of Law

I find that the requested special exception meets all the criteria of Section 502.1 of the BCZR and will not adversely affect the health, safety, or welfare of the community. I further find that the use would not be detrimental to the primary agricultural uses in its vicinity. In fact, this nature center will be a great asset to the area by providing children in area schools and visitors alike to experience nature in forests, streams and wetlands. This is a remarkable project conducted by staff and volunteers for the betterment of the community. I further find that the request to allow three years to utilize the special exception is most reasonable under the circumstances, that fundraising for non-profit organizations is always unpredictable even for the most cherished, publicly supported programs. It could take that long to raise the funds, design and construct the building.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request for special exception should be granted.

THEREFORE, IT IS ORDERED, this 8 day of February, 2005, by the Deputy Zoning Commissioner, that the Petitioners' request for special exception filed pursuant to Sections 1A01.2.C.4 and 1A01.2.C.23 of the BCZR, for a school and/or camp providing programs of

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2/8/05
By

environmental studies and natural science to children and adults, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Special Exception granted herein shall expire three (3) years from the date of this Order; and
2. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
3. The Petitioners shall comply with the ZAC comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated January 19, 2005;
4. The Petitioners shall comply with the ZAC comments received from the Office of Planning dated February 4, 2005;
5. 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 made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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Date 2/8/05
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

February 8, 2005

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

Re: Petition for Special Exception
Case No. 05-300-X
Property: 11201 Garrison Forest Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception 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,

A handwritten signature in dark ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Erin Wisnieski & Lynn Jordan, Pres., Irvine Natural Science Center, Inc.,
8400 Greenspring Ave., Stevenson, MD 21153
Mary Hogan, 3301 Carroll Ave., Owings Mills, MD 21117
James Matis, Matis/Warfield, 10540 York Rd., Suite M, Cockeysville, MD 21030
Glenn Cook, 9900 Franklin Square Dr., Suite H, Baltimore, MD 21236
Zolna Russell, 750 E. Pratt Street, Baltimore, MD 21202
Charles Alexander, 8372 Merryman St., Ellicott City, MD 21043
W. T. Dixon Gibbs, Jr., 2200 Willowood Rd., Stevenson, MD 21153
William Winstead, 816 Drohomer Pl., Baltimore, MD 21210
Tom Panzarella, 2865 Myers Rd., Seven Valleys, PA 17360
Stephen Barker, 2107 Wiltonwood Rd., Stevenson, MD 21153

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





FLOOD

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11201 Garrison Forest Road

which is presently zoned RC-2

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

See Attachment

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

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, MD

21204

City

State

Zip Code

Legal Owner(s):

Irvine Natural Science Center, Inc.

Name - Type or Print

Signature Lynn R. Jordan
Signature Lynn R. Jordan, President

Name - Type or Print

Signature

8400 Greenspring Avenue 410-848-2413

Address

Telephone No.

Stevenson, MD 21153

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 12/15/04

Case No. 05-300.X

REV 09/15/98

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2/8/05
By [Signature]

PETITION FOR SPECIAL EXCEPTION

Irvine Natural Science Center, Inc.
11201 Garrison Forest Road

Special Exception pursuant to Sections 1A01.2.C.4 and 1A01.2.C.23 of the Baltimore County Zoning Regulations for a school and/or camp providing programs of environmental studies and natural science to children and adults.

#300

December 13, 2004

Description to Accompany Zoning Petition
Irvine Nature Center
11201 Garrison Forest Road
Election District 4
115.88 Acres, more or less

Beginning for the same at a point located on the east side of Garrison Forest Road, at a point distant **South 18° East 1,790 feet +/-** from the intersection of the centerlines of Garrison Forest Road and Crondall Lane, thence leaving the east side of Garrison Forest Road and running the eleven following courses viz,

- 1) **North 37° 08' 34" East 252.21 feet**, to a point, thence
- 2) **North 78° 12' 55" East 752.98 feet**, to a point, thence
- 3) **North 08° 09' 00" West 397.36 feet**, to a point, thence
- 4) **North 78° 01' 14" East 963.38 feet** to a point, thence
- 5) **North 27° 34' 17" West 993.25 feet**, to a point, thence
- 6) **North 69° 33' 23" East 2549.45 feet**, to a point, thence
- 7) **South 20° 36' 37" East 1424.17 feet**, to a point, thence
- 8) **South 20° 18' 28" East 697.38 feet**, to a point, thence
- 9) **South 84° 12' 21" West 2467.75 feet**, to a point, thence
- 10) **South 78° 12' 55" West 1821.85 feet**, to a point, thence

Matis Warfield, Inc.
10540 York Road • Suite M
Hunt Valley, Maryland 21030
phone 410-683-7004 • fax 410-683-1798

#300

11) **South 37° 08' 34" West 256.34 feet**, to a point on the east side of Garrison Forest Road, thence binding on the east side of Garrison Forest Road,

12) **North 30° 16' 27" West 108.30 feet**, to the place of beginning.

Containing **115.88 acres**, more or less.

This description is solely for zoning petition application purposes only and it shall not be utilized for any other purpose.



Matis Warfield, Inc.
10540 york road • suite m
hunt valley, maryland 21030
phone 410-683-7004 • fax 410-683-1798

#300

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: #05-300-X
11201 Garrison Forest Road
East side of Garrison Forest Road, 1,790 feet south centerline of Garrison Forest Road and centerline of Crondall Lane
4th Election District - 2nd Councilmanic District
Legal Owner(s): Irvine Natural Science Center, Inc. -
Lynn R. Jordan, President

Special Exception: to allow a school and/or camp providing programs of environmental studies and natural science to children and adults

Hearing: Friday, February 4, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/24/05 Jan. 20

36203

CERTIFICATE OF PUBLICATION

1/20/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/20/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441067

DATE 12/15/04 ACCOUNT P1001 006 6150

AMOUNT \$ 280.00

RECEIVED FROM: TRINITY NATL SOLVIT CTG

FOR: 05-300-X

DISTRIBUTION
WHITE: CASHIER

PINK: AGENCY

YELLOW: CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME PER

12/16/2004 12/15/2004 11:19:59 2

ED WORK HOURS WORK TIME

RECEIPT # 291900 12/15/2004 0111

Dept 11 520 ZONING VERIFICATION

TR NO. 441067

Receipt Tot 4200.00

4200.00 CR \$ 4200.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-300-X

Petitioner/Developer: IRVINE

NATURAL SCIENCE QTR LYNN R. JORDAN

Date of Hearing/Closing: 2/4/05

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:

11201 GARRISON FOREST RD

The sign(s) were posted on 1/20/05
(Month, Day, Year)

Sincerely,

Robert Black 1/22/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

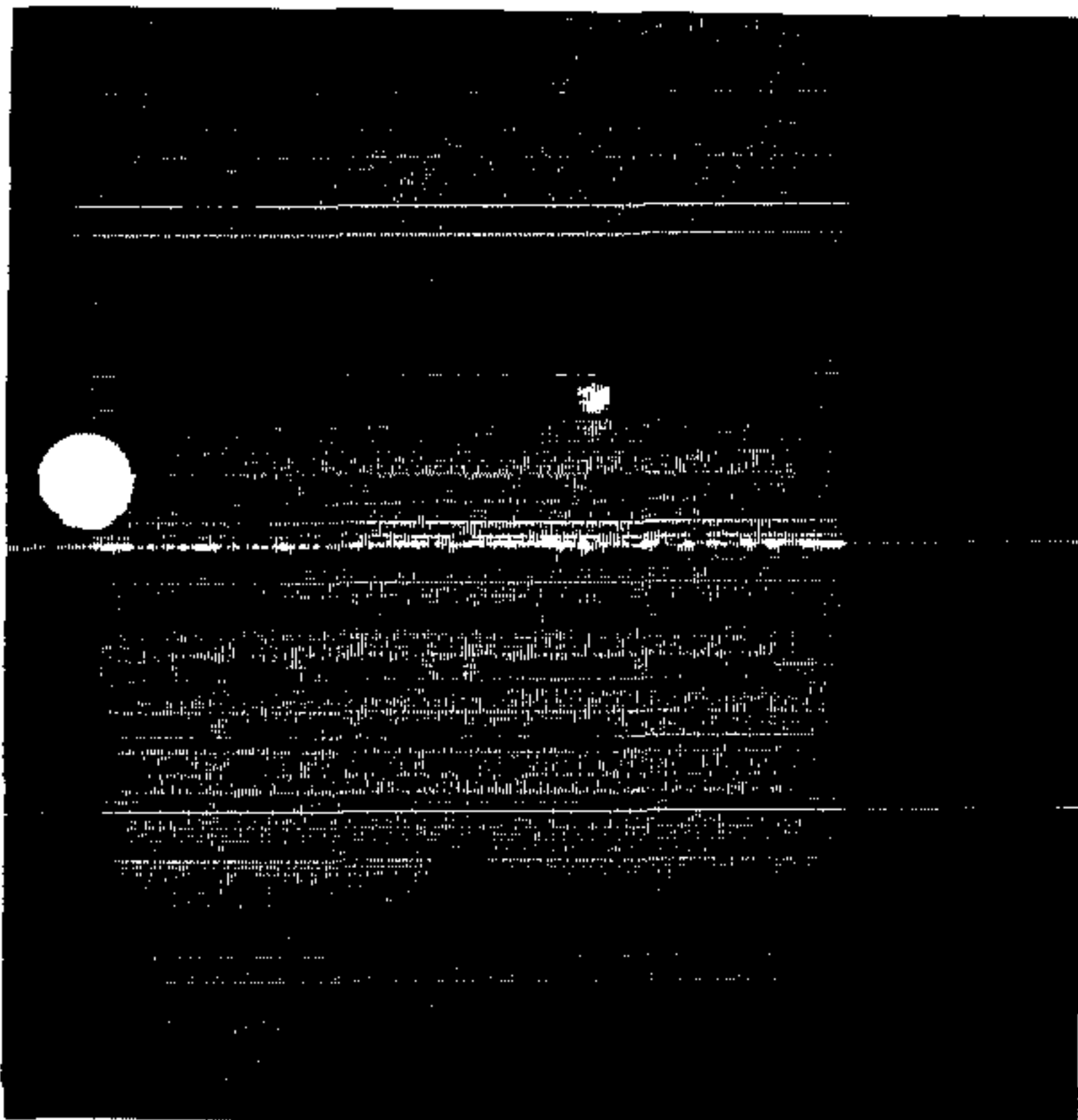
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





December 22, 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:

CASE NUMBER: 05-300-X

11201 Garrison Forest Road

East side of Garrison Forest Road, 1,790 feet south centerline of Garrison Forest Road and centerline of Crondall Lane

4th Election District—2nd Councilmanic District

Legal Owners: Irvine Natural Science Center, Inc.—Lynn R. Jordan, President

Special Exception to allow a school and/or camp providing programs of environmental studies and natural science to children and adults

Hearing: Friday, February 4, 2005 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Robert A. Hoffman Venable, LLP 210 Allegheny Avenue Towson 21204
Irvine Natural Science Center Lynn Jordan 8400 Greenspring Avenue Stevenson 21153

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 20, 2005.**
- (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, January 20, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
210 Allegheny Avenue
Towson, Maryland 21204

410-494-6244

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-300-X

11201 Garrison Forest Road

East side of Garrison Forest Road, 1,790 feet south centerline of Garrison Forest Road and centerline of Crondall Lane

4th Election District—2nd Councilmanic District

Legal Owners: Irvine Natural Science Center, Inc.--Lynn R. Jordan, President

Special Exception to allow a school and/or camp providing programs of environmental studies and natural science to children and adults

Hearing: Friday, February 4, 2005 at 9:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 05-300-X
Petitioner Irvine Natural Science Center, Inc.
Address or Location 11201 Garrison Forest Road

PLEASE FORWARD ADVERTISING BILL TO

Name Amy Dantell
Address 210 Allegheny Ave
Towson MD 21204
Telephone Number (410) 494-6244

**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*

January 26, 2005

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

Dear Mr. Hoffman:

RE: Case Number: 05-300-X, 11201 Garrison Forest Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 15, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Irvine Natural Science Center, Inc. 8400 Greenspring Avenue Stevenson 21153

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



2/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2005

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

SUBJECT: 11201 Garrison Forest Road

INFORMATION:

Item Number: 5-300

Petitioner: Irvine Natural Science Center, Inc.

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The property in question was formerly part of the Rosewood State Hospital and is within the Caves Valley National Register Historic District. The proposed use is a nature center, school and camp and requires a Special Exception in the RC 2, Agricultural Zone. Garrison Forest Road is identified as a scenic route in Master Plan 2010.

This office is of the opinion that the proposed use would compliment the agricultural uses in the vicinity. As such, the Office of Planning does not oppose the petitioner's request provided it is constructed in accordance with the site plans and architectural elevation drawings that were reviewed and approved by this office.

Prepared by:

Mark A. Cunningham

Division Chief:
AFK/LL:MAC:

Lynn Janbaur

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2/8/05

Ray

gm
2/4

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JAN 20 2005

ZONING COMMISSION

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: January 19, 2005

SUBJECT: Zoning Item # 05-300
Address 11201 Garrison Forest Road (Irvine Nature Center)

Zoning Advisory Committee Meeting of December 20, 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:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Tom Panzarella

Date: December 29, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

ORDER RECEIVED FOR FILING
Date 2/8/05
By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 301, 302, and 304

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

RWB:CEN:jrb

cc: File

ZAC-12-27-2004-NO COMMENT ITEMS-291-304-01212005



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 300 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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Fire Department

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



Baltimore County

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

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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

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



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
11201 Garrison Forest Rd; E/side Garrison		
Forest Rd, 1,790' S c/line Garrison Forest Rd*		ZONING COMMISSIONER
& c/line of Crondall Ln		
4 th Election & 2 nd Councilmanic Districts	*	FOR
Legal Owner(s): Irvine Natural Science Ctr,		
Inc - Lynn R Jordan-President	*	BALTIMORE COUNTY
Petitioner(s)		
	*	05-300-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent 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 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

[Faint handwritten notes and stamps]

VENABLE^{LLP}

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Robert A. Hoffman

(410) 494-6262

rahoffman@venable.com

February 17, 2005

RECEIVED

HAND-DELIVERED

FEB 17 2005

John V. Murphy, Deputy Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

ZONING COMMISSIONER

Re: Petition for Special Exception – Irvine Natural Science Center, Inc.
11201 Garrison Forest Road
Case No. 05-300-X

Dear Mr. Murphy:

I have received your Findings of Fact and Conclusions of Law in the above-referenced matter. I appreciate your prompt ruling in this matter, and I am happy that the ruling was in my client's favor. However, I have one concern regarding one of the restrictions in your order.

Restriction No. 4 indicates that "The Petitioners shall comply with the ZAC comments received from the Office of Planning dated February 4, 2005." Attached to your order was that comment from Planning, which ends with the following sentence: "As such, the Office of Planning does not oppose the petitioner's request provided it is constructed in accordance with the site plans and architectural elevations that were reviewed and approved by this office."

My concern is that, as we mentioned during the hearing, the architectural elevations that Irvine had shown to the Office of Planning and brought to the hearing before you are very preliminary and have, in no way, been finalized. I would appreciate it if you would put this letter in the case file as clarification that your order is conditioned on the Office of Planning having the opportunity to review and approve architectural elevations for any buildings to be constructed on the property rather than strict compliance with the preliminary architectural elevations available at the time of the

John V. Murphy, Deputy Zoning
Commissioner of Baltimore County
February 17, 2005
Page 2

hearing. Jeffrey Long, Office of Planning, has reviewed this request and has given his office's approval.

I appreciate your consideration of this request.

Very truly yours,

Robert A. Hoffman / pam

Robert A. Hoffman

RAH/pam

cc: Jeffrey W. Long, Deputy Director,
Office of Planning
Ms. Lynn R. Jordan
Mr. William Winstead
Mr. W.T. Dixon Gibbs, Jr.

TO1DOCS1/202011 v1

*approved 2/22/05
John V. Murphy*

Zolna Russell, RLA, ASLA, LEED AP

Resume

hord | coplan | mach

TITLE

Landscape Architect

EDUCATION

1985, Bachelor of Science,
Landscape Architecture,
Pennsylvania State University

1995, Master of Arts, Geography/
Environmental Planning, Towson
University

PROFESSIONAL LICENSES

Ms. Russell is a registered
landscape architect in the State of
Maryland, registration # 891 (1989)
and Pennsylvania.
Certified to complete Forest
Conservation Plans in Maryland
LEED Certified

PROFESSIONAL ACTIVITIES

Member, Baltimore Chapter,
Commercial Real Estate Women
(CREW)
Member, US Green Building
Council
Member, Sustainable Sites
Technical Advisory Group
Former Vice Chairperson, New
Freedom Pennsylvania Planning
Commissions

PROJECT EXPERIENCE

Anne Arundel
Community College, 35th
Anniversary Garden,
Arnold, Maryland

Friends Community School
Greenbelt, Maryland

Sandy Spring Friends School
Sandy Spring, Maryland

Irvine Nature Center Master
Plan
Stevenson, Maryland

The Zoo's Backyard - An
Urban Nature Center
Washington, DC

Harlem Park Plaza
Baltimore, Maryland

Baltimore Gas & Electric
Security Design at
Concord Street
Baltimore, Maryland

Maryland National-
Capitol Park and Planning
Commission
Playground Renovations
*Montgomery County,
Maryland*

National Aquarium in
Baltimore, The Center
for Aquatic Life and
Conservation
Baltimore, Maryland

United States Fish and
Wildlife Service - "A Guide
to Beneficial Landscaping
in the Chesapeake Bay
Watershed."

Environmental Protection
Agency, Environmental
Science Center
Fort Meade, Maryland

BayScapes Demonstration
Gardens

Raintree Commons Park
Master Plan
Emigsville, Pennsylvania

Arlington Ernst Park
New Freedom, Pennsylvania

Private Residential Gardens

For more than 19 years, Zolna Russell has been building a successful record of diverse experience in landscape architecture. The focus of her work is educational and therapeutic landscapes, including schools, nature centers, healing gardens, and demonstration gardens. Ms. Russell has been active in educating clients and the public about sustainable design. She has special expertise in environmentally sensitive landscaping, the use of native plants and the creation and enhancement of wildlife habitat. She has designed and supervised installation of numerous planting projects ranging from residential gardens to commercial installations.

In addition to design, Ms. Russell provides construction administration services on the majority of her landscape design projects. These services include preparing bid documents, pre-construction meetings, inspection of plant material, coordination with contractors and post-construction inspection and certification. Ms. Russell has served as a consultant for several Green buildings utilizing the LEED rating system and is currently a member of the LEED Technical Advisory Group for the Sustainable Site credits.



GLENN E. COOK

Senior Project Manager

Glenn Cook is a Senior Project Manager with The Traffic Group, Inc., responsible for conducting and overseeing the preparation of Traffic Impact Studies and the preparation of geometric design plans, parking lot layouts, highway lighting, traffic control and traffic signal plans. His projects included the \$1 billion Port America project, the 6 million sq. ft. Presidential Corporate Centre project and the Bowie New Town Center project located in Prince George's County, Maryland. Mr. Cook has served as a Transportation Planner for the development of Master Plans for both private firms and government agencies.

Mr. Cook has over 30 years experience in the traffic engineering and transportation planning field both in the public sector with the Maryland State Highway Administration and in the private sector. Mr. Cook's experience in the public sector provides him with a wide range of knowledge to deal with the complex problems associated with receiving public agency approvals. Mr. Cook is qualified and has been accepted as an expert in the field of Traffic Engineering and Transportation Planning before numerous County and Municipal Boards in Maryland, Virginia and New Jersey.

Job History

2003 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

2000 - 2003

*Director's Senior Engineering Staff
Maryland State Highway Administration*

1985 - 1999

Traffic Engineering Consultant, The Traffic Group, Inc.

1983 - 1985

Traffic Engineering Consultant

1979 - 1983

*Chief, Office Engineering Section
Maryland State Highway Administration*

1972 - 1979

*Traffic Signal Design Section
Maryland State Highway Administration*

Educational Background

- *Civil Engineering Preparation*
Community College of Baltimore
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
University of Maryland

Affiliations

- Maryland Association of Engineers
- Institute of Transportation Engineers
- County Engineers Association of Maryland

Places where Mr. Cook has testified as an expert witness

MARYLAND

Anne Arundel County – Zoning Hearing Examiner
Baltimore City – City Council, Planning Board
Baltimore County – County Review Group (CRG), Board of Appeals, Circuit Court
Calvert County – County Commissioners, Planning Commission
Carroll County – Board of Appeals, Planning Board
Charles County – Board of Appeals, County Commissioners
Chesapeake Beach – Special Board of Appeals, Planning Board
City of Bowie – Planning Advisory Board, Mayor and City Council
City of Easton – Board of Appeals
City of Frederick – Planning Commission
City of Greenbelt – Mayor and City Council
City of Salisbury – Planning Commission
City of Westminster – Mayor and City Council
Frederick County – County Commissioners, Planning Board
Garrett County – Planning Commission
Hagerstown – Mayor and City Council
Harford County – Zoning Hearing Examiner
Howard County – Planning Board, City Council, County Council
Montgomery County – Zoning Hearing Examiner, Board of Appeals, M-NCPPC
Prince George's County – Zoning Hearing Examiner, M-NCPPC, County Council
Town of Bel Air – Town Commissioners, Planning Board
Town of Sykesville – Planning Board
Washington County – Planning board, County Commissioners

NEW JERSEY

Atlantic County – Superior Court

VIRGINIA

City of Fairfax – Mayor and City Council

TESTIMONY

By Lynn R. Jordan,
Volunteer Board President
IRVINE NATURE CENTER

In support of Special Exception

For School/Camp at Irvine's Caves Valley property
11201 Garrison Forest Road, Owings Mills, MD 21117

Date: February 4, 2005

Good Morning.

My name is Lynn Jordan, from Irvine Nature Center. I am the volunteer President of the Board. I've been a supporter and member of Irvine for over 15 years, and I live in Cockeysville with my husband and two children.

Irvine is 30 years old this year, and is currently located on the campus of St. Timothy's School for Girls, at 8400 Greenspring Avenue in Stevenson, where we operate out of two renovated barns that we rent. We teach environmental science to children, their families, and to adults. According to our Mission Statement, the nature center is:

"a non-profit educational organization offering programs of environmental studies and natural science to children and adults of the greater Baltimore area. The Center's mission is to inspire appreciation and respect for the natural world, to increase awareness of environmental issues, and to encourage individuals to sustain Earth's ecosystems."

Each year, we serve about 16,000 children and adults, of whom 2/3 come on-site. The rest of our programs are offered throughout the Baltimore area. We have always emphasized "quality" over "quantity", and we are proud that we were recognized last year in Baltimore Magazine's "Best of" issue as offering the best nature programs in the metropolitan region. Over 8,000 of our total attendance are schoolchildren who either attend field trips at the nature center, are taught in their own school's classrooms, or who participate in our nationally-recognized, hands-on *Natural Connections* program in

Baltimore City which takes place in the schoolyards of urban schools. Other children, adults and family members attend our public programs, which total several hundred public programs a year. All of our students enjoy the opportunity to be exposed to nature, to discover wildlife, and to learn environmental science in an outdoor setting. Many parents and teachers know us for, and admire, our Monday-through-Friday school field trips which primarily service Baltimore City and Baltimore County schools. We maintain a 10:1 naturalist/student ratio on our hikes, so each hiking group is small and quiet enough to see and hear the lessons being taught, and to appreciate nature's sounds and sights. The buses arrive on-site after 9AM and are usually gone by 3PM. We also have an environmental science summer camp for 25 children per week.

Our field trip topics for schoolchildren are linked to Baltimore County's Science Curriculum, which in turn reflect the mandated science curriculum set by the Maryland State's Department of Education. Thus we offer -- and I'm just reading from one of our Environmental Education Program brochures here, -- "Sensing Nature" for pre-school or kindergarteners, "Seasonal Changes" for 1st graders, "Exploring Animals" for 2nd graders, and similar programs up through 8th grade. Field trips for middle schools, high schools and colleges are tailored to the needs of the specific class, as are field trips for home-schooled students and "special needs" students.

Our public programs, for varying ages, depending on the program, currently include "Maple Magic" (tapping maple trees to make maple syrup), "Winter Tree ID" (learning to identify trees without their leaves), and "Hand-Made Paper Valentines", using recycled paper. We have a monthly evening lecture series on topics such as western Maryland's Black Bears and astronomy. Nature book hours and puppets shows are offered to the younger children. So, as you can see, environmental education is our primary focus, and our curriculum is targeted for both children and adults.

We also have some popular special events, some off-site, and some on-site, which are a combination of educational events, fund-raisers and "friend-raisers". Please note that fun-raisers and "friend-raisers" are both very important to us, since we are a private organization that depends on donations; we are not a government agency, and must

raise the \$800,000 every year that makes it possible for our 20-some staffers to offer first class environmental education at a low cost for students and the public. Our school hikes and owl prowls and birdwatching courses are provided for reasonable, low-cost fees, which teachers appreciate when it comes time for them to pick their field trips.

So, to list our special events: our "signature event" is our fall festival, called Pumpkinfest, open to the public, which occurs on a Saturday each October. Our well-respected Native Plant Sale and Seminar, which also occurs on a Saturday, in August, has been awarded "Best of Baltimore" by Baltimore Magazine for the last two years. Our spring Bird-A-Thon is primarily off-site, as participants spread throughout central Maryland to the best birding sites over a three-week period. We also offer volunteer projects such as Project Clean Stream, the annual street-and-stream clean-up throughout the Baltimore area pioneered by Irvine, now run by the Alliance for the Chesapeake and a consortium of other environmental groups, which is usually scheduled early in April, also on a Saturday.

If you were to ask us to describe a typical week at Irvine, that might be difficult, because our programs follow both the school calendar and the seasons. But let me say that in the fall and spring – possibly our busiest seasons on-site --, we may have 2 or 3 school buses on any given weekday, or vans, bringing in schoolchildren for field trips between 9AM and 3PM. The approximately 20 staffers will arrive, at 8:30 or later, depending on their schedule. A few visitors may come to hike the trails or go through the exhibit area with their children; a few others may come to pick up nature books or materials at our nature store. Half a dozen volunteers may come in: one or two to run a field trip hike, the rest to help prepare mailings or stuffing envelopes. A few mothers with babies or small children may come in to attend a book-reading session. Some weeks some teachers may attend a teacher-training session. Our own trustees may come, perhaps 5 or 6 to attend a committee meeting, or, 5 times a year, over a dozen will come to attend a Board or Executive Committee meeting. Miscellaneous others may come, too – representatives from other environmental organizations, such as the Maryland Native Plant Society, to discuss environmental education with our staff, or day-to-

day business visitors, such as an outside contractor to work on our phones or computers.

The same routine generally applies in the winter and summer, except that the field trips (& the buses) don't come during those periods. Our naturalist staff continues to be busy then, though, taking "Classroom Outreach" programs out to the schools in the winter months between Thanksgiving and March, and running the summer camp in the summer.

More complete numbers are provided in the traffic study we are presenting today, completed by The Traffic Group.

So we have grown beyond our humble beginnings, and matured into an important Maryland institution, while also becoming a strong partner for our local schools and universities, both public and private, supplementing and integrated with their science curriculum. Our natural science activities help schoolchildren learn how to make predictions, collect and compare data, describe observations, identify similarities and differences, and draw conclusions, -- all scientific and educational skills that will aid them throughout their studies and in adult life.

We have grown so much, though, that we have truly outgrown the 4,600 square foot barn where we began, despite several renovations over the years. In a couple years, we plan to be moving to our new, larger home, on the beautiful piece of property that was donated to us by the state of Maryland, that is the subject of today's hearing.

In 2007, we plan to move to the Caves Valley in Owings Mills, to a 116-acre site blessed with woods, wetlands and wildflowers. This gorgeous property was donated to us by the State of Maryland in August of 2000. This is a truly generous partnership with the state, and we thank everyone who made it possible. We also include Baltimore County on our "thank you" list, as Baltimore County and its local state legislators sponsored and supported a bill that resulted in our project being approved for \$200,000 in state funds for our new building.

In our new Caves Valley home, with the additional space we so desperately need, we will continue to operate the same super, first-rate regional nature center that generations of Baltimore County residents have come to love and depend upon. We think of it as "Baltimore's Big Backyard", -- offering the kind of rustic, low-key outdoor experiences many of us enjoyed as children but that are fast dwindling as suburban sprawl eats up the fields and woods where many of us found our first box turtle and ate our first wild raspberries. We are planning a 15,000 – 20,000 square foot environmentally-sensitive "green" building (the "Barn"), as well as a support building of up to 5,000 square feet (the "Nature Center"), plus lots of programs for children and adults (like we do now), with land restoration and enhanced animal habitat. An entrance drive from Garrison Forest Road will provide access for our students and visitors, and connect the two buildings and their parking lots. It will be the best center that we can design.

Be assured we already have extensive community support, as indicated by the fact that we have raised, in pledges and donations, \$4.6 Million towards our goal of \$9M for the building, parking lots and entrance drive, as well as the related development of trails, teaching pavilions, wetland restoration and a boardwalk from which to view it, and more. The money already donated includes a \$1 Million "challenge grant" from the Weinberg Foundation, a generous local foundation that has pledged to give us \$1 for every \$2 we received. Obviously, we have a lot of work ahead of us, raising almost another \$4M, but we are confident we will reach our goal, to permit us to build the building on schedule, with the extra classroom and exhibit space our students and teachers need today.

Let me tell you a little bit about the main building, the "Barn". The building will be "a step above" the traditional nature center, which, like the old one-room schoolhouse, is limited to one classroom or one multi-purpose room. Our current facility has a single classroom which often doubles as a lecture hall, a meeting room, an exhibit area, a staging area, storage and more; it's much too small. To truly serve Maryland's population, we need the additional space that our proposed two-story building will provide. We are planning two classrooms, a multi-purpose auditorium, a hands-on exhibit area, a library and "discovery room" for our pre-schoolers. Having researched

Charles W. Alexander, AIA

A founding Principal of Alexander Design Studio/McLain Associates, Mr. Alexander has been recognized for providing a diverse client base with innovative and personal design solutions. Exploring common themes in projects as diverse as large institutional facilities and small chapels, he has balanced the academic pursuit of ideas with practical and enduring built solutions. This balance has manifested itself in a thriving practice combined with lectures and seminars at numerous universities and professional organizations. Notable projects include a Spiritual Retreat for Loyola College, Beth El Chapel, The West Shore Country Club, Penn State University's Hospital Chapel, and an addition to Roland Park Library.

EDUCATION

1989, Master of Architecture, Yale University
1987, Bachelor of Architecture, Cornell University

HONORS

Cornell University Presidential Scholar
AIA Student Gold Medal
New York Society of Architects Del Gaudio Award
Yale University Merit Scholarship
William Downing Prize
Baird Prize
Phi Kappa Phi Honor Fraternity
National Wood Council First Prize

LICENSURE

Registered Architect: 1991

PROFESSIONAL AFFILIATIONS

Member: American Institute of Architects

VOLUNTEER ACTIVITIES

Mr. Alexander has participated in or provided pro-bono services for groups ranging from, among others, Habitat for Humanity, Bridges to Community, the Susquehanna Art Museum, the Ark Park Project, the Whitaker Center for Science and Arts, the Neighborhood Design Center, CAN (Cure Autism Now), The Living Classrooms Foundation, and the Howard County Office on Aging.

Jeffrey A. Wolinski

Consulting Ecologist

38643 Morrisonville Road
Lovettsville, VA 20180
(540) 882-4947
(540) 882-4965 Fax

jeffwolinski@aol.com
cell: (410) 274-7678

Education

B.S., 1987, Towson State University
Biology / Ecology Concentration
Geography Minor
M.A., 1990, Towson State University
Geography / Environmental Planning
Graduate Assistant, Dept. of Biology

Teaching

Stream Ecology Instructor, 1994-1998
Johns Hopkins University
School of Continuing Studies

Work History

1995 – Present	Consulting Ecologist; private practice
1990 – 1995	Natural Resource Specialist; Baltimore County Department of Environmental Protection & Resource Management, Towson, Maryland
1989 – 1990	Ecologist; Envirens, Inc., Cockeysville, Maryland

Affiliations

Elected, Board of Trustees, Vice President, Natural History Society of Maryland, 1994 - 1999
Elected, Board of Directors, Trout Unlimited, Maryland Chapter, 1995 – 2003
Appointed, Baltimore County Master Plan Review Committee, 1998
Appointed, Baltimore County Rural Strategy Team, 2000
Appointed, Gunpowder Watershed Study Public Involvement Team, 1997-2000
Appointed, Montgomery County Biological Monitoring Workgroup, 1996-1998
Appointed, Maryland Save Our Streams Technical Advisory Committee, 2001
Member, American Planning Association
The Society for Ecological Restoration
American Horticultural Society
American Fisheries Society
The Wildlife Society
North American Benthological Society

Currently providing a wide variety of ecological services as an independent consultant, including regulatory compliance work, development review and monitoring, aquatic bioassessments, stream geomorphology assessments and monitoring, ecological restoration of streams, ponds, wetlands, and terrestrial habitats, native plant landscapes, integrated pest management, and ecological landscape maintenance. Regulatory compliance work includes wetland and stream delineations, wetland functional assessments, wetland restoration and creation plans, buffer determinations, forest stand delineations, and forest conservation plans, including reforestation/afforestation plans.

Ecological restoration and natural resource management work has been conducted for various governmental, corporate, and individual clients. Project elements have included detailed resource inventories, exotic species control, forest restoration, meadow creation and enhancement, and wetland, stream and pond restoration and enhancement.

Specialized Training

Robert J. Newbury, P.E., Newbury Hydraulics
Orangeville, Ontario, Canada (2000)
Designing Stream Restoration Works
Dave Rosgen, Wildland Hydrology
Pagosa Springs, Colorado (1997)
Applied Fluvial Geomorphology
River Morphology and Applications
River Assessment and Monitoring
Natural Channel Design and Restoration
Ed Garbisch, Environmental Concern, Inc.
St. Michaels, Maryland (1996)
Wetland Restoration, Enhancement, and
Construction

Selected Project Experience

Developed a wetland plant community assessment procedure while employed with Envirens, Inc. for MD SHA to characterize 27 wetlands to be impacted by MD Route 100, resulting in an extensive reference collection and detailed community profiles.

Project Manager for the first Special Area Management Plans required by the Corps of Engineers in Baltimore County. Coordinated inter-agency teams in the delineation, functional assessment, and ranking of 72 wetlands. Primary author of final documents, including a rapid wetland functional assessment and ranking methodology accepted by the COE and MD DNR.

Project Manager for wetland, stream, and terrestrial habitat studies for the Inter-County Connector (ICC) EIS conducted by MD SHA 1995-1997. Responsible for coordinating, collecting, and compiling detailed information on ecological features in a 17 mile long corridor with three primary proposed alignments with numerous options. Personally identified and delineated most wetlands and streams, and led inter-agency review teams to all potential impact sites. Represented SHA at inter-agency review meetings and at public hearings. Primary author of the environmental sections of the DEIS, which was recognized by the USFWS as one of the most thorough compilations of biological information ever reviewed by the Chesapeake Bay Field Office.

Provided stream restoration design services to the Montgomery County, Maryland Department of Public Works and Transportation for Norbeck Road Extended. Project involved the restoration of 1,000 linear feet of stream channel at two separate stream crossing locations. This project was the first large-scale application of the Montgomery County Biosensitive Stream Culvert Design Guidelines, which requires design measures to maintain pre-construction bankfull flows, sediment transport capacity, riparian habitat, and fish passage. Project involved conversion of existing entrenched G4 channels to stable B3 channels by raising the profile of the channel to re-establish contact with the previously abandoned floodplain.

Selected to develop and implement the first intensive stream monitoring plan for rural development in Baltimore County, Maryland. Functioned as an independent entity to assess the pre-construction condition of on-site Use III native-reproducing Brook Trout streams, and to monitor the condition of these streams throughout the construction and post-construction phases. Elements of the monitoring plan include stream geomorphological assessments, including permanent cross sections and substrate analysis, macroinvertebrate and fish sampling and analysis, and long-term temperature monitoring through in-stream temperature meters.

Conducted a series of ecological assessments for The Conservation Fund, a national conservation organization, for over 1,000 acres of land surrounding Emmittsburg, Maryland as part of their Sustainable Development initiative. Assessments included overall habitat, flora & fauna, and wetland/stream studies, including management of rare, threatened and endangered species.

Developed and implemented a significant Natural Resource Inventory process for the new Irvine Nature Center site in Owings Mills, Maryland. Study resulted in a relational database of 25 plant communities with over 430 species of plants on 116 acres, including several RTE species. Completed wetland and stream delineation and forest conservation work necessary for project approval. Currently working with Irvine on a continual basis to develop and implement ecological restoration projects on-site and complete planning for new structure and related amenities.

Work with several large landowners in Maryland, Virginia, and Pennsylvania to develop habitat management plans that address wildlife, aesthetic, and water quality concerns. Project elements include exotic invasive species control, stream and wetland restoration, native meadow establishment, and trail, boardwalk, and bridge systems.

CASE NAME 11201 Garrison Forest
CASE NUMBER 05-300-X Pal.
DATE 2/4/05

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

210 Allegheny Ave

Tarson, 2/20/04

R A Hoffman @ Variable son

3301 Curdall Ave

① Owens Mills WD 21117

maryohogan@comcast.net

10540 YORK ROAD SUITE M

140154 MP 71030

var prisma3 = new C

9900 Franklin Square Drive, Ste H

~~21230~~ 21230

gcook@tnt.com

750 East Pratt Street

Balfo MD. 24202-

zwissell@bcmvz.com

83572 Mendenhall Street

ELLYOTT CITY, MD 21045

CALEX (P) BROWN BOXES, COM

2200 Wilton Road

STREVENSON, MD 21153

61335 WT C EXPLORATION, ORG

816 DRYDEN PL

Baltimore MD 21210

○
●
●

Irving Nature Center
8400 Greenspring Ave.

Stevenson, MD 21153

Wisniewski@explorenature.org

2865 Nigert Rd Seven
Valley PA

Sever Valley, PA 17360

1

1521 Applecroft Lane

Cockens, J. W. 21032

liordan@comcast.net

2107 WILTONWOOD RD

STEWENSON, MD 21153

S2 BARKERS @YATBO.COM



Index of Letters of Support
Special Exception Hearing - February 4, 2005

Adjacent Landowners - Residents

Mr. & Mrs. Cosmos Quattro	11115 Garrison Forest Road	Owings Mills, MD 21117
Rodney & Elizabeth Diehl	3303 Carroll Avenue	Owings Mills, MD 21117
Mary & Louis Hogan	3301 Carroll Avenue	Owings Mills, MD 21117
Mary M. Pinkas	3309 Carroll Avenue	Owings Mills, MD 21117

Adjacent Landowners - Institutions

Maryland Department of Veterans Affairs (Garrison Forest Veterans Cemetery)	James A. Adkins, Deputy Secretary
Clear Channel Radio - Baltimore	Jim Dolan, Vice President/Market Manager
Ruxton Country School	Steve Barker, Head of School
Caves Valley Golf Club	John A. MacColl, President

Community Landowners - Residents

James Cox (President of Caves Valley Association)	36 Caveswood Lane	Owings Mills, MD 21117
Charles Anderson	11801 Greenspring Avenue	Owings Mills, MD 21117
A. L. Cummings	10909 Garrison Forest Road	Owings Mills, MD 21117
Ruth & McRae Williams	2526 Caves Road	Owings Mills, MD 21117
Martin & Paula Schugam	16 Caveswood Road	Owings Mills, MD 21117
Gwendolen G. Bond	3210 Caves Road	Owings Mills, MD 21117
Lewis H. Gross, Jr.	7 Haines Court	Owings Mills, MD 21117
Alan Montour (email)	2928 Walnut Avenue	Owings Mills, MD 21117

Community Landowners - Institutions/Organizations

ROG Coordinating Council	Bob Walker, President
The Valleys Planning Council, Inc.	Teresa Moore, Executive Director
Rosewood Center (Maryland Department of Health and Mental Hygiene)	James B. Anzalone, Facility Director
Villa Julie College	Kevin J. Manning, President
Jewish Community Center	Nina Cardín, Director of Jewish Life
Dunbar Neighborhood Association	Mary Frances Regan, President

Baltimore County - Residents

John W. Beckley	16818 Falls Road	Upperco, MD 21155
Edward A. Halle, Jr.	4081 Mt. Zion Road	Upperco, MD 21155

Maryland State

Maryland Environmental Trust	Nick Williams, Director
The Senate of Maryland	Paula C. Hollinger
The Maryland House of Delegates	Dan K. Morhaim

Pet #3

RECEIVED
SEP 10 2004

BY _____

September 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

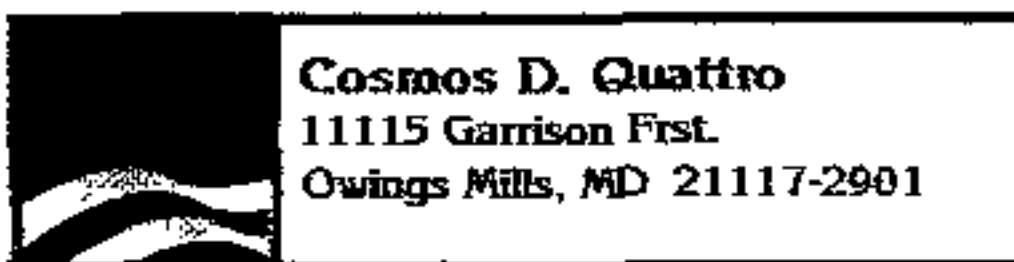
Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center, as it plans to relocate to a site on Garrison Forest Road. Specifically, I support their request for a Special Exception. I feel that it was a wise decision on the part of the State of Maryland to give this land to an educational organization, and that Baltimore County should welcome Irvine's opportunity to expand their programs.

As an adjacent landowner, I am pleased to have Irvine join the neighborhood. I endorse their plans to use the 116-acre site for environmental education purposes, and hope their focus on good stewardship will encourage others to also live more lightly on the land.

Sincerely,

Mr. & Mrs. Cosmos Quattro



Rodney and Elizabeth Diehl
3303 Carroll Avenue
Owings Mills, MD 21117
(410) 581-5727

September 14, 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

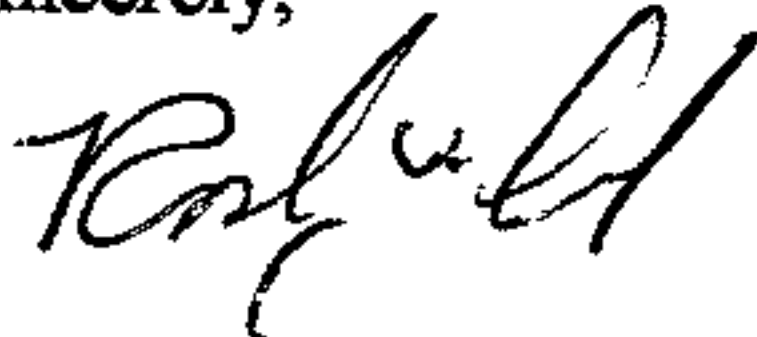
Subject: Irvine Nature Center, Special Exception

Dear Mr. Kotroco:

We are writing to extend our support for the Irvine Nature Center, as it plans to relocate to a site on Garrison Forest Road. Specifically, we support their request for a Special Exception. We feel that it was a wise decision on the part of the State of Maryland to give this land to an educational organization, and that Baltimore County should welcome Irvine's opportunity to expand their programs.

As an adjacent landowner, we are pleased to have Irvine join the neighborhood. I endorse their plans to use the 116-acre site for environmental education purposes, and hope their focus on good stewardship will encourage others to also live more lightly on the land.

Sincerely,



Rodney Diehl



Elizabeth Diehl

September 27, 2004

RECEIVED
SEP 29 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

BY:.....

Dear Mr. Kotroco:

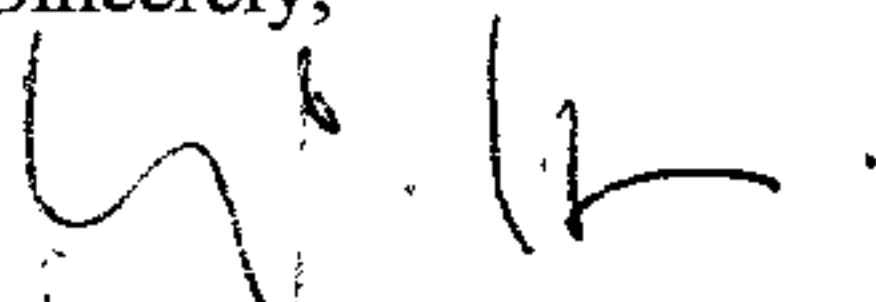
We are delighted to welcome the Irvine Nature Center to our neighborhood off Garrison Forest Road in Baltimore County! As long-time members of the Center and volunteers in several of its programs, we support the vision of the Irvine Nature Center—and particularly its programs dedicated to bringing a love of nature to inner city children. If it weren't for the programs sponsored by Irvine, many of those children might never have an opportunity to experience science in a first-hand, personal way.

Our property adjoins the Irvine property, and we couldn't wish for better neighbors. This part of Baltimore County is experiencing rapid expansion, and it's so encouraging to know that the State of Maryland is willing to allocate a large parcel to an organization whose main concerns are environmental issues, a desire to inspire appreciation and respect for the natural world, and encouraging its neighbors to sustain the Earth's ecosystems.

Our only disappointment lies in the fact that the Valleys Planning Council could not be persuaded to allow Irvine to place its center in the most ideal situation on its own property. Our values are very different from those of the Valleys Planning Council: given the choice of placing a golf course or a nature center on the valley floor, we would certainly not have chosen a monument to money over an educational center dedicated to serving the entire population.

We have been looking forward to Irvine's move for several years—it will be wonderful to see this dream come to fruition!

Sincerely,



Mary and Louis Hogan
3301 Carroll Avenue
Owings Mills, MD 21117

September 2004

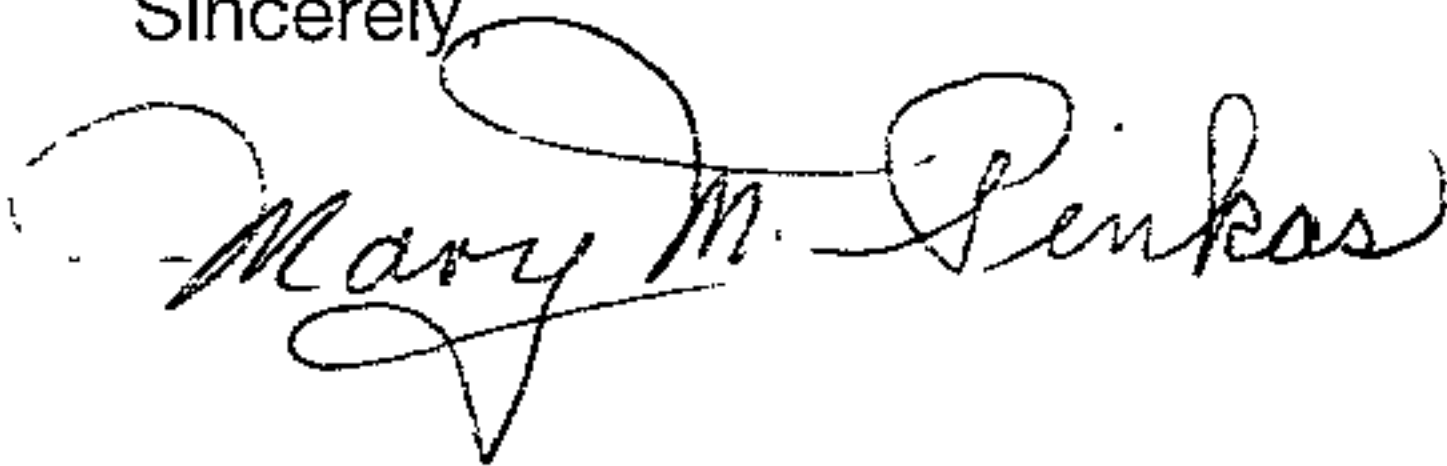
Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center, as it plans to relocate to a site on Garrison Forest Road. Specifically, I support their request for a Special Exception. I feel that it was a wise decision on the part of the State of Maryland to give this land to an educational organization, and that Baltimore County should welcome Irvine's opportunity to expand their programs.

As an adjacent landowner, I am pleased to have Irvine join the neighborhood. I endorse their plans to use the 116-acre site for environmental education purposes, and hope their focus on good stewardship will encourage others to also live more lightly on the land.

Sincerely,



Mr. Paul P. Pinkas
3309 Carroll Ave.
Owings Mills, MD 21117



Maryland Department of Veterans Affairs

Office of the Secretary

ROBERT L. EHRLICH, JR.
GOVERNOR

MICHAEL S. STEELE
LT. GOVERNOR

GEORGE W. OWINGS III
SECRETARY

RECEIVED
FEB 03 2005

BY:.....

February 1, 2005

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

The Maryland Department of Veterans Affairs looks forward to having the Irvine Nature Center as a neighbor. The Department supports the Irvine Nature Center's plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, Maryland 21117.

Specifically, the Department has no opposition to the center's Petition for a Special Exception to the 116-acre property's current zoning. Again, the Maryland Department of Veterans Affairs is pleased to have the Irvine Nature Center as a neighbor.

Sincerely,

A handwritten signature in cursive script, reading "James A. Adkins".

James A. Adkins
Deputy Secretary

cc: Erin



January 18, 2005

JAN 20 2005

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

As the operator of the Clear Channel Radio Station WCAO, Heaven 600 and of the station transmitter site located immediately adjacent to the proposed new site of The Irvine Nature Center in Caves Valley, I want to voice my support for the relocation of its environmental education programs to 11201 Garrison Forest Road. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

We are familiar with the good work of the Irvine Nature Center, having proven itself as a leading educator of both children and adults within the Baltimore region. We view the plan as a well purposed one and an excellent use of the open space that the tract provides.

Regards,

A handwritten signature in black ink, appearing to read 'Jim P. Dolan', written over a circular stamp or mark.

Jim Dolan
Vice President/Market Manager
Clear Channel Baltimore

JD/jbl

cc: W.T. Dixon Gibbs, Jr.

cc: Dick

RECEIVED
OCT 8 2004

BY: _____



Stephen K. Barker
Head of School

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

As a Headmaster and a Teacher with more than thirty years experience, I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment. There is no more important lesson to teach our children. A greater commitment to an ethic that promotes stewardship of the earth is vital as we face a world of growing population and shrinking resources.

Sincerely yours,

Stephen K. Barker
Head of School

2910 Blendon Road
Owings Mills, Maryland 21117
410 356 1313 Telephone
410 356 3842 Facsimile
CavesValley.net



RECEIVED
OCT 21 2004
BY.....

October 20, 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the Center's Petition for a Special Exception to the 116-acre property's current zoning.

Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,



John A. MacColl
President

RECEIVED
NOV 01 2004

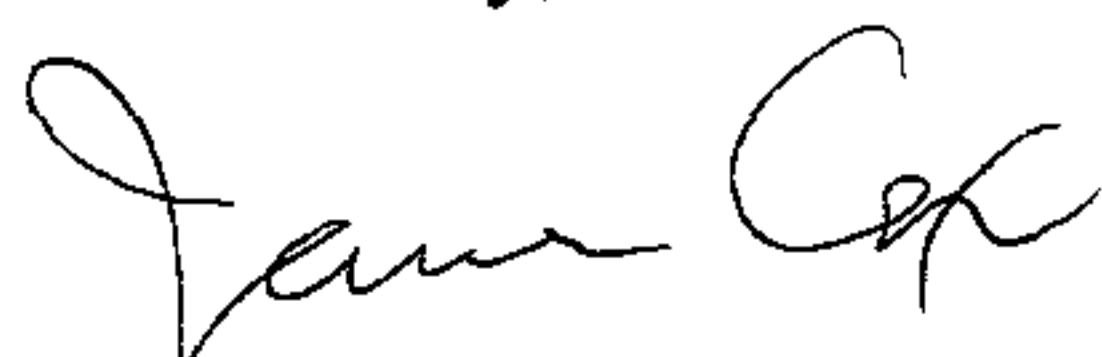
BY:

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
111 West Chesapeake Ave. Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

This letter is to extend full support to the Irvine Nature Center's plans to move to the Caves Valley off Garrison Forest Road. I understand that the move requires a special exception, which I strongly believe should be granted. As President of the Caves Valley Association, I have talked to numerous local residents and have met no one who opposes the move. As nearby Valley neighbors, my wife and I eagerly await the arrival of the Irvine Nature Center.

Sincerely,



James Cox
36 Caveswood Lane
Owings Mills, MD 21117

RECEIVED
OCT 14 2004

11801 Greenspring Avenue
Owings Mills, MD 21117

BY:.....

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning. As a nearby landowner and neighbor in the immediate Caves Valley area, I am pleased to have Irvine join the community. I wholly support their plans to use their property for environmental education.

Sincerely,


Charles R. Anderson

RECEIVED
OCT 5 2004

BY:.....

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

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Sincerely,

A. L. Cummings

10-2-04

Although you will recognize this as a "form letter", I want you to know that when we first heard that Irvine was coming we were very pleased. Couldn't be a better use of the land.



L. Cummings
10909 Garrison Forest Rd.
Owings Mills, MD 21117-2925

A. L. Cummings

RECEIVED
OCT 5 2004

BY:.....

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning. As a nearby landowner and neighbor in the immediate Caves Valley area, I am pleased to have Irvine join the community. I wholly support their plans to use their property for environmental education.

Sincerely,

McRae W. Williams
Ruth W. Williams

McRae Williams
2526 Caves Road
Owings Mills, MD 21117-2354

October 12, 2004

16 Caveswood Lane
Owings Mills, Maryland 21117

RECEIVED
OCT 18 2004
BY: _____

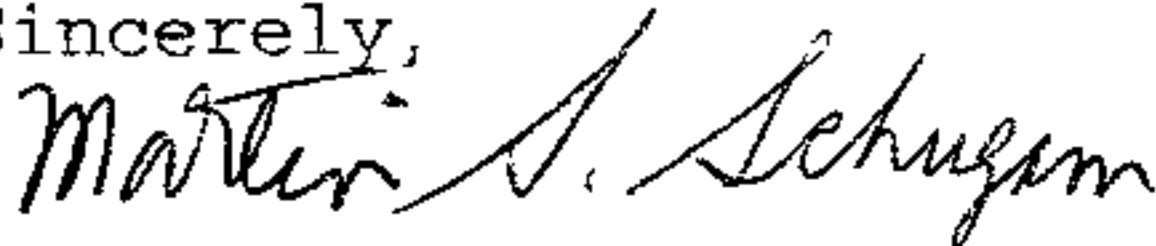
Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

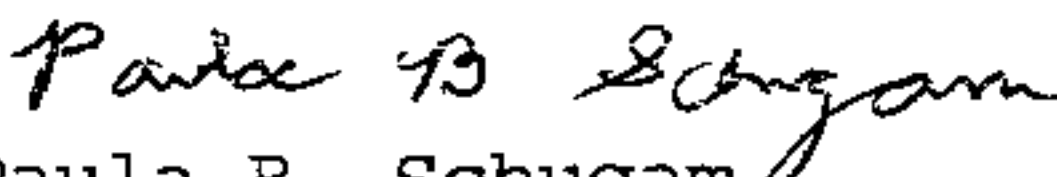
We are writing to express our support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, We support the Center's Petition for a Special Exception to the 116-acre property's current zoning. As a nearby landowner and neighbor in the immediate Caves Valley area, we are pleased to have Irvine join the community. We wholly support their plans to use their property for environmental education.

We are very familiar with Irvine's programs, as we are long-time members of the Irvine Nature Center. We feel that their commitment to environmental education can only enhance the environmental integrity of our community. Further, their educational programming is vital to instilling in current and future Baltimore County adults the importance of protecting the environment.

Sincerely,



Martin S. Schugam



Paula B. Schugam

RECEIVED
OCT 13 2004

BY:-----

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning. As a nearby landowner and neighbor in the immediate Caves Valley area, I am pleased to have Irvine join the community. I wholly support their plans to use their property for environmental education.

Sincerely,

Frederick G. Bond
3210 Caves Rd

LEWIS H. GROSS, JR., P.E.
CERTIFIED MANUFACTURING ENGINEER

410
TELEPHONE (301) 363-1921

7 HAINES COURT
OWINGS MILLS, MARYLAND 21117

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

As a nearby resident, I am writing to extend my support for the Irvine Nature Center's plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117.

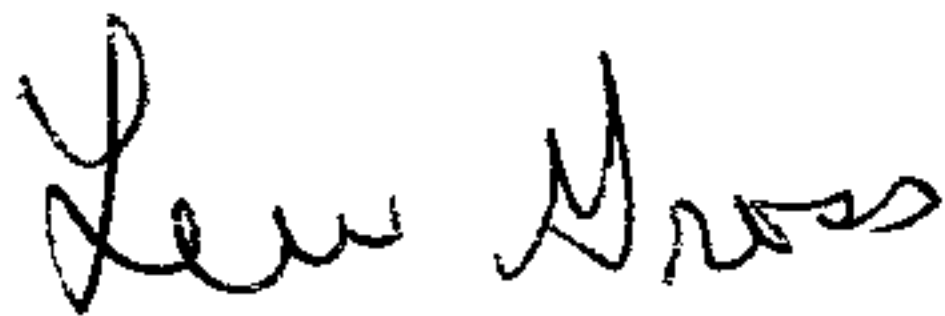
I encourage any zoning exemptions necessary to allow the Center to occupy the site be approved as soon as possible to enable the organization to expeditiously locate on the Caves Valley site.

Irvine is outstanding in its nature programs, reaching out to 15,000 school children per year, as well as extensive adult programs and initiation and participation in numerous environmental education programs and clean-up operations.

I feel that this twenty-five year, proven leader of education for children and adults is entitled to a green light from your department to allow and encourage these worthwhile programs in Baltimore County to proceed, prosper and expand.

Thank you.

Yours truly,



Lew Gross

Erin Wisnieski

From: Alan [agmesctaykira@prodigy.net]
Sent: Tuesday, February 01, 2005 6:02 PM
To: Erin Wisnieski
Subject: Re: Irvine Nature Center

hello Erin ,

If it will help @ the zoning hearing please
present my email as my consent for approval
of your facility and your education programs.

Thank you ,
Alan Montour
2928 Walnut Ave.
Owingsmills, MD. 21117

----- Original Message -----

From: "Erin Wisnieski" <Erin@explorenature.org>
To: <agmesctaykira@prodigy.net>
Cc: "Dick Gibbs" <GibbsWT@explorenature.org>; "Sara Levin"
<LevinS@explorenature.org>
Sent: Tuesday, February 01, 2005 5:44 PM
Subject: Irvine Nature Center

Hi Alan,

Thanks for your concern. I'm glad to report that our plans are moving right
along!

We are required to seek a special exception to the zoning in order to
operate our environmental education programs from the site, hence the zoning
sign. The zoning sign will be up for just a few more days, as our hearing is
on Friday, Feb. 4th. We expect it to go smoothly.

As for the other Irvine sign, we are revamping it to highlight our
relocation plans and the capital campaign, of which we are at the mid-point. It
will be replaced soon with a better sign that is more readily visible from
the road.

We look forward to being your new neighbor.

Sincerely,

Erin Wisnieski
Director of Habitat Management

Irvine Nature Center
8400 Greenspring Avenue
Stevenson, Maryland 21153
410-484-2413 Ext. 20
410-484-3573 Fax

Erin Wisnieski

From: Sara Levin
Sent: Tuesday, February 01, 2005 4:53 PM
To: Erin Wisnieski; Dick Gibbs
Subject: FW: Location on Garrison Forest Road ;

Would one of you like to respond?

Sara J. Levin
Irvine Nature Center
8400 Greenspring Avenue
Stevenson, MD 21153
410-484-2413 ext. 10
levins@explorenature.org <<mailto:levins@explorenature.org>>

-----Original Message-----

From: Alan [<mailto:agmesctaykira@prodigy.net>]
Sent: Friday, January 28, 2005 5:51 PM
To: Info Web Address
Subject: Location on Garrison Forest Road ;

To whom it may concern ,

I am inquiring as to why your "coming soon"
sign has been removed from your site off
of garrison forrest road and as to why
there is a Zoning sign posted as of today , 01/28/2005.

I am hoping your plans for this site have not
been dropped or canceled ! As a nieghbor to
this site I was looking forward to experiencing
your new facility and park access there.

Thank you ,
concerned citizen;
Alan Montour

2/2/2005

ROG
Reisterstown
Owings Mills
Glyndon
**COORDINATING
COUNCIL**

ROGcouncil.org

mailing address
Box 117
Reisterstown, MD 21136

e-mail
ROGCouncil@aol.com

fax
410-526-9032

*Serving the
Community for
more than
30 Years*

ROG Coordinating Council
is the non-partisan, non-profit
organization that serves
as a clearinghouse and
coordinating agency for the
promotion and advancement
of civic, cultural, economic,
educational, religious,
business and social interests
of the ROG communities.

President
Bob Walker

1st Vice-President
Fred Goethe

2nd Vice President
David Simonetti

Recording Secretary
Sue Kessler

Corresponding Secretary
Rose Bognanni

Treasurer
Larry Dobres

December 10, 2004

RECEIVED
DEC 17 2004

BY:

Mr. Tim Kotroco
Director, Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear Mr. Kotroco:

In a vote taken at our November general meeting, the membership of the Reisterstown Owings Mills Glyndon Coordinating Council expressed its unanimous support of the plans of the Irvine Nature Center to relocate to 11201 Garrison Forest Road in Owings Mills.

Specifically, we support the center's petition for a Special Exception to the current zoning on the 116-acre property.

The environmental education programs of the center will be an asset to the community, and we will welcome it.

Sincerely,

Bob Walker
President, ROG Coordinating Council

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

February 3, 2005

Mrs. Lynn Jordan
President of the Board of Trustees
Irvine Nature Center
8400 Greenspring Avenue
Stevenson, Maryland 21153

Dear Lynn,

The Valleys Planning Council, Inc., is pleased to send this letter of support for the special exception to allow the Irvine Natural Science Center to construct a building at the new Garrison Forest Road site. We know you have worked hard to satisfy concerns and comply with the terms of the Maryland Environmental Trust easement that restricts development on the property.

Like the Caves Valley Land Trust, the Valleys Planning Council feels that the MET easement needs to be amended to acknowledge the proposed bus loop. We have no objections to such an amendment and do not think that you will encounter problems in getting it approved. We agree with the proposed amendment language provided to you in a recent letter by Howard Wolfe.

With the stipulation that the easement be amended as noted above, you have our full support for the special exception. We wish you every success at your new location and look forward to visiting the new center.

Sincerely,



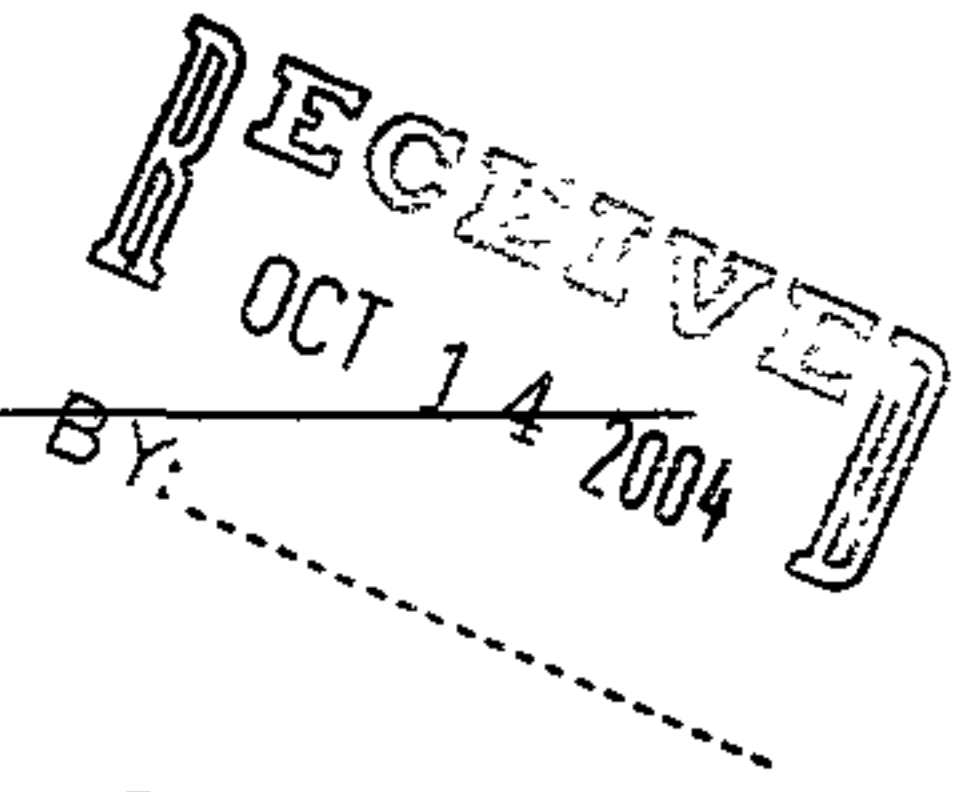
Teresa Moore
Executive Director



STATE OF MARYLAND
DHMH

Maryland Department of Health and Mental Hygiene
201 W. Preston Street • Baltimore, Maryland 21201

Robert L. Ehrlich, Jr., Governor – Michael S. Steele, Lt. Governor – S. Anthony McCann, Secretary



Developmental Disabilities Administration
Diane K. Coughlin, Director

Rosewood Center
James B. Anzalone, Director

October 12, 2004

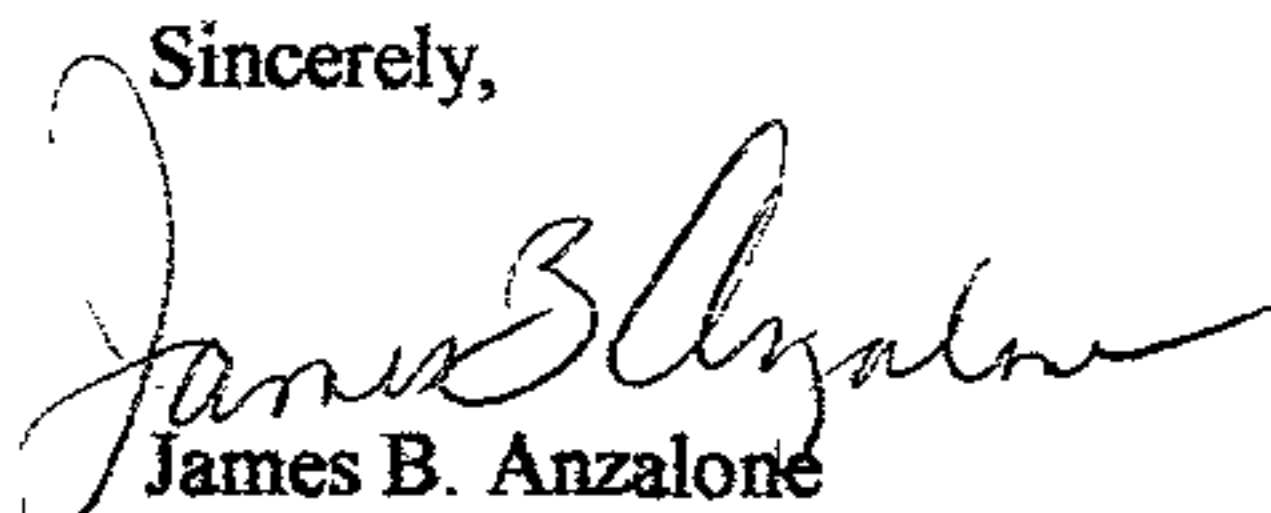
Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

The Irvine Nature Center is a welcome neighbor of Rosewood Center and has proven itself as a leading educator of children and adults within the Baltimore region. In the future, I would like to see our individuals participate in some of the public programs that Irvine offers. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,


James B. Anzalone
Facility Director

OFFICE OF THE PRESIDENT



C O L L E G E

Imagine your future. Design your career.®

October 19, 2004

RECEIVED
OCT 25 2004

BY: _____

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Manning".

Kevin J. Manning, Ph.D.
President

RECEIVED
OCT 8 2004

October 2004

BY:.....

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

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Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,



Received in response to
letter sent to:
Nina Cardin
Director of Jewish Life
Jewish Community Center
3506 Gwynnbrook Avenue
Owings Mills, MD 21117

November 20, 2003

RECEIVED
NOV 29 2004
BY: _____

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. I support the center's Petition for a Special Exception to the 116 acre property's current zoning. As a nearby landowner and neighbor, I am pleased to have Irvine join the community. As a lead member of the Dunbar Neighborhood Association, I know that I speak for our 54 member households, in welcoming Irvine Nature Center as our new "neighbor". I wholly support their plans to use their property for environmental education.

Sincerely,



Mary Frances Regan
Dunbar Neighborhood Association

6 Haines Court
Owings Mills, MD 21117

RECEIVED
OCT 5 2004

BY:

4 October 2004

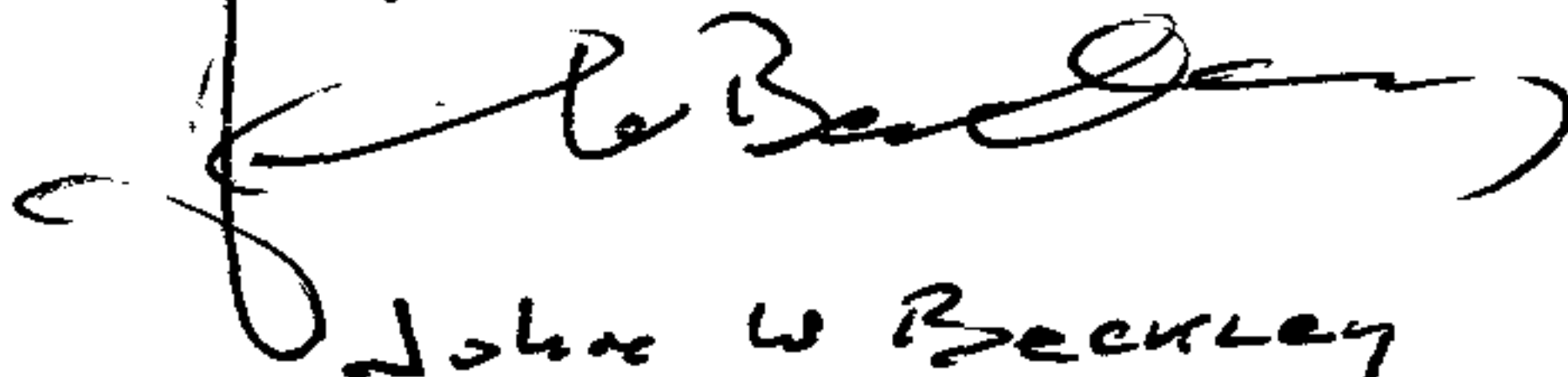
Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

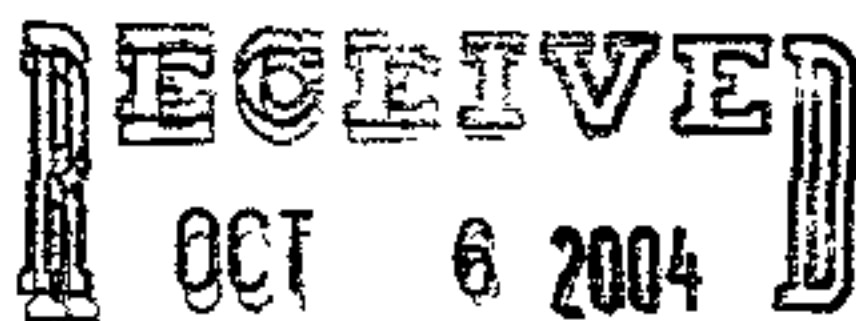
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Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,


John W Beckley
16818 Falls Rd
Upper Meriden



EDWARD A. HALL, JR.
4001 Mt. Zion Road
UPPERCO, MD 21765

BY: _____

4/ October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

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Sincerely,

RECEIVED
OCT 6 2004

BY: _____
MARYLAND ENVIRONMENTAL TRUST

October 2004

Mr. Tim Kotroco
Director of Permits and Development Management
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

Irvine has proven itself as a leading educator of children and adults within the Baltimore region. It is organizations like Irvine that help all of us recognize the link between our actions and the environment.

Sincerely,

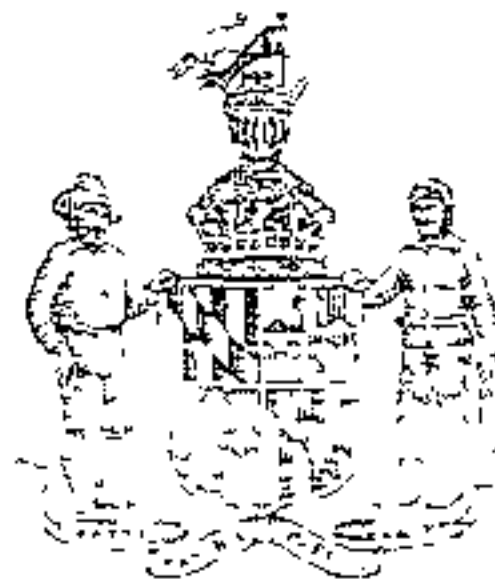


Chair - Education, Health, and
Environmental Affairs Committee

Chair - Health Subcommittee

Senate Chair
Joint Committee on
Health Care Delivery and Financing

Legislative Policy Committee
Executive Nominations Committee
Rules Committee
Management Subcommittee
Special Committee on Substance Abuse
National Conference of State Legislatures



The Senate of Maryland

ANNAPOLIS, MARYLAND 21401-1991

PAULA C. HOLLINGER
STATE SENATOR

Legislative District 11
Baltimore County

Home Address
55 Raisin Tree Circle
Baltimore, Maryland 21208-1364
410-484-4888
Fax 410-486-6295

Annapolis Office
2 West Miller Senate Building
Annapolis, Maryland 21401-1991
410-841-3131
Fax 410-841-3737
E-Mail paula_colodny_hollinger@senate.state.md.us
www.PaulaHollinger.com

October 13, 2004

Tim Kotroco, Director
Permits and Development Management Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Dear Mr. ~~Kotroco~~:

I am writing to extend support for the Irvine Nature Center and its plans to relocate its environmental education programs to 11201 Garrison Forest Road in Owings Mills, 21117. Specifically, I support the center's Petition for a Special Exception to the 116-acre property's current zoning.

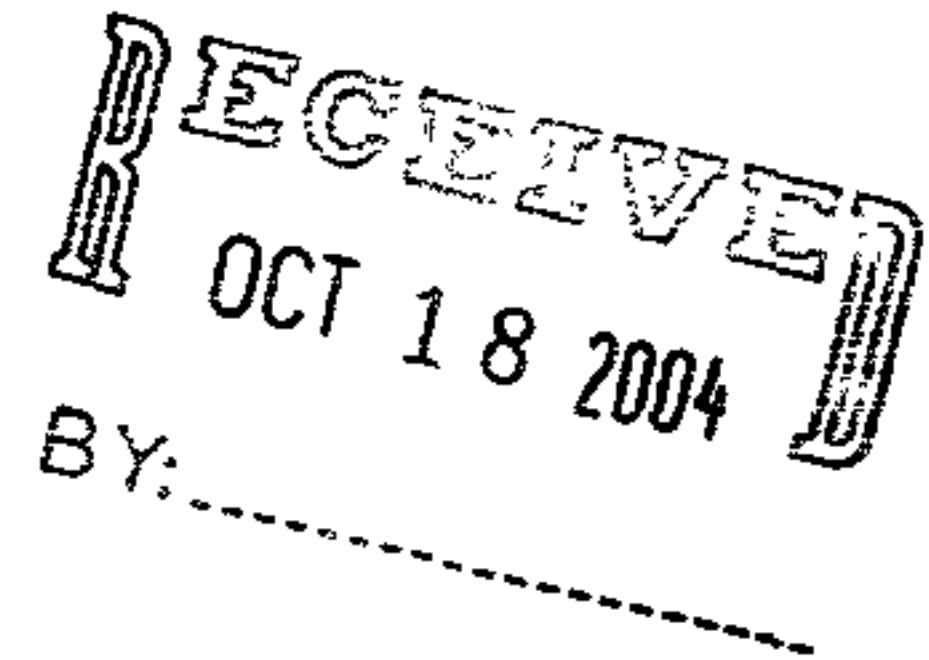
The Irvine Nature Center has proven itself as a leading educator of children and adults within the Baltimore region. Organizations like Irvine help all of us to recognize the link between our actions and the environment.

I have had the pleasure to work with the staff of Irvine over the past several years and continue to be impressed with the great work that they do. If I can provide any more assistance in your decision, please contact my office.

Sincerely,

Paula C. Hollinger
State Senator

PCH/lmn



DAN K. MORHAIM, M.D.
11th Legislative District
Baltimore County

Health and Government
Operations Committee

Chairman
Subcommittee on
Government Operations

Vice Chair
Joint Committee on
Health Care Delivery and Financing

Joint Committee on Administrative,
Executive and Legislative Review

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OCT 13 2004

BY: _____



THE MARYLAND HOUSE OF DELEGATES

ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
304B Lowe House Office Building
Annapolis, Maryland 21401-1991
410-841-3342
1-800-492-7122 Ext 3342
Fax 410-841-3385

District Office
8 Park Center Court #100
Owings Mills, Maryland 21117-5609
410-581-8712

E-Mail dan_morhaim@house.state.md.us

October 7, 2004

Tim Kotroco
Director, Permits and Development Management
111 W. Chesapeake Avenue, #111
Towson, MD. 21204

Dear Mr. Kotroco:

I am writing to extend my support for the Irvine Nature Center and its plans to relocate its environmental programs to 11202 Garrison Forest Road in Owings Mills. Specifically, I support the Center's petition for a Special Exception to the 116-acre property's current zoning.

Irvine has proven itself as a leading educator of children and adults in the region, and it helps us all recognize the link between our actions and the environment. Last, as resident myself on Garrison Forest Road, please know that Irvine is welcome in the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Dan Morhaim".

Dan K. Morhaim

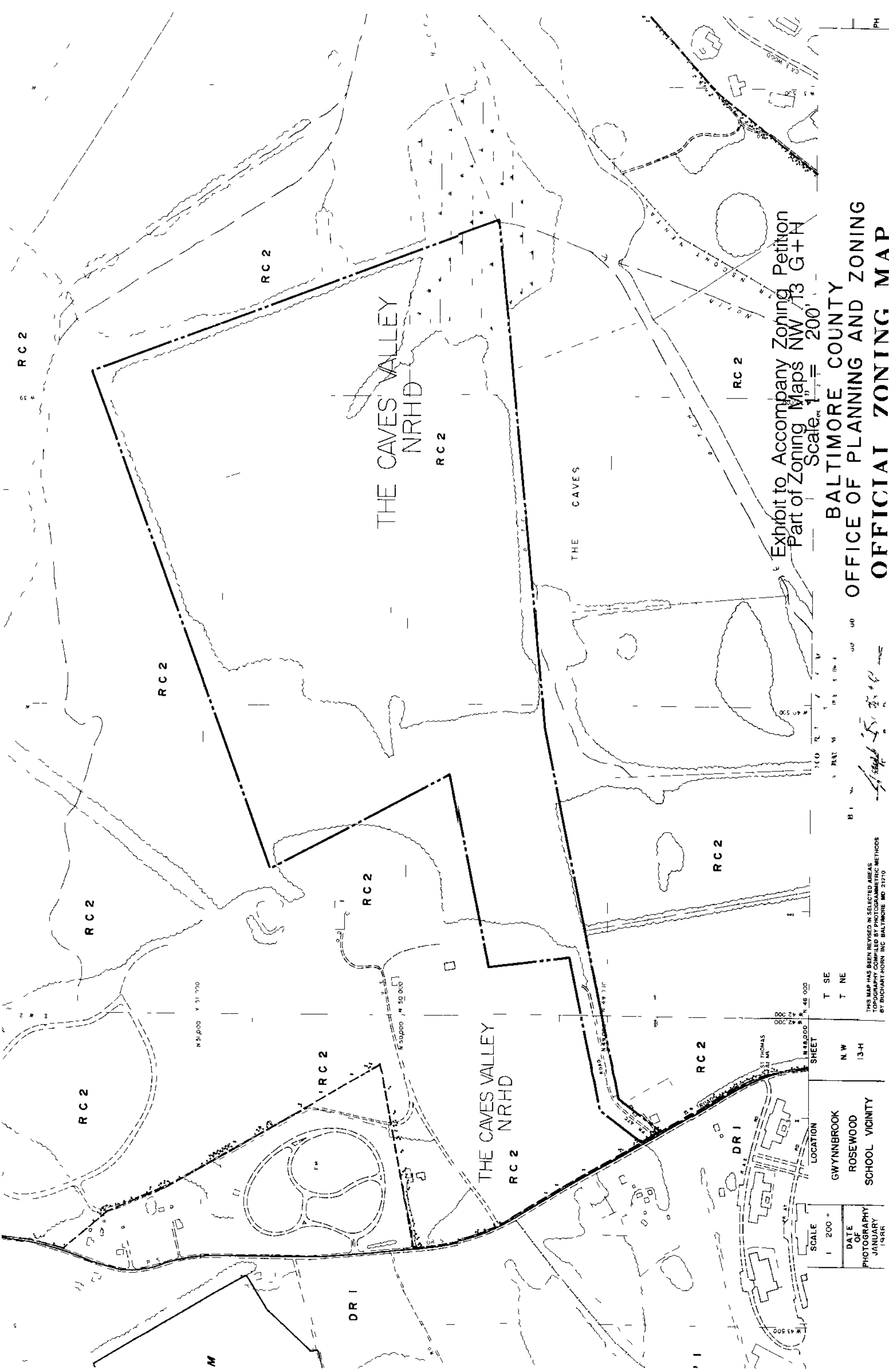


Exhibit to Accompany Zoning Petition
Part of Zoning Maps NW 13 G+H
Scale 1" = 200'

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

[Signature]
B. I. [unclear]

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21270

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1988
LOCATION	GWYNNBROOK ROSEWOOD SCHOOL VICINITY
SHEET	NW 13-H
T. SE	T. NE

