IN RE: PETITION FOR VARIANCE

NE/S Goucher Boulevard, 85' N of the c/l

Lasalle Road

(8102 Lasalle Road)

9th Election District

4th Council District

Calvert Hall College of Baltimore City Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-597-A

*

* * * * * * * * :

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Louis E. Heidrich, Principal of the Calvert Hall College of Baltimore City, property owner. The Petitioner seeks relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback distance of 18 feet in lieu of the required 60 feet between the front of the existing Auditorium Building and the side of the proposed addition to the Academic and Gymnasium Building, and to amend the previously approved variance plat/site plan in Case No. 03-378-A. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner were Paul Lee, the Professional Engineer who prepared the site plan for this property, and David Gaudreau, Architect. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located with frontage on Putty Hill Avenue, LaSalle Road, and Hillen Road/Goucher Boulevard in Towson. The property contains a gross area of 31.4 acres, more or less, zoned D.R.5.5 and is the site of the well-known campus of the Calvert Hall High School. The parochial school has existed at this location for many years and provides education for young men. The property is improved with a series of buildings incidental to the school operation, including a large

academic and gymnasium building, a fine arts building, an auditorium and pool building, and a faculty building, and related parking areas. In addition, there is a football field and stadium, as well as other athletic facilities.

The property was the subject of prior Zoning Case No. 03-378-A in which variance relief was granted on April 21, 2003 by then Zoning Commissioner Lawrence E. Schmidt to allow construction of a proposed four-story academic building between the existing faculty building and auditorium and pool building with reduced setbacks. The Petitioner now comes before me seeking similar relief to allow construction of a proposed addition to the southwest side of the existing Academic and Gymnasium Building. Testimony indicated that the proposed addition is needed to expand the existing kitchen and provide a lounge area for teachers. As shown on the site plan, the existing building is a large structure, containing 114,000 sq.ft. in area. The proposed addition will be much smaller in comparison, approximately 28'2" x 160'7" in dimension, and will fill in an existing notch on that side of the building. However, the side of this building faces the front entrance to the Auditorium and Pool Building. There is currently a distance of 46.5 feet between the two buildings at this location, however, upon completion of the addition, that distance will be reduced to 18 feet. Thus, the requested variance is necessary. In support of the proposal, the Petitioner noted that the area between the two buildings is primarily used as a walkway to provide access to other buildings and the parking areas along LaSalle Road. Moreover, the variance requested is internal to the Calvert Hall campus and a reduced setback between these two buildings will not adversely impact adjacent properties.

Based upon the testimony and evidence presented, I am persuaded to grant the requested variance. Relief is necessitated given the layout and location of the existing buildings on the property, which, as noted in the prior case, is unique in its configuration and has environmental constraints throughout. There were no adverse comments submitted by any County reviewing agency and no one voiced any opposition. In my judgment, strict compliance with the regulations would be unduly burdensome and the Petitioner would suffer a practical difficulty if relief was denied. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. as

interpreted by the Court of Special Appeals in <u>Cromwell v. Ward</u> and that relief can be granted without detrimental impact to adjacent properties or the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of August 2006 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback distance of 18 feet between the front of the existing Auditorium Building and the side of the proposed addition to the Academic and Gymnasium Building in lieu of the required 60 feet, and to amend the previously approved variance plat/site plan in Case No. 03-378-A in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WILLIAM J. WASEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs



JAMES T. SMITH, JR. County Executive

August 4, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Mr. Louis E. Heidrich Principal, Calvert Hall College 8102 LaSalle Road Towson, Maryland 21286

RE: PETITION FOR VARIANCE

NE/S Goucher Boulevard, 85' N of the c/l LaSalle Road (8102 LaSalle Road)
9th Election District – 4th Council District
Calvert Hall College of Baltimore City - Petitioner
Case No. 06-597-A

Dear Mr. Heidrich:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Paul Lee, 10710 Gilroy Road, Hunt Valley, Md. 21031 Mr. David Gaudreau, 810 Light Street, Baltimore, Md. 21230 People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8102 LASALLE ROAD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2C.1.a OF THE BCZR TO PERMIT A SETBACK DISTANCE OF 18' BETWEEN THE FRONT OF THE EXISTING AUDITORIUM BUILDING AND THE SIDE OF THE PROPOSED ADDITION TO THE ACADEMIC AND GYMNASIUM BUILDING IN LIEU OF THE REQUIRED 60' (FRONT TO SIDE) AND TO AMEND THE PREVIOUS APPROVED VARIANCE PLAT CASE # 03-378A.

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

TO BE ADDRESSED AT HEARING

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

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

		I/We do solemnly declare and perjury, that I/we are the legal is the subject of this Petition.	affirm, under owner(s) of	r the penaities of the property which
Contract Purchaser/Lessee:		<u>Legal Owner(s):</u> LOUIS E. HEIDRICH, P CALVERT HALL COLLEGE		MORE CITY
Name - Type or Print		Name - Type or Print	Link	<u></u>
Signature		Signature		
		LOUIS E. HEIDRICH, F	RINCIPAL	
Address	Telephone No.	Name - Type or Print		
City	Zıp Code	Signature		
Attarant For Botitioners		8102 LASALLE ROAD	410	-825-4266
Attorney For Petitioner:		Address		Telephone No
		TOWSON	MD-	21286
Name - Type or Print		City	State	Zip Code
	-	Representative to be Co	ntacted:	
Signature		PAUL LEE - CENTURY E	NGINEERIN	IG. INC.
Company		Name		
		32 WEST ROAD	410) - 823 - 8070
Actress	Telephone No.	Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.
		TOWSON	MD	21204
State	Zip Code	City	State	Zip Code
State		OFFICE US	E ONLY	
1 1 C se No. 06-597-	△	ESTIMATED LENGTH OF	HEARING	·
C so Vo		UNAVAILABLE FOR HEAR Reviewed By JE	RING Date	5/28/06

32 West Road Towson, MD 21204

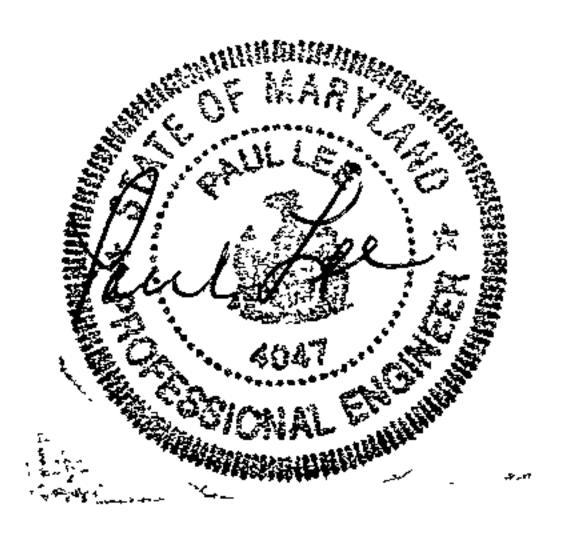
DESCRIPTION CALVERT HALL COLLEGE OF BALTIMORE CITY ELECTION DISTRICT 9C5 BALTIMORE COUNTY, MD

BEGINNING FOR THE SAME at a point on the northeast side of Goucher Boulevard, said point also being located northwesterly 85' from the center of LaSalle Road, thence running with and binding on the northeast and east side of Goucher Boulevard, the four following courses and distances, viz:

- 1) North 47° 54′ 59" West 20.00,
- By a curve to the right R = 1649.09' for a distance of 1254.81',
- 3) North 4° 19' 10" West 143.14', and
- 4) North 40° 40' 50" East 106.07' to intersect the South side of Putty Hill Road thence binding on said South side of Putty Hill Road, the four following course and distances, viz:
- 1) North 85° 40′ 50″ East 800.31,
- 2) By a curve to the right R = 1543.00' for a distance of 491.93',
- 3) South 76° 03' 10" East 217.00', and
- South 30° 49' 37" East 35.20' to intersect the Northwest side of LaSalle Road, thence binding on said Northwest side of LaSalle Road, the four following courses and distances, viz:
- By a curve to the right R = 465.83' for a distance of 177.73',
- 2) South 37° 31' 47" West 1097.43', and
- By a curve to the right R = 3949.04' for a distance of 313.87', and
- 4) South 87° 05' 01" West 70.71' to the Northeast side of Goucher Boulevard and said point of beginning.

Containing 31.437 acres of land, more or less.

Wifie\Login2\Land-Dev\LD06\aese\CalvertHallCollege-pi-5-22-06



#507

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: #06-597-A

8102 Lasalle Road Northeast side of Goucher Boulevard at the distance of 85 ft northwesterly from centerline of Lasalle Road

9th Election District - 5th Councilmanic District Legal Owner(s) Louis Heidrich, Principal, Calvert Hall College of Baltimore City

Variance: to permit a setback distance of 18 feet between the front of the existing auditorium building and the side of the proposed addition to the academic and gymnasium building in lieu of the required 60 feet (front to side) and to amend the previous approved variance and plat in case

03-378-A. Hearing: Tuesday, July 25, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bostey Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning

Commissioner's Office at (410) 887-3868.

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

JT/7/631 July 11

101586

CERTIFICATE OF PUBLICATION

7/13/,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $\frac{11}{11.205}$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilking

LEGAL ADVERTISING

		DAME OF SAME THERE OF THE PROPERTY OF THE PROP	1, 19.411 v. E		CASHIER'S VALIDATION
COUNTY, MARYLAND DOET & FINANCE EOUS RECEIPT	ACCOUNT CO (C.C. C.C. C.C.C.C.C.C.C.C.C.C.C.C.C.C	AMOUNT \$ (20, CC)	イベン・イン・カン・イン・アン・アン・アン・アン・アン・アン・アン・アン・アン・アン・アン・アン・アン		PINK * AGENCY YELLOW · CUBTOMER
BALTIMORE COU	DATE -5/23/	•	FROM: STO 2	FOR:	WHITE - CASHIER PIN

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. . . .

CASE # 06-597-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

ROOM 407 COUNTY COURTS BUILDING

PLACE: TOWSON, MR 21204

TUESDAY, JULY 25, 2006

DATE AND TIME: AT ILLOO A.M.

REQUEST: DISTANCE OF IS FEST SETWEEN THE FRONT OF THE AUDITORIUM BUILDING AND THE BIDE OF THE PROPOSED ADDITION TO THE ACADEMIC

GOFEET (FRONT TO SIDE) AND TO AMEND THE

PREVIOUS APPROVED YARIANCE AND PLAT IN CASE NO. 03-378A

TO CONFERM NEADING CALL 887-3391

MECAPPED ACCESSIBLE



CERTIFICATE OF POSTING

Baltimore County Department of

Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 Attention: Christen Matthews 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 propery located at _ #8102 LASALLE ROAD The sign(s) were posted on JULY 7, ZOOCO (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) CJARLAGE, MOORE (Printed Name) 3225 RYGIZSON CIRCLE BAUTIMORE, MD, 21227 (City, State, Zip Code) (410) 242-4263 (Telephone Number)

RE: Case No.: 06-597-A

Petitioner/Developer: CALVERT HALL

Date of Hearing/Closing: 7-25-06



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 06-597 A
Petitioner: CALVERT HALL COLLEGE OF PRATIMORE CITY
Address or Location: 8102 LASALLE ROAD
Towson, MD 21286
PLEASE FORWARD ADVERTISING BILL TO:
Name: <u>CALVERT HALL COLLEGE OF BAUTIMORE CITY</u>
Address: 8102 LA SALLE ROAD
Towson, ND. 21286
Telephone Number: 410-825-4266

Department of Permits Od Development Management

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



Baltimore County

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

June 9, 2006

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: 06-597-A

8102 Lasalle Road

Northeast side of Goucher Boulevard at the distance of 85 ft. northwesterly from centerline of Lasalle Road

9th Election District – 5th Councilmanic District

Legal Owners: Louis Heidrich, Principal, Calvert Hall College of Baltimore City

<u>Variance</u> to permit a setback distance of 18 feet between the front of the existing auditorium building and the side of the proposed addition to the academic and gymnasium building in lieu of the required 60 feet (front to side) and to amend the previous approved variance and plat in case 03-378-A.

Hearing: Tuesday, July 25, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Louis Heidrich, Calvert Hall College, 8102 Lasalle Road, Towson 21286 Paul Lee, 32 West Road, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 10, 2006.

- (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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 11, 2006 Issue - Jeffersonian

Please forward billing to:

Calvert Hall College of Baltimore City Louis Heidrich, Principal 8102 Lasalle Road Towson, MD 21286

410-825-4266

NOTICE OF ZONING HEARING

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Hearing: Tuesday, July 25, 2006 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

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.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permiss and

Development Management

July 19, 2006

Louis E. Heidrich, Principal Calvert Hall College of Baltimore City 8102 LaSalle Road Towson, MD 21286

Dear Mr. Heidrich:

RE: Case Number: 06-597-A, 8102 LaSalle Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 28, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from seveal 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 a parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problem 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 contet the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Paul Lee Century Engineering, Inc. 32 West Road Towson 21204



DATE: June 27, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Amold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

8102 LaSalle Road

INFORMATION:

Item Number:

6-597

Petitioner:

Louis E. Heidrich

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. The reduction in setback distance between the proposed gym/ academic building addition and auditorium/ pool building will be interior to the subject site and should not have an adverse impact on public safety or welfare.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL: CM



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 June 6,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 5, 2006

Item Numbers: Item Number 597

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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

Robert L. Flanagan, Secretary Neil J Pedersen, Administrator

JRF

Maryland Department of Transportation

Date: 6.5.06

Baltimore County

Item No. 557

RE:

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

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

1.1. Solla

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: June 20, 2006

TO: Timothy M. Kotroco, Director

Department of Permits & Development

Management

Dennis A. Kennedy, Supervisor FROM:

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For June 12, 2006 Item Nos. 176, 597, 598, 599, 601, 602, 603, 604, 605, 606, 607, and 608

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-06202006

RE: PETITION FOR VARIANCE
8102 Lasalle Road; NE/S Goucher Blvd,
85' NW from c/line of Lasalle Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Louis Heidrich, Principal
Calvert Hall College of Baltimore City
Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 06-597-A

* * * * * * * * *

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 all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Paul Lee, Century Engineering, Inc, 32 West Road, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

0 7 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME CALVERT HALL COLLEGE CASE NUMBER OGS97A DATE JULY 25 2006

NSHEET PETITIONER'S SIGN-

E- MAIL		doubles of the co									
Y, STATE	VALLEY	Mas. 417 21230									
ADDRESS	10710GILROY RV	SIU WOHT STREET									
NAME	Pau Lee	DKNIO GAUDRERD									

Case No.:	06-	597	- /	

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN OF CAMPUS	
No. 2		
No. 3	ZONING MAP	
No. 4	PHotograph of Various	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



