IN RE: PETITION FOR VARIANCE SW/S of Carlson Lane, SE of Old Court Road, opposite Stevenswood Road 2nd Election District 4th Councilmanic District **(5401 and 5415 Old Court Road)** Northwest Hospital Center, Inc. *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-671-A

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Northwest Hospital Center, Inc. The Petitioners are requesting variance relief for property located at 5401 and 5415 Old Court Road. Variance relief is requested as follows:

1. Variance to allow residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50 foot residential transition area buffer and 75 foot residential transition area, pursuant to Section 1B01.1.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.);
2. Variance to allow a maximum building height of 63 feet in lieu of the permitted 60 feet, pursuant to B.C.Z.R. Section 300.2.

The property was posted with Notice of Hearing on August 7, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 8, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict

ORDER RECEIVED FOR FILING
Date 8-28-06

compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

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 letter was received from the Office of Planning dated July 31, 2006 which contains restrictions. Copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Erik Wexler, President and CEO, and Scott Conover, Vice President, Northwest Hospital Center, Inc. Also at the hearing were Bob Green from Century Engineering who prepared the Plat to Accompany, as well as Tim Barnhill and Julie Higgins, landscape architects who prepared the landscape and lighting plan. Robert A. Hoffman, Esquire, represented the Petitioner. There were no protestants or interested citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is the location of the Northwest Hospital Center on Old Court Road off Liberty Road. The site contains 32 acres zoned DR 5.5 and OR-1. Mr.

ORDER RECEIVED FOR FILING
8-28-06

Wexler indicated that the Hospital is planning to meet the health needs of the Liberty Road community in a five year plan. Among the identified goals to date are replacement of the intensive care unit, adding new outpatient services and a new hospice facility within the building. To accomplish these goals, the Hospital proposes a new four story addition as shown as the shaded area on exhibit 1, the Plat to Accompany. While the first two stories of the addition are being completed at present, the Hospital wants to plan for adding the third and fourth floors now because to do otherwise would be very disturbing to the services in the first two floors, for example when steel structure for the top two floors are added. However the height of the addition would be 63 feet due to the need for hospital equipment and communications in the ceilings of each floor.

Mr. Wexler indicated that the Hospital met with the Stevenswood Homeowners Association on several occasions to outline the Hospitals plan and to seek input from this adjacent community. In general he noted that the Association agreed to the plan of more parking for patients, visitors and employees as shown in exhibit 1 because the existing wooded area on which the parking lots are proposed to be located have been troublesome at times for the community. Problems include accumulation of trash and debris and unwelcome persons. Lighting of the parking lots was also welcomed by the Association for security reasons.

Mr. Hoffman presented colored rendering of the landscaping parameters, proposed work areas and surrounding community in exhibit 2. The plan shows the Hospital's long term goal of erecting a medical office building and walkway across Carlson Lane to the hospital on the area now use as surface parking lot for visitors. Eventually the Hospital hopes to erect a 450 space elevated garage on the corner of Carlson Lane and Old Court Road which again will displace existing surface parking.

RECEIVED FOR FILING
Date: 8-28-06
By:

with the homes along Stevenswood Lane. In addition there is an existing day care facility at the south end of the existing visitor lots which many of the hospital staff use and which will be relocated to the far southern end of the proposed visitor parking lot opposite KenJac Road as indicated on exhibit 1. This building will be within the 75 foot building setback line and the screening and planting along the visitor parking lots on Carlson Lane are 30 feet in some places rather than the 50 feet required. Mr. Hoffman indicated that some further changes may be required to the RTA setback and buffer areas as the result of the County's review of the revised CRG plan. For example the County seems to want to widen Carlson Lane although this request is not evident in ZAC comments in this case. As a result the Petitioner asks for a variance to the RTA buffer and setback regulations to allow a 10 foot wide buffer area and building setback in lieu of the required 50 feet and 75 feet respectively.

Mr. Hoffman opined that variances to RTA building setback and buffer regulations are controlled by Section 1B01.B.1.c.2 which in turn cite the compatibility objectives of Section 32-4-402 d subparagraphs 1 through 8 of the BCC. He proffered that given the landscaping and lighting plans, the Hospitals site plan meets the eight objectives albeit that some may be more directed toward new housing developments. There will be no additional signage other than small directional traffic signs for the parking lots.

Findings of Fact and Conclusions of Law

With regard to the height variance I frankly thought one could easily fit five stories into 60 feet of height. However the Hospital runs into problems with height with only 4 stories. Apparently the peculiar needs of hospitals for thicker than normal story height comes from need to accommodate communications and utilities in each floor and

is the kind of unusual circumstance in structures that make a property unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship as the four story addition could not be built.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The new addition will aid the community's health and welfare, not adversely affect it. Therefore I will grant the requested height variance.

In regard to the RTA variances, I agree with Mr. Hoffman that RTA building setback regulations and RTA buffer areas may be modified according to Section 1B01.B.1.c.2 and are not controlled by Section 307 of the BCZR. I further agree that most of the compatibility objectives of Section 32-4-402 d subparagraphs 1 through 8 of the BCC are aimed at new residential subdivisions such as objective 3 where proposed streets are to be connected to the existing neighborhood road network. However, several do apply such as objective 1 to pattern site improvements in a similar manner to the neighborhood and objective 6 which specifies that the proposed landscape design complements the neighborhood's landscape pattern. In this setting this means that the parking lots are adequately screened from the homes along Stevenswood Road and Carlson Lane.

Considering the testimony and evidence presented, I find that the compatibility objectives of Section 32-4-402 have been met. The landscape plan has carefully taken

ORDER RECEIVED FOR FILING
Date 8-28-96
By

the adjacent neighborhood into account which the Petitioner indicated is endorsed by the Community Association.

I further find that the reduction in the RTA buffer area and building setback will not adversely impact the adjacent residential communities or development of adjacent properties if the landscape and lighting plan referred to exhibit 1 are followed. Exhibit 1 shows that there is a 17 foot side buffer area as a minimum along the employees parking lot bordering on the Stevenswood Road residences and a 30 foot wide buffer along the visitor parking lots along Carlson Lane. The plan shows the relocated day care building 68 feet from Carlson Lane. I will call this the exhibit 1 plan.

The Petition however asks for 10 foot wide buffer and building setback. Theoretically at least 17 feet of buffer and 30 feet of buffer could be reduced to only 10 feet. Similarly the relocated day care building could theoretically be within 10 feet of Carlson Lane. A building 10 feet from Carlson Lane might not be at all compatible with the neighborhood. While I understand the Hospital's need for flexibility during the CRG review, I am concerned that a significantly different landscape and lighting plan or relocated building may emerge in the final design. The community has clearly signed off on the exhibit 1 design.

Considering all the testimony and evidence presented, I will approve a modified the RTA building setback and buffer area as shown on Petitioner's exhibit 1. If minor changes are required during the CRG review, these can be handled by a spirit and intent letter. If significant changes to exhibit 1 are required, the revised landscape and lighting plan may have to be resubmitted to the County Landscape Architect for further review and approval.

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' variance request should be granted.

THEREFORE, IT IS ORDERED, this 28th day of August, 2006, by this Deputy Zoning Commissioner, that the Petitioner's variance request as follows:

1. Variance to allow residential transition area buffer and residential transition area setbacks as shown in Petitioner's exhibit 1 in lieu of the required 50 foot residential transition area buffer and 75 foot residential transition area, pursuant to Section 1B01.1.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.);
2. Variance to allow a maximum building height of 63 feet in lieu of the permitted 60 feet, pursuant to B.C.Z.R. Section 300.2.

are hereby GRANTED subject to the following condition:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

8-28-06

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 28, 2006

ROBERT A. HOFFMAN, ESQUIRE
VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petition for Variance
Case No. 06-671-A
Property: 5401 AND 5415 Old Court Road

Dear Mr. Hoffman:

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

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Erik G. Wexler, President & CEO, Northwest Hospital Center, 5401 Old Court Road, Randallstown MD 21133-5185
Scott Conover, Northwest Hospital Center, 5401 Old Court Road, Randallstown MD 21133-5185
Tim Barnhill and Julie Higgins, 750 East Pratt Street, #1100, Baltimore MD 21202
Bob Green, Century Engineering, 32 West Road, Towson MD 21204

8-28-06

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5401 Old Court Road

which is presently zoned DR-1, DR5.5

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)

SEE ATTACHMENT

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 determined at hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A Hoffman / dh
Signature

Venable LLP
Company

210 Allegheny Avenue 410 494 6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue 410 494 6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Case No. 06 671 A

REV 9/15/98

RECEIVED FOR FILING
Date 9-28-06
By RM

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 HRS

UNAVAILABLE FOR HEARING

Reviewed By DRJ Date 6/28/06

Filed JL

PETITION FOR VARIANCE
SIGNATURE PAGE

LEGAL OWNER:

NORTHWEST HOSPITAL CENTER, INC.

By: Scott Conover
Vice President for Administration

5401 Old Court Road
Randallstown, Md. 21133
410-496-7572

ATTACHMENT TO PETITION FOR VARIANCE

Variance to allow residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area, pursuant to Section 1B01.1.B.1 of the Baltimore County Zoning Regulations ("BCZR").

Variance to allow a maximum building height of 63 feet in lieu of the permitted 60 feet, pursuant to BCZR Section 300.2.

CENTURY ENGINEERING

32 West Road
Towson, MD 21204

671

ZONING DESCRIPTION
PROPERTY OF NORTHWEST HOSPITAL CENTER
#5401/#5415 OLD COURT ROAD
RANDALLSTOWN, MD 21133

Parcel 1

All that piece of land situate, lying and being in the Second Election District, Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northeast side of Carlson Lane (50 feet wide), a public highway in Baltimore County, State of Maryland , at the distance of 50 feet measured southeasterly along said northeast side of Carlson Lane from its intersection with the center line of Old Court Road (70 feet wide), a public highway in Baltimore County, State of Maryland, and running thence binding on the southeast side of Old Court Road as shown on Baltimore County Bureau of Land Acquisition Plats H.R.W. 56-060-7 and 56-060-8A the four following courses and distances as now surveyed, viz:

(1) North 21° 14' 20" East 21.05 feet

(2) North 66° 40' 29" East 149.26 feet

(3) By a line curving to the left with a radius of 1,467.40 feet the distance of 231.08 feet and a chord bearing North 62° 09' 48" East 230.85 feet and

(4) North 57° 39' 07" East 280.83 feet to intersect the second line of the parcel of land which by deed dated December 14, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5415 folio 348 was conveyed by Ernest V. Hartig and wife to Baltimore County General Hospital, Inc., thence binding on the remainder of said line and with the last line of the parcel of land which by a deed dated August 24, 1960 and recorded among the aforesaid land records in Liber W.J.R. No. 3747 folio 143 was conveyed by The Rowan Controller Rehabilitation Center, Inc., in all,

(5) South 58° 15' 10" East 918.90 feet to the northeast corner of the Plat of Section Two- Stevenswood as recorded among the aforesaid land records in Plat Book W.J.R. No. 27 folio 28, thence binding on the outline of Stevenswood and with the first line of the aforesaid deed to Liberty Court Rehabilitation Center, Inc. in all,

(6) South 67° 26' 40" West 1,187.69 feet to the aforesaid northeast side of Carlson Lane, thence binding thereon,

(7) North 24° 11' 50" West 660.31 feet to the place of beginning.

Containing 15.193 acres of land more or less.

Being a part of the property which by a deed dated August 24, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3747 folio 143 was conveyed by The Rowan Controller Company of Maryland to Liberty Court Rehabilitation Center, Inc. now known as Northwest Hospital Center

Being also a part of the property which by a deed dated December 18, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4833 folio 754 was conveyed by Abraham H. Goldkind, et al, to Baltimore County General Hospital, Inc. now known as Northwest Hospital Center

Being also a part of the property which by a deed dated December 14, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5415 folio 348 was conveyed by Ernest V. Hartig and wife to Baltimore County General Hospital, Inc. now known as Northwest Hospital Center

Parcel 2

All that tract or parcel of land situate lying and being in the Second Election District, Baltimore County, State of Maryland and described as follows, to wit:

Beginning for the same at an iron pipe set in the southwest side of Carlson Lane (50 feet wide), 150 feet ± from the intersection of Carlson Lane and Kenjac Road, where formerly stood a stone as shown on Baltimore County Land Acquisition Plat No H.R.W. 60-156-1, thence binding on said southwest side of Carlson Lane,

(1) North 24° 11' 50" West 907.25 feet , thence binding on Carlson Lane as widened to 60 feet by a deed from Baltimore County General Hospital , Inc. dated May 30, 1978 and recorded among said land records in Liber E.H.K. Jr. No. 5894 folio 850 and shown on Plat RW 78-070-1,

(2) South 65° 48' 10" West 10.00 feet,

(3) North 24° 11' 50" West 710.65 feet and

(4) North 68° 45' 40" West 21.37 feet to the southeast side of Old Court Road as widened to 70 feet by a deed from Baltimore County General Hospital, Inc. as recorded in Liber O.T.G. No. 5166 folio 325 and shown on Plat Nos. H.R.W. 56-060-4A and 56-060-5A, thence binding on said southeast side of Old Court Road,

(5) South 66° 40' 29" West 348.70 feet and

(6) By a line curving southwesterly to the right with a radius of 582.00 feet the arc distance of 4.33 feet with a chord bearing South 79° 27' 58" West 4.33 feet to the eastmost side of a Flood Control Easement as shown on said Plats H.R.W. 56-060-4A and 56-060-5A, thence binding on said easement,

(7) South 30° 42' 07" West 51.56 feet,

(8) South 71° 17' 00" West 6.73 feet,

(9) South 16° 10' 38" East 64.04 feet and

(10) South 14° 12' 59" East 109.23 feet to intersect the eastmost side of the Drainage Reservation as shown on the Plat of Liberty Manor as recorded in Plat Book W.J.R. No. 26 folio 81, thence binding on said Drainage Reservation and with the eighth, ninth and last lines of said conveyance from Abraham H. Goldkind, et al, as now surveyed,

(11) South 37° 30' 15" East 54.20 feet,

(12) South 15° 18' 00" East 547.45 feet and

(13) South 39° 09' 00" East 864.00 feet,

(14) North 67° 43' 00" East 304.16 feet to the point of beginning.

Containing 16.523 acres of land more or less.

Being a part of all that parcel of ground situate in the Second Election District of Baltimore County, Maryland situate on the south side of Old Court Road described in the deed from Abraham H. Goldkind, et al, to Baltimore County General Hospital, Inc. now known as Northwest Hospital Center, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5036 folio 1.

Subject to the 10 foot Utility Easement granted to Baltimore County by agreement recorded in Liber E.H.K. Jr. No. 5740 folio 229 and shown on Plat RW 76-367-1

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: #06-671-A
5401 & 5415 Old Court Road
Southwest side of Carlson Lane, southeast of Old Court Road opposite of Stevenswood Road
2nd Election District — 4th Councilmanic District
Legal Owner(s): Northwest Hospital Center, Inc.

Variance: to allow residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50 feet residential area buffer and 75 foot residential transition area. To allow a maximum building height of 63 feet in lieu of the permitted 60 feet.

Hearing: Wednesday, August 23, 2006 at 10:00 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868/4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/658 Aug. 8 104991

CERTIFICATE OF PUBLICATION

8/10/, 2006

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 8/8/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Dep 671 No.

DATE 6/29/06 ACCOUNT 001006 6150

AMOUNT $ 325.00

RECEIVED FROM: Venable

FOR: Non Res Variance
5401 Old Ct. Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	SEQ
6/29/2006	6/29/2006	13:26:59	

REG USER ... TOD ...
RECEIPT # 270906 6/29/2006 OFLA
Dept 5 BZA ZONING VERIFICATION
CR NO. 069705

Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-671-A

Petitioner/Developer: NORTHWEST HOSPITAL CENTER, INC

Date of Hearing/Closing: 8-23-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

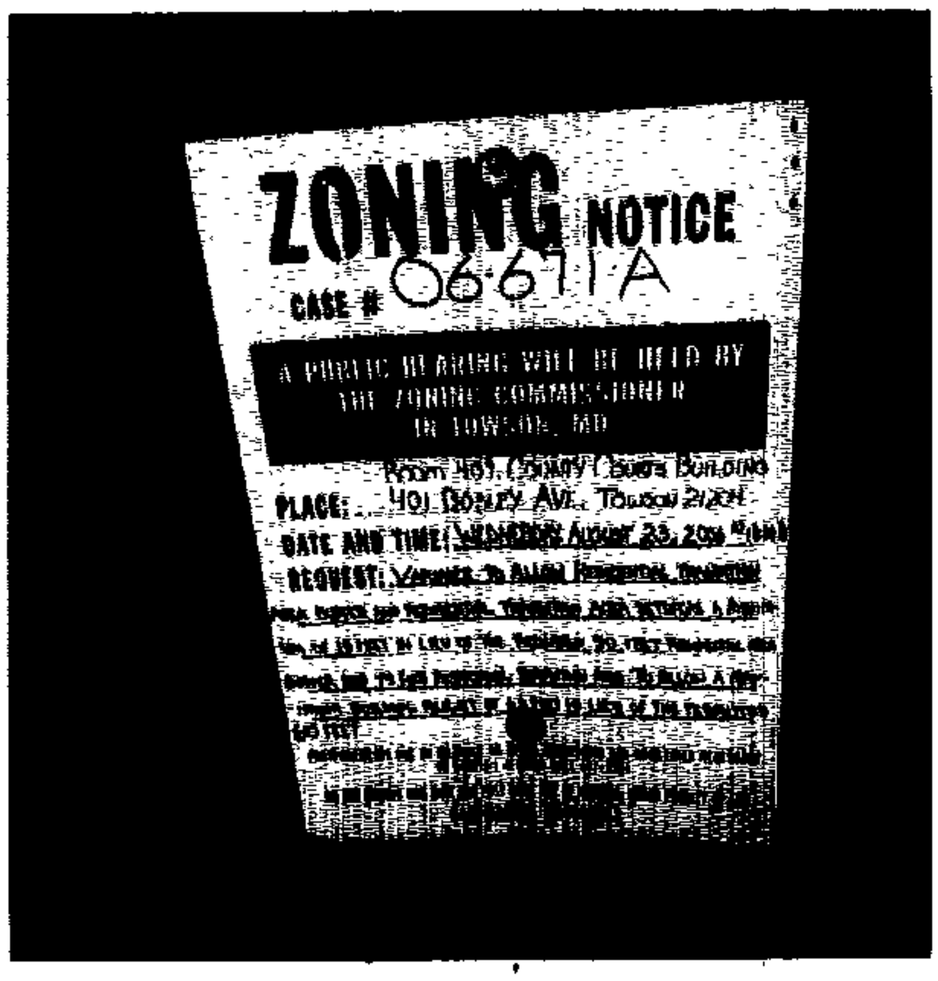
ATTN: Kristen Matthews {(410) 887-3394}

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: 5401 + ~~5401~~ 5415 OLD COURT RD

The sign(s) were posted on 8-7-06
(Month, Day, Year)

Sincerely,



Robert Black 8-10-06
(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)

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-671-A
PETITIONER/DEVELOPER:
Northwest Hospital Center
DATE OF HEARING: August 23, 2006

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN 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 PROPERTY LOCATED AT

LOCATION:
5401 & 5415 Old Court Road

(see page 2 for full size photo)

POSTED ON: August 7, 2006

SIGNATURE OF SIGN POSTER

John J. Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

08/07/2006

4

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: 06 671 A

Petitioner: Northwest Hospital Center, Inc.

Address or Location: 5401 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-6244

Department of Permits and Development Management

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

Baltimore County

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

July 11, 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: 06-671-A
5401 & 5415 Old Court Road
Southwest side of Carlson Lane, southeast of Old Court Road opposite of Stevenswood Road
2nd Election District – 4th Councilmanic District
Legal Owners: Northwest Hospital Center, Inc.

Variance to allow residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50 feet residential area buffer and 75 foot residential transition area. To allow a maximum building height of 63 feet in lieu of the permitted 60 feet.

Hearing: Wednesday, August 23, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert A. Hoffman, 210 Allegheny Avenue, Towson 21204
Scott Conover, Northwest Hospital Center, Inc., 5401 Old Court Road, Randallstown 21133

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 8, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 8, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 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: 06-671-A
5401 & 5415 Old Court Road
Southwest side of Carlson Lane, southeast of Old Court Road opposite of Stevenswood Road
2nd Election District – 4th Councilmanic District
Legal Owners: Northwest Hospital Center, Inc.

Variance to allow residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50 feet residential area buffer and 75 foot residential transition area. To allow a maximum building height of 63 feet in lieu of the permitted 60 feet.

Hearing: Wednesday, August 23, 2006 at 10:00 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 17, 2006

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

Dear Mr. Hoffman:

RE: Case Number: 06-671-A, 5401 Old Court Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Scott Conover, Northwest Hospital Center, Inc. 5401 Old Court Road Randallstown 21133

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: August 11, 2006

SUBJECT: Zoning Item # 06-671-A
Address 5401 Old Court Road
(Northwest Hospital Center)

Zoning Advisory Committee Meeting of July 3, 2006

_____ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: John Russo Date: July 19, 2006

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2006\ZAC 06-671-A.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 10, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 10, 2006
Item Nos. 231, 657, 658, 659, 661, 662, 663, 664, 666,670,671, and 672

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-07072006.doc

Jm 8/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

RECEIVED
AUG 02 2006
ZONING COMMISSIONER

SUBJECT: 5401 Old Court Road

INFORMATION:

Item Number: 6-671

Petitioner: North West hospital Center

Zoning: DR 5.5, OR 1 and DR 16

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request, as the requested variance would assist in improving the hospital's ability to better serve the community. This recommendation is contingent upon the petitioner providing additional landscaping and lighting enhancements around and adjacent to the subject building. Mitigation of the aforementioned type is recommended but not limited to.

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

Prepared by: Curtis M Lewis

Division Chief: Lynn Lolar
AFK/LL: CM

8-28-06

W:\DEVREV\ZAC\6-671.doc

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 6.30.06

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

RE: Baltimore County
Item No. 671 JLL

Dear Ms. Matthews:

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

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

Baltimore County
Fire Department

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

July 5, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 10, 2006

Item Number(s): 657 through 673
671

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.

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

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

cc: File

Printed with Soybean Ink on Recycled Paper

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

RE: PETITION FOR VARIANCE 5401 & 5415 Old Court Rd; SW/S Carlson Ln, SE Old Court Rd opposite Stevenswood Rd 2nd Election & 4th Councilmanic Districts Legal Owner(s): Scott Conover, VP for Administration, Northwest Hospital Ctr, Inc Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-671-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

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 7th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 07 2006
Per.....

06-671-A

FREQUENT FLYER ATTORNEYS
DROP OFF ZONING PETITIONS
POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

1. The Director of the Office of Permits and Development Management (PDM) allows *zoning attorneys who frequently file* for zoning hearings and who are capable of filing petitions that comply with all technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.

2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.

3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

See attached comments.
1 sheet

3/22/05
JLL/rjc

Proposed overhead bridge (SETBACKS?) Variances?
connection over road & between bldgs
Building dimensions & setbacks & height
not shown other than for structure being variances

409 design compliance on P.S & aisles
not clear. Loading adequate?

A Flood Plain is on site though
apparently not in an area proposed
for development. 12 plans provided
14 ~~[illegible]~~ usually required for F.P.
filing.

No reference made to any earlier hearings
~~for amendment or petition~~ Yes? No? Etc.
on Prop. if yes an amendment may be required.

VENABLE® LLP

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

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

www.venable.com

(410) 494-6244

aldontell@venable.com

June 22, 2006

611

HAND DELIVERED
Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Variance
Petitioner: Northwest Hospital Center, Inc.
Location: 5401 Old Court Road

Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Zoning Descriptions (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. 2004 Zoning Map
6. Check in the amount of $325.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,

Amy L. Dontell

Amy L. Dontell
Paralegal

ALD
Enclosures
cc: Christopher D. Mudd, Esquire

TO1DOCS1/#231099v1

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Rob Hoffman	210 Allegheny Ave	Towson 21204	RAHoffman@[illegible].com
Scott Conover	5401 Old Court Road	Randallstown, Md. 21133	SCONOVER@lifebridgehealth.org
BOB GREEN	10710 GILROY ROAD	HUNT VALLEY MD 21031	rgreen@centuryeng.com
TIM BARNHILL	750 E. Pratt #1100	BALTIMORE MD 21212	tbarnhill@hcm2.com
Julie Higgins	750 E Pratt St	Balto MD 21202	JHIGGINS@HCM2.[illegible]
Julie	Lord Creek		
Erik Wexler	CEO Hospital -		
	54		

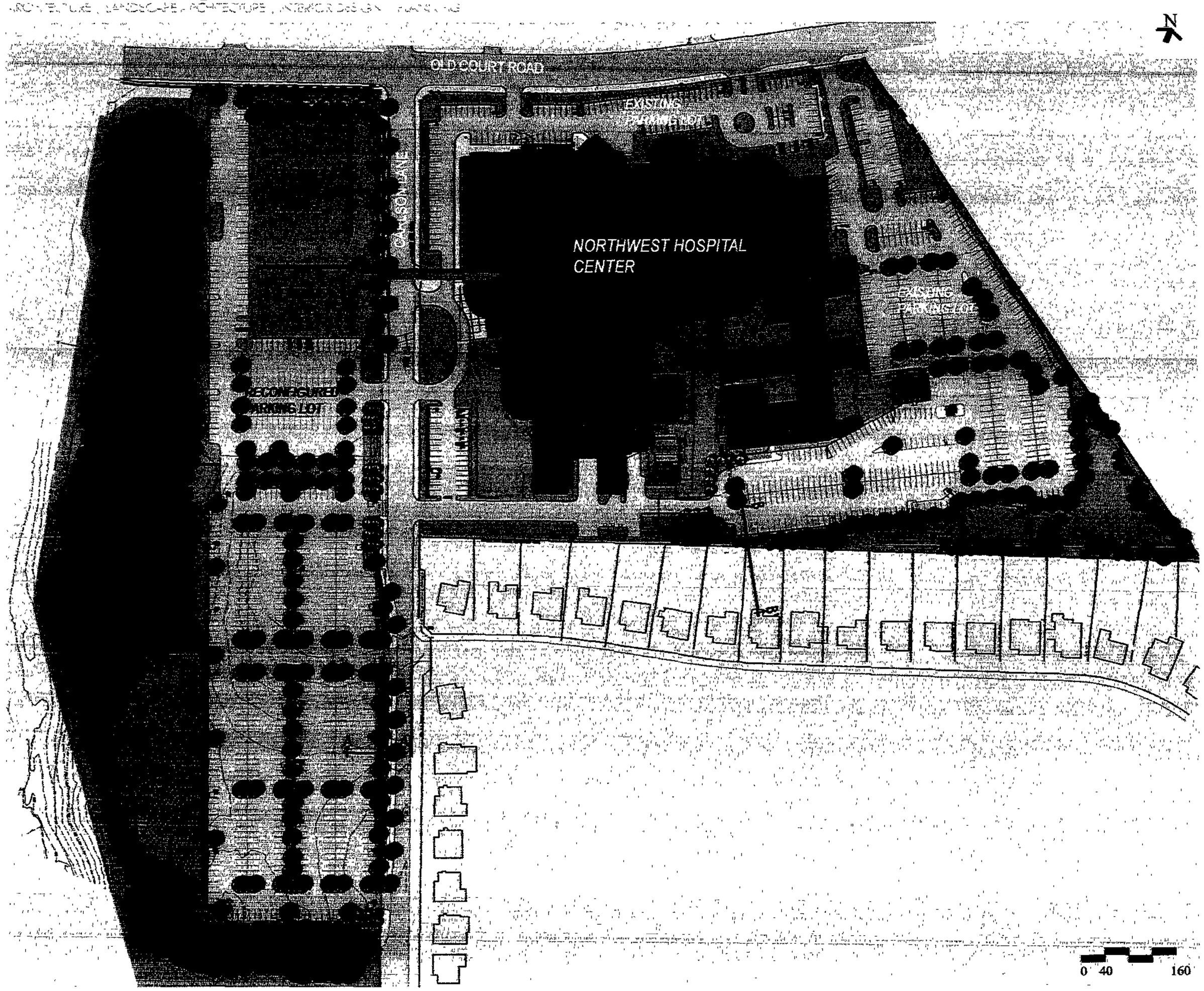
NORTHWEST HOSPITAL
a LifeBridge Health center

Erik G Wexler
President and
Chief Operating Officer -
Northwest Hospital
Senior Vice President -
LifeBridge Health

Northwest Hospital Center
5401 Old Court Road
Randallstown, MD 21133-5185
www.lifebridgehealth.org
410-521-5995
410-521-7977 fax
ewexler@lifebridgehealth.org

hord | coplan | macht

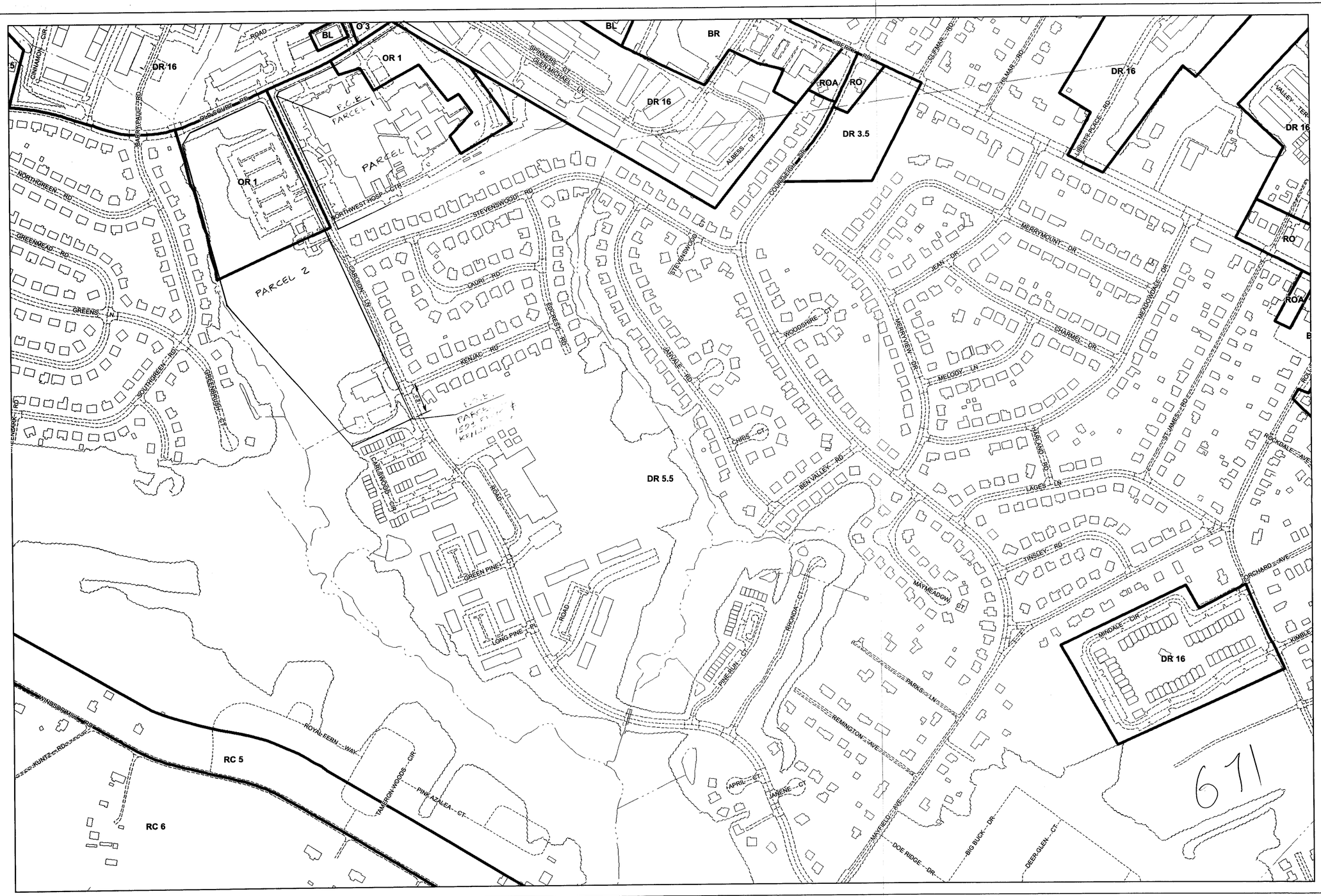
ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN | PLANNING



Site Plan

h|c|m | 750 E. Pratt | Suite 1100 | Baltimore, MD 21202 | 410.837.7311
© 2006 hord coplan macht, inc.

Pet #2



Plan Sheet: *077B3*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

076C2	077A2	077B2	077C2	078A2
076C3	077A3	077B3	077C3	078A3
086C1	087A1	087B1	087C1	088A1

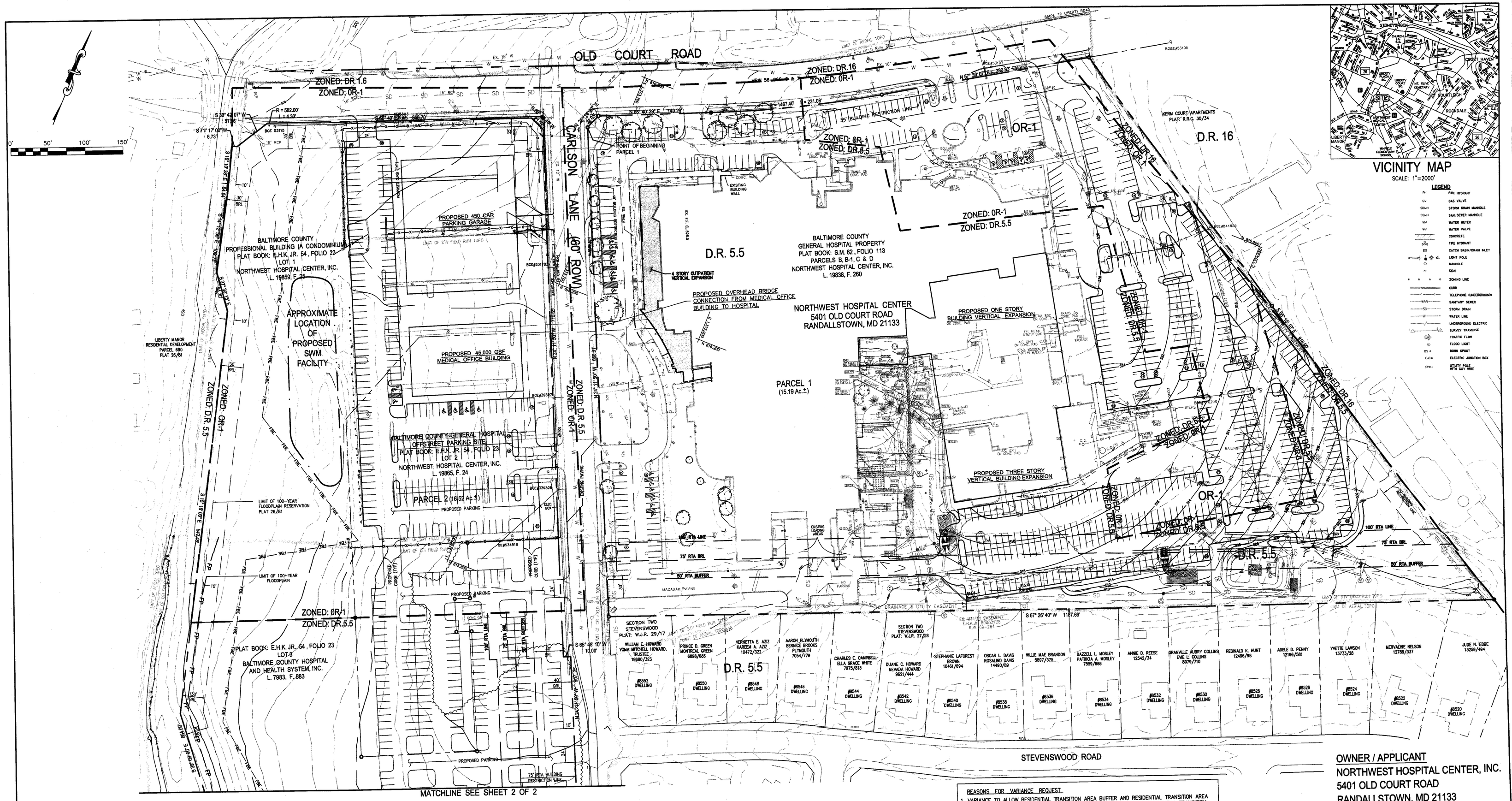
Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



VICINITY MAP

SCALE: 1"=2000'

LEGEND

FH	FIRE HYDRANT
GV	GAS VALVE
SDMH	STORM DRAIN MANHOLE
SSMH	SAN. SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
	CONCRETE
	FIRE HYDRANT
	CATCH BASIN/DRAIN INLET
	LIGHT POLE
	MANHOLE
	SIGN
	ZONING LINE
	CURB
TELE	TELEPHONE (UNDERGROUND)
SAN	SANITARY SEWER
SD	STORM DRAIN
	WATER LINE
	UNDERGROUND ELECTRIC
	SURVEY TRAVERSE
	TRAFFIC FLOW
	FLOOD LIGHT
DS	DOWN SPOUT
EJB	ELECTRIC JUNCTION BOX
	UTILITY POLE WITH GUY WIRE

OWNER / APPLICANT
NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 29, 1991

Ms. Debra K. Wittle
SDV/LYON ASSOCIATES
21 Governor's Court
Baltimore, MD 21207-2722

RE: ZONING CLARIFICATION/RULING
Baltimore County General Hospital
2nd Election District

Dear Ms. Wittle:

Reference is made to your correspondence dated May 9, 1991 seeking clarification/ruling on buffer setbacks in a Residential Transition Area (RTA).

Inasmuch as the present footprint of the hospital exists closer to the southernmost property line than the proposed addition, this office feels that the RTA buffering requirements are not required. In the event that future additions extend closer to the property line than the existing building, buffering will be required.

Should you have any questions concerning this matter, please feel free to contact this office at 887-3391.

Very truly yours,

James E. Dyer

JAMES E. DYER
Zoning Supervisor

JED:ccar

REASONS FOR VARIANCE REQUEST

1. VARIANCE TO ALLOW RESIDENTIAL TRANSITION AREA BUFFER AND RESIDENTIAL TRANSITION AREA SETBACKS A MINIMUM OF 10 FEET IN LIEU OF THE REQUIRED 50-FOOT RESIDENTIAL TRANSITION AREA BUFFER AND 75- FOOT RESIDENTIAL AREA, PURSUANT TO SECTION 1B01.1.B.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR").
2. VARIANCE TO ALLOW A MAXIMUM BUILDING HEIGHT OF 63 FEET IN LIEU OF THE PERMITTED 60 FEET, PURSUANT TO BCZR SECTION 300.2.

GENERAL NOTES

PRIOR ZONING HISTORY

ITEM	APPROVAL DATE
PDM NUMBER II -459 DRC NUMBER 0320060: DIST 2C4 (PROJECT MEETS THE REQUIREMENTS OF REFINEMENT TO THE CRG PLAN UNDER SECTION 32-4-106(b)(2))	3/22/06
3RD REFINEMENT DRC# 021405B (OUTPATIENT VERTICLE EXPANSION AND FUTURE MASTER PLAN IMPROVEMENTS)	7/18/05
1ST AMENDED DRC# 121800B WAIVER	1/25/01
DRC NO. W-91-53	7/30/91

PLANNING DEPARTMENT NOTES

1. THE ARCHITECTURAL ELEVATIONS FOR THE PROPOSED PARKING GARAGE AND MEDICAL OFFICE BUILDING WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF PERMITS FOR THESE STRUCTURES.
2. FINAL LANDSCAPE PLANS WILL BE IN ACCORDANCE TO THE INTERIM LANDSCAPE PLAN DATED JUNE 1, 2005.

GENERAL NOTES:

1. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON-SITE.
2. WATER QUALITY MANAGEMENT (S.W.M.) WILL BE PROVIDED FOR THE FIRST ONE INCH OF RUNOFF FROM NEW IMPERVIOUS AREAS. FACILITY TO BE LOCATED ON WEST SIDE OF VISITORS PARKING LOT ON CARLSON LANE.
3. RTA BUFFER ALONG SOUTHERN PROPERTY LINE AT THE EXISTING SERVICE DRIVE REFERENCE LETTER FROM MR. JAMES DYER (P & Z) DATED MAY 29, 1991 RESCIND BUFFERING REQUIREMENTS IN THIS AREA.
4. MAXIMUM BUILDING HEIGHT FOR NEW CONSTRUCTION WILL NOT EXCEED 50'.
5. ALL SIGNS SHOWN ON THIS PLAN ARE EXISTING. THERE ARE NO FREE-STANDING SIGNS PROPOSED FOR THIS PROJECT.

1. DEVELOPMENT NAME: NORTHWEST HOSPITAL CENTER
2. APPLICANT/ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070
3. ELECTION DISTRICT: 2
4. COUNCILMANIC DISTRICT: 4
5. CENSUS TRACT: 4023.02
6. WATERSHED: 31
7. SUBSENER SHED: 64
8. TOTAL SITE ACREAGE: 31.72 AC. ± 1,381,723 SF±
9. COMMON OPEN SPACE REQUIRED:
   A. OR-1 ZONE 20% OF THE LOTS NET AREA
   493700 SF± x 20% = 98740 S.F. AMENITY OPEN SPACE REQUIRED
   PROPOSED AMENITY OPEN SPACE IN THE OR-1 ZONE = 112,750 S.F.
   B. DR 5.5 ZONE NO AMENITY BY NORTHWEST HOSPITAL
   NOTE: OPEN SPACE TO BE MAINTAINED BY NORTHWEST HOSPITAL CENTER
10. PARKING REQUIRED:
   EAST SIDE
   1.5 SPACES/BED HOSPITAL
   256 BED x 1.5 = 384 PARKING SPACES
   40% COMPACT SPACES MAY BE PERMITTED
   8 HANDICAPPED SPACES REQUIRED (2-VAN ACCESSIBLE)
   WEST SIDE
   45,000 SF MOB @ 4.5 P.S./1,000 S.F = 203 PARKING SPACES, INCLUDES 6 HANDICAPPED (2-VAN ACCESSIBLE)
   PARKING CALCULATIONS:
   EXISTING:
   WEST SIDE CARLSON LANE = 373 SURFACE PARKING SPACES
   EAST SIDE CARLSON LANE = 499 SURFACE PARKING SPACES
   TOTAL EXISTING = 872 PARKING SPACES
   PROPOSED:
   WEST SIDE CARLSON LANE = 263 SURFACE PARKING SPACES
   450 GARAGE SPACES
   EAST SIDE CARLSON LANE = 97 NET INCREASE P.S.
   TOTAL PROPOSED = 813 PARKING SPACES
   TOTAL PARKING SPACES = 1,685 PARKING SPACES
11. NO EXISTING WELLS ARE ON SITE
12. NO EXISTING SEPTIC AREAS ARE ON SITE
13. NO EXISTING STREAMS, BODIES OF WATER OR SPRINGS EXIST ON SITE
14. NO HISTORICAL BUILDINGS EXIST ON SITE
15. EXISTING ZONING DR 5.5 OR-1 AND DR 16
16. RESIDENTIAL TRANSITION AREA
   EXISTING USE: NORTHWEST HOSPITAL CENTER
   PROPOSED USE: SAME
   ALONG THE SOUTHERN PROPERTY LINE IS A RESIDENTIAL TRANSITION AREA.
17. OWNER: NORTHWEST HOSPITAL CENTER, INC.
   5401 OLD COURT ROAD
   RANDALLSTOWN,MD 21131
18. DEED REFERENCES: 19857/617, 19857/622, 19862/435, 19862/430, 19866/540
   19866/545, 19838/260, 19865/19, 19865/24, 19859/20
   19859/25
19. STORM WATER MANAGEMENT QUANTITY WAIVER HAS BEEN APPROVED UNDER SECTION 2-150.3(C)(1) THE SWM POLICY & DESIGN MANUAL.
20. NO WETLANDS ON SITE.
21. NO CRITICAL AREAS ON SITE.
22. THIS IS NOT AN ARCHAEOLOGICAL SITE.
23. THIS IS NOT AN ENDANGERED SPECIES HABITAT.
24. THIS SITE DOES NOT CONTAIN ANY KNOWN HAZARDOUS WASTE SITES.
25. ESTIMATED AVERAGE DAILY TRIPS:
   16.78/1000 SF
   EXISTING SF = 324,378 SF
   PROPOSED SF = 346,078 SF
   TOTAL SF = 670,456 SF
   TOTAL TRIPS = 346078÷1000x16.78
   5807.19 TRIPS
26. TAX ACCT. NO.'S: 2200006118
   2200006119
   2200006120
   2200006121
   2200005021
   2200005022
27. ALL SIGNAGE SHALL CONFORM WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
28. ALL LIGHTING SHALL CONFORM WITH SECTION 409-8(A)(3) OF THE BALTIMORE COUNTY ZONING REGULATIONS.
29. DESIGN, SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUALS ADOPTED PERSUANT TO SECTION 26-283 OF THE BALTIMORE COUNTY CODE, AS REVISED.

671

Date	No	Revision Description

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
NORTHWEST HOSPITAL CENTER

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
32 WEST ROAD
TOWSON, MD 21204
Phone: 410.823.8070 Fax: 410.823.2184

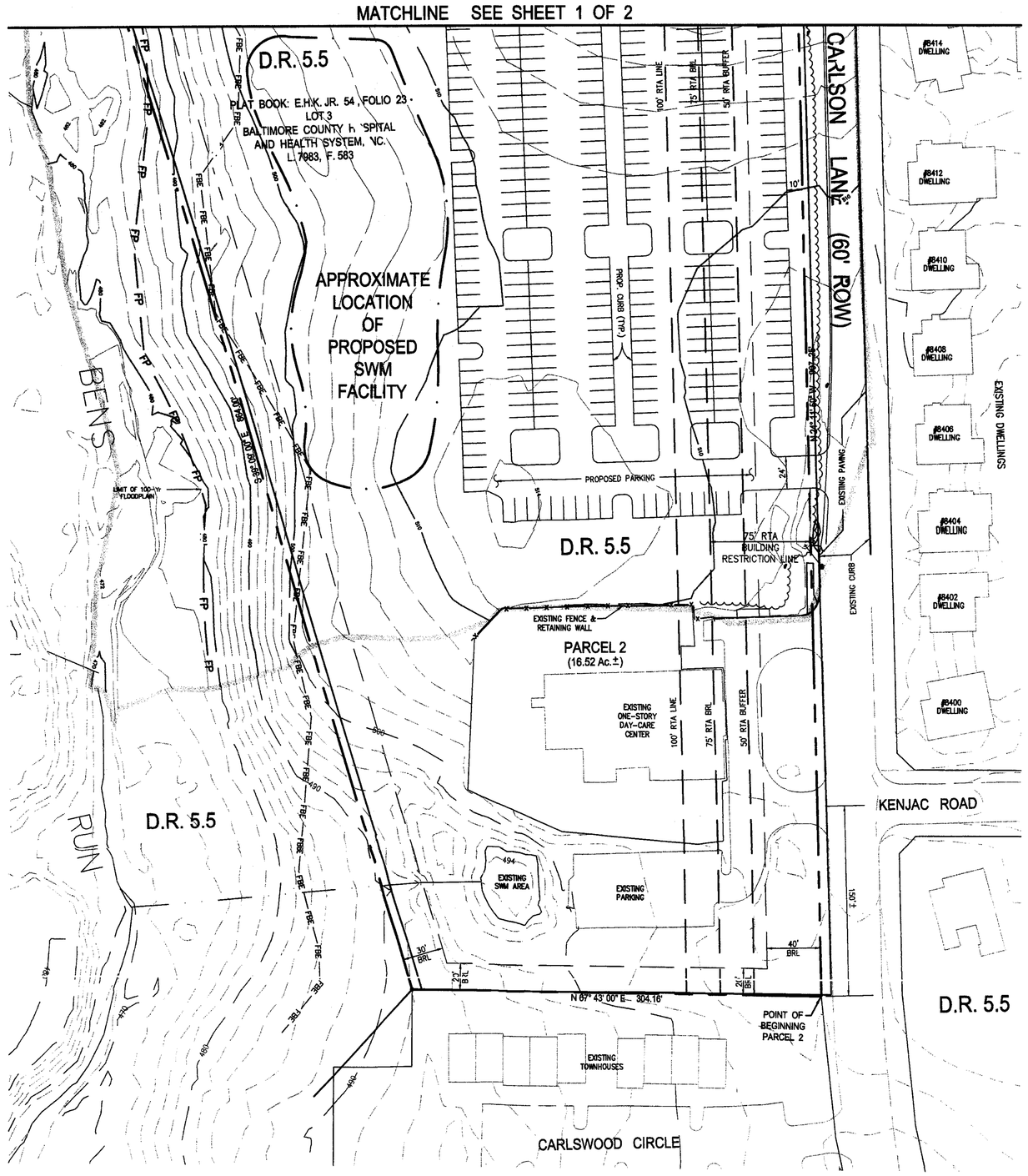
STATE OF MARYLAND
DAVID R. CAMPBELL
No. 19878
PROFESSIONAL ENGINEER

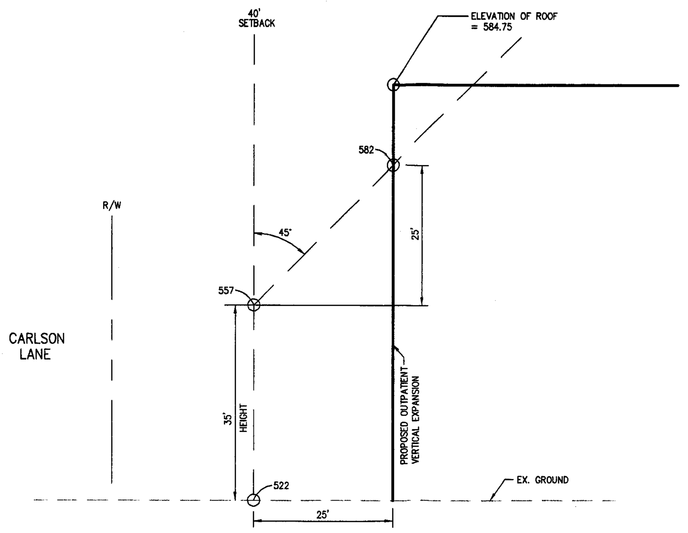
NORTHWEST HOSPITAL CENTER
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
FORMERLY KNOWN AS
BALTIMORE COUNTY GENERAL HOSPITAL
TAX MAP 77, BLOCK 15, PARCEL B08, 2nd ELECTION DISTRICT
4th COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MD.

Des By	S.S.	Scale	1" = 50'	Proj No	24286.01
Drn By	C.R.D.	Date	JUNE 14, 2006	DRAWING NO	1 OF 2
Chk By	S.S.	Approved			

O:\DRAWING LAND-DEV 2004 24286.02 Northwest Hospital Nov HLM Project Zoning Variance (XX) Plan to Accompany Zoning Variance Submittal 1 of 2.dwg, 6/21/2006 10:53:31 AM

MATCHLINE SEE SHEET 1 OF 2





HEIGHT DETERMINATION DETAIL

NOT TO SCALE

Date	No	Revision Description

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
NORTHWEST HOSPITAL CENTER

CENTURY ENGINEERING
CONSULTING ENGINEERS – PLANNERS
32 WEST ROAD
TOWSON, MD 21204
Phone: 410.823.6070 Fax: 410.823.2184

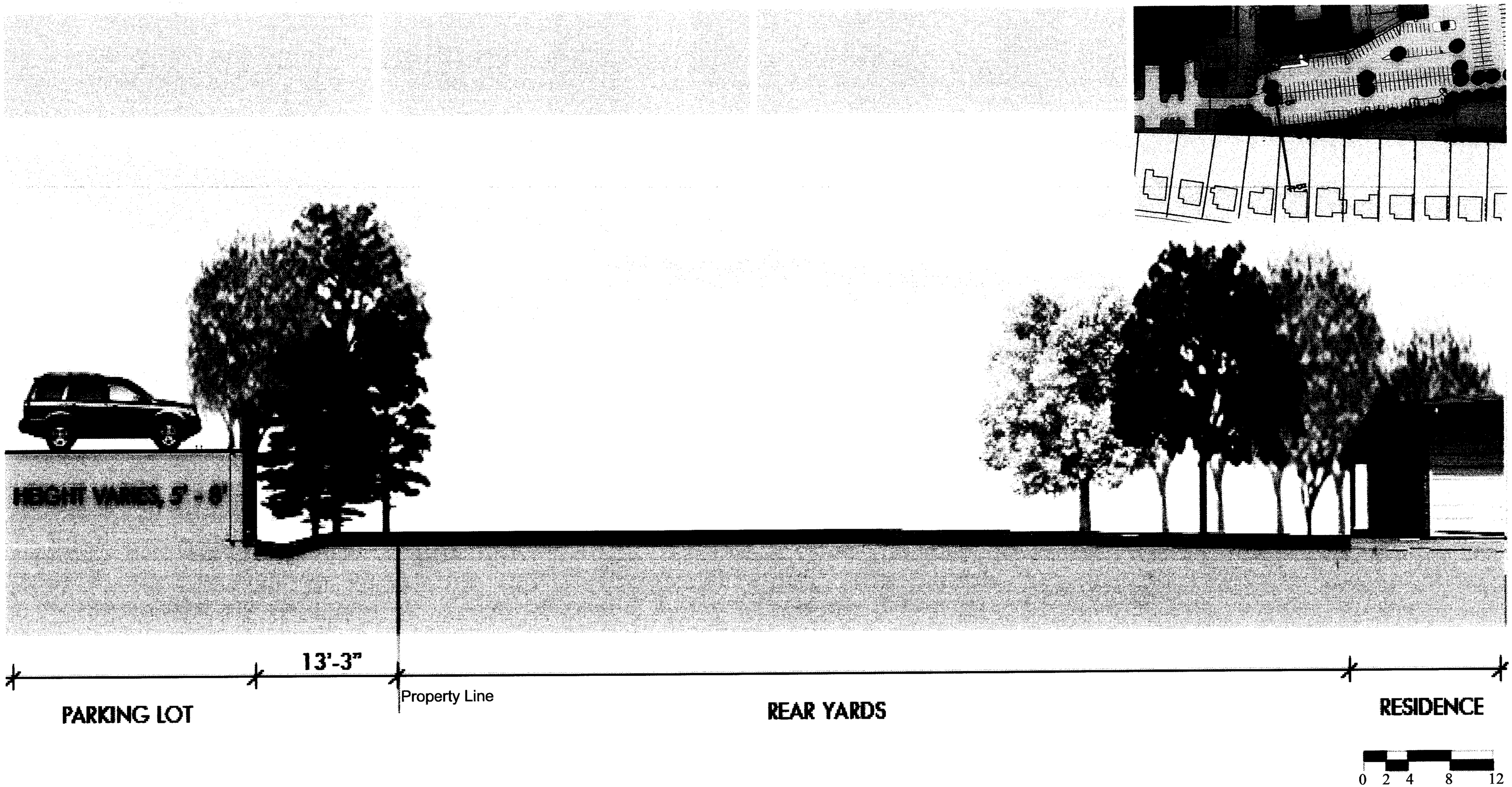
NORTHWEST HOSPITAL CENTER
5401 OLD COURT ROAD
RANDALSTOWN, MD 21133
FORMERLY KNOWN AS
BALTIMORE COUNTY GENERAL HOSPITAL
TAX MAP 77, BLOCK 15, PARCEL 808, 2nd ELECTION DISTRICT
4th COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MD.

Des By	S.S.	Scale	1" = 50'	Proj No	24286.01
Drn By	C.R.D.	Date	JUNE 14, 2006	DRAWING NO	2 OF 2
Chk By	S.S.	Approved			

STATE OF MARYLAND
SCOTT ROBERT SHEETS
No. 18[illegible]
PROFESSIONAL ENGINEER

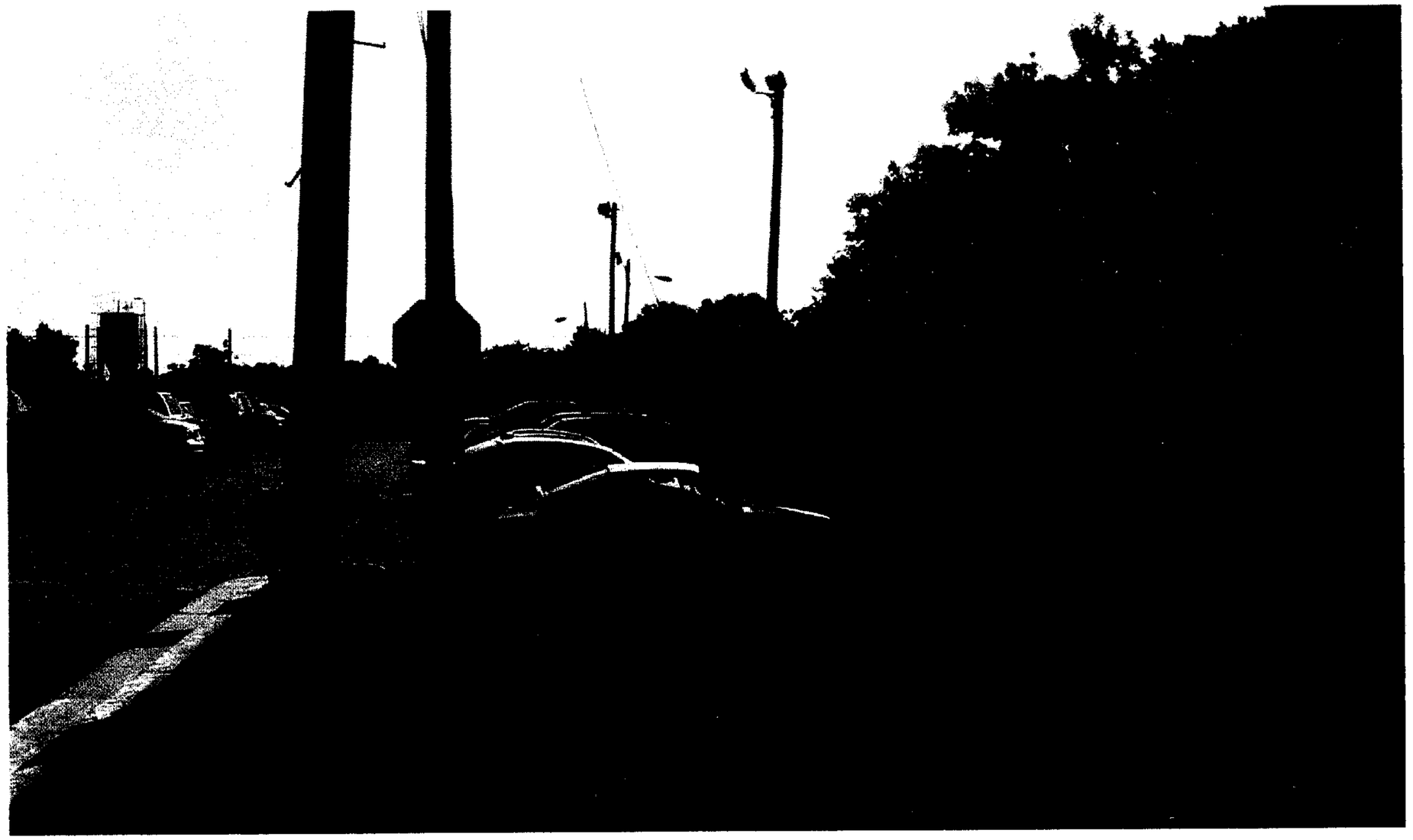
O:\DRAWING\LAND-DEV 2004\24286.00 Northwest Hospital, Nea HCM Project Zoning Variance (XX) Plan to Accompany Zoning Variance Submittal 2 of 2.dwg, 6/19/2006 12:09:12 PM

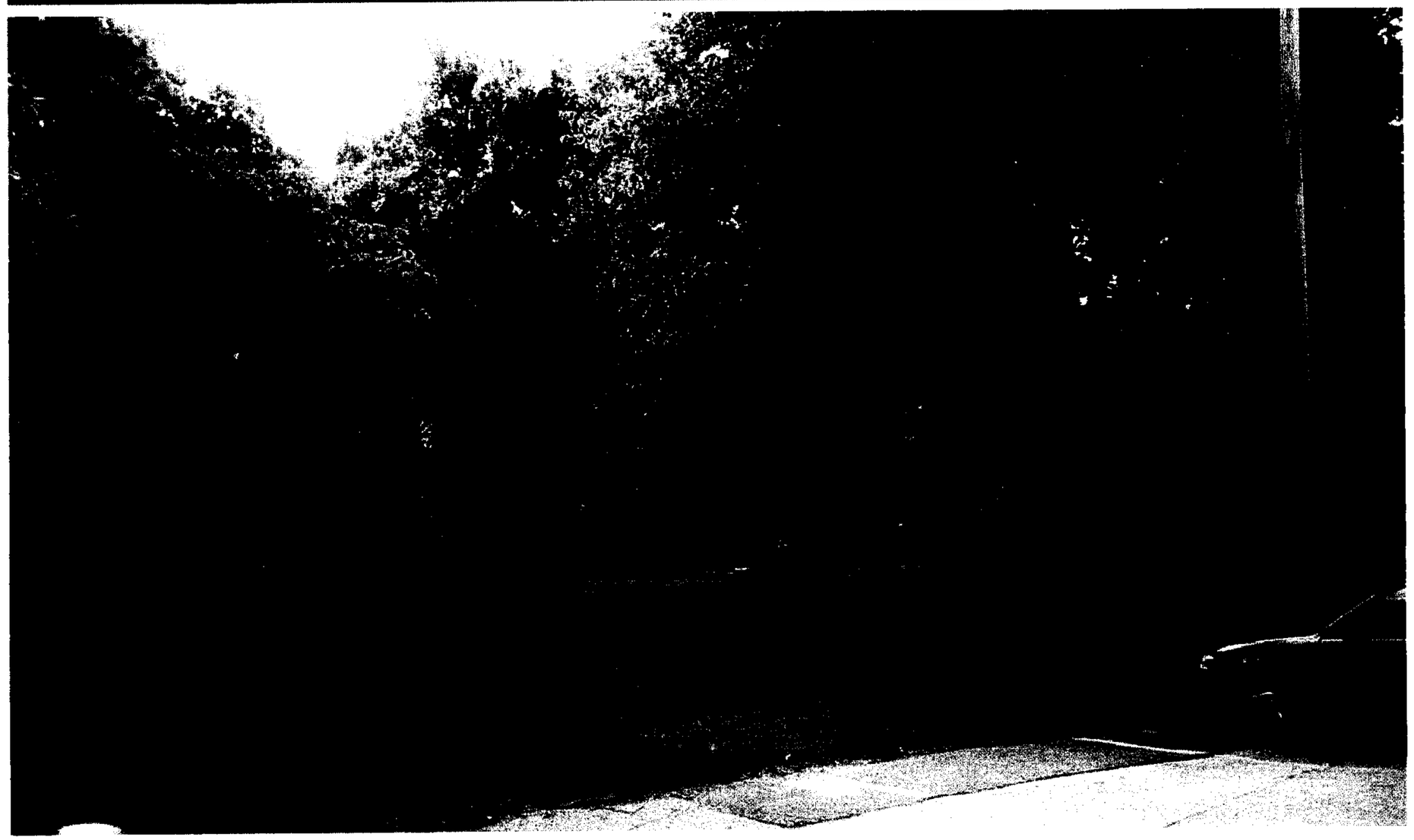
© 2006 hord coplan macht, inc.



Existing Parking Lot
Section

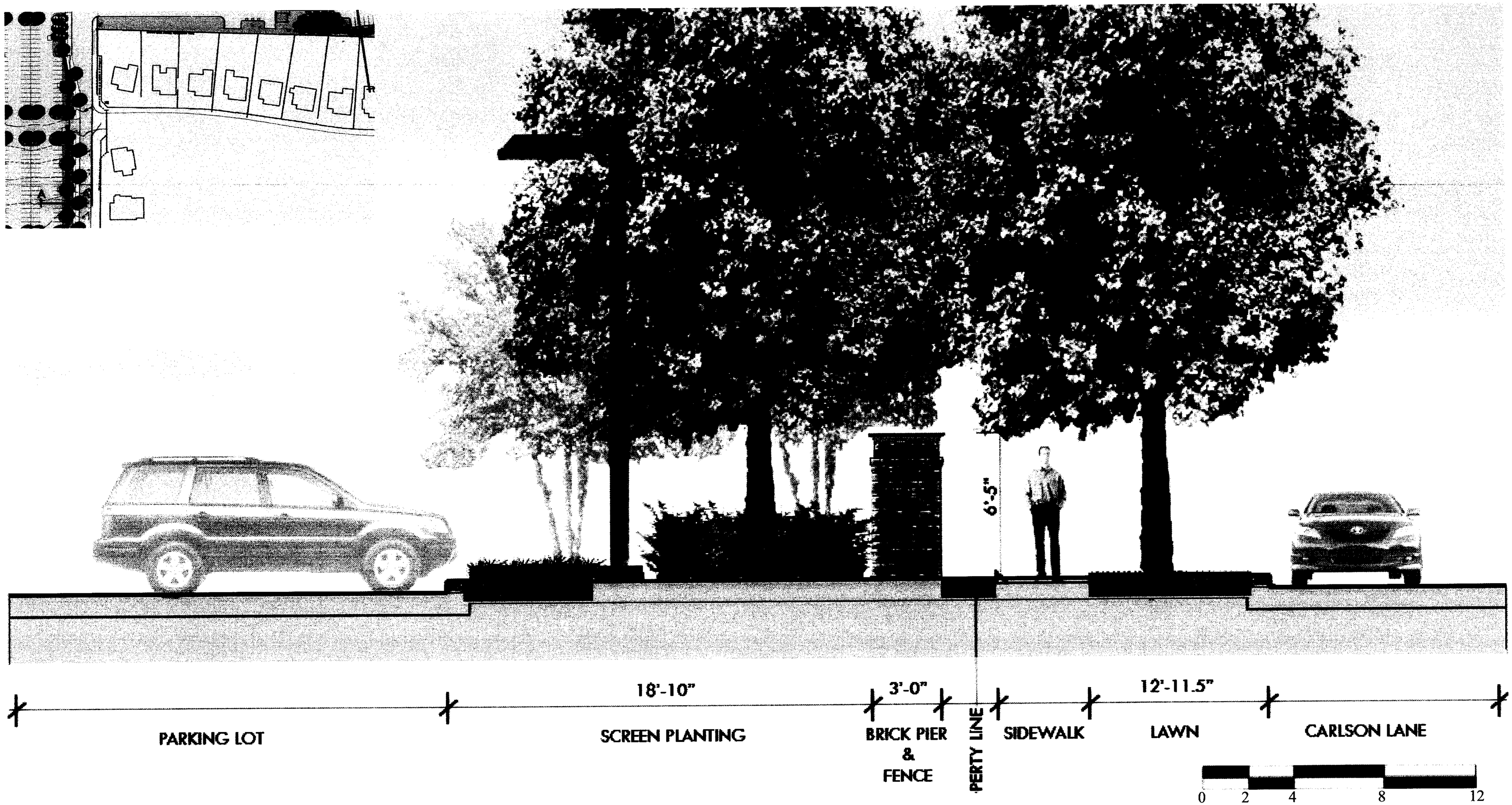
h|c|m | 750 E. Pratt | Suite 1100 | Baltimore, MD 21202 | 410.837.7311
© 2006 hord coplan macht, inc.





Existing Parking Lot

h|c|m | 750 E. Pratt | Suite 1100 | Baltimore, MD 21202 | 410.837.7311
© 2006 hord coplan macht, inc.



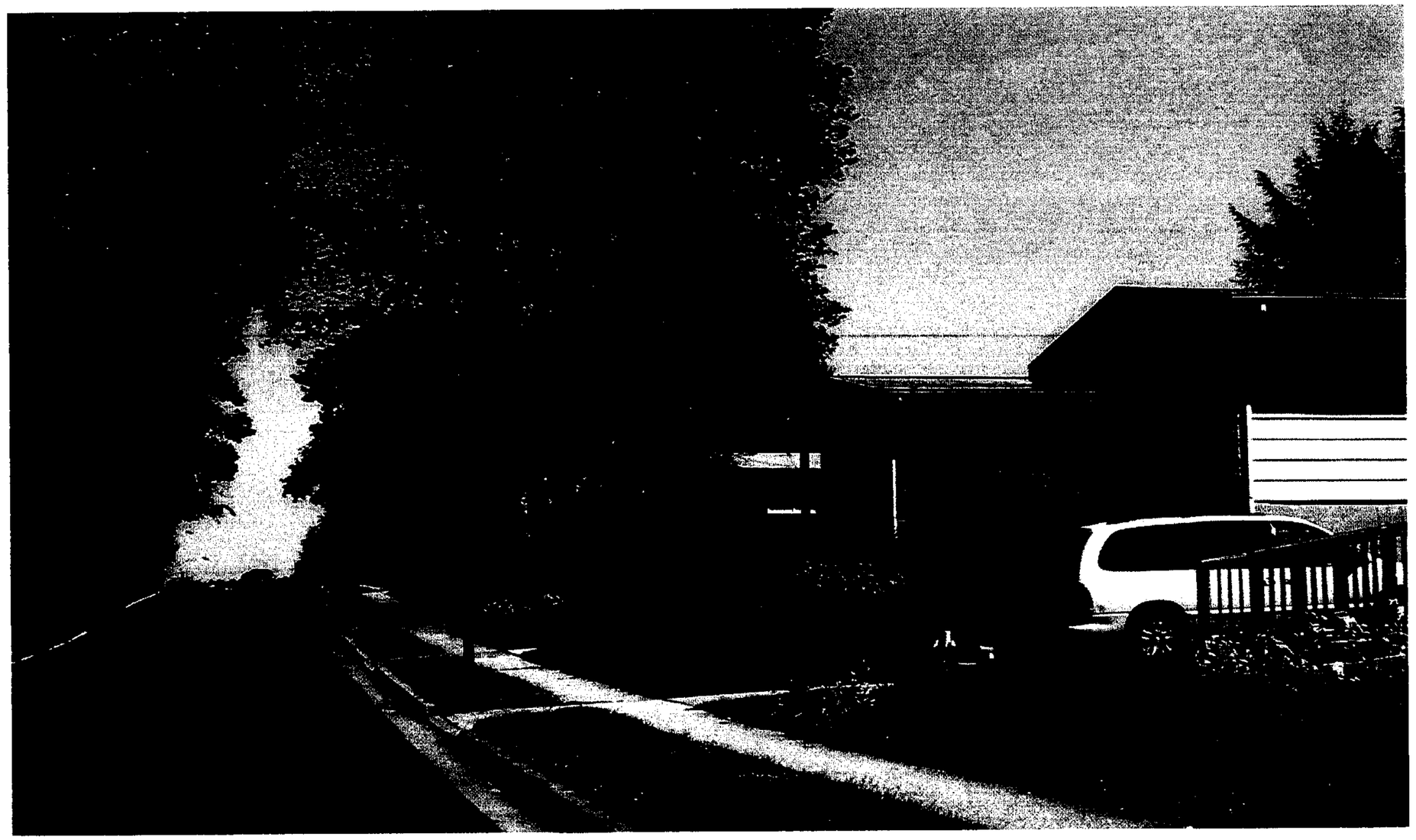
Proposed Parking Lot

Section

h|c|m | 750 E. Pratt | Suite 1100 | Baltimore, MD 21202 | 410.837.7311
© 2006 hord coplan macht, inc.

hord | coplan | macht

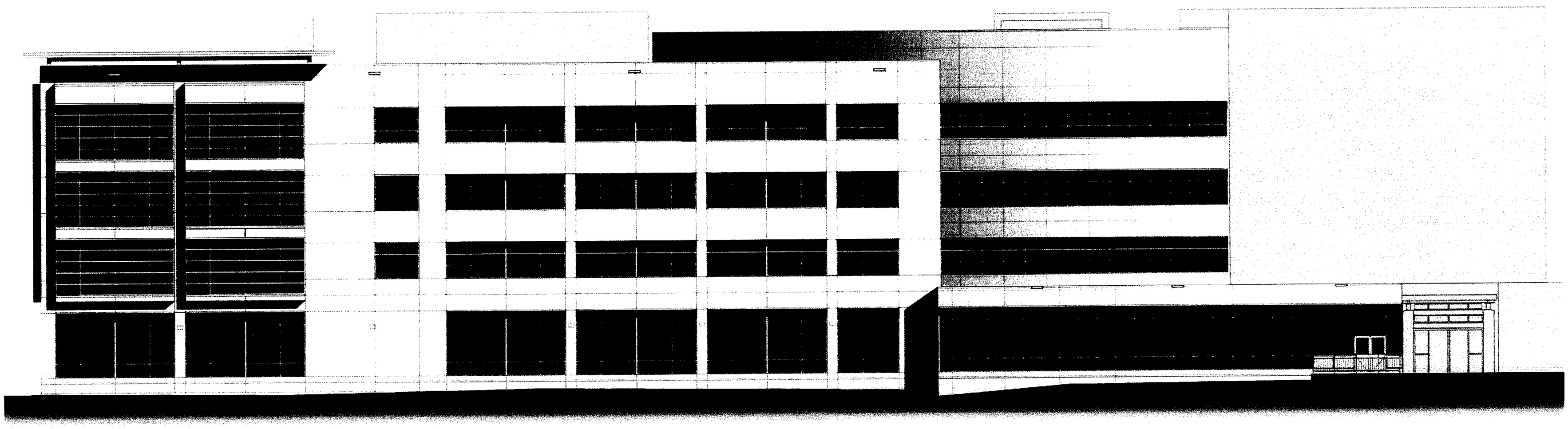
Example of Brick Pier, Not Quantity of Piers to be used



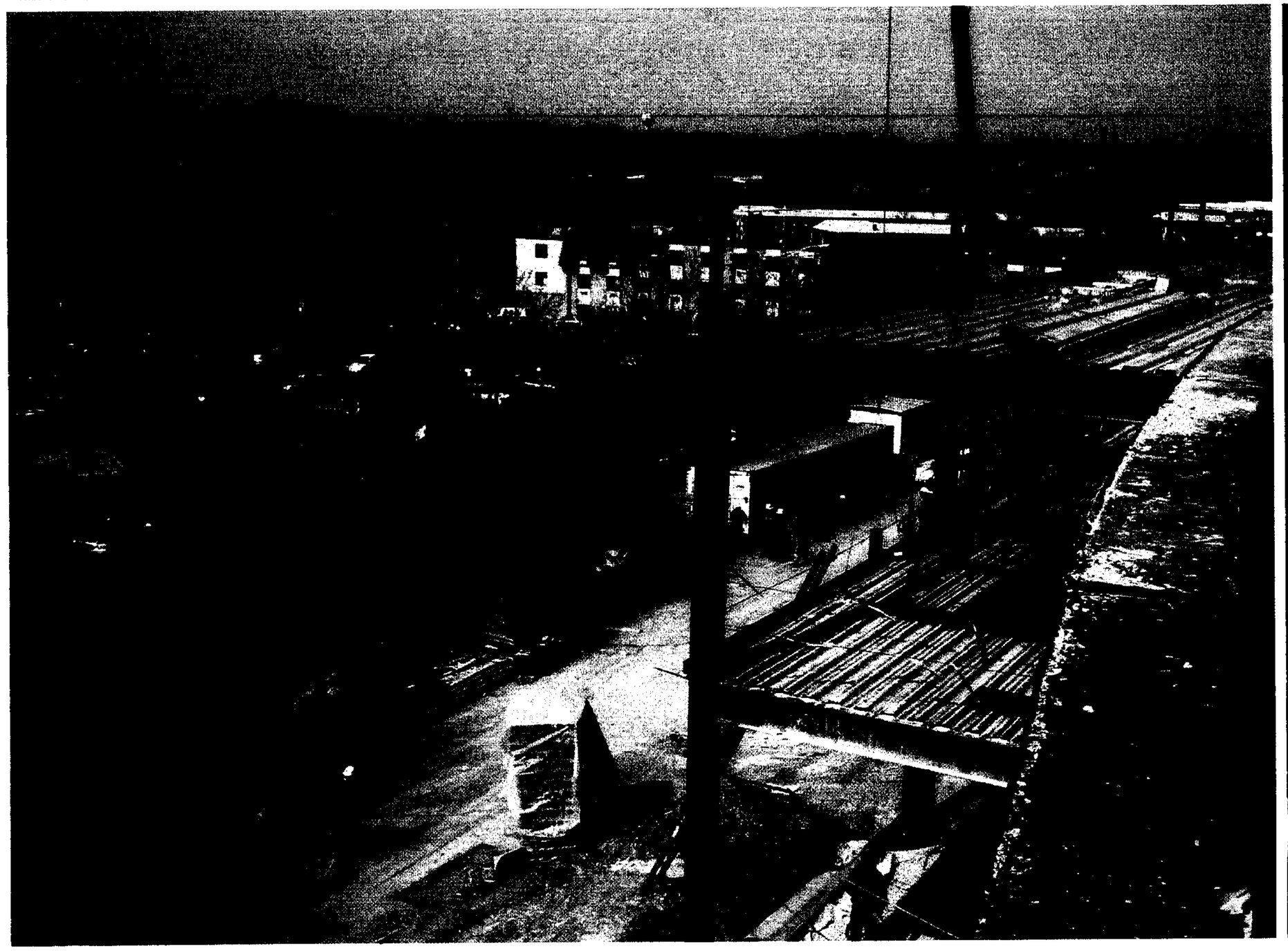
NORTHWEST HOSPITAL

© 2006 hord coplan macht, inc.

hord | coplan | macht



h|c|m | 750 E. Pratt | Suite 1100 | Baltimore, MD 21202 | 410.837.7311
© 2006 hord coplan macht, inc.



© 2006 hord coplan macht, inc.