IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
NW side of Old Court Road, 170 feet SW of c/l of Gray Fox Court	*	DEPUTY ZONING
2nd Election District	*	COMMISSIONER
4th Councilmanic District		
(5330-5332 Old Court Road)	*	FOR BALTIMORE COUNTY
Kwasi A. Debra and Renee Bovelle	*	Case No. 07-570-SPHA
Petitioners		

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Kwasi A. Debra and Renee Bovelle. The Variance requests are as follows:

- From Sections 206.4.C.1 and 207 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 28 feet and 13 feet in lieu of the required 114; and
- From Sections 206.4.C.2 and 207 of the B.C.Z.R. to permit a setback from a street line of 17 feet in lieu of the required 35 feet; and
- From Section 409.6.A.2 of the B.C.Z.R. to permit 31 parking spaces in lieu of the required 51; and
- From Section 206.4.C.5 of the B.C.Z.R. to permit a floor area ratio of .58 in lieu of the permitted .50.

The Special Hearing request was filed pursuant to Section 500.7 of the B.C.Z.R. to amend a plan approved in prior Case No. 05-424-A, and also to approve a modified parking plan pursuant to B.C.Z.R. Section 409.12B. The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit A.

Appearing at the requisite public hearing in support of the requested special hearing and variance relief was Petitioner Kwasi A. Debra, his attorney, Deborah Dopkin, Esquire, and Bernadette Moskunas with Siterite Surveying, Inc., the consultant who provided the redlined revisions to the site plan. Also appreaing in support of the requests was Thomas Kozlowski, the

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Date 10-12-07
By BB

lead designer of the proposed office building at the site, John McPhaul with the Liberty Road Business Association, and Pierce Macgill with the Baltimore County Department of Economic Development. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a triangular-shaped property containing approximately 21,136 square feet or .4852 acre, more or less, and zoned O-3. The property is currently improved with two two-story dwellings and is located in the Randallstown area of Baltimore County. Photographs were marked and accepted into evidence as Petitioners' Exhibits B1 through B16 showing the location of the subject property and the improvements, as well as the properties located adjacent to the subject property. The existing dwellings front Old Court Road where there are four vehicle lanes -- two moving in an easterly direction and two moving in a westerly direction. Located on the west side of the subject property is an office park, with parking on three sides of the office building as it faces Old Court Road. Located on the east side of the subject property is an apartment complex with several buildings. Directly across the street from the subject property is Northwest Hospital.

Prior to the instant zoning hearing, the property was the subject of a prior zoning hearing in 2005. At that time, the Petitioner was the previous property owner, Creek Properties, LLC, and was represented by Ms. Dopkin. Petitioner in that case proposed to build a three-story, Class II medical office building, with onsite parking on the first level and offices on the second and third levels. In order to do so, Petitioner requested variance relief from side yard and street setback requirements. In an Order dated in April of 2005, former Deputy Zoning Commissioner John Murphy granted Petitioner's variance requests. However, for reasons Ms. Dopkin indicated were economic in nature, the project did not proceed as planned.

At this juncture, the current owners of the property, Petitioners Kwasi A. Debra and Renee Bovelle propose to construct a medical office building similar to the one originally proposed in

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2005; however, instead of three stories, Petitioners propose to construct a four story medical office building, including the ground floor for parking and the second through fourth floors for medical office space. An artist's rendering of the proposed building was marked and accepted into evidence as Petitioners' Exhibit F. Due to the fact that the additional story and square footage of the proposed building increases the parking requirements, Petitoners request variance relief to permit the anticipated shortfall in planned parking spaces. The additional size of the proposed building also requires Petitioners to seek variance relief from the maximum floor area ratio of 0.50. In addition, the proposed placement of the building on the triangular-shaped lot necessitates variances from the side yard and street line setback requirements. In the event the variances are granted, the special hearing request is to amend the previously approved plan from 2005, and to approve a modified parking plan due to the increased size of the building from the original 2005 plan.

In support of the variance requests, Ms. Moskunas pointed to the unique shape of the lot. The triangular shape of the lot makes it difficult to develop the property for the permitted general medical and office use, while keeping it within the setback and parking requirements. In addition, much of the current use nearby is office use, as illustrated by the presence of the office park to the west of the property and Northwest Hospital across the street. Although the property to the east is an apartment complex, the three story buildings obviously do not present a residential look. There is also public transportation to and from the area of Old Court Road at Liberty Road, as indicated by the location of Metro bus routes and the Metro subway station, which were shown on Petitioners' Exhibits C1 and C2, respectively. Ms. Moskunas also indicated that the proposed medical office building would not result in any negative impacts to the health, safety, and general welfare of the locale.

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By BB

Dr. Debra is a physician and indicated he planned to have his own medical office in the proposed building, and would rent approximately 2000 square feet to Northwest Hospital as an outpatient urgent care facility. In support of this plan, Petitioners submitted a letter dated September 10, 2007 from E. Scott Conover, the Vice President for Administration at Northwest Hospital, which was marked and accepted into evidence as Petitioners' Exhibit E. The letter indicated the hospital's support of the project and verified the hospital's desire to lease space to provide urgent care on an outpatient basis. Mr. Conover also verified the need for such an urgent care facility and the ideal location directly across the street from the hospital, which would also ease pressure on the hospital's emergency room. Also marked and accepted into evidence as Petitioners' Exhibit G was a letter dated September 10, 2007 from Charleen Wylie of the Liberty Road Business Association (LRBA). Ms. Wylie indicated that the LRBA met with Dr. Debra and reviewed his proposed plans for the medical center. Following their review, the LRBA believes the proposed building and the services offered would be an asset to the Liberty Road community. This was also verified by Mr. McPhaul, who attended the hearing on behalf of the LRBA and indicated his support for the plan. In addition, Mr. Macgill, with the County's Department of Economic Development, noted that the area is part of the County's overall neighborhood and business revitalization plans and voiced his agency's support for the project.

When asked why the design of the building was changed from three stories to four, Dr. Debra indicated that the additional height is necessary to meet the increased demand than existed previously in 2005, as well as to increase the revenue opportunity in order to make the project economically feasible. In short, Dr. Debra indicated the property could not be used for what was approved in the previous zoning hearing because the economic "numbers" did not make the project work, hence the design was modified to the present plan.

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Date 10-12-07
By [illegible]

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The ZAC comment received from the Office of Planning dated August 2, 2007 indicates that the property is located in a Master Plan Designated Growth Area. The subject site was originally approved to construct a 7,500 square foot office building with variances to permit side yard setbacks of 28 feet in lieu of the required 60 feet and 16 feet in lieu of the required 60 feet, and a front setback variance of 27 feet in lieu of the required 35 feet. The Planning Office opined that the newly requested variances appear to have a negative impact on surrounding uses and existing establishments. Additionally, Old Court Road has no on-street parking and potential visitors and employees of the proposed building will not have adequate on-site parking. As a result, the Planning Office recommends denial of the newly requested variances.

The parking calculation on the redlined site plan requires 51 parking spaces. In response to the parking requirements and the potential parking problems indicated by the Planning ZAC comment, Petitioners submitted their parking plan which showed ground level parking for 31 vehicles, plus an additional 15 spaces provided with a proposed parking lift on the northeast side of the property facing the apartment complex. An example of a typical parking lift was shown in a photograph which was marked and accepted into evidence as Petitioners' Exhibit D. However, during the hearing, the undersigned expressed apprehension at the feasibility of a "double-decker" parking area, especially fronting a residential apartment complex. At that point, the designer, Mr. Kozlowski, and Ms. Moskunas began discussing alternative possibilities. In order to give Petitioners the opportunity to come up with an alternative design to the parking plan, the undersigned kept the record of the hearing open, pending receipt of additional information.

On September 26, 2007, Ms. Moskunas met with Dennis Kennedy of the Bureau of Development Plans Review to discuss the possibility of a second entrance for the project. With revisions to the parking calculations and a transit adjustment to reduce the amount of parking

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Date 10-12-07
By PM

spaces needed from 51 to 47, and adding a second entrance and additional spaces, the site is deficient by eight parking spaces. Ms. Moskunas indicated that Mr. Kennedy is in agreement with the revised design based on the conditions that there be a sign indicating spaces designated for employee parking only, that there be no gate, and that the second entrance only service the proposed six spaces. The revised site plan with the revised parking plan was marked and accepted into evidence as Petitioners' Exhibit H.

Turning now to the request for variances, considering all the testimony and evidence presented, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances. The triangular configuration of the lot makes development of the parcel for its intended use very difficult, and places limitations on the location and placement of structures on the property. The property is also located in an area with a number of commercial buildings and is directly across the street from a hospital. It is also noteworthy that the hospital, as well as the business community, have expressed support for the development and have confirmed the need for a medical office building in proximity to the hospital. Therefore I find the property unique in a zoning sense.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Previous owners of the property proposed a design that was approved by this Commission, but was not built. Petitioners recently purchased the property in 2006 and submitted the same basic design as the one in 2005, albeit with revisions to add a fourth floor for additional office space. This was done in order to make the project financially feasible, as well as to meet the present demand in the area for medical office space. To require strict compliance with the zoning regulations would likely resign the project to the same fate as the previous project, which is that it probably would not be built and the community would lose the benefit of a needed medical facility.

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Date 10-12-07
By DM

Finally, I find that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in a manner so as to grant relief without injury to the public health, safety and general welfare. Therefore, I shall grant the requested setback variances, as well as the maximum floor area ratio variance in accordance with Petitioners' Exhibit H revised site plan. I shall also grant the amended variance request to allow 39 parking spaces in lieu of the required 47 in accordance with said revised plan.

Based on the granting of the requested variances, the granting of the special hearing relief naturally flows in order to amend the previously approved plan in Case No. 05-424-A with the current variance relief. As to the modified parking plan pursuant to B.C.Z.R. Section 409.12B, I am also persuaded to grant this relief. Although I recognize the position of the Planning Office, which recommends denial of the variances and special hearing in large measure due to the potential parking problems, I also believe the parking issue needs to be balanced against the need for the medical office building in the area, and the benefit to the community of such a facilty -- and one that will also be in proximity to public transportation. I also believe that the shortfall of eight spaces shown in Petitioners Exhibit H is better than the previously submitted "double decker" parking lift plan, which would certainly not be aesthetically pleasing, and could also present more logistical problems than the shortage of eight spaces. In my view, Petitioners' design consultants have put together a workable solution to the parking issue in their revised parking plan.

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' special hearing and variance requests should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 12th day of October, 2007, that Petitioners' request for Variances as follows:

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Date 10-12-07
By DB

- From Sections 206.4.C.1 and 207 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 28 feet and 13 feet in lieu of the required 114; and

- From Sections 206.4.C.2 and 207 of the B.C.Z.R. to permit a setback from a street line of 17 feet in lieu of the required 35 feet; and

- From Section 409.6.A.2 of the B.C.Z.R. to permit 39 parking spaces in lieu of the required 47 (amended from previously submitted request for 31 spaces in lieu of the required 51); and

- From Section 206.4.C.5 of the B.C.Z.R. to permit a floor area ratio of .58 in lieu of the permitted .50,

be and are hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' request for Special Hearing relief pursuant to Section 500.7 of the B.C.Z.R., to amend the plan approved in prior Case No. 05-424-A, and also to approve the revised modified parking plan pursuant to B.C.Z.R. Section 409.12B be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. As agreed to by Dennis Kennedy of the Bureau of Development Plans Review related to the revised parking plan and the allowance of a second entrance to the property, there shall be a sign indicating spaces designated for employee parking only, there shall be no gate, and the second entrance shall only service the proposed six spaces shown on Petitioners' Exhibit H.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILING
Date 10-12-07
By PB

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5330-5332 Old Court Road
which is presently zoned O-3

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

KWASI A. DEBRA
Name - Type or Print

Signature

RENEE BOVELLE
Name - Type or Print

Signature

9841 GREENBELT RD #206 301/552-9495
Address — Telephone No.

LANHAM MD 20706
City — State — Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Signature

~~Deborah C. Dopkin, P.A.~~
Company

~~409 Washington Avenue, #1000 (410-821-0200)~~
Address — Telephone No.

~~Towson, Maryland 21204~~
City — State — Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name

409 Washington Avenue, Suite 1000 (410-821-0200)
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING 7-26 - 8-5

Reviewed By DT **Date** 6/20/07

Case No. 07-570-SPHA

REV 9/15/98

PETITION RECEIVED FOR FILING
Date 10-12-07
By PB

5330 - 5332 Old Court Road
Petition for Special Hearing

Special hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B

07-570-SPHA

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 12, 2007

DEBORAH DOPKIN, ESQUIRE
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MD 21204

Re: Petition for Special Hearing and Variance
Case No. 07-570-SPHA
Property: 5330-5332 Old Court Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Kwasi A. Debra and Renee Bovelle, 9841 Greenbelt Road #206, Lanham MD 20706
Bernadette Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286
Thomas Kozlowski, 133 East Main Street, Westminster MD 21158

CERTIFICATE OF POSTING

RE: Case No: 07-570-SPHA

Petitioner/Developer:
SITE RITE SURVEYING INC

Date Of Hearing/Closing: 9/11/07

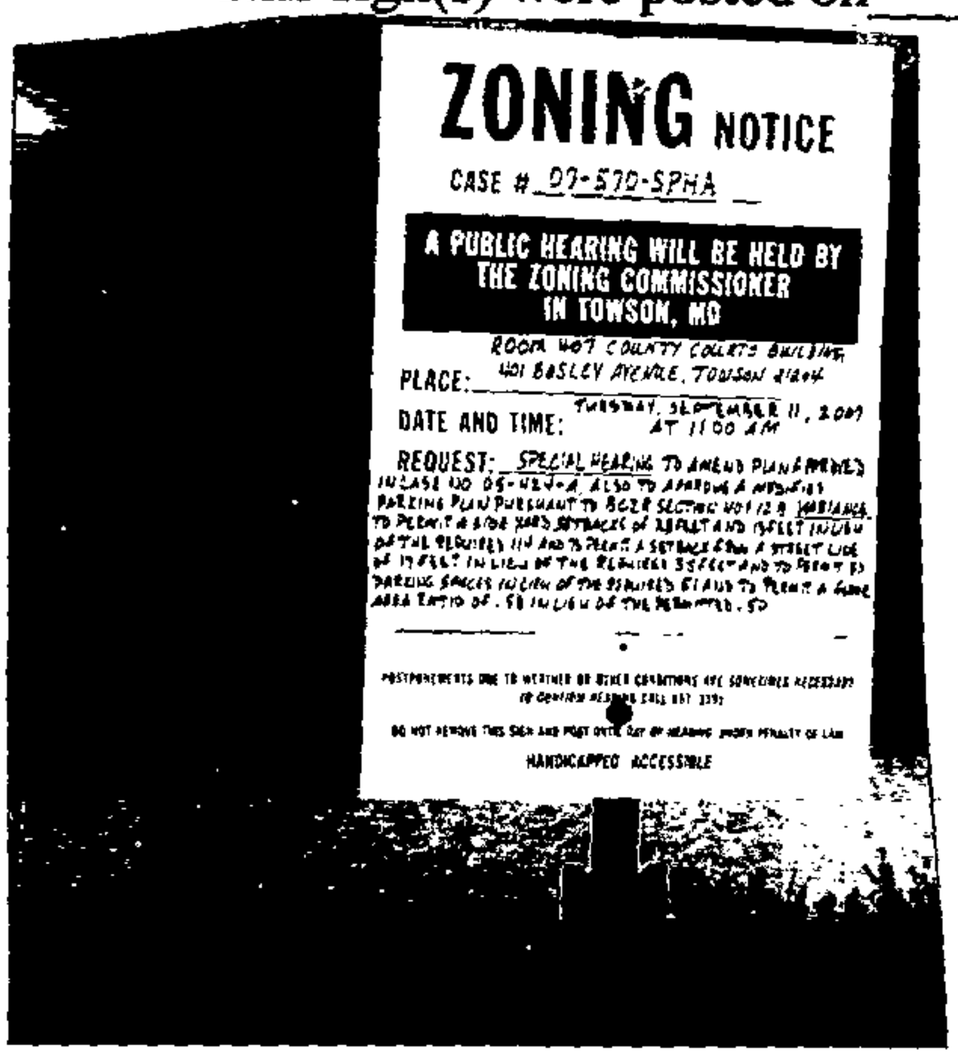
Baltimore County Department of
Permits and Development Management
County Office Building,Room 111
111 West Chesapeake Avenue

Attention:

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 at 5330-5332 OLD COURT RD

This sign(s) were posted on August 27, 2007.
(Month, Day, Year)



Sincerely,

Martin Ogle 8/27/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

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: # 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
2nd Election District - 4th Councilmanic District
Legal Owner(s): Kwasi A. Debra and Renee Bovelle

Special Hearing: to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. **Variance:** to permit side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Tuesday, September 11, 2007 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 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.

JT 8/750 Aug. 28 146775

CERTIFICATE OF PUBLICATION

8/30/, 2007

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 8/28/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 24, 2007 Issue - Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Avenue, Ste. 1000
Towson, MD 21204
410-821-0200

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: 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
Legal Owners: Kwasi A. Debra and Renee Bovelle

Special Hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. Variance to permit a side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Thursday, August 9, 2007 at 9:00 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

July 9, 2007

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

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: 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
Legal Owners: Kwasi A. Debra and Renee Bovelle

Special Hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. Variance to permit a side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Thursday, August 9, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Kwasi Debra, Renee Bovelle, 9841 Greenbelt Road, #206, Lanham 20706

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 25, 2007.**
(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 28, 2007 Issue - Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Avenue, Ste. 1000
Towson, MD 21204
410-821-0200

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: 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
Legal Owners: Kwasi A. Debra and Renee Bovelle

Special Hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. Variance to permit a side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Tuesday, September 11, 2007 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.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

August 10, 2007

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

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: 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
Legal Owners: Kwasi A. Debra and Renee Bovelle

Special Hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. Variance to permit a side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Tuesday, September 11, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Kwasi Debra, Renee Bovelle, 9841 Greenbelt Road, #206, Lanham 20706

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 07-570-SPHA

Petitioner: DEBRA BOVELLE

Address or Location: 5330-5332 OLD COURT RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN, ESQUIRE

Address: 409 WASHINGTON AVE.
SUITE 1000
TOWSON, MD 21204

Telephone Number: 410-821-0200

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 2, 2007

Deborah C. Dopkin, Esquire
409 Washington Avenue, #1000
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 07-570-SPHA, 5330-5332 Old Court Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 20, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Kwasi A. Debra Renee Bovelle 9841 Greenbelt Road #206 Lanham 20706

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: JUNE 26, 2007

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

RE: Baltimore County
Item No. 7-570-SPHA
5330-5332 OLD COURT RD
BOVELLE PROPERTY
SPECIAL HEARING
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-570-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Fire Department

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

Baltimore County

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

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 25, 2007

570

Item Number: 555 through 572

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 on Recycled Paper

8/9 P/P
TB
9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2007

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

RECEIVED
AUG 13 2007
BY:

SUBJECT: 5330-5332 Old Court Road

INFORMATION:

Item Number: 7-570

Petitioner: Kwasi A. Debra

Zoning: OT

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The subject property is located in a Master Plan Designated Growth Area. The subject site was originally approved to construct a 7500 square foot office building with variances to permit side yard setbacks of 28 feet in lieu of the required 60 feet and 16 feet in lieu of the required 60 feet; and a front setback variance of 27 feet in lieu of the required 35'.

The newly requested variances appear to have a negative impact on surrounded uses and existing establishments. Additionally, Old Court Road has no on-street parking and potential visitors and employees of the proposed building will not have adequate on-site parking. The Office of Planning recommends denial of the newly requested variances.

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

Reviewed by: Cindy Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-570(2).doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2007

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

SUBJECT: 5330-5332 Old Court Road

INFORMATION:

Item Number: 7-570

Petitioner: Kwasi A. Debra

Zoning: OT

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

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The newly requested variances appear to have a negative impact on surrounded uses and existing establishments. Additionally, Old Court Road has no on-street parking and potential visitors and employees of the proposed building will not have adequate on-site parking. The Office of Planning recommends denial of the newly requested variances.

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

Reviewed by: Cindy Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-570(2).doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 9, 2007

TO: Kristen Matthews
Department of Permits & Development Management

FROM: Patti Zook, Legal Secretary to
Thomas H. Bostwick, Deputy Zoning Commissioner

RE: Petition for Special Hearing
Case No. 07-570-SPHA

The on-site posting was not done for the scheduled hearing on Thursday, August 9, 2007 at 9:00 AM. Therefore, the hearing was not held. The Petitioner needs to post and readvertise for the hearing.

The file is being returned to Permits & Development Management for safekeeping.

Thank you for your attention and cooperation in this matter.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2007
Item Nos. 07-521, 555, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, and 572

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-06272007.doc

Patricia Zook - 07-570-SPHA -- hearing is Thursday August 9 at 9:00 AM - for Tom

From: Patricia Zook
To: Murray, Curtis
Date: 8/2/2007 11:17 AM
Subject: 07-570-SPHA -- hearing is Thursday August 9 at 9:00 AM - for Tom

Hi Curtis -

We need comments from Planning for the above-referenced case located at 5330-5332 Old Court Road.

Thanks.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

FAX COVER SHEET

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286

Phone: (410) 828-9060
Fax: (410) 828-9066

Send To: Zoning Dept.	From: Vincent J. Moskunas, Sr.
Attention: Kristen Matthews	Date: August 3, 2007
Fax No.: 410 – 887 - 3048	Total Pages including Cover:

☐ URGENT ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☑ For Your Information

Re: 07-570-SPHA
5330-5332 Old Court Road

Kristen:

I regretfully ask for a postponement of the above-referenced case number. It has been brought to my attention that the sign required to be posted by July 25, 2007 was not; therefore, the 15 day period cannot be met for the August 9th hearing. Obviously, to add insult to injury the notice will need to be published again.

Please let me know when you are able to fit this into the Zoning Commissioner's schedule; hopefully, sooner than later.

Thank you for your attention to the above.

Vince

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

July 9, 2007

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

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: 07-570-SPHA
5330-5332 Old Court Road
N/west side of Old Court Road, 170 feet s/west of centerline of Gray Fox Court
Legal Owners: Kwasi A. Debra and Renee Bovelle

Special Hearing to amend plan approved in Case No. 05-424-A also to approve a modified parking plan pursuant to BCZR Section 409.12B. Variance to permit a side yard setbacks of 28 feet and 13 feet in lieu of the required 114 and to permit a setback from a street line of 17 feet in lieu of the required 35 feet and to permit 31 parking spaces in lieu of the required 51 and to permit a floor area ratio of .58 in lieu of the permitted .50.

Hearing: Thursday, August 9, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204
Kwasi Debra, Renee Bovelle, 9841 Greenbelt Road, #206, Lanham 20706

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 25, 2007.**
(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.

08/03/2007 09:43 4108289066 SITE RITE SURVEYING INC #1961 P.002 /002

BALTIMORE COUNTY
MARYLAND

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204
Phone: 410-887-3868 **Fax: 410-887-3468**

FAX COVER SHEET

DATE: 10-16-07

NO. OF PAGES INCLUDING COVER SHEET: 10

TO: Deb. Dopkin

FROM:

PHONE:

FAX NO.: 410 823 8509

MESSAGE:
Case 07-570-SPHA

REMARKS: ☐ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

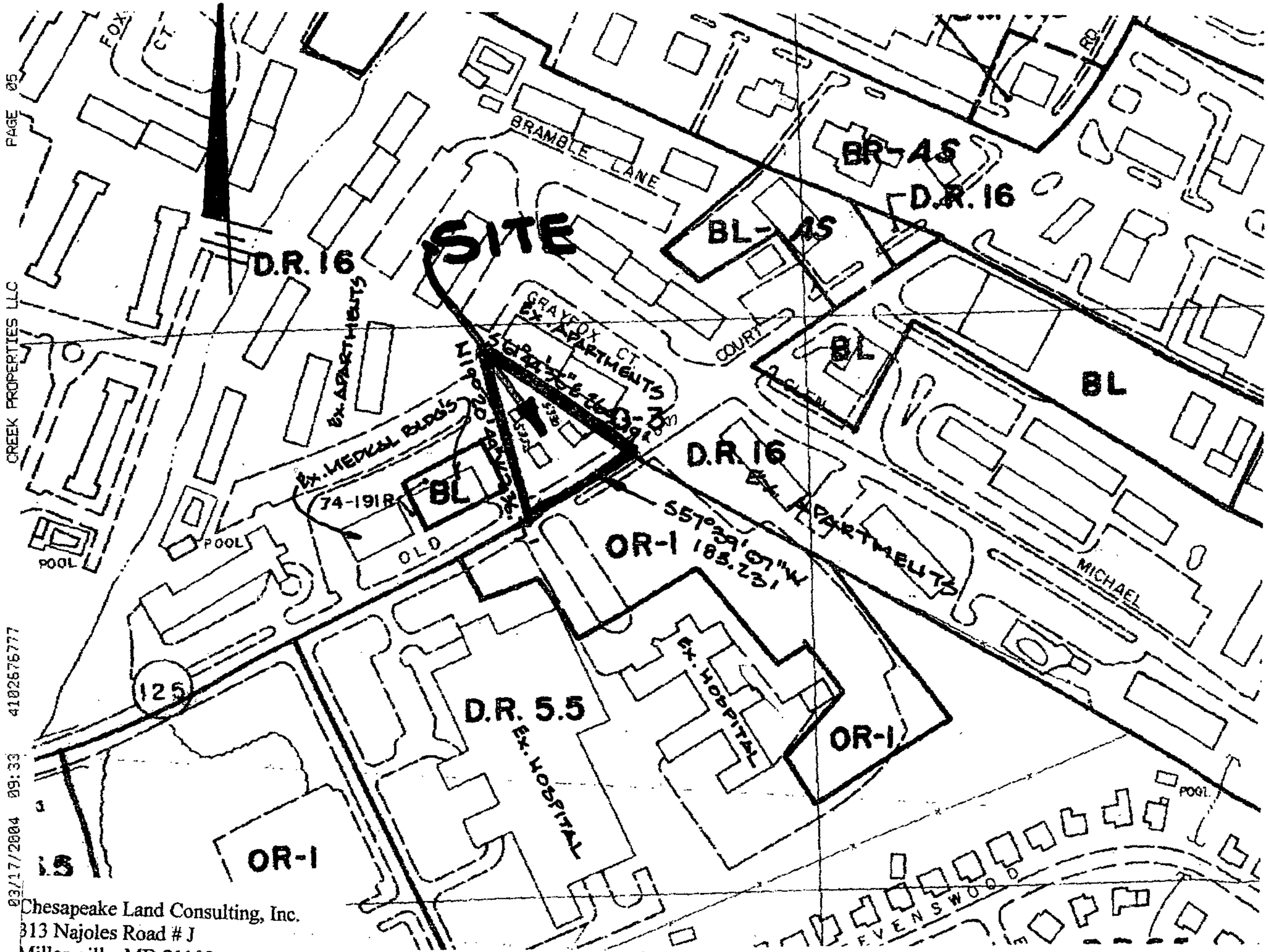
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
KWASI DEBKA	9841 Greenbelt Rd #206	Lanham MD 20706	kadelra@gmail.com
JOHN F. McPhaul	3622 Forest Cantonsville	Gwynn Oak MD 21207	m2490@prodigy.net
Deborah Dopkin	409 Washington Ave #409	Towson MD 21204	ddopkin@dopkinlaw.com
Bernadette Moskunas	200 E. Joppa Road Suite 201	Towson, MD 21286	siteriteinc@aol.com
THOMAS KOZLOWSKI	133 E. MAIN ST.	WESTMINSTER MD. 21158	rds.mail@verizon.net

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Peirce Macgill	400 Cath. Ave, Towson Econ Dev.	Towson, MD	pmacgill@baltimorecountyhq.gov
~~THOMAS~~			

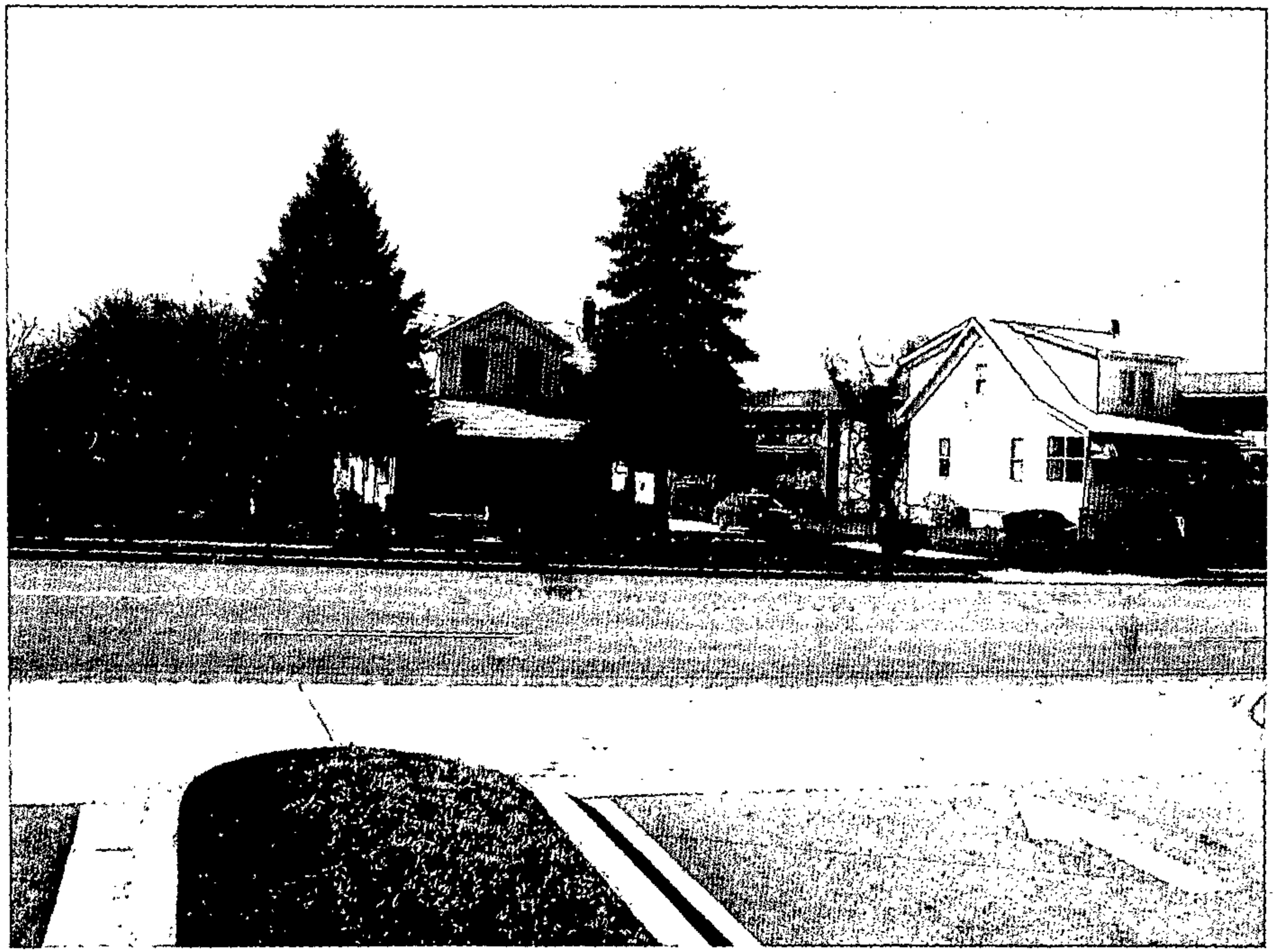


Chesapeake Land Consulting, Inc.
313 Najoles Road # J
Millersville, MD 21108

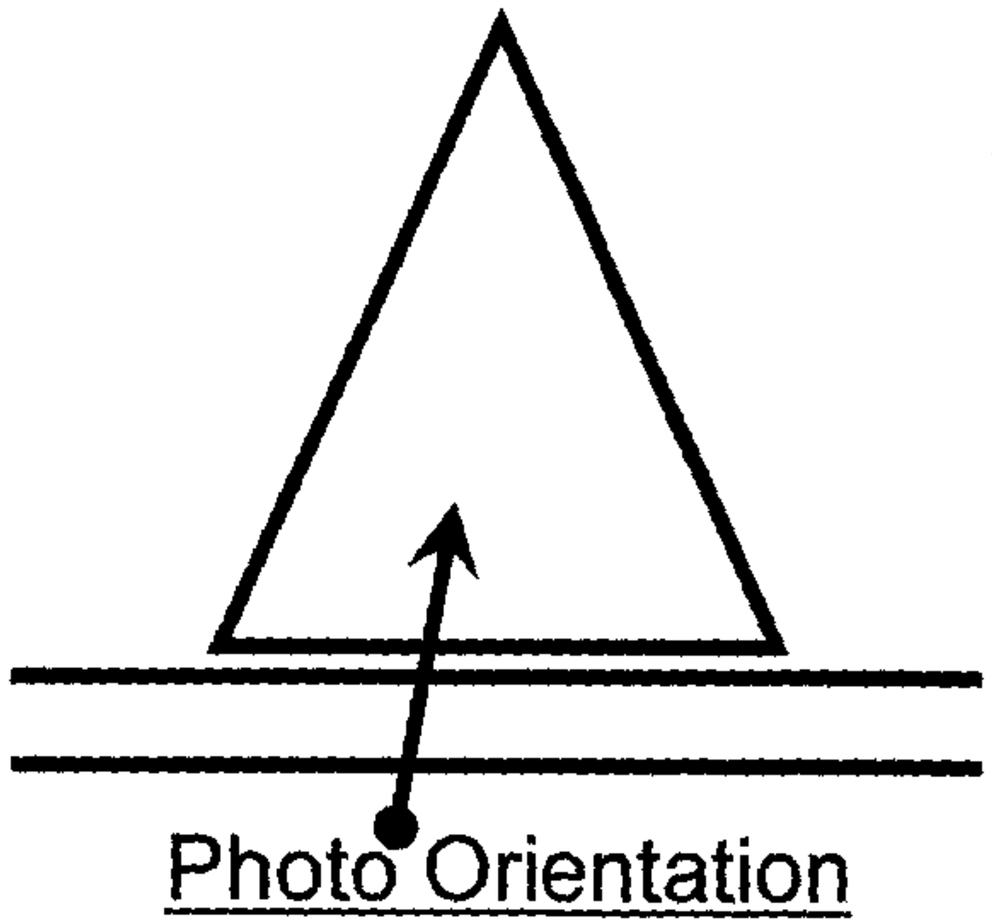
07-570-SPHA

PAGE 05
CREEK PROPERTIES LLC
03/17/2004 09:33 4102676777

Northwest Professional Center

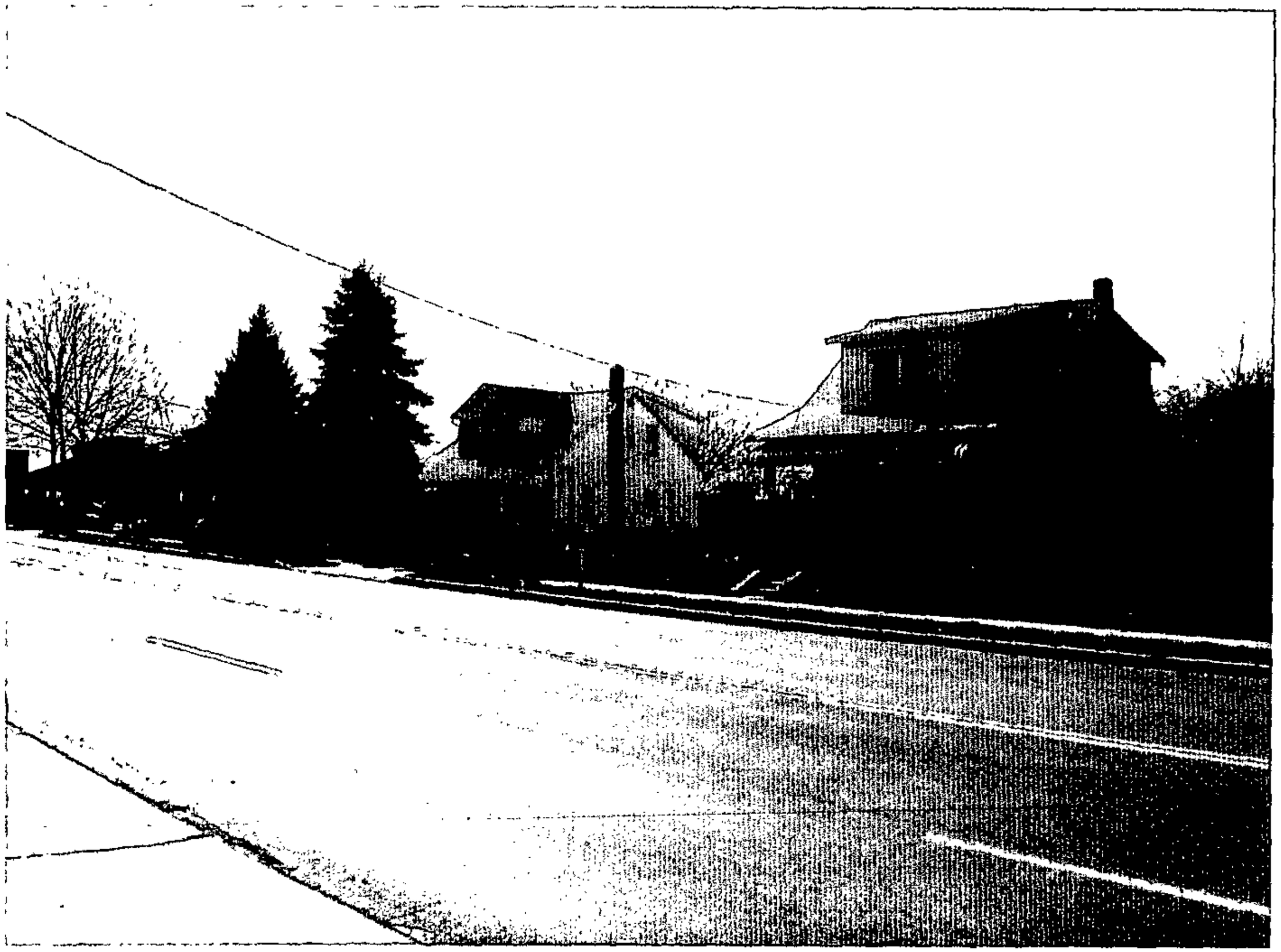


Across the Street



PETITIONER'S
EXHIBIT NO. B

Northwest Professional Center



Across the Street

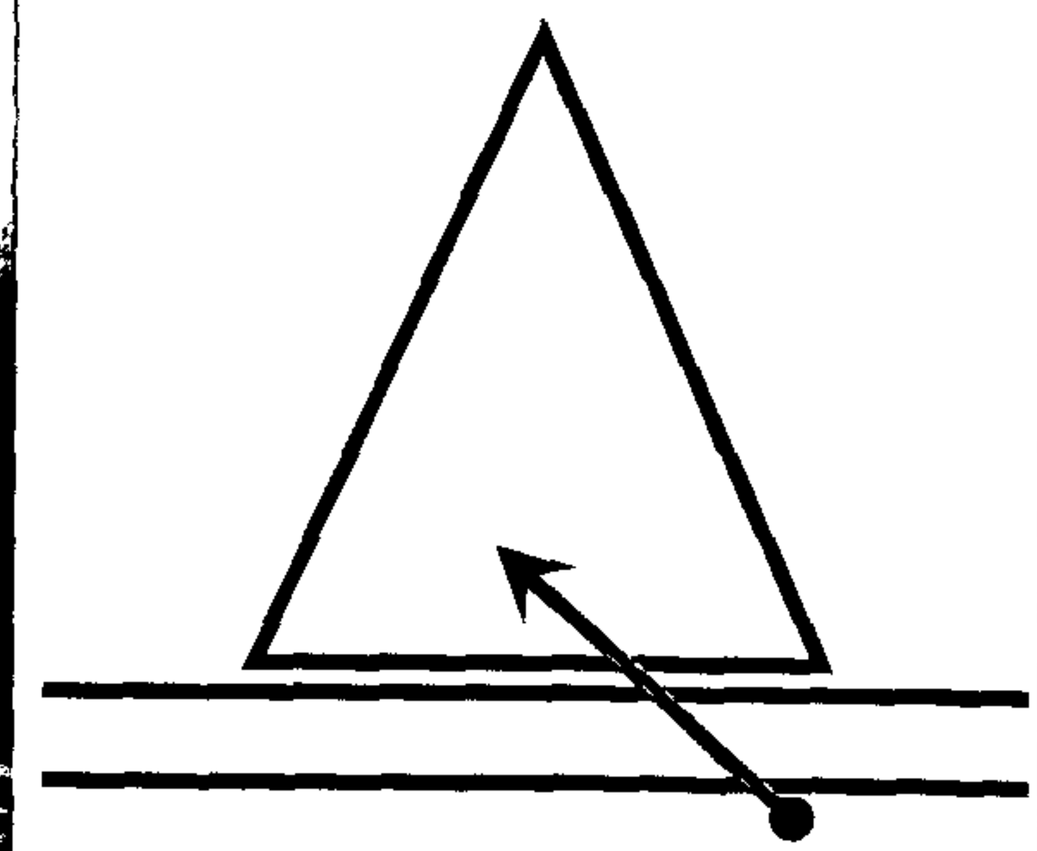
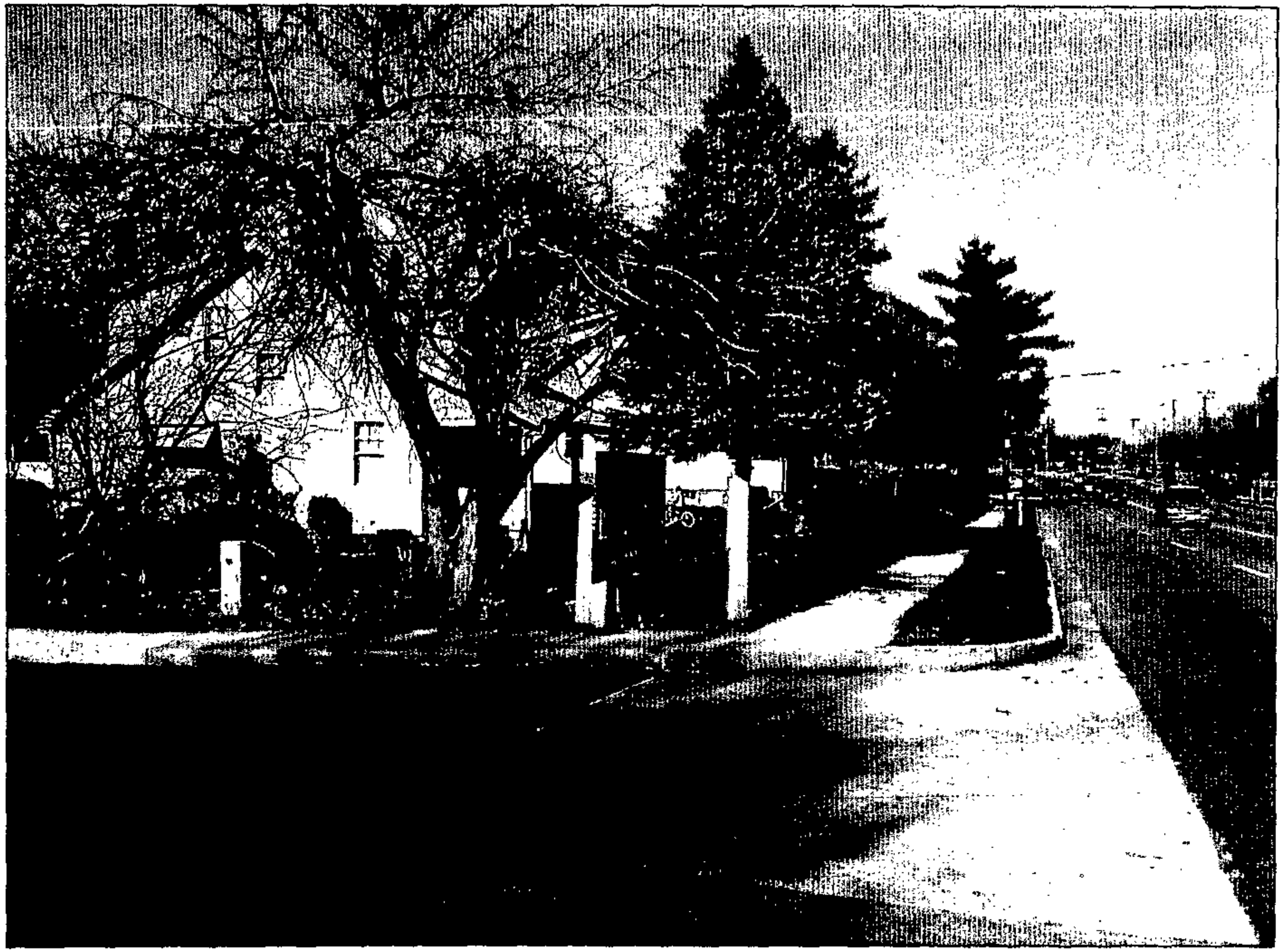


Photo Orientation

Northwest Professional Center



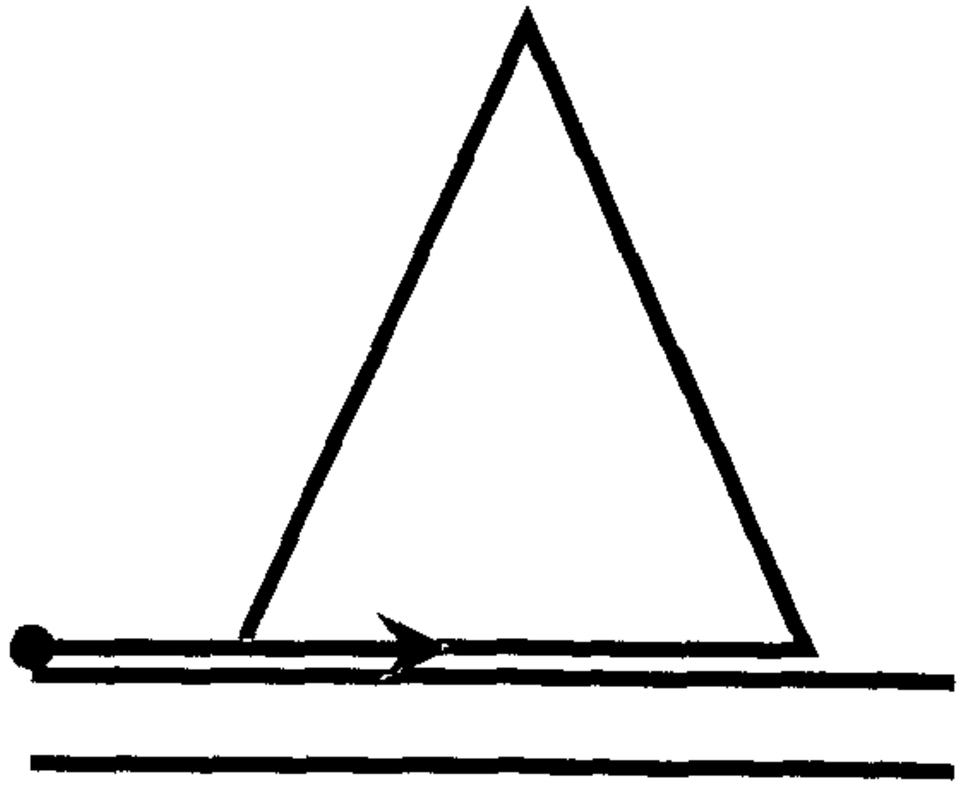


Photo Orientation

Left Property Corner -- Towards Liberty Rd

Northwest Professional Center

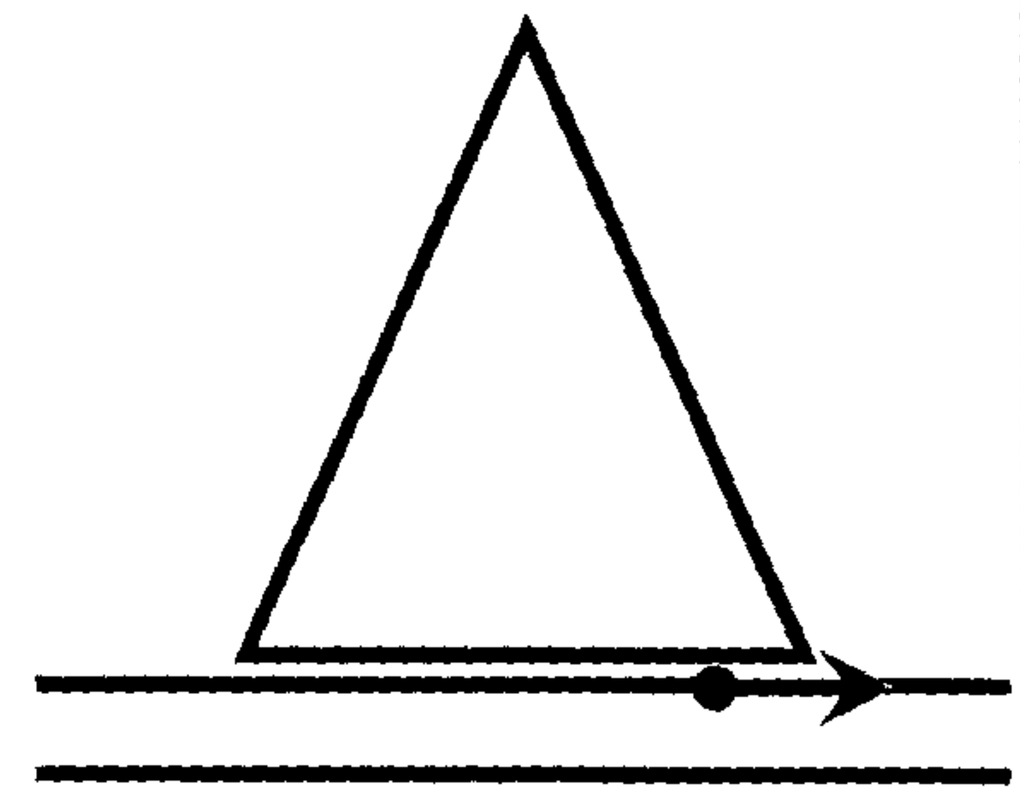


Photo Orientation

Right Property Corner – Facing Liberty Rd

Northwest Professional Center

Across the Street – Facing Liberty Rd

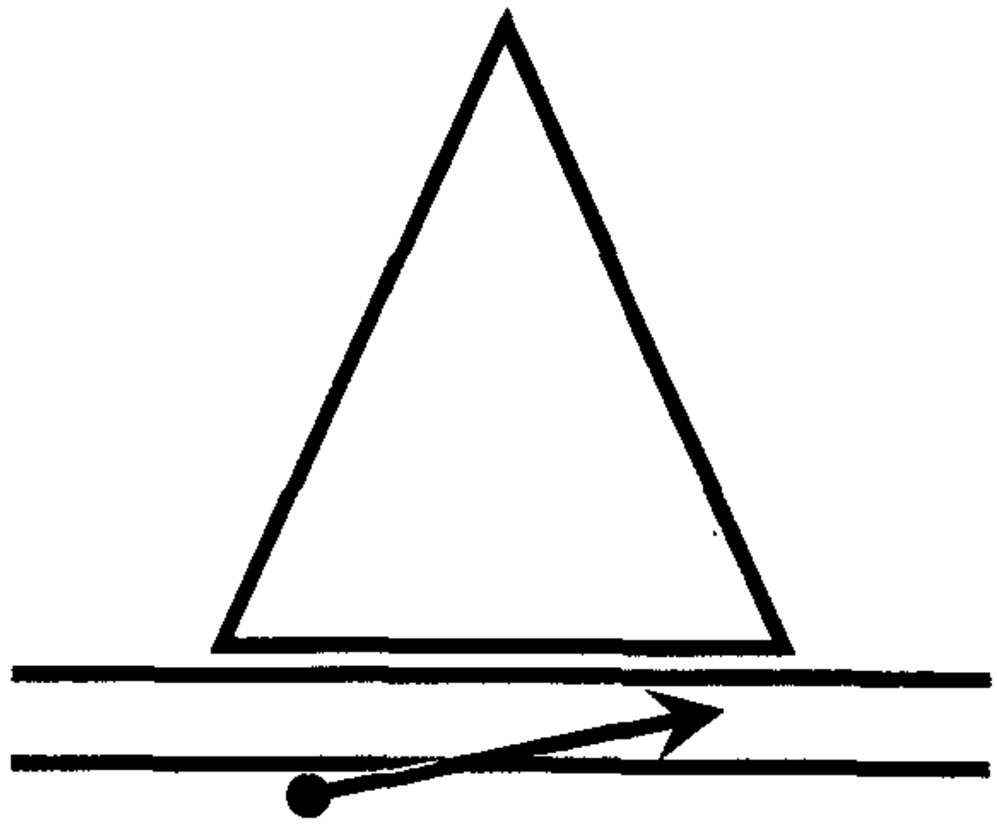
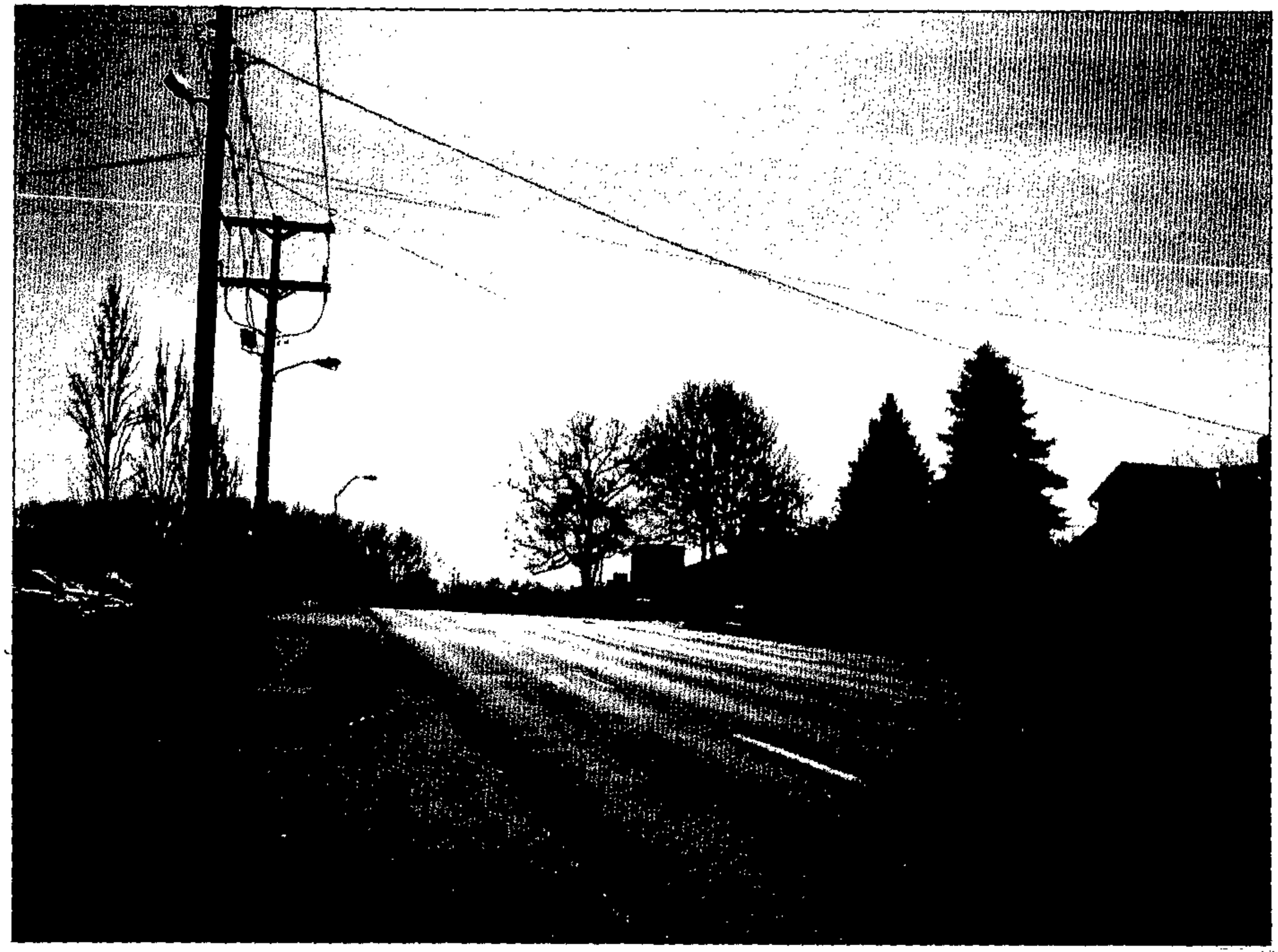


Photo Orientation

Northwest Professional Center



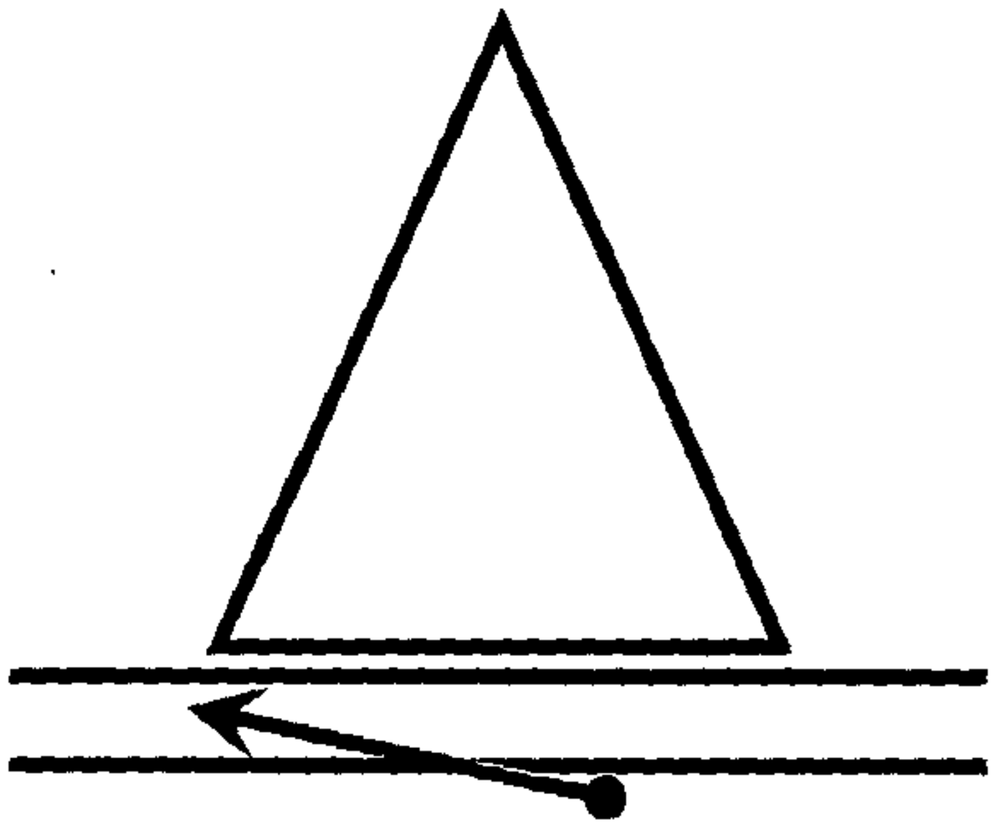
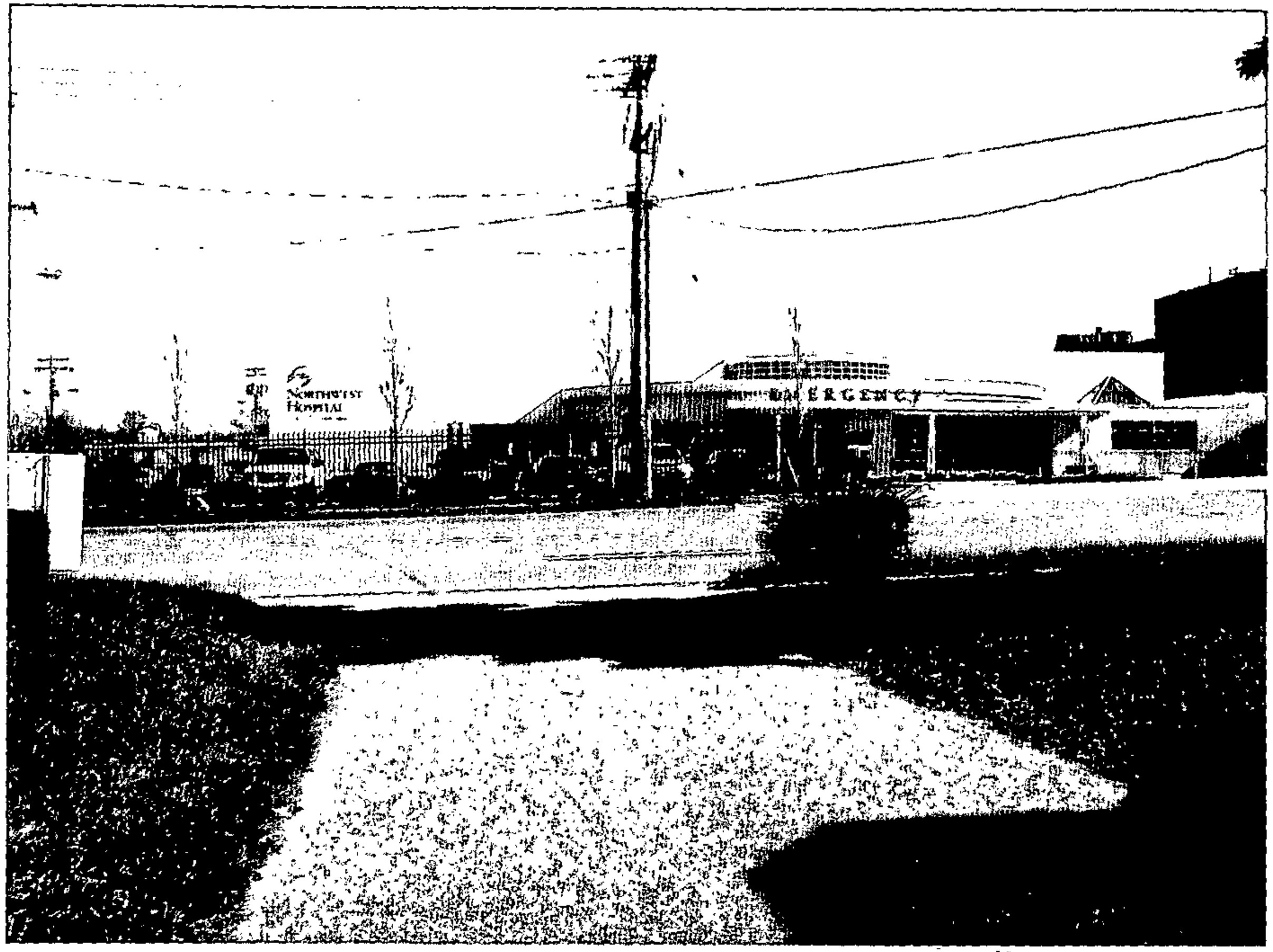


Photo Orientation

Across the Street – Away from Liberty Rd

Northwest Professional Center



Facing Northwest Hospital

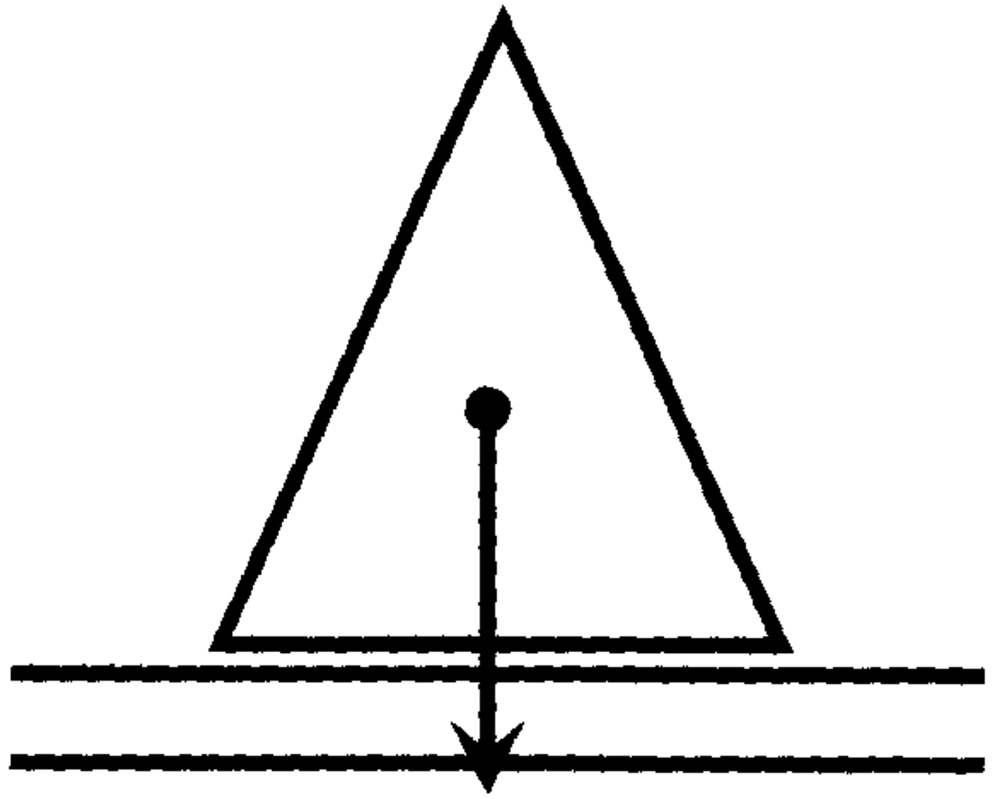
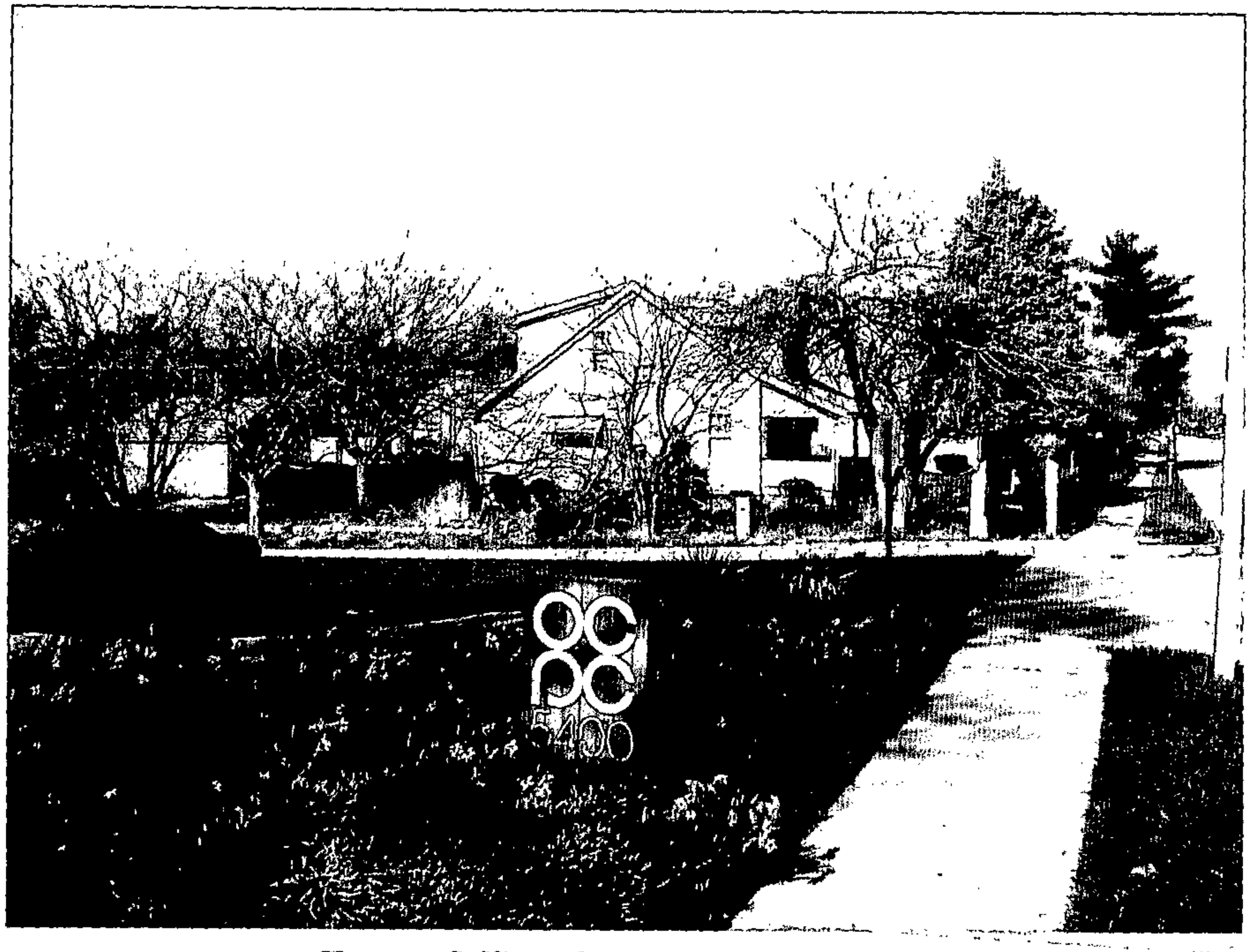


Photo Orientation

Northwest Professional Center



From Office Park West of Property

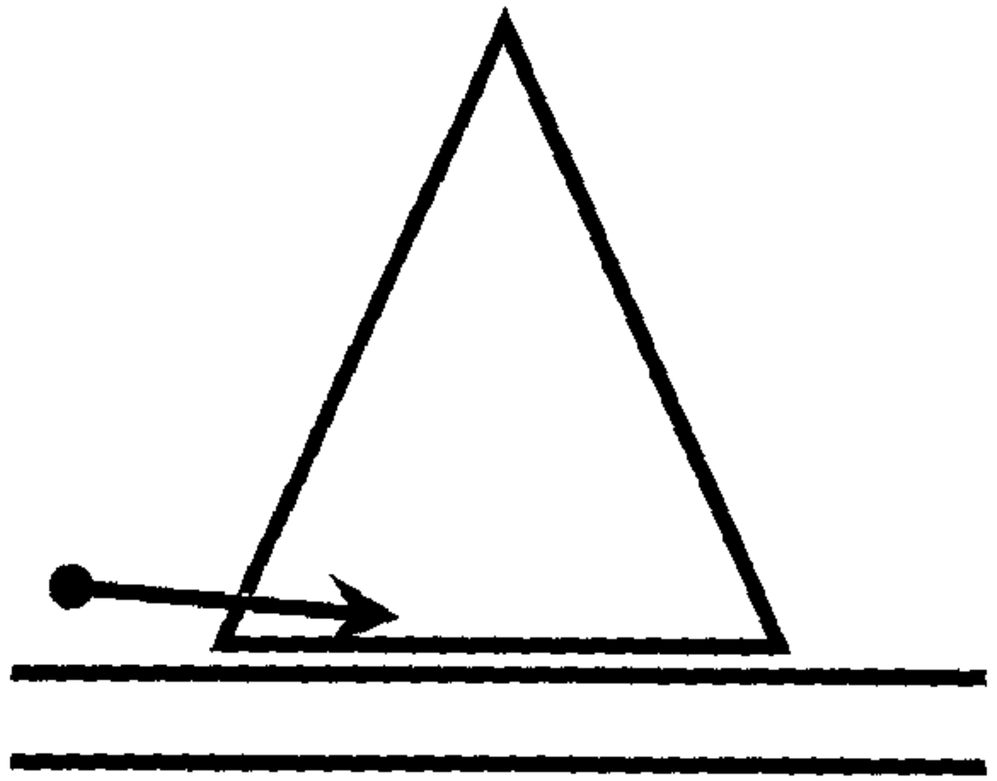


Photo Orientation

8

Northwest Professional Center

5330 Old Court

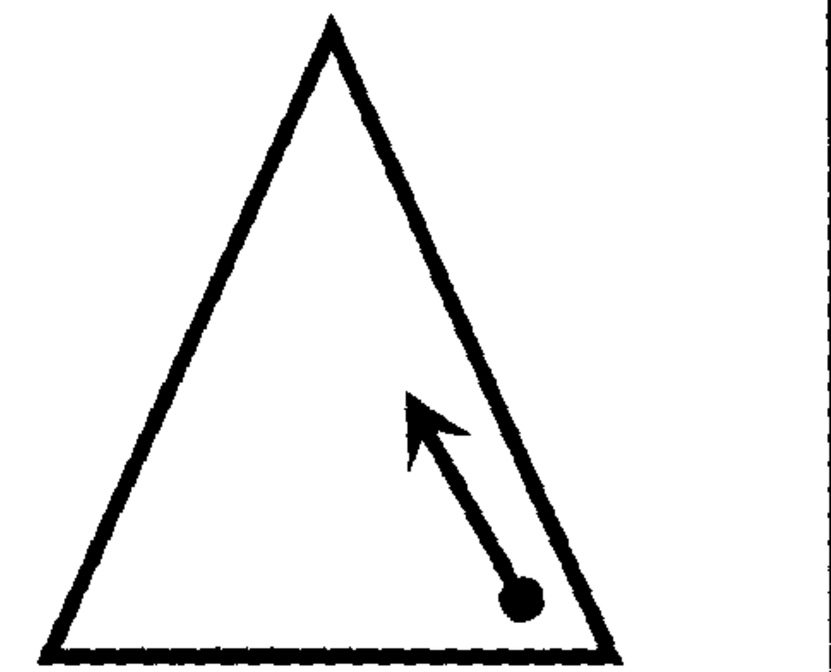


Photo Orientation

Northwest Professional Center

Facing Office Park West of Property

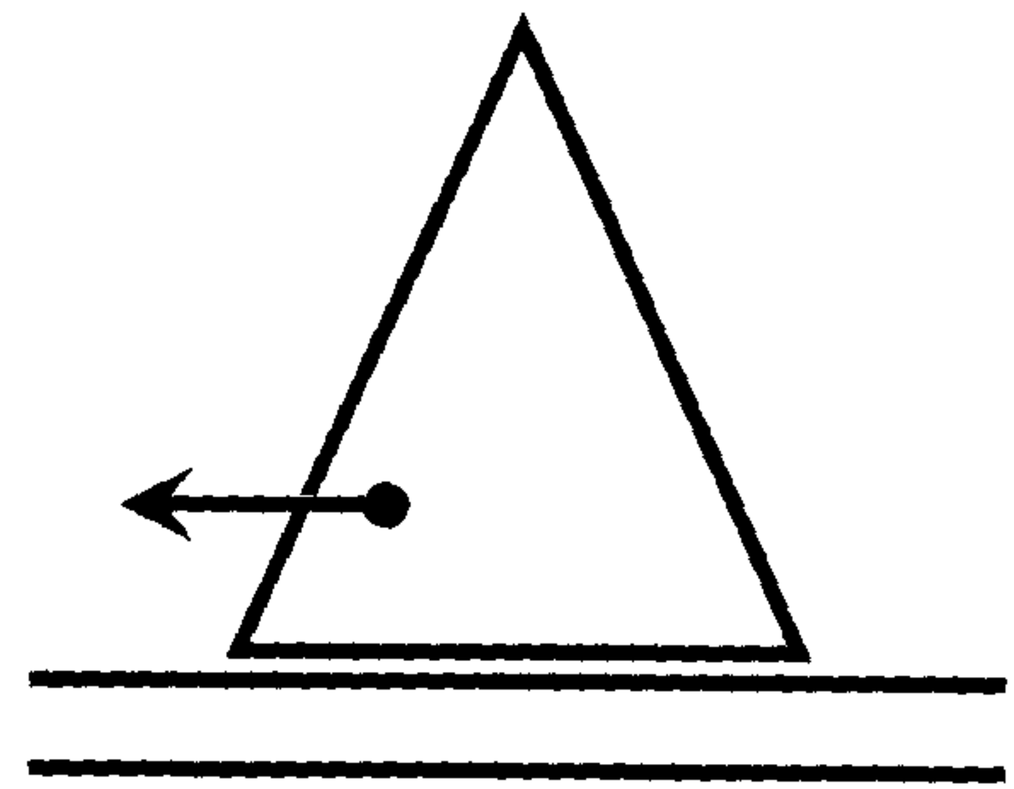
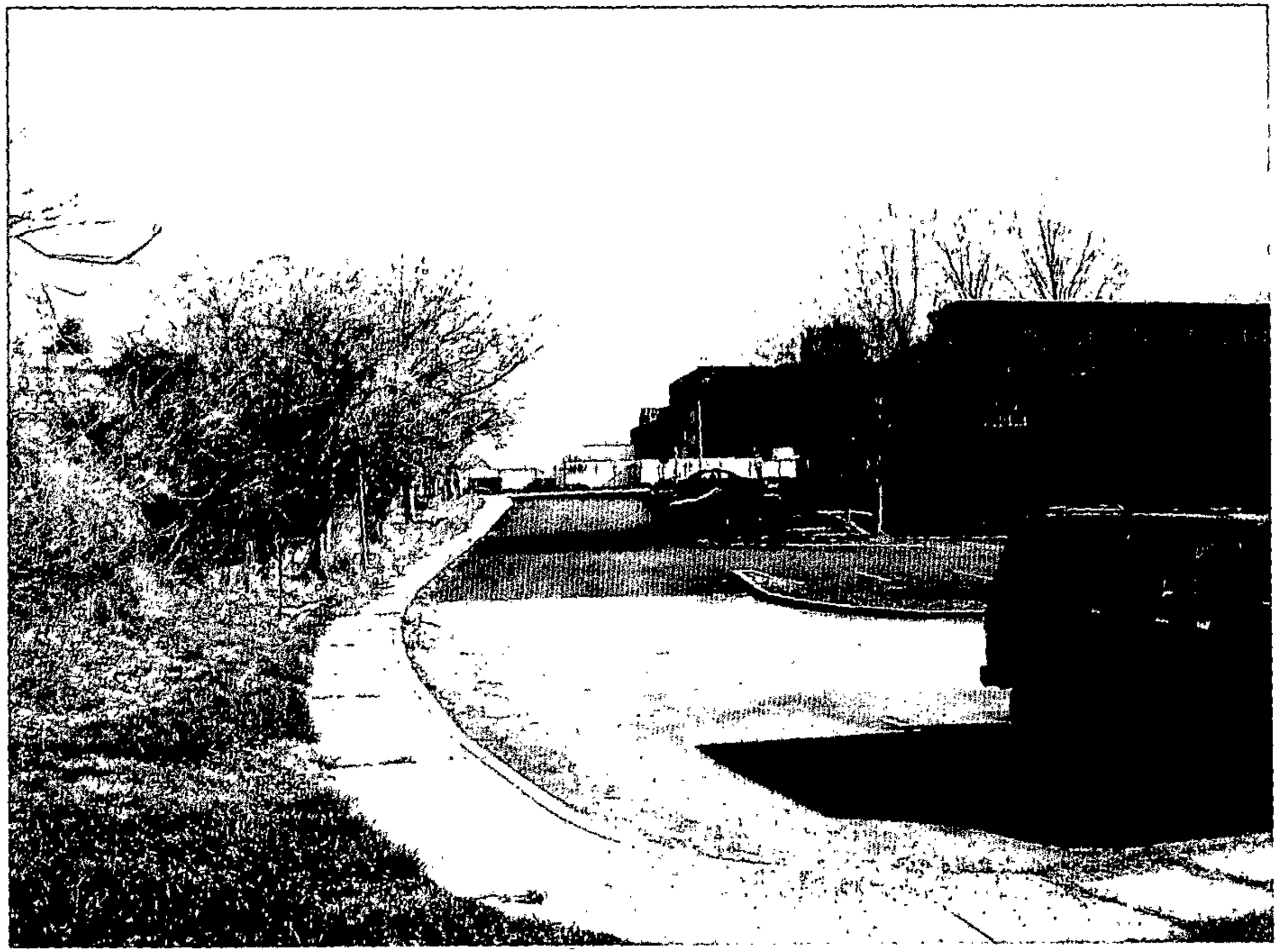


Photo Orientation

Northwest Professional Center



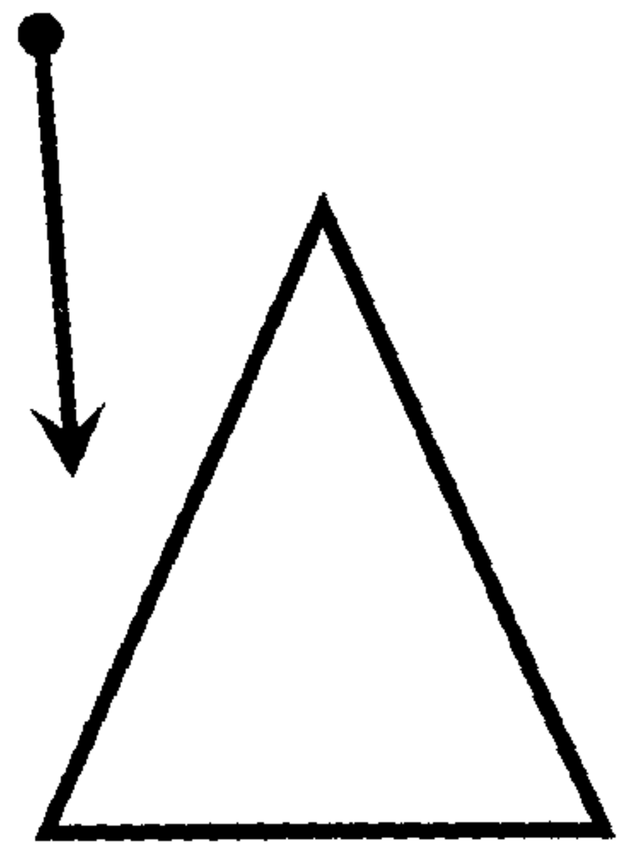
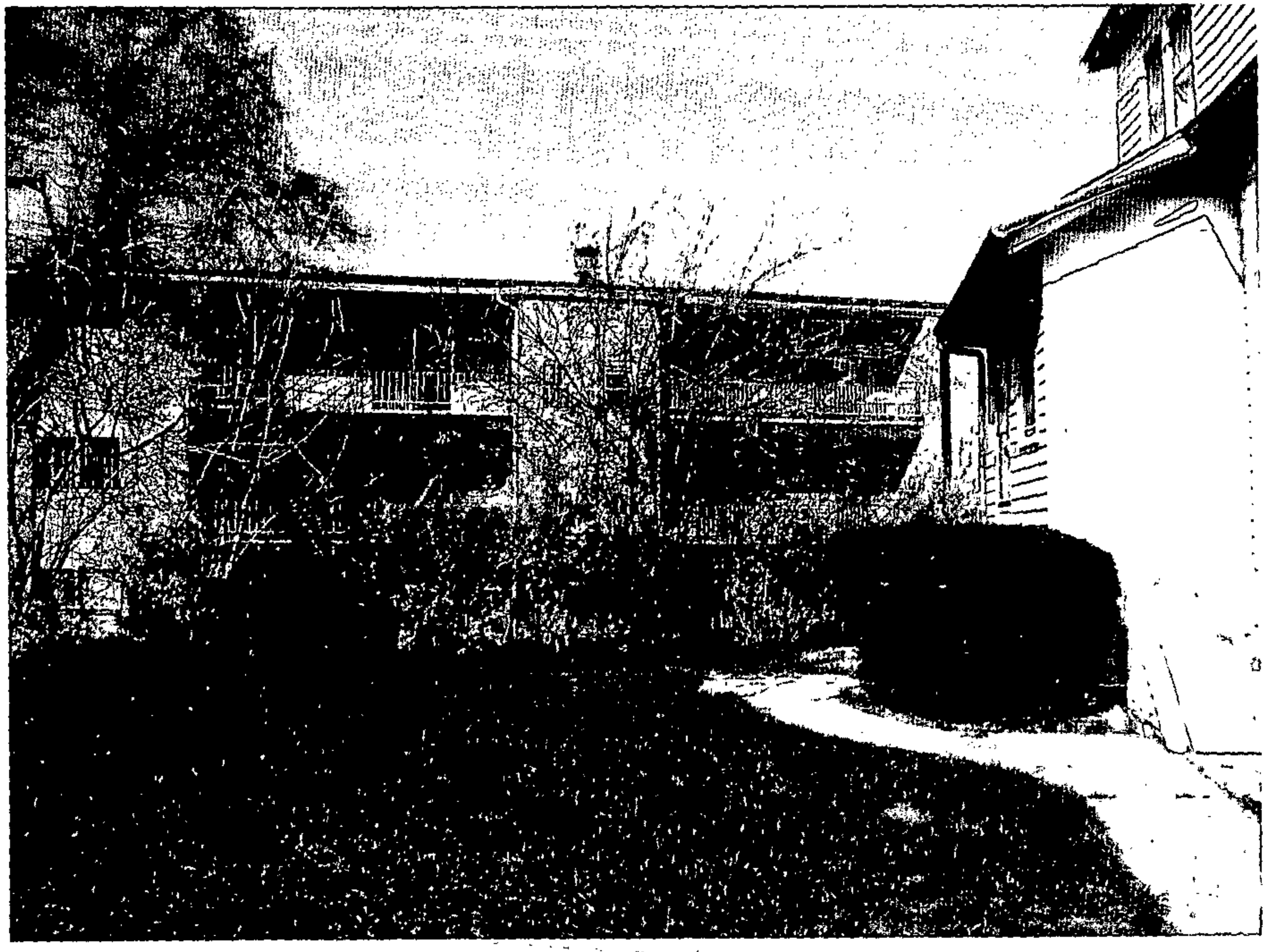


Photo Orientation

Behind 5332 Old Court -- West Property Line

Northwest Professional Center



Facing Apartment Complex

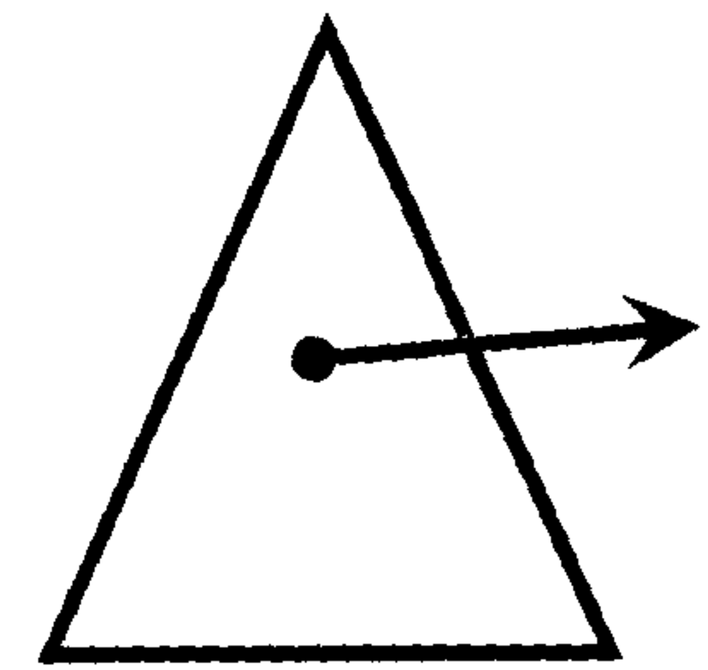


Photo Orientation

Northwest Professional Center

East of 5330 Old Court – Apartment Complex

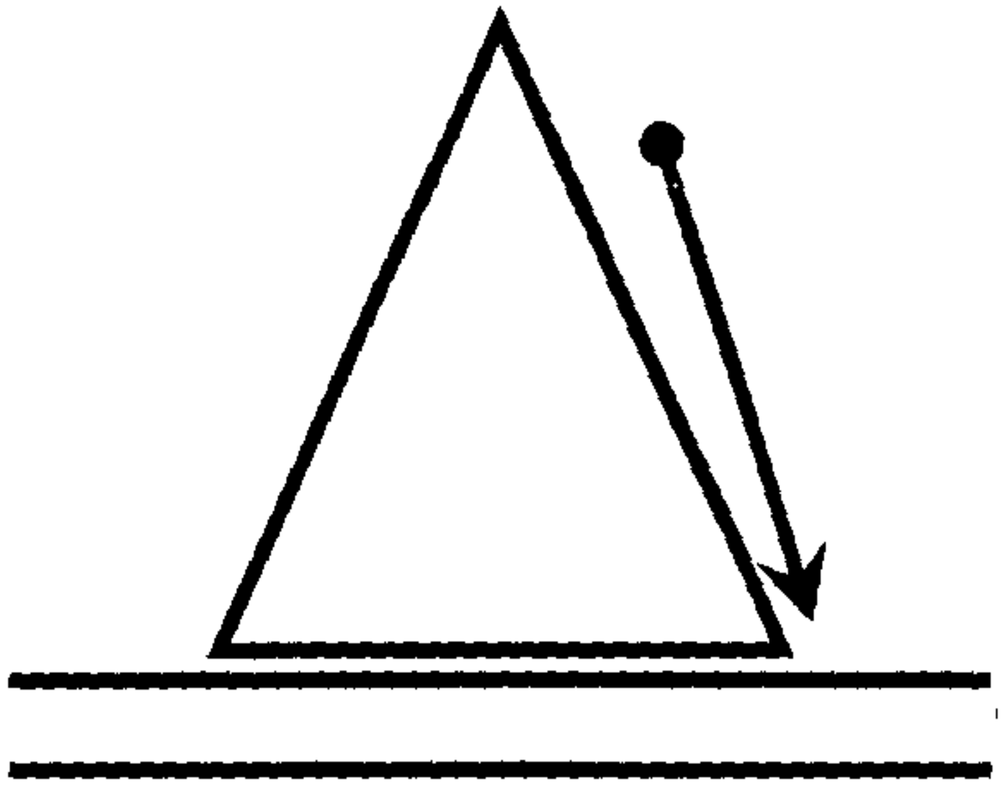


Photo Orientation

Northwest Professional Center

East of 5330 – Apartment Complex

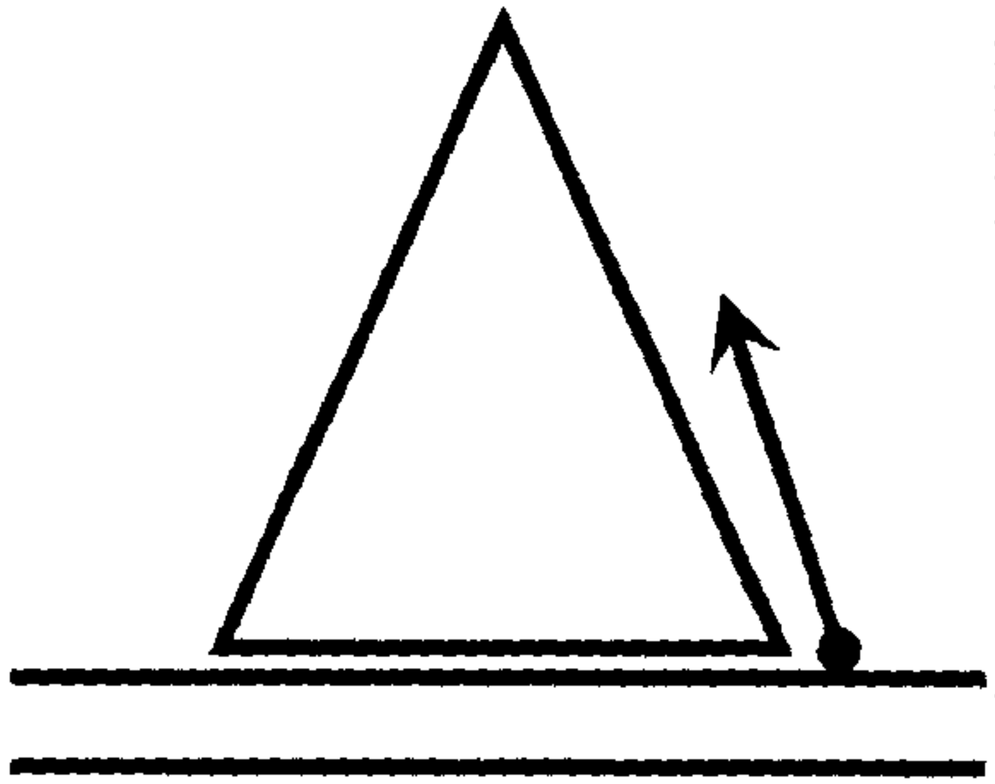


Photo Orientation

Northwest Professional Center

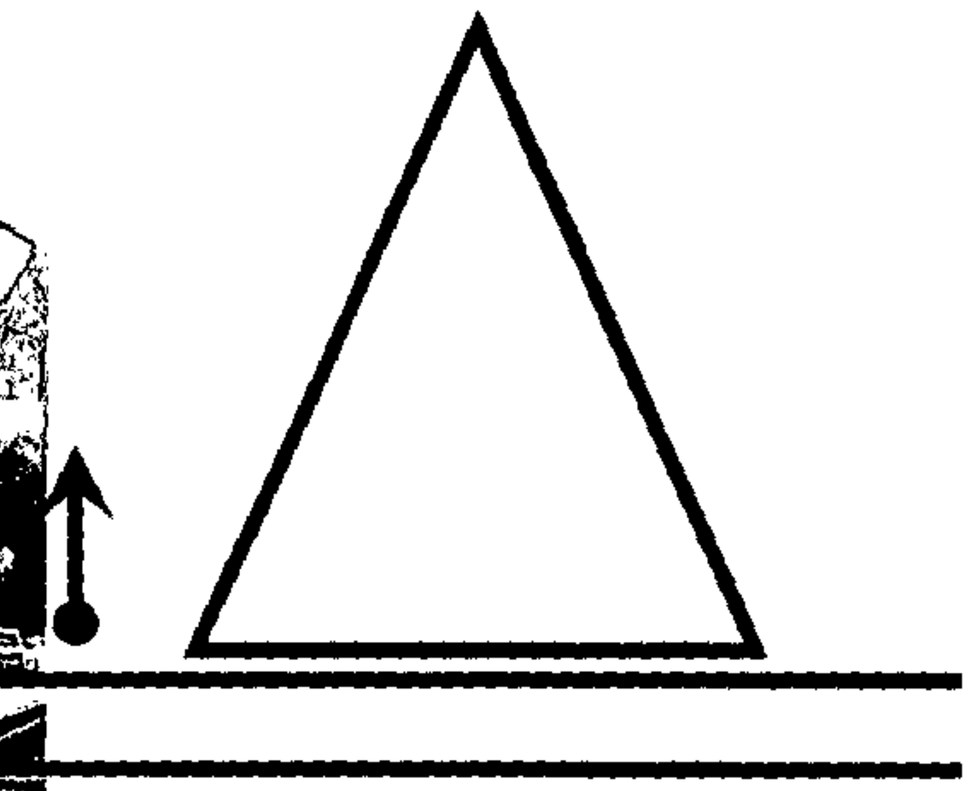


Photo Orientation

Front of Office Park West of Property

Northwest Professional Center

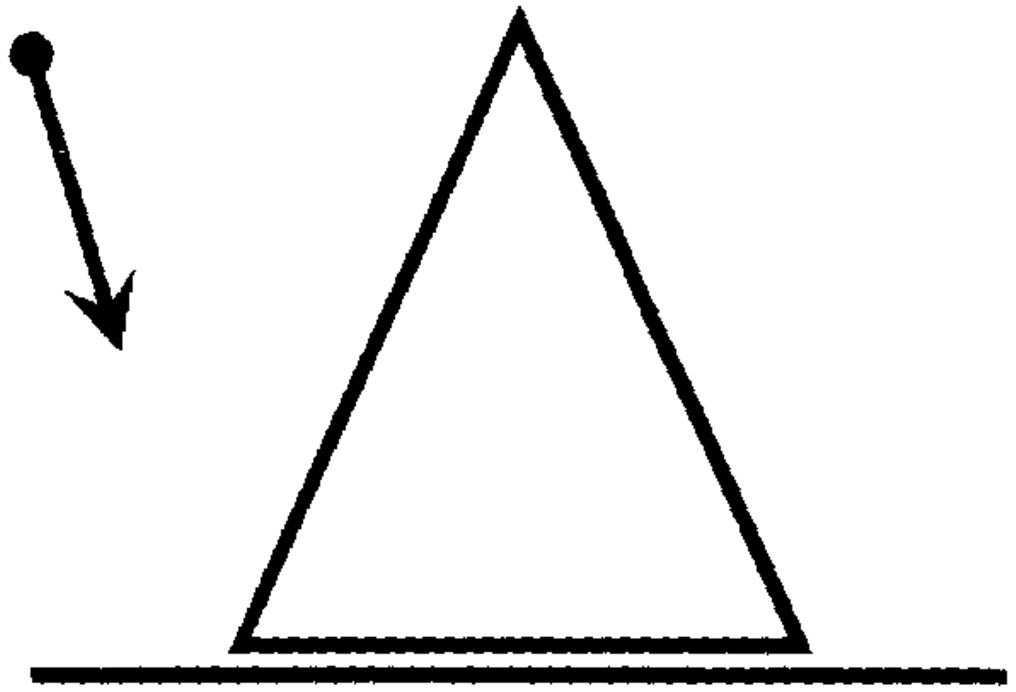


Photo Orientation

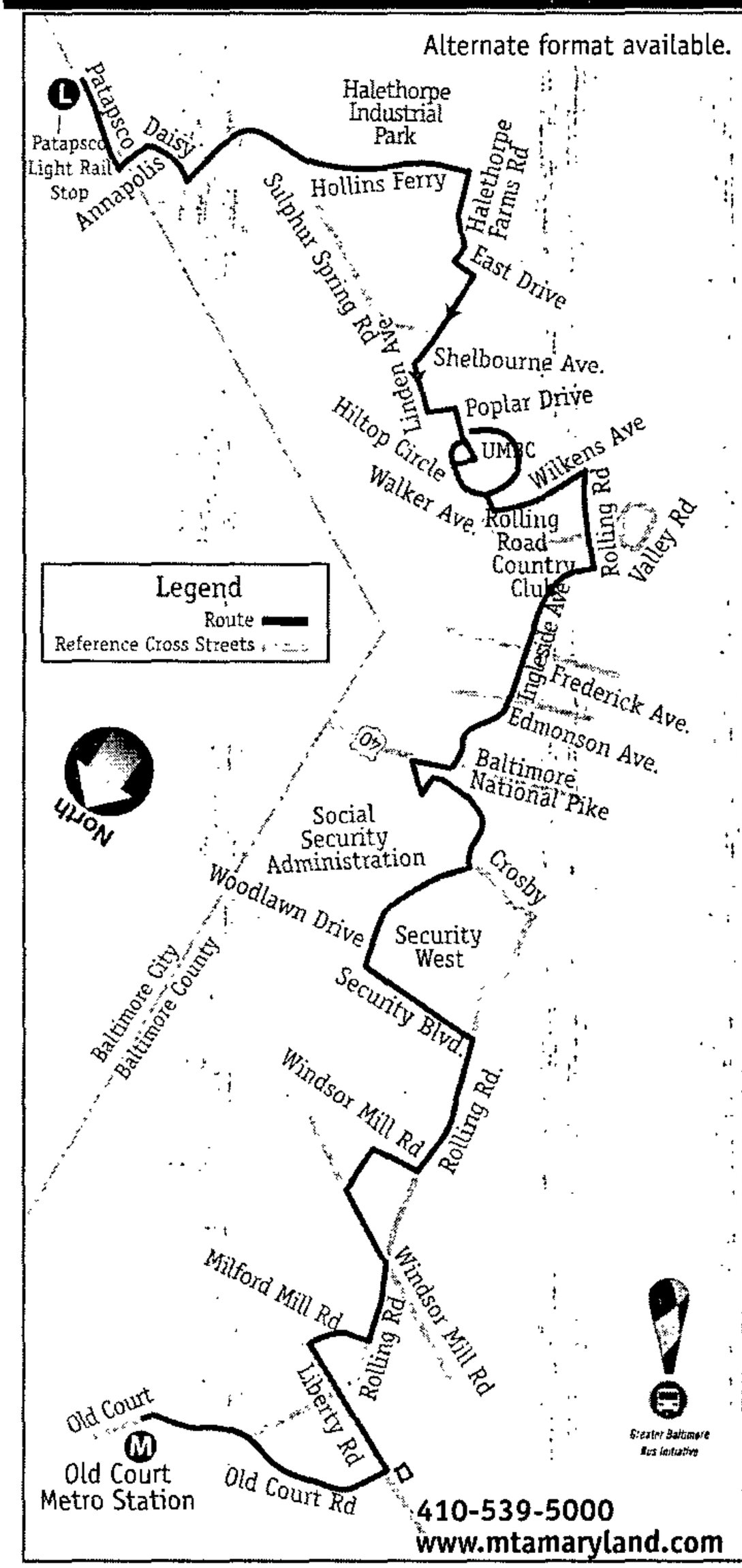
Rear of Office Park West of Property

Your new ride . . . our new attitude!

Map of Revised MTA Local Bus No. 77

Old Court Metro Station to Patapsco Light Rail Stop

Service Begins October 23, 2005



Service Frequencies:	
Weekday Peak/Rush	30 minutes
Weekday Midday	30 minutes
Saturday	30 minutes
Sundays & Holidays	60 minutes

1-866-RIDE-MTA
(743-36

MTA Maryland

PETITIONER'S
EXHIBIT NO. C1

Effective 10/23/05

M8

Randallstown/ Milford Mill Metro Subway Station

Your new ride . . .
our new attitude.

MTA Bus Service to:

- *Northwest Hospital*

www.mtamaryland.com
410-539-5000/1-866-RIDE-MTA
TTY 410-539-3497

INSTRUCTIONS

HOW TO USE THE MTA TIMETABLES:

1. Major intersections or selected points of interest are noted on the map by a letter corresponding to the timepoint on the schedule.
2. Transfer points are shown by listing the intersecting bus routes on the map.
3. Select the location closest to your boarding point, then read down to the time a bus will be at this location.
4. Destinations are shown to the right of your starting point.
5. Route patterns are noted in footnotes.
6. All times are approximate.
7. Buses will stop at designated bus stops only.

ABOUT MTA FARES:

1. Exact fare is required. Use coins or one-dollar bills. Fareboxes do not give change.
2. Basic fares on MTA Local Buses, Light Rail and Metro Subway: $1.60 one-way, $3.50 Day Pass (unlimited daily travel).
3. Basic fares for seniors and individuals with disabilities (with MTA certified ID): 55¢ one-way, $1.20 Day Pass (unlimited daily travel).

Visitors from outside the MTA's service area must show either a Medicare disability card or disability card and proof of residency.

IMPORTANT MTA TELEPHONE NUMBERS:

Bus, Metro Subway, Light Rail and
MARC Train information 410-539-5000
Toll free 1-866-743-3682
TTY 410-539-3497
Lost & Found 410-333-2387

MTA Website: www.mtamaryland.com

(This document available in alternative format upon your request)

Maryland Transit Administration
6 St. Paul Street
Baltimore, MD 21202

MTA Maryland

Maryland Department of Transportation

INSTRUCCIONES:

CÓMO UTILIZAR LOS HORARIOS DE LA ADMINISTRACIÓN DE TRANSPORTE DE MARYLAND (MTA):

1. Las intersecciones principales o los puntos seleccionados de interés se destacan en el mapa con una letra que corresponde al horario de parada.
2. Los puntos de trasbordo se indican mencionando las rutas de autobuses que se cruzan en el mapa.
3. Escoja la ubicación más cerca a su parada, luego busque el horario cuando el autobús pasará por esa ubicación.
4. Los destinos se indican a la derecha de su punto de partida.
5. Las rutas se anotan al pie.
6. Todos los horarios son estimados.
7. Los autobuses solamente pararan por las paradas designadas.

ACERCA DE LAS TARIFAS DE LA MTA:

1. Se requiere el monto exacto de la tarifa. Utilice monedas o billetes de un dólar. Las Maquinas Automáticas de Cobro de Pasaje (Fareboxes) no dan cambio.
2. Tarifas básicas en los autobuses locales, en el tranvía electrico (Light Rail) y en el tren subterráneo (Metro Subway) de la MTA: $1.60 boleto de ida, $3.50 boleto para todo el dia (viajes ilimitados durante el dia).
3. Tarifas básicas para personas mayores de edad y para personas con impedimentos (con una tarjeta de identificación aprobada por la MTA): 55¢ boleto de ida, $1.20 boleto para todo el dia (viajes ilimitados durante el dia). Los visitantes que no pertenezcan al área de servicio de la MTA deberán mostrar una tarjeta por impedimentos de Medicare o una tarjeta por impedimento y comprobante de residencia.

NÚMEROS TELEFÓNICOS IMPORTANTES DE LA MTA:

Información sobre autobuses, el tren subterráneo (Metro Subway), el tranvía eléctrico (Light Rail)
y el tren MARC 410-539-5000
Línea gratuita 1-866-743-3682
Servicios TTY 410-539-3497
Objetos extraviados 410-333-2387

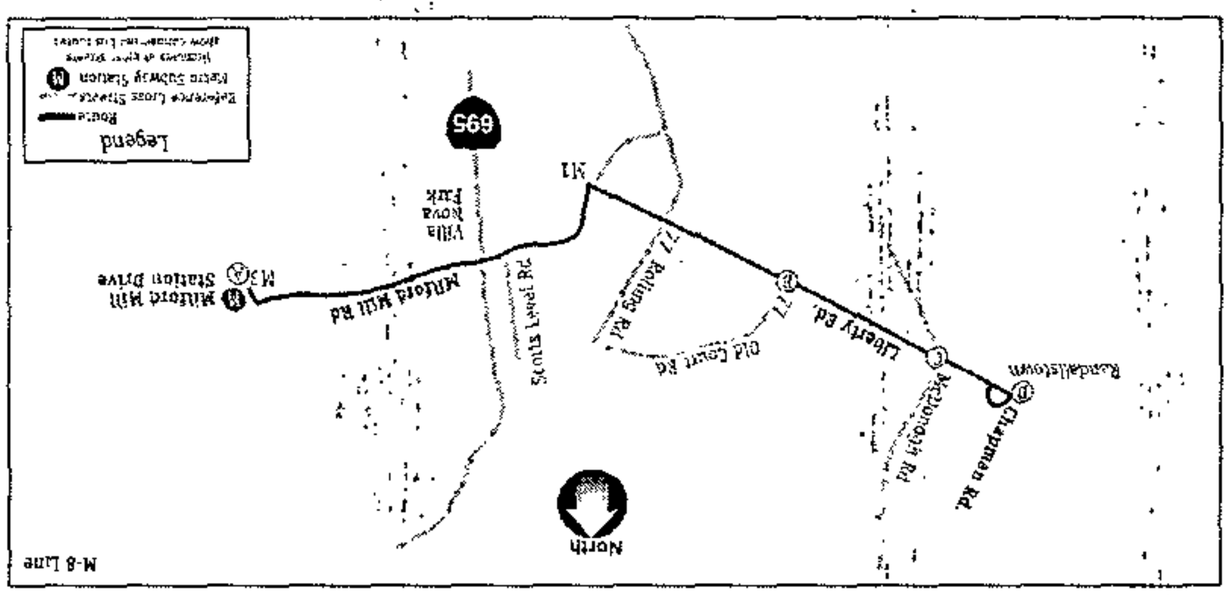
Sitio web de la MTA: www.mtamaryland.com

(Este documento está disponible en formatos alternativos a solicitud del interesado)

Maryland Transit Administration
6 St. Paul Street
Baltimore, MD 21202

(A) Milford Mill Sta-	(B) Liberty & Court	(C) Liberty & McDonogh	(D) Randallstown
SUNDAYS & HOLIDAYS			
511 A	516 A	520 A	524 A
541 A	546 A	550 A	554 A
611 A	616 A	620 A	624 A
641 A	646 A	650 A	654 A
711 A	716 A	720 A	725 A
741 A	746 A	750 A	755 A
811 A	816 A	820 A	825 A
841 A	846 A	850 A	855 A
911 A	916 A	920 A	925 A
941 A	946 A	950 A	955 A
1011 A	1017 A	1022 A	1027 A
1041 A	1047 A	1052 A	1057 A
1111 A	1117 A	1122 A	1127 A
1141 A	1147 A	1152 A	1157 A
1211 P	1217 P	1222 P	1227 P
1241 P	1247 P	1252 P	1257 P
111 P	117 P	122 P	127 P
141 P	147 P	152 P	157 P
211 P	217 P	222 P	227 P
241 P	247 P	252 P	257 P
311 P	317 P	322 P	327 P
341 P	347 P	352 P	357 P
411 P	417 P	422 P	427 P
441 P	447 P	452 P	457 P
511 P	517 P	522 P	527 P
541 P	547 P	552 P	557 P
611 P	616 P	620 P	625 P
641 P	646 P	650 P	655 P
710 P	715 P	719 P	723 P
738 P	743 P	747 P	751 P
805 P	810 P	814 P	818 P
835 P	840 P	844 P	848 P
903 P	908 P	912 P	916 P
933 P	936 P	940 P	944 P
1001 P	1006 P	1010 P	1014 P
1031 P	1036 P	1040 P	1044 P
1101 P	1106 P	1110 P	1114 P
1131 P	1136 P	1140 P	1144 P
1201 X	1206 X	1210 X	1214 X
1231 X	1236 X	1240 X	1244 X

(A) Randall-stown	(B) Liberty & McDonogh	(C) Libety & Court	(D) Milford Mill Station
SUNDAYS & HOLIDAYS			
532 A	536 A	540 A	545 A
602 A	606 A	610 A	615 A
632 A	636 A	640 A	645 A
702 A	706 A	710 A	715 A
732 A	736 A	740 A	745 A
802 A	806 A	810 A	815 A
832 A	836 A	840 A	845 A
902 A	906 A	910 A	915 A
932 A	936 A	940 A	945 A
959 A	1003 A	1008 A	1014 A
1029 A	1034 A	1039 A	1045 A
1059 A	1104 A	1109 A	1115 A
1129 A	1134 A	1138 A	1145 A
1159 A	1204 P	1209 P	1215 P
1229 P	1234 P	1239 P	1245 P
1259 P	104 P	109 P	115 P
129 P	134 P	139 P	145 P
159 P	204 P	209 P	215 P
229 P	234 P	239 P	245 P
259 P	304 P	309 P	315 P
329 P	334 P	339 P	345 P
359 P	404 P	409 P	415 P
428 P	434 P	439 P	445 P
459 P	504 P	509 P	515 P
529 P	534 P	539 P	545 P
559 P	604 P	608 P	613 P
629 P	633 P	637 P	642 P
659 P	703 P	707 P	712 P
725 P	729 P	733 P	738 P
753 P	757 P	801 P	806 P
820 P	824 P	828 P	833 P
850 P	854 P	858 P	903 P
918 P	922 P	926 P	931 P
946 P	950 P	954 P	959 P
1016 P	1020 P	1024 P	1029 P
1046 P	1050 P	1054 P	1059 P
1116 P	1120 P	1124 P	1129 P
1146 P	1150 P	1154 P	1159 P
1216 X	1220 X	1224 X	1229 X
1246 X	1250 X	1254 X	1259 X



WEEKDAYS

Ⓐ Milford Mill Sta-	Ⓑ Liberty & Court	Ⓒ Liberty & McDonogh	Ⓓ Randallstown
501 A	506 A	510 A	514 A
533 A	538 A	542 A	546 A
605 A	610 A	614 A	618 A
626 A	631 A	635 A	639 A
646 A	651 A	655 A	659 A
709 A	715 A	720 A	725 A
724 A	730 A	735 A	740 A
742 A	748 A	753 A	758 A
758 A	804 A	809 A	814 A
814 A	820 A	825 A	830 A
830 A	836 A	841 A	846 A
846 A	852 A	857 A	902 A
902 A	908 A	913 A	918 A
918 A	924 A	929 A	934 A
937 A	943 A	948 A	953 A
958 A	1004 A	1009 A	1014 A
1027 A	1033 A	1038 A	1043 A
1057 A	1103 A	1108 A	1113 A
1127 A	1133 A	1138 A	1143 A
1157 A	1203 P	1208 P	1213 P
1227 P	1233 P	1238 P	1243 P
257 P	103 P	108 P	113 P
127 P	133 P	138 P	143 P
157 P	203 P	208 P	213 P
227 P	233 P	238 P	243 P
257 P	303 P	308 P	313 P
318 P	324 P	329 P	334 P
336 P	342 P	347 P	352 P
355 P	401 P	406 P	411 P
413 P	419 P	424 P	429 P
431 P	437 P	442 P	447 P
447 P	453 P	458 P	503 P
502 P	508 P	513 P	518 P
519 P	525 P	530 P	535 P
535 P	541 P	546 P	551 P
551 P	557 P	602 P	607 P
607 P	613 P	618 P	623 P
626 P	632 P	637 P	642 P
656 P	702 P	706 P	710 P
718 P	723 P	727 P	731 P
744 P	749 P	753 P	757 P
804 P	809 P	813 P	817 P
826 P	831 P	835 P	839 P
848 P	853 P	857 P	901 P
932 P	937 P	941 P	945 P
1016 p	1021 P	1025 P	1029 P
1100 p	1105 P	1109 P	1113 P
1144 p	1149 P	1153 P	1157 P
1228 X	1233 X	1237 X	1241 X
105 X	110 X	114 X	118 X

WEEKDAYS

Ⓐ Randallstown	Ⓑ Liberty & McDonogh	Ⓒ Libety & Court	Ⓓ Milford Mill Station
445 A	449 A	453 A	458 A
517 A	521 A	525 A	530 A
549 A	553 A	557 A	602 A
608 A	612 A	616 A	625 A
628 A	632 A	636 A	641 A
644 A	648 A	652 A	657 A
658 A	702 A	707 A	713 A
713 A	718 A	723 A	729 A
735 A	734 A	739 A	745 A
745 A	750 A	755 A	801 A
801 A	806 A	811 A	817 A
818 A	823 A	828 A	834 A
834 A	839 A	844 A	850 A
850 A	855 A	900 A	906 A
910 A	915 A	920 A	926 A
930 A	935 A	940 A	946 A
947 A	952 A	957 A	1003 A
1013 A	1022 A	1027 A	1033 A
1046 A	1051 A	1056 A	1102 A
1116 A	1121 A	1126 A	1132 A
1146 A	1151 A	1156 A	1202 P
1216 P	1221 P	1226 P	1232 P
1246 P	1251 P	1256 P	102 P
116 P	121 P	126 P	132 P
146 P	151 P	156 P	202 P
216 P	221 P	226 P	232 P
246 P	251 P	256 P	302 P
315 P	320 P	325 P	331 P
330 P	335 P	340 P	346 P
347 P	352 P	357 P	403 P
403 P	408 P	411 P	416 P
419 P	424 P	429 P	435 P
435 P	440 P	445 P	451 P
451 P	456 P	501 P	507 P
509 P	514 P	519 P	525 P
525 P	530 P	535 P	541 P
543 P	548 P	553 P	559 P
559 P	604 P	609 P	615 P
628 P	633 P	638 P	706 P
653 P	658 P	703 P	730 P
717 P	721 P	725 P	752 P
739 P	743 P	747 P	814 P
801 P	805 P	809 P	836 P
823 P	827 P	831 P	920 P
907 P	911 P	915 P	

SATURDAYS

Ⓐ Milford Mill Sta-	Ⓑ Liberty & Court	Ⓒ Liberty & McDonogh	Ⓓ Randallstown
538 A	543 A	547 A	551 A
609 A	614 A	618 A	622 A
639 A	644 A	648 A	652 A
709 A	714 A	718 A	722 A
739 A	744 A	748 A	752 A
809 A	814 A	818 A	822 A
839 A	844 A	848 A	852 A
909 A	914 A	918 A	922 A
941 A	946 A	950 A	954 A
1011 A	1017 A	1022 A	1027 A
1041 A	1047 A	1053 A	1057 A
1111 A	1117 A	1122 A	1127 A
1141 A	1147 A	1152 A	1157 A
1211 P	1217 P	1222 P	1227 P
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611 P	616 P	620 P	624 P
641 P	646 P	650 P	654 P
711 P	716 P	720 P	724 P
744 P	749 P	753 P	757 P
826 P	831 P	835 P	839 P
914 P	919 P	923 P	927 P
954 P	959 P	1003 P	1007 P
1038 P	1043 P	1047 P	1051 P
1122 P	1127 P	1131 P	1135 P
1206 X	1211 X	1215 X	1219 X
1239 X	1244 X	1248 X	1252 X

SATURDAYS

Ⓐ Randallstown	Ⓑ Liberty & McDonogh	Ⓒ Libety & Court	Ⓓ Milford Mill Station
447 A	451 A	455 A	500 A
522 A	526 A	530 A	535 A
554 A	558 A	602 A	607 A
624 A	628 A	632 A	637 A
654 A	658 A	702 A	707 A
724 A	728 A	732 A	737 A
754 A	758 A	802 A	807 A
824 A	828 A	832 A	837 A
854 A	858 A	902 A	907 A
924 A	928 A	932 A	937 A
959 A	1003 A	1008 A	1014 A
1029 A	1034 A	1039 A	1045 A
1059 A	1104 A	1109 A	1115 A
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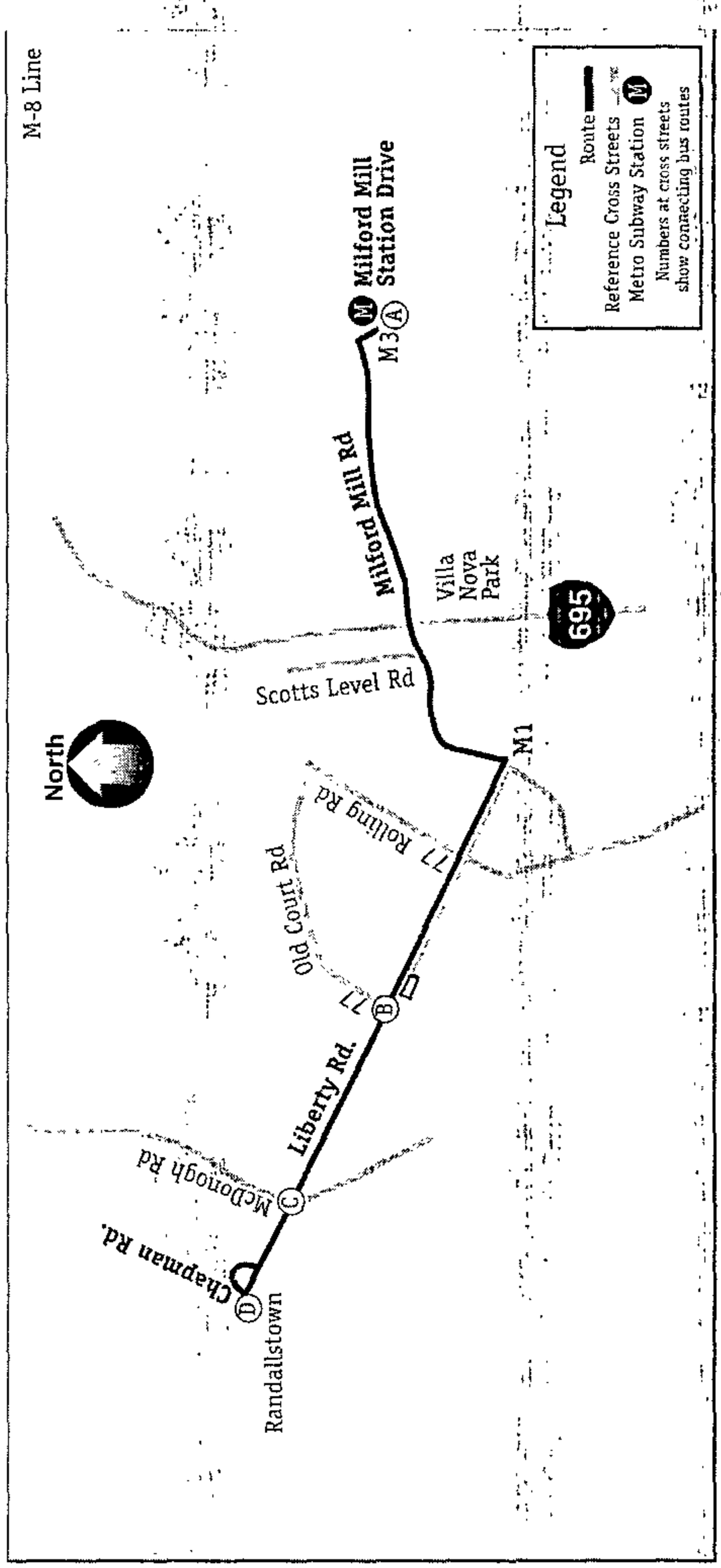
842 P	846 P	850 P	855 P
929 P	933 P	937 P	942 P
1013 P	1017 P	1021 P	1026 P
1058 P	1102 P	1106 P	1111 P
1142 P	1146 P	1150 P	1155 P
1222 X	1226 X	1230 X	1235 X



PETITIONER'S

EXHIBIT NO. C2

Home
Transportation Services
Bus (Local, Express & Neighborhood Shuttles)
General Information
Fares
Bus Routes, Schedules, & Maps
M-Line Routes, Schedules, & Maps
Express Line Routes, Schedules, & Maps
Social Security Routes, Schedules, & Maps
The Hampden Shuttle Bug Route, Schedules, & Maps
Mondawmin Metro Shuttle Route, Schedules, & Maps
Schedule Changes
Metro Subway
Light Rail
MARC Train
Commuter Bus
Mobility/Paratransit
Sports/Special Event Services
Steps to Using MTA Transportation Services
Fares, Passes & Programs
Schedules
About MTA & MTA Departments
Doing Business with MTA
Employment
Lost and Found
Press Releases & Events
Projects
Accessibility
Resources / Transit Links
Seniors
Transit Maps
Visitors

Better Customer Service and Safety

Local Bus Emergency News & Service Update

Regularly Scheduled Service. [more]

ROUTE M-8 WEEKDAY
MILFORD MILL METRO SUBWAY STATION TO RANDALLSTOWN

EFFECTIVE DATE: 10/23/05
ALL BUSES ARE WHEELCHAIR-LIFT EQUIPPED

MILFORD MILL STATION	LIBERTY RD. & OLD COURT RD.	LIBERTY RD. & MCDONOGH RD.	LIBERTY RD. & CHAPMAN RD.
LV	LV	LV	ARR
5:01 AM	5:06 AM	5:10 AM	5:14 AM
5:33 AM	5:38 AM	5:42 AM	5:46 AM
6:05 AM	6:10 AM	6:14 AM	6:18 AM
6:26 AM	6:31 AM	6:35 AM	6:39 AM
6:46 AM	6:51 AM	6:55 AM	6:59 AM
7:09 AM	7:15 AM	7:20 AM	7:25 AM
7:24 AM	7:30 AM	7:35 AM	7:40 AM
7:42 AM	7:48 AM	7:53 AM	7:58 AM
7:58 AM	8:04 AM	8:09 AM	8:14 AM
8:14 AM	8:20 AM	8:25 AM	8:30 AM
8:30 AM	8:36 AM	8:41 AM	8:46 AM
8:46 AM	8:52 AM	8:57 AM	9:02 AM
9:02 AM	9:08 AM	9:13 AM	9:18 AM
9:18 AM	9:24 AM	9:29 AM	9:34 AM
9:37 AM	9:43 AM	9:48 AM	9:53 AM
9:58 AM	10:04 AM	10:09 AM	10:14 AM
10:27 AM	10:33 AM	10:38 AM	10:43 AM
10:57 AM	11:03 AM	11:08 AM	11:13 AM
11:27 AM	11:33 AM	11:38 AM	11:43 AM
11:57 AM	12:03 PM	12:08 PM	12:13 PM
MILFORD MILL STATION	LIBERTY RD. & OLD COURT RD.	LIBERTY RD. & MCDONOGH RD.	LIBERTY RD. & CHAPMAN RD.
LV	LV	LV	ARR
12:27 PM	12:33 PM	12:38 PM	12:43 PM
12:57 PM	1:03 PM	1:08 PM	1:13 PM
1:27 PM	1:33 PM	1:38 PM	1:43 PM
1:57 PM	2:03 PM	2:08 PM	2:13 PM
2:27 PM	2:33 PM	2:38 PM	2:43 PM
2:57 PM	3:03 PM	3:08 PM	3:13 PM
3:18 PM	3:24 PM	3:29 PM	3:34 PM
3:36 PM	3:42 PM	3:47 PM	3:52 PM
3:55 PM	4:01 PM	4:06 PM	4:11 AM
4:13 PM	4:19 PM	4:24 PM	4:29 PM
4:31 PM	4:37 PM	4:42 PM	4:47 PM

4:47 PM	4:53 PM	4:58 PM	5:03 PM
5:02 PM	5:08 PM	5:13 PM	5:18 PM
5:19 PM	5:25 PM	5:30 PM	5:35 PM
5:35 PM	5:41 PM	5:46 PM	5:51 PM
5:51 PM	5:57 PM	6:02 PM	6:07 PM
6:07 PM	6:13 PM	6:18 PM	6:23 PM
6:26 PM	6:32 PM	6:37 PM	6:42 PM
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7:18 PM	7:23 PM	7:27 PM	7:31 PM
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8:26 PM	8:31 PM	8:35 PM	8:39 PM
8:48 PM	8:53 PM	8:57 PM	9:01 PM
9:32 PM	9:37 PM	9:41 PM	9:45 PM
10:16 PM	10:21 PM	10:25 PM	10:29 PM
11:00 PM	11:05 PM	11:09 PM	11:13 PM
11:44 PM	11:49 PM	11:53 PM	11:57 PM
12:28 AM	12:33 AM	12:37 AM	12:41 AM
1:05 AM	1:10 AM	1:14 AM	1:18 AM

RANDALLSTOWN TO MILFORD MILL METRO SUBWAY STATION

LIBERTY RD. & CHAPMAN RD.	LIBERTY RD. & MCDONOGH RD.	LIBERTY RD. & OLD COURT RD.	MILFORD MILL STATION
LV	LV	LV	ARR
4:45 AM	4:49 AM	4:53 AM	4:58 AM
5:17 AM	5:21 AM	5:25 AM	5:30 AM
5:49 AM	5:53 AM	5:57 AM	6:02 AM
6:08 AM	6:12 AM	6:16 AM	6:21 AM
6:28 AM	6:32 AM	6:36 AM	6:41 AM
6:44 AM	6:48 AM	6:52 AM	6:57 AM
6:58 AM	7:02 AM	7:07 AM	7:13 AM
7:13 AM	7:18 AM	7:23 AM	7:29 AM
7:29 AM	7:34 AM	7:39 AM	7:45 AM
7:45 AM	7:50 AM	7:55 AM	8:01 AM
8:01 AM	8:06 AM	8:11 AM	8:17 AM
8:18 AM	8:23 AM	8:28 AM	8:34 AM
8:34 AM	8:39 AM	8:44 AM	8:50 AM
8.50 AM	8:55 AM	9:00 AM	9:06 AM
9:10 AM	9:15 AM	9:20 AM	9:26 AM
9:30 AM	9:35 AM	9:40 AM	9:46 AM
9:47 AM	9:52 AM	9:57 AM	10:03 AM
10:17 AM	10:22 AM	10:27 AM	10:33 AM
10:46 AM	10:51 AM	10:56 AM	11:02 AM
11:16 AM	11:21 AM	11:26 AM	11:32 AM
11:46 AM	11:51 AM	11:56 AM	12:02 PM
LIBERTY RD. & CHAPMAN RD.	**LIBERTY RD. & MCDONOGH RD.**	**LIBERTY RD. & OLD COURT RD.**	**MILFORD MILL STATION**
LV	LV	LV	ARR
12:16 PM	12:21 PM	12:26 PM	12:32 PM
12:46 PM	12:51 PM	12:56 PM	1:02 PM
1:16 PM	1:21 PM	1:26 PM	1:32 PM
1:46 PM	1:51 PM	1:56 PM	2:02 PM
2:16 PM	2.21 PM	2:26 PM	2:32 PM
2:46 PM	2:51 PM	2:56 PM	3:02 PM
3:15 PM	3:20 PM	3:25 PM	3 31 PM
3:30 PM	3:35 PM	3:40 PM	3:46 PM
3:47 PM	3:52 PM	3.57 PM	4:03 PM
4:03 PM	4:08 PM	4:13 PM	4:19 PM
4:19 PM	4:24 PM	4:29 PM	4:35 PM

4:35 PM	4:40 PM	4:45 PM	4:51 PM
4:51 PM	4:56 PM	5:01 PM	5:07 PM
5:09 PM	5:14 PM	5:19 PM	5:25 PM
5:25 PM	5:30 PM	5:35 PM	5:41 PM
5:43 PM	5:48 PM	5:53 PM	5:59 PM
5:59 PM	6:04 PM	6:09 PM	6:15 PM
6:28 PM	6:33 PM	6:38 PM	6:44 PM
6:53 PM	6:58 PM	7:03 PM	7:08 PM
7:17 PM	7:21 PM	7:25 PM	7:30 PM
7:39 PM	7:43 PM	7:47 PM	7:52 PM
8:01 PM	8:05 PM	8:09 PM	8:14 PM
8:23 PM	8:27 PM	8:31 PM	8:36 PM
9:07 PM	9:11 PM	9:11 PM	9:20 PM
9:51 PM	9:55 PM	9:59 PM	10:04 PM
10:35 PM	10:39 PM	10:43 PM	10:48 PM
11:19 PM	11:23 PM	11:27 PM	11:32 PM
12:03 AM	12:07 AM	12:11 AM	12:16 AM
12:47 AM	12:51 AM	12:55 AM	1:00 AM

ALL BUSES ARE WHEELCHAIR-LIFT EQUIPPED

Maryland Transit Administration | 6 St. Paul St | Baltimore, MD. 21202-1614

Transit Information Call Center: (410)-539-5000
Toll Free: 1-866-RIDE-MTA | Monday through Friday | 6am until 7pm
TTY for Hearing or Speech Impaired Persons: (410)-539-3497

MTA Maryland

PETITIONER'S

EXHIBIT NO. D

TB
9-11-07
11 AM

LIFEBRIDGE
HEALTH

Northwest Hospital Center
5401 Old Court Road
Randallstown, Md. 21133

FAX COVER SHEET

DATE: September 10, 2007

TO: The Honorable Thomas H. Bostwick

FAX: 410-887-3468

FROM: Scott Conover – Vice President for Administration

PHONE: (410) 496-7572

FAX: (410) 496-7546

NUMBER OF PAGES (INCLUDING COVER SHEET): 2

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WARNING:

Interception of telephonic communications could be a violation of Maryland and Federal Law.

PETITIONER'S
EXHIBIT NO. E

Northwest Hospital Center
5401 Old Court Road
Randallstown, MD 21133-5185
www.lifebridgehealth.org
410-496-7572
410-496-7546 fax
sconover@lifebridgehealth.org

E. Scott Conover
Vice President for Administration

September 10, 2007

Via fax only 410-887-3486

The Honorable Thomas H. Bostwick
Deputy Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 07-570 SPHA
5330-2 Old Court Road

Dear Mr. Bostwick:

Please accept this letter in lieu of testimony in support of the above captioned request for special hearing and variance approval for a proposed office building at 5330-2 Old Court Road.

Northwest Hospital Center would like to lease space in the proposed building to provide urgent care on an out-patient basis, and has been in lease discussion with the property owner. The location is directly across Old Court Road from the Northwest Hospital's ER and would be ideal for this use. Not only is there a need for an urgent care facility in the Liberty Road/Randallstown corridor, but such a facility would ease pressure on our emergency room.

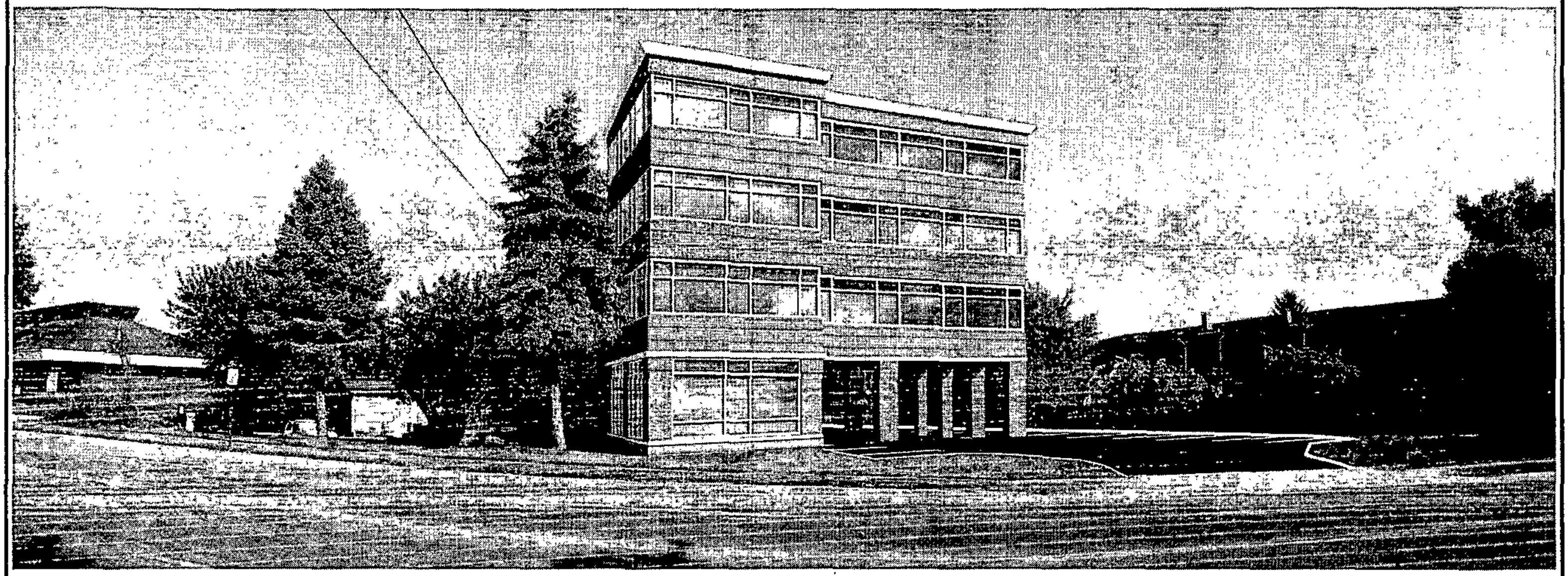
The current improvements on the site do not enhance the area, and it would be a benefit to have the property developed productively in a manner that complements the hospital and other nearby improvements.

Thank you for your consideration. If you wish to discuss this further, please do not hesitate to contact me.

Very truly yours,

E. Scott Conover

cc: Deborah Dopkin, Esq.



PETITIONER'S

EXHIBIT NO. F

RUBELING & ASSOCIATES

MEDICAL OFFICE BUILDING
5330 / 5332 OLD COURT ROAD
PROPOSED

BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
"ARCHITECT-ON-CALL" STREETSCAPE PROGRAM

CONCEPT
B1
May 2007
06-100K

LIBERTY ROAD BUSINESS ASSOCIATION

"In Business For Your Business"
P.O. Box 1417
Randallstown Maryland 21133
Tel: 410-655-7766 • Fax: 410-655-7767

September 10, 2007

Office of Zoning and Permits
Tim Kotroco, Director
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Kotroco,

The Liberty Road Business Association (LRBA) met with Dr. Kwasi Debra and has had the opportunity to review his proposed plans for a medical center at 5330 / 5332 Old Court Road. It is our belief that a facility of this type and the services proposed would be an asset to the Liberty Road community. In our review of Dr. Kwasi's proposal the only challenge that arose was parking; which Dr. Kwasi has presented remedies for and is now in discussion with representatives from Northwest Hospital in reference to the parking issue.

The LRBA supports Dr. Kwasi's efforts in bringing these services to our community. We believe that the medical services planned for will act as an offset to the emergency room at Northwest Hospital. This is in line with what The LRBA is striving to do in terms of bringing business owners and their services back into our area to serve and service our community.

Sincerely,

Charleen Wylie

Charleen Wylie
President

PETITIONER'S
EXHIBIT NO. 6

E-mail: LRBA@verizon.net
Website: LRBAinfo.com

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066

TO: Zoning Commissioner's Office

DATE: 9/27/07

SUBJECT: Case No 05-424-2
5330-5332 Old Court Road

ATTENTION: Mr. Thomas Bostwick

OUR FILE: 9550

WE ARE, ☐ HEREWITH ☐ UNDER SEPERATE COVER, TRANSMITTING VIA, ☐ MESSENGER ☐ U.S. MAIL (_____) ☐ _____ THE FOLLOWING:

QUANTITY	DRAWING	DESCRIPTION AND/OR TITLE
1	✓	Revised plan to accommodate additional parking and amend plan submitted with amended petition
		PETITIONER'S EXHIBIT #

RECEIVED
SEP 27 2007
BY:_____

TRANSMITTED AS INDICATED BELOW:

- ☒ PER AGREEMENT
- ☐ PER YOUR REQUEST
- ☐ FOR YOUR INFORMATION
- ☒ FOR APPROVAL
- ☐ FOR COMMENT
- ☐ APPROVED - DWG(S) _____
- ☐ APPROVED AS NOTED - DWG(S) _____
- ☐ RETURNED FOR CORRECTION - DWG(S) _____
- ☐ PLEASE RESUBMIT - DWG(S) _____
- ☐ _____

1 COPY(S) OF Plan SENT TO Deborah Dopkin
1 COPY(S) OF Plan SENT TO Thomas C. Kozlowski
____ COPY(S) OF _____ SENT TO _____

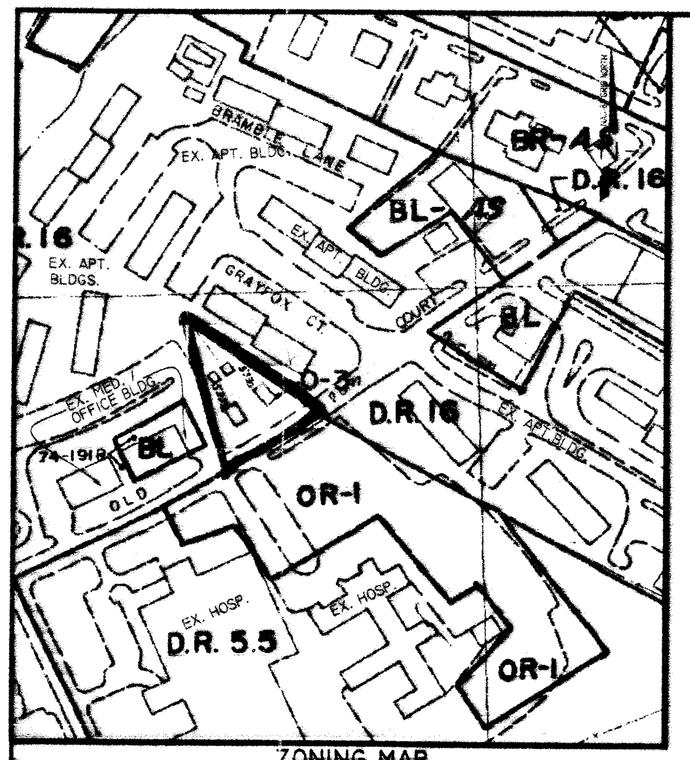
REMARKS: If you should have any questions, please do not hesitate to call.

PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS,

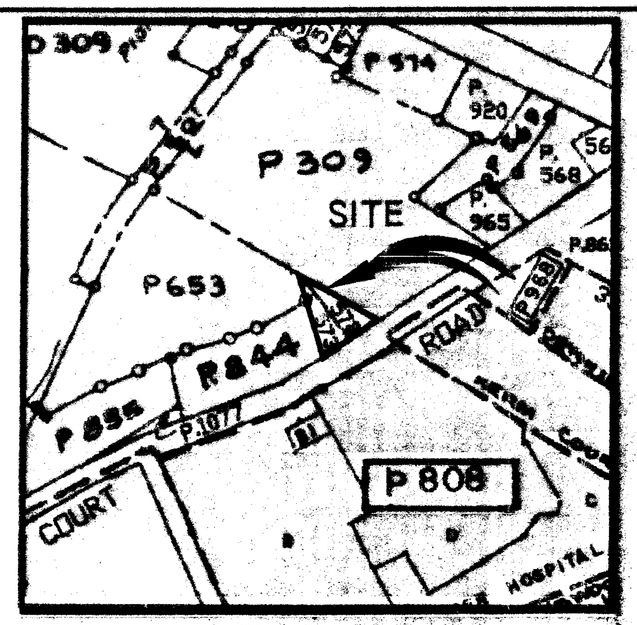
Site Rite Surveying, Inc.
SENT BY: Bernadette L. Moskunas

RECEIVED BY: _____
DATE: _____



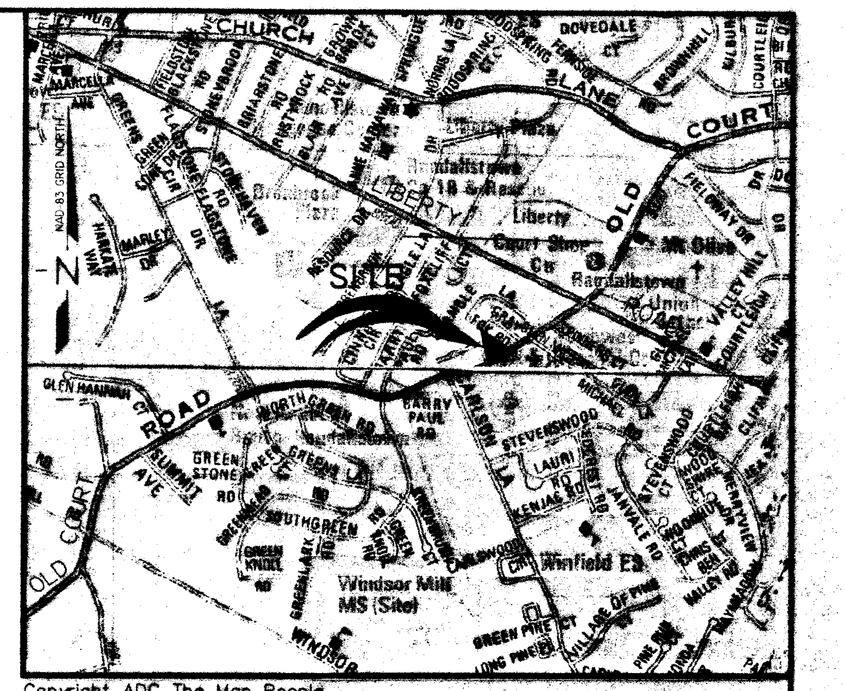
ZONING MAP

SCALE: 1" = 200'
BALT. CO. ZONING MAP NW 6-H



TAX MAP

NOT TO SCALE



Copyright ADC The Map People
Permitted Use Number 20802165

VICINITY MAP

SCALE: 1" = 1,000'
ADC MAP # 24832 GRID: G-13&G-1

GENERAL NOTES

1. SITE AREA = 21,136 SQ.FT. OR 0.4852± ACRES
   ZONING - O-3
2. FLOOR AREA RATIO: ~~7,500 SQ.FT. = 35% F.A.R. (.36)~~ 12,300 S.F. / 21,136 S.F. = 58% F.A.R. (0.58)
   ~~21,136 SQ.FT.~~
3. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. COVERAGE: BUILDING AND
   APPURTENANCES = ~~4,452 SQ.FT.~~ 4236 S.F.
   PARKING = 6,594 SQ.FT. 6594 S.F.
   TOTAL COVERAGE = ~~11,046 SQ.FT.~~ 10,830 S.F.
   10,830 ~~11,046 SQ.FT.~~ = ~~52%~~ OF SITE 51%
   ~~21,136 SQ.FT.~~
5. OPEN SPACE / GREEN AREA REQUIRED = 25% x 21,136 SQ.FT. = 5,284 SQ.FT.
6. OPEN SPACE / GREEN AREA PROVIDED = ~~10,090 SQ.FT.~~ 10,306 S.F. / ~~= 48% OF SITE~~ = 48%
   ~~21,136 SQ.FT.~~
7. PARKING REQUIRED: 8,200 S.F.
   67% ~~75%~~ MEDICAL = ~~6,525 S.F.~~ 4.5 SPACES/1,000 = ~~25 SPACES~~ 37 SPACES
   33% ~~25%~~ OFFICE = ~~1,675 S.F.~~ 3.3 SPACES/1,000 = ~~6.1 SPACES~~ 14 SPACES
   ~~= 31 SPACES REQUIRED~~ 51 SPACES REQUIRED
8. PARKING PROVIDED: = 31 SPACES (18 ADDITION AL SPACES PROVIDED W/ PROP. PARKING LIFT)
   TOTAL PROVIDED: 46
9. LANDSCAPING TO BE IN ACCORDANCE WITH THE BALTIMORE CO. CODE.
10. THIS SITE IS NOT WITHIN THE CRITICAL AREA.
11. EXISTING ON SITE IMPROVEMENTS ARE TO BE DEMOLISHED AND HAULED AWAY.
12. PROP. BUILDING HEIGHT = ~~30'~~ 114' (4 STORY = 57')

PARCEL OWNERS WITHIN 200'

PARCEL 968 TAJU-DEEN I. & STELLA E. OHIOKPEHAI
P.O. BOX 922, BROOKLANDVILLE, MD., 21022
D.B. 11693/ 353

PARCEL 653 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
433 PALISADE AVE., FL. I
JERSEY CITY, NJ. 07307-1617
D.B.18767/56

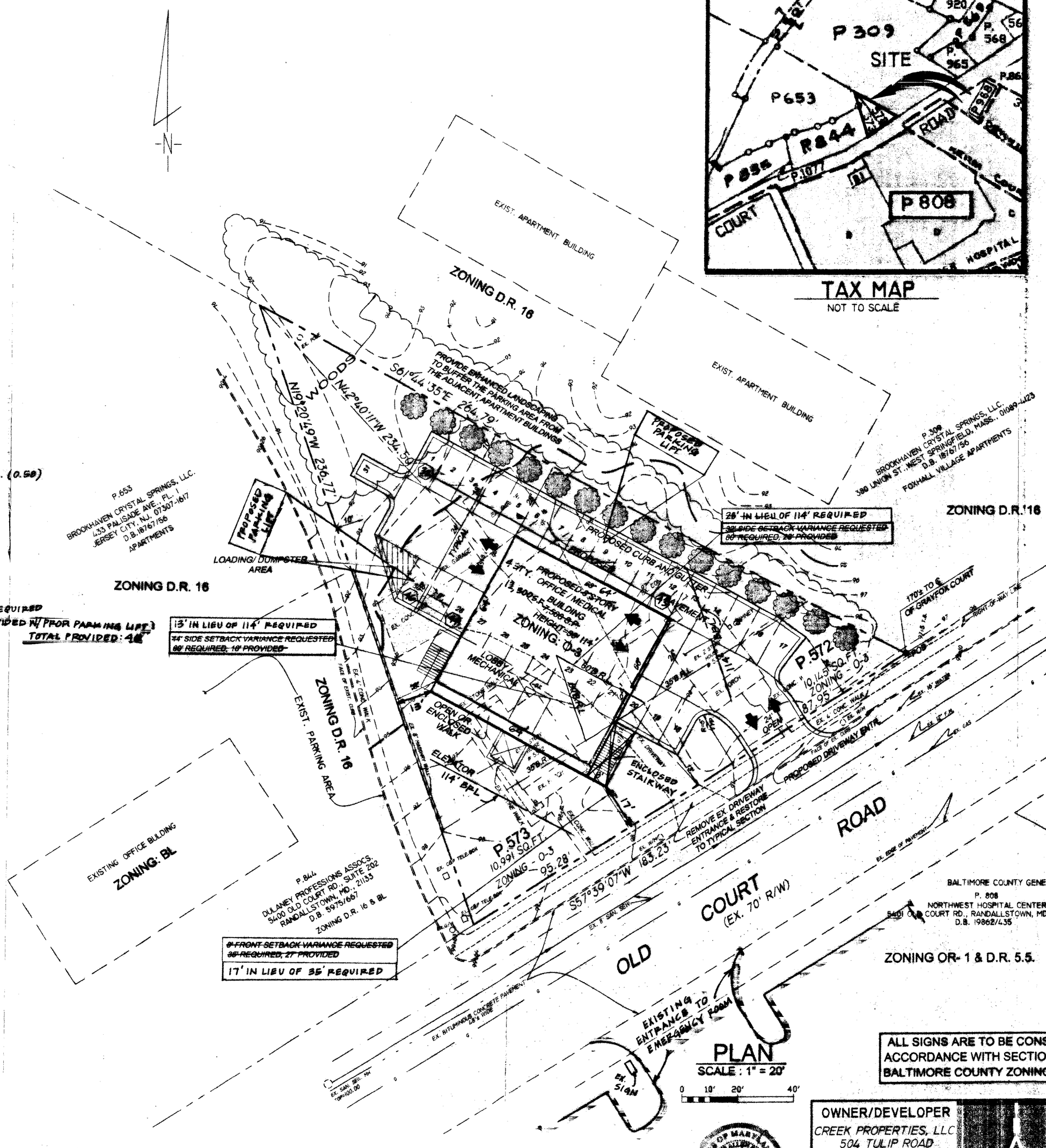
PARCEL 969 DEVONSHIRE APARTMENTS
C/O MR. MORRIS SILBERMAN
3635 OLD COURT RD., BALT., MD., 21208
(NO DEED REF.)

PARCEL 564 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
433 PALISADE AVE., FL. I
JERSEY CITY, NJ. 07307-1617
D.B. 18767/56

PARCEL 808 NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT RD., RANDALLSTOWN, MD., 21133 - 5103
D.B. 19862/435

PARCEL 309 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O ASPEN SQUARE MANAGEMENT
380 UNION ST.,WEST SPRINGFIELD, MASS., 01089-4123
D.B. 18767/56

PARCEL 844 DULANEY PROFESSIONS ASSOCS.
C/O MELVIN T. PUGATCH
5400 OLD COURT RD., SUITE 202
RANDALLSTOWN, MD., 21133
D.B. 5975/667



PLAN

SCALE : 1" = 20'

0 10' 20' 40'

PETITIONER'S EXHIBIT NO. A

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PARCEL 572 = 10,145 SQ.FT.
PARCEL 573 = 10,991 SQ.FT.

TOTAL AREA = 21,136 SQ.FT.
OR/ 0.4852± AC.

RED-LINED PLAN TO AMEND APPROVED CASE NO. 05-424-A

* A VARIANCE FROM SECTION 206.4C.1 AND 207 TO PERMIT A SIDEYARD SETBACK OF 28' IN LIEU OF 60' AND OF 16' IN LIEU OF 60', AS REQUIRED, AND FROM 206.4C2 AND SECTION 207 TO PERMIT A SETBACK FROM A STREET LINE OF 27' IN LIEU OF THE REQUIRED 35'

ALL SIGNS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING CODE.

05-424-A

~~Revised 05-425-XA~~

*VARIANCE PLAN

RED-LINED REVISIONS BY:

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066

STATE OF MARYLAND
MICHAEL J. VINCENT
No. 21175
PROFESSIONAL LAND SURVEYOR

REVISED : SEPTEMBER 5, 2007

OWNER/DEVELOPER
CREEK PROPERTIES, LLC
504 TULIP ROAD
ANNAPOLIS, MD., 21403
ZONING: O-3
D.B.20197/605
D.B. 20038/717

CLC, Inc.

CHESAPEAKE LAND CONSULTING, INC.
Land Development and Permit Services
313 NAJOLES ROAD
Suite J
MILLERSVILLE, MD. 21108
Phone: 410-729-5533
Fax: 410-729-5533

STATE OF MARYLAND
STEVEN J. SHUMAN
No. 12021
PROFESSIONAL ENGINEER

SOUTHWESTERN PROFESSIONAL CENTRE
CREEK PROPERTIES LLC.
5330 AND 5332 OLD COURT ROAD
RANDALLSTOWN, MD. 21133
BALTIMORE COUNTY, MD.
TAX MAP: 77 GRID: 15 PARCELS: 572 & 573
TAX DISTRICT: 02 TAX ACCT. NOS.: 0218470020 & 0204500060 0204500050

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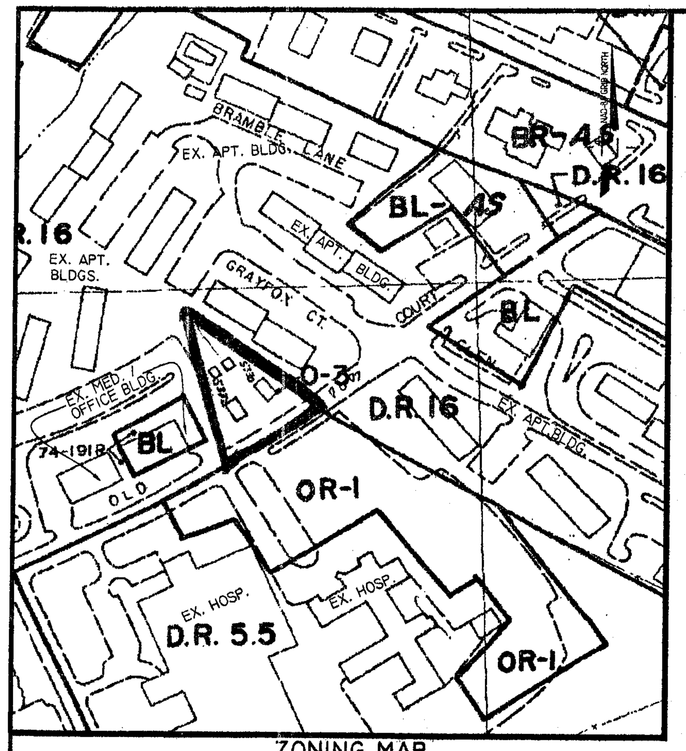
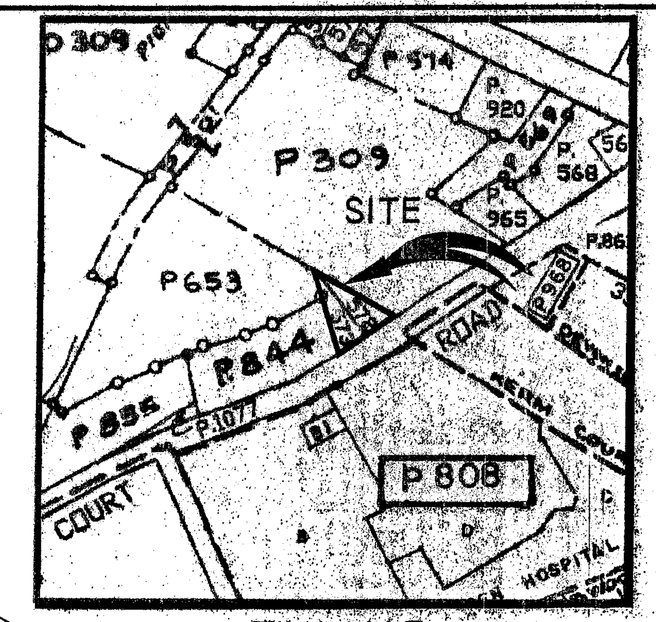
CHECKED BY: S. J. S.	SCALE: 1" = 20'
DATE: MARCH, 2005	SHEET 1 OF 1

9550



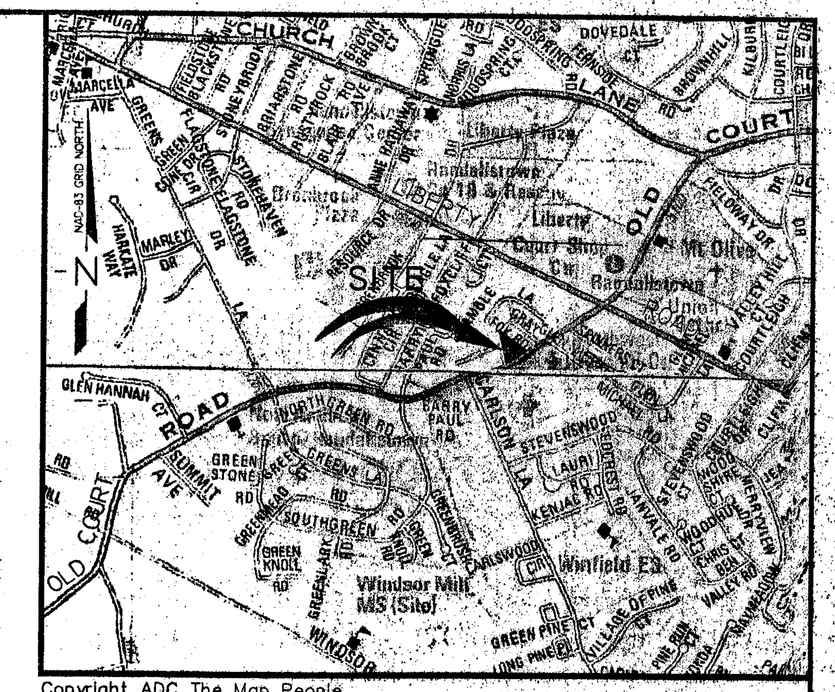
ZONING MAP

SCALE: 1" = 200'
BALT. CO. ZONING MAP NW 6-H



TAX MAP

NOT TO SCALE



Copyright ADC The Map People
Permitted Use Number 20802165

VICINITY MAP

SCALE: 1" = 1,000'
ADC MAP # 24832 GRID: G-13&G-1

GENERAL NOTES

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   APPURTENANCES = ~~4,452 SQ.FT.~~ 4236 S.F.
   PARKING = 6,594 SQ.FT. 6594 S.F.
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7. PARKING REQUIRED: 8,200 S.F.
   67% ~~75%~~ MEDICAL = ~~5,505 S.F.~~ ÷ 1,000 = 4.5 SPACES/1,000 = ~~25 SPACES~~ 37 SPACES
   33% ~~25%~~ OFFICE = ~~1,875 S.F.~~ ÷ 1,000 = 3.3 SPACES/1,000 = ~~6.1 SPACES~~ 14 SPACES
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11. EXISTING ON SITE IMPROVEMENTS ARE TO BE DEMOLISHED AND HAULED AWAY.
12. PROP. BUILDING HEIGHT = ~~30~~ 114'

PARCEL OWNERS WITHIN 200'

PARCEL 968 TAJU-DEEN I. IN STELLA E. OHIOKPEHAI
P.O. BOX 922, BROOKLANDVILLE, MD., 21022
D.B. 11693/ 353

PARCEL 653 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
433 PALISADE AVE., FL. 1
JERSEY CITY, NJ. 07307-1617
D.B.18767/56

PARCEL 969 DEVONSHIRE APARTMENTS
C/O MR. MORRIS SILBERMAN
3635 OLD COURT RD., BALT., MD., 21208
(NO DEED REF.)

PARCEL 564 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
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JERSEY CITY, NJ. 07307-1617
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PARCEL 808 NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT RD., RANDALLSTOWN, MD., 21133 - 5103
D.B. 19862/435

PARCEL 309 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O ASPEN SQUARE MANAGEMENT
380 UNION ST.,WEST SPRINGFIELD, MASS., 01089-4123
D.B. 18767/56

PARCEL 844 DULANEY PROFESSIONS ASSOCS.
C/O MELVIN T. PUGATCH
5400 OLD COURT RD., SUITE 202
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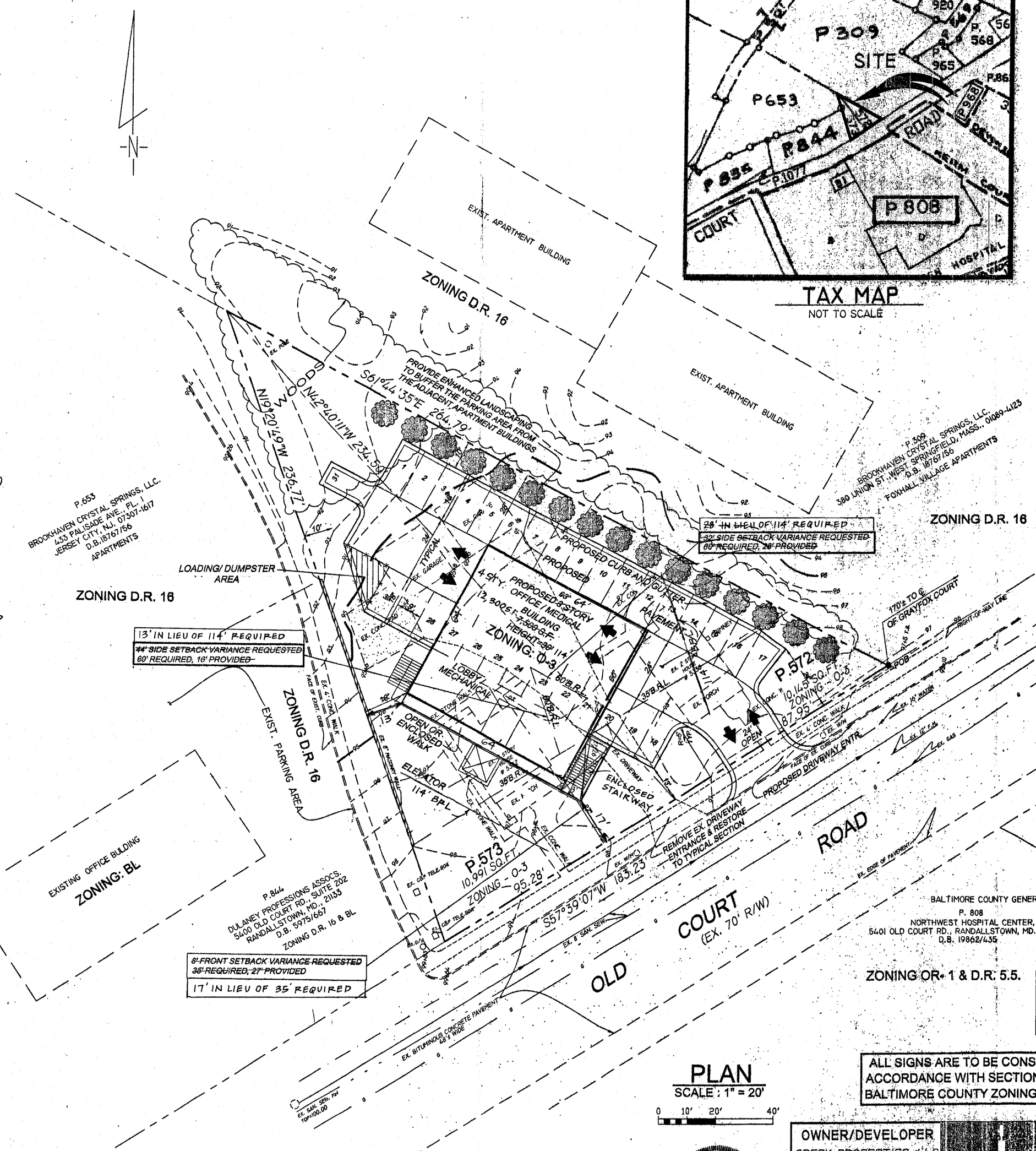
D.B. 5975/667



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TOTAL AREA = 21,136 SQ.FT.
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RED-LINED PLAN TO AMEND APPROVED CASE NO. 05-424-A

* A VARIANCE FROM SECTION 206.4C.1 AND 207 TO PERMIT A SIDEYARD SETBACK OF 28' IN LIEU OF 60' AND OF 16' IN LIEU OF 60', AS REQUIRED, AND FROM 206.4C2 AND SECTION 207 TO PERMIT A SETBACK FROM A STREET LINE OF 27' IN LIEU OF THE REQUIRED 35'

PLAN

SCALE : 1" = 20'

0 10' 20' 40'

ALL SIGNS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING CODE.

05-424-A

~~05-425-XA~~

*VARIANCE PLAN

RED-LINED REVISIONS BY:

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE:410-828-9060
FAX:410-828-9066

STATE OF MARYLAND
MICHAEL J. VINCENT MONTGOMERY
No. 21175
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
CREEK PROPERTIES, LLC
504 TULIP ROAD
ANNAPOLIS, MD., 21403
ZONING: O-3
D.B.20197/605
D.B. 20058/717

CLC, Inc.

CHESAPEAKE LAND CONSULTING, INC.
Land Development and Permit Services
313 NAJOLES ROAD
Suite J
MILLERSVILLE, MD. 21108
Phone: 410-729-5533
Fax: 410-729-5533

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CREEK PROPERTIES LLC
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BALTIMORE COUNTY, MD.
TAX MAP: 77 GRID: 15 PARCELS: 572 & 573
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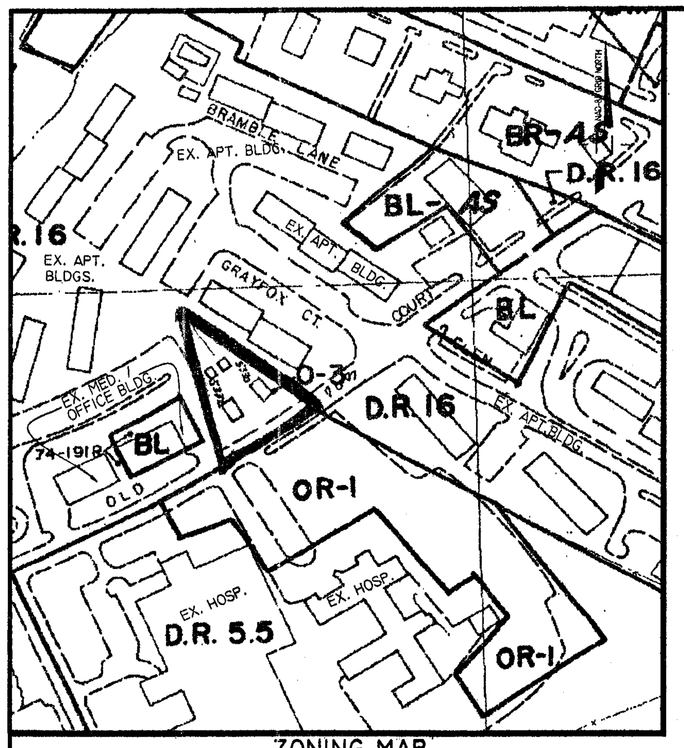
CHECKED BY: S. J. S.	SCALE: 1" = 20'
DATE: MARCH, 2005	SHEET 1 OF 1

07-570-SPHA



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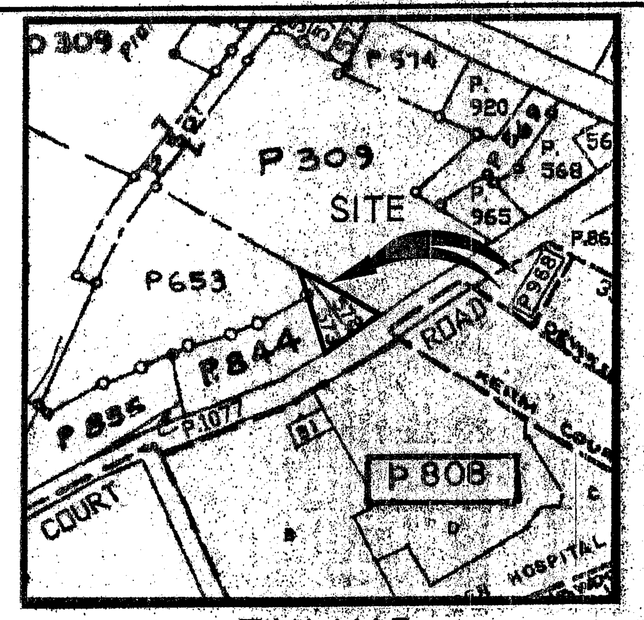

TAX MAP
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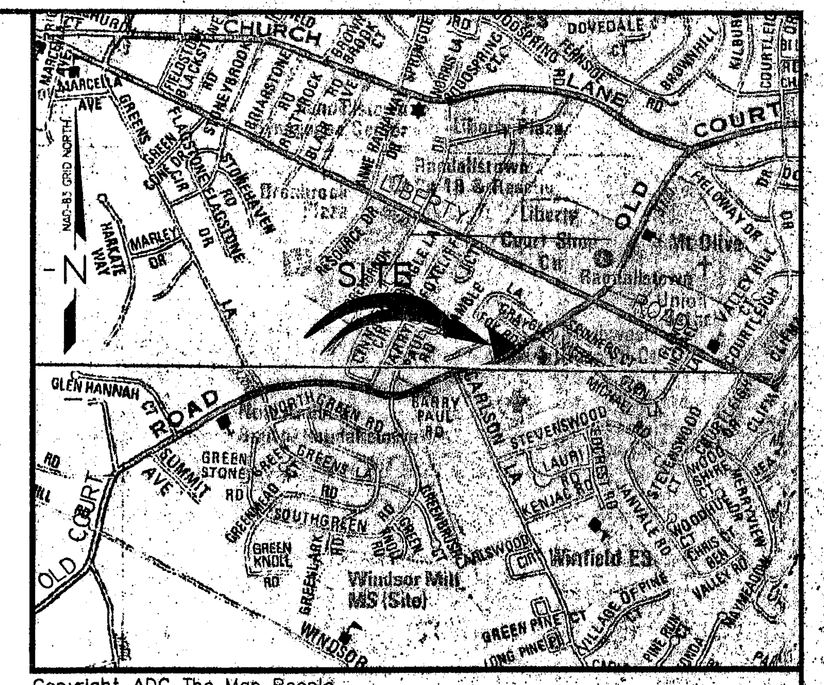

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Permitted Use Number 20802165

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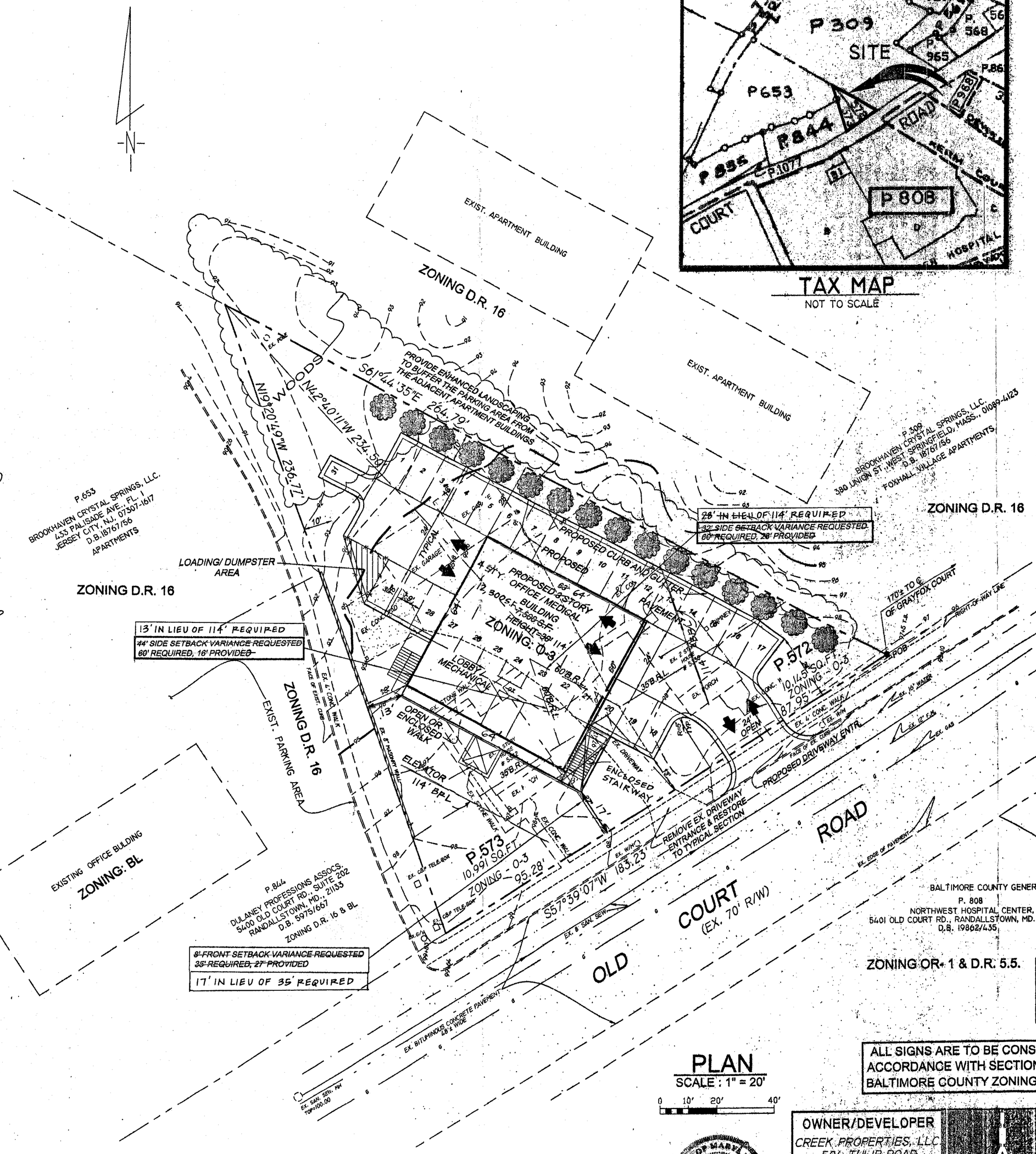

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C/O JAB PROPERTY MANAGEMENT
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C/O ASPEN SQUARE MANAGEMENT
380 UNION ST.,WEST SPRINGFIELD, MASS., 01089-4123
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PARCEL 844 DULANEY PROFESSIONS ASSOCS.
C/O MELVIN T. PUGATCH
5400 OLD COURT RD., SUITE 202
RANDALLSTOWN, MD., 21133
D.B. 5975/667

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05-424-A

~~Revision 05-423-XA~~

PLAN
SCALE : 1" = 20'

0 10' 20' 40'

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*VARIANCE PLAN

RED-LINED REVISIONS BY:

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

STATE OF MARYLAND — MICHAEL VINCENT MOSKOWITZ — NO. 21175 — PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER
CREEK PROPERTIES, LLC
504 TULIP ROAD
ANNAPOLIS, MD., 21403
ZONING: O-3
D.B.20197/605
D.B. 20038/717

CLC, Inc.

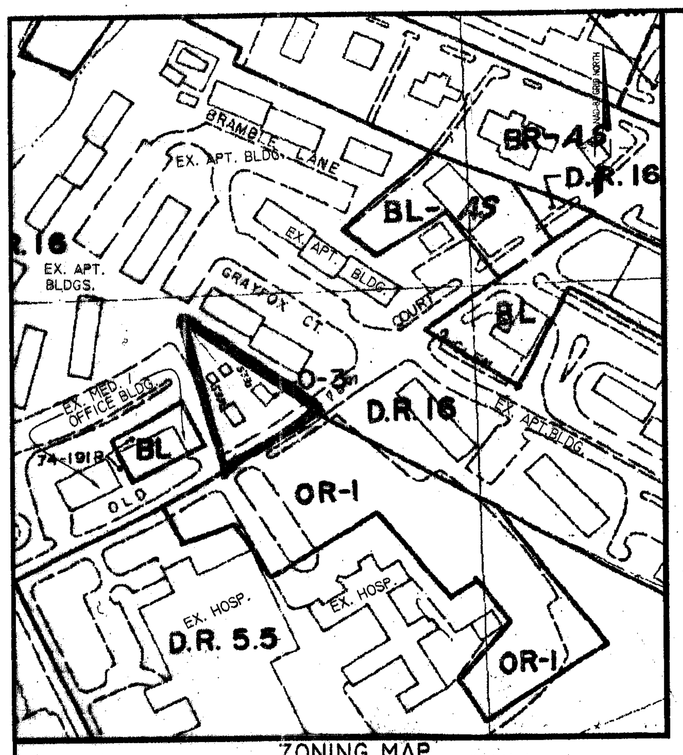
CHESAPEAKE LAND CONSULTING, INC.
Land Development and Permit Services
313 NAJOLES ROAD
Suite 1
MILLERSVILLE, MD. 21108
Phone: 410-729-5533
Fax: 410-729-5533

STATE OF MARYLAND — MICHAEL J. WILLIAMS — No. 14101 — PROFESSIONAL ENGINEER

SOUTHWESTERN PROFESSIONAL CENTRE
CREEK PROPERTIES LLC
5330 AND 5332 OLD COURT ROAD
RANDALLSTOWN, MD. 21133
BALTIMORE COUNTY, MD.
TAX MAP: 77 GRID: 15 PARCELS: 572 & 573
TAX DISTRICT: 02 TAX ACCT. NOS. 0218470020 & 0204500060

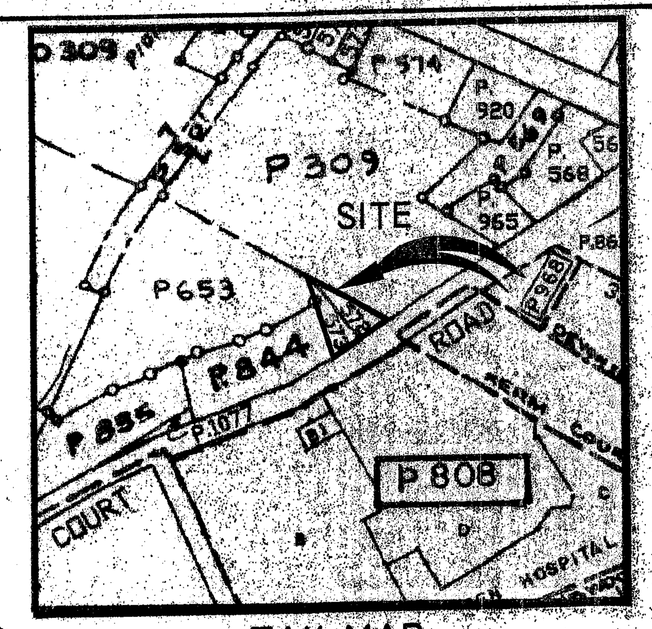
DRAWN BY: ARCH	CLC JOB # 439
CHECKED BY: S. J. S.	SCALE: 1" = 20'
DATE: MARCH, 2005	SHEET 1 OF 1

07-570-SPHA



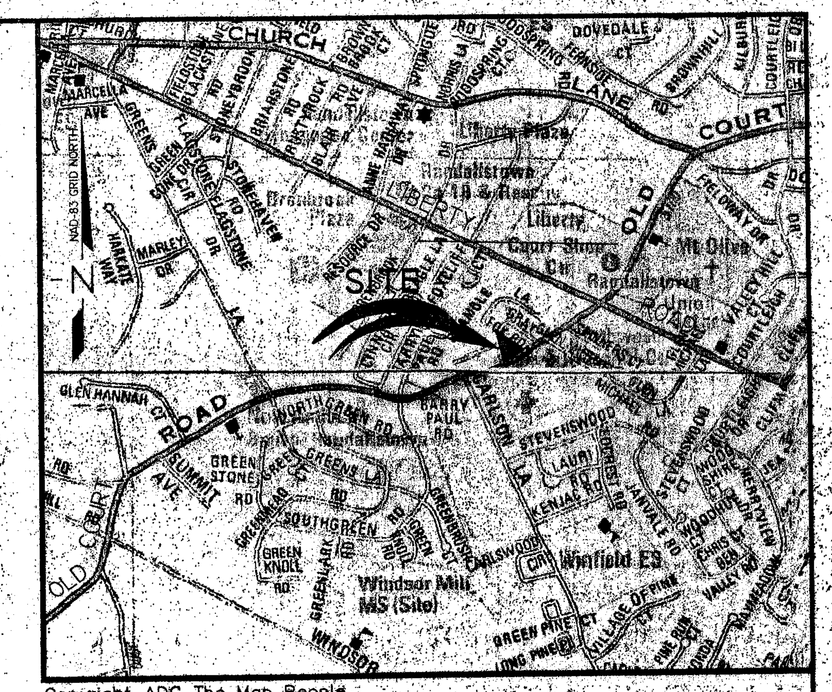
ZONING MAP

SCALE: 1" = 200'
BALT. CO. ZONING MAP, NW 6-H



TAX MAP

NOT TO SCALE



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VICINITY MAP

SCALE: 1" = 1,000'
ADC MAP # 24832 GRID: G-13 & G-14

GENERAL NOTES

1. SITE AREA = 21,136 SQ.FT. OR 0.4852± ACRES
   ZONING - O-3
2. FLOOR AREA RATIO: ~~7,500 SQ.FT. / 21,136 SQ.FT. = 36% F.A.R. (.36)~~ 12,300 S.F. / 21,136 S.F. = 58% F.A.R. (0.58)
3. SITE IS TO BE SERVED BY PUBLIC WATER AND SEWER.
4. COVERAGE: BUILDING AND
   APPURTENANCES = ~~4,452 SQ.FT.~~ 4236 S.F. (4096 S.F.)
   PARKING = 6,594 SQ.FT. 6594 S.F. (8062 S.F.)
   TOTAL COVERAGE = ~~11,046 SQ.FT.~~ 10,830 S.F. (12,158 S.F.)
   (12,158 S.F.) 10,830 ~~11,046 SQ.FT. / 21,136 SQ.FT. = 52% OF SITE~~ 51% (57%).
5. OPEN SPACE / GREEN AREA REQUIRED = 25% x 21,136 SQ.FT. = 5,284 SQ.FT. (8,878 S.F.)
6. OPEN SPACE / GREEN AREA PROVIDED = ~~10,090 SQ.FT. / 21,136 SQ.FT. = 48% OF SITE~~ (9,306 S.F.) = 48% (42%)
7. PARKING REQUIRED: 8,200 S.F. (6144 S.F.)
   (50%) 67% ~~75%~~ MEDICAL = ~~6,828 S.F.~~ 4.5 SPACES/1,000 = ~~28 SPACES~~ 37 SPACES (28 SPACES)
   (50%) 33% ~~25%~~ OFFICE = ~~1,872 S.F.~~ 3.3 SPACES/1,000 = ~~6 SPACES~~ 14 SPACES (21 SPACES)
   (6144 S.F.) = ~~34 SPACES REQUIRED~~ 51 SPACES REQUIRED
8. PARKING PROVIDED: = 34 SPACES (39 SPACES) ~~(44 SPACES)~~ TRANSIT ADJUSTMENT: 2 SPACES REQUIRED: 47
9. LANDSCAPING TO BE IN ACCORDANCE WITH THE BALTIMORE CO. CODE.
10. THIS SITE IS NOT WITHIN THE CRITICAL AREA.
11. EXISTING ON SITE IMPROVEMENTS ARE TO BE DEMOLISHED AND HAULED AWAY.
12. PROP. BUILDING HEIGHT = ~~30'~~ 114' (4 STORY = 57')

PARCEL OWNERS WITHIN 200'

PARCEL 968 TAJU-DEEN I. & STELLA E. OHIOKPEHAI
P.O. BOX 922, BROOKLANDVILLE, MD., 21022
D.B. 11693/ 353

PARCEL 653 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
433 PALISADE AVE., FL. 1
JERSEY CITY, NJ. 07307-1617
D.B.18767/56

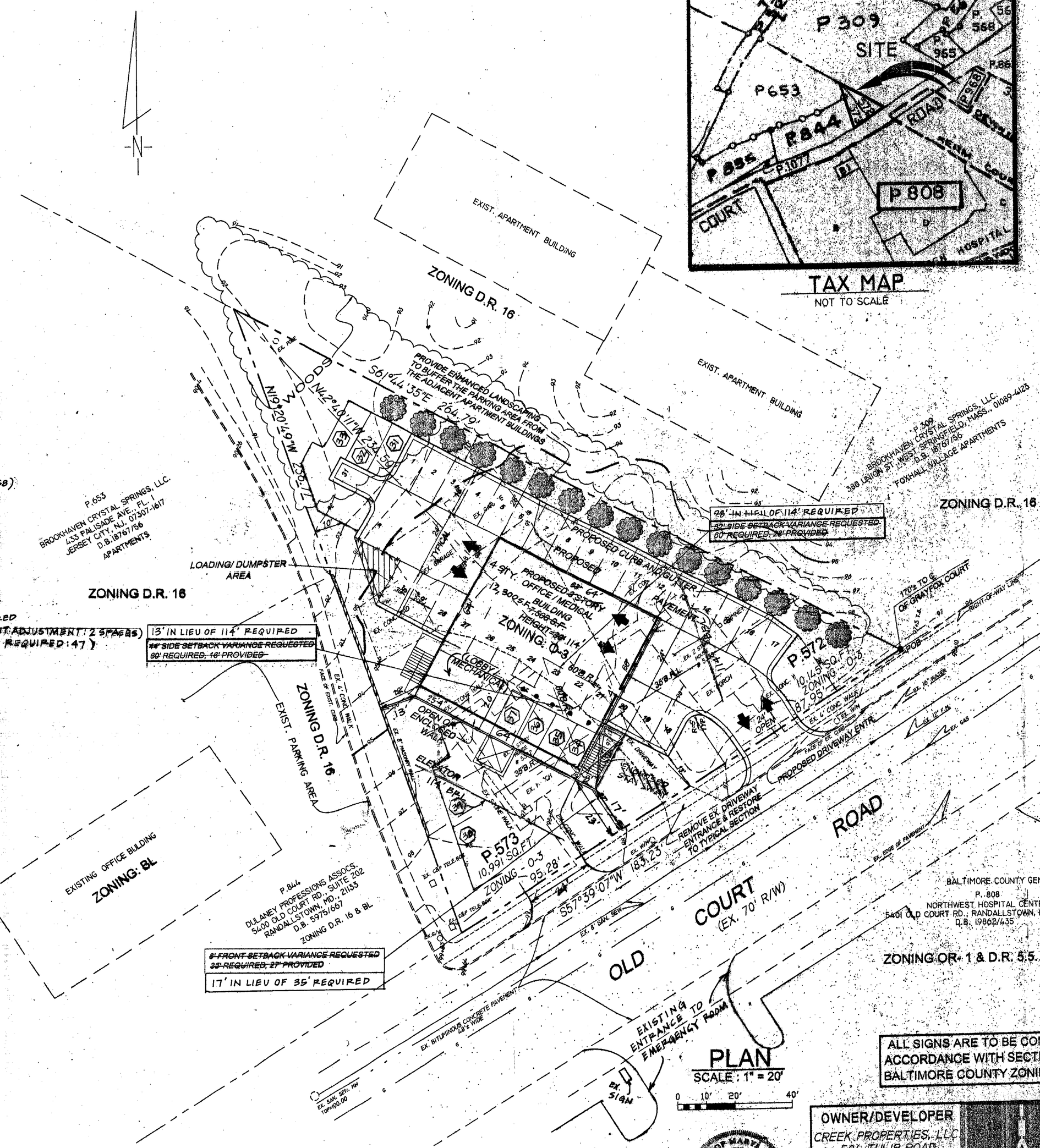
PARCEL 969 DEVONSHIRE APARTMENTS
C/O MR. MORRIS SILBERMAN
3635 OLD COURT RD., BALT., MD., 21208
(NO DEED REF.)

PARCEL 564 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O JAB PROPERTY MANAGEMENT
433 PALISADE AVE., FL. 1
JERSEY CITY, NJ. 07307-1617
D.B. 18767/56

PARCEL 808 NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT RD., RANDALLSTOWN, MD., 21133 - 5103
D.B. 19862/435

PARCEL 309 BROOKHAVEN CRYSTAL SPRINGS, LLC.
C/O ASPEN SQUARE MANAGEMENT
380 UNION ST., WEST SPRINGFIELD, MASS., 01089-4123
D.B. 18767/56

PARCEL 844 DULANEY PROFESSIONS ASSOCS.
C/O MELVIN T. PUGATCH
5400 OLD COURT RD., SUITE 202
RANDALLSTOWN, MD., 21133
D.B. 5975/667



PLAN

SCALE: 1" = 20'

0 10' 20' 40'

AREA TABULATION

PARCEL 572 = 10,145 SQ.FT.
PARCEL 573 = 10,991 SQ.FT.

TOTAL AREA = 21,136 SQ.FT.
OR/ 0.4852± AC.

PED-LINED PLAN TO AMEND APPROVED CASE NO. 05-424-A

* A VARIANCE FROM SECTION 206.4C.1 AND 207 TO PERMIT A SIDEYARD SETBACK OF 28' IN LIEU OF 60' AND OF 18' IN LIEU OF 60', AS REQUIRED, AND FROM 206.4C2 AND SECTION 207 TO PERMIT A SETBACK FROM A STREET LINE OF 27' IN LIEU OF THE REQUIRED 35'

05-424-A

~~Revised 05-433-XA~~

ALL SIGNS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING CODE.

*VARIANCE PLAN

PED-LINED REVISIONS BY:

site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

STATE OF MARYLAND — VINCENT J. MONTANARO — No. 21175 — PROFESSIONAL LAND SURVEYOR

REVISED: SEPTEMBER 5, 2007
REVISED: SEPTEMBER 26, 2007

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