

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

SW side Falls Road, 730 feet S of
Woodward Lane
8th Election District
2nd Councilmanic District
(11152 Falls Road)

Boys School of St. Paul's Parish;
Robert McArthur, Chief Financial Officer
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 08-345-SPHA**

* * * * *

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 Chief Financial Officer Robert McArthur on behalf of the legal owner of the subject property, Boys School of St. Paul's Parish. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an amendment to the site plan approved in Case No. 04-553-X. The Variance request is from Sections 1A01.3.B.3 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1A. Petitioner also submitted a larger scale site plan which was marked and accepted into evidence as Petitioner's Exhibit 1B.

Appearing at the requisite public hearing in support of the requested relief was Robert McArthur, Chief Financial Officer for Petitioner Boys School of St. Paul's Parish. Also appearing was Michael Pieranunzi, professional landscape architect, Troy Slevin, project manager, and Mitch Kellman, zoning consultant, all from Century Engineering. Additionally, John Morrel, a

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professional architect from CSD Architects specializing in school construction, appeared in support of the requested relief. David Karceski, Esquire, represented Petitioner, along with his associate, Chris Mudd, Esquire. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a large irregular-shaped property containing approximately 106.735 acres of land zoned R.C.2. The property is located on the west side of Falls Road north of Seminary Avenue in the Brooklandville area of Baltimore County. Petitioner submitted an aerial photograph of the property, which was marked and accepted into evidence as Petitioner's Exhibit 2. The property is home to the St. Paul's Boys' and Girls' schools and is improved with a number of structures, several of which pertain to the requested variance. This includes the "Upper School" building which is a longer building running north to south from the northwest portion of the property, and the "Chapel" which lies to the south of the Upper School building.

Because of the proposed changes to be made to the site, Petitioner is requesting special hearing relief in order to approve an amendment to the site plan approved in a prior hearing before the Zoning Commissioner. This property has been the subject of several prior zoning matters including Case No. 93-119-SPHA, and Case No. 04-553-X. Petitioner submitted a copy of each of these two Opinions, which were respectively marked and accepted into evidence as Petitioner's Exhibits 3 and 4.

Petitioner is also requesting a variance from Sections 1A01.3.B.3 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building-to-building setback of at least 25 feet, in lieu of the required 70 feet. The purpose of this variance is to allow Petitioner to construct a proposed two-story addition to the Boys Upper School. As Exhibit 1A shows, the

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proposed structure will extend east from the southern portion of the existing upper school building and will necessitate a variance by leaving a building-to-building setback of only 25 feet from the chapel which lies to the south. Petitioner submitted several Exhibits demonstrating the type of structure that will be built including two floor plans, which were marked and accepted into evidence as Petitioner's Exhibits 6A and 6B, two elevation drawings, which were marked and accepted into evidence as Petitioner's Exhibits 7A and 7B, and three artist renditions, which were marked and accepted into evidence as Petitioner's Exhibits 8A through 8C. The evidence shows that the proposed addition will keep in line with the architecture of the existing structures and will be largely constructed of brick with colonnade front pillars and a sitting area on the first floor and large windows fronting a patio on the second floor. The School intends to use the structure to house a new library, student center, and administrative offices. The structure will enable Petitioner's facilities to remain competitive with other public and private schools in the area; however, testimony indicated the school would not be increasing enrollment as a result of the added building.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The comments received from the Department of Environmental Protection and Resource Management dated March 4, 2008 indicates that the property must comply with the Forest Conservation Regulations and the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. A usage letter should be submitted to determine any necessary upgrades to the sewage disposal system prior to building permit approval.

Turning first to the special hearing, I am persuaded to grant the requested relief. The B.C.Z.R. requires Petitioners requesting an amendment to previously granted zoning relief to request a special hearing in addition to any variance or special exception relief that is mandated by

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the proposed amendment. The latest prior zoning case involving the subject property, Case No. 04-553-X, involved a special exception to build ball fields and related parking. Considering the testimony and evidence presented, I am persuaded to grant the special hearing to permit an amendment to the relief granted in the prior hearing.

Turning next to the request for variance, 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 variance request. The property is an especially large irregular-shaped tract and is surrounded by several roads. There is substantial vegetation on the eastern side of the property and there are significant environmental and topographic constraints. Hence, I find the property unique in a zoning sense.

I further find that the imposition of zoning on this property disproportionately impacts the subject property as compared with other properties in the area. The proposed addition is situated in the most logical site within the building restriction line as reflected on Petitioner's Exhibit 1A. The topographical and environmental constraints of the property limit the available locations for the proposed addition, and Petitioner essentially could not expand the Upper School building without the requested variance.

Finally, I find that this variance 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. The subject property is surrounded by several roads and is shielded from public view by mature trees and thick vegetation. Petitioner submitted several photographs from the nearby road, which were marked and accepted into evidence as Petitioner's Exhibits 5A through 5D. These photographs demonstrate that the proposed addition will not be visible from the road and will have no effect on any surrounding neighbors because the surrounding locale is

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largely undeveloped. Furthermore, the requested relief will enable Petitioner to improve their educational facilities for the betterment of the attending students. There is a strong public interest in permitting and facilitating educational and academic improvements throughout Baltimore County. Thus, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as set forth in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's special hearing and variance requests should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 25th day of April, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an amendment to the site plan approved in Case No. 04-553-X be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's request for Variance from Sections 1A01.3.B.3 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet is hereby GRANTED, subject to the following:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner will be required to return, and be responsible for returning, said property to its original condition.
2. 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).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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BY

4. Prior to building permit approval, a detailed usage letter must be submitted to determine any necessary upgrades to the sewage disposal system.

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

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 25, 2008

DAVID KARCESKI, ESQUIRE
CHRIS MUDD, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petition for Special Hearing and Variance
Case No. 08-345-SPHA
Property: 11152 Falls Road

Dear Messrs. Karceski and Mudd:

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,

A handwritten signature in black ink, appearing to read "Th H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

- c: Robert McArthur, Chief Financial Officer, Boys School of St. Paul's Parish, 11152 Falls Road, Brooklandville MD 21022
Michael Pieranunzi, Troy Slevin and Mitch Kellman, Century Engineering, 10710 Gilroy Road, Hunt Valley MD 21031
John Morrel, CSD Architects, 323 West Camden Street #700, Baltimore MD 21201



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11152 Falls Road
which is presently zoned RC-2

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

an amendment to the site plan approved in Case No. 04-553-X.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David H. Karceski, Esquire

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Boys School of St. Paul's Parish

Name - Type or Print

Signature

Robert McArthur, Chief Financial Officer

Name - Type or Print

Robert McArthur

Signature

11152 Falls Road

410-825-4400

Address

Telephone No.

Brooklandville

MD

21022

City

State

Zip Code

Representative to be Contacted:

David H. Karceski, Esquire

Name

210 Allegheny Avenue

410-494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-345-SPHA

UNAVAILABLE FOR HEARING

KEY 01594

By DT Date 2/1/08

4-25-08

R3



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 11152 Falls Road
which is presently zoned RC-2

Deed Reference: 2126 / 131 Tax Account # 0802058400

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 Attached Sheet.

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 the 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.

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski, Esquire

Name - Type or Print _____

Signature David H. Karceski

Venable LLP

Company _____

210 Allegheny Avenue 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

Boys School of St. Paul's Parish

Name - Type or Print _____

Signature _____

Robert McArthur, Chief Financial Officer

Name - Type or Print _____

Signature Robert McArthur

11152 Falls Road 410-825-4400

Address _____ Telephone No. _____

Brooklandville MD 21022

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski, Esquire

Name _____

210 Allegheny Avenue 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 08-045-SPHA

Office Use Only

Estimated Length of Hearing _____

Unavailable For Hearing _____

Reviewed by DT Date 3/1/08

REV 8/2007

ORIGINAL RECEIVED FOR FILING

4-25-08

PJ

PETITION FOR VARIANCE

St. Paul's School
11152 Falls Road

Variance from BCZR Sections 1A01.3.B.3 and 102.2 to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet.

10710 Gilroy Road
Hunt Valley, MD 21031

**Metes and Bounds Description
Property of St. Paul's School
11152 Falls Road
Baltimore County, MD**

Beginning for the same at a point South 9° 00' 00" West, 730.00 feet of the centerline of Woodward Lane, thence the following courses;

- 1) South 88° 01' 34" West, 423.38 feet
- 2) North 01° 58' 25" West, 366.24 feet
- 3) North 87° 43' 26" East, 423.39 feet
- 4) South 01° 58' 25" East, 368.48 feet to the point of beginning as recorded in liber 2126, folio 131 and liber 5332, folio 730.

Containing 3.57 acres of land more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

PAID RECEIPT

No. 12371

BUSINESS ACTUAL DATE 10/10/08

Date: 10/10/08

RECEIPT # 10/10/08 10/10/08
5 520 JUDICIAL VERIFICATION
000000

Rec'd 1st 10/10/08
1000.00 0 1.00 Co.
Baltimore County, Maryland

Fund	Agcy	Orgn	Sub	Rev	Source	Rev	Sub	Rept	BS	Acct	Amount
001	0000			10/10							1000.00
001	0000			10/10							1000.00

Total 1000.00

Rec From: 10/10/08

For: 1000.00 10/10/08

1000.00 10/10/08

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S
VALIDATION

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: #08-345-SPHA

11152 Falls Road

West side of Falls Road, 730 feet south of Woodward Lane

8th Election District - 2nd Councilmanic District

Legal Owner(s): Boys School of St. Paul's Parish

Special Hearing: to approve an amendment to the site plan approved in Case No. 04-553-3. **Variance:** to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet.

Hearing: Wednesday, April 2, 2008 at 9:00 a.m. In Room 108, County Office Building, 111 West Chesapeake 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) 687-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 687-3291.

JT 3/7/08 Mar. 10

187154

CERTIFICATE OF PUBLICATION

3/20/ 2008

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 3/18/ 2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-345-SPHA

Petitioner/Developer: BOYS SCHOOL
OF ST. PAULS PARISH

Date of Hearing/Closing: 4-2-08

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:

11152 FALLS RD

The sign(s) were posted on 3-18-08
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

3-20-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 08-345-SPA
Petitioner: BOYS SCHOOL OF ST. PAUL'S PARISH
Address or Location: 11152 FALLS RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell
Address: 210 Allegheny Avenue
Towson, MD. 21204
Telephone Number: (410) 444-6244



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 20, 2008
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: 08-345-SPHA

11152 Falls Road

S/west side of Falls Road, 730 feet south of Woodward Lane

8th Election District – 2nd Councilmanic District

Legal Owners: Boys School of St. Paul's Parish

Special Hearing to approve an amendment to the site plan approved in Case No. 04-553-X.
Variance to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet.

Hearing: Wednesday, April 2, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 Allegheny Avenue, Towson 21204
Robert McArthur, Boys School of St. Paul's Parish, 11152 Falls Rd, Brooklandville 21022

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 18, 2008.**
- (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, March 18, 2008 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
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: 08-345-SPHA

11152 Falls Road
S/west side of Falls Road, 730 feet south of Woodward Lane
8th Election District – 2nd Councilmanic District
Legal Owners: Boys School of St. Paul's Parish

Special Hearing to approve an amendment to the site plan approved in Case No. 04-553-X.
Variance to permit a building-to-building setback a minimum of 25 feet, in lieu of the required 70 feet.

Hearing: Wednesday, April 2, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 26, 2008

David H. Karceski, Esquire
Venable LLP
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Karceski:

RE: Case Number: 08-345-SPHA, 11152 Falls Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2008. 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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Boys School of St. Paul's Parish Robert McArthur, Chief Financial Officer 11152 Falls Road Brooklandville 21022

TB 4/2
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2008

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

SUBJECT: 11152 Falls Road

INFORMATION:

Item Number: 08-345

Petitioner: Boys School of St. Paul's Parish

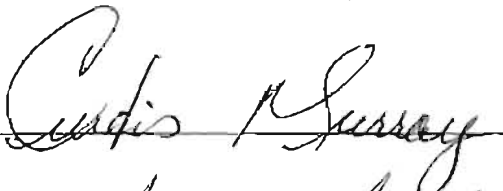
Zoning: RC 2

Requested Action: Special Hearing

St. Paul's School proposes an expansion of the upper school building which requires a special hearing to amend the site plan approved in Case No. 04-553x. The site is within the Greenspring Valley National Register District. A minor correction should be made in the enrollment. Total enrollment should be 1,010 not 1,0101. It appears that this addition does not result in an increase in enrollment.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested special hearing to permit the upper school expansion as shown on drawings prepared by CSD.

Prepared By: 

Division Chief: 
AFK: CM

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APR 01 2008

BY:.....

TB 4/2
9 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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MAR 05 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: WAITING FOR AP

SUBJECT: Zoning Item # 08-345-SPHA
Address 11152 Falls Road
(Boys School of St. Paul's Parrish)

Zoning Advisory Committee Meeting of February 11, 2008

_____ 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:

Prior to building permit approval, a detailed usage letter must be submitted to determine any necessary upgrades to the sewage disposal system. - *S. Farinetti; Ground Water Management*

Reviewer: Michael S. Kulis, NRS
Environmental Impact Review

Date: March 4, 2008

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: WAITING FOR AP
SUBJECT: Zoning Item # 08-345-SPHA
Address 11152 Falls Road
(Boys School of St. Paul's Parrish)

Zoning Advisory Committee Meeting of February 11, 2008

_____ 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:

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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:

Prior to building permit approval, a detailed usage letter must be submitted to determine any necessary upgrades to the sewage disposal system. – *S. Farinetti; Ground Water Management*

Reviewer: Michael S. Kulis, NRS
Environmental Impact Review

Date: March 4, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 14, 2008

FROM: ^{DAK}
Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 18, 2008
Item Nos. 08-343, 344, 345, 346, 347,
350, 351, 352, 353, and 354

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-02142008.doc



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

State Highway
Administration

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

Maryland Department of Transportation

February 19, 2008

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

RE: Baltimore County
Item No. 08-345-SPHA
MD 25 (Falls Road)
11152 Falls Road
Boy's School of St Paul Parish
Special Hearing
Variance-

Dear Ms. Matthews:

We have reviewed the referenced plan and have no objection to approval, as a field inspection reveals that the existing access onto the property from MD 25 (Falls Road) appears adequate. No further review is necessary with regard to Boy's School of St Paul Parish Case Number 8-345-SPHA.

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

Very truly yours,

^{for} Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Century Engineering, Engineer
Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
11152 Falls Road; SW/S Falls Road;	*	ZONING COMMISSIONER
730' S of Woodward Lane		
8 th Election & 2 nd Councilmanic Districts	*	FOR
Legal Owner(s): Boys School of St. Paul's Parish		
Petitioner(s)	*	BALTIMORE COUNTY
	*	08-345-SPHA

* * * * *

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/ documentation filed in the case.

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

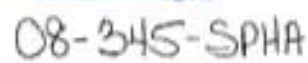
Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Old Courthouse, Room 47
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of February, 2008, a copy of the foregoing Entry of Appearance was mailed David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
 FEB 12 2008
 Per.....

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



08-345-SPHA

CASE NAME _____
CASE NUMBER 08-345-SPINA
DATE _____

CASE NAME _____
CASE NUMBER 08-345-SPINA
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Daniel Kereski	210 Allegheny Ave	Towson MD	dkkereski@vernetto.com
Chris Mudd	10710 Gilroy Rd	Hunt Valley, MD 21031	cmudd@ca.rr.com
Robert McArthur	11152 Falls Rd	Buena Vista, MD 21023	rmcARTHUR@STPAULSCHOOL.ORG
John Moore	323 W. Camden St. Suite 700	Barto, MD. 21201	jmoore@csdarch.com
Myrick Kellman	10710 Gilroy Rd	Hunt Valley, MD 21031	mkellman@centuryeng.com

Case No.: 08-345-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1A 1 B	<u>Site Plan</u> enlargement where addition is proposed	
No. 2	Aerial Photo	
No. 3	1993 special zoning + variance case	
No. 4	2009 Case	
No. 5	Photos of east side along Falls Road	
No. 6 A+B	Floor Plan	
No. 7 A+B	Elevation Drawings	
No. 8 A-C	Artists Renderings	
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

2

IN RE: PETITIONS FOR SPECIAL HEARING &
ZONING VARIANCE

NWC Falls Road and Seminary
Avenue

11152 Falls Road
8th Election District
3rd Councilmanic District

The Boy's School of St. Paul's
Parish, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-119-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Zoning Variance and Petition for Special Hearing for that property known as The Boy's School of St. Paul's Parish, Inc. located at 11152 Falls Road in Brooklandville.

As to the Petition for Variance, the Petitioner seeks relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 ft., in lieu of the required 25 ft., and from Section 102.2 of the B.C.Z.R. to permit a separate yard area of 35 ft., in lieu of the required 70 ft.

As to the Petition for Special Hearing, the Petitioner seeks a modification of the special exception granted and site plan approved in Case No. 89-101-SPHX to revive the maximum building envelope to reflect the final location and building footprint of the proposed chapel. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petitions.

The property was posted and the matter scheduled for the requisite public hearing. Appearing at the hearing was Robert W. Hallett, the Headmaster of The Boy's School of St. Paul's Parish, Inc. Also appearing in support of the Petition was Kim Strutt, Tom Jewell, Walter Daniels and

ORDER RECEIVED FOR FILING

Date

By

11/19/92
M. J. G. G. G.

PETITIONER'S

EXHIBIT NO.

3

George Cavrellis. Appearing as an interested person was Kathy Murray, on behalf of the Valleys Planning Council. The Petitioner was represented by Robert H. Hoffman, Esquire.

The subject property is a large tract located adjacent to Falls Road, north of Lutherville. It is zoned R.C.2. The tract is divided into several parcels, identified on the site plan as being either within the Girl's School or the Boy's School. The property has been the site of St. Paul's Schools for many years. These private schools are well known and respected throughout the County.

As reflected on the site plan, the property has a significant zoning history. The St. Paul's School for Girls was originally granted a special exception in 1983. An amended site plan for this special exception was later granted on March 2, 1987. As to the Boy's School, this use was approved within case No. 89-101-SPIX on September 30, 1988. As the site plan shows, the property is improved by library and classroom buildings, recreation facilities, administrative buildings, as well as an internal roadway system and parking area.

As to the present case, an understanding of the special exception approved in case No. 89-101-SPIX is appropriate. That special exception approved use of the property for a boy's school for so long as any building was confined within a clearly delineated building envelope area. This area is situated in the northern portion of the site and is buffered on all sides by open space. The Petitioner now proposes to construct a chapel for use by the students and their guests. Due to certain site constraints, the Petitioner has found it necessary to locate a portion of the chapel outside of the previously established building envelope line. Thus, the Petition for Special Hearing has been filed, to amend the building envelope area.

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Date

By

11/19/92
M. G. G. G.

It is to be noted that this amendment re-adjusts the envelope line so as to permit construction of the chapel and reconfigure the building envelope area. The proposed reconfiguration will result in a smaller building envelope area. It is further to be noted that the proposed chapel will be a two story structure, containing approximately 10,700 sq. ft. Half of that square footage will be on the first floor and the remaining square footage on the second floor. Further, the chapel will seat approximately 290 to 350 people. This chapel will not be a separate parish which would, in fact, require its own special hearing for a church but part of the St. Paul's campus. It will be used by members of the school, their families and appropriate guests. Further, it will use the existing septic system which serves the Boy's School. It is to be further noted that within the constraints set forth above, the Valleys Planning Council supports the instant Petitions.

It is clear that the special hearing should be granted. The alteration to the site plan proposed is minor both in scope and effect. Indeed, it is unfortunate that the Petitioner is even required to expend the necessary sums and make the necessary efforts to have this minor amendment approved. Although I cannot adjudge future modifications, the Petitioner should be given the flexibility to make certain changes in design or locations of the facilities within the building envelope for so long as that development remains within the spirit and intent of the plan and is in compliance with the appropriate County regulations.

As to the variances, they are internal in nature. The first is necessary because of the 20 ft. setback distance between the proposed chapel and the girl's school campus. As noted above, Section 1A013.B.3 of the B.C.Z.R. requires a 25 ft. setback. The Petitioner produced evidence and

ORDER RECEIVED FOR FILING

Date

11/19/92

By

Dr. Smith

testimony that practical difficulty would be sustained if the strict setback required was maintained. Specifically, the site constraints imposed by the building envelope, as well as the existing layout of the improvements on the property, prevent adherence to a 25 ft. setback. Clearly, there is no adverse effect upon any adjacent property owners which will result from the granting of this variance.

The same can be said as to the other variance requested; namely, from Section 102.2 to permit a separate yard area of 35 ft. in lieu of the required 70 ft. Again, the variance is necessary because of the placement of the existing facilities and the envelope lines. This variance is necessary due to the placement of the chapel immediately adjacent to the existing library building. The Petitioner presented sufficient justification to satisfy his burden of practical difficulty. As noted, Section 307 of the B.C.Z.R. permits a variance to be granted if the Petitioner has proven practical difficulty as that term has been defined by the appellate courts of the State. In fact, the Petitioner has shown that practical difficulty does exist and that there will be no adverse affect if the proposed variances are granted. For these reasons, they shall be approved.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1982, that a Petition for Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 ft. in lieu of the required 25 ft., be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Date

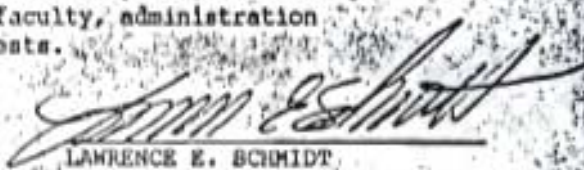
By

11/19/82
M. G. G. G.

IT IS FURTHER ORDERED that a Petition for Variance from Section 102.2 of the B.C.Z.R. to permit a separate yard area of 35 ft., in lieu of the required 70 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a Petition for Special Hearing seeking a modification of the special exception granted and site plan approved in Case No. 89-101-SPHX to allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein.

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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.
2. The size and configuration of the proposed chapel shall be as shown on the site plan. Further, the chapel is incidental to the school and not a separate parish. Therefore, its use shall be limited to students, faculty, administration and their appropriate guests.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

11/19/92

By



IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
W/S Falls Road, between Seminary Avenue	*	ZONING COMMISSIONER
and Greenspring Valley Road	*	
(11152 Falls Road)	*	OF BALTIMORE COUNTY
8 th Election District	*	
3 rd Council District	*	Case No. 04-553-X
St. Paul's School,	*	
Petitioner/Legal Owner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, St. Paul's School, through its attorney, Robert A. Hoffman, Esquire. As filed, the Petitioner requests a special exception for "a school in the R.C.2 zone for Tract 'A' and 7.753 acres of Tract 'B'." The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing in support of the request were Kirk Evans and Tom Maddux on behalf of St. Paul's School for Boys, and Mitch Kellman, who supervised preparation of the site plan filed in this case, and Eric Hadaway, both representatives of Daft-McCune-Walker, Inc. Robert A. Hoffman and David H. Karceski entered their appearances as attorneys for the Petitioner. Jack Dillon attended as an interested person on behalf of the Valleys Planning Council. There were no Protestants or other interested persons present.

The property which is the subject of the instant request relates to a portion of the St. Paul's School campus and is identified on the site plan as "P/O TRACT B 7.753 ACRES" and "TRACT A 7.00 ACRES." The property is located south of Seminary Avenue, west of Falls Road and Tony Drive, and is bordered by Greenspring Valley Road to the south, east of several

PETITIONER'S
EXHIBIT NO. 4

large estate properties in Brooklandville. Presently, Tract A is occupied by three (3) historic structures, which are used as residential dwellings and a storage building. Testimony and evidence offered was that the residential dwellings are on the Baltimore County Landmarks List. There is no proposal to relocate or alter these residences, and they are proposed to be used residentially by the school. The 7.753 acres of Tract B are largely unimproved, however, does feature a driveway leading into the site from Greenspring Valley Road.

As more particularly shown on the site plan, the Petitioner proposes to use the subject property for the betterment and in furtherance of its athletic programs. The details of the proposed use were proffered by Mr. Hoffman and are also shown on the site plan. Specifically, St. Paul's School seeks approval for the installation of ball fields and related parking to serve those fields as well as other surrounding school facilities. Mr. Hoffman further proffered that the installation of these ball fields would allow St. Paul's School to expand its athletic program in an effort to increase student participation. The new ball fields area would be used primarily for athletic teams' practices and also for competitive matches on an as-needed basis. The proposed layout for the parking area is conceptual in nature and its general location is shown on Petitioner's Exhibit 1.

Mr. Dillon testified on behalf of the Valleys Planning Council that the Petitioner has provided his Association an opportunity to review the proposed improvements as shown on the site plan. Mr. Dillon further testified that he is in agreement with the use restrictions (Restrictions Nos. 1 through 9) listed on Petitioner's Exhibit 1, and with those restrictions in place, the Valleys Planning Council has no objection to the requested special exception relief.

Based upon the testimony and evidence presented in this case, I am persuaded that the Petition for Special Exception should be granted. It is clear that the proposed ball fields will not

cause any detrimental impacts to the health, safety, or general welfare of the locale, and that the relief requested satisfies the special exception requirements set forth in Section 502.1 of the B.C.Z.R. In addition, I find that the installation of a parking area for the future ball fields in the general location shown on Petitioner's Exhibit 1 is appropriate.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ____ day of January 2005 that the Petition for Special Exception for "a school in the R.C.2 zone for Tract 'A' and 7.753 acres of Tract 'B'," in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

WJW:bjs

WILLIAM J. WISEMAN
Zoning Commissioner
For Baltimore County



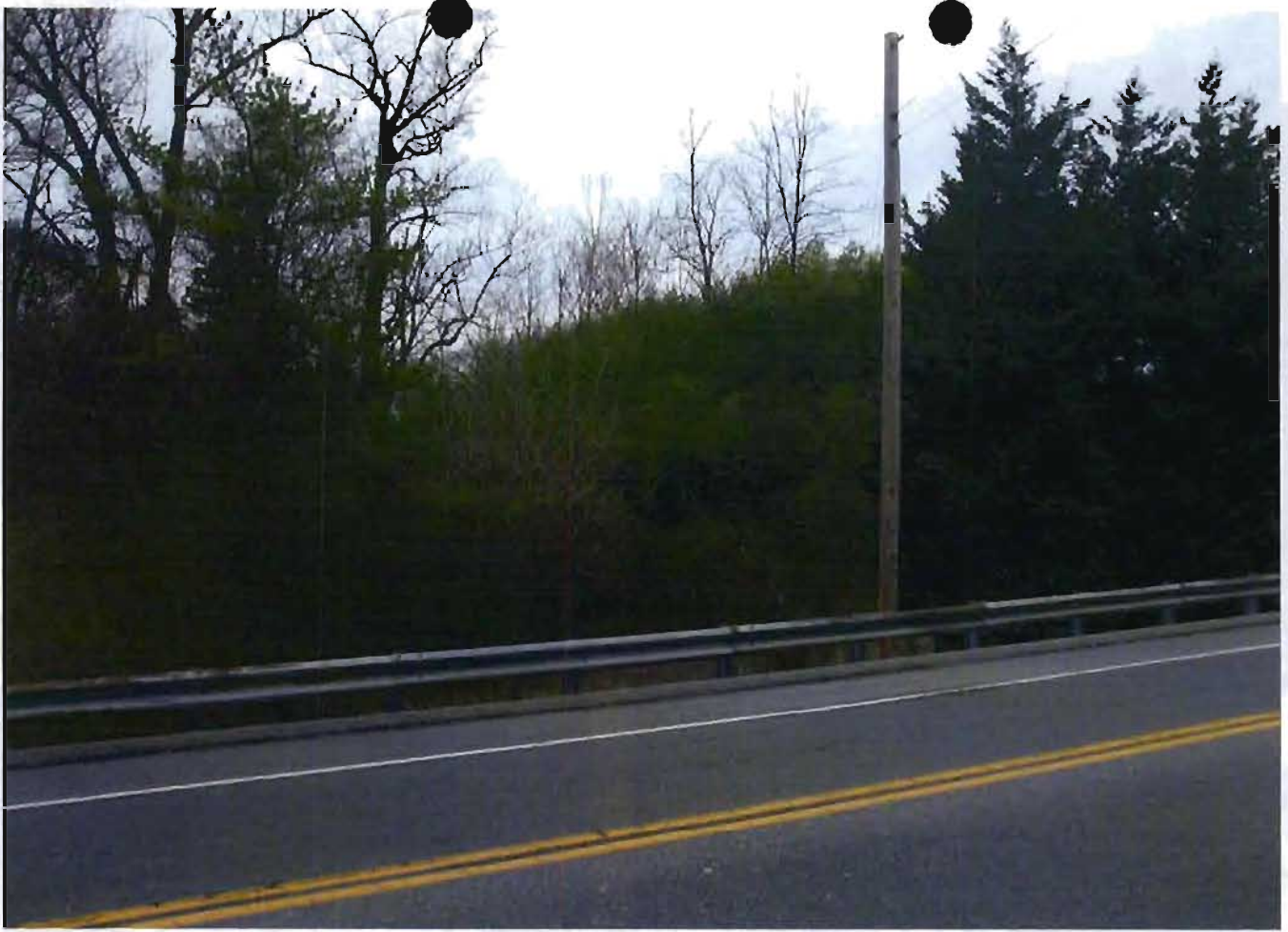
PETITIONER'S

EXHIBIT NO. 3A



5B







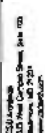


PETITIONER'S

EXHIBIT NO.

8A





Engineering
Architectural
 Inc., Bedford Park
 708-691-1100

AMERICAN ARCHITECTS
 Architects & Engineers
 100 Western Park Drive, Suite 100
 Naperville, Illinois 60563
 708-691-1100

STRUCTURAL ENGINEERS
 INC.
 100 Western Park Drive
 Naperville, Illinois 60563
 708-691-1100

CHEMICAL / ELECTRONIC ENGINEERS
 The Peoples Engineering Co.
 1142 Lindholm Boulevard
 Naperville, Illinois 60563
 708-691-1100

[illegible]

Project No.	2005-03
Date	10/10/05
Scale	1" = 10'

BUILDING ELEVATIONS

Doc. No. R2.2 6/17/76

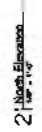
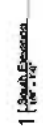




Figure 1

11

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Study on

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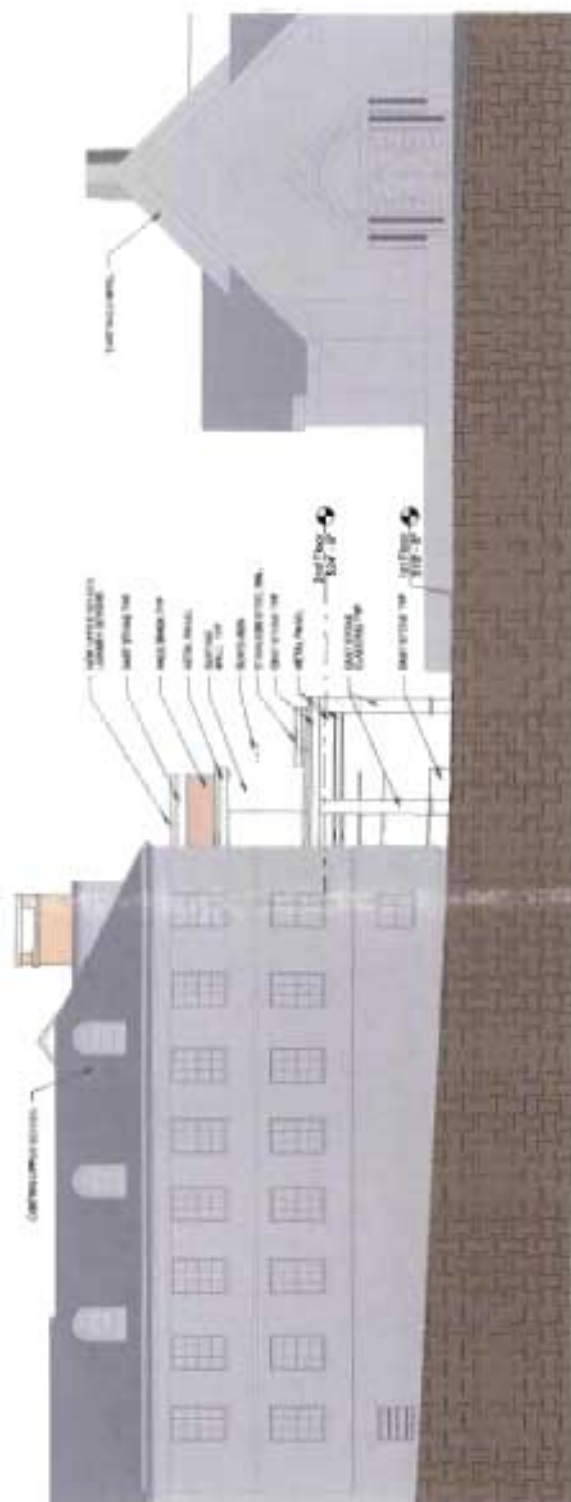
2108

BUILDING ELEVATIONS

R2.1 7A



Transcript



2. *World Literature*

John Morrel, AIA, LEED AP

Vice President | Principal

Mr. Morrel is a Principal in CSD's Education Studio where his work has included independent school planning and design as well as higher education projects. In addition to education facilities, he has designed numerous public and office facilities. Mr. Morrel's project experience includes:

Education

Wor-Wic Community College, Workforce Development Center - Salisbury, MD

Design of a new 50,000 SF 4-story masonry building to accommodate Wor-Wic's Workforce Development curriculum including classrooms, flexible lecture space, training room, culinary arts lab (commercial teaching kitchen), allied health lab, offices, and support spaces. Related site work included a new parking lot and removal of wastewater treatment lagoons.

Chesapeake College, Caroline College Center - Wye Mills, MD

A new student center including the complete gut and renovation of the existing 25,000 SF cast-in-place concrete structure, and the addition of 11,000 SF of new space. The program includes not only student dining, kitchen and lounge space but also the campus bookstore, art and music departments, seminar rooms, student club spaces, and faculty offices.

Calvert Middle School - Baltimore, MD

New 75,000 SF middle school building with gymnasium and Black Box Theater for grades 5 through 8. Renovation of an existing Georgian Mansion to provide library, classroom, and office space. Site improvements consist of 2 playing fields, gardens, and play space.

Glenn Warner Soccer Facility, U.S. Naval Academy - Annapolis, MD

15,000 SF facility incorporating locker rooms, training facilities, coach's offices, concessions, ticket sales, and public restrooms, all surrounding a memorial lobby dedicated to Hall-of-Fame Coach Glenn Warner.

Lancaster Country Day Master Plan/Middle and Upper School Building - Lancaster, PA

Comprehensive master plan study for a K-12 independent school which resulted in recommendations for incremental additions and renovations to be accomplished in four sequential phases. The first phase incorporates a new Middle and Upper Building with classrooms, computer labs, student dining commons, administrative and faculty offices.

Loyola College in Maryland, College Center West - Baltimore, MD

Renovation of 50,000 SF building for use as a Student Center. The program is focused around a new kitchen, server and dining spaces, but also includes new office, clinic, and lab space for the Department of Speech - Hearing Pathology/Audiology. A 2,000 SF Student Computer Lab, classrooms, a student lounge and site modifications to accommodate new accessible entrances to building, were also included.

Patterson Mill Middle/High School - Bel Air, MD

CSD, in association with Fanning / Howey Associates, designed a new school that accommodates 1,600 total students in grades six through twelve. The design challenge involves creating a facility that appropriately separates the two divisions, yet takes advantage of the efficiencies of sharing certain functions. Site work included complete redevelopment of the 80 acre site for parking and athletics, including a new stadium.

St. Paul's School - Baltimore, MD

Master Plan for a new 54,000 SF upper school building that includes classrooms, administrative spaces, laboratories, library, common areas, and lecture halls. The first phase of design includes a new library, lecture rooms, and student commons spaces.



EDUCATION

Rice University,
Master of Architecture, 1990

University of Virginia,
Bachelor of Science in Architecture,
1986

YEARS EXPERIENCE

With CSD, 15 years;
Other firms, 6 years

REGISTRATION

Maryland

AFFILIATIONS

- American Institute of Architects
- Building Congress and Exchange
- US Green Building Council
- National Association of Independent Schools
- National Business Officers Association

CERTIFICATIONS

- LEED Accredited Professional

PETITIONER'S

[people architecture]

John Morrel, AIA, LEED AP | CSD Architects

EXHIBIT NO. _____

John Morrel, AIA, LEED AP

Stephen Decatur High School Renovation Study & Design - Worcester County, MD

As the design architect, CSD provided architectural services including development of the educational specifications that specify for this project for the Worcester County Public Schools. It involves a major renovation and addition covering 173,930 SF. The school serves a population of 1,710 students.

Jemicy School Master Plan - Baltimore County, MD

Formulated a master plan document providing recommendations for future land use strategies and facility improvements.

Calvert School Master Plan - Baltimore, MD

Planning and design of a new middle school, renovations to the existing school and new playing fields.

Loyola College in Maryland, Multidisciplinary Assessment Center at Belvedere Square - Baltimore, MD

The project incorporates 15 individual assessment rooms, two group assessment rooms, associated observation spaces, an Audiology testing facility and necessary office and other support spaces into the former Hopchild's department store building in north Baltimore. The space is the new home for Loyola's Hearing and Speech Center as well as their Behavioral Health and Assessment Services Center. This outstanding client will serve as an outpost for Loyola's extended community and also provide employment facilities for the training of graduate students entering in the Speech Pathology, Audiology and Psychology fields.

The Gilman School Athletic Center - Baltimore, MD

Renovations and additions to the athletic facilities including 1,000-seat gymnasium, locker rooms, training rooms, wrestling rooms, and swimming pool.

Gilman School Kindergarten Addition - Baltimore, MD

Construction is currently ongoing for a 10,000 sq addition for the introduction of a kindergarten program on Gilman's campus. The addition will complete the existing Lower School building which CSD designed by creating an interior courtyard and providing for classrooms, offices and a multipurpose room.

St. Paul's School for Girls - Brooklandville, MD

Renovations and additions to the gymnasium.

Jemicy School - Owings Mills, MD

The first phase of construction based on CSD's master plan has been completion of a two-story addition to accommodate a middle school classroom and science facilities. Phase 2 renovations with a new gymnasium are expected to begin construction in June, 2009.

Other

Renovation of Barracks, Building 47, Fort Lesley J. McNair - Washington, DC

Renovation of historic barracks building to meet current Army standards for soldier housing. This 53,000 SF project included soldier's quarters, public spaces, post-run command posts, and office spaces.

Health Sciences and Administration Building, Building 41, Walter Reed Army Medical Center - Washington, DC

Provided architectural services for complete interior renovation and exterior repainting of a 7-story (plus basement) Georgian Revival structure at the Walter Reed Army Medical Center. The 54,000 SF building contains administrative offices, classrooms, conference rooms, and library spaces as well as support areas including locker, student and staff lounge.

John Morrel, AIA, LEED AP

MARC Service Extension - Frederick, MD

This project involved the architectural design of new station buildings, new station structures, for sales or suburban and historic downtown Frederick, Maryland. The downtown station building includes ticket agent facilities, retail tenant space, and public areas. All structures are sympathetic to their historic context and provide low maintenance, low-cost, and durable.

MARC Station Building - Savage, MD

Completed concept design for a new station building on the MARC commuter rail line between Baltimore and Washington, D.C.

Transit Police Command Center (Fairfield Building), Harbor Tunnel Thruway - Baltimore, MD

This project involved renovation of the existing command post, and construction of an existing garage area to additional office space. Program requirements included the following: offices, locker room, closed circuit television monitoring room, break room and parking stalls.

Baltimore Gas and Electric Company - Baltimore, MD

Renovation of an existing 35,000 SF building including private offices, open office space, training systems furniture, and common space facilities.

Multiple Projects, Procter & Gamble - Hunt Valley, MD

Numerous projects completed include main lobby renovation, renovation of new 100,000 SF of office space including facilities management department, food preparation facility, and renovations to manufacturing space which utilized bathroom components.

Rock Glen Nursing Facility - Baltimore, MD

New 120-bed nursing facility designed to incorporate the latest trends in nursing care.

Multiple Projects, Bon Secours Hospital - Baltimore, MD

Completed projects include renovations to the pathology department, information services department, TB isolation unit, administrative suite, and security upgrades identified in a life safety survey of the entire campus.

Mercy Ridge Continuing Care Retirement Community - Timonium, MD

Responsible for design of the Commons and Assisted Living Building in Phase I.

Mitchell J. Kellman

01/2008

MANAGER OF ZONING SERVICES

YEARS WITH CENTURY: 7

YEARS WITH OTHER FIRMS: 20

EDUCATION:

B.A. Geography & Environmental Planning, Urban Planning, Towson University

M.A. Geography & Environmental Planning, Urban Planning, Towson University

WORK EXPERIENCE:

2007-Present Century Engineering

2000-2007 Daft Mc-Cune Walker, Inc.

1988-2000 Baltimore County Office of Permits and Development Management-
Development Control

PROFESSIONAL AFFILIATIONS:

AMERICAN PLANNING ASSOCIATION, National and Maryland

BALTIMORE ECONOMIC FORUM, Baltimore County, Maryland

EXPERIENCE

Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulations for the public sector; 9 of those years were with Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and public on development project matters, and made determinations regarding developments and their compliance with county regulations. He has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings.

As Employed within Private Sector he also reviews all Plans and Plats for Zoning and Development Regulations. Testify at Hearings before The Zoning Commissioner and Baltimore County Board of Appeals and presents proposals to the Baltimore County Development Review Committee (DRC), and files Zoning Petitions with Baltimore County.

PARTIAL LIST OF PROJECTS

ANNE ARUNDEL COUNTY:

PRESTON GATEWAY AT PINEY RUN, Anne Arundel County, Maryland – Review Plans to Accompany

Building Permit Application for compliance with the Zoning Regulations, including but not limited to

the use and bulk requirements. Review proposed lot line adjustments to assure new lots (lines) comply

with the zoning regulations with respect to the existing on site buildings. Advise the client accordingly.

PETITIONER' S

EXHIBIT NO. _____

BALTIMORE COUNTY:

CHARLESTOWN RETIREMENT COMMUNITY, Baltimore County, MD As Employed by Baltimore County – Review building permits, Final Development Plans, Record Plats, Sign for the Director of Permits and Development Management Final, Development Plans and Record Plats, Review and Accept, on behalf of Baltimore County, Zoning Variance Petitions. Testify at Baltimore County Planning Board on Amendments to Final Development Plan.

LOYOLA COLLEGE RETREAT CENTER, Baltimore County Maryland – Review New Retreat Proposal for Zoning and Development Regulations Compliance. Testify before the Baltimore County Zoning Commissioner and Baltimore County Board of Appeals. File Zoning Petition Application with Baltimore County.

HUNT VALLEY TOWN CENTER RESIDENTIAL and COMMERCIAL – Review both the Residential and Commercial for Zoning and Development Regulation Compliance. Testify before the Zoning Commissioner for the Commercial Component and before the Zoning Commissioner and Baltimore County Board of Appeals for Residential Component. Present proposals before the DRC and coordinate with Baltimore County Agency Representatives for project phase approvals

GBMC, Baltimore County, MD

GOUCHER COLLEGE, Baltimore County, MD

HOPEWELL POINT, Baltimore County, MD

NORTHWEST HOSPITAL, Baltimore County, MD

NOTRE DAME PREPARATORY SCHOOL, Baltimore County, MD

OAKCREST VILLAGE RETIREMENT COMMUNITY, Baltimore County, MD

SAINT JOSEPH HOSPITAL, Baltimore County, MD

SHEPPARD AND ENOCH PRATT HOSPITAL, Baltimore County, MD

T ROWE PRICE, Baltimore County, MD

TOWSON TOWN CENTER, Baltimore County, MD

WATERVIEW, Baltimore County, MD

WHITE MARSH MALL, Baltimore County, MD

WIRELESS TRANSMITTING and RECEIVING STRUCTURES – T MOBILE, ATT, and SPRINT

R. Troy Stevin
Project Manager

EDUCATION:

Edgewood Senior High School
Harford Community College (one year)

REGISTRATIONS:

Maryland Registered Erosion & Sediment Control Certification No. 05993

EXPERIENCE:

3/2000-8/20006

DMW, Inc. (Team Manager)

Responsible for writing proposals, client contact, billing, mentoring and training design engineers and cad technicians. Present projects at DRC Meetings, Community Input Meetings and Hearing Officer Hearings. Responsible for quality control of concept, development, firm development, CRG, road, utility, grading, earthwork quantities, erosion & sediment control, stormwater management design and as-built plans. Preparation of cost estimates for utility and right-of-way agreements. Preparation of builder's grading plans and permit plans. Coordination with county agencies for plan approval.

9/1994-8/1998

Frederick Ward Associates, Inc. (Project Engineer)

Responsible for preparation of road, utility, erosion and sediment control, mass and final grading, stormwater management, builder's plans and analysis of earthwork quantities.

3/1993-9/1994

KLS Consultants, Inc. (Designer)

Responsible for the preparation of road, utility, erosion and sediment control and grading plans.

2/1986-11/1992

Morris & Ritchie Associates, Inc. (Designer)

Responsible for the drafting and design of road, utility, erosion and sediment control, grading plans and builder's plot plans.
Responsible for plotting topo, drawing location surveys, preparing cut sheets and other miscellaneous tasks.

EXPERIENCE:

Mr. Stevin has practical engineering experience in design and is responsible for the preparation of construction plans for roads, highways, water lines, sanitary sewer lines, storm drainage systems, erosion & sediment control, site grading & quantities, parking areas, state highway road widening, stormwater management, utility relocation of sewer lines and connection of storm drain lines for conveyance to a suitable outfall. Assignments include processing of plans through the appropriate county and state agencies to obtain the necessary permits for construction. Relevant experience includes:

PETITIONER' S

EXHIBIT NO. _____

PAGE 2

SUBURBAN CLUB, Baltimore County, MD. Civil Engineer for the evaluation of water demands for golf course irrigation system in Baltimore County. Services included an alternatives analysis for four options to improve flow to reduce watering time window. Coordinated with County to identify a partially closed valve in the street. Assist client with evaluation of options

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES 2004	CONSTRUCTION (if applicable) 2005

NORTH OAKS CONDOMINIUM, Baltimore County, MD. Project Manager and designer for program which consisted of 299 units, mix of townhomes and single family detached condominium units, clubhouse, pool, tennis courts. Design services included erosion and sediment control and stormwater management (seven) facilities, earthwork quantities, and builder's grading plans, coordination with developer, contractors, and builders.

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES 1999-2002	CONSTRUCTION (if applicable) 2002-2005

TAMERON WOODS, Baltimore County, MD. Team Manager for program which consisted of 57 Lots. Supervised preparation of and processing of builder's grading plans, redline revisions to grading and sediment control plans, and coordination with developer, contractor and builder.

DELIGHT QUARRY, Baltimore County, MD. Team Manager for program which consisted of 29 townhome condominium units. Design services preparation of stormwater management, private roads and utility layout. Coordination with the adjoining property owner was necessary to allow for the connection of the sewer which served his property to pass through the Delight Quarry Parcel.

QURESHI PROPERTY, Baltimore County, MD. Team Manager for program which consisted of 13 Lots. Design services included concept plan, community input meeting, development plan, hearing officer's hearing, final development plan, road, utility, grading, earthwork, stormwater management, and record plat. The project had considerable community opposition.

WOODLANDS at PERRY HALL - Baltimore County, MD. Team Manager for program which consisted of 13 Lots. Design services included erosion and sediment control, stormwater management, grading, earthwork quantities, final development plan, road and utility and record plat. The site included the retention of the existing house and access to the house during construction phase.

QUAD AVENUE, Baltimore County, MD. Team Manager for program which consisted of a 621,000 square foot warehouse. Design services included refinement to develop plan, erosion and sediment control and stormwater management (eight) facilities, earthwork quantities, public and private roads, utilities and grading.

ROSEDALE INDUSTRIAL PARK, Baltimore County, MD. Project Manager and designer for program which consisted of 60,000 square foot of warehouse (three buildings). design consisted of a refinement to a JSPC Plan, redline to an existing erosion and sediment control plan, stormwater management facility, earthwork quantities, public and private roads, utilities and grading. The site was previously approved and had an existing PWA which dated back to 1954. (Design 2003, Construction 2006)

OWINGS MILL CORPORATE CENTER, PARCEL B & E, Baltimore County, MD. Team Manager and designer for program which consisted of a three story 30,000 square foot retail and office center. Design services included refinement to CRG plan, erosion and sediment control and stormwater management facilities, earthwork quantities, public and private roads, utilities and grading. The site included a retaining

PAGE 3

wall at the rear of the property and one along the front of the property.

SILVER SPRING STATION, Baltimore County, MD. Project Manager and designer for program which consisted of construction of a new 5,000 square foot Club House for an existing apartment complex. Design services included erosion and sediment control, stormwater management facility, earthwork quantities, private utilities and grading.

WHITE SPRINGS APARTMENTS, Baltimore County, MD. Project Manager and designer for program which consisted of construction of a new 5,000 square foot Club House and a pool for an existing apartment complex. Design services included erosion and sediment control, stormwater management fee-in-lieu approval, earthwork quantities, private utilities and grading.

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES 2002-2003	CONSTRUCTION (If applicable) 2005-2006

BUTLER RIDGE APARTMENTS, Baltimore County, MD. Project Manager and designer for program which consisted of construction of a new 3,500 square foot Club House and a pool for an existing apartment complex. Design services included erosion and sediment control, stormwater management fee-in-lieu approval, earthwork quantities, private utilities and grading.

PROVIDENT BANK AT HILLENDALE SHOPPING CENTER, Baltimore County, MD. Team Manager for program which consisted of a 4,000 square foot stand alone bank, with two drive thru lanes. Design services included erosion and sediment control, stormwater management fee-in-lieu approval, earthwork quantities, public and private utilities, grading and coordination with Maryland State Highway Administration for the processing of utility permit.

PRECINCT THREE - FRANKLIN PRECINCT AND FIRESTATION NO. 56, Baltimore County, MD. Design services for a program which consisted of a 25,000 square foot building and a 15,000 square foot building housed on an eight acre parcel. Design services included, erosion and sediment control and stormwater management facility, earthwork quantities, public and private roads, utilities and grading.

NORTHWEST REGIONAL PARK, Baltimore County, MD. Design services for a regional park featuring ball diamonds, athletic fields, picnic pavilions, paths and trails, a playground and a comfort station. Design services included, erosion and sediment control and stormwater management facilities (four), private roads, utilities, grading and engineer's cost estimates.

(2) YEAR COMPLETED	
PROFESSIONAL SERVICES 2000-2001	CONSTRUCTION (If applicable) 2001-2002

COLGATE PARK, Baltimore County, MD. Design services for a regional park. Design services included, grading and storm drain design for the construction of a retaining wall to add usable land to the existing ball field.

(26025) SYNTHETIC SPORTS FIELD FEASIBILITY STUDY, ST. PAUL'S SCHOOL FOR GIRLS, Brooklandville, MD. Project Manager for preparation of schematic layouts for multi-purpose practice fields below the existing synthetic field. Design Start: Jan. 2006, Design Completion: Feb. 2007

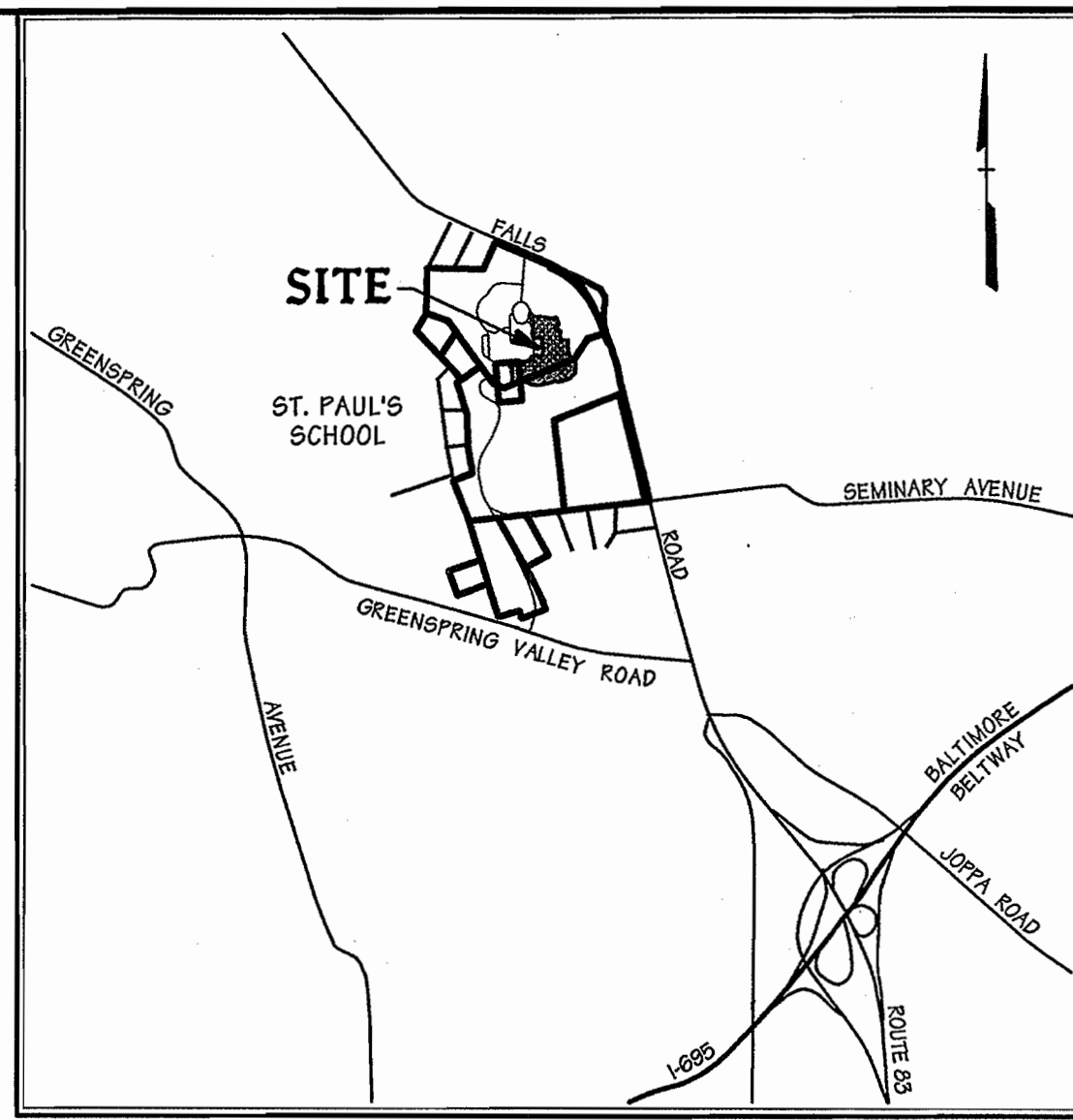
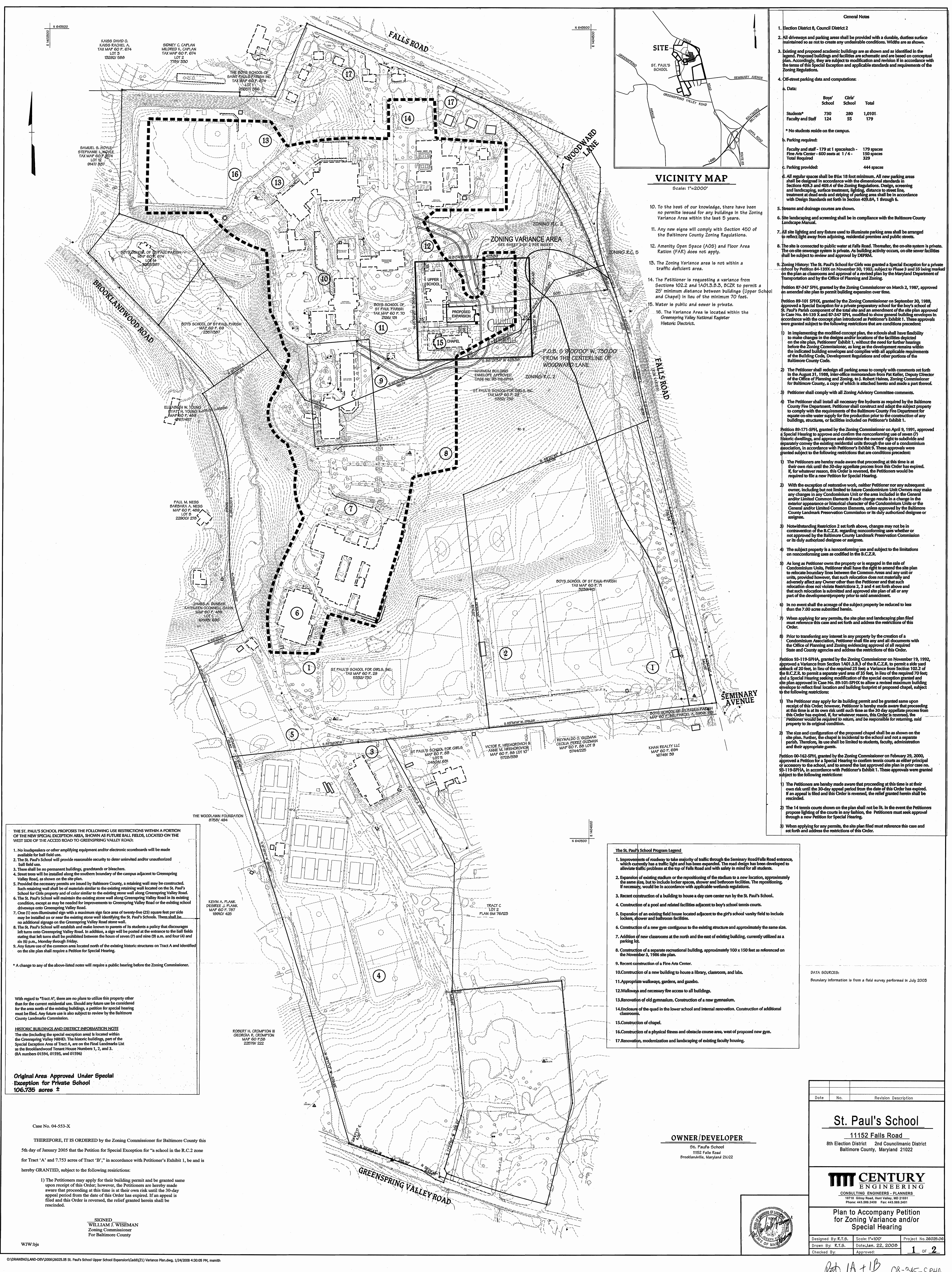
ST. PAUL'S SCHOOL, FALLS ROAD, Baltimore County, Maryland. Project Manager for the design, topographic survey, construction stakeout and geotechnical inspection for the construction of one synthetic turf baseball diamond. The design documents included a grading plan and erosion and sediment control plans. Also included in the scope was a request for, and approval of, a stormwater

PAGE 4

management waiver. The site is bound to the north by two existing natural turf fields, to the east by an existing campus access road, to the south by Greenspring Valley Road and to the west by an existing residence.

ST. PAUL'S SCHOOL FOR GIRLS INTERSECTION OF SEMINARY AVENUE AND FALLS ROAD, Baltimore County, Maryland. Project Manager for the design, topographic survey, construction stakeout and geotechnical inspection for the construction of one synthetic multipurpose turf field. The design documents included a demolition plan, grading plan, erosion and sediment control plans and retaining wall plans. Also included in the scope was a request for, and approval of, a stormwater management waiver.

26317 WCHS FOX TV STUDIO ADDITION AND RENOVATION, Charleston, W.V. Project Manager for final site plan, Erosion and Sediment Control Plan, sewer design and storm water management to control storm water into a combined sewer system for a 5,400 sf expansion of a television study.



VICINITY MAP
Scale: 1"=2000'

- 10. To the best of our knowledge, there have been no permits issued for any buildings in the Zoning Variance Area within the last 5 years.
- 11. Any new signs will comply with Section 450 of the Baltimore County Zoning Regulations.
- 12. Amenity Open Space (AOS) and Floor Area Ratio (FAR) does not apply.
- 13. The Zoning Variance area is not within a traffic deficient area.
- 14. The Petitioner is requesting a variance from Sections 102.2 and 1A01.5.B.3, BCZR to permit a 25' minimum distance between buildings (Upper School and Chapel) in lieu of the minimum 70 feet.
- 15. Water is public and sewer is private.
- 16. The Variance Area is located within the Greenspring Valley National Register Historic District.

General Notes

- Election District 8, Council District 2
- All driveways and parking areas shall be provided with a durable, dustless surface maintained so as not to create any undesirable conditions. Widths are as shown.
- Existing and proposed academic buildings are as shown and as identified in the legend. Proposed buildings and facilities are schematic and are based on conceptual plan. Accordingly, they are subject to modification and revision if in accordance with the terms of this Special Exception and applicable standards and requirements of the Zoning Regulations.
- Off-street parking data and computations:
a. Data:

	Boys' School	Girls' School	Total
Students*	730	280	1,010
Faculty and Staff	124	55	179

* No students reside on the campus.

b. Parking required:

	Boys' School	Girls' School	Total
Faculty and staff - 179 at 1 space/each			179 spaces
Fine Arts Center - 600 seats at 1 / 4 -			150 spaces
Total Required			329

c. Parking provided:

	Boys' School	Girls' School	Total
			444 spaces

- All regular spaces shall be 8'x18' minimum. All new parking areas shall be designed in accordance with the dimensional standards in Sections 402.3 and 402.4 of the Zoning Regulations. Design, screening and landscaping, surface treatment, lighting, distance to street lines, treatment at dead ends and striping of parking area shall be in accordance with Design Standards set forth in Section 405A.1, through 6.
- Streams and drainage courses are shown.
- Site landscaping and screening shall be in compliance with the Baltimore County Landscape Manual.
- All site lighting and any fixture used to illuminate parking area shall be arranged to reflect light away from adjoining, residential premises and public streets.
- The site is connected to public water at Falls Road. Thereafter, the on-site system is private. The on-site sewerage system is private. No building activity occurs, on-site sewer facilities shall be subject to review and approval by DEPRM.

9. Zoning History: The St. Paul's School for Girls was granted a Special Exception for a private school by Petition 84-139X on November 30, 1983, subject to Phase 3 and 3S being maintained on the plan as classrooms and approval of a revised plan by the Maryland Department of Transportation and by the Office of Planning and Zoning.

Petition 87-347 SPH, granted by the Zoning Commissioner on March 2, 1987, approved an amended site plan to permit building expansion over time.

Petition 89-101 SPHX, granted by the Zoning Commissioner on September 30, 1988, approved a Special Exception for a private preparatory school for the boy's school of St. Paul's Parish component of the total site and an amendment of the site plan approved in Case No. 84-139 X and 87-347 SPH, modified to show general building envelopes in accordance with the concept plan introduced as Petitioner's Exhibit 1. These approvals were granted subject to the following restrictions that are conditions precedent:

- In implementing the modified concept plan, the schools shall have flexibility to make changes in the design and/or locations of the facilities depicted on the site plan, Petitioner's Exhibit 1, without the need for further hearings before the Zoning Commission, as long as the development remains within the indicated building envelopes and complies with all applicable requirements of the Building Code, Development Regulations and other portions of the Baltimore County Code.
- The Petitioner shall redesign all parking areas to comply with comments set forth in the August 31, 1988, inter-office memorandum from Pat Keller, Deputy Director of the Office of Planning and Zoning, to J. Robert Haines, Zoning Commissioner for Baltimore County, a copy of which is attached hereto and made a part thereof.
- Petitioner shall comply with all Zoning Advisory Committee comments.
- The Petitioner shall install all necessary fire hydrants as required by the Baltimore County Fire Department. Petitioner shall construct and adjust the subject property to comply with the requirements of the Baltimore County Fire Department for equate on-site water supply for fire production prior to the construction of any buildings, structures, or facilities included on Petitioner's Exhibit 1.

Petition 89-171 SPHX, granted by the Zoning Commissioner on April 9, 1991, approved a Special Hearing to approve and confirm the nonconforming use of seven (7) historic dwellings, and approve and determine the owner's right to subdivide and separately convey the existing residential units through the use of a condominium association, in accordance with Petitioner's Exhibit 5. These approvals were granted subject to the following restrictions that are conditions precedent:

- The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to file a new Petition for Special Hearing.
- With the exception of restorative work, neither Petitioner nor any subsequent owner, including but not limited to future Condominium Unit Owners may make any changes in any Condominium Unit or the area included in the General and/or Limited Common Elements if such changes result in a change in the exterior appearance or historical character of the Condominium Units or the General and/or Limited Common Elements unless approved by the Baltimore County Landmark Preservation Commission or its duly authorized designee or assignee.
- Notwithstanding Restriction 2 set forth above, changes may not be in contravention of the B.C.Z.R. regarding nonconforming uses whether or not approved by the Baltimore County Landmark Preservation Commission or its duly authorized designee or assignee.
- The subject property is a nonconforming use and subject to the limitations on nonconforming uses as codified in the B.C.Z.R.
- As long as Petitioner owns the property or is engaged in the sale of Condominium Units, Petitioner shall have the right to amend the site plan to relocate boundary lines between the Common Areas and any unit or units, provided however, that such relocation does not materially and adversely affect any Owner other than the Petitioner and that such relocation does not violate restrictions 2, 3 and 4 set forth above and that such relocation is submitted and approved site plan of all or any part of the development/property prior to said amendment.
- In no event shall the acreage of the subject property be reduced to less than the 7.00 acres submitted herein.
- When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- Prior to transferring any interest in any property by the creation of a Condominium Association, Petitioner shall file any and all documents with the Office of Planning and Zoning evidencing approval of all required State and County agencies and address the restrictions of this Order.

Petition 93-119 SPHX, granted by the Zoning Commissioner on November 19, 1992, approved a Variance from Section 1A01.3.B.3 of the B.C.Z.R. to permit a side yard setback of 20 feet, in lieu of the required 25 feet; a Variance from Section 102.2 of the B.C.Z.R. to permit a separate yard area of 35 feet, in lieu of the required 70 feet; and a Special Hearing seeking modification of its special exception granted and site plan approved in Case No. 89-101-SPHX to allow a revised maximum building envelope to reflect final location and building footprint of proposed chapel, subject to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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.
- The size and configuration of the proposed chapel shall be as shown on the site plan. Further, the chapel is incidental to the school and not a separate parish. Therefore, its use shall be limited to students, faculty, administration and their appropriate guests.

Petition 00-162 SPH, granted by the Zoning Commissioner on February 29, 2000, approved a Petition for a Special Hearing to confirm tennis courts as either principal or accessory to the school, and to amend the last approved site plan in prior case no. 93-119-SPHX, in accordance with Petitioner's Exhibit 1. These approvals were granted subject to the following restrictions:

- The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- The 14 tennis courts shown on the plan shall not be lit. In the event the Petitioners propose lighting of the courts in any fashion, the Petitioners must seek approval through a new Petition for Special Hearing.
- When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

DATA SOURCES:
Boundary information is from a field survey performed in July 2005

- The St. Paul's School Program Legend**
- Improvement of roadway to take majority of traffic through the Seminary Road/Falls Road entrance, which currently has a traffic light and has been expanded. The road design has been developed to alleviate traffic problems at the top of Falls Road and with safety in mind for all students.
 - Expansion of existing stadium or the repositioning of the stadium to a new location, approximately the same size, but to include locker spaces, shower and bathroom facilities. The repositioning, if necessary, would be in accordance with applicable wetlands regulations.
 - Recent construction of a building to house a day care center run by the St. Paul's School.
 - Construction of a pool and related facilities adjacent to boy's school tennis courts.
 - Expansion of an existing field house located adjacent to the girl's school varsity field to include lockers, shower and bathroom facilities.
 - Construction of a new gym contiguous to the existing structure and approximately the same size.
 - Addition of new classrooms at the north and the east of existing building, currently utilized as a parking lot.
 - Construction of a separate recreational building, approximately 100 x 150 feet as referenced on the November 3, 1986 site plan.
 - Recent construction of a Fine Arts Center.
 - Construction of a new building to house a library, classroom, and labs.
 - Appropriate walkways, gardens, and gazebos.
 - Walkways and necessary fire access to all buildings.
 - Renovation of old gymnasium. Construction of a new gymnasium.
 - Enclosure of the quad in the lower school and internal renovation. Construction of additional classrooms.
 - Construction of chapel.
 - Construction of a physical fitness and obstacle course area, west of proposed new gym.
 - Renovation, modernization and landscaping of existing faculty housing.

OWNER/DEVELOPER
St. Paul's School
1152 Falls Road
Brooklandville, Maryland 21022

Date	No.	Revision	Description
St. Paul's School			
11152 Falls Road			
8th Election District 2nd Councilmanic District			
Baltimore County, Maryland 21022			
CENTURY ENGINEERING			
CONSULTING ENGINEERS - PLANNERS			
10710 Gilroy Road, Hunt Valley, MD 21091			
Phone: 443.589.2400 Fax: 443.589.2401			
Plan to Accompany Petition for Zoning Variance and/or Special Hearing			
Designed By: R.T.S.	Scale: 1"=100'	Project No. 26025-08	
Drawn By: R.T.S.	Date: Jan. 22, 2008		
Checked By:	Approved:		1 OF 2

THE ST. PAUL'S SCHOOL PROPOSES THE FOLLOWING USE RESTRICTIONS WITHIN A PORTION OF THE NEW SPECIAL EXCEPTION AREA, SHOWN AS FUTURE BALL FIELDS, LOCATED ON THE WEST SIDE OF THE ACCESS ROAD TO GREENSPRING VALLEY ROAD:

- No loudspeakers or other amplifying equipment and/or electronic scoreboards will be made available for ball field use.
- The St. Paul's School will provide reasonable security to deter unwanted and unauthorized ball field use.
- There shall be no permanent buildings, grandstands or bleachers.
- Street trees will be installed along the southern boundary of the campus adjacent to Greenspring Valley Road, as shown on the site plan.
- Provided the necessary permits are issued by Baltimore County, a retaining wall may be constructed. Such retaining wall shall be of materials similar to the existing retaining wall located on the St. Paul's School for Girls property and of color similar to the existing stone wall along Greenspring Valley Road.
- The St. Paul's School will maintain the existing stone wall along Greenspring Valley Road in its existing condition, except as may be needed for improvements to Greenspring Valley Road or the existing school driveway onto Greenspring Valley Road.
- One (1) non-illuminated sign with a maximum sign face area of twenty-five (25) square feet per side may be installed on or near the existing stone wall identifying the St. Paul's Schools. There shall be no additional signage on the Greenspring Valley Road stone wall.
- The St. Paul's School will establish and make known to parents of its students a policy that discourages left turns onto Greenspring Valley Road. In addition, a sign will be posted at the entrance to the ball fields stating that left turns shall be prohibited between the hours of seven (7) and nine (9) a.m. and four (4) and six (6) p.m., Monday through Friday.
- Any future use of the common area located north of the existing historic structures on Tract A and identified on the site plan shall require a Petition for Special Hearing.

* A change to any of the above-listed notes will require a public hearing before the Zoning Commissioner.

With regard to "Tract A", there are no plans to utilize this property other than for the current residential use. Should any future use be considered for the area north of the existing buildings, a petition for special hearing must be filed. Any future use is also subject to review by the Baltimore County Landmarks Commission.

HISTORIC BUILDINGS AND DISTRICT INFORMATION NOTE
The site (including the special exception area) is located within the Greenspring Valley NRHD. The historic buildings, part of the Special Exception Area of Tract A, are on the Final Landmarks List as the Brooklandwood Tract House Numbers 1, 2, and 3. (BA numbers 01594, 01595, and 01596)

Original Area Approved Under Special Exception for Private School
106.735 acres ±

Case No. 04-553-X

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of January 2005 that the Petition for Special Exception for "a school in the R.C.2 zone for Tract 'A' and 7.753 acres of Tract 'B'", in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

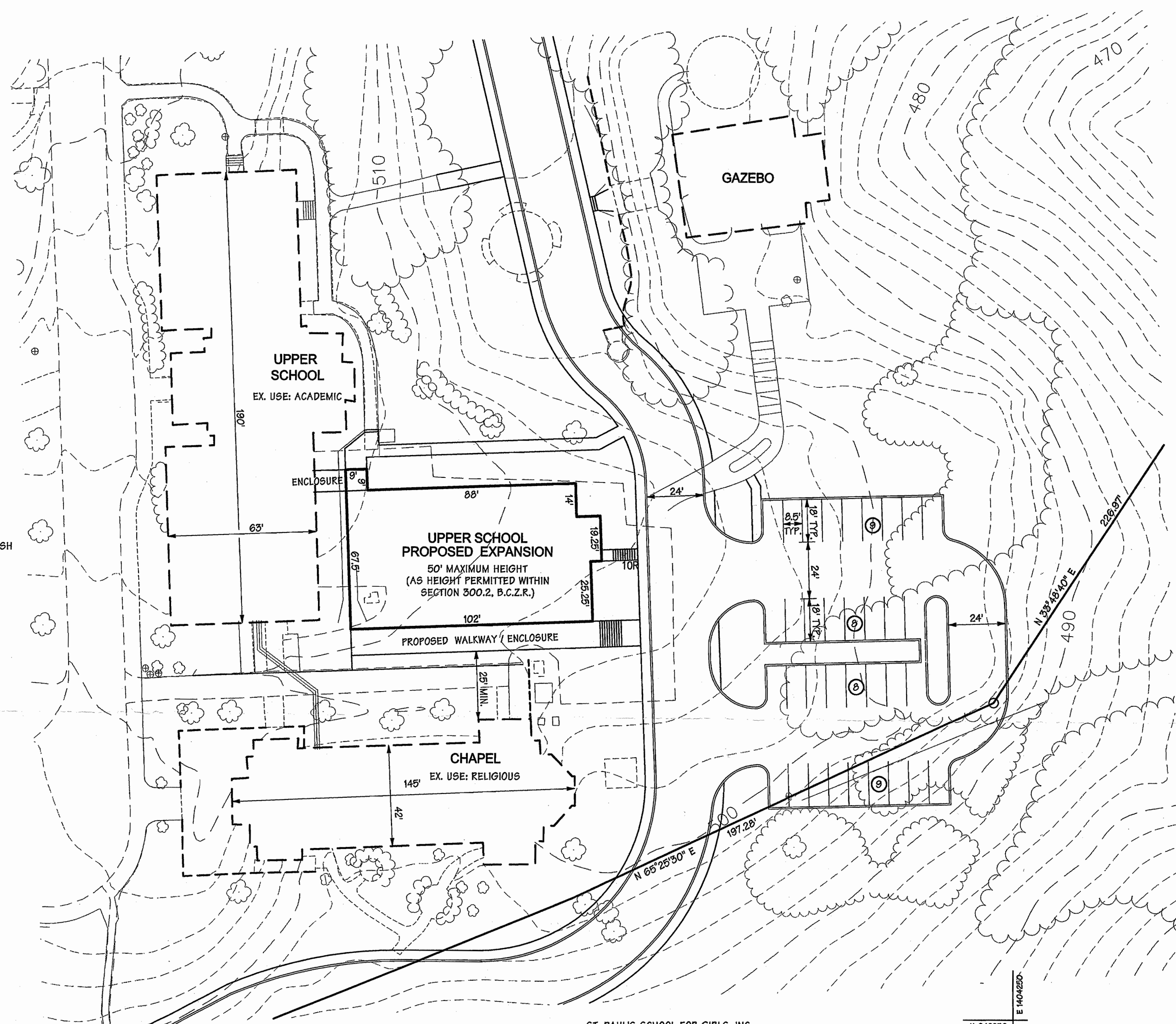
SIGNED
WILLIAM J. WISEMAN
Zoning Commissioner
For Baltimore County

WJW:bjs

N 642750
E 1403750

N 642750
E 1404250

BOYS SCHOOL OF ST. PAUL PARISH
TAX MAP 60 P. 70
G.L.B. 2126/151



ST. PAUL'S SCHOOL FOR GIRLS, INC.
TAX MAP 60 P. 29
E.H.K. JR. 5592/730

PLAN

Scale: 1"=30'

PETITIONER'S
EXHIBIT NO. 1B



OWNER/DEVELOPER

St. Paul's School
11152 Falls Road
Brooklandville, Maryland 21022

Date	No.	Revision Description
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St. Paul's School

11152 Falls Road
8th Election District 2nd Councilmanic District
Baltimore County, Maryland 21022

CENTURY ENGINEERING

CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

Plan to Accompany Petition for Zoning Variance and/or Special Hearing

Designed By: R.T.S.	Scale: 1"=30'	Project No. 26025.06
Drawn By: M.S.S.	Date: Jan. 22, 2008	
Checked By:	Approved:	<u>2</u> OF <u>2</u>

