

IN RE: PETITION FOR VARIANCE

20' W of c/line Carlson Lane

(5415 Old Court Road and

8505 Carlson Lane)

2nd Election District

4th Council District

Northwest Hospital Center, Inc.,

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0192-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Northwest Hospital Center, Inc. (Northwest Hospital), by and through its attorneys, David H. Karceski, Esquire and Kedrick N. Whitmore, Esquire with Venable LLP. Petitioner requests variances from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) relating to the installation of new signage at the Northwest Hospital. Specifically, Northwest Hospital is requesting a variance from B.C.Z.R. Section 450.4.6 to permit two (2) freestanding identification signs to be located on Carlson Lane, each with a sign face of 60 square feet and a height of 10 feet. Without a variance, B.C.Z.R. Section 450.4.6 permits only one (1) freestanding identification sign on this frontage with a sign face area of 25 square feet and height of 6 feet with a second similar freestanding identification sign permitted along the frontage of Old Court Road. In addition, Northwest Hospital proposes two (2) wall-mounted enterprise signs. One of the two (2) proposed signs meets the requirements of B.C.Z.R. Section 450.4.5 as it has a sign face area of 20 square feet, which is less than the maximum permitted 100 square feet. Northwest Hospital is requesting a variance from B.C.Z.R. Section 450.4.5 to allow a second wall-mounted enterprise sign in lieu of the permitted one (1) wall-mounted enterprise sign per building and to allow this second enterprise sign to have a sign face area of

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225 square feet in lieu of the maximum permitted sign face area of 100 square feet, for a total sign face area of 245 square feet. The subject property and requested relief are more particularly described on Petitioner's amended site plan, which was submitted into evidence and marked as Petitioner's Exhibits 1A through 1E.

At the requisite public hearing, David Karceski, Esquire and Kedrick Whitmore, Esquire appeared as attorneys for Petitioner. Also appearing in support of the requested relief were Andrew Armetta, Director of Property and Fleet Management for Lifebridge Health (parent company of Petitioner); Kimberly Echols of Obrecht Properties (owner of the medical office building on the subject site, a portion of which is leased to Petitioner); Michael Pieranunzi of Century Engineering, Inc., the engineer who oversaw preparation of the site plan; and Peirce Macgill, a Commercial Revitalization Specialist with the Baltimore County Department of Economic Development. As there were no Protestants or other interested parties present, the hearing proceeded on a proffer from Mr. Karceski.

Testimony and evidence revealed that the subject site is comprised of approximately 16 acres and is located within the Liberty Road Commercial Revitalization District at the southwest corner of Old Court Road and Carlson Lane. The subject site is made up of three (3) separate parcels, giving it an irregular shape, and is split-zoned OR-1 and D.R.5.5. This petition pertains only to that portion of the subject site zoned OR-1. Access to the subject site is available only from Carlson Lane, and the site has an extremely long frontage on this road, over 1,600 feet. A three-story medical office building and associated surface parking are currently located on the site.

The subject site is part of the larger Northwest Hospital Center campus, which totals approximately 32 acres. Petitioner's Exhibit 4, a previously approved development plan for

Northwest Hospital Center, shows the layout of the entire facility. Carlson Lane bisects the campus, separating the subject site from the remainder of the hospital buildings on the east side of the road. An elevated footbridge over Carlson Lane connects the medical office building on the subject site with the rest of the hospital improvements.

As was explained at the hearing, the need for the proposed signs stems from the expansion of Northwest Hospital Center, which has involved shifting a number of uses from the hospital campus on the east side of Carlson Lane to the medical office building on the subject site. Both medical uses, such as doctor's offices and operating rooms, and non-medical uses, such as offices for hospital executives, finance, and human resources personnel, have been relocated to this building.

The proposed signage will identify the medical office building and will assist in directing visitors to the new and relocated uses within the building. As shown on Petitioner's Exhibit 1A, the two (2) proposed freestanding signs will mark entrances to the site from Carlson Lane, with a single sign proposed at each of the two (2) entrances nearest the intersection of Old Court Road and Carlson Lane. The signs will identify both the medical office building itself and the location of certain hospital services within the building. Petitioner's Exhibit 1A also shows that the proposed wall-mounted signs will be located on the north façade of the medical office building.

These signs will be visible from both Old Court Road and Carlson Lane, with one sign displaying the name of the building and the other identifying the street number of the building. Details of the signs are provided for illustrative purposes as Petitioner's Exhibits 1D and 1E and on the color sign elevation details marked as Petitioner's Exhibits 6A through 6D.

Northwest Hospital is a regional medical center and, as such, draws patients from a wide geographic area, many of whom are not familiar with the location of the subject site or the

medical office building. Even visitors familiar with Northwest Hospital Center may need these signs, because many uses at the campus have recently moved across Carlson Lane to the medical office building. Additionally, many visitors to the medical office building will be ill, under stress, or elderly and, therefore, would be assisted by signage that provides for quick identification of the building and its uses. Indeed, since the new medical office building has opened, security officials at Northwest Hospital have been contacted numerous times about the inability of visitors to find their destination due to the lack of necessary signage. As stated at the hearing, the vast majority of these visitors to the campus travel southwest on Old Court Road, turning south on Carlson Lane to access the site. As shown on the photographs marked as Petitioner's Exhibits 5A through 5E, no signs identifying the medical office building or its uses are located currently along either of these roads. Petitioner has chosen the size and location of the proposed signs to provide information to visitors traveling along this preferred route.

Mr. Macgill testified that Northwest Hospital Center is located within the Commercial Revitalization District and is considered an "anchor" in this northwest corridor, providing approximately 1,500 jobs in the area. As he explained, the hospital is a vital contributor to the economic health of the District as a whole, and his department supports the variance request as a necessary part of the hospital's continued expansion. Additionally, the Office of Planning issued a Zoning Advisory Committee (ZAC) comment recommending approval of the variance request.

After consideration of the testimony and evidence presented, I find that the proposed signage, as shown on Petitioner's Exhibits 1A through 1E and 6A through 6D, is appropriate in the locations proposed and that the subject requests meet the standards set forth in B.C.Z.R. Section 307 for the grant of a variance. The subject site is physically unique by virtue of its size, irregular shape, and extended frontage on Carlson Lane, as well as its inclusion within the larger

Northwest Hospital Center campus and its separation from the remainder of the campus by Carlson Lane. Additionally, the multiple uses within the medical office building and its status as a part of the County's regional hospital network further contribute to its uniqueness and provide justification for the relief requested.

If the zoning regulations were interpreted strictly, these unique features would cause Petitioner to face a practical difficulty. Without the requested relief, Petitioner would be permitted to erect only one freestanding sign along the site's entire Carlson Lane frontage, leaving the second entrance to the subject site unmarked and providing inadequate information to visitors. Further, the single wall-mounted sign permitted by the B.C.Z.R. would limit Petitioner's ability to display sufficient information in terms of name and address of the medical office building on its façade. The maximum permitted sign face area for this single sign would also be inadequate to identify the building to visitors traveling along Old Court Road and Carlson Lane. In either case, the signage permitted by the B.C.Z.R. would not adequately identify the medical office building or its uses, particularly in light of the campus layout and the difficult circumstances facing many of its visitors.

No evidence was presented that granting the requested relief would, in any way, be detrimental to the surrounding area. Rather, I find the proposed signs to be reasonably sized given the breadth of the Northwest Hospital Center campus and the variety of uses located at the medical office building. Also, the proposed signs are consistent with existing signs on the campus, photographs of which are marked as Petitioner's Exhibits 5F and 5G. Mr. Armetta stated that, as part of the hospital expansion, Petitioner is undertaking a total overhaul of its sign package on the campus. In doing so, Petitioner will ensure that all signage, including that proposed here, is consistent.

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By

Finally, the requested relief clearly falls within the spirit and intent of Baltimore County's sign regulations. As indicated above, the proposed signage is reasonable considering the size of the campus and is designed in consideration of the need for direction to multiple medical services. Petitioner has taken great care to propose the minimum amount of signage necessary to achieve its goals, further complying with the spirit and intent of the sign regulations. Therefore, I am easily persuaded to grant the requested relief.

Pursuant to the advertising and posting of the property, and public hearing held thereon, for the reasons set forth above, the variance relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of March, 2010, that the Petition for Variance seeking relief from Section 450.4.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) freestanding identification signs on one (1) road frontage, each with a sign face area of 60 square feet and height of 10 feet, in lieu of the permitted two (2) freestanding identification signs (one per frontage) with a total sign face area of 50 square feet (25 square feet per frontage) and height of 6 feet each; and from B.C.Z.R. Section 450.4.5 to allow two (2) wall-mounted enterprise signs in lieu of the permitted one (1) wall-mounted enterprise sign per building, and to allow an enterprise sign with a sign face area of 225 square feet in lieu of the permitted sign face area of 100 square feet, in accordance with Petitioner's Exhibits 1 and 6, be and is hereby GRANTED, subject to:

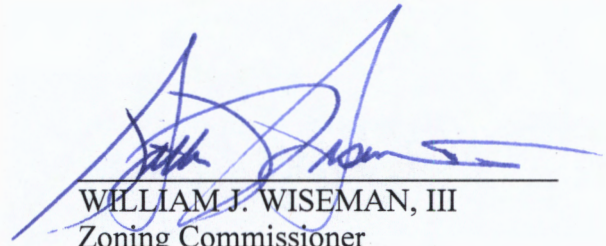
1. Petitioner may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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Date 3-11-10
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 11, 2010

David H. Karceski, Esquire
Kedrick N. Whitmore, Esquire
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
20' W of c/line Carlson Lane
(5415 Old Court Road and 8505 Carlson Lane)
2nd Election District - 4th Council District
Northwest Hospital Center, Inc., *Petitioner*
Case No. 2010-0192-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Andrew Armetta, Director, Property and Fleet Management, Lifebridge Health,
2440 West Belvedere Avenue, Baltimore, MD 21215
Kimberly Echols, Obrecht Properties, LLC, 9475 Deereco Road, Suite 200,
Timonium, MD 21093
Michael Pieranunzi, Century Engineering, Inc., 10710 Gilroy Road, Hunt Valley, MD 21031
Peirce Macgill, Commercial Revitalization Specialist, Department of Economic Development
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 5415 5401 Old Court Road & 8505 Carlson Lane which is presently zoned OR1

Deed Reference: 19865 / 19, 24 Tax Account # 2500005425
19856/412 19859 / 20, 25 2500005426 - 2500005427

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 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

TO BE DETERMINED AT HEARING

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski
Name - Type or Print _____
Signature _____
Venable LLP
Company
210 W. Pennsylvania Ave., Suite 500 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Northwest Hospital Center, Inc.
Name - Type or Print _____
Signature _____
Erik G. Wexler, President
Name - Type or Print _____
Signature _____
5401 Old Court Road
Address Telephone No.
Randallstown MD 21133
City State Zip Code

Representative to be Contacted:

David H. Karceski
Name
210 W. Pennsylvania Ave., Suite 500 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Case No. 2010-0192-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____
Reviewed by WJ Date 1/7/10

REV 8/20/07

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Date 3-11-10

By WJ

Petition for Variance
Attached Sheet 1

5401 Old Court Road & 8505 Carlson Lane

Variance from Section 450.4.6 of the Baltimore County Zoning Regulations ("BCZR") to allow two freestanding identification signs on one road frontage, each with a sign face area of 60 square feet and height of 10 feet, in lieu of the permitted two freestanding identification signs (one per frontage) with a total sign face area of 50 square feet (25 square feet per frontage) and height of 6 feet each.

→ Variance from Section 450.4.5 of the BCZR to allow two wall-mounted enterprise signs in lieu of the permitted one wall-mounted enterprise sign per building, and to allow an enterprise sign with a sign face area of 225 square feet in lieu of the permitted sign face area of 100 square feet.

this
was
added

**ZONING DESCRIPTION OF
5415 OLD COURT ROAD & 8505 CARLSON LANE**

Beginning for the same at a point on the south side of Old Court Road, 70 feet wide, said point also being approximately twenty feet west of the west side of Carlson Lane, 60 feet wide, thence running and binding on the outlines of Lots 1, 2 and 3 as shown on the plat entitled "Northwest Hospital Center, Inc." which is recorded among the Land Records of Baltimore County in Plat Book 78 Page 455, the following twelve courses and distances:

1. South 69° 06' 18" East 21.41 feet to a point, thence
2. South 24° 28' 15" East 1612.19 feet to a point, thence
3. South 67° 26' 18" West 294.15 feet to a point, thence
4. North 39° 25' 23" West 863.60 feet to a point, thence
5. North 15° 34' 35" West 547.32 feet to a point, thence
6. North 37° 46' 57" West 54.20 feet to a point, thence
7. North 14° 30' 06" West 109.25 feet to a point, thence
8. North 16° 27' 40" West 64.05 feet to a point, thence
9. South 82° 21' 08" East 6.21 feet to a point, thence
10. North 33° 16' 20" East 51.56 feet to a point, thence
11. 4.33 feet along the arc of a curve to the right not tangent to the preceding line having a radius of 582.00 feet and being subtended by a chord bearing North 66° 02' 51" East 4.33 feet to a point of tangency, thence
12. North 66° 25' 06" East 348.63 feet to the place of beginning as recorded in deed liber 19865, folio 19.

Containing 701,150 feet or 16.096 acres of land, more or less.

Being Lots 1, 2 and 3 as shown on the plat entitled "Northwest Hospital Center, Inc." which is recorded among the Land Records of Baltimore County in Plat Book 78 Page 455, Parcel 1484 Map 77 as recorded in Baltimore County, Maryland. Also being known as 5415 Old Court Road and 8505 Carlson Lane and located in the 2nd Election District.



2010-0192-A

DEPARTMENT 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 2010-0192-A
Petitioner: Northwest Hospital Center, Inc.
Address or Location: ~~5404~~ Old Court Rd. #8505 Carlson Ln.
5415

PLEASE FORWARD ADVERTISING BILL TO

Name: Kedrick Whitmore
Address: 210 West Pennsylvania Ave
Towson, MD. 21204
Telephone Number: 410-474-6200

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 50618
 Date: 2/12/10

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$200 ⁰⁰

Total: \$200⁰⁰

Rec From: Mr Venable

For: Revision Fee

CASH #2010-0192A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

PAID RECEIPT

AMOUNT PAID 200.00
 DATE 2/12/10
 BY 50618
 RECEIPT # 522191
 \$ 529.280000 VERIFICATION
 RECEIPT FOR 200.00
 \$200.00 CF 2010
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No.

49330

Date:

1/7/10

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					325.00

Total:

325.00

Rec From:

Venable LLP

For:

5401 Old Court Rd

Randallstown Md

21133

VER. 2010-0192-4

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 1/07/2010 1/07/2010 16:03:52 2
 REC 0012 WALKIN JENA JEE
 RECEIPT # 685309 1/07/2010 0714
 5 531 ZIVINS VERIFICATION
 TR NO. 049330
 Recpt tot \$325.00
 \$325.00 OK \$0.00 CH
 Baltimore County, Maryland

**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: # 2010-0192-A

5415 Old Court & 8505 Carlson Lane.

S/side of Old Court, 20 feet west of the centerline of Carlson Lane

2nd Election District — 4th Councilmanic District

Legal Owner(s): Northwest Hospital Center, Inc.

Variance: to allow two freestanding identification signs on one road frontage, each with a sign face area of 60 square feet and height of 10 feet in lieu of the permitted two freestanding identification sign (one per frontage) with a total sign face area of 50 square feet (25 square feet per frontage) and height of 6 feet each. Variance: to allow two wall-mounted enterprise signs in lieu of the permitted one wall-mounted enterprise sign per building, and to allow an enterprise sign with a sign face area of 225 square feet in lieu of the permitted sign face area of 100 square feet.

Hearing: Monday, March 8, 2010 at 9:00 a.m. In Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

Blierman, Geesing & Ward, LLC

229551

2/230 Feb. 11, 18, 25

CERTIFICATE OF PUBLICATION

2/18/, 2010

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 2/18/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

+ - CERTIFICATE OF POSTING

2010-0192-A

RE: Case No.: _____

Petitioner/Developer: _____
Northwest Hospital Center Inc.

March 8, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously on the property located at: _____
5415 Old Court & 8505 Carlson Lane

February 20 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black 2/26/10
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE #2010-0192-A

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

PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: MONDAY, MARCH 8 2010 AT 9:00 A.M.

REQUEST: VARIANCE TO ALLOW TWO FREESTANDING IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE. EACH WITH A SIGN FACE AREA OF 60 SQUARE FEET AND A HEIGHT OF 10 FEET IN LIEU OF THE PERMITTED TWO TREE-SHEDDING IDENTIFICATION SIGN (ONE PER FRONTAGE) WITH A TOTAL SIGN FACE AREA OF 50 SQUARE FEET (25 SQUARE FEET PER FRONTAGE) AND HEIGHT OF 6 FEET EACH. VARIANCE TO ALLOW TWO WALL-MOUNTED ENTERPRISE SIGNS IN LIEU OF THE PERMITTED ONE WALL-MOUNTED ENTERPRISE SIGN PER BUILDING AND TO ALLOW AN ENTERPRISE SIGN WITH A SIGN FACE AREA OF 225 SQUARE FEET IN LIEU OF THE PERMITTED SIGN FACE AREA OF 100 SQUARE FEET.

POSTPONEMENTS DUE TO WEATHER & OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-1191

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 18, 2010 Issue - Jeffersonian

Please forward billing to:
Kedrick Whitmore
210 West Pennsylvania Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

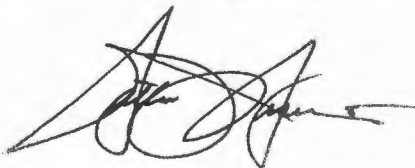
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0192-A

5415 Old Court & 8505 Carlson Lane
S/side of Old Court, 20 feet west of the centerline of Carlson Lane
2nd Election District – 4th Councilmanic District
Legal Owners: Northwest Hospital Center Inc

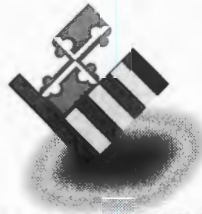
Variance to allow two freestanding identification signs on one road frontage, each with a sign face area of 60 square feet and height of 10 feet in lieu of the permitted two freestanding identification sign (one per frontage) with a total sign face area of 50 square feet (25 square feet per frontage) and height of 6 feet each. Variance to allow two wall-mounted enterprise signs in lieu of the permitted one wall-mounted enterprise sign per building, and to allow an enterprise sign with a sign face area of 225 square feet in lieu of the permitted sign face area of 100 square feet.

Hearing: Monday, March 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 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
February 16, 2010

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: 2010-0192-A

5415 Old Court & 8505 Carlson Lane
S/side of Old Court, 20 feet west of the centerline of Carlson Lane
2nd Election District – 4th Councilmanic District
Legal Owners: Northwest Hospital Center Inc

Variance to allow two freestanding identification signs on one road frontage, each with a sign face area of 60 square feet and height of 10 feet in lieu of the permitted two freestanding identification sign (one per frontage) with a total sign face area of 50 square feet (25 square feet per frontage) and height of 6 feet each. Variance to allow two wall-mounted enterprise signs in lieu of the permitted one wall-mounted enterprise sign per building, and to allow an enterprise sign with a sign face area of 225 square feet in lieu of the permitted sign face area of 100 square feet.

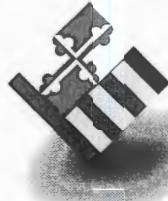
Hearing: Monday, March 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Erik Wexler, Northwest Hospital, 5401 Old Court Rd., Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 20, 2010.**
- (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.



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 2, 2010

David Karceski
Venable, LLP
210 W. Pennsylvania Ave. Ste. 500
Towson, MD 21204

Dear: David Karceski

RE: Case Number 2010-0192-A, 5415 Old Court Rd. & 8505 Carlson Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 01, 2010. 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:lnw

Enclosures

c: People's Counsel
Erik G. Wexler; Northwest Hospital Center, Inc.; 5401 Old Court Rd.; Randallstown, MD 21133

BW 3/8
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 02 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: February 2, 2010
SUBJECT: Zoning Item # 10-192-A
Address Old Court Road
(Northwest Hospital Center)

Zoning Advisory Committee Meeting of January 18, 2010.

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 2/2/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

DATE: February 25, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03082010 -NO COMMENTS.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

January 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 18, 2010

Item Numbers: 0189,0190,0191,0192,0194,0195,0196,0198,0199

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 1, 2010
Item Nos. 2010-0189, 190, 191, 192,
193, 195, 196, 197, 198 and 199

DATE: January 22, 2010

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

DAK:CEN:cab

cc: File

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB. 25, 2010

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

RE: Baltimore County
Item No. 2010-0192-A
5401 OLD COURTRD
N/W HOSPITAL CENTER, INC.
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. 2010-0192-A.

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).

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Bailey".

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JAN. 20, 2010

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

RE: Baltimore County
Item No. 2010-0192-A
NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT RD
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. 2010-0192-A.

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).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 5, 2010

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

SUBJECT: 5415 Old Court Road

INFORMATION:

Item Number: 10-192

Petitioner: Northwest Hospital Center, Inc.

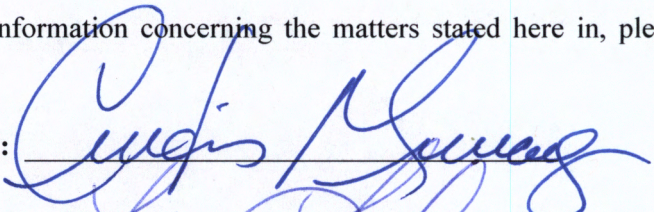
Zoning: OR 1 and DR 5.5

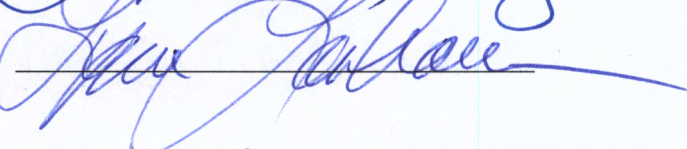
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning recommends approval of the petitioner's variance request as the signage will allow motorists and pedestrians traveling along Carlson Lane to recognize the proposed driveway entry points to a new parking lot and professional building. The Northwest Hospital Center is part of a regional hospital system that is welcomed in the Baltimore Area and the proposed variances will allow the institution to further serve the Baltimore Community at large.

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

Prepared by: 

Division Chief: 

AFK/LL: CM

RE: PETITION FOR VARIANCE
5415 Old Court Rd & 8505 Carlson Lane; S/S
Old Court, 20' W of c/line Carlson Lane
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Northwest Hospital Ctr, Inc*
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 10-192-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 01 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of February, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Debra Wiley
To: Livingston, Jeffrey; Murray, Curtis
Date: 3/4/2010 11:29 AM
Subject: Comments Needed
Attachments: March Calendar

Good Morning Gentlemen:

In reviewing case files for next week's hearings, it appears Bill needs comments for:

3/8 @ 9 AM (need Planning)

3/11 @ 9 AM (need Planning & DEPRM)

I've attached the March calendar for your convenience in locating the appropriate case numbers.

As always, thanks for your usual cooperation and have a great day !

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Missing
OP

CASE NAME Northwest Hospital
CASE NUMBER 10-192
DATE 3/5/10

Q21

[illegible]

9475 Deereco Road, Suite 200/Timonium, Maryland 21093
410-561-5858 ext. 3215 / Cell 443-506-2587 / Fax 410-561-2367
kechols@obrechtproperties.com

Case No.:

2010-0192-A

NORTHWEST HOSPITAL CENTER

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1A - 1E Red Lined - Amended Plan	
No. 2	Resume - Michael Pieranunzi	
No. 3	Aerial Photograph - access shown	
No. 4	Approved CRG Plan Showing Entire Campus	
No. 5A	- approach Liberty Rd	SD - access #2 from old Court to Carlson
5B	- approach from Carlson	SE - view from old Court
5C	- 1st access	SF - Hospital Signage
No. 6		SG - A directional sign to be updated
A-D.	SIGN DETAIL DIMENSIONS 2 Sheets - Monument 1 - Wall Mounted	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Michael J. Pieranunzi, RLA, LEED AP

Landscape Architect

BEGAN WITH CENTURY: 2006, October

YEARS WITH CENTURY: 3

YEARS WITH OTHER FIRMS: 19

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp 10)

2009 March LEED Accredited Professional (LEED AP)

WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 – present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 – 2006

Clark, Finefrock & Sackett, Inc.

Columbia, Maryland

1987 – 1997

ASSOCIATIONS

American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

Howard County Homebuilders Association

Howard County Chamber of Commerce

SIGNIFICANT PROJECTS

Baltimore Crossroads Area 6

Middle River, Maryland

BGE Riverside

Dundalk, Maryland

CP Crane Power Plant

Middle River, Maryland

Maryvale Preparatory School

Timonium, Maryland

Northwest Hospital

Randallstown, Maryland



Owings Mills Mall
Owings Mills, Maryland

Randallstown Elementary School
Randallstown, Maryland

Towsontown Mall
Towson, Maryland

T. Rowe Price Expansion
Owings Mills, Maryland

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

With experience in a variety of project types and justifications, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings and site inspection. He has proven abilities in managing budgets, clients, county officials and staff on multiple project types and projects.

7600 CLAYS LANE, Woodlawn, MD.

Century provided land planning, engineering, surveying and landscape plan for the 40 lot townhouse development. The community is designed in a neo-traditional style in which the units front onto public roads or common green areas and the rear of the units. The roadway is designed to promote traffic calming with parallel parking and traffic radii. The site engineering required retrofit of an off site stormwater management pond, a private grinder pump for the sewer system and complex water line design.

(Design: 11/30/06 – 8/30/07 Construction: 3/30/07 – 3/07/08)

OWINGS MILLS RESTAURANT PARK, Baltimore County, MD.

Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS and Red Red River, and five different general contractors.

(Design: 11/1997-4/1998 Construction: 5/1998-10/1998)

SHELTER DEVELOPMENT, Baltimore County, MD.

Century Land Planning & Zoning specialists were contacted to analyze multiple sites within desired markets in the northern Baltimore County area. The sites were studied for "best use" programs provided by Shelter's needs, zoning issues and restriction, utility and traffic issues. Certain sites were encumbered by neighboring covenants that would restrict development. The plans included layout issues that resolved engineering access, screening, traffic and building height issues. Coordination with State Highway expansion and county zoning densities and setback requirements were also summarized. At the end of the project, Shelter Development selected a site based on the best land use analysis provided by Century's team. The plan proposed multiple access solutions, grading and earthwork studies, stormwater management requirements and potential setbacks and offsite improvement requirements.

OWINGS MILLS MALL, Baltimore County, MD.

Prepared layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free

standing Tire Center were razed. The overall mall was redesigned to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD.

Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a 750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

RANDALLSTOWN ELEMENTARY SCHOOL, Baltimore County, MD.

Project planner for a concept site analysis to improve this 1954 facility. Efforts included evaluation of the addition of adjacent properties. The purpose of the land expansion was for additional parking, a bus loop, and parent drop off, as well as providing expansion to the building structure. In addition, the abandonment of a public street, Maria Avenue, which bisected the site, was evaluated. Several schemes were conceived, evaluated, and recommendations were presented. The client, to develop an expansion/renovation program, used this information in retaining an architectural team.

NORTHWEST HOSPITAL, Baltimore County, MD.

Mr. Pieranunzi sited and graded a 45,000 s.f., 4-story Medical Office Building which will connect to the main hospital via an elevated enclosed walkway. The site, an existing parking lot, posed numerous challenges including extensive elevation change, stormwater management issues and parking lot re-routing. The building was serviced with 2 entrances on each end of the building and a parking level on the lower level. The plan was coordinated to meet the elevated walkway connection. Century prepared and permitted the grading, sediment control, stormwater management, landscape and building permit plans to Baltimore County. We prepared a color drawing of the landscape plan for marketing purposes.

WHITE MARSH MALL - PARCEL "E", Baltimore County, MD

Project Manager. Responsible for coordinating the building, parking and entrance layout for the 2 separate structures served by a common driveway and parking lot. The utility layout and landscape plans were designed to meet the specific user guidelines and approval from the land owner.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD.

Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues. *Completion 2012.*

WHITE MARSH MALL - PARKING LOT TOPO SURVEY, Baltimore County, MD.

Project Manager. Survey existing parking spaces on the Mall property including structural, handicap, police and security spaces. The parking lot count will be certified by a registered surveyor. The parking count will be used in determining zoning compliance issues.

VIRGINIA COMMONS, Baltimore County, Maryland

Project Manager for the design of two condominium buildings. Both buildings will be 9 stories with one being constructed over 2 levels of commercial space and 3 levels of parking and the second being constructed with 2 additional levels of penthouse units over 2 levels of parking. The upper level of parking will have a "green roof" between the new buildings and the existing parking structure on the adjacent property.

WINDSOR STATION

Project Manager - Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to $\pm$ 320,000 sf and the flex space of 90,000 sf and 1,600 parking spaces.

GLEN MEADOWS – TENANT HOUSE SUBDIVISION Baltimore County, Maryland

Project Manager for land planning, surveying and zoning expertise to assist in subdividing the existing tenant houses from the 480 acre parcel. Century surveyed the existing house, well, septic field and driveway locations to determine the subdivision line locations which would meet county zoning requirement.

MARYVALE PREPARATORY SCHOOL REVISED DEVELOPMENT PLAN – SCHEME B, Baltimore County, MD. Project Manager for the land planning services for the preparation and submission of the Development Plan showing a 18,000 SF Media Center, 16,880 SF Performing Arts Center, track, lacrosse field, 3 soccer fields, parking and stormwater management. The 113 acre site, zoned RC-2, consists of existing buildings, ball fields and forest covering. =







5C



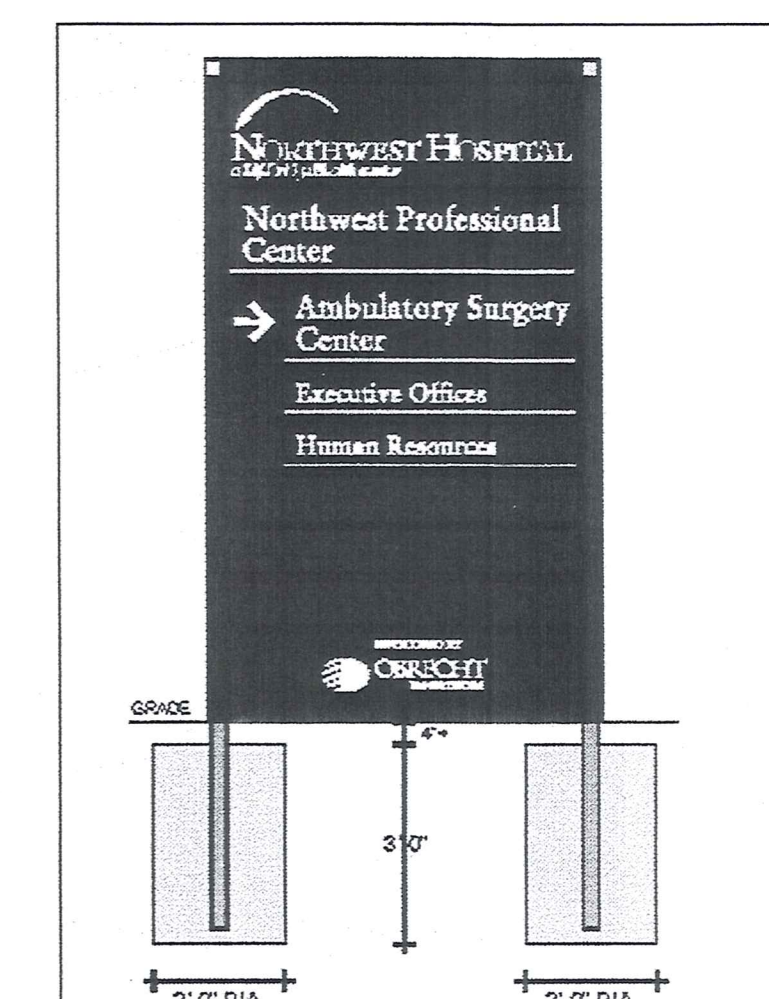
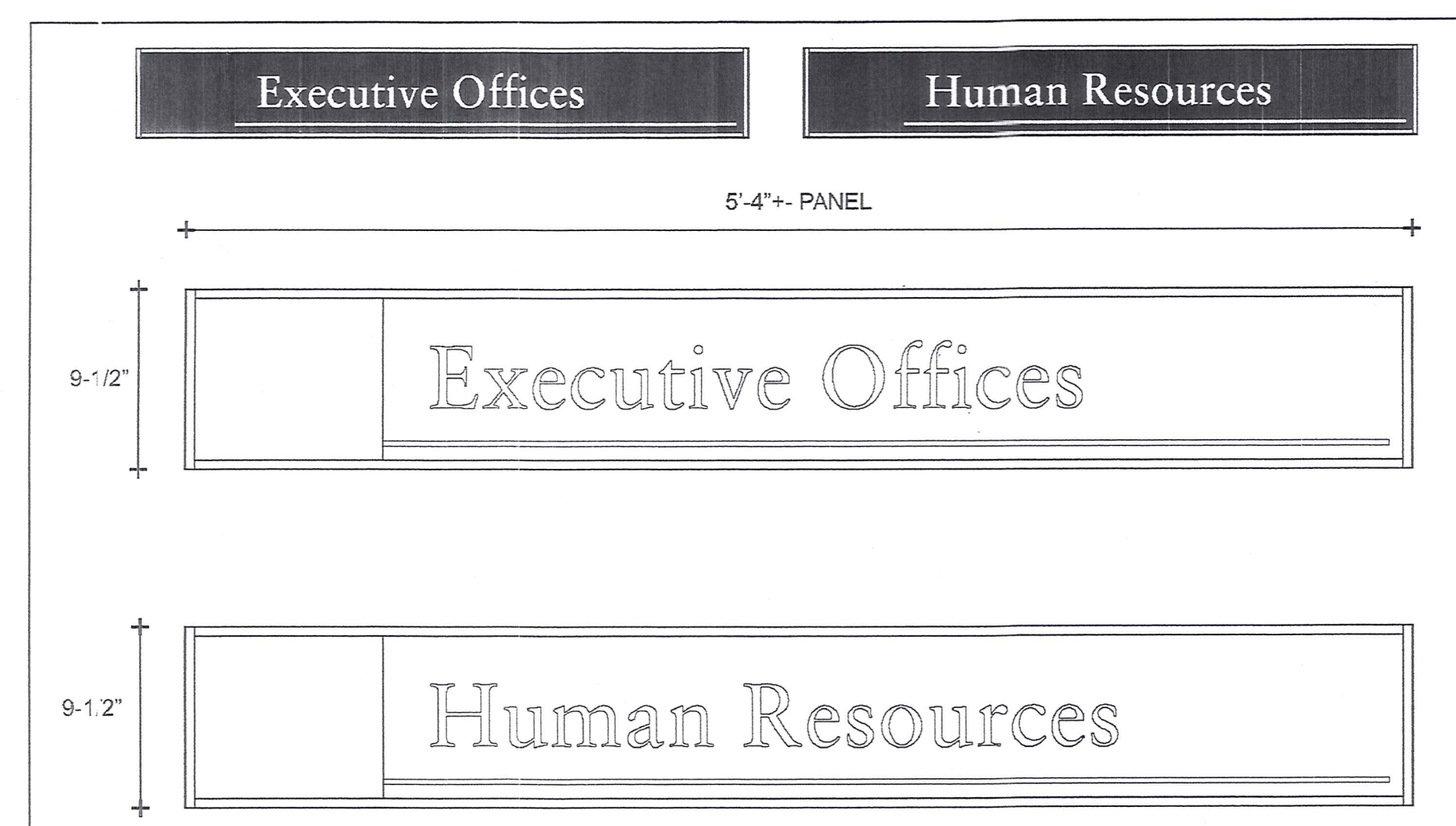
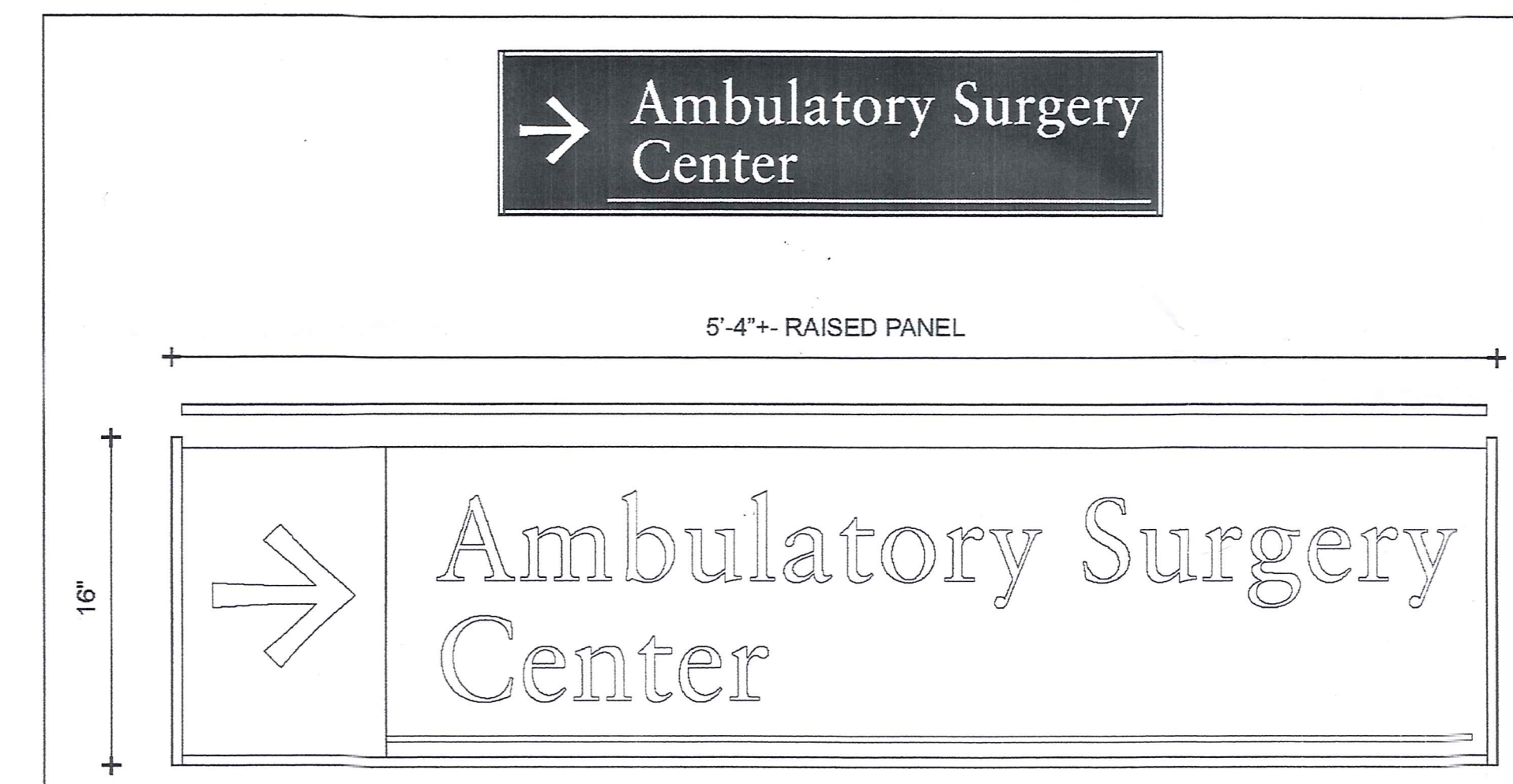
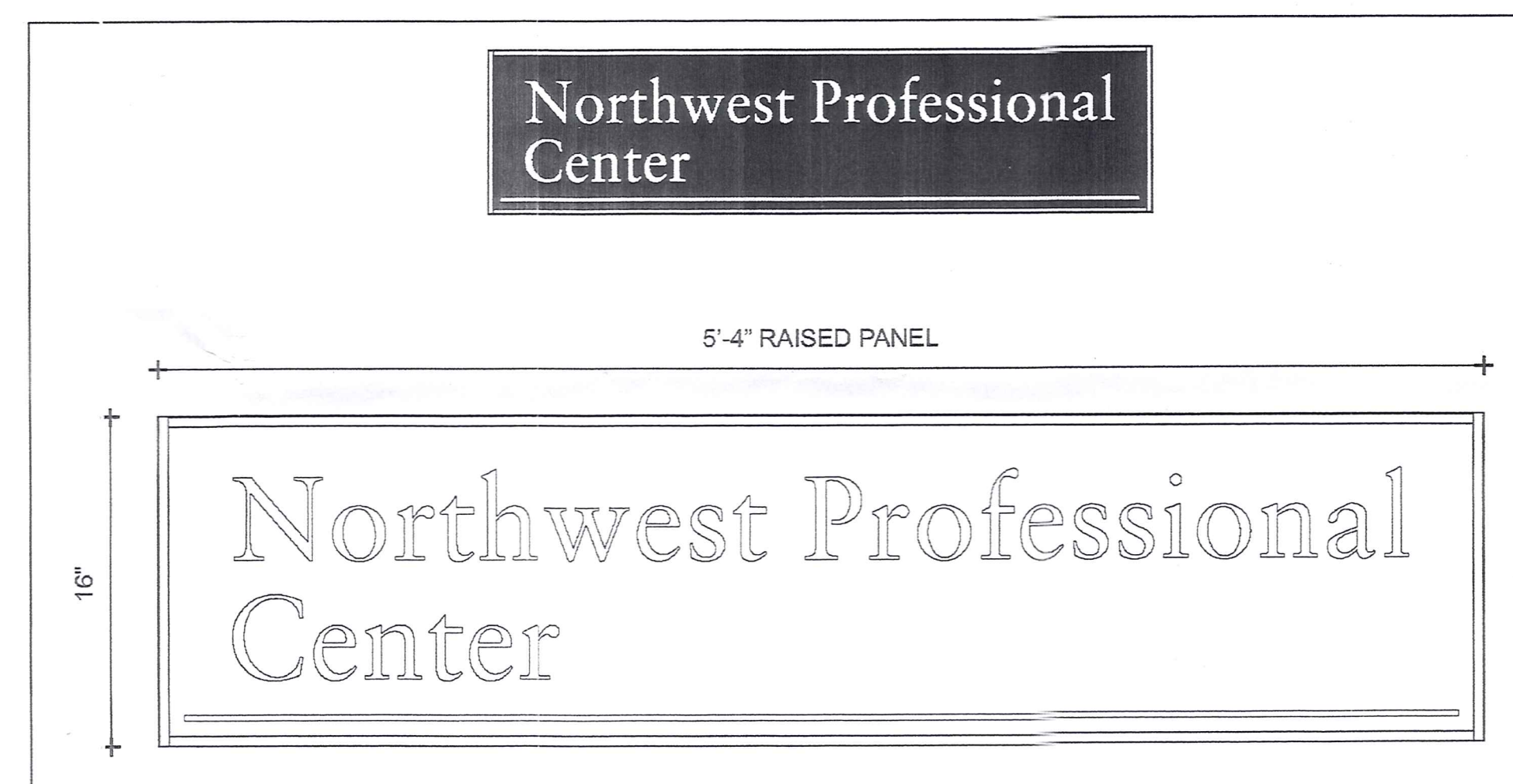
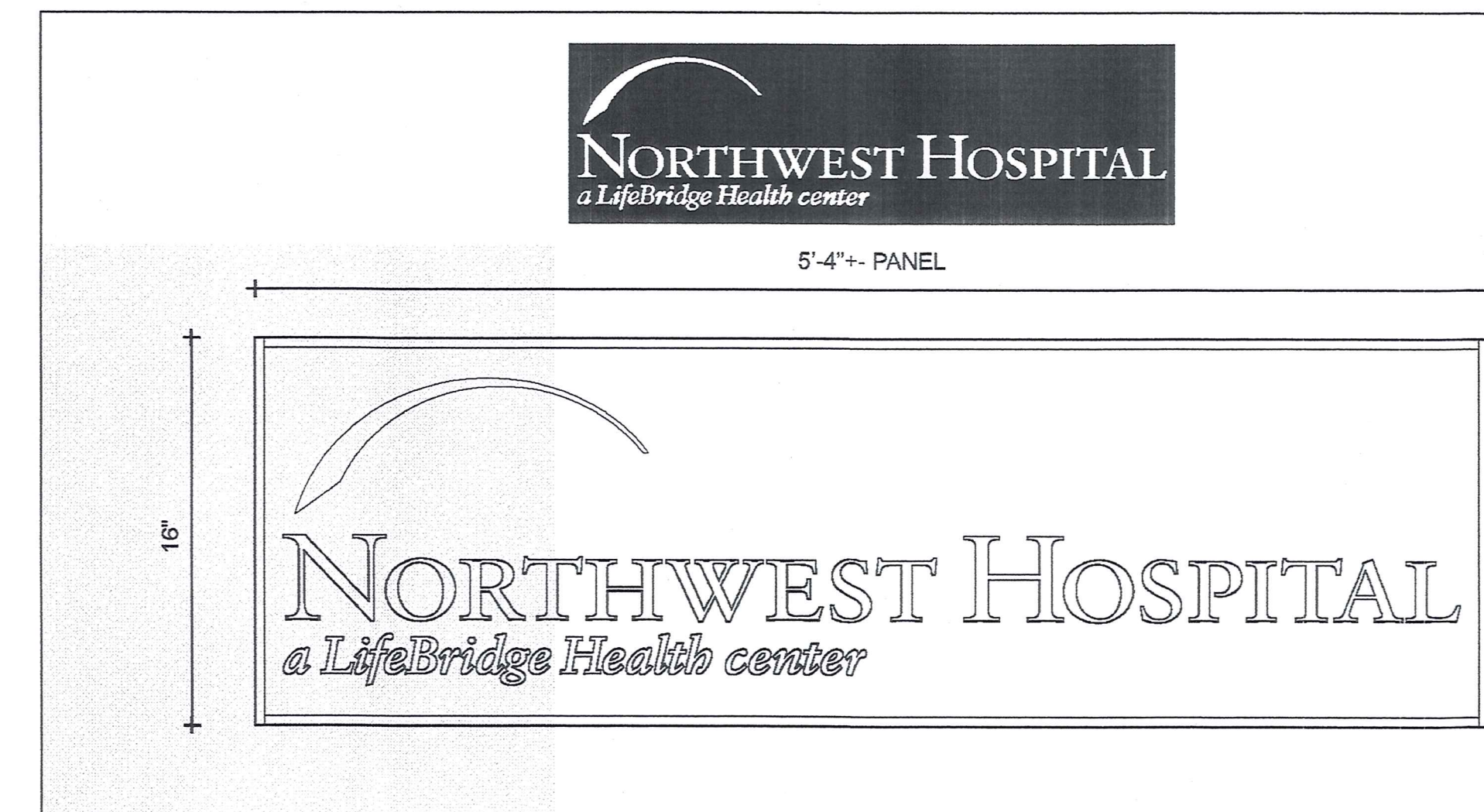
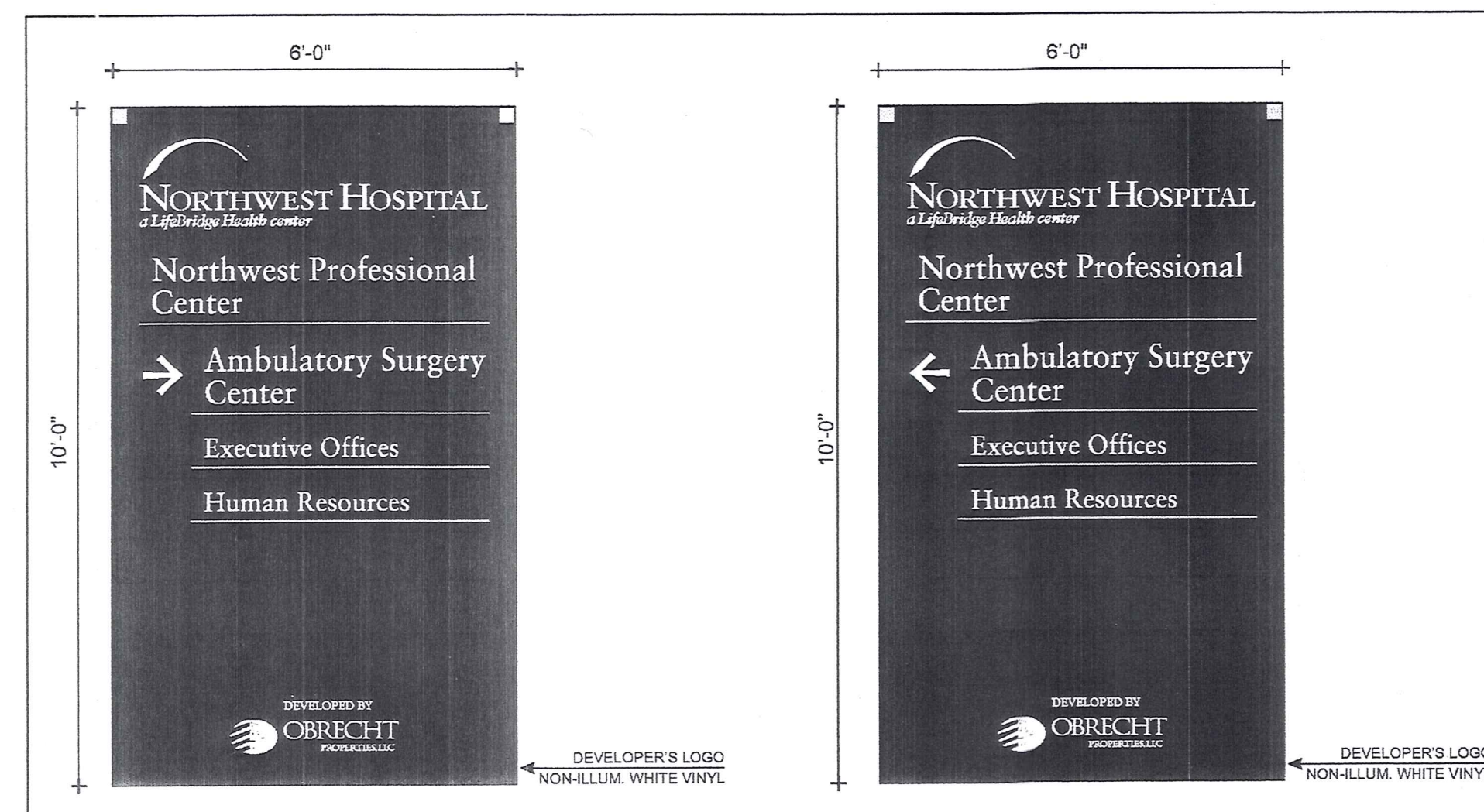


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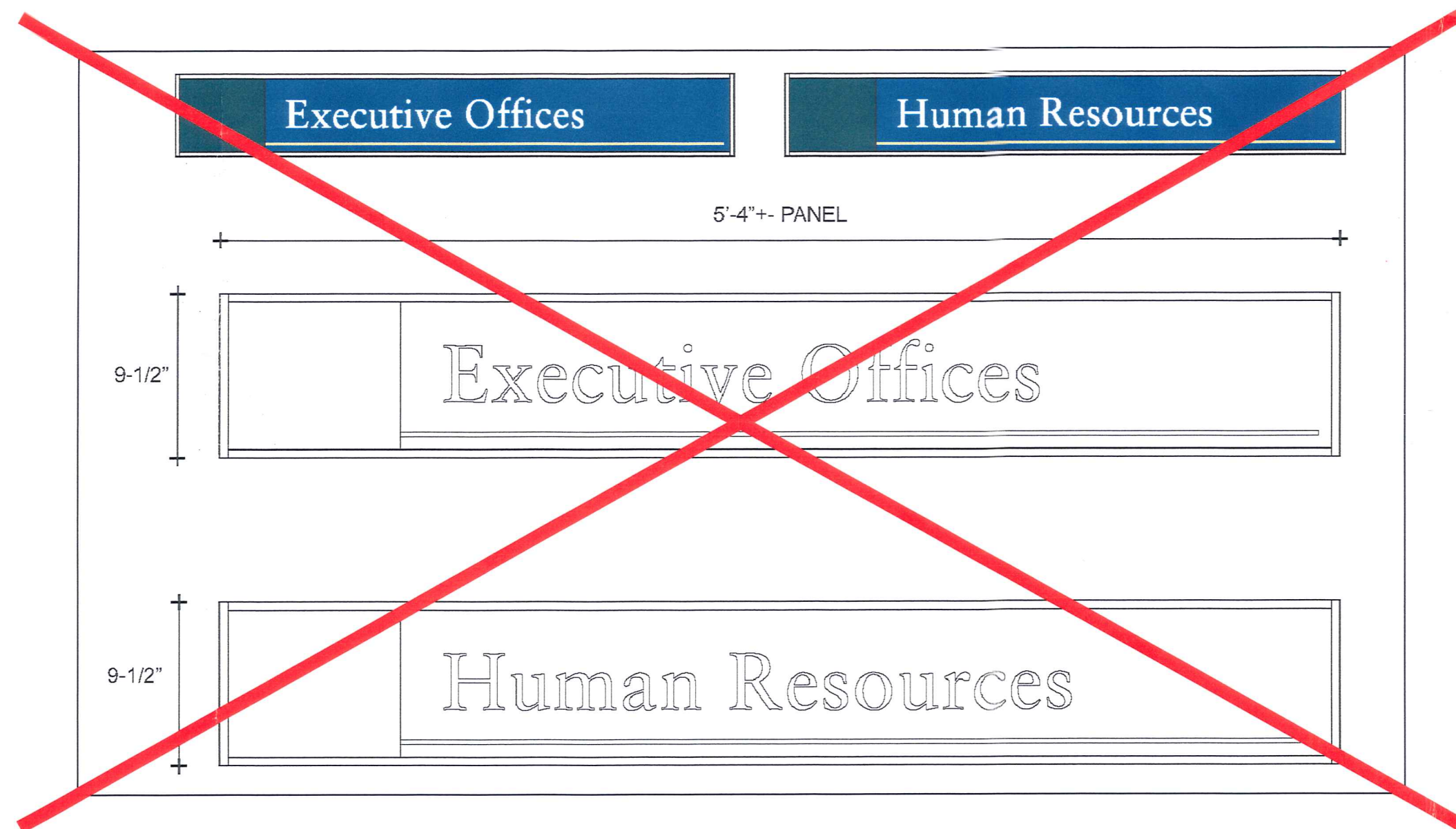
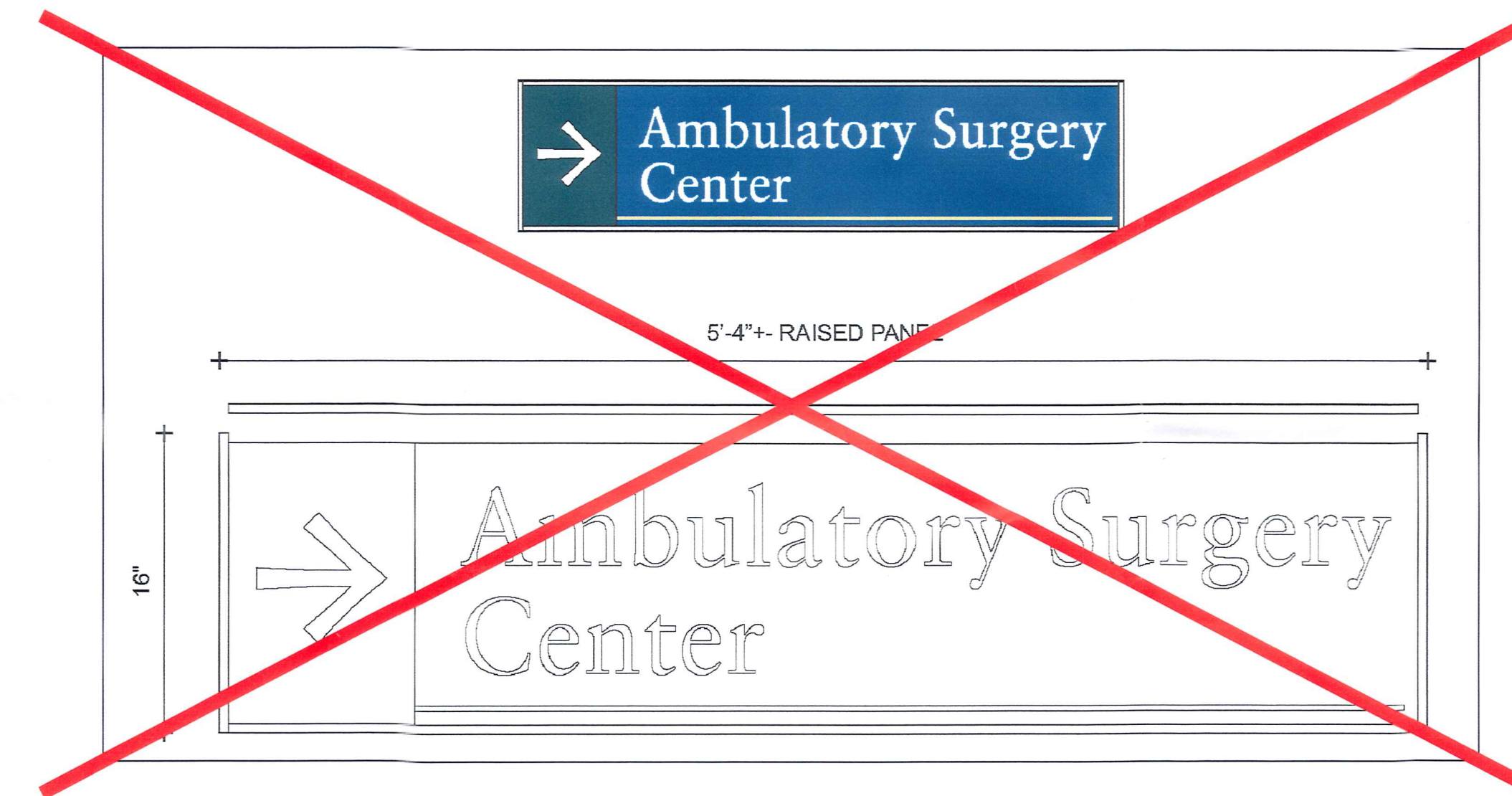
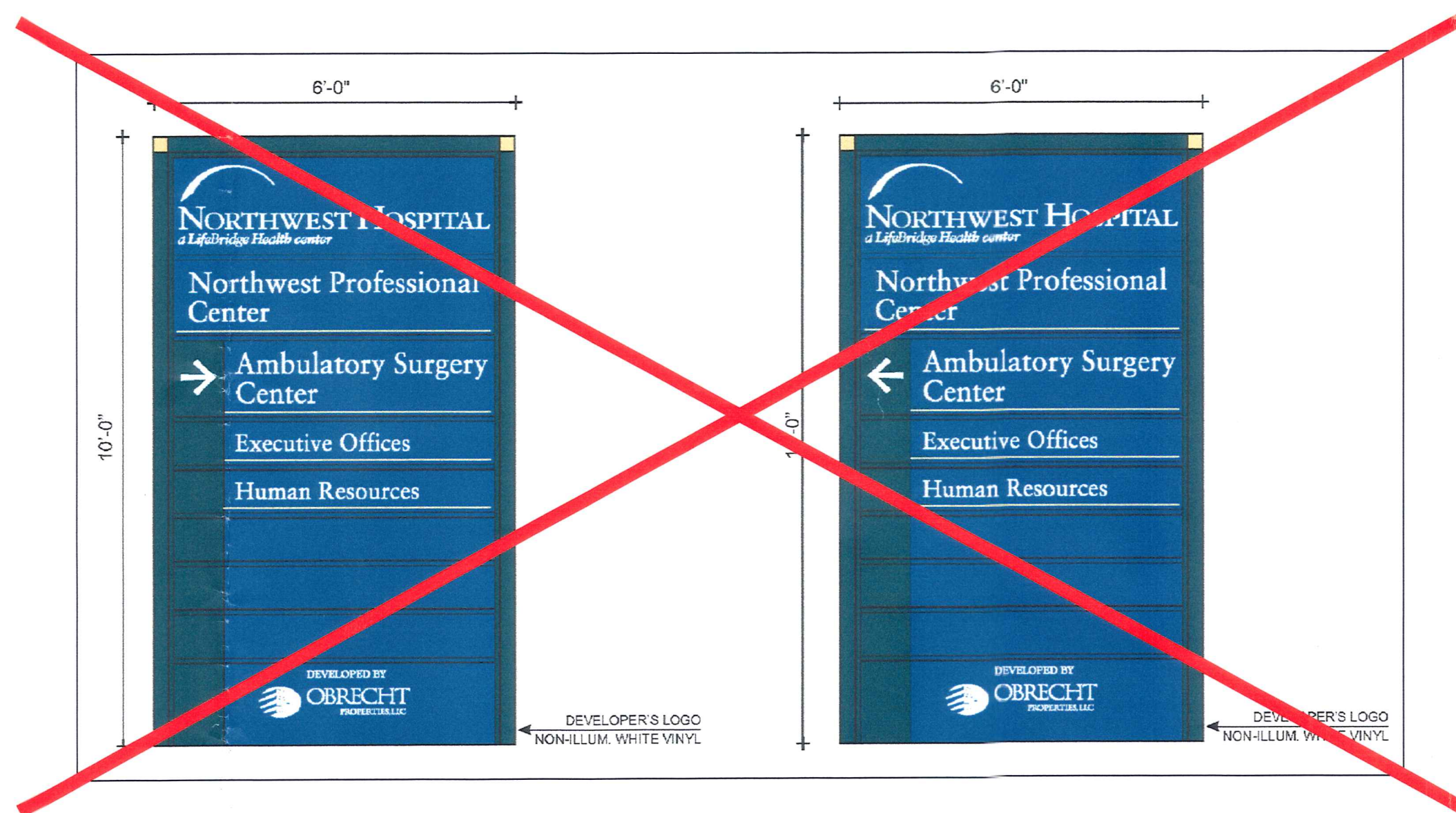




Date	No.	Revision Description
Northwest Medical Center at Carlson Lane Medical Office Building 2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale:	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	3 OF 4
Checked By: T.J.R.	Approved:	



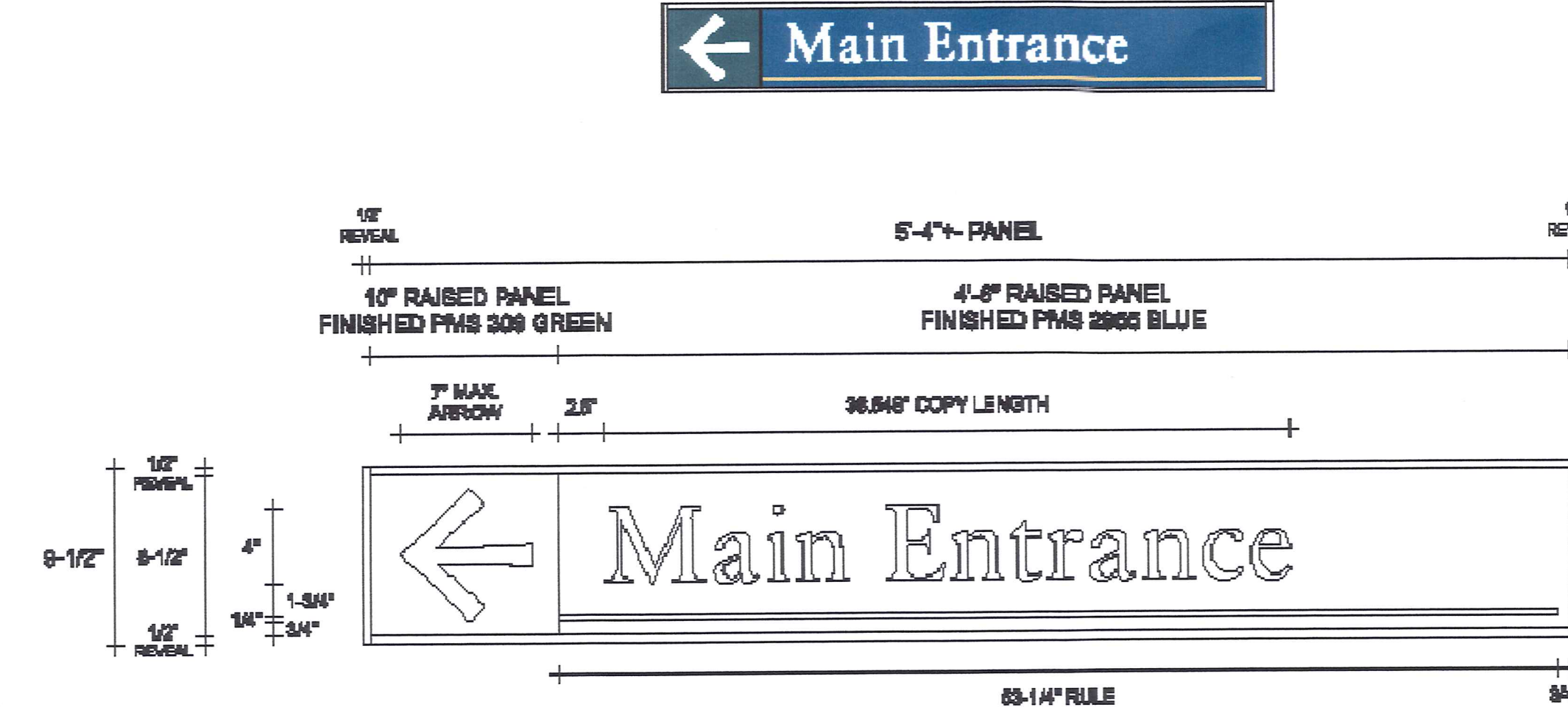
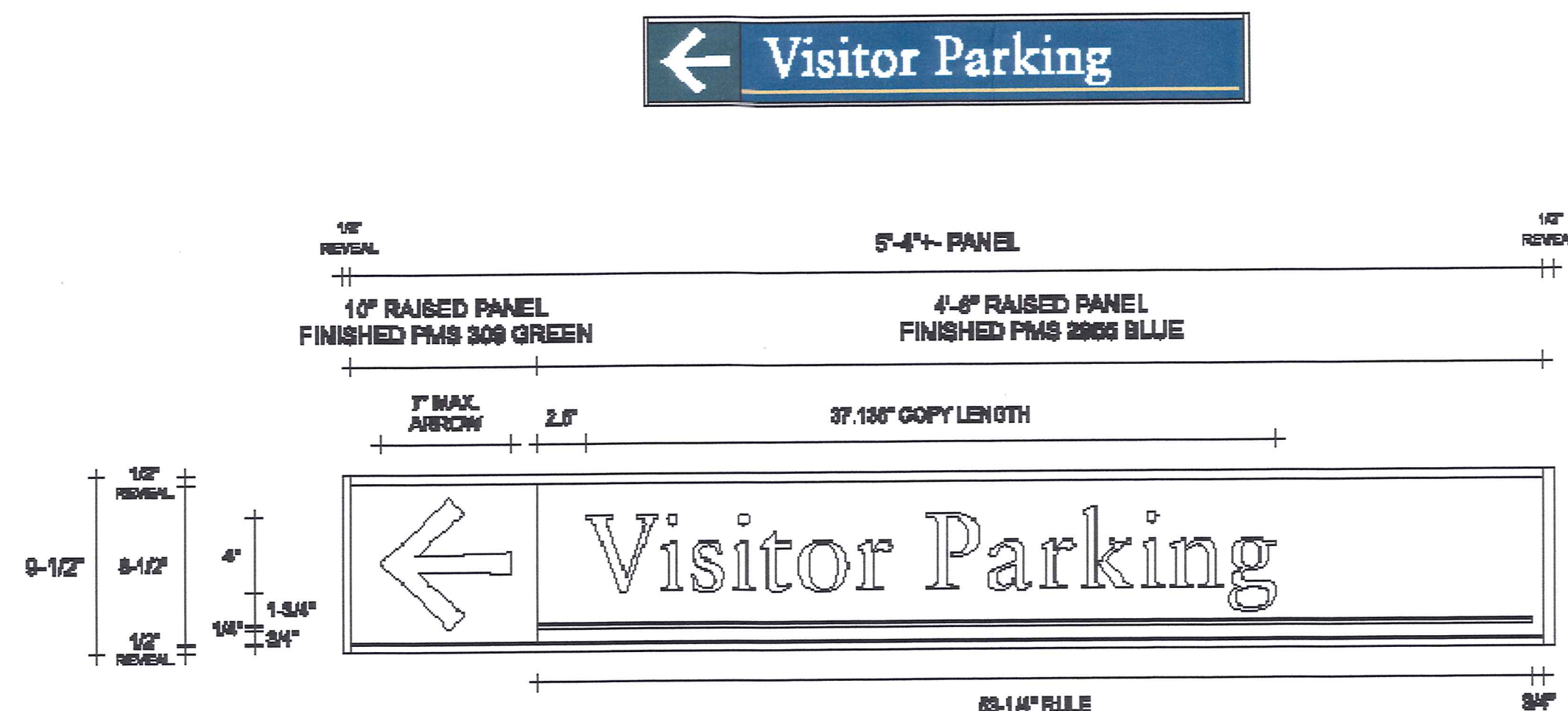
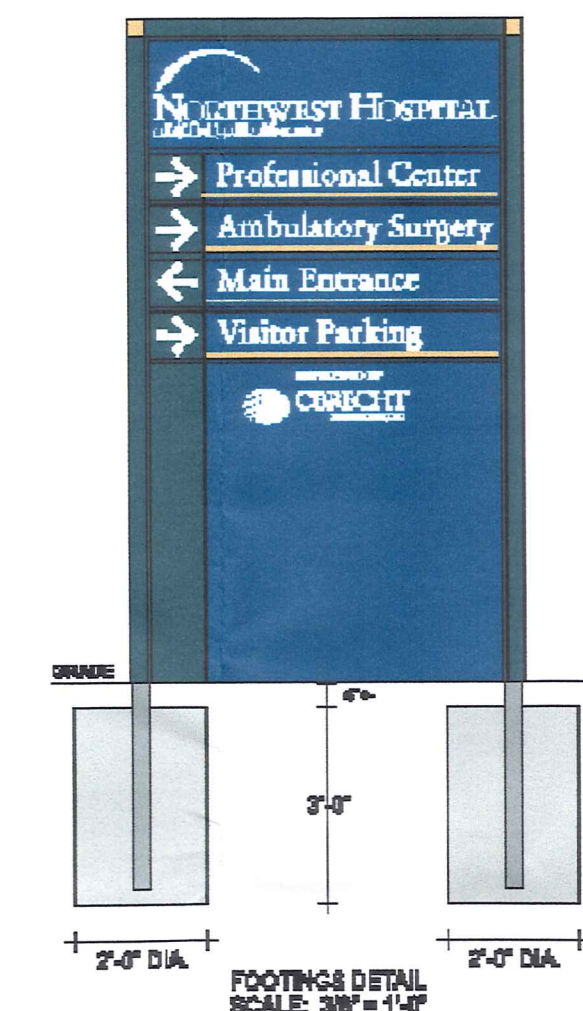
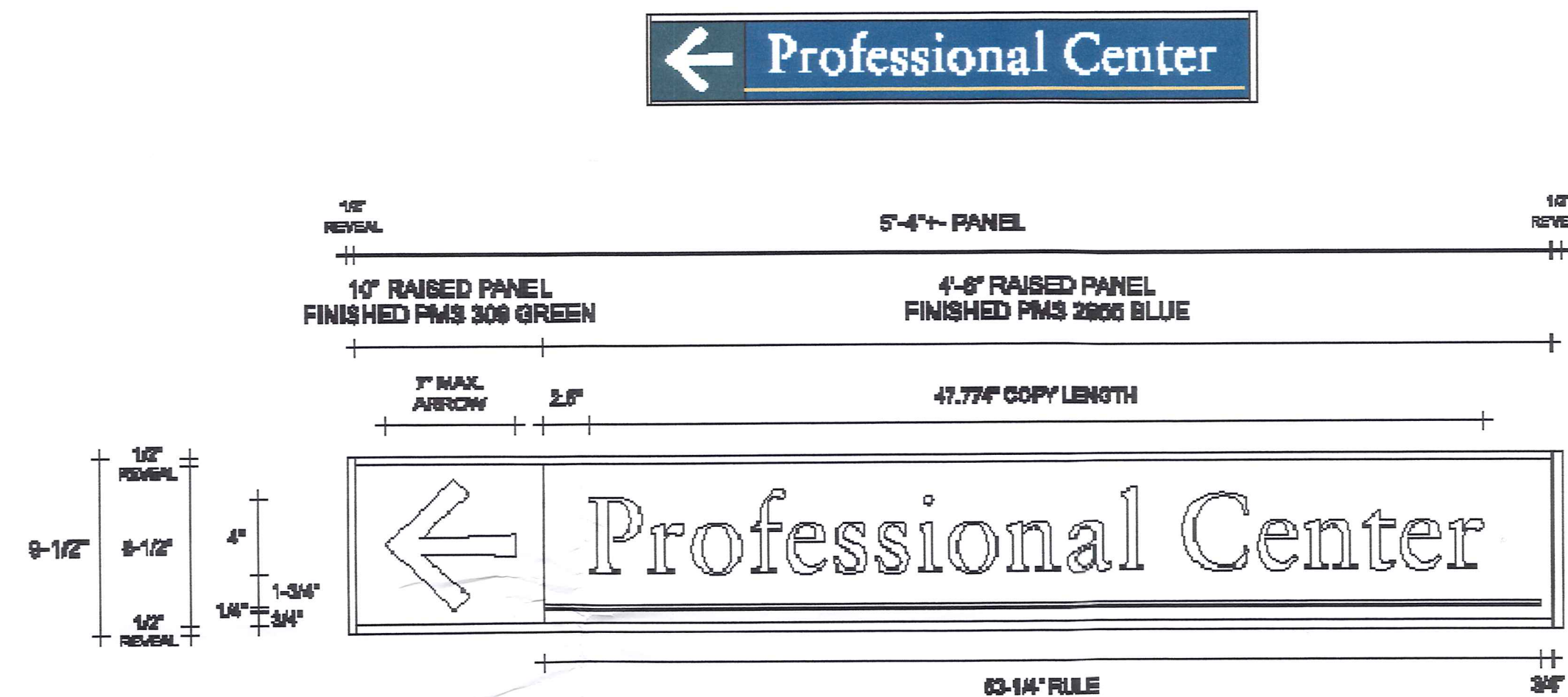
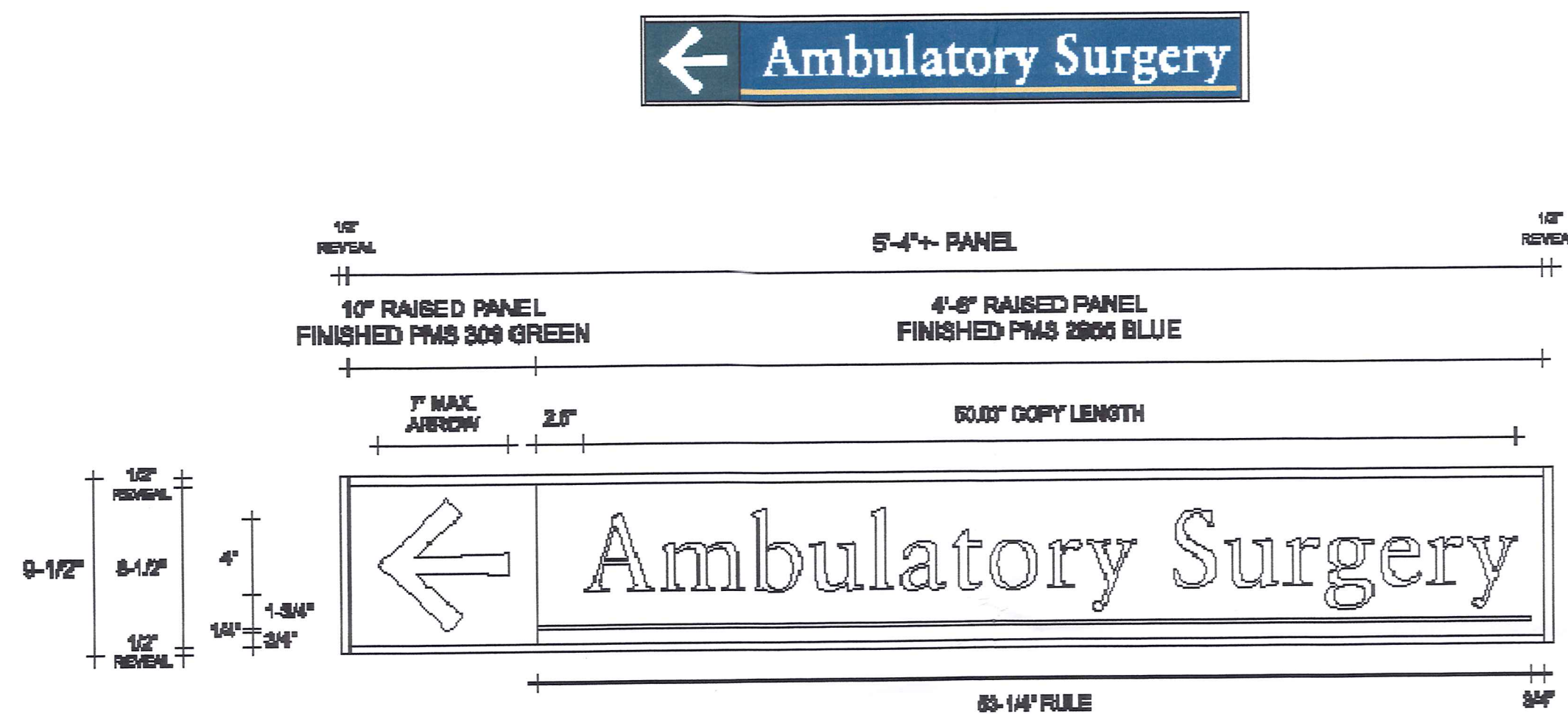
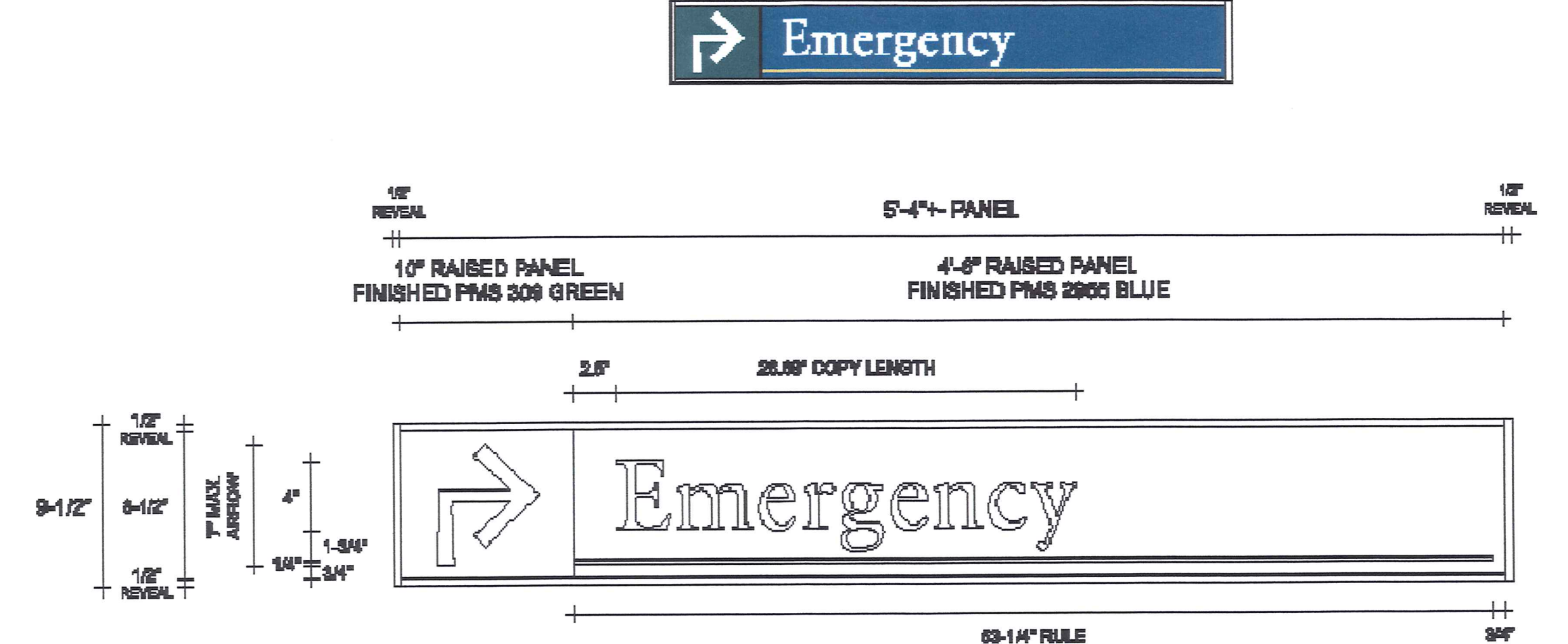
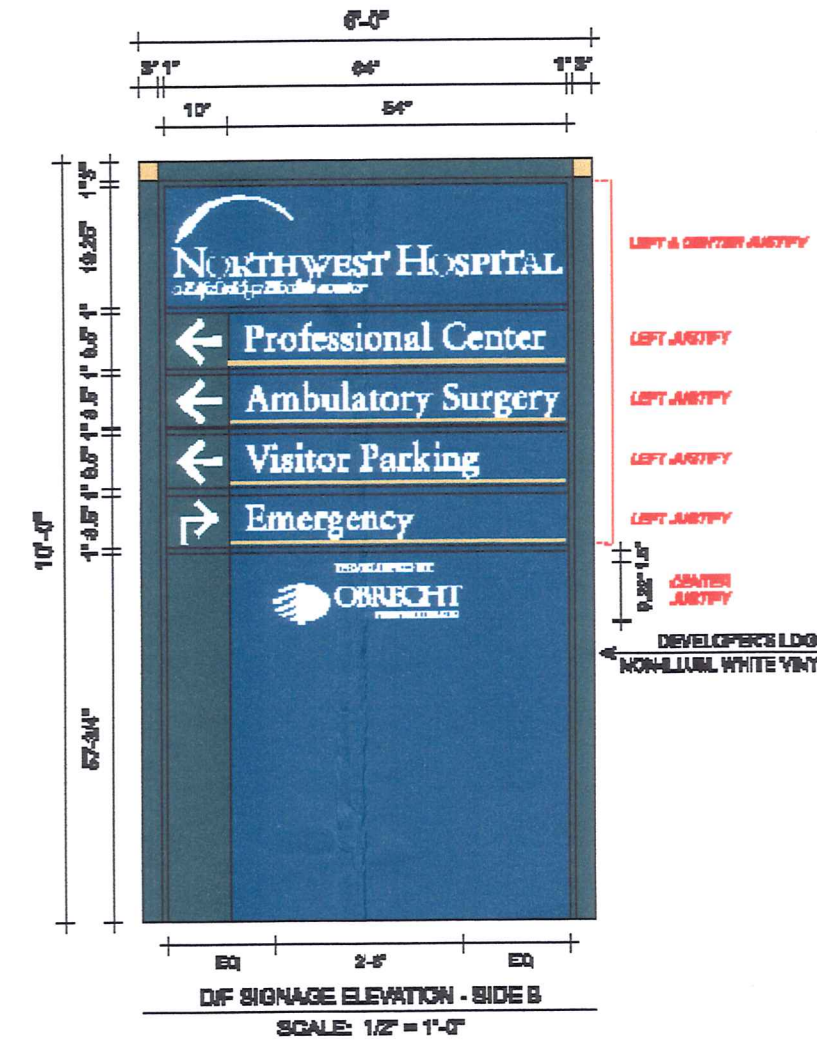
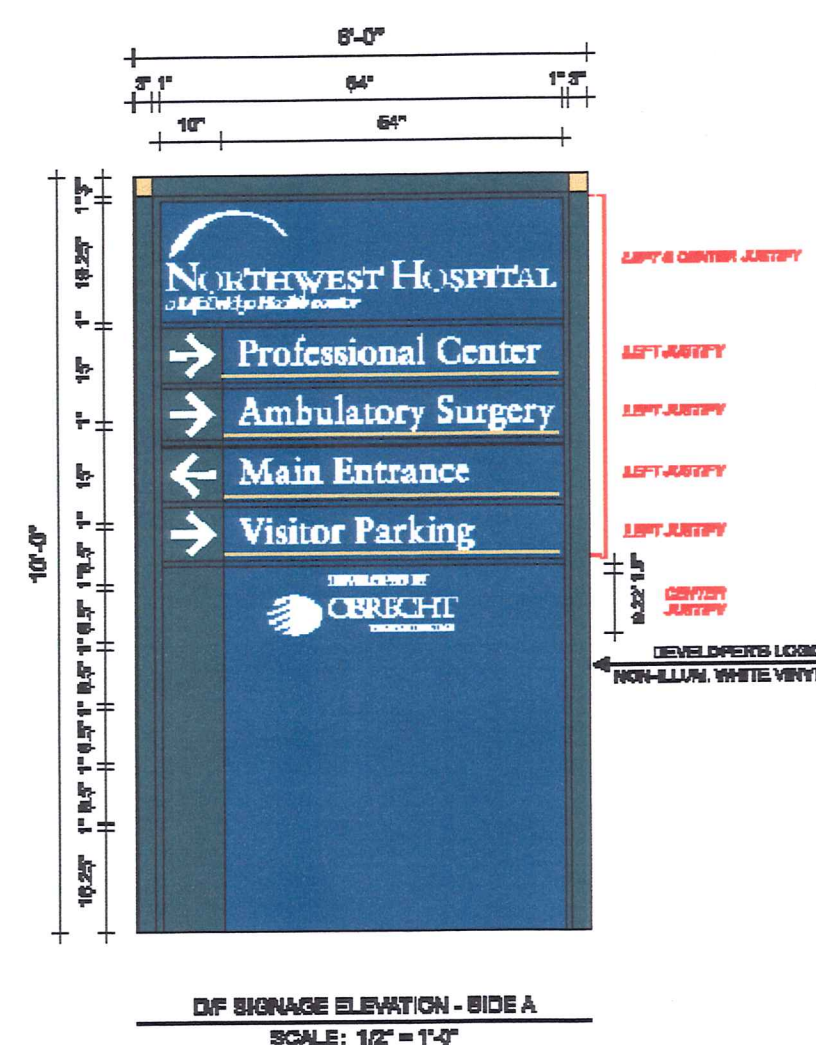
SEE UPDATED PLAN 3b WITH SIGN
DETAILS FOR ILLUSTRATIVE PURPOSES



PETITIONER'S EXHIBIT *LC*



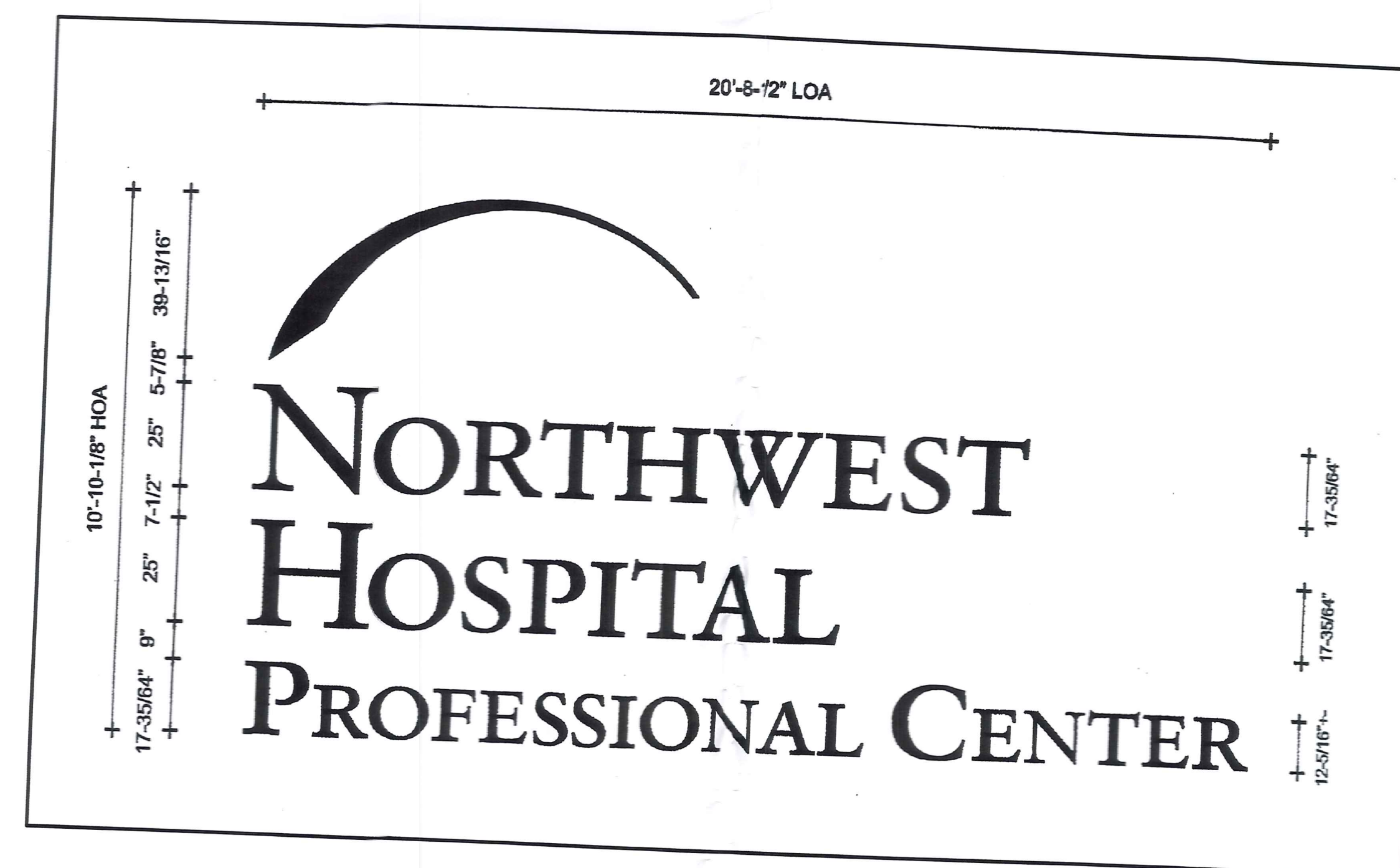
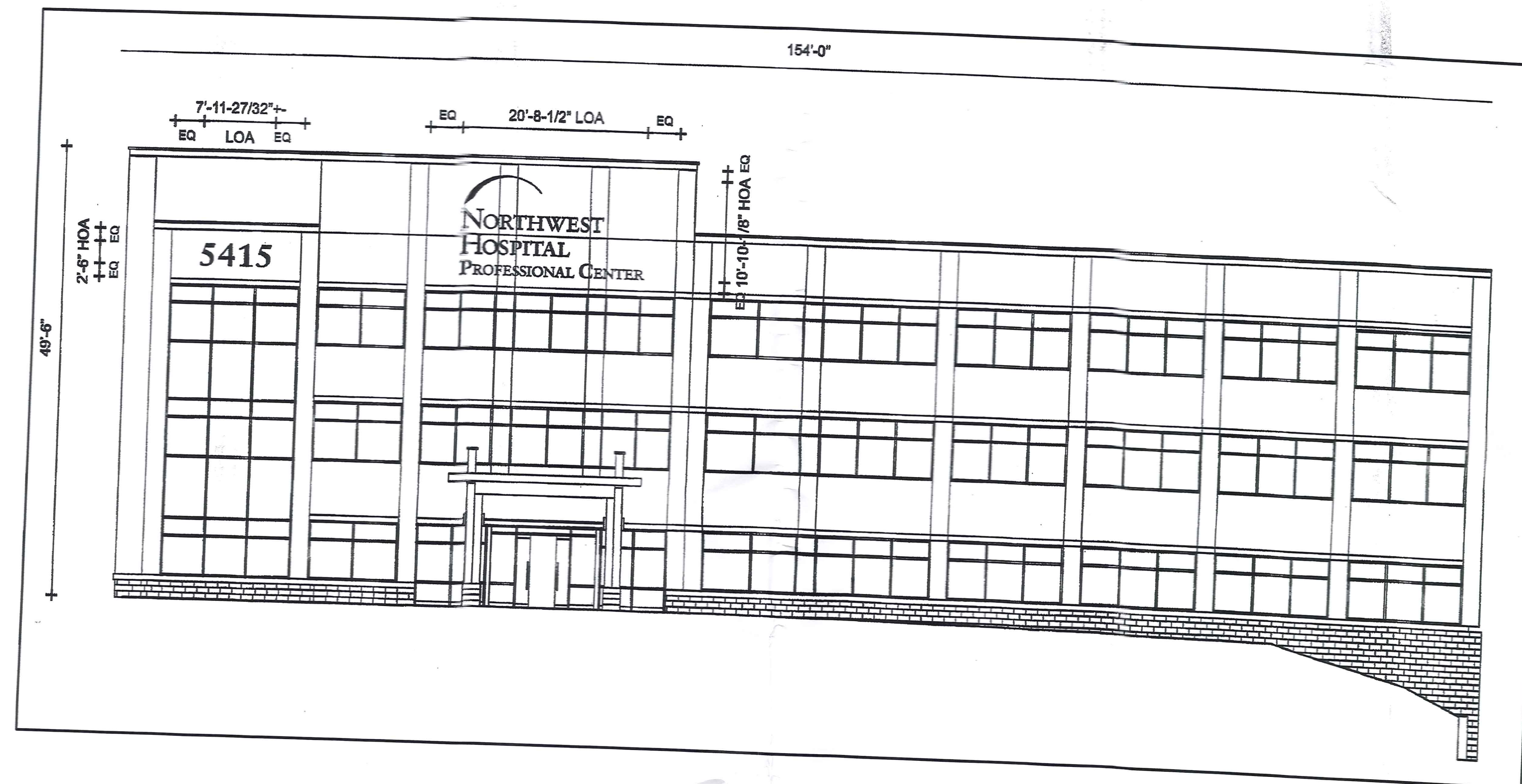
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Plan To Accompany Variance Hearing		
Designed By:	Scale: N/A	Project No. 24206.51
Drawn By: M.C.A.	Date: March 5, 2010	3a OF 4
Checked By:	Approved:	



PETITIONER'S EXHIBIT **10**

TRIANGLE
SIGN & SERVICE

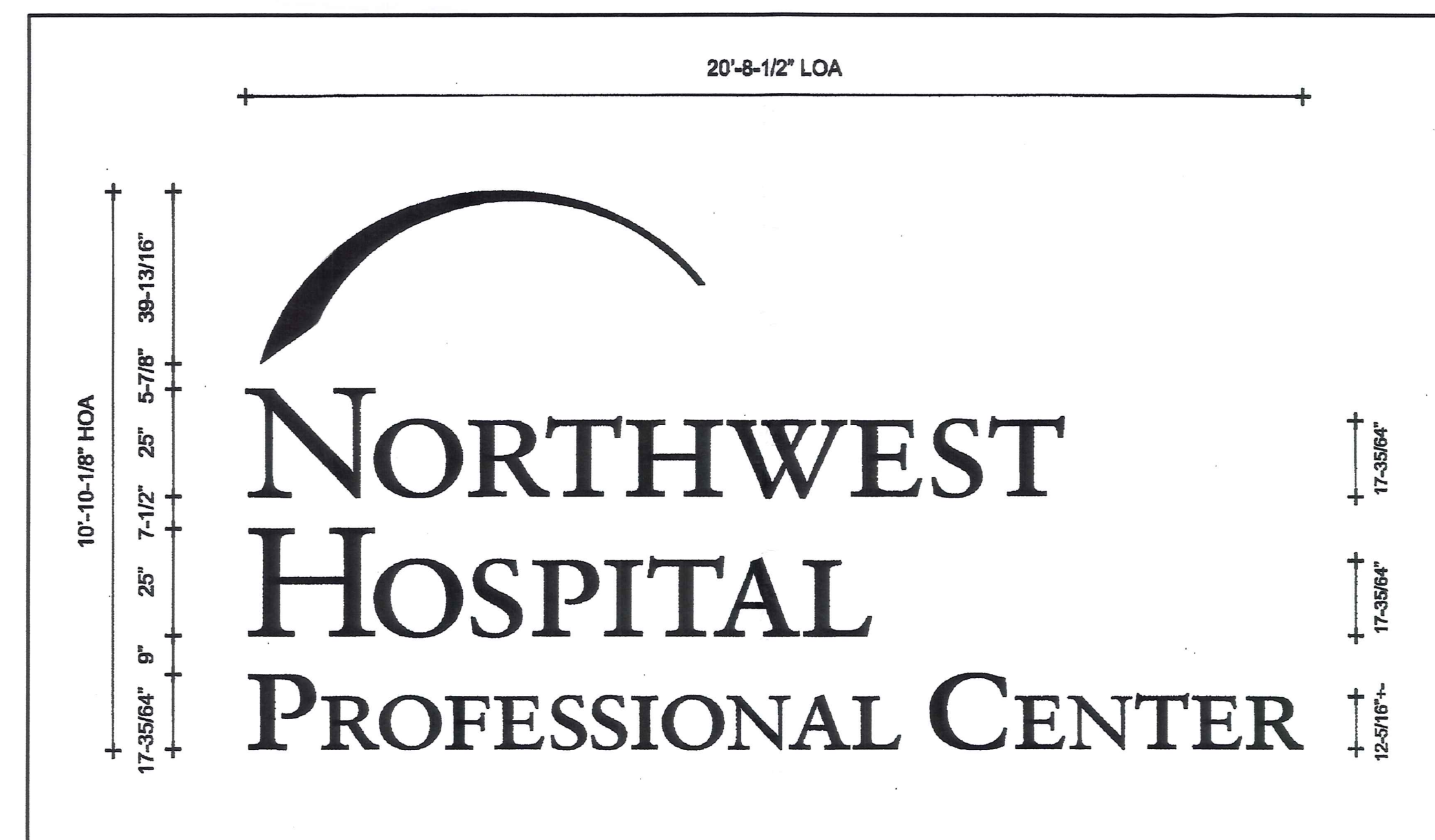
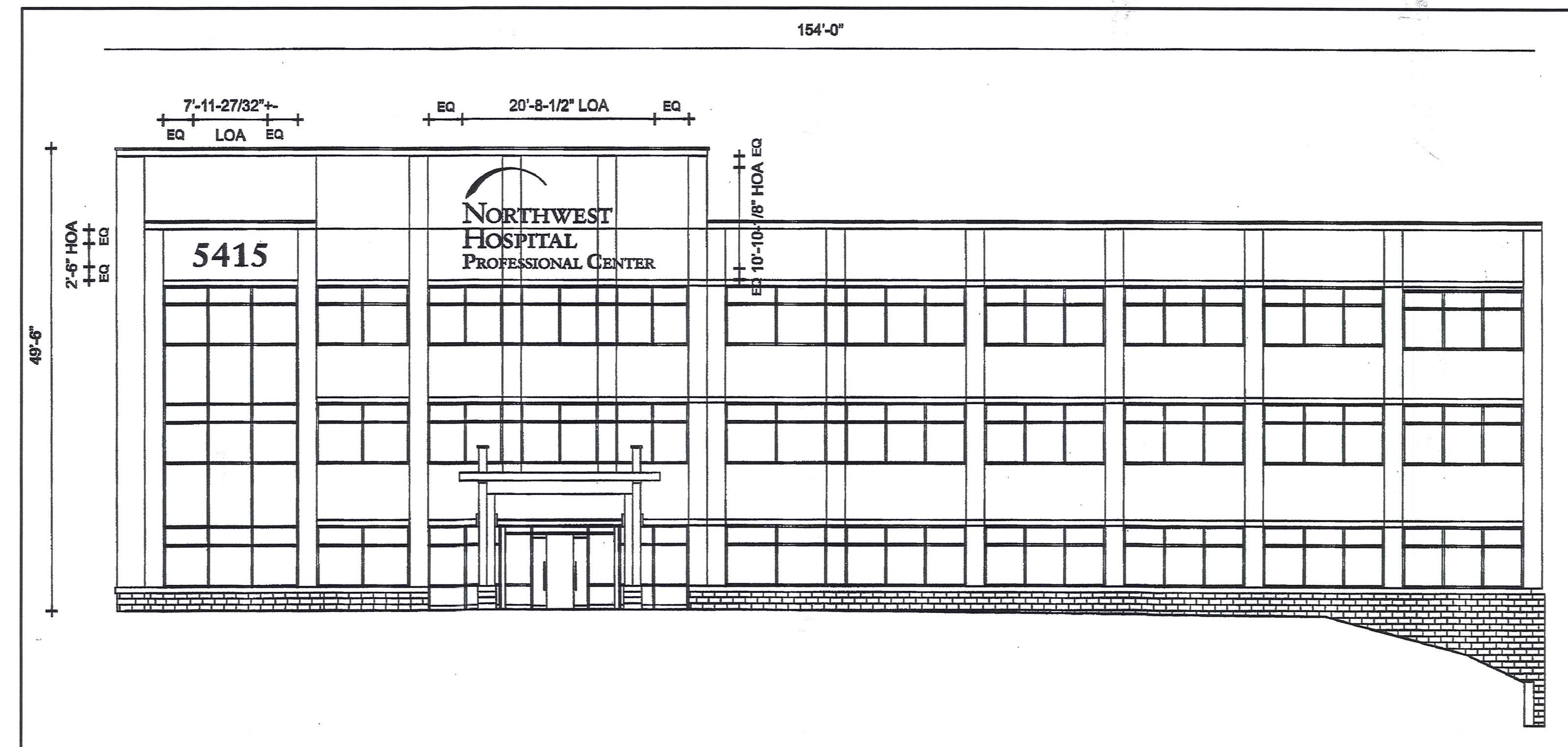
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Designed By:	Scale: N/A	Project No. 24286.51
Drawn By: M.C.A.	Date: March 5, 2010	
Checked By:	Approved:	3b OF 4



PETITIONER'S EXHIBIT **IE**



Date	No.	Revision Description
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CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
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Designed By:	Scale:	Project No. 24286.51
Drawn By: M.C.A.	Date: March 5, 2010	
Checked By:	Approved:	
		4 OF 4



PETITIONER'S EXHIBIT **IE**



Date	No.	Revision Description
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CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale:	Project No. 24206.51
Drawn By: M.C.A.	Date: March 5, 2010	
Checked By:	Approved:	4 OF 4

[illegible]

6'-0"

3" 1" 64" 1" 3"

10" 54"

10'-0"

1" 3" 19.25" 1" 8.5" 1" 8.5" 1" 8.5" 1" 8.5" 1" 8.5" 57'-3/4"

NORTHWEST HOSPITAL
a LifeBridge Health center

← Professional Center

← Ambulatory Surgery

← Visitor Parking

→ Emergency

DEVELOPED BY
OBRECHT
PROPERTIES, LLC

9.22' 1.5"

LEFT & CENTER JUSTIFY

LEFT JUSTIFY

LEFT JUSTIFY

LEFT JUSTIFY

LEFT JUSTIFY

CENTER JUSTIFY

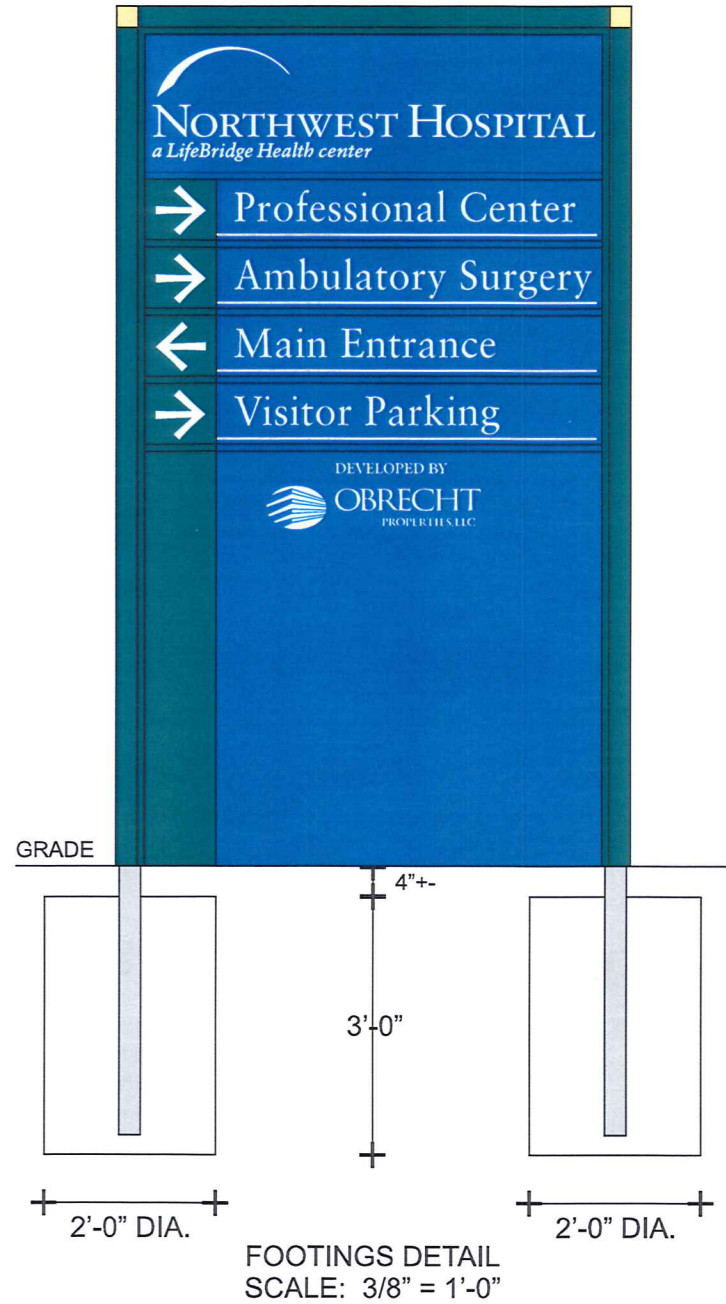
DEVELOPER'S LOGO
NON-ILLUM. WHITE VINYL

* For ILLUSTRATION PURPOSES

PETITIONER'S EXHIBIT

PETITIONER'S EXHIBIT CA





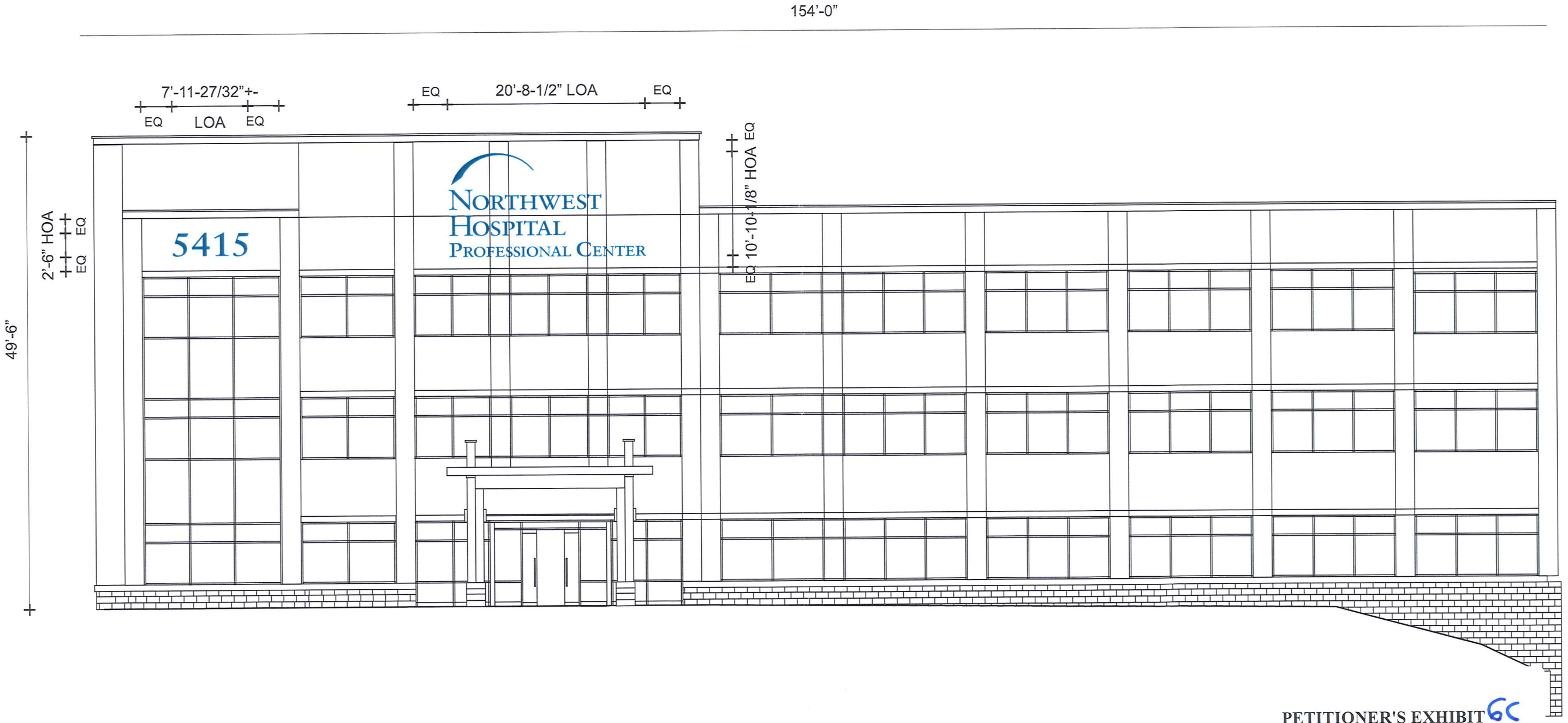
LOOK OF (N) SIGN TO MATCH EXISTING

PETITIONER'S EXHIBIT

 TRIANGLE SIGN & SERVICE	CLIENT & LOCATION OBRECHT PROPERTIES	NORTHWEST HOSPITAL MEDICAL OFFICE BUILDING CARLSON LANE & OLD COURT RD. RANDALLSTOWN, MD 21133	DRAWING NO. 00079744R9	DATE 3-25-09	REVIEWED BY	REVISION R9 - 3-04-10 REVISED TEXT / PANEL SIZES	SHEET NO. 3 OF 10
			SALESMAN HS	DRAWN BY FH	SEG. NO.		

STOREFRONT ELEVATION
NAME LAYOUT - OPTION B
NUMBER LAYOUT & PLACEMENT
SCALE: 3/32" = 1'-0"

SQ. FOOTAGE:
STOREFRONT NAME - 224.56 SQ. FT.
STOREFRONT NUMBERS - 19.97 SQ. FT.



 TRIANGLE SIGN & SERVICE	CLIENT & LOCATION		DRAWING NO.	DATE	REVIEWED BY	REVISION	SHEET NO.
	OBRECHT PROPERTIES	5415 OLD COURT RD. RANDALLSTOWN, MD 21133	00084843R1	1-19-10			
			SALESMAN HS	DRAWN BY FH	SEG. NO.		3 OF 7

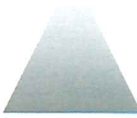
11 AZAR COURT / P.O. BOX 24186 BALTIMORE, MARYLAND 21227 - (410) 247-5300 - FAX (410) 247-1944 - www.trianglesign.com - REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S

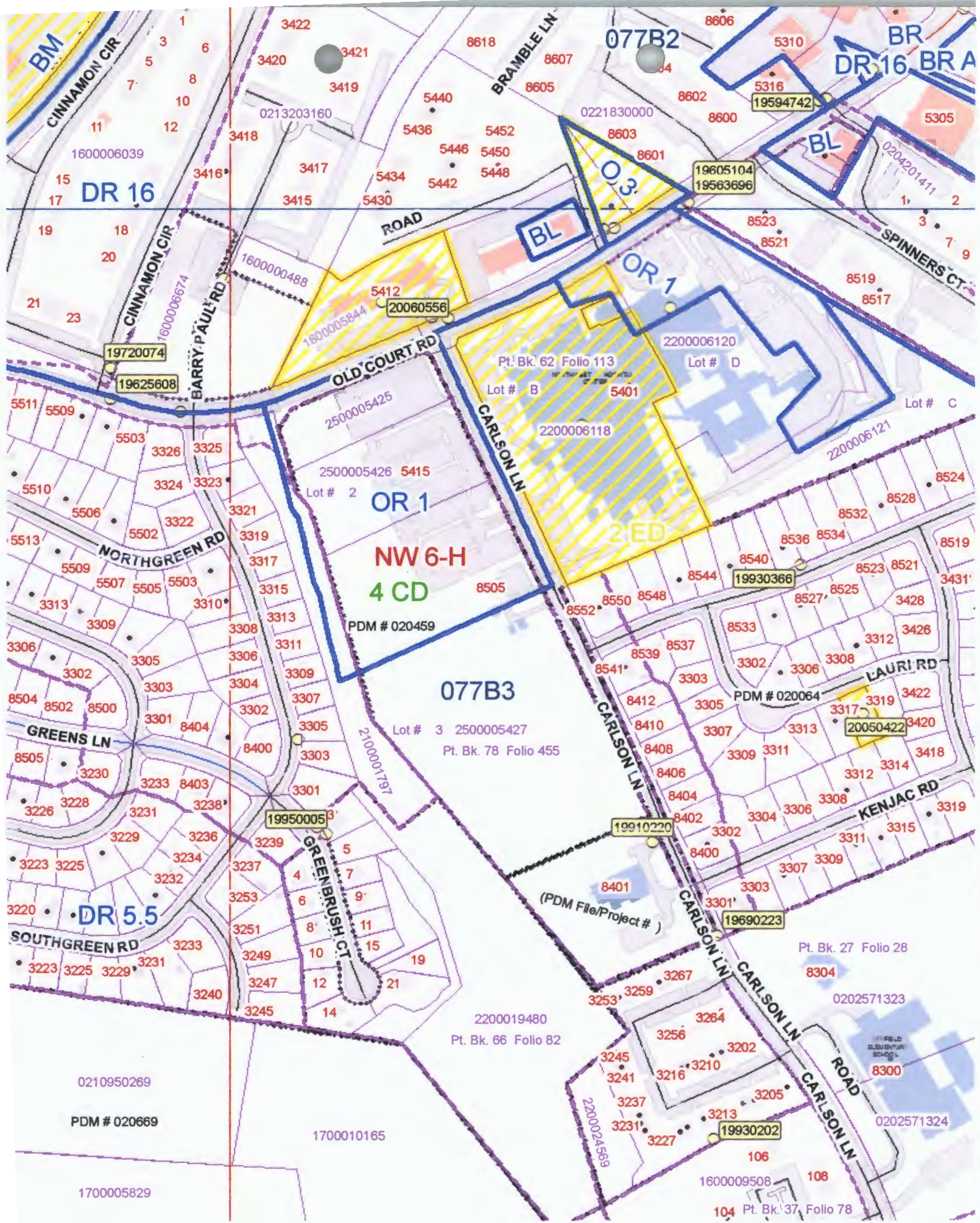
OPTION B:
STOREFRONT LETTERING
SCALE: 3/8" = 1'-0"
QTY.: ONE (1) SET
224.56 SQ. FT.



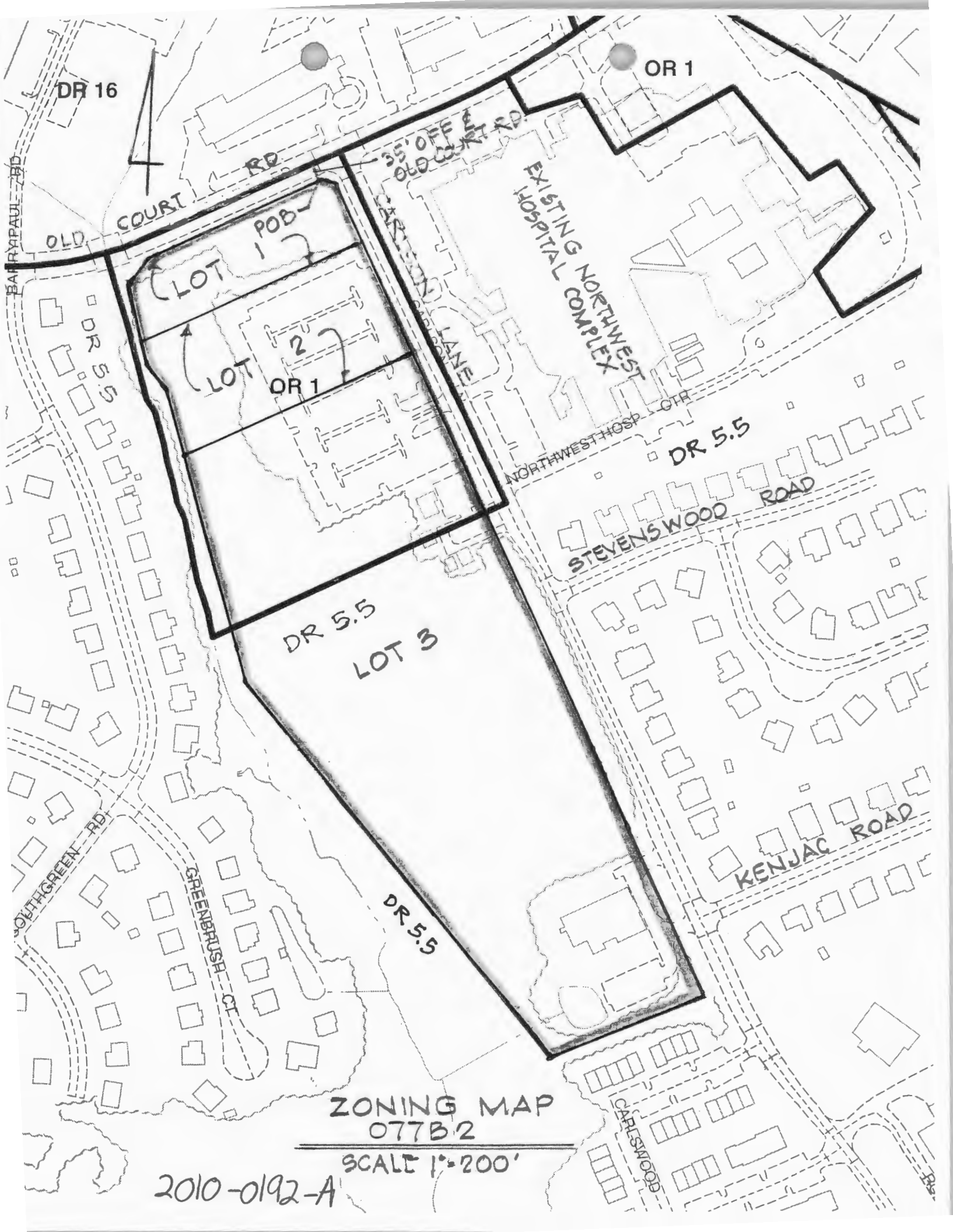
PETITIONER' S

EXHIBIT NO. 6D

 TRIANGLE SIGN & SERVICE	CLIENT & LOCATION		DRAWING NO.	DATE	REVIEWED BY	REVISION	SHEET NO.
	OBRECHT PROPERTIES	5415 OLD COURT RD. RANDALLSTOWN, MD 21133	00084843R1	1-19-10			
			SALESMAN HS	DRAWN BY FH	SEG. NO.		5 OF 7



2010-0192-A



DR 16

OR 1

COURT

LOT 1

POB-12

LOT 2

OR 1

DR 5.5

LOT 3

EXISTING NORTHWEST HOSPITAL COMPLEX

DR 5.5

STEVENSWOOD ROAD

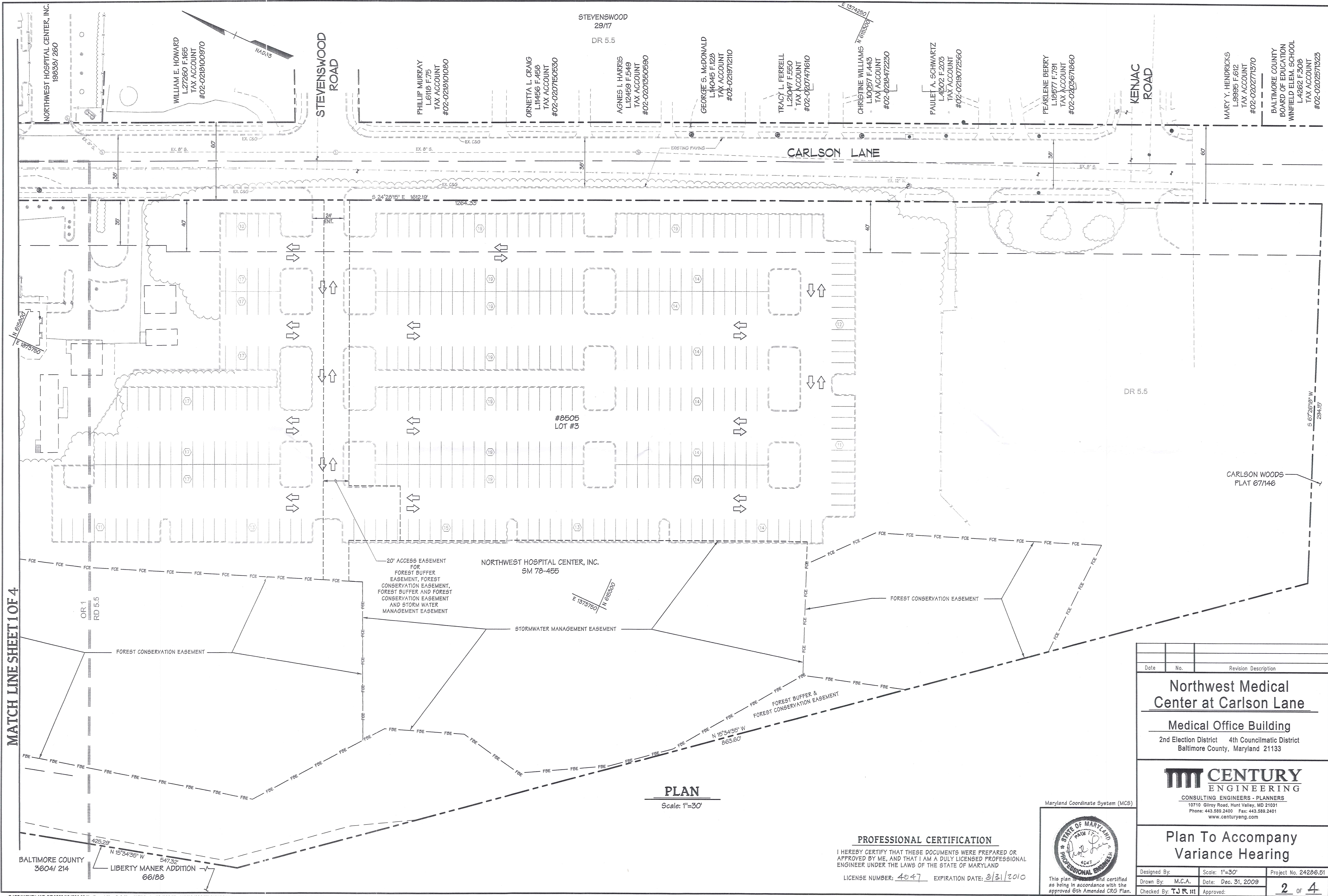
KENJAC ROAD

ZONING MAP

077B.2

SCALE 1"=200'

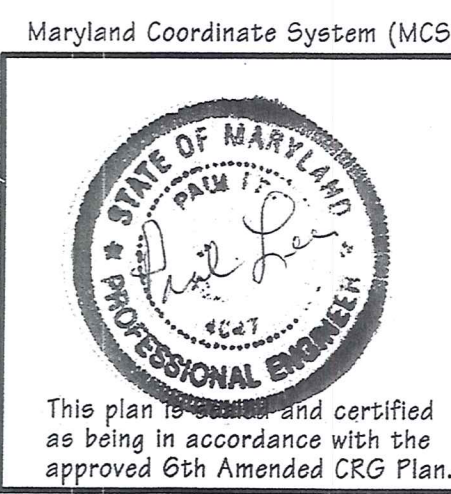
2010-0192-A



MATCH LINE SHEET 1 OF 4

PLAN
Scale: 1"=30'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NUMBER: 4047 EXPIRATION DATE: 3/31/2010



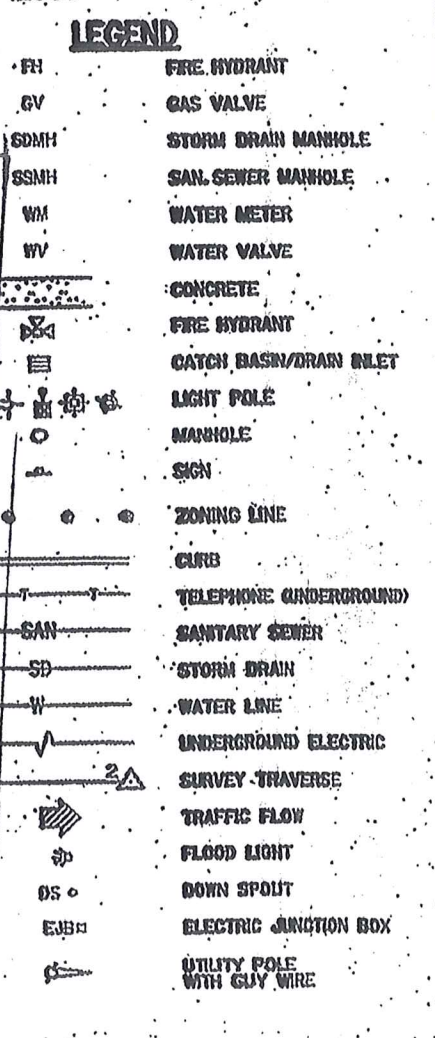
Date	No.	Revision Description

Northwest Medical Center at Carlson Lane
Medical Office Building
2nd Election District 4th Councilmatic District
Baltimore County, Maryland 21133

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Plan To Accompany Variance Hearing

Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	
Checked By: T.J.R. III	Approved:	2 OF 4



THIRD CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
1070 GLORY ROAD
CITY WALKER, MD 20811
Phone: (301) 825-0070 Fax: (301) 825-2864

RECEIVED
NOV 7 2008
OFFICE OF PLANNING

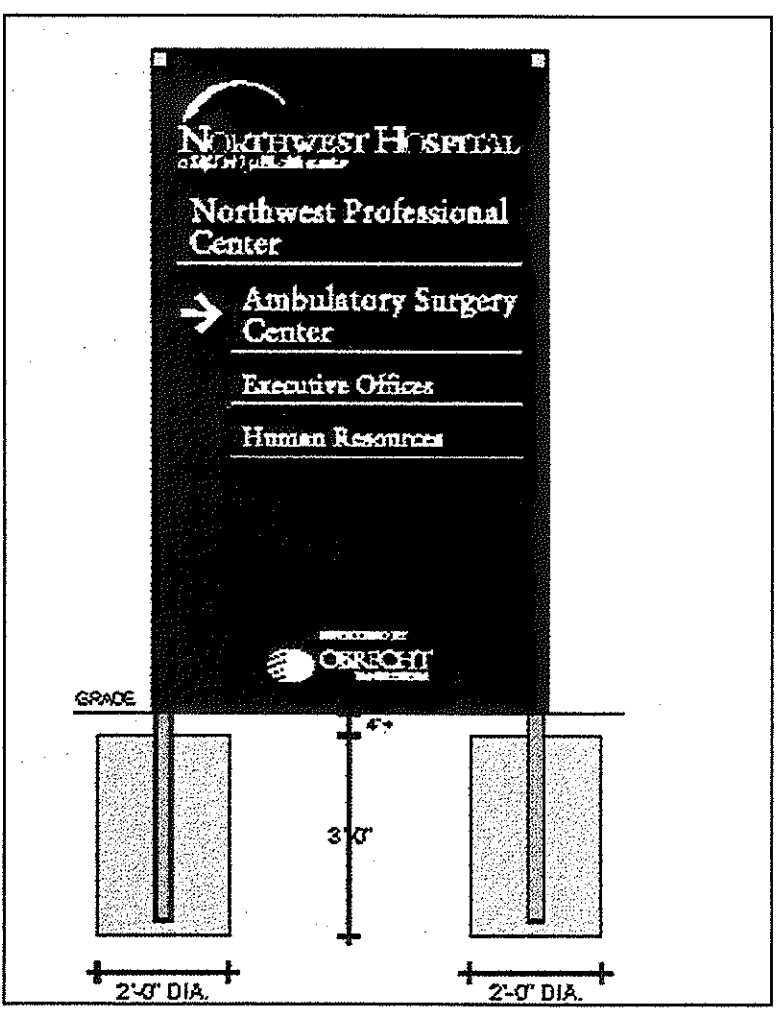
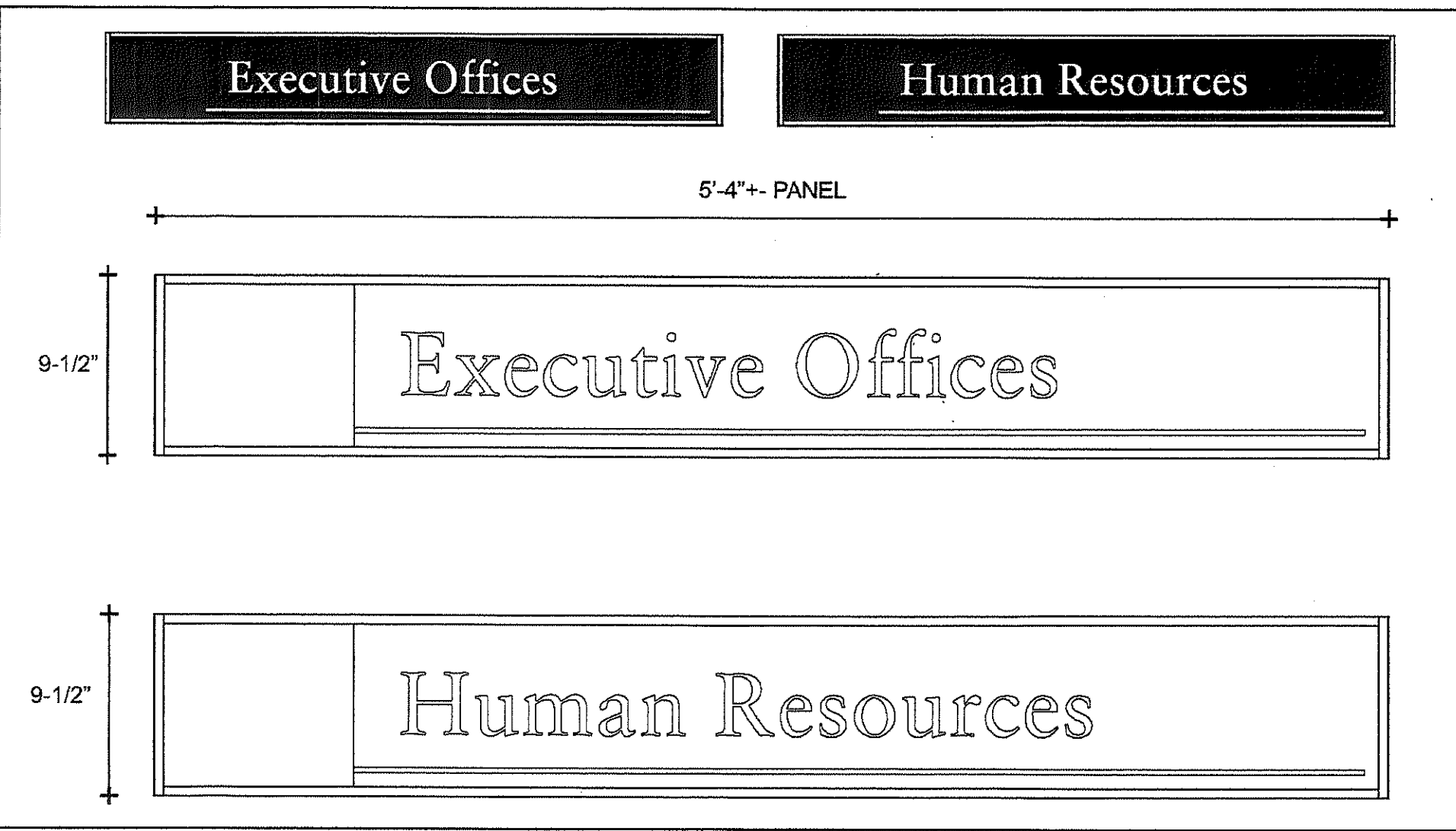
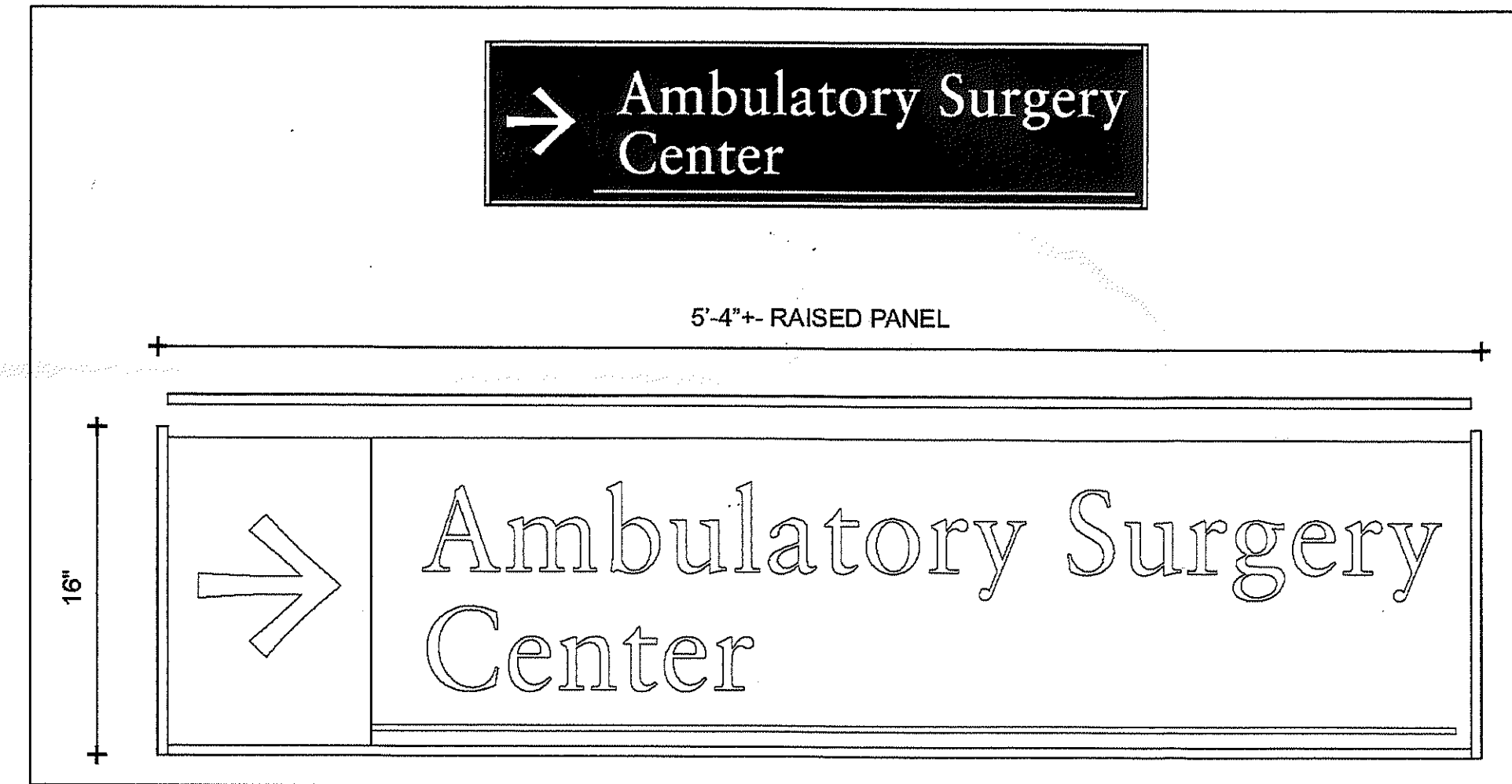
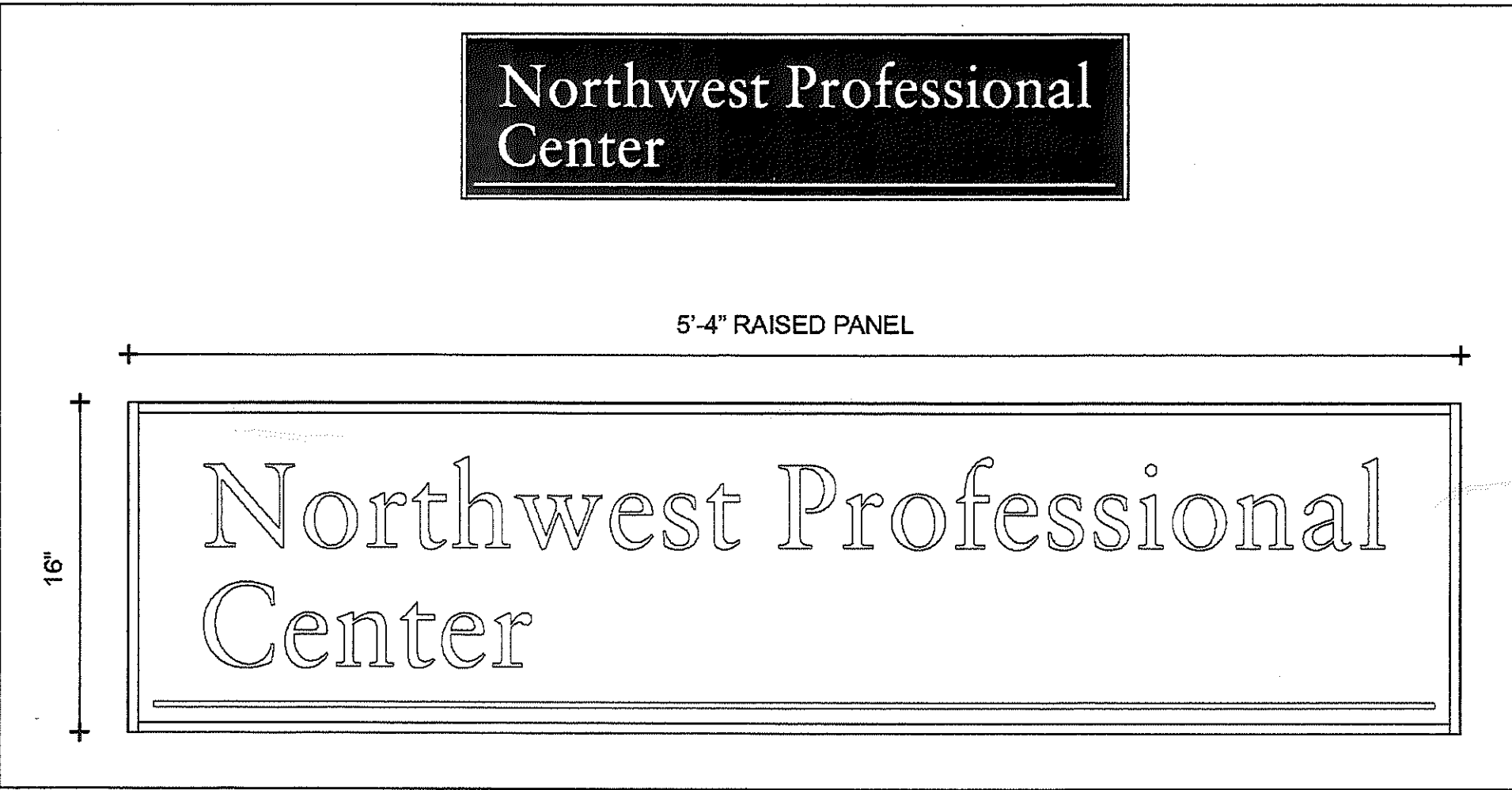
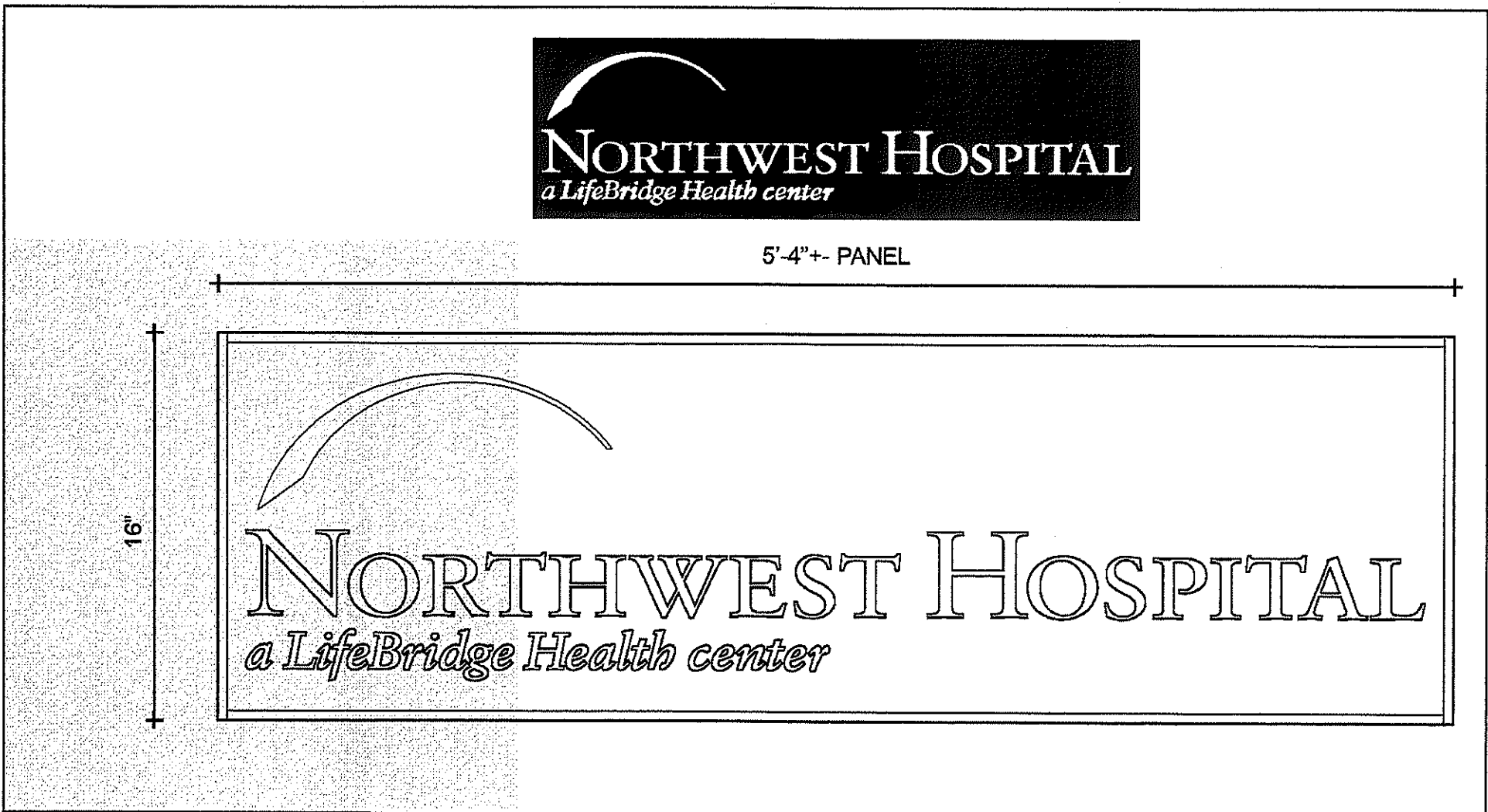
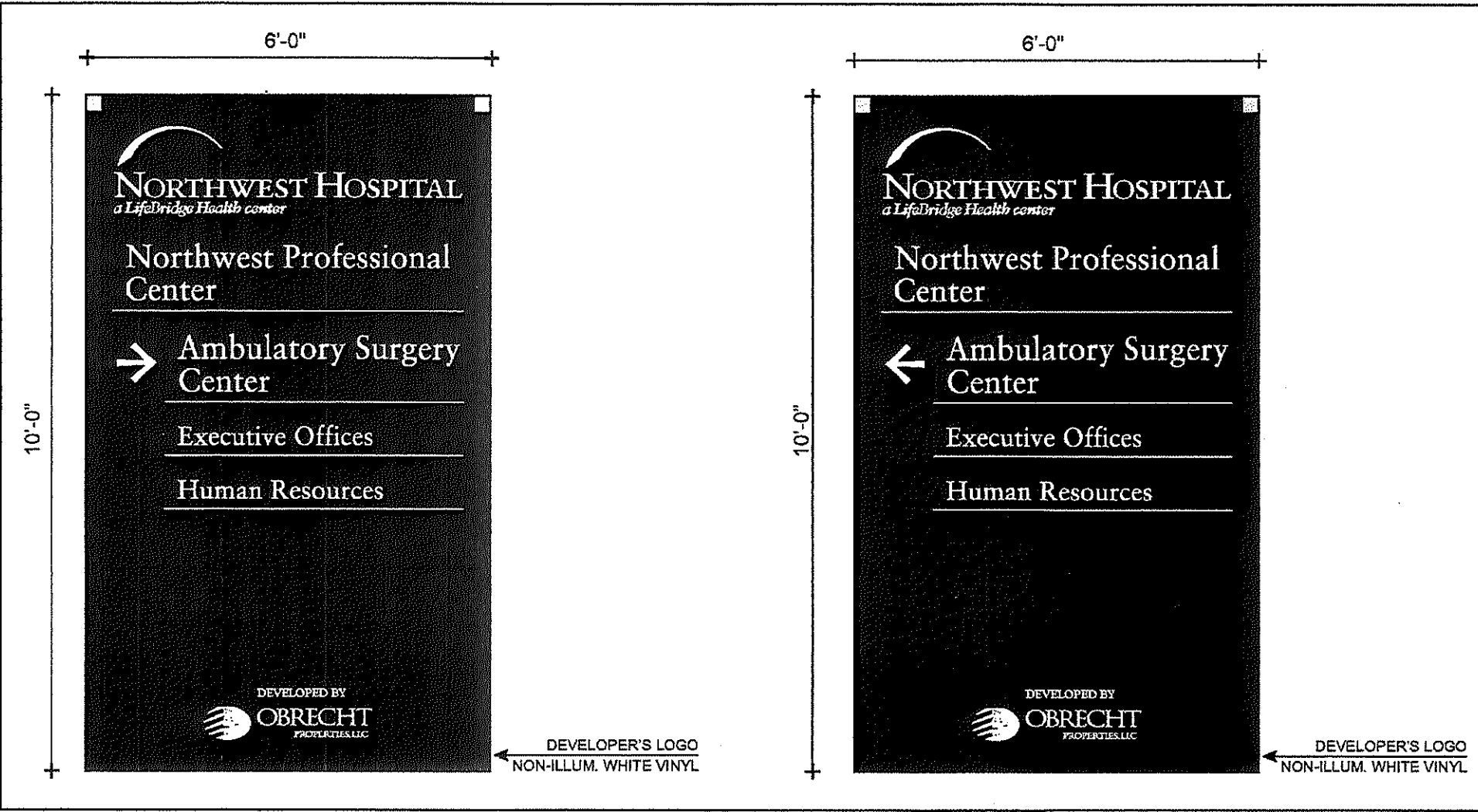
NORTHWEST HOSPITAL CENTER
5401 OLD COURT ROAD
RANDALSTOWN, MD 21133
FORMERLY KNOWN AS
BALTIMORE COUNTY GENERAL HOSPITAL
TAX MAP 7, BLOCK 15, PARCELS 80 AND 655, 2ND ELECTION
44% CONCUNGAMINE DISTRICT, BALTIMORE COUNTY, MD

Date By	S.S.	Scale	1" = 6'	Proj No.	24786.01
Drawn By	G.R.D.	Date	7/28/08		
Chk By	S.S.	Approved			

DRAWING NO. OF 1

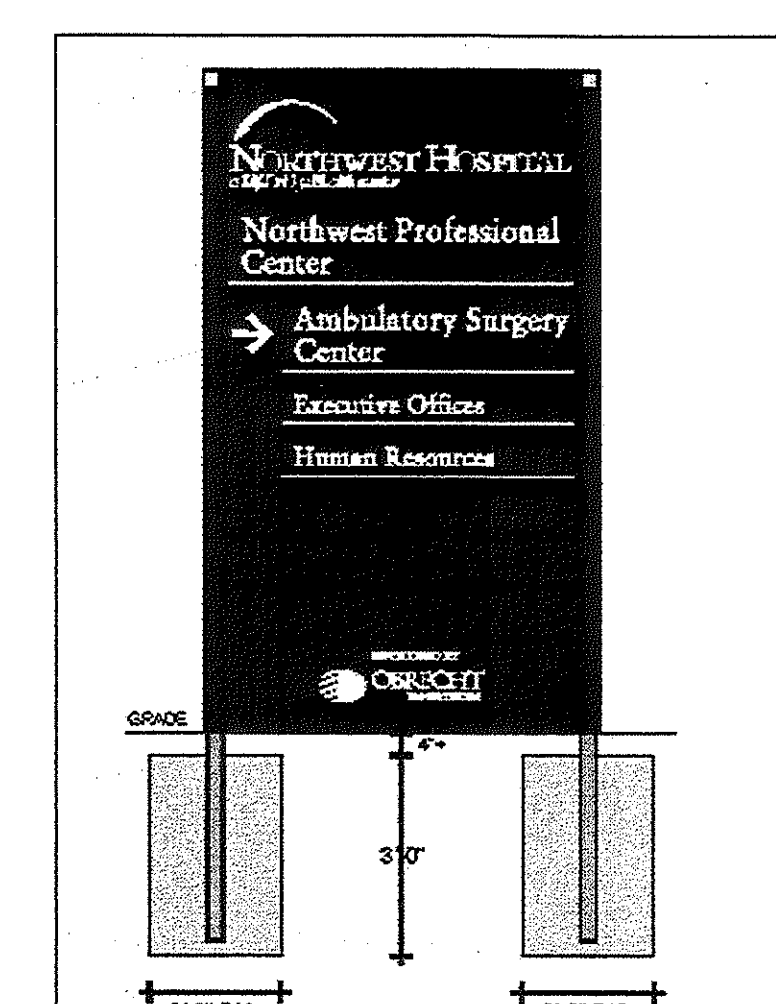
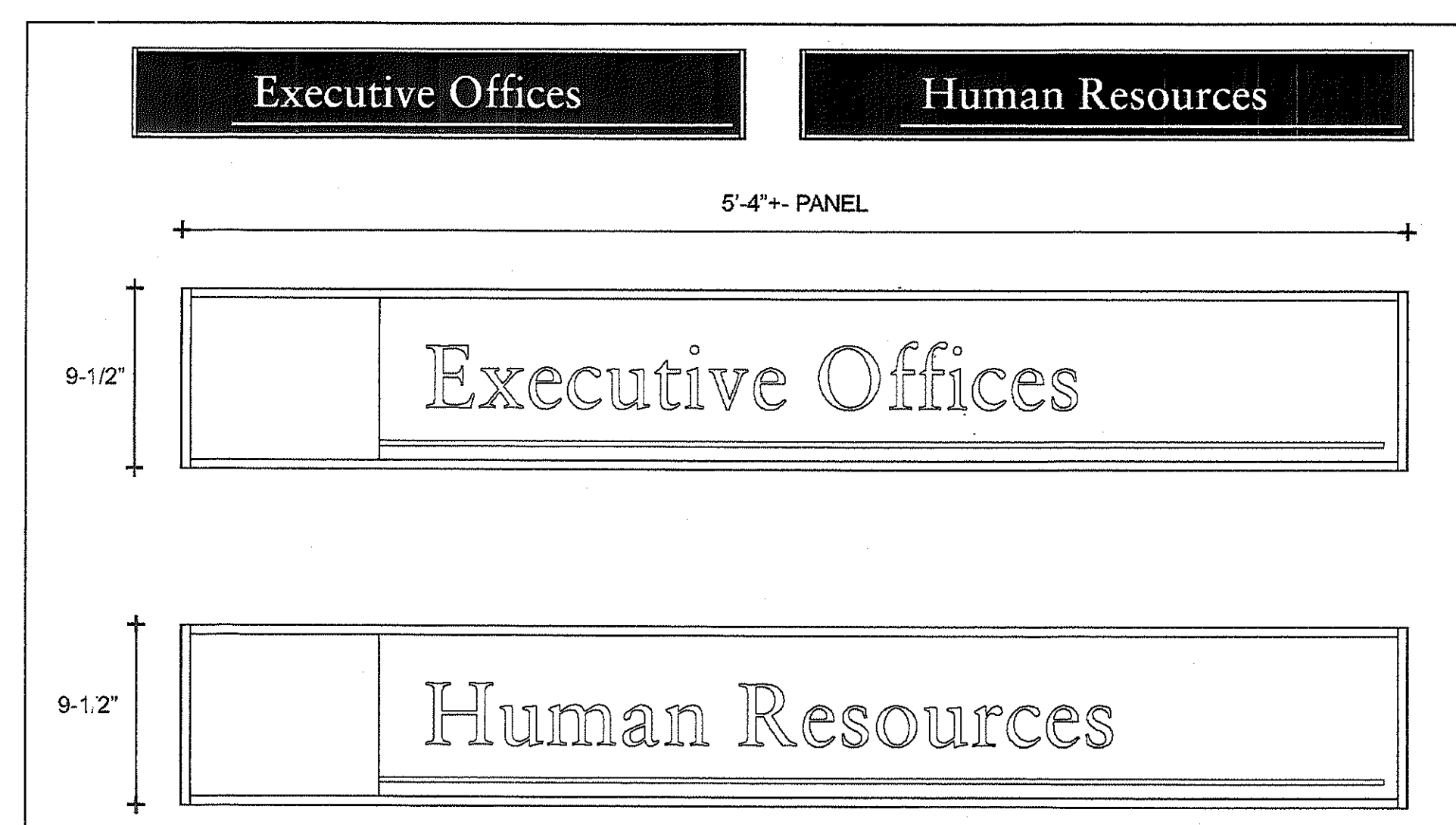
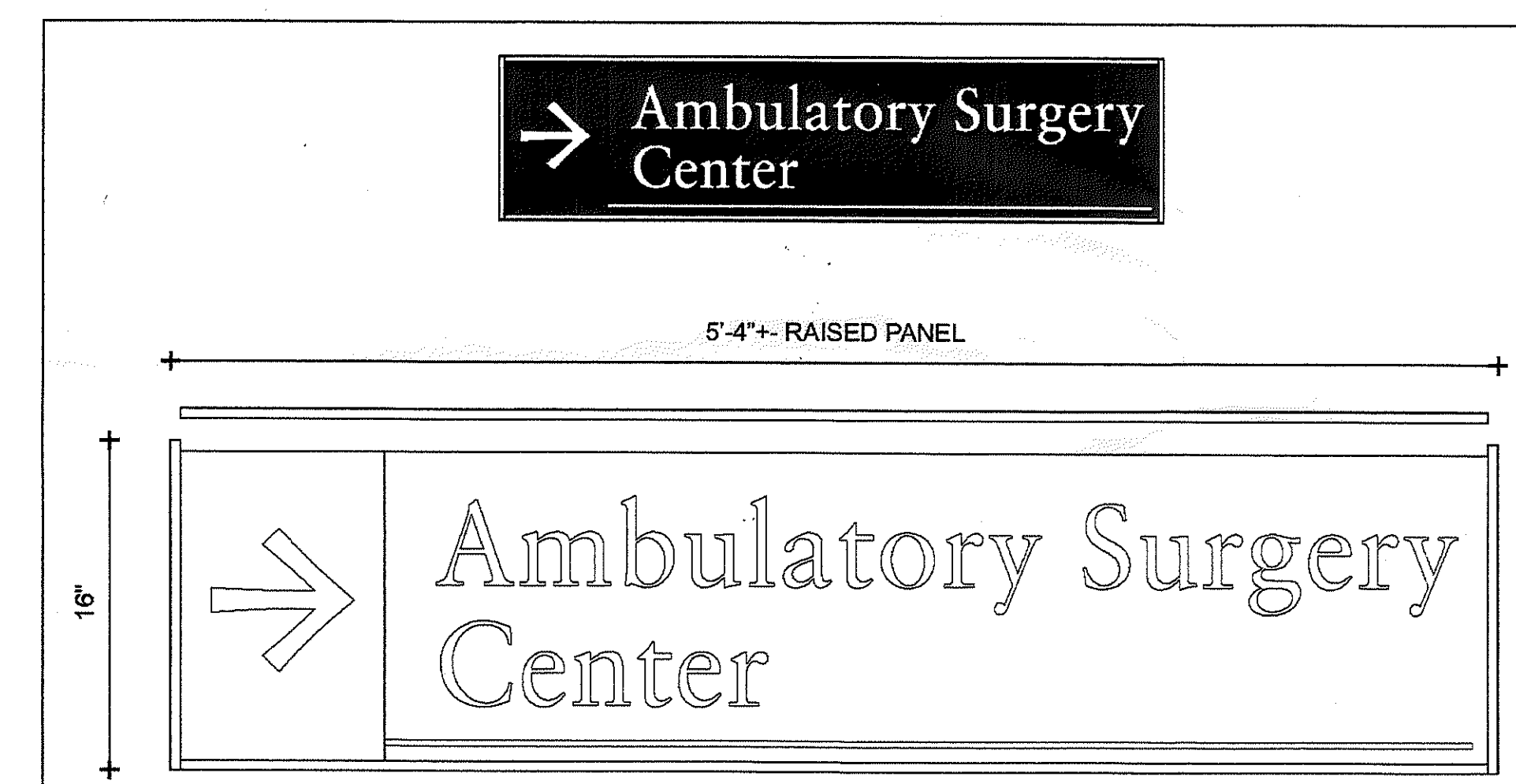
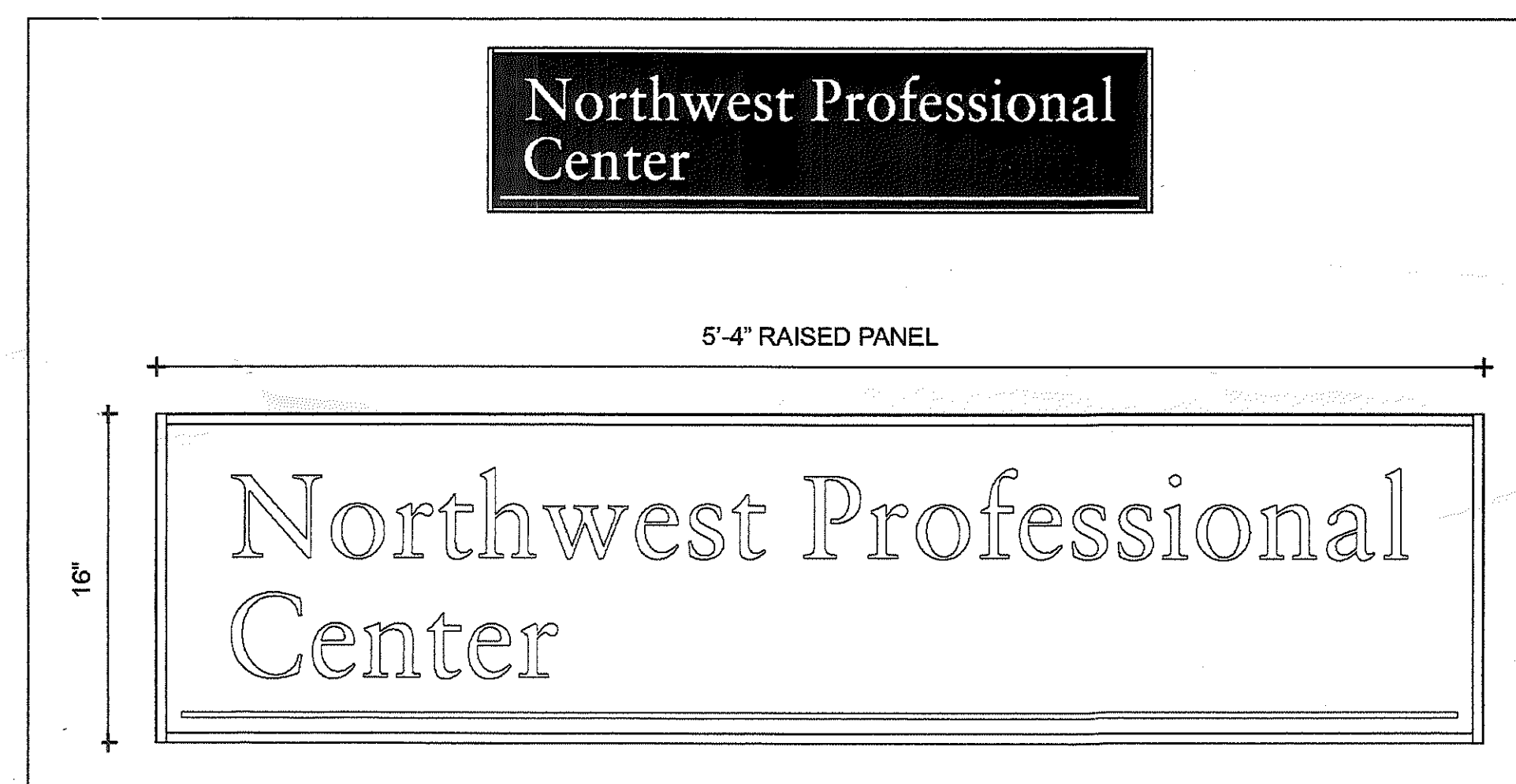
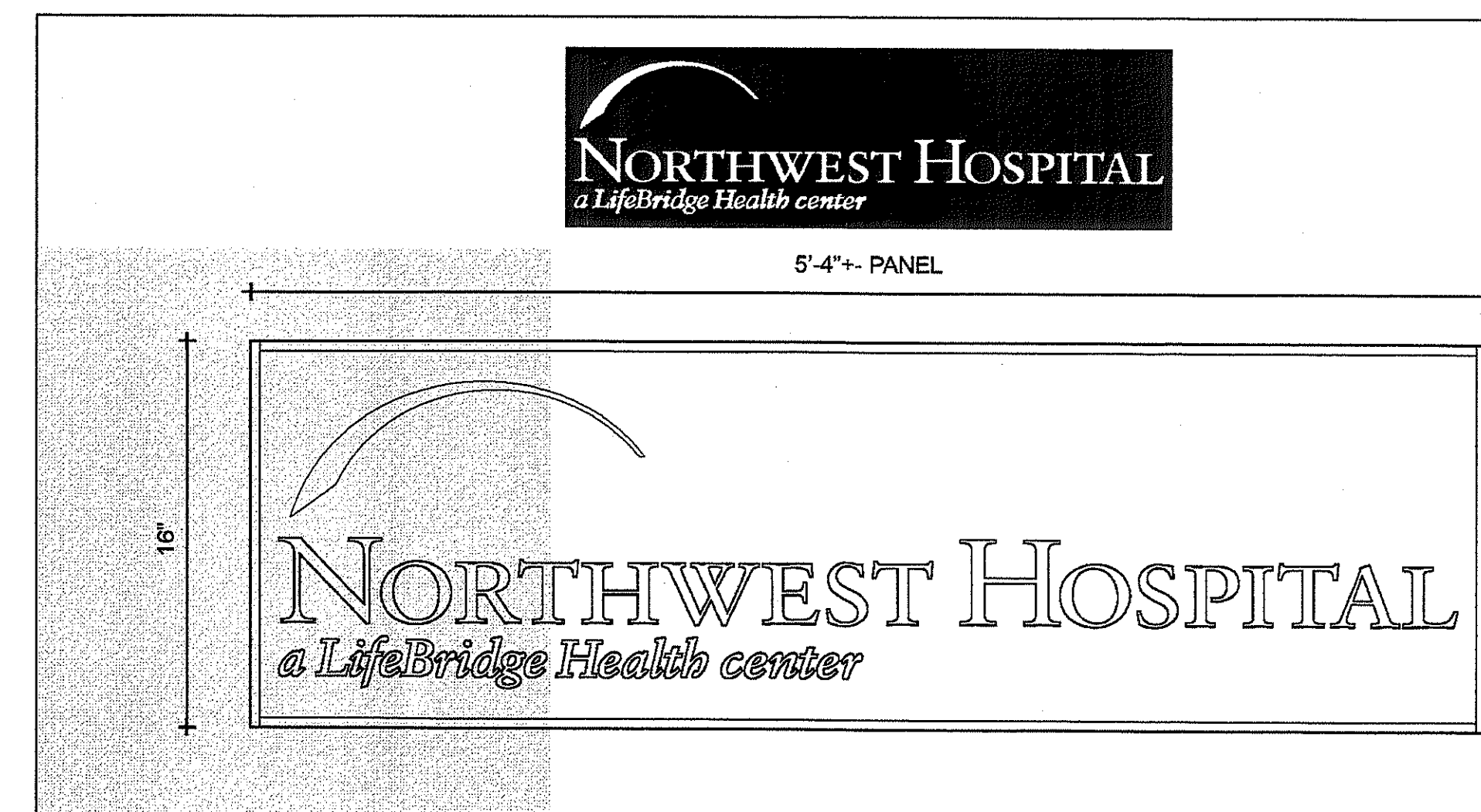
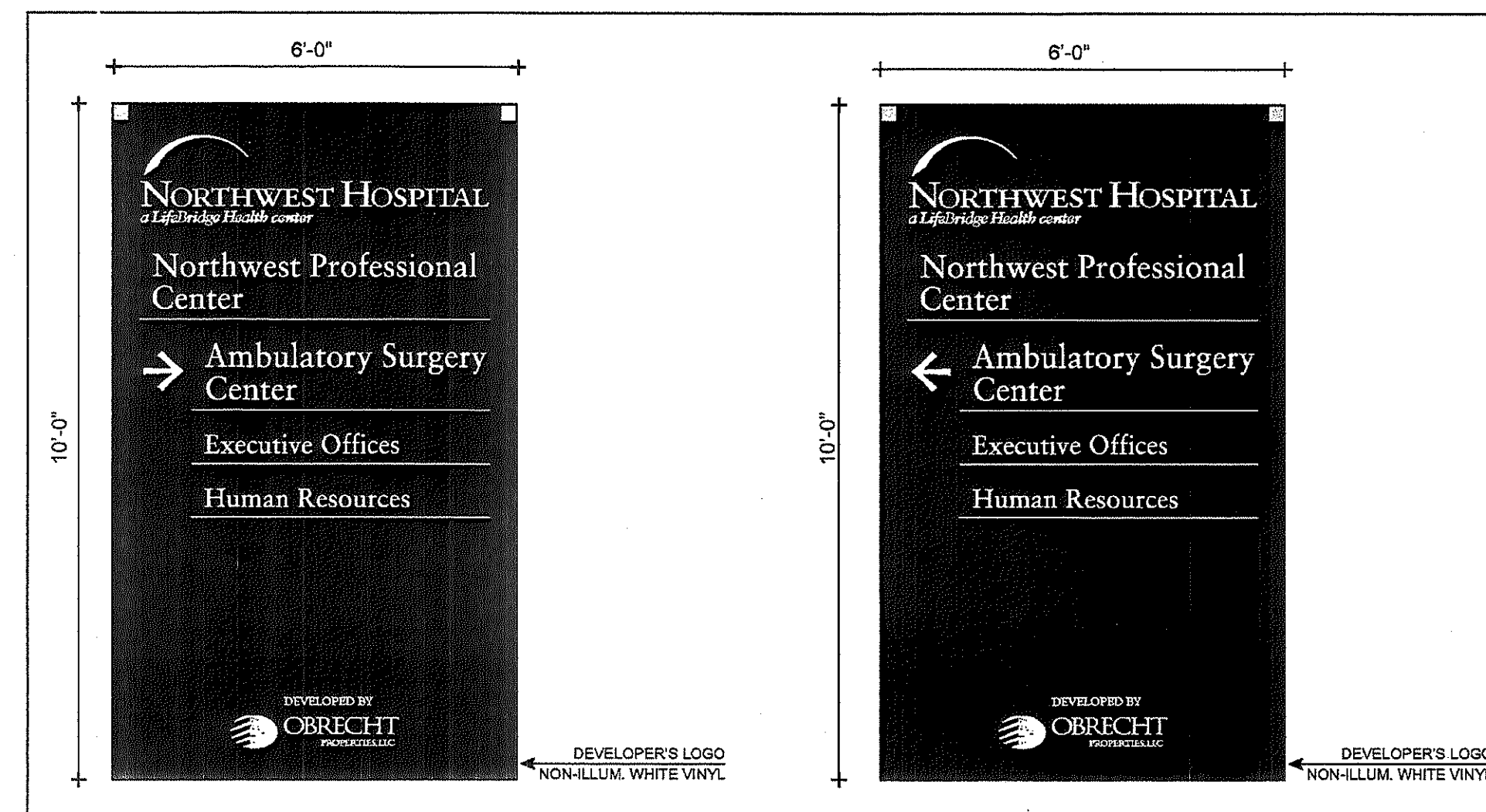
#24786.60, 24786.51

PETITIONER'S EXHIBIT 4 Chk. By S.S. Approved *24286.60, 24286.51



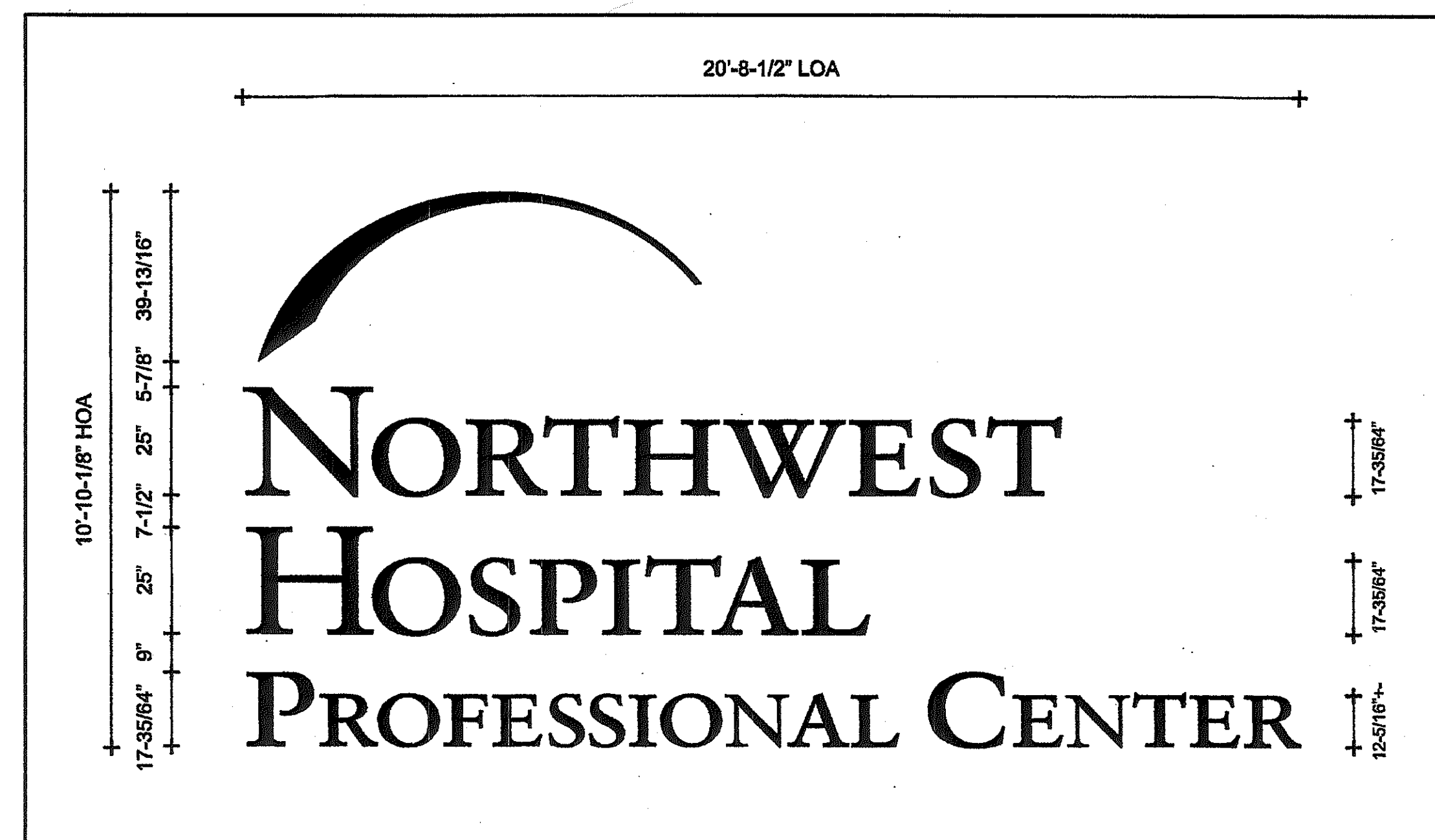
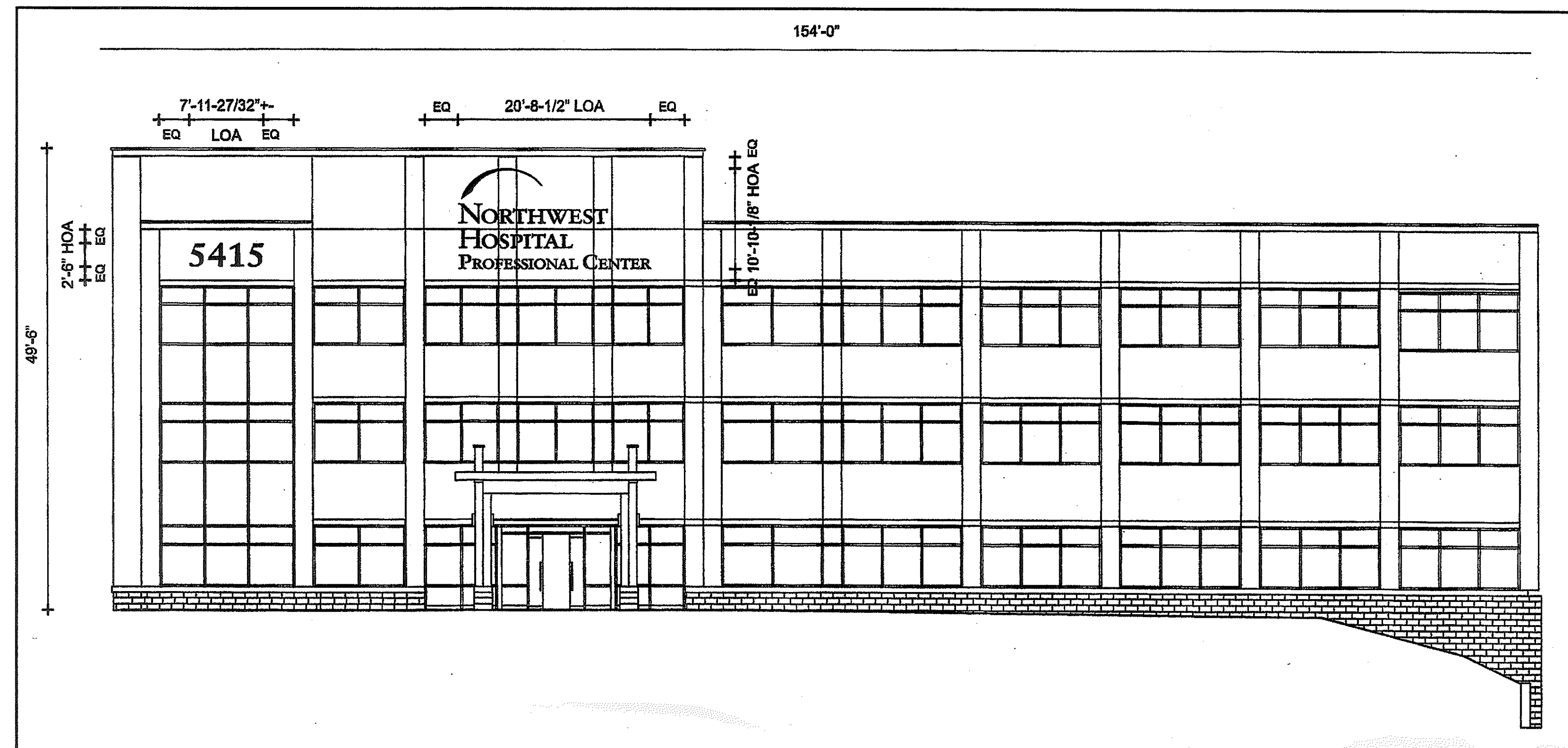
Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	3 OF 3
Checked By:	Approved:	





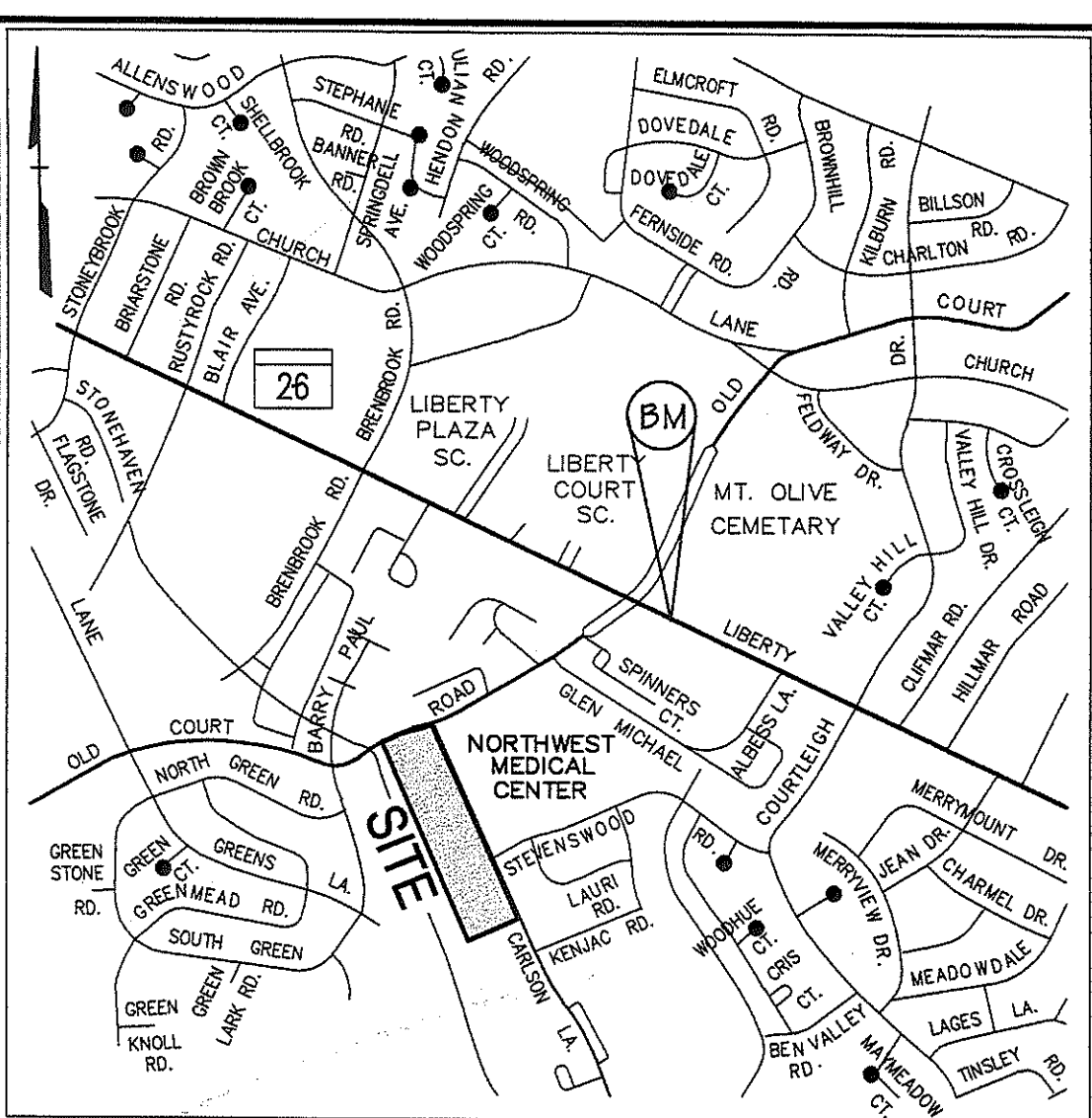
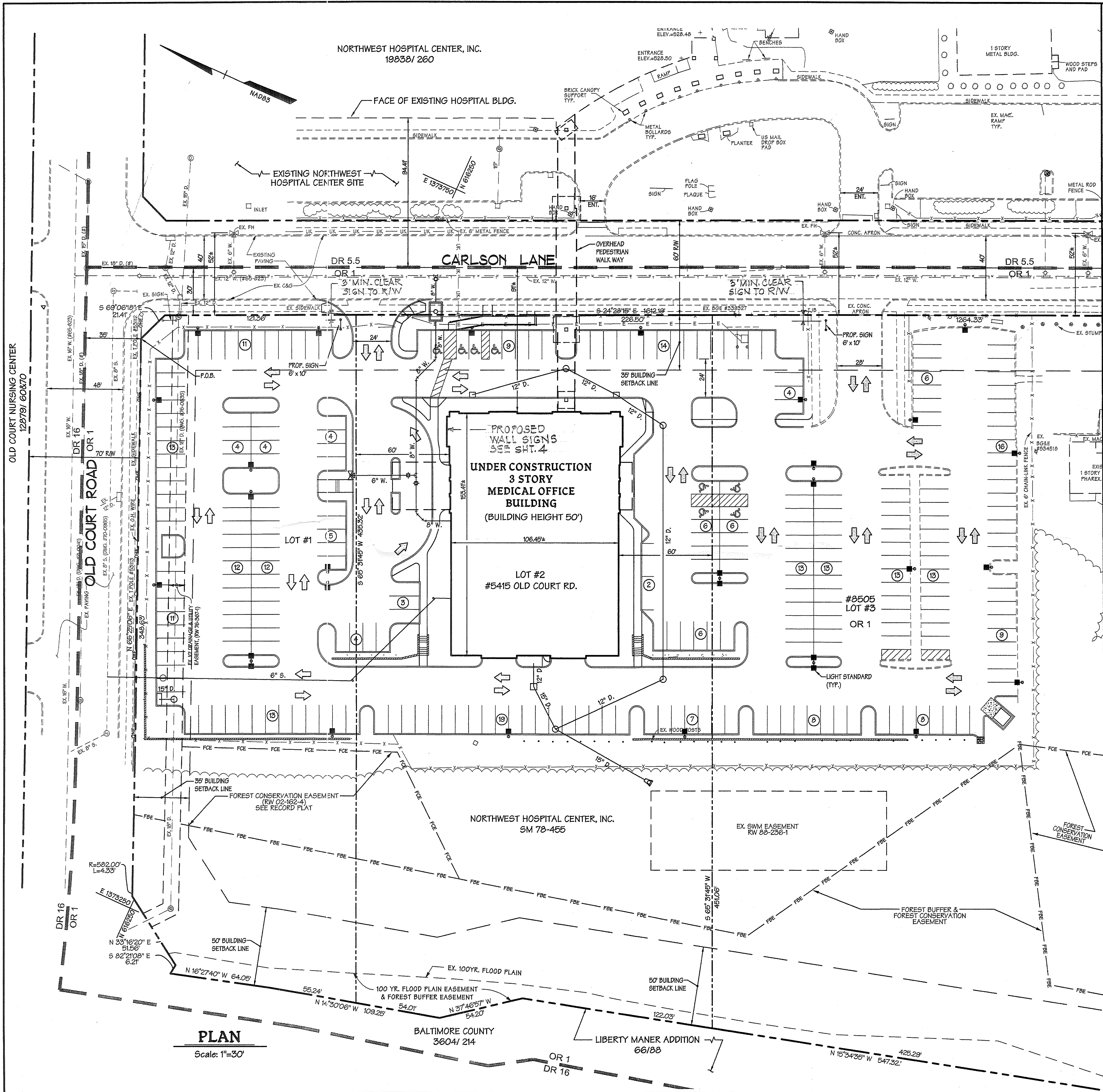
Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
 CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale:	Project No. 24206.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	
Checked By: T.J.R.	Approved:	3 OF 4





Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
 CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale:	Project No. 24206.51
Drawn By: M.C.A.	Date: Feb. 9, 2010	
Checked By: TJK	Approved:	4 OF 4





VICINITY MAP
Scale: 1"=2000'

GENERAL NOTES

- OWNER/DEVELOPER:
NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
- SITE ADDRESS:
5415 OLD COURT ROAD # 8505 Carlson Lane
RANDALLSTOWN, MD 21133
- ACREAGE OF LOTS:
LOT 1: 1.34 AC±
LOT 2: 2.29 AC±
LOT 3: 12.47 AC±
ZONING: OR-1, DR-5.5
ZONING MAP: #077B3
- TAX ACCOUNT NOS:
LOT 1: 25-00-005425 - DEED REF. 19865/19, 24
LOT 2: 25-00-005426 - DEED REF. 19859/20, 25
LOT 3: 25-00-005427 - DEED REF. 19856/412
- THE PLAN FOR THIS BUILDING WAS APPROVED BY THE
DRG (#072808 I). THE 6th REFINED CRG PLAN FOR
NORTHWEST HOSPITAL CENTER WAS SIGNED 11-6-08
- THE PROPERTY IS NOT WITHIN ANY MORATORIUM AREAS
AS IDENTIFIED ON THE CURRENT BALTIMORE COUNTY
BASIC SERVICES MAPS.
- THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- SUB SEWER SHED: 64
WATERSHED: 31
CENSUS TRACT: 4023.02
- PARKING REQUIREMENTS:
49,368 SF MOB @ 4.5 PS/1000 SF = 223 PS REQ.
INCLUDING 6 ACCESSIBLE (2 VAN)
(11,000 SF GARAGE UNDER MOB)
PARKING SHOWN:
268 SURFACE PARKING SPACES INCLUDING 8
ACCESSIBLE (6 VAN)
- PROPOSED FAR:
49,368 SF = 0.46 (0.50 MAX.)
106,547 SF
- SIGNS WILL COMPLY WITH SECTION 450 OF THE
BALTIMORE COUNTY ZONING REGULATIONS OR A
VARIANCE WILL BE APPLIED FOR.
- THE SITE/USE IS NOT SUBJECT TO RESIDENTIAL
TRANSITION AREA (RTA) REQUIREMENTS.
- THE BUILDING IS NOT WITHIN A 100-YEAR
FLOODPLAIN OR CBCA.
- BUILDING PERMIT - B700820 (#5415).
- NO PREVIOUS COMMERCIAL PERMIT.

These plans
scanned

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NUMBER: 4047 EXPIRATION DATE: 8/31/2010

**Northwest Medical
Center at Carlson Lane**

Medical Office Building

2nd Election District 4th Councilmatic District
Baltimore County, Maryland 21133

**CENTURY
ENGINEERING**

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

**Plan To Accompany
Variance Hearing**

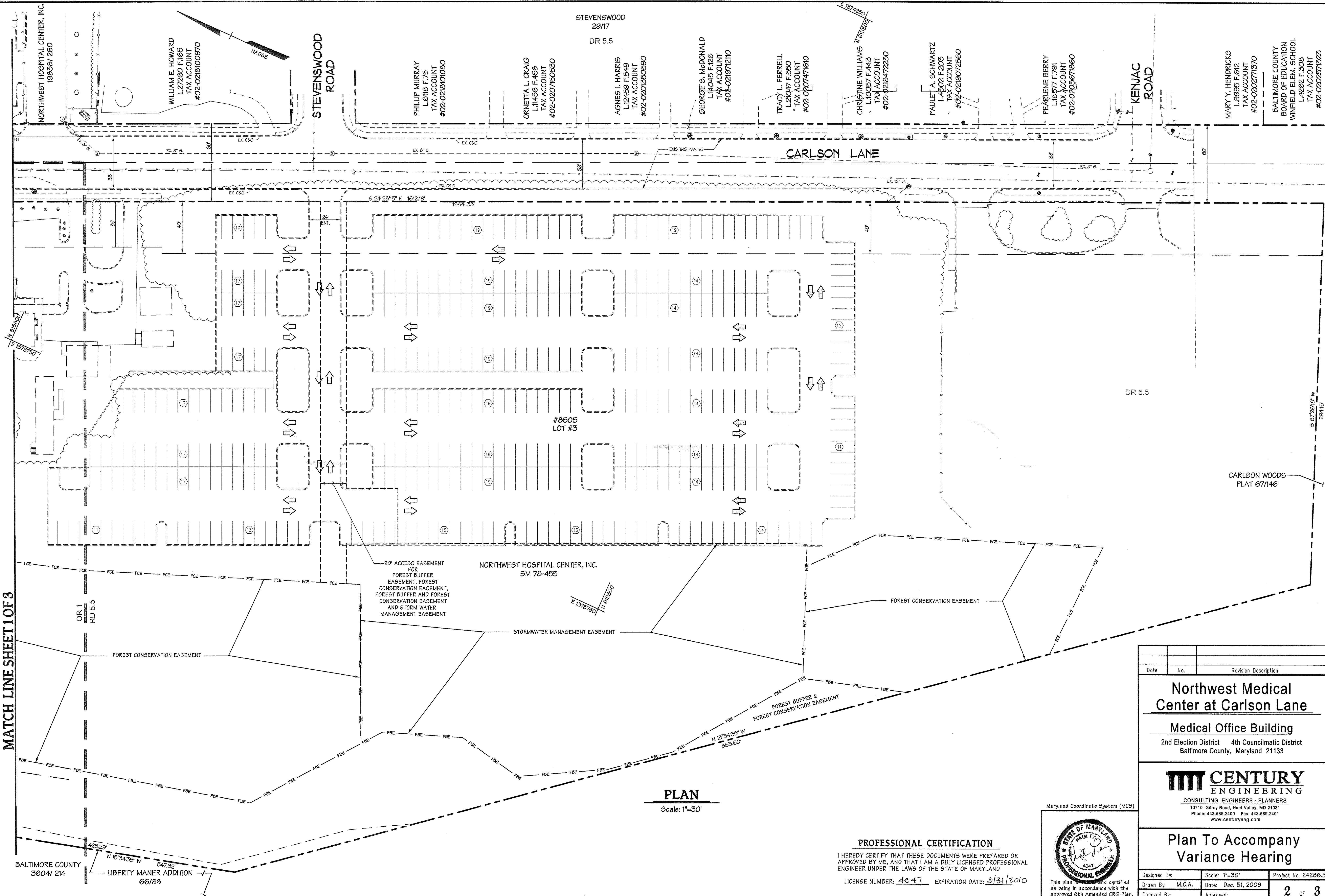
Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	
Checked By: T.R.M.	Approved:	1 OF 4

Maryland Coordinate System (MCS)



This plan is submitted and certified
as being in accordance with the
approved 6th Amended CRG Plan.

MATCH LINE SHEET 1 OF 3



PLAN

Scale: 1"=30'

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

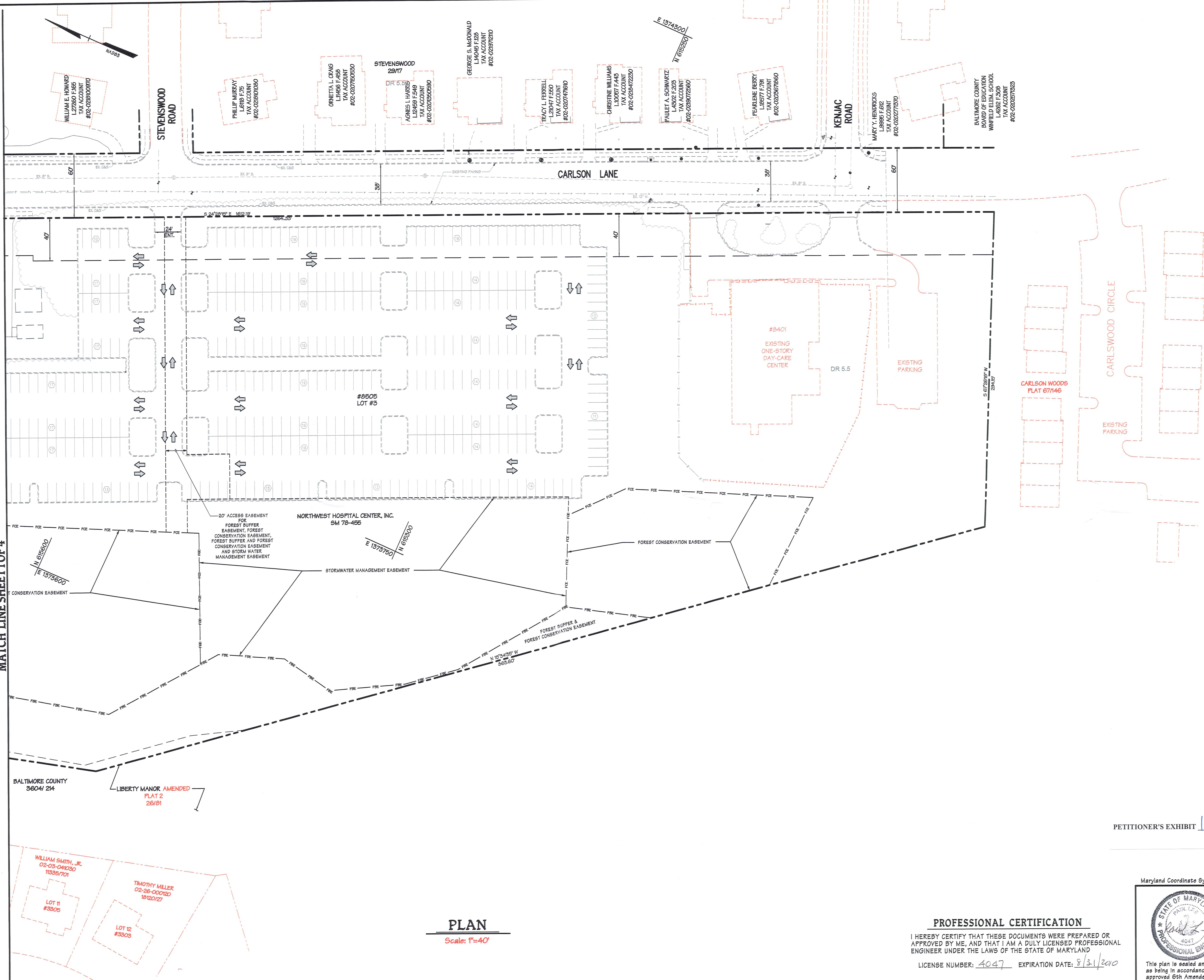
LICENSE NUMBER: 4047 EXPIRATION DATE: 3/31/2010

Maryland Coordinate System (MCS)



This plan is submitted and certified as being in accordance with the approved 6th Amended GRG Plan.

Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21081 Phone: 443.588.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	2 OF 3
Checked By:	Approved:	



PLAN

Scale: 1"=40'

PROFESSIONAL CERTIFICATION

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LICENSE NUMBER: 4047 EXPIRATION DATE: 8/31/2010

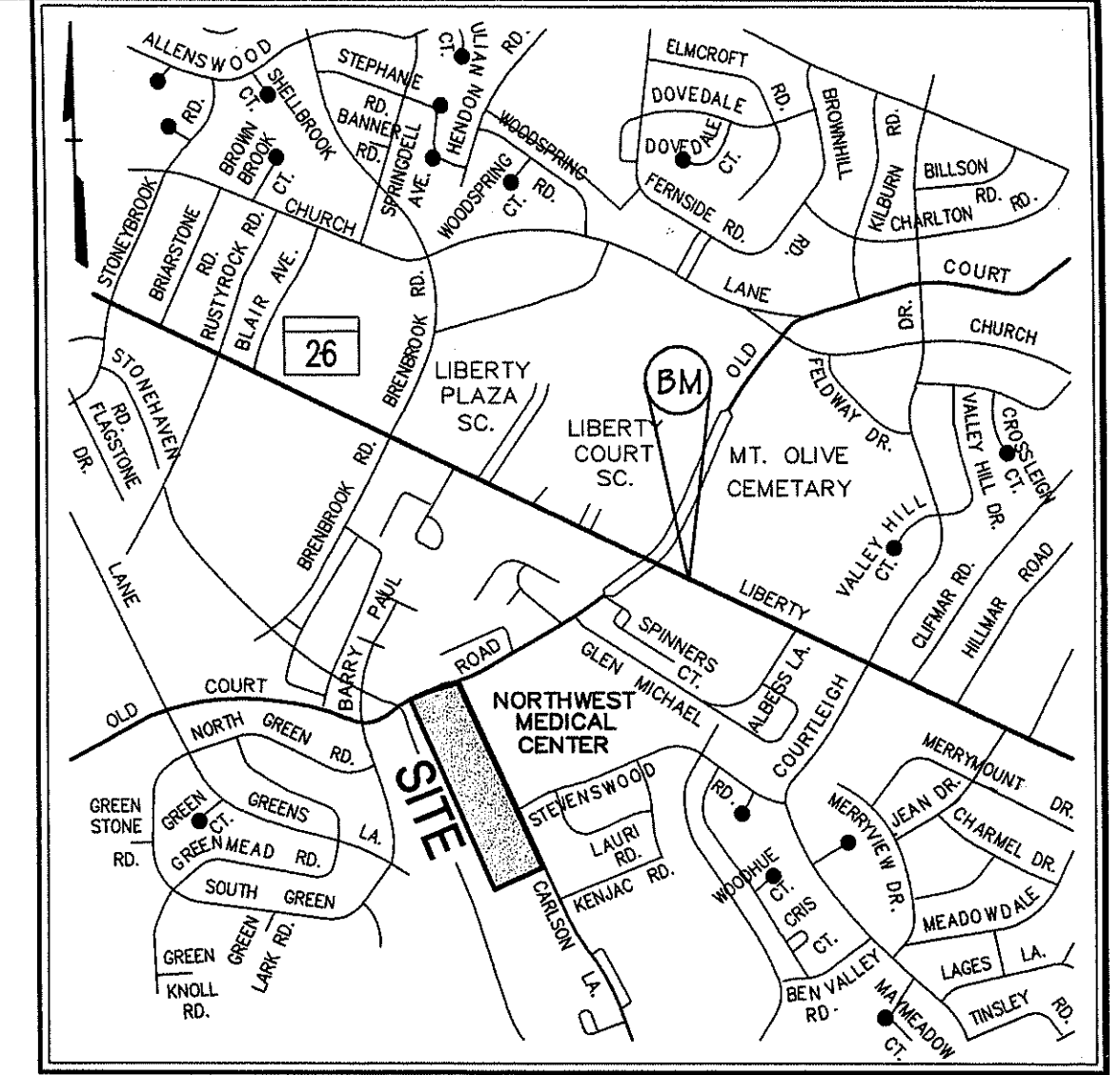
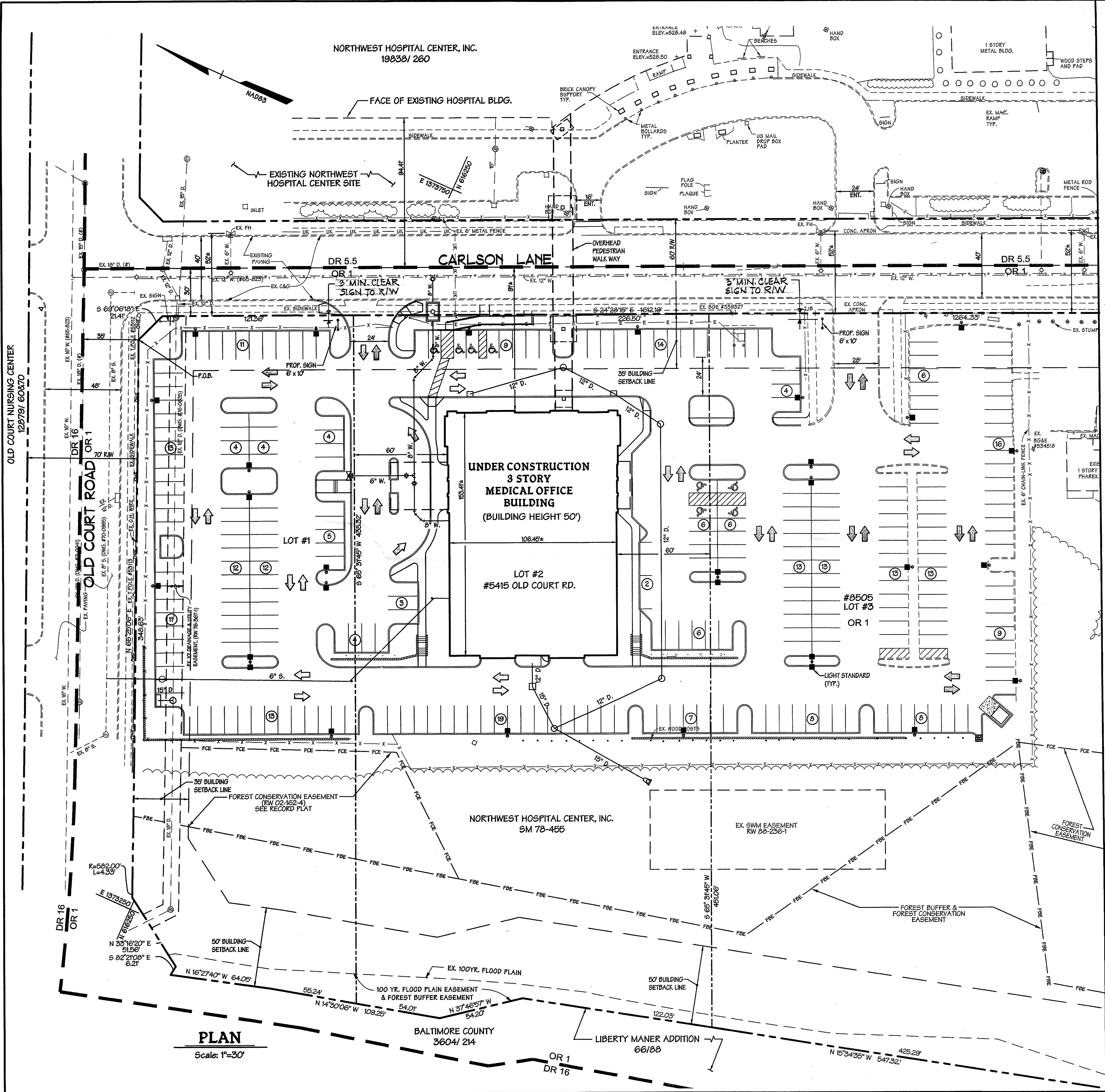
PETITIONER'S EXHIBIT 

Maryland Coordinate System (MCS)



This plan is sealed and certified as being in accordance with the approved 6th Amended CRG Plan.

Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
 CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale: 1"=40'	Project No. 24206.51
Drawn By: M.C.A.	Date: March 5, 2010	2 OF 4
Checked By:	Approved:	



VICINITY MAP

Scale: 1"=2000'

GENERAL NOTES

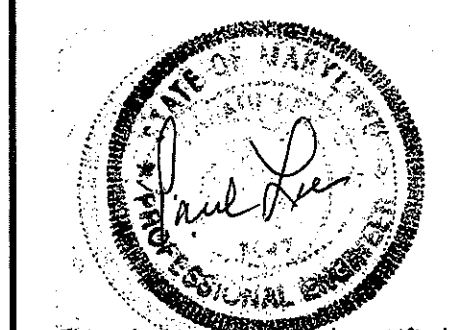
- OWNER/DEVELOPER:
NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
- SITE ADDRESS:
5415 OLD COURT ROAD #3505 Carlson Lane
RANDALLSTOWN, MD 21133
- ACREAGE OF LOTS:
LOT 1: 1.34 AC±
LOT 2: 2.29 AC±
LOT 3: 12.47 AC±
ZONING: OR-1, DR-5.5
ZONING MAP: #077B3
- TAX ACCOUNT NOS:
LOT 1: 25-00-005425 - DEED REF. 19865/19, 24
LOT 2: 25-00-005426 - DEED REF. 19859/20, 25
LOT 3: 25-00-005427 - DEED REF. 19856/412
- THE PLAN FOR THIS BUILDING WAS APPROVED BY THE DRC (#072808 I). THE 6th REFINED CRG PLAN FOR NORTHWEST HOSPITAL CENTER WAS SIGNED 11-6-08
- THE PROPERTY IS NOT WITHIN ANY MORATORIUM AREAS AS IDENTIFIED ON THE CURRENT BALTIMORE COUNTY BASIC SERVICES MAPS.
- THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- SUB SEWER SHED: 64
WATERSHED: 31
CENSUS TRACT: 4023.02
- PARKING REQUIREMENTS:
49,368 SF MOB @ 4.5 PS/1000 SF = 223 PS REQ.
INCLUDING 6 ACCESSIBLE (2 VAN)
(11,000 SF GARAGE UNDER MOB)
PARKING SHOWN:
263 SURFACE PARKING SPACES INCLUDING 8 ACCESSIBLE (6 VAN)
- PROPOSED FAR:
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- SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS OR A VARIANCE WILL BE APPLIED FOR.
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- BUILDING PERMIT - B700820 (#5415).
- NO PREVIOUS COMMERCIAL PERMIT.

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LICENSE NUMBER: 4047 EXPIRATION DATE: 8/31/2010

Maryland Coordinate System (MCS)



This plan is sealed and certified as being in accordance with the approved 6th Amended CRG Plan.

Northwest Medical Center at Carlson Lane

Medical Office Building

2nd Election District 4th Councilmatic District
Baltimore County, Maryland 21133

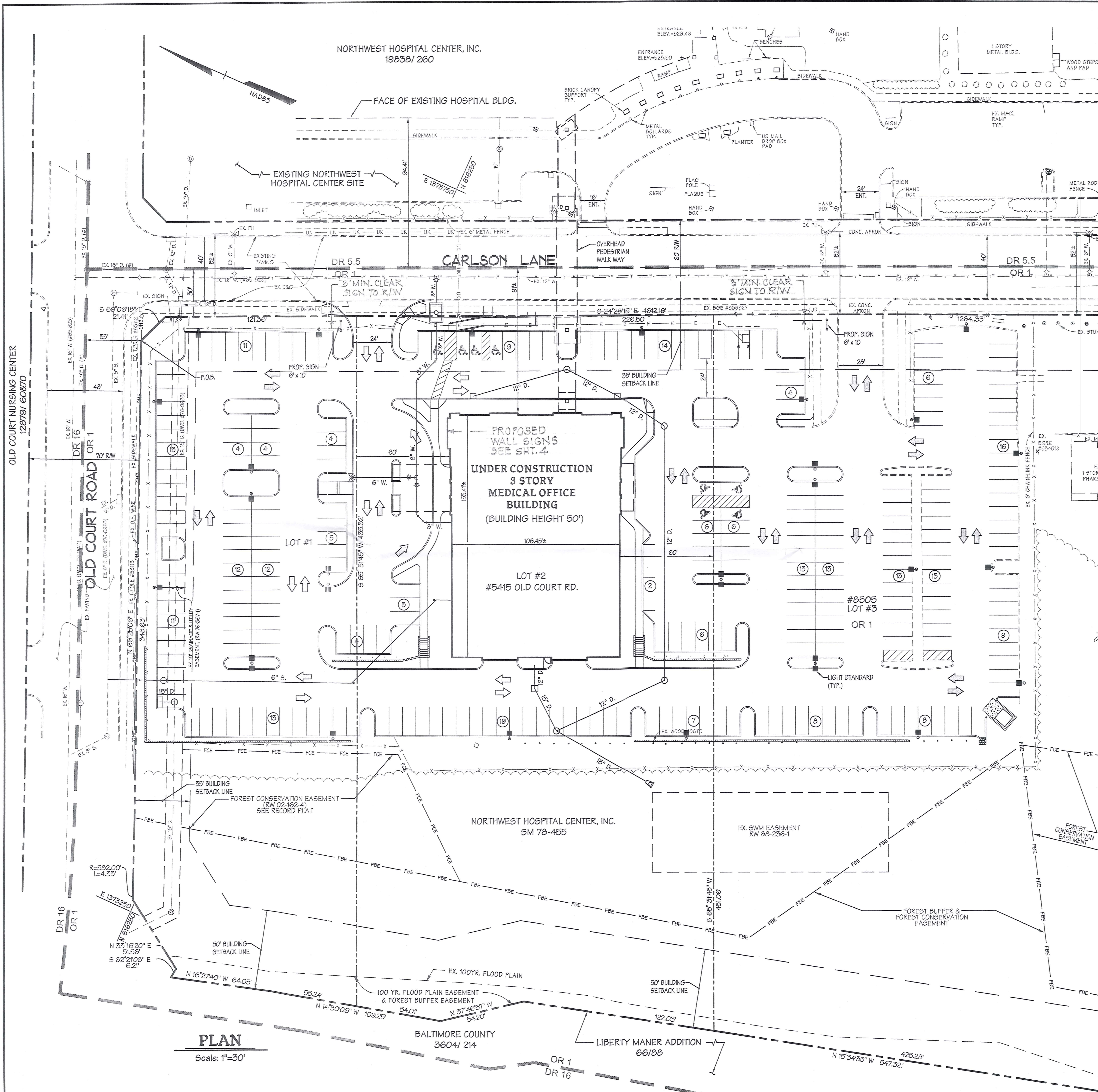


CONSULTING ENGINEERS - PLANNERS
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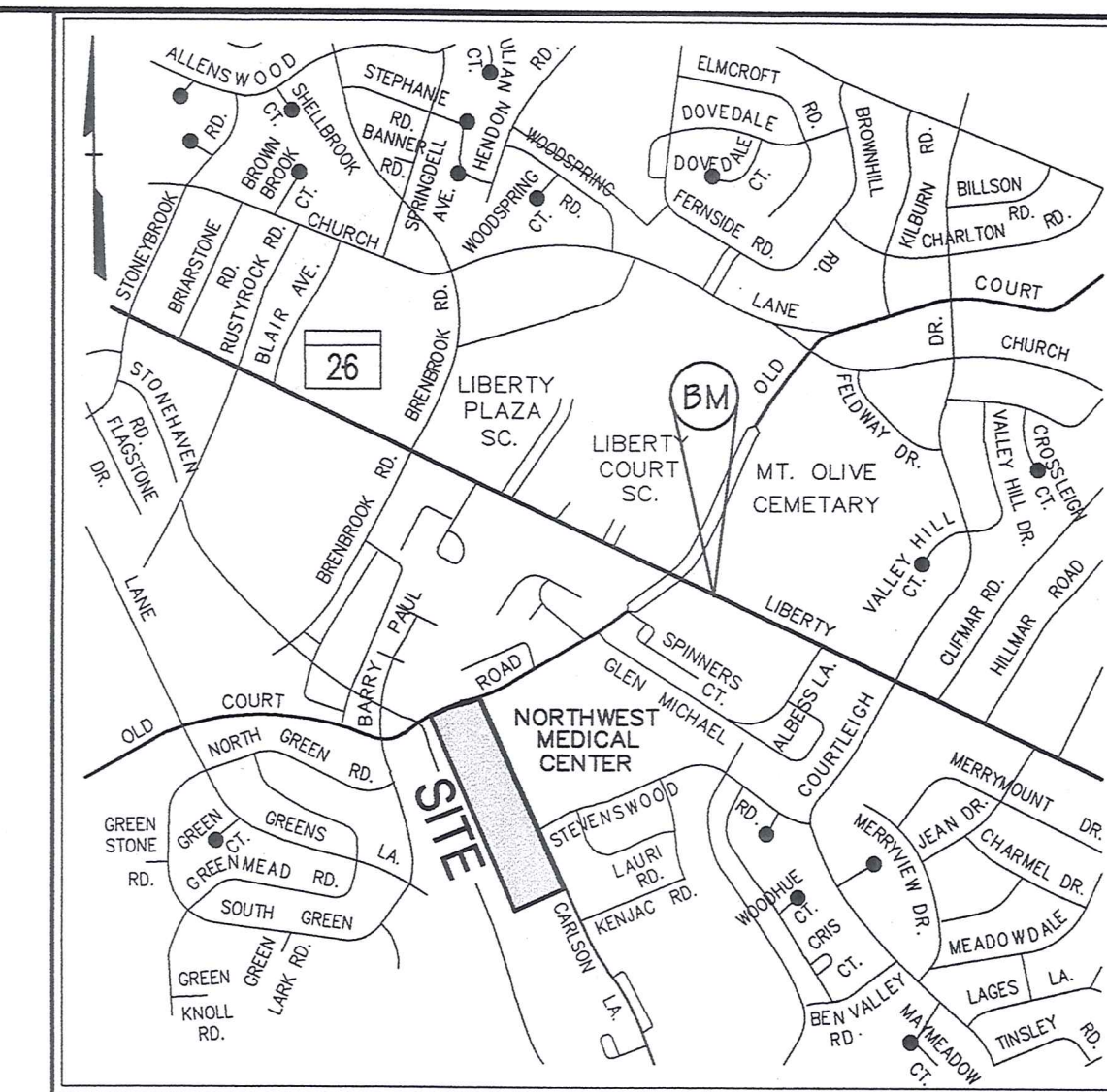
Plan To Accompany Variance Hearing

Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	
Checked By:	Approved:	1 OF 3

OLD COURT NURSING CENTER
123791, 60470



PLAN
Scale: 1"=30'



VICINITY MAP

Scale: 1"=2000'

GENERAL NOTES

- OWNER/DEVELOPER: NORTHWEST HOSPITAL CENTER, INC. 5401 OLD COURT ROAD RANDALLSTOWN, MD 21133
- SITE ADDRESS: 5415 OLD COURT ROAD #505 Carlson Lane RANDALLSTOWN, MD 21133
- ACREAGE OF LOTS:
LOT 1: 1.34 AC±
LOT 2: 2.29 AC±
LOT 3: 12.47 AC±
ZONING: OR-1, DR-5.5
ZONING MAP: #077B3
- TAX ACCOUNT NOS:
LOT 1: 25-00-005425 - DEED REF. 19865/19, 24
LOT 2: 25-00-005426 - DEED REF. 19869/20, 25
LOT 3: 25-00-005427 - DEED REF. 19856/412
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CENSUS TRACT: 4023.02
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LICENSE NUMBER: 4047 EXPIRATION DATE: 8/31/2010

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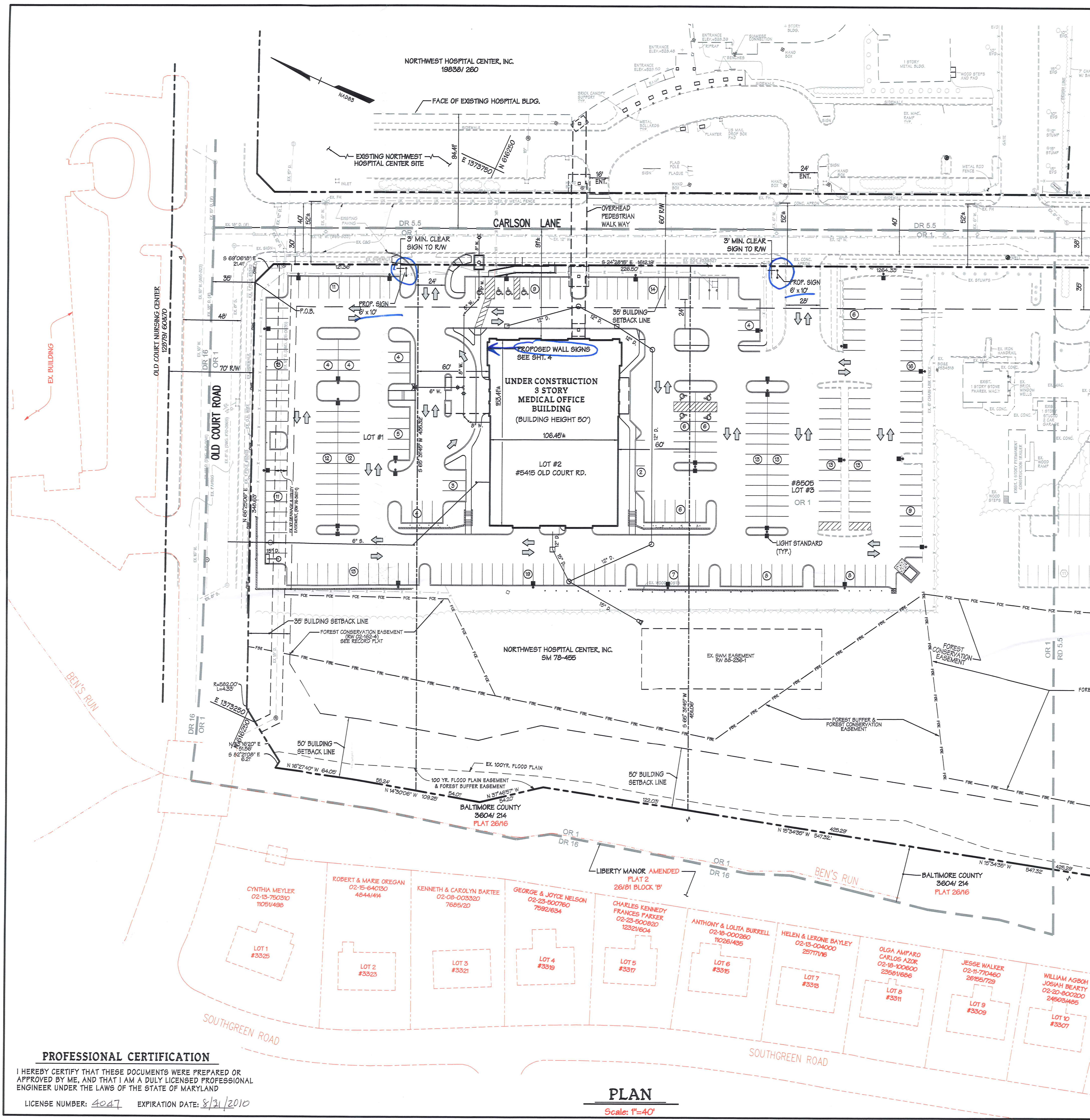
Plan To Accompany Variance Hearing

Designed By:	Scale: 1"=30'	Project No. 24286.51
Drawn By: M.C.A.	Date: Dec. 31, 2009	
Checked By: T.J.M.	Approved:	1 OF 4

Maryland Coordinate System (MCS)



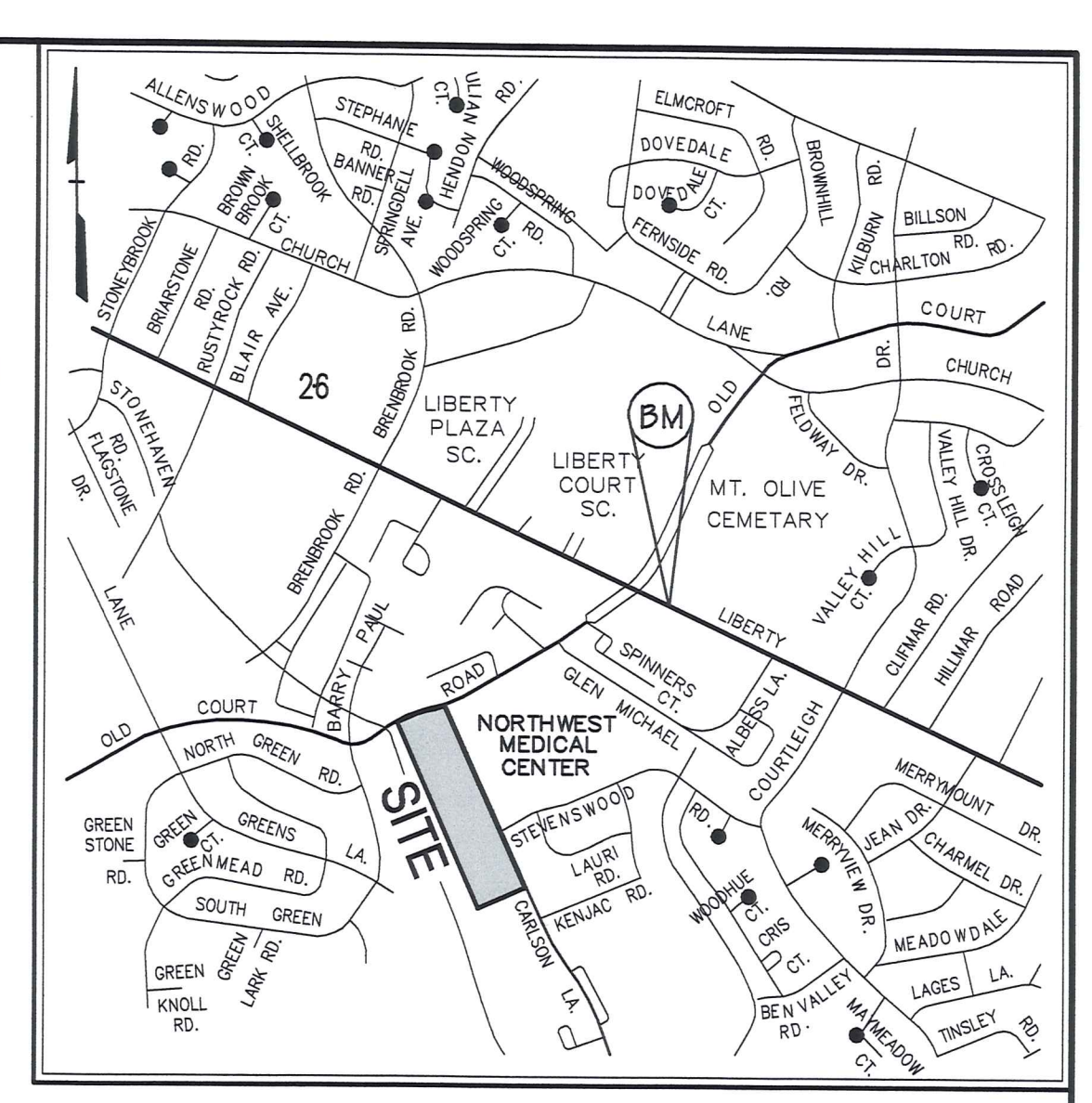
This plan is sealed and certified as being in accordance with the approved 6th Amended CRG Plan.



63-103-R -- PETITION FOR RE-CLASSIFICATION FROM AN R6 ZONE TO AN RA ZONE.
- DENIED BY THE DEPUTY ZONING COMMISSIONER 10/14/63.
- DISMISSED BY THE BOARD OF APPEALS 1/26/65.

91-220-SPHX -- SPECIAL HEARING FOR PERMISSION TO USE AS OF RIGHT A GROUP CHILD CARE CENTER, CLASS B, WITHIN A HOSPITAL UNDER SECTION 424.2.C OF THE BCZR.
- DISMISSED 4/23/91.
- SPECIAL EXCEPTION FOR PERMISSION TO USE THE DESCRIBED PROPERTY FOR A GROUP CHILD CARE CENTER, CLASS B, IN A DR 5.5 ZONE, UNDER SECTION 424.5.A OF THE BCZR, WITH A DROP-OFF AND DELIVERY AREA IN THE FRONT YARD AS MAY BE PERMITTED UNDER SECTION 424.7 OF THE BCZR, AS INDICATED ON PETITIONER'S AFTER RECEIVED EXHIBITS NO. A AND B.
- GRANTED 4/23/91, SUBJECT TO THE FOLLOWING CONDITIONS:
-- ALL OUTDOOR LIGHTING SHALL BE NO MORE THAN 10 FT. ABOVE GRADE.
-- ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT DIFFUSE ONTO ANY RESIDENTIAL PROPERTY.

06-671-A -- VARIANCE TO ALLOW RESIDENTIAL TRANSITION AREA BUFFER AND RESIDENTIAL TRANSITION AREA SETBACKS AS SHOWN IN PETITIONER'S EXHIBIT 1 IN LIEU OF THE REQUIRED 50 FOOT RESIDENTIAL TRANSITION AREA BUFFER AND 75 FOOT RESIDENTIAL TRANSITION AREA, AND TO ALLOW A MAXIMUM BUILDING HEIGHT OF 63 FEET IN LIEU OF THE PERMITTED 60 FEET.
- GRANTED 8/28/06.



VICINITY MAP

Scale: 1"=2000'

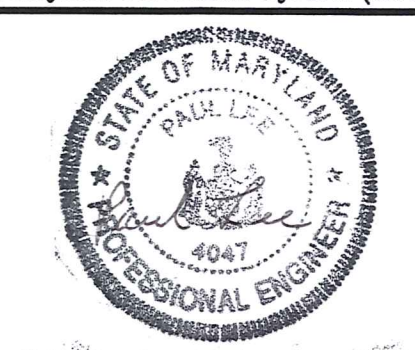
GENERAL NOTES

1. OWNER/DEVELOPER:
NORTHWEST HOSPITAL CENTER, INC.
5401 OLD COURT ROAD
RANDALLSTOWN, MD 21133
2. SITE ADDRESS:
5415 OLD COURT ROAD
RANDALLSTOWN, MD 21133
3. ACREAGE OF LOTS:
LOT 1: 1.34 AC±
LOT 2: 2.29 AC±
LOT 3: 12.47 AC±
ZONING: OR-1, DR-5.5
ZONING MAP: #077B3
4. TAX ACCOUNT NOS:
LOT 1: 25-00-005425 - DEED REF. 19865/19, 24
LOT 2: 25-00-005426 - DEED REF. 19859/20, 25
LOT 3: 25-00-005427 - DEED REF.
5. THE PLAN FOR THIS BUILDING WAS APPROVED BY THE DRC (#072808 I), THE 6th REFINED CRG PLAN FOR NORTHWEST HOSPITAL CENTER WAS SIGNED 11-6-08
6. THE PROPERTY IS NOT WITHIN ANY MORATORIUM AREAS AS IDENTIFIED ON THE CURRENT BALTIMORE COUNTY BASIC SERVICES MAPS.
7. THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
8. SUB SEWER SHED: 64
WATERSHED: 31
CENSUS TRACT: 4023.02
9. PARKING REQUIREMENTS:
49,368 SF MOB @ 4.5 PS/1000 SF = 223 PS REQ.
INCLUDING 6 ACCESSIBLE (2 VAN)
(11,000 SF GARAGE UNDER MOB)
PARKING SHOWN:
263 SURFACE PARKING SPACES INCLUDING 8 ACCESSIBLE (6 VAN)
10. PROPOSED FAR:
49,368 SF = 0.46 (0.50 MAX)
106,547 SF
11. SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS OR A VARIANCE WILL BE APPLIED FOR.
12. THE SITE/USE IS NOT SUBJECT TO RESIDENTIAL TRANSITION AREA (RTA) REQUIREMENTS.
13. THE BUILDING IS NOT WITHIN A 100-YEAR FLOODPLAIN OR CBCA.
14. BUILDING PERMIT - B700820 (#5415).
15. NO PREVIOUS COMMERCIAL PERMIT.

Date	No.	Revision Description
Northwest Medical Center at Carlson Lane		
Medical Office Building		
2nd Election District 4th Councilmatic District Baltimore County, Maryland 21133		
CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Plan To Accompany Variance Hearing		
Designed By:	Scale: 1"=40'	Project No. 242B6.51
Drawn By: M.C.A.	Date: March 5, 2010	1 OF 4
Checked By:	Approved:	

PETITIONER'S EXHIBIT **IA**

Maryland Coordinate System (MCS)



This plan is sealed and certified as being in accordance with the approved 6th Amended CRG Plan.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND

LICENSE NUMBER: 4047 EXPIRATION DATE: 8/31/2010

PLAN

Scale: 1"=40'