

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

W side of Bloomsbury Avenue; 1,350
feet S of Frederick Road
1st Election District
1st Councilmanic District
(205 Bloomsbury Avenue)

General German Orphan Association,
aka The Children's Home
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
*
* **Case No. 2012-0067-SPHA**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Variance filed by the General German Orphan Association, aka The Children's Home, the legal property owner. The Special Hearing was filed¹ pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- 1) Affirm the continuation of the Community Care Center Special Exception use under B.C.Z.R. Section 502.5.A; and
- 2) Amend the Special Exception and approved site plan in Case No. 05-065-SPHA to permit the following:

- a) Retain Buildings F, G, and H (shown as "to be demolished" on the site plan in Case No. 05-065-SPHA);
- b) Revision to Building K (has been constructed larger than as shown on the site plan in Case No. 05-065-SPHA(16,250 square feet versus 16,000 square feet));
- c) Revision to Building L (now shown as 4,300 square feet of senior dormitory as opposed to 6,000 square feet maintenance building on the site plan in Case No. 05-065 SPHA);

¹ The Petitions for Special Hearing and Variance were amended at the hearing and were marked as Exhibit 6.

ORDER RECEIVED FOR FILING

Date 11-14-11

By SMA

- d) Revision to Building N (minor change in footprint from that shown on the site plan in Case No. 05-065-SPHA);
- e) Revision to Building P (footprint change and reduction in square footage (4,300 square feet in lieu of 6,000 square feet)) as shown on the site plan in Case No. 05-65-SPHA; and
- f) Minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F and G;
- g) Reduction in the number of proposed parking spaces from 107 spaces to 102 (note: 98 parking spaces required); and
- h) Addition of Building Q as proposed 2,750 square feet Maintenance Building.

In addition, the Petitioner is requesting Variance relief as follows:

1) to permit variances from Section 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the DR 3.5 zone as shown on the site plan as follows:

- a) For Building G to Building P, a variance setback of 37 feet provided in lieu of the 40 feet required (20 feet side yard Building G plus 20 feet side yard Building P); and
- b) From Building P to Building H, a variance setback of 28 feet provided in lieu of the 40 feet required (20 feet side yard Building P plus 20 feet side yard Building H); and
- c) Other good and sufficient reasons as will be presented at the hearing for the requested relief enumerated above.

The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the public hearing in support of the requested relief was Andre Cooper, with the General German Orphan Association, aka The Children's Home, the property owner, and Adam D. Baker, Esquire and Dino C. Lafiandra, Esquire appeared as Counsel for the Petitioner.

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Fred Thompson and Laurie Dickeson, experts retained by Petitioner, also attended the hearing. There were no Protestants or other persons present, and the file does not contain any letters of protest or opposition from neighboring owners.

Testimony and evidence revealed that the subject property has been operated for many years as a charitable institution providing shelter and counseling for at risk youth. The subject property comprises over 40 contiguous acres in the heart of Catonsville, which is certainly remarkable and unique in such a densely developed area.

The Petitioner called Fred Thompson, a professional engineer, as its first witness. Mr. Thompson opined that the proposed variance and special hearing relief would cause no negative impacts to surrounding neighbors. He explained that the goal was to cluster the residential cottages and other buildings on the campus, to create an intimate atmosphere and to allow for the preservation of the untouched green spaces on the property.

The CEO of the Children's Home, Andre Cooper, was the next witness. Mr. Cooper explained the various programs offered at the center, and said the population was between the ages of 13-21. At present, there are 46 children at the center, although capacity exists for 69 children. Mr. Cooper testified that the majority of the children are referred to the center from local Department of Social Services agencies, and that the average length of stay is one year. Mr. Cooper also explained that the proposed maintenance building (identified as Building Q on Exhibit 3) would help to streamline the operations at the center's physical plant, and would also allow vendors and deliveries to be made to this structure, at the entrance to the campus, so that trucks and other vehicles would not need to traverse the grounds during the day, as is the current practice.

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The final witness was Laurie Dickeson, a licensed architect whose CV was admitted as Exhibit 5. Ms. Dickeson, who has over 25 years experience, testified that she was engaged to assess and study the Petitioner's entire site and operations. Ms. Dickeson indicated her goal was to make things work together and harmoniously, and for that reason she decided to cluster the proposed residential cottages (shown in pink on Exhibit 2, Buildings P & L) among the existing cottages, identified as Buildings F, G & H on Exhibit 2. Ms. Dickeson testified this also allowed Petitioner to preserve open space and wetlands on this large and unique site.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition from any Baltimore County agency or other recommendations concerning the requested relief.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief.

As to the special hearing, there was no evidence presented that the operation of the center creates a negative impact upon the surrounding community. Indeed, the center has been operational for over 100 years and fulfills a vital need in the community, and I therefore will affirm the continuation of the present use under B.C.Z.R. §502. The other facets of the special hearing request seek to revise the 2005 master plan for the center, to reflect existing conditions and other modest changes in the ultimate plan for the site. The only significant change to the 2005 plan is the addition of a 2,750 square foot Maintenance Building, and as noted above, this will allow the center to streamline certain operations and will also reduce vehicular traffic through the campus. The building is to be strategically located at the entrance to the center, and will not be harmful or detrimental to the existing residences on the west side of Bloomsbury Ave.

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Date

11-14-11

By

SMA

As to the variance request, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As noted, the subject property is quite unique, in that it is a 40 plus acre parcel in the middle of a congested urban area. In addition, the variance relief pertains only to "internal" building-to-building setbacks which would have no discernable impact upon adjoining neighbors.

I further find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship. Finally, I find the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County this 14th day of November, 2011 that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") seeking the following relief:

- 1) Affirm the continuation of the Community Care Center Special Exception use under B.C.Z.R. Section 502.5.A; and
- 2) Amend the Special Exception and approved site plan in Case No. 05-065-SPHA to permit the following:
 - a) Retain Buildings F, G, and H (shown as "to be demolished" on the site plan in Case No. 05-065-SPHA);
 - b) Revision to Building K (has been constructed larger than as shown on the site plan in Case No. 05-065-SPHA(16,250 square feet versus 16,000 square feet));

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- c) Revision to Building L (now shown as 4,300 square feet of senior dormitory as opposed to 6,000 square feet maintenance building on the site plan in Case No. 05-065 SPHA);
- d) Revision to Building N (minor change in footprint from that shown on the site plan in Case No. 05-065-SPHA);
- e) Revision to Building P (footprint change and reduction in square footage (4,300 square feet in lieu of 6,000 square feet) as shown on the site plan in Case No. 05-65-SPHA);
- f) Minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F and G;
- g) Reduction in the number of proposed parking spaces from 107 spaces to 102 (note: 98 parking spaces required); and
- h) Addition of Building Q as proposed 2,750 square feet Maintenance Building

be and is hereby GRANTED;

IT IS FURTHER ORDERED that Petitioner's Variance request as follows:

1) to permit variances from Section 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the DR 3.5 zone as shown on the site plan as follows:

- a) For Building G to Building P, a variance setback of 37 feet provided in lieu of the 40 feet required (20 feet side yard Building G plus 20 feet side yard Building P); and
- b) From Building P to Building H, a variance setback of 28 feet provided in lieu of the 40 feet required (20 feet side yard Building P plus 20 feet side yard Building H);

be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

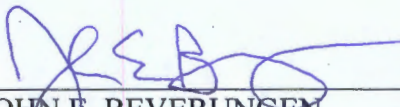
Date 11-14-11

By SMA

The relief granted herein is subject to the following condition:

1. Petitioner is advised that it 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 the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sma

ORDER RECEIVED FOR FILING

Date 11-14-11

By SMA



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

November 14, 2011

Adam D. Baker, Esquire
Dino C. Lafiandra, Esquire
1 W. Pennsylvania Avenue, Ste 300
Towson, MD 21204

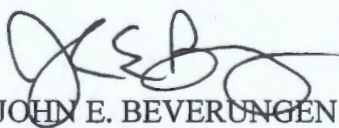
RE: Petitions for Special Hearing and Variance
(205 Bloomsbury Avenue)
Case No. 2012-0067-SPHA

Dear Mr. Baker and Mr. Lafiandra:

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, Approvals and Inspections office at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sma

Enclosure



Historic-Some

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 205 Bloomsbury Avenue which is presently zoned DR 3.5

Deed Reference 516/552 10 Digit Tax Account # 0107150030

Property Owner(s) Printed Name(s) General German Orphan Association (a/k/s

The Children's Home)

CASE NUMBER 2012-0067-SPHA Filing Date 9/7/2011 Estimated Posting Date 1/1 Reviewer JNP

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve SEE ATTACHED

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam D. Baker

Name- Type or Print

Signature

1 W. Pennsylvania Ave., St. 300,
Towson, Md.

Mailing Address City State

21204 410-832-2000 abaker@wtplaw.com

Zip Code Telephone # Email Address

REV. 2/23/11

ORDER RECEIVED FOR FILING

Date 11-14-11

By SMA

Legal Owners:

General German Orphan Association
(a/k/a The Children's Home)

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

205 Bloomsbury Ave., Balto., Md.

Mailing Address City State

21228 410-744-7310

Zip Code Telephone # Email Address

Representative to be contacted:

Adam D. Baker

Name - Type or Print

Signature

1 W. Pennsylvania Ave., St. 300,
Towson, Md.

Mailing Address City State

21204 410-832-2000 abaker@wtplaw.com

Zip Code Telephone # Email Address

PETITION FOR ZONING HEARING
205 Bloomsbury Avenue

Special Hearing Relief Requested:

1. Affirm the continuation of the Community Care Center Special Exception use under BCZR § 502.5.A.
2. Amend the Special Exception and approved site plan in case No. 05-065-SPHA to permit the following:
 - a. Retain Buildings F, G, H and I (shown as "to be demolished" on site plan in case No. 05-065-SPHA);
 - b. Revision to Building K (has been constructed larger than as shown on site plan in case No. 05-065-SPHA (16,250 sf versus 16,00 sf));
 - c. Revision to Building L (now shown as 4,300 sf Senior Dormitory as opposed to 6,000 sf Maintenance Building on site plan in case No. 05-065-SPHA);
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 - f. Minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F and G; and
 - g. Reduction in the number of proposed parking spaces from 107 spaces to 102 spaces (note: 98 parking spaces required).

Variance Relief Requested:

1. Permit variances from Sections 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the D.R. 3.5 zone as shown on the site plan as follows:

<u>Building:</u>	<u>To Building:</u>	<u>Variance for Setback of:</u>	<u>In Lieu of:</u>
G	P	37 feet provided	40 feet required (20 feet side yard building G plus 20 feet side yard building P).
P	H	28 feet provided	40 feet required (20 feet side yard building P plus 20 feet side yard building H).

Other good and sufficient reasons will be presented at the hearing for the requested relief enumerated above.

ZONING DESCRIPTION
CHILDRENS HOME
205 BLOOMSBURY AVENUE

BEGINNING AT A POINT ON THE EAST SIDE OF BLOOMSBURY AVENUE (60 FEET ULTIMATE RIGHT OF WAY) LOCATED APPROXIMATELY 1,350 FEET SOUTH OF THE INTERSECTION OF FREDERICK ROAD AND BLOOMSBURY AVENUE. THENCE EXTENDING THE FOLLOWING 15 COURSES AND DISTANCES:

1. SOUTH 17 DEGREES 13 MINUTES 59 SECONDS EAST, 125.43 FEET;
2. SOUTH 12 DEGREES 48 MINUTES 56 SECONDS EAST, 582.50 FEET;
3. SOUTH 00 DEGREES 09 MINUTES 50 SECONDS EAST, 386.00 FEET;
4. NORTH 84 DEGREES 21 MINUTES 00 SECONDS EAST, 1,070.21 FEET;
5. NORTH 35 DEGREES 44 MINUTES 18 SECONDS EAST, 59.41 FEET;
6. NORTH 32 DEGREES 06 MINUTES 39 SECONDS EAST, 75.04 FEET;
7. NORTH 23 DEGREES 48 MINUTES 58 SECONDS EAST, 25.40 FEET;
8. NORTH 28 DEGREES 18 MINUTES 34 SECONDS EAST, 100.50 FEET;
9. NORTH 31 DEGREES 19 MINUTES 45 SECONDS EAST, 100.11 FEET;
10. NORTH 40 DEGREES 24 MINUTES 38 SECONDS EAST, 100.63 FEET;
11. NORTH 40 DEGREES 02 MINUTES 24 SECONDS EAST, 55.31 FEET;
12. NORTH 34 DEGREES 01 MINUTES 12 SECONDS EAST, 45.00 FEET;
13. NORTH 23 DEGREES 48 MINUTES 19 SECONDS EAST, 0.73 FEET;
14. NORTH 13 DEGREES 56 MINUTES 44 SECONDS WEST, 1,182.72 FEET;
15. SOUTH 73 DEGREES 47 MINUTES 31 SECONDS WEST, 503.62 FEET;
16. SOUTH 19 DEGREES 02 MINUTES 20 SECONDS EAST, 4.50 FEET;
17. SOUTH 72 DEGREES 39 MINUTES 22 SECONDS WEST, 495.41 FEET;
18. SOUTH 14 DEGREES 19 MINUTES 40 SECONDS EAST, 330.58 FEET; AND
19. SOUTH 82 DEGREES 25 MINUTES 20 SECONDS WEST, 346.50 FEET TO THE POINT AND PLACE OF BEGINNING.

RECORDED IN LIBER 516 FOLIO 552.

CONTAINING 42.56 ACRES MORE OR LESS.

ALSO KNOWN AS 205 BLOOMSBURY AVENUE AND LOCATED IN THE 1ST ELECTION DISTRICT.



2012-0067-SPHA

CERTIFICATE OF POSTING

2012-0067-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

General German Orphan Association
(aka) The Children's Home

November 1, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

205 Bloomsbury Ave

October 17, 2011

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

Sincerely,



October 20, 2011

(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)

1

CASE # 2012-0067-SPHA

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

Room 205. JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. TOWSON 21204

PLACE: 105 WEST
DATE AND TIME: TUESDAY, NOVEMBER 1, 2011 AT 1:30 P.M.
SPECIAL HEARING TO AFFIRM THE CONTINUATION
COMMUNITY CARE CENTER SPECIAL EXEC
TO AMEND THE

DATE AND TIME: SPECIAL HEARING CASE CENTER ST. LOUIS
REQUEST: OF THE COMMUNITY 502.5 A, TO AMEND THE
PLZR SECTION SITE PLAN IN CASE NO. 05
A DETENTION BUILDING

REQUEST OF THE COMMUNITY 502.5 A, 10
 PTION USE UNDER BEZIR SECTION 502.5 A, 10
 SPECIAL EXCEPTION AND APPROVED SITE PLAN IN CASE NO. 0
 TO PERMIT THE FOLLOWING: A RETAIL BUILDING
 IS AS DEMOLISHED ON SITE PLAN IN
 BUILDING K (HAS
 SITE PLAN

SPECIAL EXCEPTION TO PERMIT THE DEMOLITION OF BUILDING K (HAS
065-SPHA) TO BE DEMOLISHED ON SITE PLAN
F.G.M. 21 (SHOWN AS REVISION TO BUILDING L (NOW SHOWN
AS 05-065-SPHA). B. REVISION HAS SHOWN ON 065-SPHA
LARGER THAN BUILDING L (NOW SHOWN
REVISION IS OFFERED TO 065-SPHA
AND 03-065-SPHA.

CASE 05-06-354N
 BEEN CONSTRUCTED LARGER THAN TO BUILDING
 (16,250 SF. VS 16,000). REVISION AS OPPOSED TO
 16,250 SF. VS SENIOR PLANNING IN CASE NO 03-06-354N
 16,300 SF. BUILDING OF (MINOR CHANGES IN FOOT-
 IN CASE NO 05-06-354N)

AS 4,300 SQ FT
F5. MAINTENANCE BUILDING ON
APPROX: TO BUILDING N
- PLANT FROM THAT SHOWN

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

DO NOT REMOVE THIS SIGN AND POST
HANDICAPPED ACCESSIBLE

2

CASE # 2012-0067-SPHA

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

Room 205 JEFFERSON BUILDING
105 WEST CHESTER AVE. TOWSON 21804

DATE AND TIME: TUESDAY, NOVEMBER 1, 2011 AT 1:30 P.M.

REQUEST CONTINUED. REVISION TO BUILDING P (FIREFIGHT
CHANGE AND REDUCTION IN SQ. FEETAGE (4,000 sq. ft.)
IN LIEU OF (6,000 sq. ft.)

IN LIEU OF (6,000 SQ FT) AS SHOWN ON SITE PLAN IN CASE #
5-045-SPUR. MINOR REVISION TO THE ENTRY DRIVE AND PARKING
REVISION IN THE NUMBER OF BUILDINGS E. C. 107 SPACES

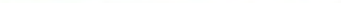
SECTION IN THE NUMBER OF PROPOSED PARKING SPACES FROM 07 SPACES TO 102 SPACES (NOTE: 98 PARKING SPACES FROM VARIANCE TO PERMIT VARIANCES FROM SECTION 18012 C.F.A. TO PERMIT NON-RESIDENTIAL PRINCIPAL BUILDING IN THE D.R. 25-2

IN THE D.P. 3.5 ZONE AS SHOWN ON THE SITE PLAN AS FOLLOWS:
 BUILDING 6 TO BUILDING P FOR SIDEWALK OF 30 FT. PROVIDED IN
 BUILDING P) BUILDING 6 TO BUILDING P) BUILDING 6 TO BUILDING P)

TO FOLLOW:
YARD BLDG. G PLUS 20 FT. SIDE
P TO BUILDING N FOR SETBACK
THE 40 FT. REQUIRED (20 FT.
PLUS 20 FT. SIDE YARD BLDG.

DO NOT REMOVE THIS SIGN AND POST UNTIL TOLD BY NEARBY WHITE PENTAGON OF LAW

HANDICAPPED ACCESSIBLE



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 18, 2011 Issue - Jeffersonian

Please forward billing to:

Adam Baker
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2000

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0067-SPHA

205 Bloomsbury Avenue

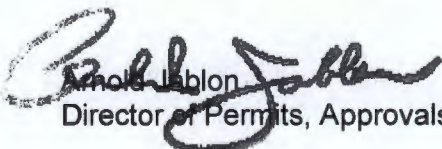
W/S Bloomsbury Avenue, 1,350 feet south of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: General German Orphan Association (aka The Children's Home)

Special Hearing to affirm the continuation of the Community Care Center Special Exception use under BCZR Section 502.5.A; to amend the Special Exception and approved site plan in Case No. 05-065-SPHA to permit the following: a. Retain buildings F, G, H & I (shown as "to be demolished" on site plan in Case 05-065-SPHA), b. Revision to building K (has been constructed larger than as shown on site plan (16,250 sf. Vs. 16,000); revision to Building L (now shown as 4,300 sq. ft. Senior Dormitory as opposed to 6,000 sq. ft. Maintenance Building on site plan in Case No. 05-065-SPHA; revision to Building N (minor change in footprint from that shown on site plan in Case 05-065-SPHA; revision to Building P (footprint change and reduction in sq. footage (4,300 sq. ft. in lieu of 6,000 sq. ft.) as shown on site plan in case 05-065-SPHA; minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F & G; and reduction in the number of proposed parking spaces from 107 spaces to 102 spaces (note: 98 parking spaces required). Variance to permit variances from Section 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the D.R. 3.5 zone as shown on the site plan as follows: Building G to Building P for setback of 37 ft. provided in lieu of 40 ft. required (20 ft. side yard Bldg. G plus 20 ft. side yard Bldg. P); Building P to Building H for setback of 28 ft. provided in lieu of the 40 ft. required (20 ft. side yard bldg. P plus 20 ft. side yard bldg. H).

Hearing: Tuesday, November 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections 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.



KEVIN KAMENETZ
September 27, 2011

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

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205 Bloomsbury Avenue

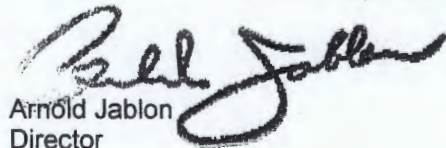
W/S Bloomsbury Avenue, 1,350 feet south of Frederick Road

1st Election District – 1st Councilmanic District

Legal Owners: General German Orphan Association (aka The Children's Home)

Special Hearing to affirm the continuation of the Community Care Center Special Exception use under BCZR Section 502.5.A; to amend the Special Exception and approved site plan in Case No. 05-065-SPHA to permit the following: a. Retain buildings F, G, H & I (shown as "to be demolished" on site plan in Case 05-065-SPHA), b. Revision to building K (has been constructed larger than as shown on site plan (16,250 sf. Vs. 16,000); revision to Building L (now shown as 4,300 sq. ft. Senior Dormitory as opposed to 6,000 sq. ft. Maintenance Building on site plan in Case No. 05-065-SPHA; revision to Building N (minor change in footprint from that shown on site plan in Case 05-065-SPHA; revision to Building P (footprint change and reduction in sq. footage (4,300 sq. ft. in lieu of 6,000 sq. ft.) as shown on site plan in case 05-065-SPHA; minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F & G; and reduction in the number of proposed parking spaces from 107 spaces to 102 spaces (note: 98 parking spaces required). Variance to permit variances from Section 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the D.R. 3.5 zone as shown on the site plan as follows: Building G to Building P for setback of 37 ft. provided in lieu of 40 ft. required (20 ft. side yard Bldg. G plus 20 ft. side yard Bldg. P); Building P to Building H for setback of 28 ft. provided in lieu of the 40 ft. required (20 ft. side yard bldg. P plus 20 ft. side yard bldg. H).

Hearing: Tuesday, November 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Adam Baker, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
General German Orphan Assoc., 205 Bloomsbury Avenue, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 17, 2011.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0067-SPHA
Petitioner: General German Orphan Association (aka The Children's Home)
Address or Location: 205 Bloomsbury Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Baker
Address: Whitford Taylor & Preston, LLP
1 W. Pennsylvania Ave, Ste 300
Towson, MD 21204
Telephone Number: 410.532.2000

Revised 2/17/11 DT

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

No. **73665**

Date: **9/7/2011**

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
 9/08/2011 9/07/2011 10:31:36 2

REG MS02 WALKIN JEVA JEE
 RECEIPT # 745548 9/07/2011 051N

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount	Dept
001	806	0200		6130					1770.00	001

Total: **1770.00**

Rec From: **Whiteford, Taylor & Preston LLP**
 For: **Special Hearing and Variance**
205 Bloomsbury Avenue (2012-0067-SPHA)

DISTRIBUTION

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

Recpt tot 1770.00
 1770.00 CK 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2012-0067-SPHA

205 Bloomsbury Avenue
W/S Bloomsbury Avenue, 1,350 feet south of Frederick Road

1st Election District — 1st Councilmanic District

Legal Owner(s): General German Orphan Association (aka The Children's Home)

Special Hearing: to affirm the continuation of the Community Care Center Special Exception use under BCZR Section 502.5.A; to amend the Special Exception and approved site plan in Case No. 05-065-SPHA to permit the following: a. Retain buildings, F, G, H & I (shown as "to be demolished" on site plan in Case 05-065-SPHA), b. Revision to building K (has been constructed larger than as shown on site plan (16,250 sq. ft. vs. 16,000); revision to Building L (now shown as 4,300 sq. ft. Senior Dormitory as opposed to 6,000 sq. ft. Maintenance Building on site plan in Case No. 05-065-SPHA; revision to Building N (minor change in footprint from that shown on site plan in Case 05-065-SPHA; revision to Building P (footprint change and reduction sq. footage (4,300 sq. ft. in lieu of 6,000 sq. ft.) as shown on site plan in case 05-065-SPHA; minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F & G; and reduction in the number of proposed parking spaces from 107 spaces to 102 spaces (note: 98 parking spaces required).

Variance to permit variances from Section 1801.2.C.1.a to permit non-residential principal building to building setbacks in the D.R. 3.5 zone as shown on the site plan as follows: Building G to Building P for setback of 37 ft. provided in lieu of 40 ft. required (20 ft. side yard Bldg. G plus 20 ft. side yard Bldg. P); Building P to Building H for setback of 28 ft. provided in lieu of the 40 ft. required (20ft. side yard bldg. P plus 20 ft. side yard bldg. H).

Hearing: Tuesday, November 1, 2011 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 10/656 October 18

288659

CERTIFICATE OF PUBLICATION

10/20/2011

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 10/18/2011.

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

S. Wilkinson

LEGAL ADVERTISING

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

Date: 9-19-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

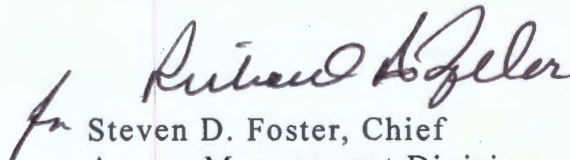
RE: Baltimore County
Item No. 2012-0067-SPHA
Special Hearing Variance
General German Orphan Assoc.
The Childrens Home
205 Bloomsbury Ave.

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. 2012-0067-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For October 03, 2011
Item Nos. 2012-067, 068, 069, 071, 072
And 073.

DATE: September 23, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10032011 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

SEP 27 2011

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 27, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-0067-SPHA
Address 205 Bloomsbury Avenue
(General German Orphan Association Property)

Zoning Advisory Committee Meeting of September 19, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

205 Bloomsbury Avenue; W/S Bloomsbury
Avenue, 1350' S of Frederick Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): General German Orphan
Association/The Children's Home
Petitioner(s)

*

BEFORE THE

*

ADMINISTRATIVE LAW

*

JUDGE FOR

*

BALTIMORE COUNTY

*

2012-067-SPHA

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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.

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

RECEIVED

SEP 19 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2011, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Esquire, Whiteford, Taylor & Preston, LLP, 1 W Pennsylvania Avenue, Suite 300, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/21/2011 8:16 AM
Subject: ZAC Comments

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2012-0067-SPHA - 205 Bloomsbury Avenue - (Historic Area)

Hearing Date: None in data base as of 9/20

2012-0068-A - 1701 Searles Road

Hearing Date: None in data base as of 9/20

2012-0069-SPHA - 6701 Chippewa Court

Hearing Date: None in data base as of 9/20

2012-0070-XA - 328 Main Street

Hearing Date: None in data base as of 9/20

2012-0071-A - 2035 Pleasant Villa Avenue

Administrative Variance: Closing 10/3

2012-0072-A - 111 Regester Avenue

Hearing Date: None in data base as of 9/20

2012-0073-SPHA - 1106 Wiseburg Road

Hearing Date: None in data base as of 9/20

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

M E M O R A N D U M

DATE: December 15, 2011
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0067-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on December 14, 2011. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CASE NAME _____
CASE NUMBER 2012-067-SP1A
DATE 11/1/11

[illegible]

JB 11/1
1:30

Case No.: 2012-0067-SPHA

Exhibit Sheet

12/15/11
B

Petitioner/Developer

Protestant

No. 1	CV-Thompson	
No. 2	Plan filed w/ Petition	
No. 3	Redline Plan	
No. 4	2005 Plan	
No. 5	CV - Dickeson	
No. 6	Amended Zoning Petition	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GOWER THOMPSON INC.

Frederick J. Thompson, P.E.

Project Manager, Principal

Mr. Thompson has numerous years of experience in providing civil/site engineering for a wide variety of private and public clients. He is experienced in land planning to optimize new site development; site development plans; public works drawings and specifications for highways, roads, and utilities; site evaluations; preparation of zoning plans; feasibility studies to determine the future use and/or the adaptive reuse of an existing facility, and; the design for the expansion and upgrading of developed sites. He has extensive experience in Baltimore City and County.

Relevant Project Experience

New Senior Housing Building
Subdivision of 17 Acre Parcel
Public Works Plans
New Parking Lots
Stormwater Management
New Housing
Development Plan
PUD Approval
Renaissance Square
Baltimore County

New Apartment Building
For the Elderly
Grading & Utility Design
Public Works Improvements
Stormwater Management
New Parking Lot
Floodplain Study
Development Plan
PUD Approval
The Greens at
Rolling Road
Baltimore County

Site Design
Major Parking Lot Expansion
Stormwater Management
Grading & Utility Design
Play Fields
Erosion & Sediment Control
Pre-School Addition
Gordon Theater
Jewish Community Center
Owings Mills Complex
Baltimore County

New Office Building
New Parking Lot
Public Works Improvements
Crossroads West
Office Complex
Baltimore County

Two New Apartment Buildings
For the Elderly
100 Year Floodplain Study
Public Works Improvements
Stormwater Management
New Parking Lot
Cove Point Apartments
Peninsula Expressway
Baltimore County

Four New Apartment Buildings
For the Elderly
New Parking Lots
Development Plan Amendment
Grading & Utility Design
PWA Plan
Weinberg Village
Baltimore County

New Stormwater
Management Facility
New Subdivision
Public Improvements
Rolling Crossroads
Professional Park
Baltimore County

New Diagnostic Center
Development Plan
Zoning Hearing
New Stormwater
Management Facility
Grading & Utilities
Forestation Issues
Public Improvements
The Children's Home
Baltimore County

Professional Experience

Gower Thompson, Inc.
1996 - Present

LPJ, Inc. (Principal)
1990-1996

A/E Group
1988-1990

RTKL
1971-1988

Gannett, Fleming, Corrdry,
and Carpenter, Inc.
1962-1971

California Department of
Highways
1961-1962

Education

Villanova University
Master of Science
Civil Engineering
1971

Villanova University
Bachelor of Science
Civil Engineering

Professional Registration

Maryland

PETITIONER' S

EXHIBIT NO. 1

Laurie Dickeson, AIA, LEED AP

Senior Associate

Laurie Dickeson has been practicing architecture since 1986 at all levels of service. She has extensive experience in the design of many types of facilities, including new construction as well as additions and renovations. As a LEED Accredited Professional Laurie is a member of the U.S. Green Building Council (USGBC). The Council is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work.

Her expertise in the renovation of existing buildings includes the adaptive reuse of historic structures. This encompasses initial planning with feasibility studies, existing facility evaluations, and code analysis as well as complex phased renovations involving occupied buildings often requiring extensive hazardous material abatement.

Ms. Dickeson has had great success in design, translating complex program requirements into innovative projects, often with limited budgets. Her extensive experience includes working with community groups, often involving building committees with volunteer members who are not construction professionals. She also has a great deal of education experience at the elementary, secondary, and college levels.

EDUCATION

BFA - Art History, Wichita State
University, Wichita, KS
M. Arch., University of Texas
Austin, Texas

CONTINUING EDUCATION

US GREEN BUILDINGS COUNCIL, LEED
Intermediate Workshop

Sustainable Buildings Industry Council
for "High Performance School
Buildings"

PROFESSIONAL REGISTRATION

Maryland

Master Planning & Programming Experience

Baltimore City Corrections Complex, Department of Public Safety and Correctional Services, Baltimore, MD

Provision of a Master Plan for the redevelopment of the Baltimore City Corrections Complex. The plan incorporates the demolition, construction, and renovation of various facilities over a 10 to 15 year span, with an anticipated budget of well over \$350 million. The Master Plan made recommendations for phasing. A Part 1 and 2 Program was then developed for the new buildings including a new Juvenile Detention Center, Women's Detention Center, Men's Detention Center, Community Corrections Program Facilities, new support services buildings, hospital facility and administration buildings.

Maryland Master Facilities Plan, Department of Public Safety and Correctional Services

A statewide Master Facilities Plan was developed for DPSCS in association with PSA-Dewberry to assess every correctional institution in the State through 2015. The documentation includes written assessments, analyses, recommendations, graphs, tables, 3-D concepts overlaid into site photos, spreadsheets, conceptual plan representations, and substantive narrative.

The Children's Home Master Plan, Baltimore County, MD

The Children's Home provides residential care and social services for children on a 40-acre campus in Baltimore County. The feasibility study and master plan for this campus incorporates historic 1920's buildings through contemporary buildings. This project began with a physical assessment of the entire campus. Each building was evaluated in terms of its physical conditions, structural integrity, and compliance

PETITIONER'S

EXHIBIT NO. 5

PETITION FOR ZONING HEARING
205 Bloomsbury Avenue

Special Hearing Relief Requested:

1. Affirm the continuation of the Community Care Center Special Exception use under BCZR § 502.5.A.
2. Amend the Special Exception and approved site plan in case No. 05-065-SPHA to permit the following:
 - a. Retain Buildings F, G, ~~H~~ and ~~I~~H (shown as "to be demolished" on site plan in case No. 05-065-SPHA);
 - b. Revision to Building K (has been constructed larger than as shown on site plan in case No. 05-065-SPHA (16,250 sf versus 16,00 sf));
 - c. Revision to Building L (now shown as 4,300 sf Senior Dormitory as opposed to 6,000 sf Maintenance Building on site plan in case No. 05-065-SPHA);
 - d. Revision to Building N (minor change in footprint from that shown on site plan in case No. 05-065-SPHA);
 - e. Revision to Building P (footprint change and reduction in square footage (4,300 sf in lieu of 6,000 sf) as shown on site plan in case No. 05-065-SPHA);
 - f. Minor revision to the entry drive and portion of the roadway to accommodate retaining Buildings F and G; and
 - g. Reduction in the number of proposed parking spaces from 107 spaces to 102 spaces (note: 98 parking spaces required).
 - h. Addition of Building Q as proposed 2,750 sf Maintenance Building.

Variance Relief Requested:

1. Permit variances from Sections 1B01.2.C.1.a to permit non-residential principal building to building setbacks in the D.R. 3.5 zone as shown on the site plan as follows:

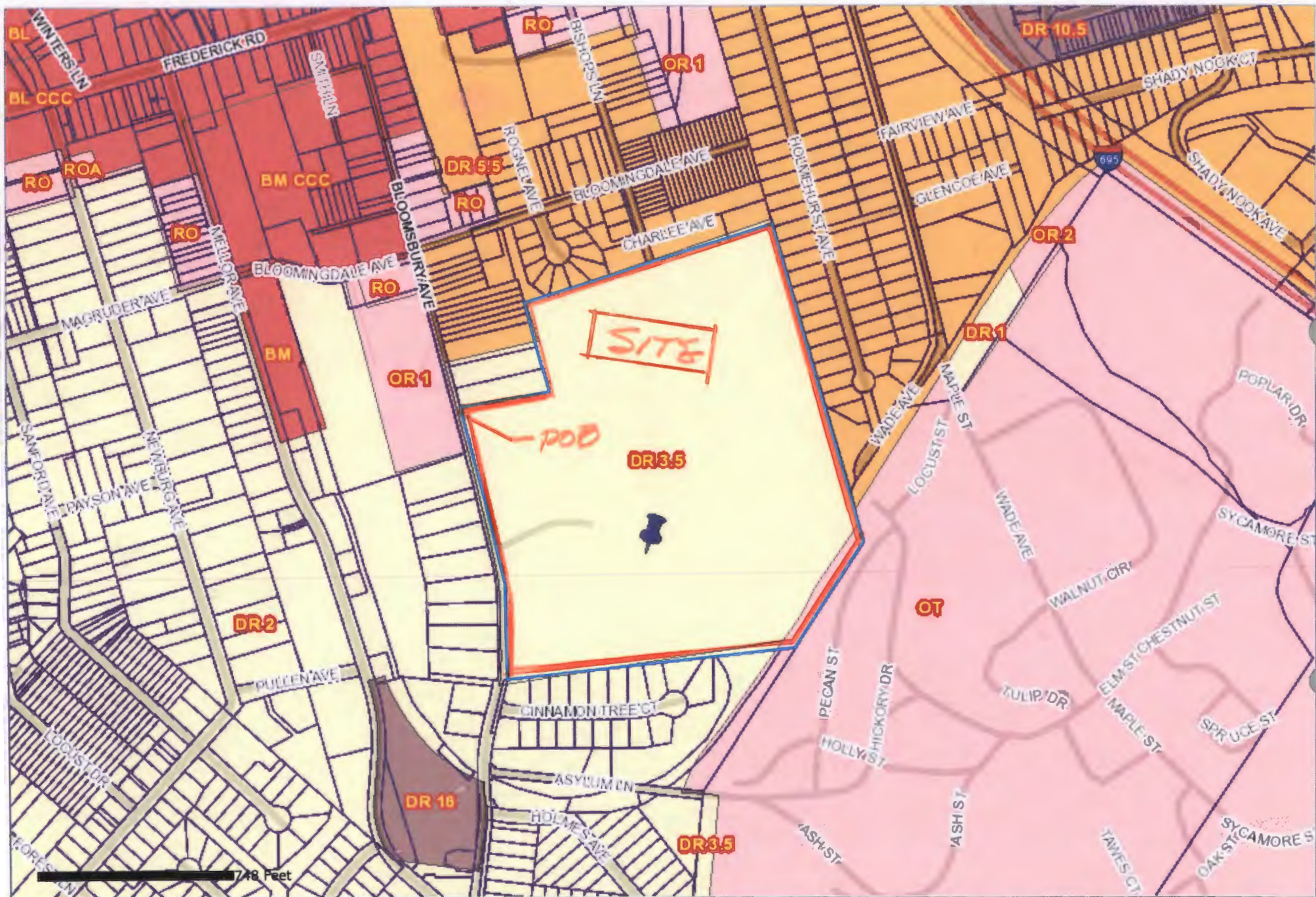
<u>Building:</u>	<u>To Building:</u>	<u>Variance for Setback of:</u>	<u>In Lieu of:</u>
G	P	37 feet provided	40 feet required (20 feet side yard building G plus 20 feet side yard building P).
P	H	28 feet provided	40 feet required (20 feet side yard building P plus 20 feet side yard building H).

Other good and sufficient reasons will be presented at the hearing for the requested relief enumerated above.

1968185

PETITIONER' S

EXHIBIT NO. 6



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

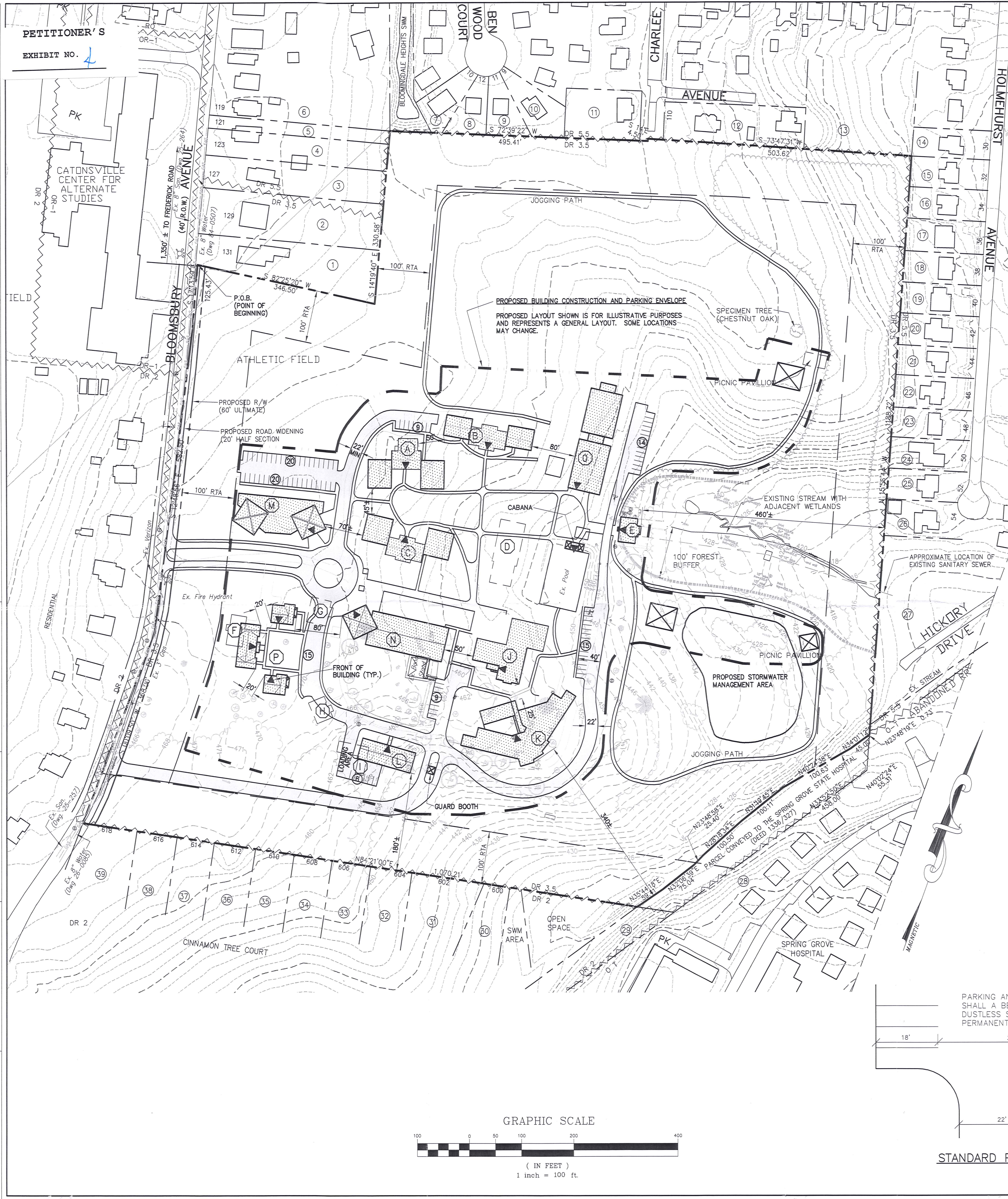


This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/6/2011

PORTION OF 101 A2

2012-0067-SPHA



ADJACENT PROPERTY OWNERS			
LOT #	Owner	Tax. Acct. #	Deed Reference
1	James P. & Sandra F. Kuszewski	01-19-510460	16488/740
2	General German Orphan Associates	01-07-150030	516/552
3	Nick J. & Despina Nopoulos	01-14-560220	1902/173
4	Paul & Mary Ponuski	01-04-351820	5834/480
5	Ruth Ann Jones	01-19-073680	8184/101
6	John K. & Donna L. Coleman	01-04-500000	1277/525
7	Michael & Sharon Runge	22-00-013597	13919/463
8	Kim T. Sandosky	22-00-013958	16661/712
9	George & Jessy Cherupil	22-00-013959	10273/428
10	Shawn & Jennifer M. Jackson	22-00-013960	18168/645
11	Patricia Ann Milton	01-23-153350	8034/260
12	Joan & Charles N. Schatz, Jr.	01-19-070763	12493/169
13	Tracy S. Gunder	01-06-570960	12908/724
14	David B. Shapiro & Andrea J. Ruff	01-02-850130	8107/442
15	Thomas M. & Lore Ann Ajluni	01-07-470300	9027/592
16	Carolyn K. & William V. Order, Jr.	01-03-672370	
17	Gloria Carol & Donald E. Murphy	01-19-070230	7445/446
18	Cecelia N. & Richard W. Merrick	01-13-402340	4537/565
19	Gerilyn M. & Michael D. Fromm	01-10-451680	5447/300
20	Laure A. & Richard C. Dempsey	01-16-600130	8693/734
21	Jo-Ellen & David H. Odell	01-19-075040	16033/261
22	Susan S. & Peter R. Lacount	01-01-540360	17069/86
23	Katherine L. Leslie G. Matcalf	01-19-112980	6587/202
24	Louise S. Hawkins Trustees	01-08-004630	14128/217
25	William L. Hawkins, Jr.	01-12-591190	8162/444
26	Anna M. & Stephen G. Provenza	01-00-026893	10960/121
27	Patricia & William H. Aydtett	22-00-027046	12893/609
28	Queen E. & Wilson J. Black	22-00-027045	12839/412
29	Leigh A. & Kyle C. Snowden	22-00-027044	15675/116
30	Letha M. & Tony D. Christian	22-00-027043	12537/137
31	Mable D. Honemond	22-00-027042	12476/195
32	Portia O. & Eric A. Perry	22-00-027041	12839/604
33	Hoi T. & Chien V. Dinh	22-00-027040	12735/236
34	Julie P. & Edgar L. Howard	22-00-027039	12735/93
35	Heather & Patrick J. Keating, Jr.	22-00-027038	12976/628
36	Michele & Stanley L. Blum	22-00-027037	14601/631

PARKING REQUIRED:

FACILITY OWNED VEHICLES:	8
EMPLOYEES/INSTRUCTORS (LARGEST SHIFT):	40
RESIDENTIAL LIVE IN SUPERVISORS:	10
OFFICE:	40
TOTAL:	98

PARKING PROVIDED: 107 SPACES

THIS SITE PLAN SHALL GUIDE FUTURE CONSTRUCTION WITHIN THE APPROVED BUILDING CONSTRUCTION AND PARKING ENVELOPE. AN ADDITIONAL SPECIAL HEARING SHALL NOT BE NECESSARY TO APPROVE DEVIATION FROM THE CONFIGURATION SHOWN HEREON, SO LONG AS ANY PROPOSED FUTURE CONSTRUCTION OCCURS WITHIN THE APPROVED BUILDING CONSTRUCTION AND PARKING ENVELOPE AND SO LONG AS ADDITIONAL VARIANCE RELIEF IS NOT NEEDED.

PETITION FOR VARIANCE

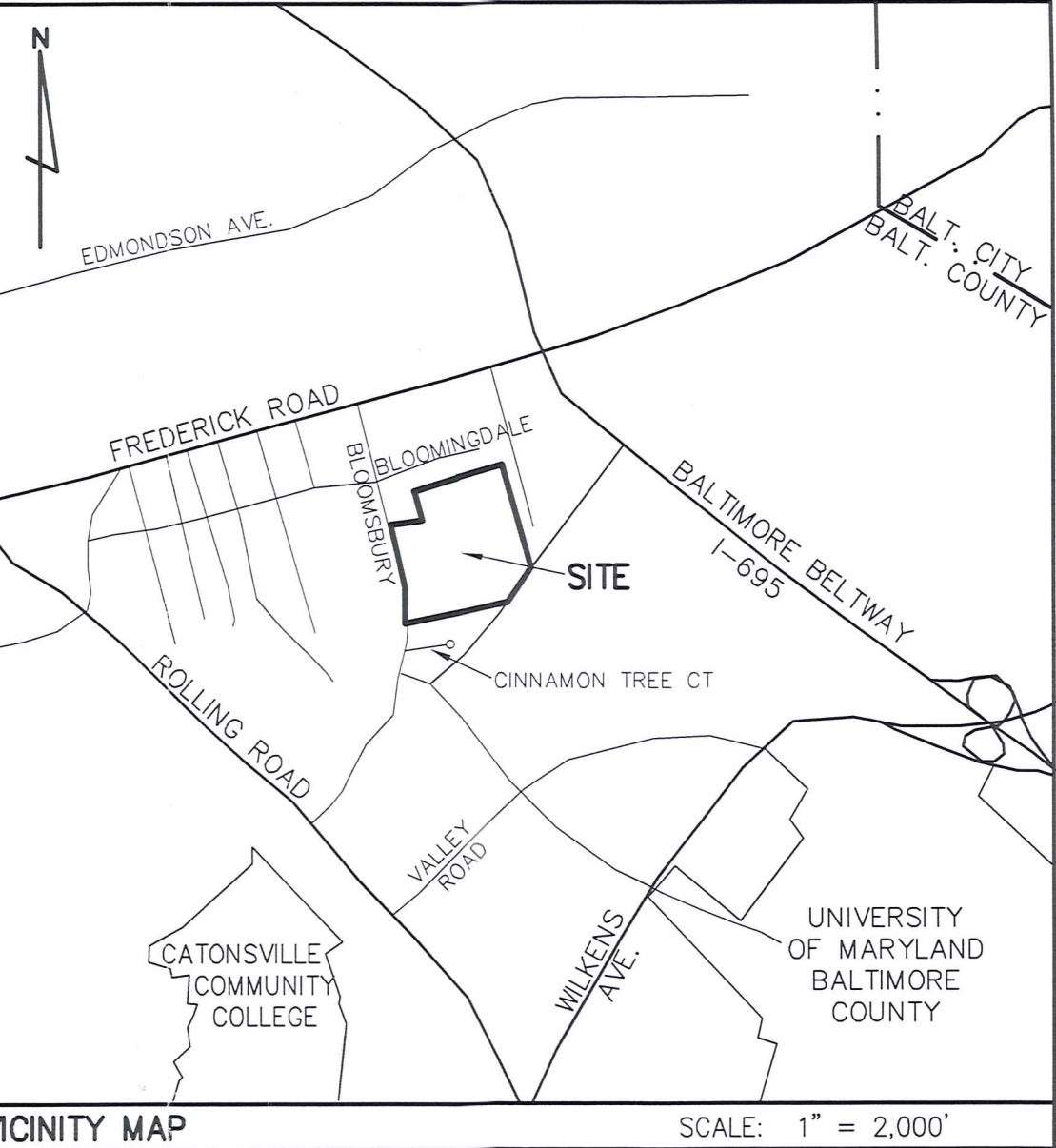
RELIEF REQUESTED:

VARIANCE FORM BCZR §1B01.2.C.1.a AND §102.2 TO PERMIT NON-RESIDENTIAL PRINCIPAL BUILDING TO BUILDING SETBACKS IN THE D.R. 3.5 ZONE FOR FRONT YARD, SIDE YARD AND REAR YARD, AND VARIATIONS THEREOF, TO BE AS CLOSE AS 20 FEET IN LIEU OF THE MAXIMUM REQUIRED SETBACK FOR SUCH AREAS OF 100 FEET, AS SHOWN, DIMENSIONED, AND GENERALLY CONFIGURED ON THIS SITE PLAN AND TO CONFIRM THAT SAID VARIANCES WILL APPLY TO ANY FUTURE CONSTRUCTION WITHIN THE BUILDING ENVELOPE.

PETITION FOR SPECIAL HEARING

RELIEF REQUESTED:

- APPROVE A "BUILDING CONSTRUCTION AND PARKING ENVELOPE" AS SHOWN ON THIS SITE PLAN, AND THE CONFIGURATION OF THE PROPOSED BUILDINGS WITHIN SUCH ENVELOPE GENERALLY AS SHOWN ON THIS SITE PLAN.
- AMEND THE SPECIAL EXCEPTION AND APPROVED SITE PLAN IN CASE NO. 97-280 IN ACCORDANCE WITH THE RELIEF GRANTED HEREIN.



ELECTION DISTRICT 1

COUNTY COUNCILMANIC DISTRICT 1

OWNER: GENERAL GERMAN ORPHAN ASSOCIATION
205 BLOOMSBURY AVENUE
BALTIMORE, MD 21228

TAX ACCOUNT NO. 01-07-150030

DEED REFERENCE: 516/552

SITE AREA: 42.562 ACRES (NET) 42.94 ACRES (GROSS)

ZONING: DR 3.5 (COMMUNITY CARE CENTER USE IS PERMITTED AS A SPECIAL EXCEPTION)

ZONING HISTORY:

CASE NO. 97-280-X
THEREFORE, IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 21ST DAY OF FEBRUARY, 1997 THAT THE PETITION FOR SPECIAL EXCEPTION FOR A COMMUNITY CARE CENTER ON THE SUBJECT PROPERTY, ZONED D.R. 3.5, PURSUANT TO SECTION 1B01.C.6.a OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), IN ACCORDANCE WITH THE FOLLOWING RESTRICTION:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.

THERE ARE NO APPROVED CRG OR DEVELOPMENT PLANS, AT THIS TIME, FOR THIS PROJECT.

SITE IS SERVED BY PUBLIC WATER AND SEWER.

DENSITY ISSUES:

MINIMUM YARDS	REQUIRED	PROVIDED (TO P)
FRONT	50'	100'
INTERIOR SIDE	20'	180'
CORNER SIDE	35'	NA
REAR	30'	340'

A PERMIT WAS ISSUED IN 1997 FOR ADDITIONS TO EXISTING BUILDING J.

MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 50'. TYPICAL BUILDINGS ARE 1 AND 2 STORY.

SIGNS WILL CONFORM TO SECTION 450 OF THE ZONING REGULATIONS.

FAR PROPOSED < 0.10

THERE IS NO DEFINED FLOODPLAIN ON THE SITE.

INSTITUTION IS SELF-CONTAINED AND DOES NOT SERVICE THE OUTSIDE COMMUNITY.

OUTLINE SURVEY PLAT BY McKEE & ASSOCIATES, INC. JUNE 10, 1992

ULTIMATE CONDITIONS			
BUILDING DESIGNATION	USE	AREA (SF)	RESIDENTS
A (Expanded)	Junior Boys Cottage	14,979	40
B (Expanded)	Senior Boys Cottage	14,960	40
C (Expanded)	Girls Cottage	14,960	40
D	Gymnasium*	To Be Demolished	na
E	Arts & Crafts (Ex. Maint.)	3,496	
F	Transitional Housing	To Be Demolished	
G	Independent Living*	To Be Demolished	
H	Independent Living*	To Be Demolished	
I	Maintenance Barn	To Be Demolished	
J	Technology Center (Ex. Admin.)	11,460	
K (Phase I)	Diagnostic Shelter	16,250	16
L (Phase I)	Maintenance Building	6,000	na
M (Proposed)	Administration Building	12,000	
N (Proposed)	Education Building	12,000	
O (Proposed)	Gymnasium	12,000	
P (Proposed)	Senior Dormitory	6,800	20

REVISIONS		COMMENTS	
NO.	DATE		

GT
GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING
409 E. Lake Avenue
Baltimore, MD 21212
Phone: 410-532-0101
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Email: GOWER@GMAIL.COM

SEAL
STATE OF MARYLAND
DEPUTY COMMISSIONER
ZONING

CHILDRENS HOME
205 BLOOMSBURY AVENUE
BALTIMORE COUNTY, MARYLAND 21228

SITE PLAN TO ACCOMPANY VARIANCES AND SPECIAL HEARING #

PROJECT TITLE: -
DATE: 8/1/04
DRAWING NO. C-1
SHEET 0F