

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

W/side of York Road, 1,220' N of the
c/line of Bosley Avenue
(950 York Road)
9th Election District
5th Council District

Ferdinand H. Onnen, Jr., *Legal Owner*
Patient First, *Contract Purchaser/Lessee*
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0303-SPHA**

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Hearing and Variance filed by Deborah C. Dopkin, Esquire on behalf of the legal owner, Ferdinand H. Onnen, Jr., and the contract purchaser/lessee, Patient First (the "Petitioners"). The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve business parking in a residential zone, including access to that business parking through a residential zone, and to vacate Case No. 65-52-XA, pursuant to B.C.Z.R. Section 409.8.B. The Petitioners are also seeking variance relief from the B.C.Z.R. as follows:

1. Section 238.2, for a side yard of as little as 15' in lieu of the required 30',
2. Section 409.8.A.1, to permit a landscape buffer of 0' in lieu of the required 10', and
3. Section 450.4 Attachment 1.3.a, to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.

The subject property and requested relief is more fully depicted on the redlined site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

ORDER RECEIVED FOR FILING

Date 7-19-12

By Bj

Appearing at the public hearing held for this case were Beth Plavner of the Johns Hopkins Health System, and Richard E. Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. The Petitioners were represented by Deborah C. Dopkin, Esquire with Deborah C. Dopkin, P.A. There were no Protestants or other interested persons in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Planning on July 3, 2012, which stated Planning does not oppose the Petitioners' requests; however, the conditions and recommendations made by the Baltimore County Design Review Panel (DRP) shall be adhered to and should be made part of any relief granted. The Petitioners submitted the minutes from the DRP, and indicated they would obviously comply with each of the requirements specified therein. See Exhibit 5.

In addition, a ZAC comment was received from the State Highway Administration (SHA), dated June 12, 2012, which indicated the applicant must contact the SHA to obtain an entrance permit.

Testimony and evidence revealed that the subject property is 0.7708 acres (33,574 square feet) and is split-zoned BR and DR 5.5. The DR zoned portion of the property is very small; the proposed one story building would be situated entirely on BR zoned property. The Petitioners propose to open a Patient First walk in medical clinic on the site that was used for many years by the Towson Car Wash. Ms. Plavner indicated that if the project is approved, the clinic would be operational in 2014.

ORDER RECEIVED FOR FILING

Date 7-19-12

By [Signature]

Based on the evidence presented, I find that the variances can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As Mr. Matz testified, the project is subject to revitalization zone and DRP requirements, which renders the property unique.

I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that Petitioners would be unable to construct the medical clinic as designed, nor would the School System receive the benefit of the roadway improvements to Carver School Road, which Mr. Matz valued at approximately \$250,000.

Finally, as discussed earlier, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. The site, while not an eyesore, is abandoned and unattractive, which is especially problematic given that this is a prime location immediately off of York Road, on the entrance to Towson. The new Patient First clinic, which Ms. Plavner noted would be the fortieth such facility, will be attractively designed with high quality materials and finishes (See Exhibit 4) and will be a welcome addition to the Towson community.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions, and for the reasons set forth above, the special hearing and variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 19 day of July, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Administrative Law Judge should approve business parking in a residential zone, including

ORDER RECEIVED FOR FILING

Date 7-19-12 3

By Ym

access to that business parking through a residential zone, and to vacate Case No. 65-52-XA, pursuant to B.C.Z.R. Section 409.8.B, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the requested variance relief from the B.C.Z.R. as follows:

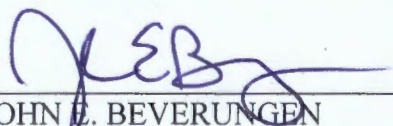
1. Section 238.2, for a side yard of as little as 15' in lieu of the required 30',
2. Section 409.8.A.1, to permit a landscape buffer of 0' in lieu of the required 10', and
3. Section 450.4 Attachment 1.3.a, to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face,

be and are hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioners may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. Petitioners shall comply with the ZAC comments provided by the Department of Planning and the recommendations of the Baltimore County Design Review Panel, which were marked in the case file as Petitioners' Exhibit 5.

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:pz

ORDER RECEIVED FOR FILING

Date 7-19-12

4

By pm



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 950 York Road which is presently zoned BR and DR5.5
 Deed References: 27037 / 00155 10 Digit Tax Account #0903472280 and 0903472282
 Property Owner(s) Printed Name(s) 926 / 950 / 1004 Investments LLC

(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

business parking in a residential zone, pursuant to Section 409.8.B of the BCZR.

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:

Jay Lustig, Director of Planning and Development, Patient First

Name- Type or Print

Signature

5000 Cox Road, Suite 100, Glen Allen, Virginia

Mailing Address

City

State

23060

/ 804-822-4371

Jay.Lustig@PatientFirst.com

21093

/ 410-375-4154

/ ferdattford@aol.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Ferdinand H. Onnen, Jr. 926 / 950 / 1004 Investments LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

510 Chadwick Road, Lutherville, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Deborah C. Dopkin, Deborah C. Dopkin, P.A.

Name- Type or Print

Signature

409 Washington Avenue, Suite 100, Towson, MD

Mailing Address

City

State

21204

/ 410-821-0200

ddopkin@dopkinlaw.com

21209

/ 410-653-3838

dmatz@cmengineers.com

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc.

Name - Type or Print

Signature

2835 Smith Avenue, Suite G, Baltimore, MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2012-0303-SPHA Filing Date 5/30/12

Do Not Schedule Dates

July 30 - Aug 6

Reviewer BE/GH

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

7-19-12

Variance from

Section 238.2 for a side yard of as little as 15' in lieu of the required 30';

Section 409.8.A.1 to permit a landscape buffer of 0' in lieu of the required 10';

Section 450.4 Attachment 1. 3.a. to permit a freestanding directional sign including a company name ¹/₂ logo greater than 30% of the sign face.

Special hearing pursuant to Section 409.8.B to approve business parking in a residential zone, including access to that business parking through a residential zone; and

To vacate Case NO. 65-52 X-A.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

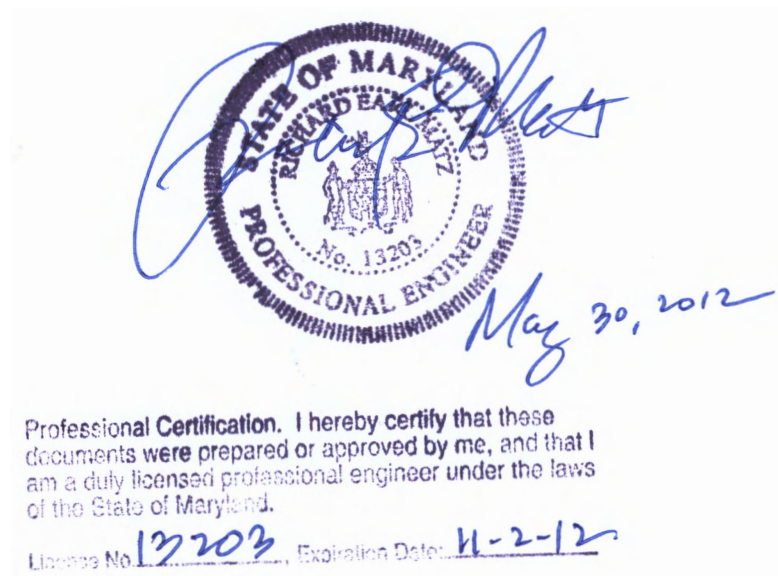


ZONING DESCRIPTION 950 York Road

Beginning at a point on the west side of York Road, which is variable width, at the distance of 1220 feet north of the centerline of Bosley Avenue, which is of varying width. Thence the following courses and distances:

S59°17'05"W 153.51 feet;
N34°10'55"W 226.62 feet;
N68°30'05"E 165.00 feet; thence
S31°57'39"E 199.82 feet; to the point of beginning.

As recorded in Deed Liber 27037, Folio 155 and Liber 29189, Folio 312 and containing 33,574 square feet (0.7708 acre) more or less. Also known as 950 York Road, and located in the 9th Election District and 5th Councilmanic District.



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

No. **83479**

Date: **5/30/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/30/2012 5/30/2012 11:33:52

NO 8505 WALKIN DOLL DR

RECEIPT # 622191 5/30/2012

Dept 5 320 ZHIND VERIFICATION

CH NO. 083479

Recpt Tot \$770.00

\$770.00 CH 1.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				770.00

Total: **770.00**

Rec From: **Debra Dopkin**

For: **Special Hearing- Variance**
2012-0303-SPHA
950 York RD.

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 06/21/2012

Case Number: 2012-0303-SPHA

Petitioner / Developer: DEBORAH DOPKIN, ESQ.~JAY LUSTIG~
FERDINAND ONNEN~RICHARD MATZ

Date of Hearing (Closing): JULY 17, 2012

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
950 YORK ROAD

The sign(s) were posted on: JUNE 20, 2012

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2012-0303-SPHA

950 York Road

W/s of York Road, 1220 ft. north of the centerline of Bosley Avenue

9th Election District — 5th Councilmanic District

Legal Owner(s): Ferdinand Onnen, Jr.

Contract Purchaser/Lessee: Patient First, Jay Lustig, Director

Special Hearing: to approve business parking in a residential zone, including access to that business parking through a residential zone and to vacate case 65-52-XA. **Variance:** for a side yard of as little as 15' in lieu of the required 30'; to permit a landscape buffer of 0' in lieu of the required 10' and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.

Hearing: Tuesday, July 17, 2012 at 11:00 a.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.
6/29/12 June 21 304471

CERTIFICATE OF PUBLICATION

6/21, 2012

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 6/21, 2012.

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

J. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

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

June 15, 2012

NOTICE OF ZONING HEARING

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950 York Road

W/s of York Road, 1220 ft. north of the centerline of Bosley Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Ferdinand Onnen, Jr.

Contract Purchaser/Lessee: Patient First, Jay Lustig, Director

Special Hearing to approve business parking in a residential zone, including access to that business parking through a residential zone and to vacate case 65-52-XA. Variance for a side yard of as little as 15' in lieu of the required 30'; to permit a landscape buffer of 0' in lieu of the required 10' and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.

Hearing: Tuesday, July 17, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Deborah Dopkin, 409 Washington Ave., Ste. 1000, Baltimore 21204
Jay Lustig, 5000 Cox Road, Ste. 100, Glen Allen, VA 23060
Ferdinand Onnen, Jr., 510 Chadwick Road, Lutherville 21093
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 21, 2012.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 21, 2012 Issue - Jeffersonian

Please forward billing to:

Beth Plavner
2330 West Joppa Rd., Ste. 320
Lutherville, MD 21093

410-583-2460

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0303-SPHA

950 York Road

W/s of York Road, 1220 ft. north of the centerline of Bosley Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Ferdinand Onnen, Jr.

Contract Purchaser/Lessee: Patient First, Jay Lustig, Director

Special Hearing to approve business parking in a residential zone, including access to that business parking through a residential zone and to vacate case 65-52-XA. Variance for a side yard of as little as 15' in lieu of the required 30'; to permit a landscape buffer of 0' in lieu of the required 10' and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.

Hearing: Tuesday, July 17, 2012 at 11:00 a.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 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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: ONNEN ~~127~~ 2012-0303-SPHA
Petitioner: FERDINAND H. ~~ONNEN~~, JR
Address or Location: 950 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beth Plavner
Address: 2330 West Joppa Road
Suite #320
Lutherville, Maryland 21093
Telephone Number: 410-583-2460

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
950 York Road; W/S York Road, 1220' N	*	OF ADMINSTRATIVE
Of c/line Bosley Avenue		
9 th Election & 5 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Ferdinand Onnen		
Contract Purchaser(s): Jay Lustig	*	BALTIMORE COUNTY
Petitioner(s)	*	2012-303-SPHA

* * * * *

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

JUN 13 2012

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 13th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Deborah Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

7/17/12
11 Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 28, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 950 York Road

INFORMATION:

Item Number: 12-303

Petitioner: Ferdinand H. Onnen Jr.

Zoning: BR and DR 5.5

Requested Action: Special Hearing and Variance

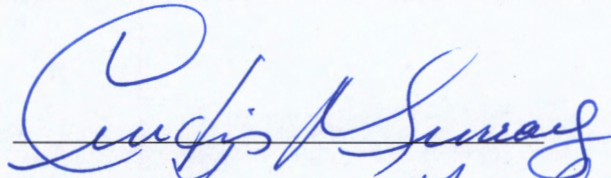
RECEIVED
JUL 03 2012
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

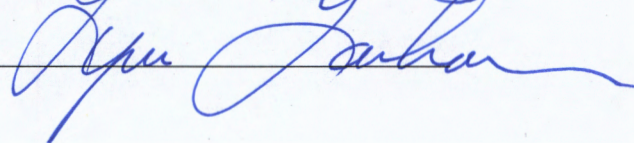
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's requests however; the conditions and recommendations made by the Baltimore County Design Review Panel shall be adhered to and should be made part of any relief granted. (The referenced Design Review Panel decision and the Department of Planning's staff report are attached).

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

Prepared by:



Division Chief:
AVA/LL: CM



Attachment:

ORDER RECEIVED FOR FILING

Date 7-19-12

By [Signature]

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Arnold Jablon, Deputy Administrative Officer
and Director Department of Permits, Approvals
and Inspections.

DATE: June 19, 2012

FROM: Andrea Van Arsdale *AA*
Director, Department of Planning

SUBJECT: Design Review Panel – Approval

PROJECT NAME: Patient First, 950 York Road

PROJECT : DRP # 528

PROJECT TYPE: Commercial, Towson

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

John DiMenna, David Martin, Julie Kirsch, Mitch Kellman

PROJECT DESCRIPTION:

Dick Matz, of Colbert Matz Rosenfelt, Inc., presented the project to the panel. Patient First is proposing to construct a 7,000 SF building with 45 parking spaces on 0.77 acres of land zoned BR & DR 5.5. The building floor plan, orientation and prototypical look are critical to the success of the business, which is positioned to serve the communities of Towson, Timonium, and northern Baltimore City. Patient First is proposing to position the building in the middle of the parcel to allow convenient access for the patients, with employee parking in the rear. Access to the site will be provided at both Gerard Avenue and Carver School Road, via easements provided by the Baltimore County Board of Education. Enhancements will be made to the intersection at York Road and Carver School Road, in the form of an added turn lane for vehicles to turn north on York Road. Patient First also plans to incorporate landscape treatments, setback lines and sidewalk enhancements in keeping with recent improvements to other commercial properties within the immediate area.

Materials for the building include grey and white concrete masonry split block with a green standing seam metal roof, to fit with the Patient First prototype. Two freestanding signs are proposed along York Road along with building mounted signage typical to Patient First. It was also noted that a request was made by the Councilman to look at possibly incorporating a Towson Gateway sign on the site. The applicants stated that they will look into this and would like to work with Planning staff regarding the sign.

Patient First will be seeking zoning relief for variances on setbacks and signage to include the following:

RECEIVED
JUL 03 2012
OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date

7-19-12

By

123

Subject: Approval (Design Review Panel)
Project Name: Patient First, 950 York Road

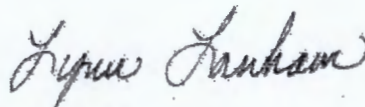
Project #: DRP 528

1. Variance for a side yard of 15' in lieu of the 30' required under Section 238.2 of the Baltimore County Zoning Regulations (BCZR)
2. Variance from Section 450.4. Table of Sign Regulations, to permit two freestanding enterprise signs on York Road, in lieu of the one sign per street frontage permitted and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.
3. Variance from the Landscape Manual for a buffer of 0' in lieu of the required 10' under Section 409.8.A.1 of the BCZR and the Baltimore County Landscape Manual
4. Special hearing to permit business parking in a residential zone and to access the business parking through a residential zone, pursuant to Section 409.8.B of the BCZR.

DISPOSITION:

Mr. Kellman made a motion to approve the project as submitted, with the incorporation of the staff comments. It was noted that the Towson Gateway sign will be studied and discussed with staff. The Panel stated that this location may not be appropriate for a gateway feature. The motion was seconded by Mr. Martin. Mr. Martin then amended the motion to include support for the variances requested. The motion was seconded by Mr. Kellman and all was approved by acclamation at 6:53 p.m.

The hearing for Case# 12-303 will take place in the future. According to Section 32-4-203(i)(2) of the Baltimore County Code, the Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l) of this section, unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.



Lynn Lanham

KP:File
CC: DRP members in attendance
Lawrence M. Stahl, Managing Administrative Law Judge
Deborah Dopkin, Attorney
Cara Ryon, Colbert Matz Rosenfelt, Inc.
Dick Matz, Colbert Matz Rosenfelt, Inc.

ORDER RECEIVED FOR FILING

Date 7-19-18

By pm

**Baltimore County, Maryland
Design Review Panel
Office of Planning Comments**

TO: John DiMenna, Chair
Baltimore County, Design Review Panel

VIA: Andrea Van Arsdale, Director
Office of Planning

FROM: Jenifer Nugent
Office of Planning

MEETING DATE: June 13, 2012

PROJECT NAME: Patient First, 950 York Road

LOCATION: 5th Council District

DRP NO.: 528

PLAN REVIEW AND ANALYSIS SUMMARY:

Project Description:

Patient First is proposing to construct a 7,000 SF building with 45 parking spaces on 0.77 acres of land zoned BR & DR 5.5. The building floor plan, orientation and prototypical look are critical to the success of the business, which is positioned to serve the communities of Towson, Timonium, and northern Baltimore City. Patient First is proposing to position the building in the middle of the parcel to allow convenient access for the patients, with employee parking in the rear. Access to the site will be provided at both Gerard Avenue and Carver School Road, via easements provided by the Baltimore County Board of Education. Patient First also plans to incorporate landscape treatments, setback lines and sidewalk enhancements in keeping with recent improvement to other commercial properties within the immediate area, namely the Walgreen's property at the southeast corner of York Road and Fairmount Avenue.

Materials for the building include grey and white concrete masonry with a green standing seam metal roof, to fit with the Patient First prototype. Two freestanding signs are proposed along York Road along with building mounted signage typical to Patient First.

Patient First will be seeking zoning relief for variances on setbacks and signage. A full listing and comment are listed at the back of this report.

RECEIVED
JUL 03 2012
OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 7-19-12

By [Signature]

Approval Requested:

The applicant is requesting approval for the project by the DRP. This approval will enable them to go forward with the county's standard Development Review Process.

Office of Planning Comments:

The Office of Planning has reviewed the proposal for conformance with the following.

1. *Comprehensive Manual of Development Policies* (Division III, Section A, Commercial Corridors, Main Street, Division VI, Section F, Amenity Open Space)
2. *Towson Community Plan*
3. *Baltimore County Landscape Manual*
4. *The Urban Design Principles adopted by Tomorrow's Towson on March 21, 2007*
5. *Baltimore County Master Plan 2020*

SITE DESIGN

The design intent consists of:

- Primary access to the site off of Carver School Road & Gerard Avenue (Provided by Easements)
- Landscape areas proposed around the perimeter of the site
- Traffic flow directed around the perimeters of the site
- Parking proposed around the building. Landscaping will be provided along the perimeter to screen the site

Recommendation: Staff recommends approval of site design intent subject to the following recommendations and recommendations from the Design Review Panel.

FORM AND IMAGE

The applicant is proposing to construct a one story building, typical to the Patient First prototype. Architectural elevations are being provided to fully understand the design and intent of the architecture and materials and colors used.

Recommendation: Staff recommends approval for the form and image as required by the Design Review Panel.

OPEN SPACE

In the Commercial Corridors section of the CMDP under the Main Street category, open space should be used to create a sense of entry to the Main Street.

Applicant is proposing the following:

- Landscaping will be provided along the perimeter of the site

ORDER RECEIVED FOR FILING

Date 7-19-12

By ps

Recommendation: Staff recommends approval of the open space elements subject to the site design recommendations in addition to the following conditions and as required by the Design Review Panel:

1. An amenity open space area should be incorporated within the site to serve the employees as well as customers of the facility. Tabled seating or benches should be incorporated within the area.

STREETS, PARKING, AND CIRCULATION

A. Pedestrian Circulation

- The access to the building will be off of the parking lot. The building can be accessed by the main entrance at the front of the building.
- A pedestrian connection from the York Road is proposed.

Recommendation: Staff recommends approval of the open space elements subject to the site design recommendations in addition to the following conditions and as required by the Design Review Panel:

1. Provide a striped crosswalk to connect the pedestrian sidewalk through the parking lot.

B. Vehicular Circulation

- Entry is to be located off of both Carver School Road and Gerard Avenue

Recommendation: Staff recommends approval of the vehicular circulation subject to the recommendations of the Design Review Panel.

LANDSCAPE DESIGN

The landscape plan is proposing plantings along the perimeter of the site.

Recommendation: Staff recommends approval of the landscape design subject to the recommendations from the Design Review Panel.

SIGNAGE AND LIGHTING

Two free-standing signs are proposed at both corners of the site, addressing York Road. The sign will be constructed of aluminum and will be the prototypical Patient First Designs.

Site lighting is proposed on the building.

Recommendation: Staff recommends approval of the signage and lighting subject to the recommendations of the Design Review Panel.

ARCHITECTURAL DESIGN

The applicant is requesting approval at this time for building massing and architectural designs of the building.

ORDER RECEIVED FOR FILING

Date 7-19-12

By [Signature]

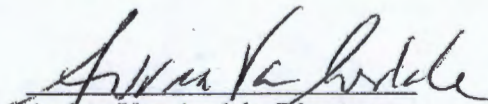
Recommendation: Staff recommends approval of the architectural design subject to the recommendations of the Design Review Panel.

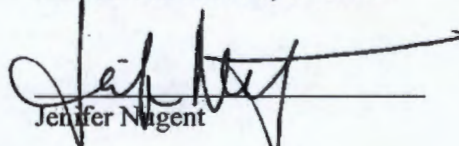
VARIANCES REQUESTED ZAC Case #12-303

The following variances are being requested for this site:

1. Variance for a side yard of 15' in lieu of the 30' required under Section 238.2 of the Baltimore County Zoning Regulations (BCZR)
2. Variance from Section 450.4. Table of Sign Regulations, to permit two freestanding enterprise signs on York Road, in lieu of the one sign per street frontage permitted and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.
3. Variance from the Landscape Manual for a buffer of 0' in lieu of the required 10' under Section 409.8.A.1 of the BCZR and the Baltimore County Landscape Manual
4. Special hearing to permit business parking in a residential zone and to access the business parking through a residential zone, pursuant to Section 409.8.B of the BCZR

In general the Department of Planning is in support of the requested relief as it supports the proposed plan and layout. The side yard setback request as well as the landscape buffer request allow for adequate vehicular circulation and the provision of adequate parking for the facility. The request for the special hearing to allow for business parking in the residential zone as well as to access the business parking through the residential zone is acceptable in that it allows for safe access for vehicles out onto York Road by way of the lighted intersection at York Road and Carver School Road. In general the zoning line traverses along the property, but the southern and western property lines entail slight areas of residential zoning therefore the request must be made.


Andrea Van Arsdale, Director


Jennifer Nugent

AVA:ll:jgn

ORDER RECEIVED FOR FILING

Date 7-19-12
By [Signature]



KEVIN KAMENETZ
County Executive

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

July 19, 2012

DEBORAH DOPKIN, ESQUIRE
P.O. BOX 323
BROOKLANDVILLE, MD 21022-0323

RE: Petitions for Special Hearing and Variance
Case No.: 2012-0303-SPHA
Property: 950 York Road

Dear Ms. Dopkin:

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

MEMORANDUM

DATE: August 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0303-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 2012. 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6-14

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC7-11

DEPS

(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

7-3

PLANNING

(if not received, date e-mail sent _____)

Sw / Cond. made by
Design Review Panel6-12

STATE HIGHWAY ADMINISTRATION

Needs Entrance Permit

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 65-52-XA)

NEWSPAPER ADVERTISEMENT

Date:

6-21-12

SIGN POSTING

Date:

6-20-12by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:**District - 09 Account Number - 0903472280**

✓ See 0903472282

Owner Information

Owner Name: 926/950/1004 INVESTMENTS LLC **Use:** COMMERCIAL
Mailing Address: 926 YORK RD **Principal Residence:** NO
TOWSON MD 21204-2513 **Deed Reference:** 1)/27037/ 00155
2)

Location & Structure Information

Premises Address **Legal Description**
950 YORK RD
0-0000 950 YORK RD WS
1200 N BOSLEY AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0070	0001	0994		0000				2	Plat Ref:

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1539	22,972 SF	06

Stories **Basement** **Type** **Exterior**
SERVICE GARAGE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	689,100	804,000		
Improvements:	84,700	68,500		
Total:	773,800	872,500	806,700	839,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ONNEN CORINNE D	05/29/2008	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27037/ 00155	Deed2:
ONNEN FERDINAND H, JR	04/25/2007	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25543/ 00557	Deed2:
COUNTY CREDIT CO RP	12/31/1986	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07371/ 00155	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

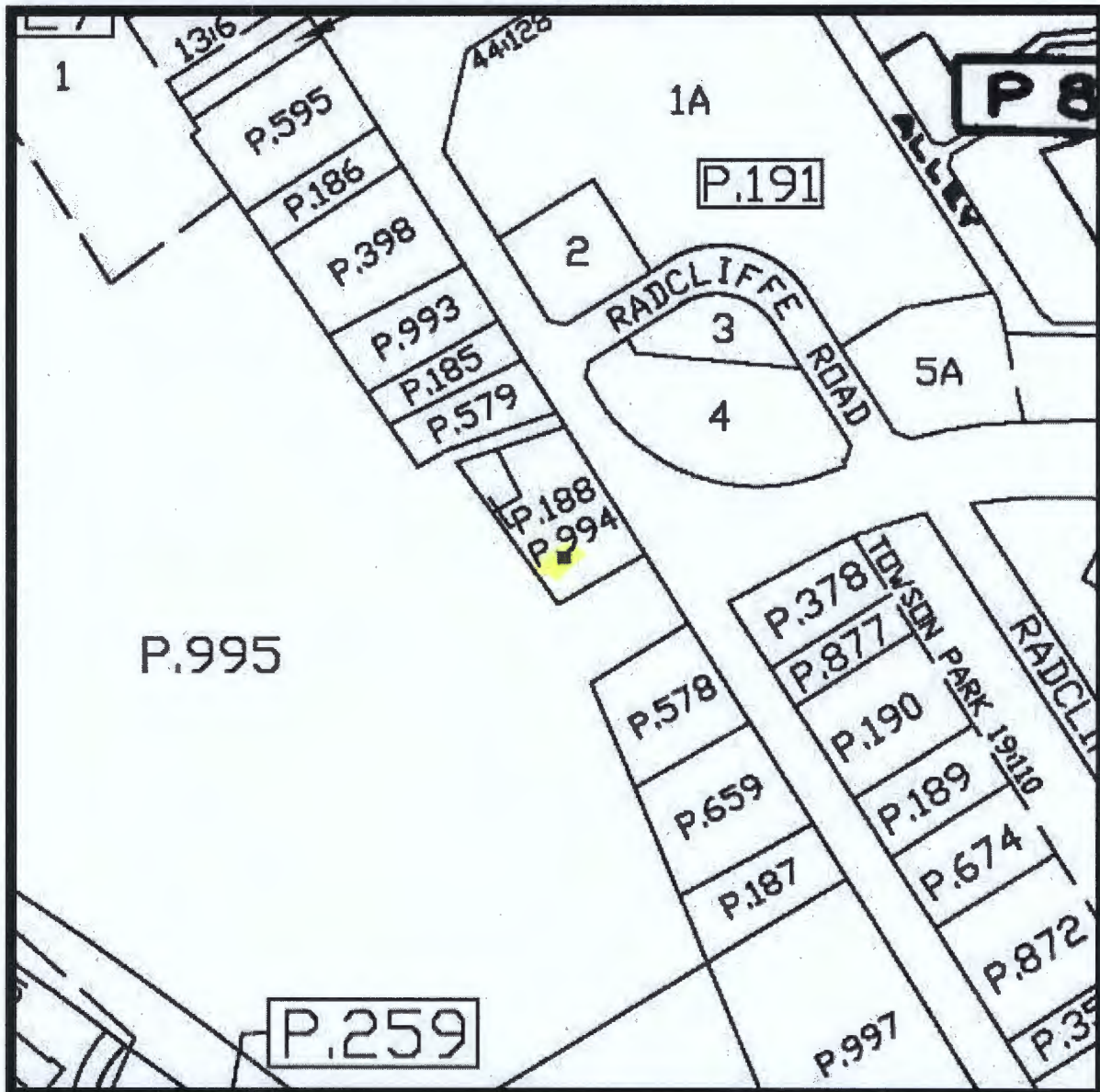
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 09 Account Number - 0903472280



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 09 Account Number - 0903472282

See 0903472280

Owner Information

Owner Name: 926/950/1004 INVESTMENTS LLC **Use:** COMMERCIAL
Mailing Address: 954 YORK RD **Principal Residence:** NO
TOWSON MD 21204-2513 **Deed Reference:** 1) /29189/ 00312
2)

Location & Structure Information**Premises Address**

YORK RD
0-0000

Legal Description

WSR YORK RD

1125 S WEST RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No; Plat Ref:
0070	0001	0188		0000				2	

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built**Enclosed Area****Property Land Area**

402 SF

County Use

06

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	12,000	14,000		
Improvements:	0	0		
Total:	12,000	14,000	12,667	13,333
Preferential Land:	0			0

Transfer Information

Seller: ONNEN PATRICIA P	Date: 02/18/2010	Price: \$950,000
Type: ARMS LENGTH MULTIPLE	Deed1: /29189/ 00312	Deed2:
Seller: COUNTY CREDIT CO RP	Date: 12/31/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07371/ 00153	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:**Special Tax Recapture:****Exempt Class:**

NONE

Homestead Application Information**Homestead Application Status:**

No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 09 Account Number - 0903472282



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7-17-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: July 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0303-SPHA
Address 950 York Road
(Onnen Property)

Zoning Advisory Committee Meeting of June 4, 2012.

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

Reviewer: Jeff Livingston; Development Coordination

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Arnold Jablon, Deputy Administrative Officer
and Director Department of Permits, Approvals
and Inspections

DATE: June 19, 2012

FROM: Andrea Van Arsdale 
Director, Department of Planning

SUBJECT: Design Review Panel – Approval

RECEIVED

PROJECT NAME: Patient First, 950 York Road

JUN 21 2012

PROJECT : DRP # 528

OFFICE OF ADMINISTRATIVE HEARINGS

PROJECT TYPE: Commercial, Towson

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

John DiMenna, David Martin, Julie Kirsch, Mitch Kellman

PROJECT DESCRIPTION:

Dick Matz, of Colbert Matz Rosenfelt, Inc., presented the project to the panel. Patient First is proposing to construct a 7,000 SF building with 45 parking spaces on 0.77 acres of land zoned BR & DR 5.5. The building floor plan, orientation and prototypical look are critical to the success of the business, which is positioned to serve the communities of Towson, Timonium, and northern Baltimore City. Patient First is proposing to position the building in the middle of the parcel to allow convenient access for the patients, with employee parking in the rear. Access to the site will be provided at both Gerard Avenue and Carver School Road, via easements provided by the Baltimore County Board of Education. Enhancements will be made to the intersection at York Road and Carver School Road, in the form of an added turn lane for vehicles to turn north on York Road. Patient First also plans to incorporate landscape treatments, setback lines and sidewalk enhancements in keeping with recent improvements to other commercial properties within the immediate area.

Materials for the building include grey and white concrete masonry split block with a green standing seam metal roof, to fit with the Patient First prototype. Two freestanding signs are proposed along York Road along with building mounted signage typical to Patient First. It was also noted that a request was made by the Councilman to look at possibly incorporating a Towson Gateway sign on the site. The applicants stated that they will look into this and would like to work with Planning staff regarding the sign.

Patient First will be seeking zoning relief for variances on setbacks and signage to include the following:



KEVIN KAMENETZ
County Executive

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

July 10, 2012

Ferdinand H Onnen Jr
510 Chadwick Road
Lutherville, MD 21093

RE: Case Number: 2012-0303 SPHA, Address: 950 York Road

Dear Mr. Onnen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 5, 2012. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Richard E. Matz, P E, Colbert Matz Rosenfelt Inc., 2835 Smith Avenue, Suite G, Baltimore MD 21209
Jay Lustig, Director of Planning and Development, Patient First, 5000 Cox Road, Suite 100, Glen Allen, Virginia 23060
Deborah C Dopkin P A, 409 Washington Avenue, Suite 1000, Towson MD 21204

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-12-12

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

RE: Baltimore County
Item No. 2012-0303-SPHA
Special Hearing Variance
Ferdinand H. Omen
950 York Road.
MD 45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-12-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 202038 the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to 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 attention.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief
Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 14, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2012
Item Nos. 2012-0301, 0302, 0303, 0305, 0306, 0307, 0308, and 0309

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-06182012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 28, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 950 York Road

INFORMATION:

Item Number: 12-303

Petitioner: Ferdinand H. Onnen Jr.

Zoning: BR and DR 5.5

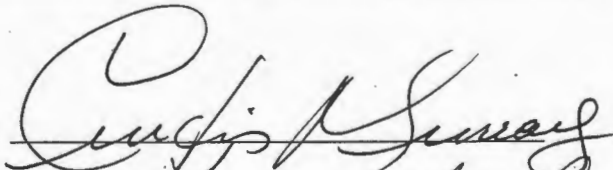
Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

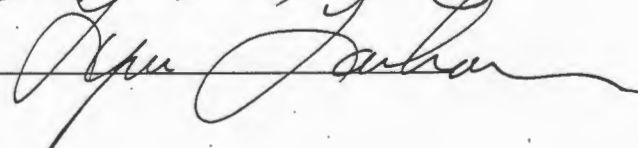
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's requests however; the conditions and recommendations made by the Baltimore County Design Review Panel shall be adhered to and should be made part of any relief granted. (The referenced Design Review Panel decision and the Department of Planning's staff report are attached).

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

Prepared by:



Division Chief:
AVA/LL: CM



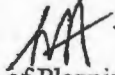
Attachment:

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Arnold Jablon, Deputy Administrative Officer
and Director Department of Permits, Approvals
and Inspections.

DATE: June 19, 2012

FROM: Andrea Van Arsdale 
Director, Department of Planning

SUBJECT: Design Review Panel – Approval

PROJECT NAME: Patient First, 950 York Road

PROJECT : DRP # 528

PROJECT TYPE: Commercial, Towson

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John DiMenna, David Martin, Julie Kirsch, Mitch Kellman

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Subject: Approval (Design Review Panel)
Project Name: Patient First, 950 York Road

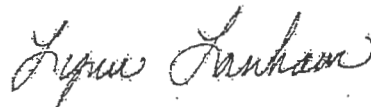
Project #: DRP 528

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4. Special hearing to permit business parking in a residential zone and to access the business parking through a residential zone, pursuant to Section 409.8.B of the BCZR.

DISPOSITION:

Mr. Kellman made a motion to approve the project as submitted, with the incorporation of the staff comments. It was noted that the Towson Gateway sign will be studied and discussed with staff. The Panel stated that this location may not be appropriate for a gateway feature. The motion was seconded by Mr. Martin. Mr. Martin then amended the motion to include support for the variances requested. The motion was seconded by Mr. Kellman and all was approved by acclamation at 6:53 p.m.

The hearing for Case# 12-303 will take place in the future. According to Section 32-4-203(i)(2) of the Baltimore County Code, the Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l) of this section, unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.



Lynn Lanham

KP:File
CC: DRP members in attendance
Lawrence M. Stahl, Managing Administrative Law Judge
Deborah Dopkin, Attorney
Cara Ryon, Colbert Matz Rosenfelt, Inc.
Dick Matz, Colbert Matz Rosenfelt, Inc.

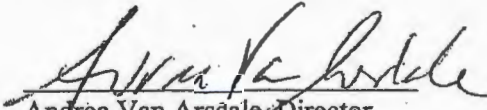
Recommendation: Staff recommends approval of the architectural design subject to the recommendations of the Design Review Panel.

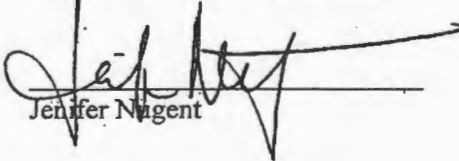
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Andrea Van Arsdaale, Director


Jennifer Nugent

AVA:ll:jgn

JB 7/17
11 AM

Case No.: 2012-0303-SPHA

Exhibit Sheet

8-2-12
BW

7/19/12
PZ

Petitioner/Developer

Protestant

No. 1	Site Plan (Redlined)	
No. 2	Landscape Plan	
No. 3	Sign Detail + Specs.	
No. 4	Rendering - Sketch of Typical Patient First	
No. 5	ZAC Comments D.O.P. + Minutes of DRP	
No. 6	Zoning Case #65-52-XA microfiche	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 28, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 950 York Road

INFORMATION:

Item Number: 12-303
Petitioner: Ferdinand H. Onnen Jr.
Zoning: BR and DR 5.5
Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's requests however; the conditions and recommendations made by the Baltimore County Design Review Panel shall be adhered to and should be made part of any relief granted. (The referenced Design Review Panel decision and the Department of Planning's staff report are attached).

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

Prepared by:

Division Chief:
AVA/LL: CM

Attachment:

PETITIONER' S

EXHIBIT NO.

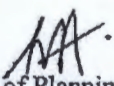
5

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Arnold Jablon, Deputy Administrative Officer
and Director Department of Permits, Approvals
and Inspections.

DATE: June 19, 2012

FROM: Andrea Van Arsdale 
Director, Department of Planning

SUBJECT: Design Review Panel – Approval

PROJECT NAME: Patient First, 950 York Road

PROJECT : DRP # 528

PROJECT TYPE: Commercial, Towson

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

John DiMenna, David Martin, Julie Kirsch, Mitch Kellman

PROJECT DESCRIPTION:

Dick Matz, of Colbert Matz Rosenfelt, Inc., presented the project to the panel. Patient First is proposing to construct a 7,000 SF building with 45 parking spaces on 0.77 acres of land zoned BR & DR 5.5. The building floor plan, orientation and prototypical look are critical to the success of the business, which is positioned to serve the communities of Towson, Timonium, and northern Baltimore City. Patient First is proposing to position the building in the middle of the parcel to allow convenient access for the patients, with employee parking in the rear. Access to the site will be provided at both Gerard Avenue and Carver School Road, via easements provided by the Baltimore County Board of Education. Enhancements will be made to the intersection at York Road and Carver School Road, in the form of an added turn lane for vehicles to turn north on York Road. Patient First also plans to incorporate landscape treatments, setback lines and sidewalk enhancements in keeping with recent improvements to other commercial properties within the immediate area.

Materials for the building include grey and white concrete masonry split block with a green standing seam metal roof, to fit with the Patient First prototype. Two freestanding signs are proposed along York Road along with building mounted signage typical to Patient First. It was also noted that a request was made by the Councilman to look at possibly incorporating a Towson Gateway sign on the site. The applicants stated that they will look into this and would like to work with Planning staff regarding the sign.

Patient First will be seeking zoning relief for variances on setbacks and signage to include the following:

Subject: Approval (Design Review Panel)
Project Name: Patient First, 950 York Road

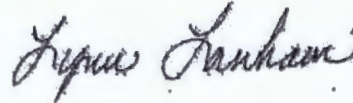
Project #: DRP 528

1. Variance for a side yard of 15' in lieu of the 30' required under Section 238.2 of the Baltimore County Zoning Regulations (BCZR)
2. Variance from Section 450.4. Table of Sign Regulations, to permit two freestanding enterprise signs on York Road, in lieu of the one sign per street frontage permitted and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.
3. Variance from the Landscape Manual for a buffer of 0' in lieu of the required 10' under Section 409.8.A.1 of the BCZR and the Baltimore County Landscape Manual
4. Special hearing to permit business parking in a residential zone and to access the business parking through a residential zone, pursuant to Section 409.8.B of the BCZR.

DISPOSITION:

Mr. Kellman made a motion to approve the project as submitted, with the incorporation of the staff comments. It was noted that the Towson Gateway sign will be studied and discussed with staff. The Panel stated that this location may not be appropriate for a gateway feature. The motion was seconded by Mr. Martin. Mr. Martin then amended the motion to include support for the variances requested. The motion was seconded by Mr. Kellman and all was approved by acclamation at 6:53 p.m.

The hearing for Case# 12-303 will take place in the future. According to Section 32-4-203(i)(2) of the Baltimore County Code, the Panel's recommendation is binding on the Hearing Officer, and on the agencies under subsection (l) of this section, unless the Hearing Officer or agencies find that the Panel's actions constitute an abuse of its discretion or are unsupported by the documentation and evidence presented.



Lynn Lanham

KP:File
CC: DRP members in attendance
Lawrence M. Stahl, Managing Administrative Law Judge
Deborah Dopkin, Attorney
Cara Ryon, Colbert Matz Rosenfelt, Inc.
Dick Matz, Colbert Matz Rosenfelt, Inc.

**Baltimore County, Maryland
Design Review Panel
Office of Planning Comments**

TO: John DiMenna, Chair
Baltimore County, Design Review Panel

VIA: Andrea Van Arsdale, Director
Office of Planning

FROM: Jenifer Nugent
Office of Planning

MEETING DATE: June 13, 2012

PROJECT NAME: Patient First, 950 York Road

LOCATION: 5th Council District

DRP NO.: 528

PLAN REVIEW AND ANALYSIS SUMMARY:

Project Description:

Patient First is proposing to construct a 7,000 SF building with 45 parking spaces on 0.77 acres of land zoned BR & DR 5.5. The building floor plan, orientation and prototypical look are critical to the success of the business, which is positioned to serve the communities of Towson, Timonium, and northern Baltimore City. Patient First is proposing to position the building in the middle of the parcel to allow convenient access for the patients, with employee parking in the rear. Access to the site will be provided at both Gerard Avenue and Carver School Road, via easements provided by the Baltimore County Board of Education. Patient First also plans to incorporate landscape treatments, setback lines and sidewalk enhancements in keeping with recent improvement to other commercial properties within the immediate area, namely the Walgreen's property at the southeast corner of York Road and Fairmount Avenue.

Materials for the building include grey and white concrete masonry with a green standing seam metal roof, to fit with the Patient First prototype. Two freestanding signs are proposed along York Road along with building mounted signage typical to Patient First.

Patient First will be seeking zoning relief for variances on setbacks and signage. A full listing and comment are listed at the back of this report.

Approval Requested:

The applicant is requesting approval for the project by the DRP. This approval will enable them to go forward with the county's standard Development Review Process.

Office of Planning Comments:

The Office of Planning has reviewed the proposal for conformance with the following.

1. *Comprehensive Manual of Development Policies* (Division III, Section A, Commercial Corridors, Main Street, Division VI, Section F, Amenity Open Space)
2. *Towson Community Plan*
3. *Baltimore County Landscape Manual*
4. *The Urban Design Principles adopted by Tomorrow's Towson on March 21, 2007*
5. *Baltimore County Master Plan 2020*

SITE DESIGN

The design intent consists of:

- Primary access to the site off of Carver School Road & Gerard Avenue (Provided by Easements)
- Landscape areas proposed around the perimeter of the site
- Traffic flow directed around the perimeters of the site
- Parking proposed around the building. Landscaping will be provided along the perimeter to screen the site

Recommendation: Staff recommends approval of site design intent subject to the following recommendations and recommendations from the Design Review Panel.

FORM AND IMAGE

The applicant is proposing to construct a one story building, typical to the Patient First prototype. Architectural elevations are being provided to fully understand the design and intent of the architecture and materials and colors used.

Recommendation: Staff recommends approval for the form and image as required by the Design Review Panel.

OPEN SPACE

In the Commercial Corridors section of the CMDP under the Main Street category, open space should be used to create a sense of entry to the Main Street.

Applicant is proposing the following:

- Landscaping will be provided along the perimeter of the site

Recommendation: Staff recommends approval of the open space elements subject to the site design recommendations in addition to the following conditions and as required by the Design Review Panel:

1. An amenity open space area should be incorporated within the site to serve the employees as well as customers of the facility. Tabled seating or benches should be incorporated within the area.

STREETS, PARKING, AND CIRCULATION

A. Pedestrian Circulation

- The access to the building will be off of the parking lot. The building can be accessed by the main entrance at the front of the building.
- A pedestrian connection from the York Road is proposed.

Recommendation: Staff recommends approval of the open space elements subject to the site design recommendations in addition to the following conditions and as required by the Design Review Panel:

1. Provide a striped crosswalk to connect the pedestrian sidewalk through the parking lot.

B. Vehicular Circulation

- Entry is to be located off of both Carver School Road and Gerard Avenue

Recommendation: Staff recommends approval of the vehicular circulation subject to the recommendations of the Design Review Panel.

LANDSCAPE DESIGN

The landscape plan is proposing plantings along the perimeter of the site:

Recommendation: Staff recommends approval of the landscape design subject to the recommendations from the Design Review Panel.

SIGNAGE AND LIGHTING

Two free-standing signs are proposed at both corners of the site, addressing York Road. The sign will be constructed of aluminum and will be the prototypical Patient First Designs.

Site lighting is proposed on the building.

Recommendation: Staff recommends approval of the signage and lighting subject to the recommendations of the Design Review Panel.

ARCHITECTURAL DESIGN

The applicant is requesting approval at this time for building massing and architectural designs of the building.

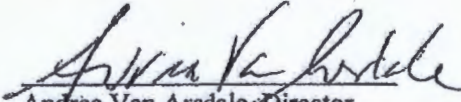
Recommendation: Staff recommends approval of the architectural design subject to the recommendations of the Design Review Panel.

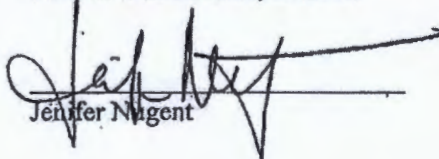
VARIANCES REQUESTED ZAC Case #12-303

The following variances are being requested for this site:

1. Variance for a side yard of 15' in lieu of the 30' required under Section 238.2 of the Baltimore County Zoning Regulations (BCZR)
2. Variance from Section 450.4. Table of Sign Regulations, to permit two freestanding enterprise signs on York Road, in lieu of the one sign per street frontage permitted and to permit a freestanding directional sign including a company name and logo greater than 30% of the sign face.
3. Variance from the Landscape Manual for a buffer of 0' in lieu of the required 10' under Section 409.8.A.1 of the BCZR and the Baltimore County Landscape Manual
4. Special hearing to permit business parking in a residential zone and to access the business parking through a residential zone, pursuant to Section 409.8.B of the BCZR

In general the Department of Planning is in support of the requested relief as it supports the proposed plan and layout. The side yard setback request as well as the landscape buffer request allow for adequate vehicular circulation and the provision of adequate parking for the facility. The request for the special hearing to allow for business parking in the residential zone as well as to access the business parking through the residential zone is acceptable in that it allows for safe access for vehicles out onto York Road by way of the lighted intersection at York Road and Carver School Road. In general the zoning line traverses along the property, but the southern and western property lines entail slight areas of residential zoning therefore the request must be made.


Andrea Van Arsdale, Director


Jennifer Nugent

AVA:ll:jgn

7/14/64

7/31/64

8/1/64

8/19/64

65-52-XA

7/14/64

7/14/64

7/31/64

8/1/64

8/19/64

John E. Logan - \$108.00 cost paid

Hearing date set for 2:00 P.M. 8/17/64

Certificate of publication filed

Certificate of posting filed

Order for the variances & special exception granted by the Zoning Commissioner

W/S York Rd. 50'S of Ridgeley Rd.

9th

Petition for Special Exception for Used Car Lot & Variances for County
Credit Corp. \$96.00 cost paid

Hearing date set for 10:00 A.M. 8/19/64

Certificate of publication filed

Certificate of posting filed

Order for the special exception & variances granted by the Zoning Commissioner

PETITIONER'S

EXHIBIT NO. 6

ZONING CASE NO MICROFILM

201-084

7/2/64

ADVANTE[®]
ADVERTISING

Sign Design

2223 E. MAIN STREET
RICHMOND, VIRGINIA 23223
804/788-0048 • FAX 804/783-9603



Patient First[®]

SIGNAGE
FABRICATION SPECIFICATIONS
PROTOTYPE

DRAFT 002 DATE: 2/12/10

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PETITIONER'S

EXHIBIT NO. 3

PATIENT FIRST – PROTOTYPE • FREE-STANDING DIRECTIONAL SIGNAGE PAINT/FABRICATION SPECIFICATIONS SIGN A-5

TYPE STYLE OF SECONDARY LINES UNDER LOGO:

HELVETICA MEDIUM OBLIQUE:

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz 1234567890

HELVETICA BOLD:

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz 1234567890

SIGN AREA CALCULATION

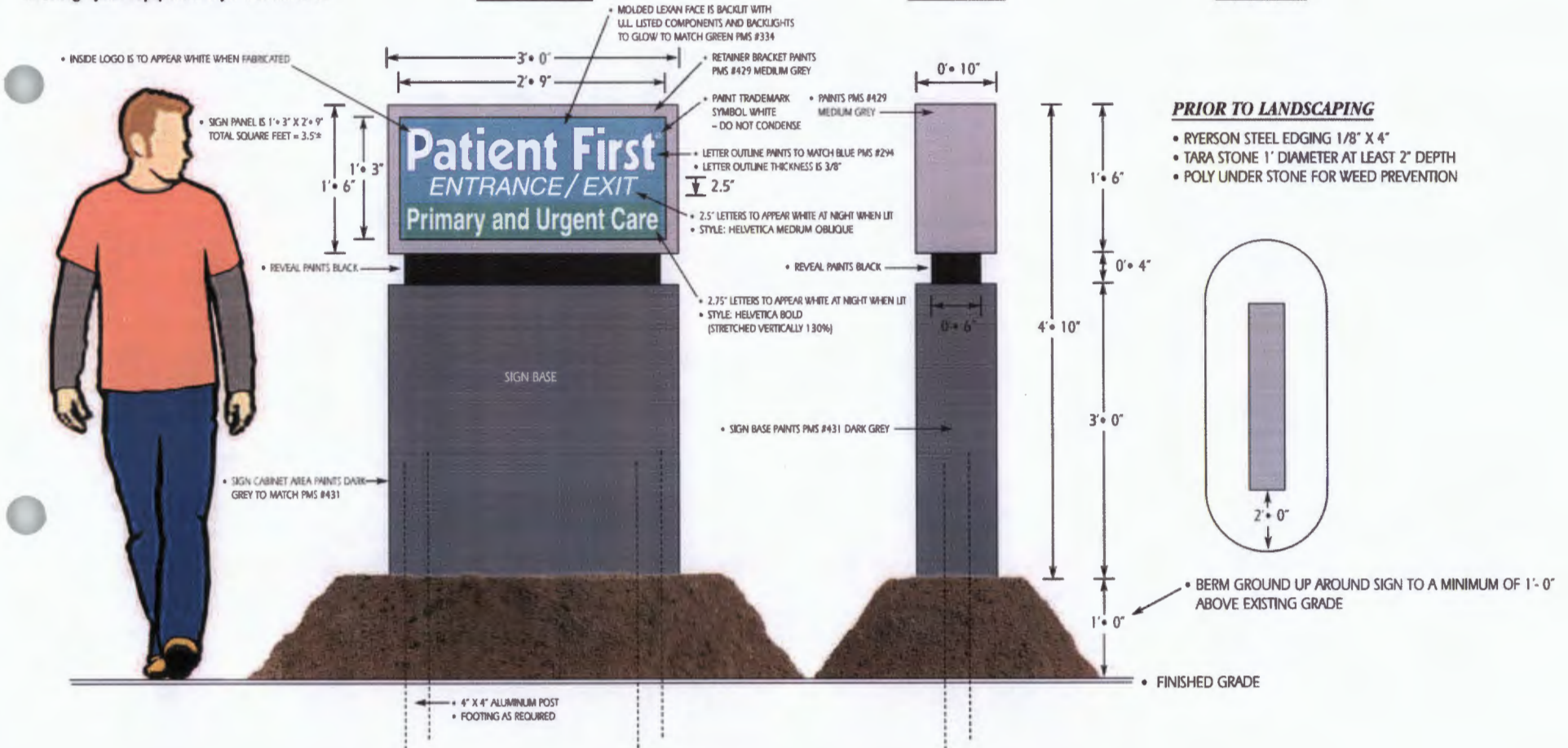
1' 3" X 2' 9"

TOTAL SQ. FT. = 3.5' ±

FRONT VIEW

SIDE VIEW

TOP VIEW





My Neighborhood Map

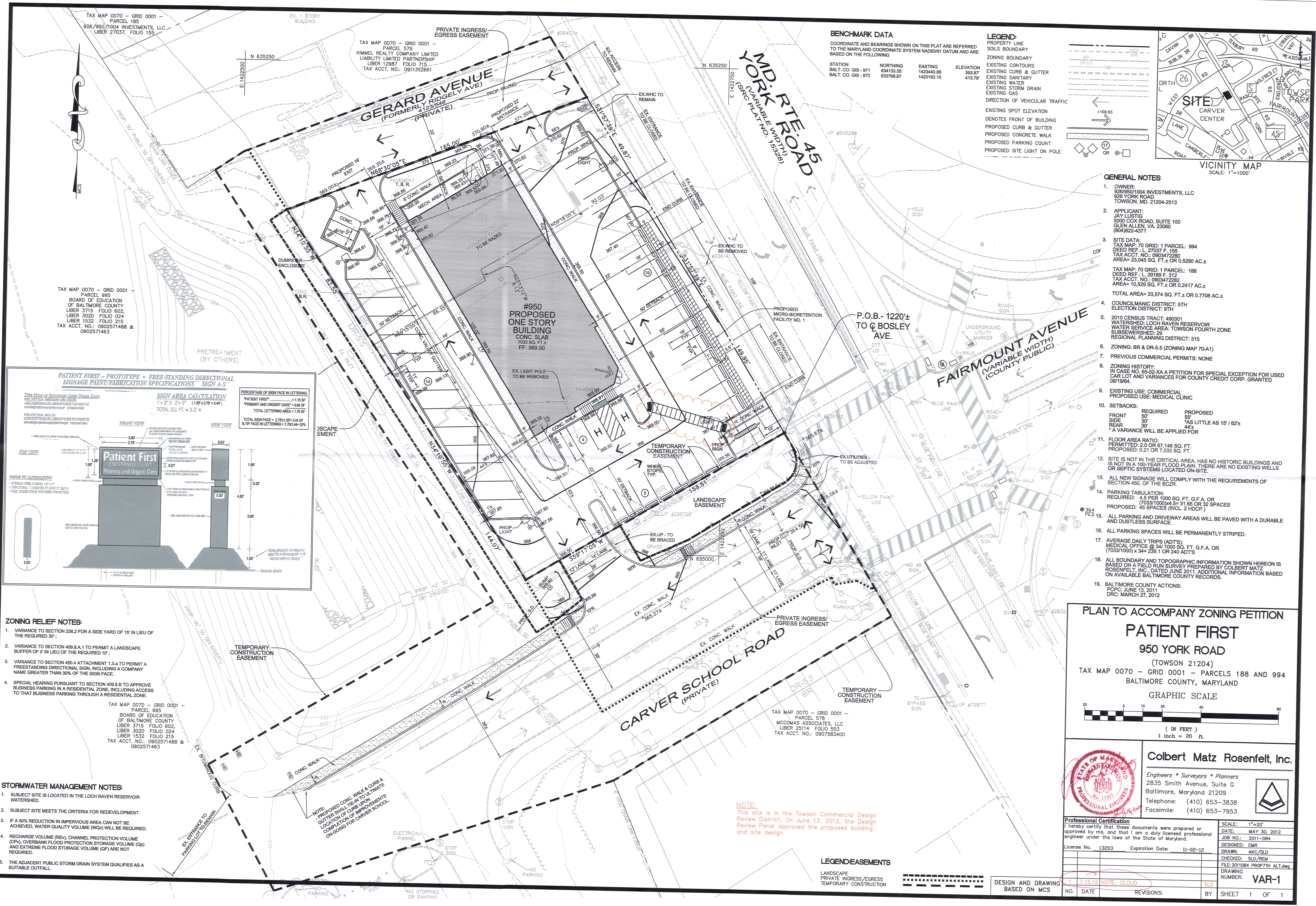
Created By
Baltimore County
My Neighborhood



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Printed 5/29/2012

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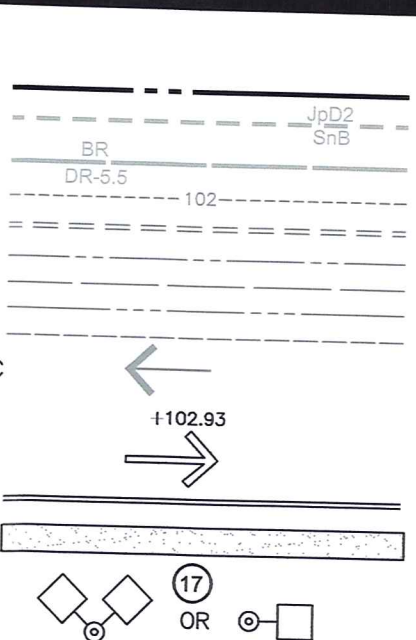


BENCHMARK DATA

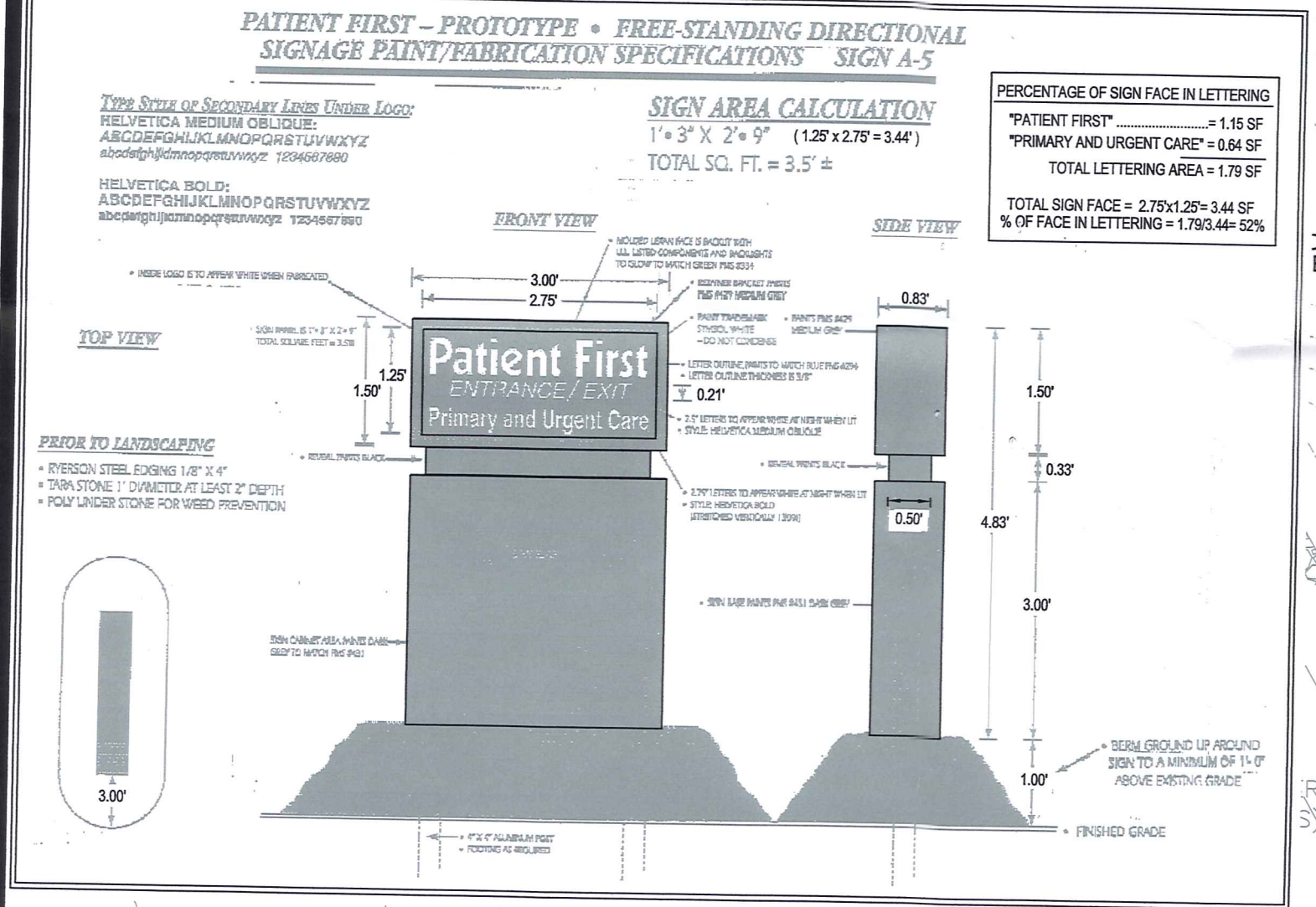
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/1 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 971	634133.55	1423440.88	393.87
BALT. CO. GIS - 972	633768.87	1423165.15	413.79

- LEGEND:**
- PROPERTY LINE
 - SOILS BOUNDARY
 - ZONING BOUNDARY
 - EXISTING CONTOURS
 - EXISTING CURB & GUTTER
 - EXISTING SANITARY
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING GAS
 - DIRECTION OF VEHICULAR TRAFFIC
 - EXISTING SPOT ELEVATION
 - DENOTES FRONT OF BUILDING
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE WALK
 - PROPOSED PARKING COUNT
 - PROPOSED SITE LIGHT ON POLE



- GENERAL NOTES**
- OWNER: 928/950/1004 INVESTMENTS, LLC, 828 YORK ROAD, TOWSON, MD. 21204-2513
 - APPLICANT: JAY LUSTIG, 5000 COX ROAD, SUITE 100, GLEN ALLEN, VA. 23060 (804)822-4371
 - SITE DATA: TAX MAP: 70 GRID: 1 PARCEL: 994, DEED REF: L. 27037 F. 155, TAX ACCT. NO.: 0903472280, AREA= 23,045 SQ. FT. ± OR 0.5290 AC. ±, TAX MAP: 70 GRID: 1 PARCEL: 188, DEED REF: L. 28188 F. 312, TAX ACCT. NO.: 0903472282, AREA= 10,529 SQ. FT. ± OR 0.2417 AC. ±, TOTAL AREA= 33,574 SQ. FT. ± OR 0.7708 AC. ±
 - COUNCILMANIC DISTRICT: 5TH, ELECTION DISTRICT: 9TH
 - 2010 CENSUS TRACT: 490301, WATERSHED: LOCH RAVEN RESERVOIR, WATER SERVICE AREA: TOWSON FOURTH ZONE, SUBWATERSHED: 29, REGIONAL PLANNING DISTRICT: 315
 - ZONING: BR & DR-5.5 (ZONING MAP 70-A1)
 - PREVIOUS COMMERCIAL PERMITS: NONE
 - ZONING HISTORY: IN CASE NO. 65-92-XA A PETITION FOR SPECIAL EXCEPTION FOR USED CAR LOT AND VARIANCES FOR COUNTY CREDIT CORP. GRANTED 08/19/64.
 - EXISTING USE: COMMERCIAL, PROPOSED USE: MEDICAL CLINIC
 - SETBACKS: FRONT 50', SIDE 30', REAR 30', *A VARIANCE WILL BE APPLIED FOR
 - FLOOR AREA RATIO: PERMITTED: 2.0 OR 67,148 SQ. FT., PROPOSED: 0.21 OR 7,033 SQ. FT.
 - SITE IS NOT IN THE CRITICAL AREA, HAS NO HISTORIC BUILDINGS AND IS NOT IN A 100-YEAR FLOOD PLAIN. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON-SITE.
 - ALL NEW SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 450, OF THE B.C.Z.
 - PARKING TABULATION: REQUIRED: 4.5 PER 1000 SQ. FT. G.F.A. OR (7033/1000)x4.5= 31.65 OR 32 SPACES, PROPOSED: 45 SPACES (INCL. 2 HDOP.)
 - ALL PARKING AND DRIVEWAY AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.
 - ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.
 - AVERAGE DAILY TRIPS (ADT'S): MEDICAL OFFICE @ 341,000 SQ. FT. G.F.A. OR (7033/1000) x 341 = 240.4 OR 240 ADT'S
 - ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED JUNE 2011. ADDITIONAL INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.
 - BALTIMORE COUNTY ACTIONS: PCPC: JUNE 13, 2011, DRC: MARCH 27, 2012



- ZONING RELIEF NOTES:**
- VARIANCE TO SECTION 238.2 FOR A SIDE YARD OF 15' IN LIEU OF THE REQUIRED 30'.
 - VARIANCE TO SECTION 409.8.A.1 TO PERMIT A LANDSCAPE BUFFER OF 0' IN LIEU OF THE REQUIRED 10'.
 - VARIANCE TO SECTION 450.4 ATTACHMENT 1.3.a TO PERMIT A FREESTANDING DIRECTIONAL SIGN, INCLUDING A COMPANY NAME GREATER THAN 30% OF THE SIGN FACE.
 - SPECIAL HEARING PURSUANT TO SECTION 409.8.B TO APPROVE BUSINESS PARKING IN A RESIDENTIAL ZONE, INCLUDING ACCESS TO THAT BUSINESS PARKING THROUGH A RESIDENTIAL ZONE.
- TAX MAP 0070 - GRID 0001 - PARCEL 985, BOARD OF EDUCATION OF BALTIMORE COUNTY, LIBER 3715 FOLIO 602, LIBER 3020 FOLIO 024, LIBER 1532 FOLIO 215, TAX ACCT. NO.: 0902571488 & 0902571463

- STORMWATER MANAGEMENT NOTES:**
- SUBJECT SITE IS LOCATED IN THE LOCH RAVEN RESERVOIR WATERSHED.
 - SUBJECT SITE MEETS THE CRITERIA FOR REDEVELOPMENT.
 - IF A 50% REDUCTION IN IMPERVIOUS AREA CAN NOT BE ACHIEVED, WATER QUALITY VOLUME (WQV) WILL BE REQUIRED.
 - RECHARGE VOLUME (REV), CHANNEL PROTECTION VOLUME (CPV), OVERBANK FLOOD PROTECTION STORAGE VOLUME (Qp) AND EXTREME FLOOD STORAGE VOLUME (QF) ARE NOT REQUIRED.
 - THE ADJACENT PUBLIC STORM DRAIN SYSTEM QUALIFIES AS A SUITABLE OUTFALL.

NOTE:
This site is in the Towson Commercial Design Review District. On June 13, 2012, the Design Review Panel approved the proposed building and site design.

- LEGEND-EASEMENTS**
- LANDSCAPE
 - PRIVATE INGRESS/EGRESS
 - TEMPORARY CONSTRUCTION

DESIGN AND DRAWING BASED ON MCS

PLAN TO ACCOMPANY ZONING PETITION

PATIENT FIRST

950 YORK ROAD

(TOWSON 21204)

TAX MAP 0070 - GRID 0001 - PARCELS 188 AND 994

BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G

Baltimore, Maryland 21209

Telephone: (410) 653-3838

Facsimile: (410) 653-7953

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 No. 13203 Expiration Date: 11-02-12

DESIGNED: CMR

DRAWN: AKC/SLD

CHECKED: SLD/REM

FILE: 2011084_PROPT7TH_ALT.dwg

DRAWING NUMBER: **VAR-1**

SCALE: 1"=20'

DATE: MAY 30, 2012

JOB NO.: 2011-084

NO. DATE REVISIONS BY SHEET 1 OF 1

TAX MAP 0070 - GRID 0001 -
PARCEL 185
926/950/1004 INVESTMENTS, LLC
LIBER 27037 FOLIO 155

TAX MAP 0070 - GRID 0001 -
PARCEL 575
KIMMEL REALTY COMPANY LIMITED
LIABILITY LIMITED PARTNERSHIP
LIBER 12987 FOLIO 715
TAX ACCT. NO.: 0911352561

TAX MAP 0070 - GRID 0001 -
PARCEL 595
BOARD OF EDUCATION
OF BALTIMORE COUNTY
LIBER 3715 FOLIO 602,
LIBER 3020 FOLIO 024
LIBER 1532 FOLIO 215
TAX ACCT. NO.: 0902571488 &
0902571463

TAX MAP 0070 - GRID 0001 -
PARCEL 595
BOARD OF EDUCATION
OF BALTIMORE COUNTY
LIBER 3715 FOLIO 602,
LIBER 3020 FOLIO 024
LIBER 1532 FOLIO 215
TAX ACCT. NO.: 0902571488 &
0902571463

TAX MAP 0070 - GRID 0001 -
PARCEL 578
MCCOMAS ASSOCIATES, LLC
LIBER 28114 FOLIO 553
TAX ACCT. NO.: 0907583400

- LEGEND:
- PROPERTY LINE
 - SOILS BOUNDARY
 - ZONING BOUNDARY
 - EXISTING CONTOURS
 - EXISTING CURB & GUTTER
 - EXISTING SANITARY
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING GAS
 - DIRECTION OF VEHICULAR TRAFFIC
 - EXISTING SPOT ELEVATION
 - DENOTES FRONT OF BUILDING
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE WALK
 - PROPOSED PARKING COUNT
 - PROPOSED SITE LIGHT ON POLE

LANDSCAPE LEGEND

- PROPOSED MAJOR TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER

SCHEMATIC LANDSCAPE PLAN
PATIENT FIRST
950 YORK ROAD
(TOWSON 21204)
TAX MAP 0070 - GRID 0001 - PARCELS 188 AND 994
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE
1 inch = 20 ft.

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

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.		SCALE: 1"=20'	
License No.	13203	Expiration Date:	11-02-12
DESIGNED:	CMB	DRAWN:	AKC/S.D.
CHECKED:	SLD/HEM	FILE:	2011084_PRCF7TH_ALT.dwg
DRAWING NUMBER:	LS-1		
DESIGN AND DRAWING BASED ON MCS	1	3.30.12	CARVER SCHOOL RD. IMPROVEMENTS
NO.	DATE	REVISIONS:	BY
		SHEET	1 OF 1

LEGEND: EASEMENTS
LANDSCAPE
PRIVATE INGRESS/EGRESS
TEMPORARY CONSTRUCTION

NOTE:
PROPOSED CONC. WALK & CURB & GUTTER SHALL BE IN PLACE PRIOR TO ULTIMATE COMPLETION OF IMPROVEMENTS ONGOING FOR CARVER SCHOOL

PETITIONER'S
EXHIBIT NO. 2

Baskervill

ask + listen + create

Ship to or visit
101 S 15th St
Ste 200 - 23219

P.O. Box 400
Richmond, Va
23218-0400

804.343.1010
fax 343.0909
baskervill.com



baskervill.com

PETITIONER'S

EXHIBIT NO.

4

Patient First

architecture
engineering
interior design