



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 9, 2015

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

Adam Rosenblatt, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Property: 8600 Liberty Road
Case No.: 2015-0113-A

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:sln
Enclosure

IN RE: PETITION FOR VARIANCE
(8600 Liberty Road)
2nd Election District
4th Council District
8600 Liberty Road, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0113-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces pursuant to §409.6.A.2; (2) to allow a front building line to front property line setback a minimum of 21 ft. along Liberty Road which is a dual lane highway pursuant to § 238.1; (3) to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of the one-wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance pursuant to §450.4 Attachment 1.5(d); (4) to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance pursuant to §450.4 Attachment 1.5(d); (5) to allow a wall-mounted directional sign with a sign area/face of 82.1 sq. ft. in lieu of the permitted 8 sq. ft. pursuant to §450.4 Attachment 1.3(a); and (6) to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign pursuant to §450.4 Attachment 1.3(a). The subject property and

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Date 2/9/15

By Ben

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

The Petitioners propose to place two physicians' offices on the site as well as an "Express Care" facility on the second and third floor; all affiliated with nearby Northwest Hospital.

Brian White Sr., VP appeared in support of the requests. David H. Karceski, Esquire, and Adam Rosenblatt, Esquire represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review. These will be discussed below.

The subject property is approximately 0.7446 acres and is zoned BR, BM-CCC.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. It wishes to redevelop an already existing property with already existing parking in the Liberty Road revitalization area. The site is an irregularly shaped and narrow lot, already bounded by two existing heavily traveled roads (part of the right-of-way for one which was taken from the subject property). The remaining sides already border on existing development, including a branch of the Baltimore County Public Library, thus limiting any additional expansion of the site to the front of the existing building. Evidence was presented that the "Express Care" use would require primarily "short term" parking; and that the medical facilities in the building would directly compliment nearby Northwest Hospital, located within two blocks of the subject site. The property is clearly unique.

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Date

2/9/15

By

Den

If the B.C.Z.R. were strictly interpreted, the Petitioner would suffer a practical difficulty. Without the requested setback variance, the expansion needed to accommodate the planned uses could not be constructed. In addition, the parking already existing, which I believe is adequate for the purposes proposed, would not be sufficient without the requested parking variance. Absent the requested sign variances the ability of the Petitioner to properly advise and direct patients to the sites multiple functions would be seriously limited. Moreover, the interplay of the sites functions in relation to Northwest Hospital would be severely hampered. Further, 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. This is demonstrated by the lack of county and/or community opposition.

ZAC COMMENTS

Comments have been received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). The Petitioner has agreed to comply with the conditions listed by those agencies, but raises a question as to the DOP #3 condition regarding the dumpster enclosure. Instead of the masonry enclosure proposed in that condition, which would require the removal of one or two already existing trees, Petitioner wishes to construct and maintain a wood enclosure, which would not necessitate the trees removal. Given the dearth of green growing things on that portion of Liberty Road, I agree to the Petitioners alternative and will not require them to adhere to that condition.

THEREFORE, IT IS ORDERED, this 9th day of February, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces pursuant to §409.6.A.2; (2) to

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Date

2/9/15

By

sln

allow a front building line to front property line setback a minimum of 21 ft. along Liberty Road which is a dual lane highway pursuant to § 238.1; (3) to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of the one-wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance pursuant to §450.4 Attachment 1.5(d); (4) to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance pursuant to §450.4 Attachment 1.5(d); (5) to allow a wall-mounted directional sign with a sign area/face of 82.1 sq. ft. in lieu of the permitted 8 sq. ft. pursuant to §450.4 Attachment 1.3(a); (6) to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign pursuant to §450.4 Attachment 1.3(a); and (7) to allow the Petitioner to construct and maintain a wood dumpster enclosure, to be constructed in consultation with the county landscape architect, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

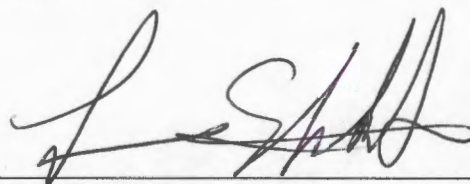
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by the DOP and DPR copies of which are attached hereto and are incorporated herein, except as above noted in reference to DOP condition #3.

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Date 2/9/15

By Sen

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:sln

ORDER RECEIVED FOR FILING

Date 2/9/15

By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 8600 Liberty Road

JAN 20 2015

INFORMATION:

Item Number: 15-113

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: 8600 Liberty Road, LLC

Zoning: BR, BM, CCC

Requested Action: Variance

The Department of Planning has reviewed the petitioner's request, schematic landscape plan, preliminary architectural elevations and accompanying site plan. The petitioner is proposing an addition of approximately 4,300 square feet to an existing medical office building. The petitioner is seeking multiple variances for the following:

1. To allow a total of 46 off-street parking spaces in lieu of the required 63 off-street parking spaces.
2. To allow a front building line front property line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway.
3. Variance from Section 450.4 of the BCZR to allow a total of four wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
4. Variance from Section 450.4 of the BCZR to allow a total of two wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
5. To allow a wall-mounted directional sign with a sign area/face of 82.1 square feet in lieu of the permitted 8 square feet.
6. To allow a company name/logo to occupy more than 30% of the total sign area on the wall-mounted directional sign.

SUMMARY OF RECOMMENDATIONS:

Northwest Hospital, the major medical center for Northwest Baltimore County, is located a quarter of a mile down the street from this proposed site. The hospital has been seeking a presence on Liberty Road for years. This facility will be used as an urgent care facility and a medical office to provide the hospital that much needed presence on Liberty Road. The applicant is making substantial improvements to a site and building at a prime location along Liberty Road and within the Liberty Road Corridor.

ORDER RECEIVED COMM-FILING

Date

2/9/15

By

Sen

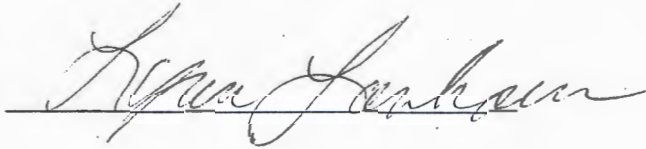
Revitalization Area which should serve to improve the curb appeal at this very visible intersection and to contribute to mix of uses in the area.

The Department of Planning does not object to the petitioner's parking and sign variance requests subject to the following conditions.

1. The lobby entrance should connect via sidewalk to the public sidewalk in the adjacent street (Old Court Road). If there is an additional public building entrance facing Liberty Road a sidewalk connection should also be provided at that location.
2. Submit a final landscape plan that is coordinated with the proposed site plan. The two parking spaces that have been eliminated on the plan along Liberty Road should be landscaped.
3. The dumpster enclosure should be masonry and be designed to match the building materials and colors.
4. Submit final architectural elevations with building materials indicated prior to permit.

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

Division Chief:
AVA/LL



ORDER RECEIVED FOR FILING

Date 2/9/95
By SLN

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2014
Item No. 2015-0113

DATE: December 5, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

A landscape plan is required. The proposed parking must meet landscape manual planting and setback requirements.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0113-12012014.doc

ORDER RECEIVED FOR FILING

Date 2/9/15
By Sen



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 8600 Liberty Road which is presently zoned BR, BM-CCC

Deed References: 35382-105 10 Digit Tax Account # 2200008247

Property Owner(s) Printed Name(s) 8600 Liberty Road, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached Sheet 2

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0113-A Filing Date 11/18/14

Do Not Schedule Dates: Reviewer BZ

ORDER RECEIVED FOR FILING

Date

By

2/9/15
sen

8600 LIBERTY ROAD, LLC

ATTACHMENT SHEET 1 TO PETITION FOR VARIANCE

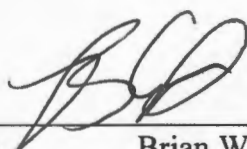
1. Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations ("BCZR") to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces.
2. Variance from Section 238.1 of the BCZR to allow a front building line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway.
3. Variance from Section 450.4 Attachment 1.5(d) of the BCZR to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
4. Variance from Section 450.4 Attachment 1.5(d) of the BCZR to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
5. Variance from Section 450.4 Attachment 1.3(a) of the BCZR to allow a wall-mounted directional sign with a sign area/face of 82.1 square feet in lieu of the permitted 8 square feet.
6. Variance from Section 450.4 Attachment 1.3(a) of the BCZR to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign.

8600 LIBERTY ROAD, LLC

**ATTACHMENT SHEET 2
TO PETITION FOR VARIANCE**

Legal Owners (Petitioners):

8600 Liberty Road, LLC

By: 

Name: Brian White

Title: Senior Vice President, LifeBridge Health
c/o Lifebridge Health Inc.
2401 W. Belvedere Avenue
Baltimore, Maryland 21215

William K. Woody, L.S.
President and CEO

Douglas L. Kennedy, P.E.
Senior Vice President

J. Peter McDonnell
Executive Vice President

Melissa M. Walker
Vice President, CFO



Kimberly M. Groves, P.E.
Vice President, Engineering

Kevin C. Anderson, Jr., P.E.
Vice President, Dir. of Land Development

Reginald C. Roberts
Associate, Dry Utilities Specialist

ZONING DESCRIPTION
PROPERTY OF 8600 LIBERTY ROAD, LLC
#8600 LIBERTY ROAD
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SAW
(westerly)

Beginning for the same at a point on the Northeasternmost Right-of-Way line of Liberty Road, variable width, said point being distant 43 feet, more or less, easterly from the centerline of Old Court Road, thence running with said Right-of-Way line of Liberty Road the following course and distance:

1. North 64 degrees 24 minutes 27 seconds West 106.34 feet to a point; thence, leaving the said Northeasternmost Right-of-Way line of Liberty Road the following six courses and distances:
2. North 36 degrees 58 minutes 15 seconds East 130.17 feet to a point; thence
3. North 25 degrees 29 minutes 03 seconds East 95.87 feet to a point; thence
4. South 64 degrees 08 minutes 50 seconds East 4.74 feet to a point; thence
5. North 40 degrees 55 minutes 00 seconds East 40.33 feet to a point; thence
6. By a curve to the right having a radius of 25.00 feet, an arc length of 32.77 feet and subtended by a chord bearing and distance of South 78 degrees 27 minutes 29 seconds West to a point; thence
7. South 64 degrees 00 minutes 00 seconds East 78.19 feet to a point on the Northwesternmost Right-of-Way line of Old Court Road, variable width; thence running with said Right-of-Way line of Old Court Road for the following three courses and distances:
8. A curve to the right having a radius of 1,050.74 feet, an arc length of 29.18 feet and subtended by a chord bearing and distance of South 25 degrees 23 minutes 00 seconds West to a point; thence
9. By a curve to the right having a radius of 976.66 feet, an arc length of 245.05 feet and subtended by a chord bearing and distance of South 31 degrees 46 minutes 33 seconds West to a point; thence
10. South 79 degrees 01 minute 07 seconds West 25.42 feet the Point of Beginning.

Containing 32,435 square feet or 0.7746 acres of land, more or less.

As recorded in Deed Liber 35382, folio 105.

Also known as #8600 Liberty Road and located in the 2nd Election District of Baltimore County, Maryland.

and 4th Councilmanic District SAW

Matthew
Matthew C. Zane
Professional Land Surveyor
Maryland Registration No. 21739
My registration expires on December 12, 2015



Date: *11/14/14*

Item #0113

KCW Engineering Technologies, Inc.

810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061 • Phone: 410.768.7700 • Fax: 410.768.0200 • www.kcw-et.com

Date: 11/18/14

DO NOT

35104 35105 35106 35107 35108

09/26/2014 11:18 AM

52 579 8484 1845 LHM

2025年 第 75 卷 第 2 期 2025 年 1 月 1 日 第 1 页

2000年12月15日

11049

1947-1948 240,000

12-10-1981

Baltimore County, Maryland

Total: 5500

For:

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

RE: PETITION FOR VARIANCE
8600 Liberty Road; N/S Liberty Road,
43' W c/line Old Court Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): 8600 Liberty Road LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-113-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

NOV 25 2014



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 25th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0113-A
Property Address: 8600 Liberty Road
Property Description: _____

Legal Owners (Petitioners): 8600 Liberty Road, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Luka seovich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Ste. 500
Towson, MD 21204
Telephone Number: (410) 494-6200

CERTIFICATE OF POSTING

2015-0113-A

RE: Case No.: _____

Petitioner/Developer: _____

8600 Liberty Rd LLC c/o LifeBridge Health, Inc

January 23, 2015
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:

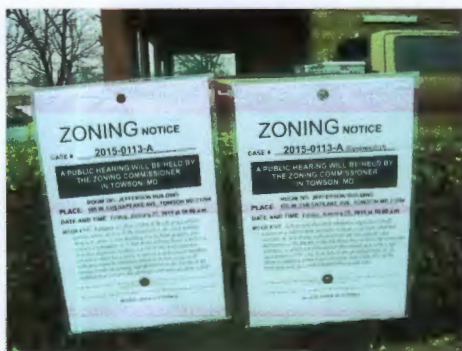
Ladies and Gentlemen:

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: _____

8600 Liberty Rd

January 3, 2015

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



Sincerely,


(Signature of Sign Poster)

January 3, 2015
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2015-0113-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, January 23, 2015 at 10:00 a.m.

REQUEST: *Variance* to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces; to allow a front building line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway; to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the facade of the building that contains the customers entrance; to allow a total

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2015-0113-A (Continued) (1)

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, January 23, 2015 at 10:00 a.m.

REQUEST: of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the facade of the building that contains the customer entrance; to allow a wall-mounted directional sign with a sign area/surface of 82.1 sq. ft. in lieu of the permitted 8 sq. ft.; to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2926444

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 30, 2014

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0113-A
8600 Liberty Road
N/s Liberty Road, 43 ft. w/of centerline of Old Court Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) 8600 Liberty Road, LLC, c/o LifeBridge Health, Inc.

Variance: to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces; to allow a front building line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway; to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall mounted and one canopy sign permitted on the facade of the building that contains the customer entrance; to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the facade of the building that contains the customer entrance; to allow a wall-mounted directional sign with a sign area/face of 82.1 sq. ft. in lieu of the permitted 8 sq. ft.; to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign.

Hearing: Friday, January 23, 2015, at 10:00 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.

JT 12/9/23 December 30 2926444



KEVIN KAMENETZ
County Executive
December 1, 2014

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

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: 2015-0113-A

8600 Liberty Road

N/s Liberty Road, 43 ft. w/of centerline of Old Court Road

2nd Election District – 4th Councilmanic District

Legal Owners: 8600 Liberty Road, LLC, c/o LifeBridge Health, Inc.

Variance to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces; to allow a front building line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway; to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance; to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance; to allow a wall-mounted directional sign with a sign area/face of 82.1 sq. ft. in lieu of the permitted 8 sq. ft.; to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign.

Hearing: Friday, January 23, 2015, 10:00 a.m. in Room 205, 105 W. Chesapeake Ave., Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Brian White, LifeBridge Health, 2401 W. Belvedere Road, Baltimore 21215

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 3, 2015.**
- (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
Tuesday, December 30, 2014 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2015-0113-A

8600 Liberty Road

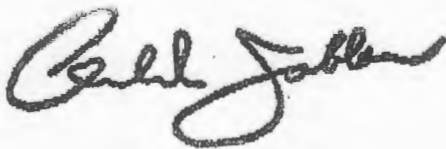
N/s Liberty Road, 43 ft. w/of centerline of Old Court Road

2nd Election District – 4th Councilmanic District

Legal Owners: 8600 Liberty Road, LLC, c/o LifeBridge Health, Inc.

Variance to allow a total of 46 off-street surface parking spaces in lieu of the required 63 off-street parking spaces; to allow a front building line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway; to allow a total of four wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall mounted and one canopy sign permitted on the façade of the building that contains the customer entrance; to allow a total of two wall-mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance; to allow a wall-mounted directional sign with a sign area/face of 82.1 sq. ft. in lieu of the permitted 8 sq. ft.; to allow a company name/logo to occupy more than 30% of the total sign area on a wall-mounted directional sign.

Hearing: Friday, January 23, 2015, 10:00 a.m. in Room 205, 105 W. Chesapeake Ave., 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.

MEMORANDUM

DATE: March 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0113-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 11, 2015. 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

t 410.494.6271
f 410.821.0147
amrosenblatt@venable.com

February 25, 2015

Via Hand Delivery

Hon. Lawrence M. Stahl
Office of Administrative Hearings
Jefferson Building, first floor
105 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

FEB 25 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Case No. 2015-0113-A
Clarification of Two Issues

Judge Stahl:

The purpose of this correspondence is to clarify two (2) items in your February 9, 2015 Order in the above-referenced zoning case. While no further action is required, Petitioner would respectfully request that this letter be made a part of the case file.

At the outset of the January 23, 2015 hearing on this matter, Petitioner amended one of the variance requests with respect to the reduced setback from a front building line to Liberty Road. While the depth of the variance did not change (21 feet), the Petition was amended to remove the reference to Liberty Road as a "dual lane highway." See Petitioner's Exhibit 5. However, in your Order, relief was granted from a "dual line highway" as originally filed. Carl Richards, Supervisor of the Office of Zoning Review, agrees that the necessary setback of 21 feet was granted, but concurs with Petitioner that Liberty Road is not a dual lane highway. Accordingly, Petitioner is not seeking any further action, and is simply requesting that this letter be made a part of the case file for purposes of clarification.

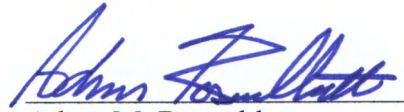
Second, testimony presented at the hearing revealed that the proposed layout of the refurbished building would include an "Express Care" facility on the first floor and physicians' offices on the second and third floors. In your Order, it appears the building layout was inadvertently reversed on page two (2) wherein the proposed Express Care facility is referred to as occupying the second and third floors with the physicians' offices on the first floor. The Office of Zoning Review takes no issue with this discrepancy, particularly in light of the fact that both uses are permitted on any floor of the building. For clarification, however, please include this letter in the case file.

We apologize for bringing these seemingly minor issues to your attention in this uncontested zoning matter but, in an abundance of caution, request that the file be supplemented with this letter.

Hon. Lawrence M. Stahl
February 25, 2015
Page 2

Thank you for your time and consideration.

Sincerely,



Adam M. Rosenblatt



David H. Karceski

cc: Carl Richards

CASE NO. 2015- 0113-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

12/5

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

C

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

FIRE DEPARTMENT

1/20

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

C

11/24

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/30/14

SIGN POSTING

Date:

1/3/15

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

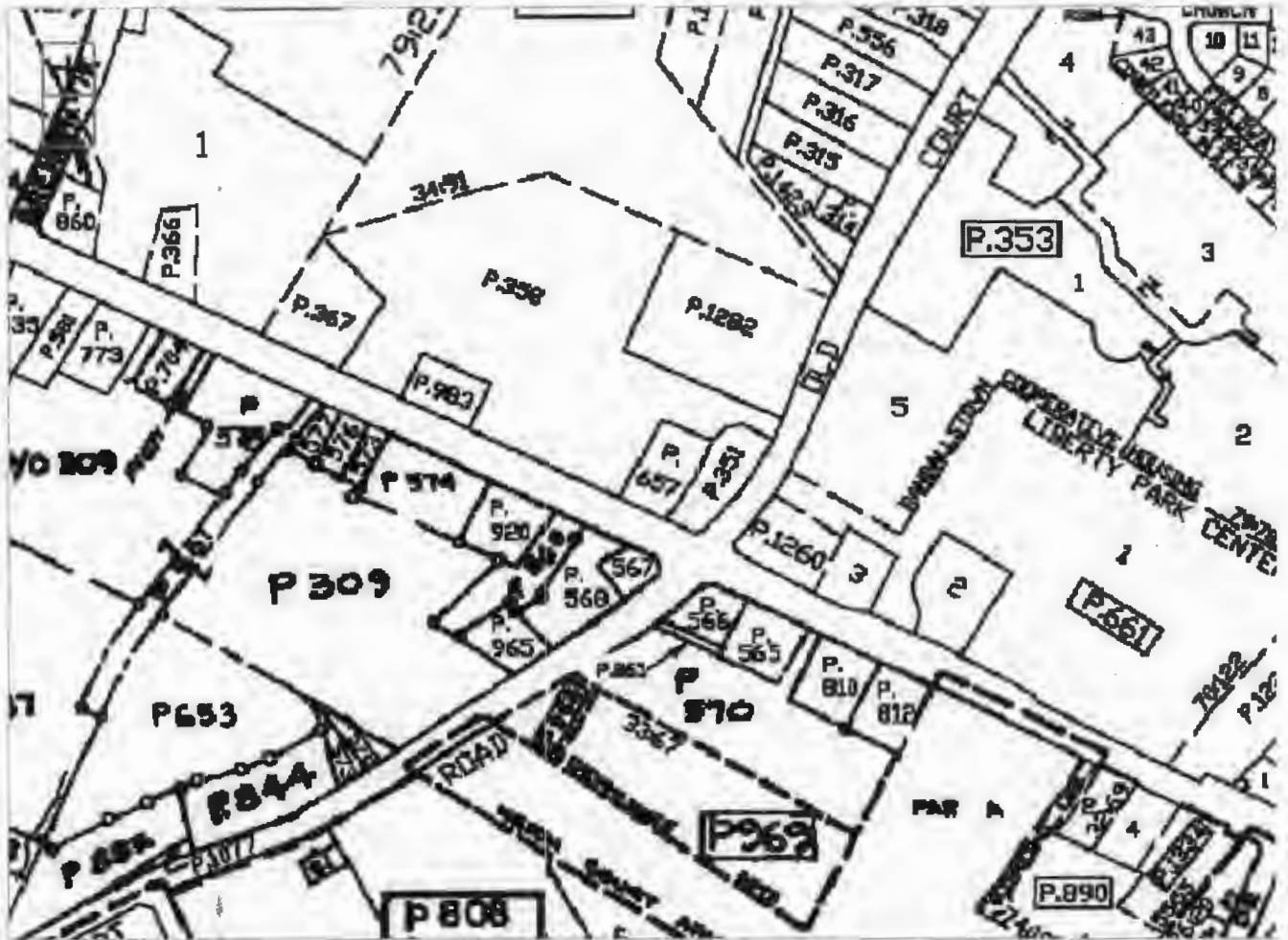
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 2200008247							
Owner Information									
Owner Name:		8600 LIBERTY ROAD LLC				Use:		COMMERCIAL	
Mailing Address:		LIFEBRIDGE HEALTH INC 2401 W BELVEDERE AVE BALTIMORE MD 21216-				Principal Residence:		NO	
						Deed Reference:		/35382/ 00105	
Location & Structure Information									
Premises Address:		8600 LIBERTY RD 0-0000				Legal Description:		.7448 AC 8600 LIBERTY RD NW COR OLD COURT RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0077	0015	0351		0000				2013	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1981		9617				32,434 SF		15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		BRANCH BANK							
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2013	07/01/2014		07/01/2015		
Land:			648,600	648,600					
Improvements			445,000	405,600					
Total:			1,093,600	1,054,200	1,054,200		1,054,200		
Preferential Land:			0		0				
Transfer Information									
Seller: J F W PROPERTIES LLC				Date: 09/19/2014		Price: \$2,106,000			
Type: ARMS LENGTH IMPROVED				Deed1: /35382/ 00105		Deed2:			
Seller: FEELGOOD LIMITED PARTNERSHIP				Date: 05/01/2003		Price: \$1,275,000			
Type: ARMS LENGTH IMPROVED				Deed1: /17926/ 00317		Deed2:			
Seller: FEELGOOD LIMITED PARTNERSHIP				Date: 04/02/1991		Price: \$1,125,000			
Type: ARMS LENGTH IMPROVED				Deed1: /08746/ 00283		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **02** Account Number: **2200008247**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

January 15, 2014

Brian White, Sr. VP
c/o Lifebridge Health Inc.
2401 W. Belvedere Avenue
Baltimore MD 21215

RE: Case Number: 2015-0113 A, Address: 8600 Liberty Road

Dear Mr. White:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 18, 2014. 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: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



Maryland Department of Transportation

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11/24/14

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

RE: Baltimore County
Item No. 2015-0113-A.

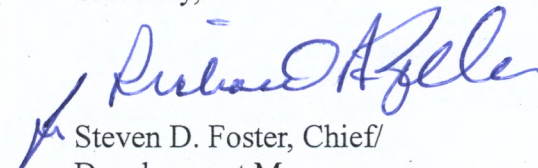
Variance
8600 Liberty Road LLC
Brian White Sr. VP
Life Bridge Health
8600 Liberty Road,
MD 212

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 11/24/14. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0113-A.

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 email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 8600 Liberty Road

JAN 20 2015

INFORMATION:

Item Number: 15-113

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: 8600 Liberty Road, LLC

Zoning: BR, BM, CCC

Requested Action: Variance

The Department of Planning has reviewed the petitioner's request, schematic landscape plan, preliminary architectural elevations and accompanying site plan. The petitioner is proposing an addition of approximately 4,300 square feet to an existing medical office building. The petitioner is seeking multiple variances for the following:

1. To allow a total of 46 off-street parking spaces in lieu of the required 63 off-street parking spaces.
2. To allow a front building line front property line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway.
3. Variance from Section 450.4 of the BCZR to allow a total of four wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
4. Variance from Section 450.4 of the BCZR to allow a total of two wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
5. To allow a wall-mounted directional sign with a sign area/face of 82.1 square feet in lieu of the permitted 8 square feet.
6. To allow a company name/logo to occupy more than 30% of the total sign area on the wall-mounted directional sign.

SUMMARY OF RECOMMENDATIONS:

Northwest Hospital, the major medical center for Northwest Baltimore County, is located a quarter of a mile down the street from this proposed site. The hospital has been seeking a presence on Liberty Road for years. This facility will be used as an urgent care facility and a medical office to provide the hospital that much needed presence on Liberty Road. The applicant is making substantial improvements to a site and building at a prime location along Liberty Road and within the Liberty Road Commercial

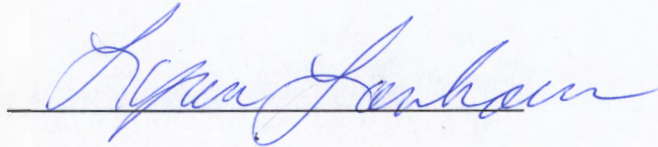
Revitalization Area which should serve to improve the curb appeal at this very visible intersection and to contribute to mix of uses in the area.

The Department of Planning does not object to the petitioner's parking and sign variance requests subject to the following conditions.

- ✓ 1. The lobby entrance should connect via sidewalk to the public sidewalk in the adjacent street (Old Court Road). If there is an additional public building entrance facing Liberty Road a sidewalk connection should also be provided at that location. - NO PUBLIC ENT - SERVICE DOOR ONLY
- ✓ 2. Submit a final landscape plan that is coordinated with the proposed site plan. The two parking spaces that have been eliminated on the plan along Liberty Road should be landscaped.
- ✓ 3. The dumpster enclosure should be masonry and be designed to match the building materials and colors.
4. Submit final architectural elevations with building materials indicated prior to permit.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2014
Item No. 2015-0113

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

A landscape plan is required. The proposed parking must meet landscape manual planting and setback requirements.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0113-12012014.doc

File

t 410.494.6271
f 410.821.0147
amrosenblatt@venable.com

February 25, 2015

Via Hand Delivery

Hon. Lawrence M. Stahl
Office of Administrative Hearings
Jefferson Building, first floor
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2015-0113-A
Clarification of Two Issues

Judge Stahl:

The purpose of this correspondence is to clarify two (2) items in your February 9, 2015 Order in the above-referenced zoning case. While no further action is required, Petitioner would respectfully request that this letter be made a part of the case file.

At the outset of the January 23, 2015 hearing on this matter, Petitioner amended one of the variance requests with respect to the reduced setback from a front building line to Liberty Road. While the depth of the variance did not change (21 feet), the Petition was amended to remove the reference to Liberty Road as a "dual lane highway." See Petitioner's Exhibit 5. However, in your Order, relief was granted from a "dual line highway" as originally filed. Carl Richards, Supervisor of the Office of Zoning Review, agrees that the necessary setback of 21 feet was granted, but concurs with Petitioner that Liberty Road is not a dual lane highway. Accordingly, Petitioner is not seeking any further action, and is simply requesting that this letter be made a part of the case file for purposes of clarification.

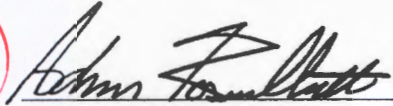
Second, testimony presented at the hearing revealed that the proposed layout of the refurbished building would include an "Express Care" facility on the first floor and physicians' offices on the second and third floors. In your Order, it appears the building layout was inadvertently reversed on page two (2) wherein the proposed Express Care facility is referred to as occupying the second and third floors with the physicians' offices on the first floor. The Office of Zoning Review takes no issue with this discrepancy, particularly in light of the fact that both uses are permitted on any floor of the building. For clarification, however, please include this letter in the case file.

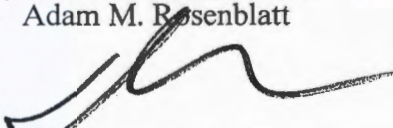
We apologize for bringing these seemingly minor issues to your attention in this uncontested zoning matter but, in an abundance of caution, request that the file be supplemented with this letter.

Hon. Lawrence M. Stahl
February 25, 2015
Page 2

Thank you for your time and consideration.

Sincerely,


Adam M. Rosenblatt


David H. Karceski

cc: Carl Richards

✓

OK 2/25/15
ucr

Case No.:

2015-0113-A 8600 Liberty Rd.

Exhibit Sheet

Petitioner/Developer

3-12-15

Protestant

2/9/15

No. 1	Plat To Accompany Variance Petition	
No. 2	PHOTOGRAPH EXHIBIT	
No. 3	A-C CO'S FOR ARCHITECTS AND ENGINEERS	
No. 4	AIRTEL VIEW OF SITE	
No. 5	ZONING Petition	
No. 6	HOSPITAL campus IMAGE	
No. 7	AIRTEL LAND DEVELOPMENT VIEW	
No. 8	LANDSCAPE PLAN	
No. 9	LIBERTY RD COMMERCIAL REVITALIZATION MAP	
10	SDAT PROPERTY PRINTOUT	
	4-19-78 DEDD FOR ROAD	
	DUMPSTER AREA photo	

SCOTT ROBISON

AIA, NCARB, CSI, LEED AP

3A



Mr. Scott Robison has more than 30 years of architectural experience with an emphasis on healthcare and health sciences research design. He has been involved in a variety of projects ranging from \$250,000 to \$268 million in cost. His areas of expertise include all facets of healthcare facilities as well as master planning for capital improvements. Over his career, Mr. Robison has developed a reputation for his ability to deliver complex projects within stringent time and budgetary constraints. With a philosophy centered on the needs and function of the end user, Mr. Robison capably accommodates the rising challenges of each unique project. Mr. Robison has proven project management skills on large healthcare and hospital campus projects. His attention to detail, while maintaining a vision of the big picture, is a positive contribution to every project upon which he has worked. He has strong communication skills and is particularly adept at identifying potential problems and resolving them early in the design process.

TITLE

Principal, Vice President

EDUCATION

Bachelor of Architecture, Texas Tech University, 1984

PROFESSIONAL LICENSES

Registered Architect: Maryland, New Jersey, Pennsylvania

Board Certified by the National Council of Architectural Registration Boards

LEED Accredited Professional

PROFESSIONAL ACTIVITIES

Member, American Society of Healthcare Engineers

Member, Construction Specification Institute

Member, American Institute of Architecture, Baltimore

SPEECHES/PRESENTATIONS

Facility Care Audio Conference Series, March 2009: "Designing Diverse Specialist Collaboration and Creating a Center of Excellence"

EMPLOYMENT HISTORY

Hord Coplan Macht, Inc., Baltimore, MD, 1995 - present

RTKL, Inc., Baltimore, MD, 1987 - 1995

Brendler Dove Associates, San Antonio, TX, 1984 - 1986

PROJECT EXPERIENCE

Johns Hopkins Hospital Baltimore, Maryland

- Meyer 7, 8, 9 Renovation
- FK Emergency Department X-Ray
- Nuclear Camera
- New Clinical Building Connections
- Nelson Harvey Nuclear Camera
- Nelson Harvey OB Program Phase 2-4
- Pre-Natal Diagnostics Renovation
- Standard Specifications

Sinai Hospital of Baltimore Baltimore, Maryland

- Emergency Department, Urgent Care and Observation Addition
- Seasons Hospice and Palliative Care Unit
- South Tower and Atrium Link
- Traumatic Brain Injury Unit
- Master Planning
- OR Renovation - three existing OR's and 1 new OR added
- Surgery Department Expansion - 4 new ORs
- ICU/IMC Relocation
- Rubin Institute for Advanced Orthopedics- 76,000 sf facility houses the International Center for Limb Lengthening and the Center for Joint Preservation and Reconstruction including 5 new OR's and PICU renovation.
- OR 17 - General Procedures
- OR 9 - Renovation to provide an additional CVOR
- OR 1 - Renovation to enlarge an existing OR
- Cancer Center Expansion
- Children's Hospital
- Outpatient Psych Building
- Pediatric Emergency Department
- Post Partum Inpatient Unit Expansion and Renovations
- Hoffberger Parking Garage
- H Lot Parking Garage
- Michel Mirowski, M.D. Medical Office Building
- Brain and Spine Institute Outpatient Clinic

Kennedy Krieger Institute Baltimore, Maryland

- Fourth and Fifth Floor Laboratory Renovation
- MRI Suite 1, 2 and 3
- 2nd Floor Vertical Expansion

Northwest Hospital Baltimore, Maryland

- Emergency Department, Urgent Care and Observation Addition
- Seasons Hospice and Palliative Care Unit
- Master Planning
- Emergency Department
- Inpatient Unit upgrades
- Pathology Lab relocation
- OR and PACU Expansion
- Inpatient Tower Vertical expansion
- ICU
- Respiratory Therapy relocation
- Physical Therapy Relocation
- HBOT & Specialty Clinic Renovation
- Front Entrance, Lobby and Outpatient Registration Expansion
- Inpatient Psychiatric Unit

Western Maryland Health Systems Cumberland, Maryland

- Master Planning
- Replacement Hospital- The first three levels of this \$268 million, seven-story, hospital are devoted to diagnostics and treatment departments, with the upper floors functioning as an inpatient tower. Includes a 16-room OR Suite.
- Sacred Heart Annex- This 55,000 sf diagnostic center provides a patient-friendly environment for the growing number of outpatients using the health system's diagnostic services.
- Medical Office Building

University of Maryland Medical Center Baltimore, Maryland

- R. Adams Cowley Shock Trauma Center
- Department of Ophthalmology
- Department of Oral/Maxillofacial Surgery
- Root Penthouse Expansion

SCOTT ROBISON

AIA, NCARB, CSI, LEED AP

Mt. Washington Pediatric Hospital

Baltimore, Maryland

- Pediatric respiratory outpatient building

Shore Health System of Maryland

Easton Memorial Hospital

Easton, Maryland

Keswick Multi-Care Center,

Telemetry Inpatient Unit

Baltimore, Maryland

- Baker Building Addition- 3-story,
36,000 sf skilled nursing addition
- Lobby Renovation

Johns Hopkins School of Medicine

Baltimore, Maryland

- LEED Certified Laboratory
and Office Renovations

JULIE HIGGINS
RLA, ASLA, LEED AP

JB



As a Principal of Hord Coplan Macht, Ms. Julie Higgins has designed a wide array of well recognized landscape projects. She has been practicing landscape architecture for more than 30 years, and prior to Hord Coplan Macht was a founding partner of Higgins-Lazarus Landscape Architecture. As a LEED accredited professional, Ms. Higgins is committed to designing sustainable environments. She excels at communicating with her clients through all phases of design, and is able to effectively translate and enhance their goals into timelessly beautiful projects. Her experience includes landscape architectural and land planning projects for residential, commercial, recreational and institutional clients, with an emphasis on higher education work.

TITLE

Principal / Vice President

EDUCATION

Bachelor of Landscape Architecture, Certificate of Environmental Studies, University of Florida, 1979

Studies in Horticulture, University of Maryland, 1975-1976

PROFESSIONAL LICENSES

Registered Landscape Architect: Maryland, Virginia, Colorado

LEED Accredited Professional

PROFESSIONAL ACTIVITIES

Member, American Society of Landscape Architects - MD Chapter

Past Board Member/Volunteer, Neighborhood Design Center

Technical Advisor, Association for the Advancement of Sustainability in Higher Education

COMMUNITY SERVICE

Chair, Social Responsibility Committee, Hord Coplan Macht

Coordinator & Volunteer, Alliance for the Chesapeake Bay - Project Clean Stream, Baltimore City

Nature Council Volunteer, Robert E. Lee Park

AWARDS

Pennsylvania State Capitol, South Capitol Park, Special Historic Property/Construction Award, Preservation Pennsylvania, 2013

D.C. War Memorial, Award for Excellence in Historic Preservation, D.C. Preservation League, 2012

D.C. War Memorial, President's Award, Maryland/Potomac ASLA, 2013

Maryland Institute College of Art - Sally's Garden, President's Award, MDASLA

Maryland Institute College of Art - Mt. Royal Station, Merit Award, MDASLA, 2006

Maryland Institute College of Art - The Gateway, Merit Award, MDASLA Merit Award, 2009

PROJECT EXPERIENCE

Higher Education

Harford Community College, Nursing and Allied Health Building Bel Air, Maryland

- Site planning for a 45,000 sf academic and conference building.
- Emphasized maintaining mature trees, making campus pedestrian connections, and creating outdoor learning environments.

University of Maryland Eastern Shore, Engineering, Aviation, Computer and Mathematical Sciences Building (EACMS) Princess Anne, Maryland

- Master planning and site design for a \$65 million building on a 7-acre site featuring a naturalized pond anchoring a new quad, pedestrian amenities, entry plazas, and landscaping.

Bowie State University Bowie, Maryland

- Facilities and Site masterplan showing phased improvements to vehicular and pedestrian circulation, athletic facilities, and open space, with an emphasis on sustainable site development and campus character.

Washington College, Hodson Hall Chestertown, Maryland

- Site design for a new dining hall adjacent to a historic campus building with a major outdoor dining terrace and quad lawn.

Loyola University Maryland, September 11th Memorial Garden Baltimore, Maryland

- Landscape architectural services for the design of a new memorial garden dedicated to members of the Loyola family featuring bluestone paving, a water feature, and extensive planting.

Maryland Institute College of Art, Master Planning Baltimore, Maryland

- Planning for the campus core including vehicular and pedestrian analysis, parking, future building sites and creation of a green "commons." Developed a plan for site furnishings,

lighting, paving and planting. Work included planting plans for streetscape and parking lot improvements.

Maryland Institute College of Art, Sally's Garden Baltimore, Maryland

- Design for a "vest pocket" plaza and memorial garden creating an important open space for the campus

Maryland Institute College of Art, Meyerhoff House Baltimore, Maryland

- Renovation of a historic building in Bolton Hill into student housing featuring an entry plaza, formal garden, dining terrace and gardens

Maryland Institute College of Art, Brown Center and Cohen Plaza Baltimore, Maryland

- Design of a major open space, plaza and fountain creating a significant visual and physical campus "core"

Maryland Institute College of Art, Mt. Royal Station Baltimore, Maryland

- Restoration of the historic train station and shed including creation of a new pedestrian plaza.

Maryland Institute College of Art, Bunting Center Baltimore, Maryland

- New entry plaza of a renovated building including seat walls, lighting and planting.
- Design of monumental campus identification sign.

University of Maryland, Baltimore County Baltimore, Maryland

- Master planning for a residential quad.
- Site design for a new residence hall and entry plazas for existing dorms and a dining hall.

Coppin State University Baltimore, Maryland

- Site design for a new campus promenade and major open space including extensive planting and hardscape.

hord | coplan | macht

JULIE HIGGINS

RLA, ASLA, LEED AP

Stevenson University *Stevenson, Maryland*

- Overall campus masterplan for future building facilities, improved vehicular circulation and parking, and pedestrian amenities
- LEED project

K-12 Experience

Barrie School *Silver Spring, Maryland*

- Planning for a three-building academic and gym complex sensitively sited among mature trees on steep slopes.

Hyattsville Area Elementary School *Prince George's County, Maryland*

- Planning and site design for a new elementary school featuring landscaped courtyards, multi-level play areas, and bioretention, all designed to incorporate learning opportunities.

Roland Park Country School *Baltimore, Maryland*

- Design of play areas, plazas, informal bleacher seating, and landscaping.

Bryn Mawr School *Baltimore, Maryland*

- Design of an artificial turf athletic field, bleachers and site amenities.

Gilman School *Baltimore, Maryland*

- Overall landscape master plan
- Landscape design for the Lower School
- Teaching garden for the Science Building

Maryland School for the Deaf *Frederick, Maryland*

- Master planning
- Site and landscape design for a new elementary school for the MD Department of General Services.

Walker Jones Pre K-8 School *Washington, DC*

- Site planning and landscape architectural design for a new urban school, community center and library with multi-age play and

recreation facilities. The project is currently registered with USGBC has achieved LEED Silver certification.

Dover High School *Dover, Delaware*

- Master planning through final design for a 108-acre campus featuring a new high school, two stadiums, eight athletic fields.
- Environmental planning includes extensive reforestation and native meadow planting.

Dorchester Career and Technology Center *Cambridge, Maryland*

- Masterplanning and site planning for a 94,000 sf technical high school including connections to existing high school.

Parks

Federal Hill Park Playground *Baltimore, Maryland*

- Unique community playground for toddler through school age children incorporating historic icons including a ship, fort, and a signal tower.

Robert E. Lee Park, Natural Play Area *Norbeck, Maryland*

- Themed masterplan for a play area to connect children to the natural environment, inspire curiosity and creativity and promote physical activity.

Greenbriar Park *Potomac, Maryland*

- Design review and quality assurance for the 25 acre park. The park program consists of a small parking lot, walking trails, passive seating and picnic terraces, children's play areas, a picnic pavilion, visible bioretention areas with educational exhibits, a soccer field, basketball and volleyball courts, and natural tree planting areas.

East Norbeck Park *Silver Spring, Maryland*

- Design review and quality assurance for the 24-acre park. The park program consists of meandering walking trails, children's play areas, a picnic pavilion

and comfort station, bioretention area, educational exhibits, a soccer field, basketball courts, a small parking lot, and naturalized planting areas.

Robinson Nature Center *Howard County, Maryland*

- Partner-in-Charge and quality assurance for a county nature center with parking, trails, and water feature.

Irvine Nature Center *Baltimore County, Maryland*

- Quality assurance and construction administration.

Healthcare (Planning)

MedStar Franklin Square Medical Center *Baltimore, Maryland*

- NICU Meditation Garden

Johns Hopkins Hospital *Baltimore, Maryland*

- Courtyard Therapeutic Garden

Western Maryland Regional Medical Center *Cumberland, Maryland*

- Site and landscape design for a \$268 million regional hospital.
- Hospital Chapel Garden.
- Therapeutic Garden.
- Site design for a medical office building.

Northwest Hospital *Baltimore, Maryland*

- Site improvements for a new hospital entrance and streetscape.

Levindale Geriatric Hospital *Baltimore, Maryland*

- Site and landscape plans for a new nursing home featuring a sensory garden with a terrace and water features.

Sinai Hospital of Baltimore, Hess Garden *Baltimore, Maryland*

- A contemplative garden for hospital patients, family and staff.

Sinai Hospital of Baltimore, Cancer Center Garden *Baltimore, Maryland*

- A viewing garden for infusion patients.

Herman & Walter Samuelson Children's Hospital at Sinai *Baltimore, Maryland*

- Site and landscape plans for a hospital expansion.

Institutional

National Park Service, DC War Memorial *Washington DC*

- Restoration plans for an historic memorial on the National Capitol Mall.

National Park Service, Ulysses S. Grant Memorial, Investigative Condition Assessment Report *Washington, DC*

- Directed a team of preservation architects, conservators, engineers and cost estimators in the preparation of a comprehensive assessment report and repair plan for the Memorial.

Theodore Roosevelt Memorial, Rehabilitate Site, Predesign through Construction Documents; Construction Administrative Services *Washington, DC*

- Directed a team of preservation architects, engineers, fountain designer and cost estimator in the preparation of plans for the restoration of the plaza, water features and statue at the Memorial, located on Theodore Roosevelt Island.

William K. Woody, L.S.
President and CEO

Douglas L. Kennedy, P.E.
Senior Vice President

J. Peter McDonnell
Executive Vice President

Melissa M. Walker
Vice President, CFO



Kimberly M. Groves, P.E.
Vice President, Engineering

Kevin C. Anderson, Jr., P.E.
Vice President, Dir. of Land Development

Reginald C. Roberts
Associate, Dry Utilities Specialist

Kevin C. Anderson, Jr., P.E.
Vice President
Director of Land Development

B.S. Civil Engineering completed (1994)
University of Louisville

M.Eng. Civil Engineering concentration in
Hydrology course work completed (1995)
University of Louisville

Engineer in Training KY # 11933
Professional Engineer MD # 27016
Since 1/31/02

Member American Society of Civil Engineers
 Maryland Society of Professional Engineers
 Maryland Society of Surveyors

1993-1995 Louisville Metropolitan Sewer District
 Louisville, Kentucky

1995-2015 KCW Engineering Technologies, Inc.
 Baltimore, Maryland

Experience: Mr. Anderson has over 19 years of experience in civil engineering, environmental engineering and land planning for municipal, residential, commercial, institutional and industrial development projects. Experience includes subdivision design, site geometry, grading, roadway design, storm drain design, utility design, culvert design, stormwater management design, erosion and sediment control design, floodplain analysis, construction inspection and as-built certification. Capable of performing permit and variance acquisition for all development, zoning and environmental impacts and violations. Provides testimony for development, zoning and legal proceedings. Has been qualified as an expert witness by the Baltimore County Board of Appeals.

PETITIONER'S EXHIBIT _____



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 8600 Liberty Road which is presently zoned BR, BM-CCC

Deed References: 35382-105 10 Digit Tax Account # 2200008247

Property Owner(s) Printed Name(s) 8600 Liberty Road, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached Sheet 2

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

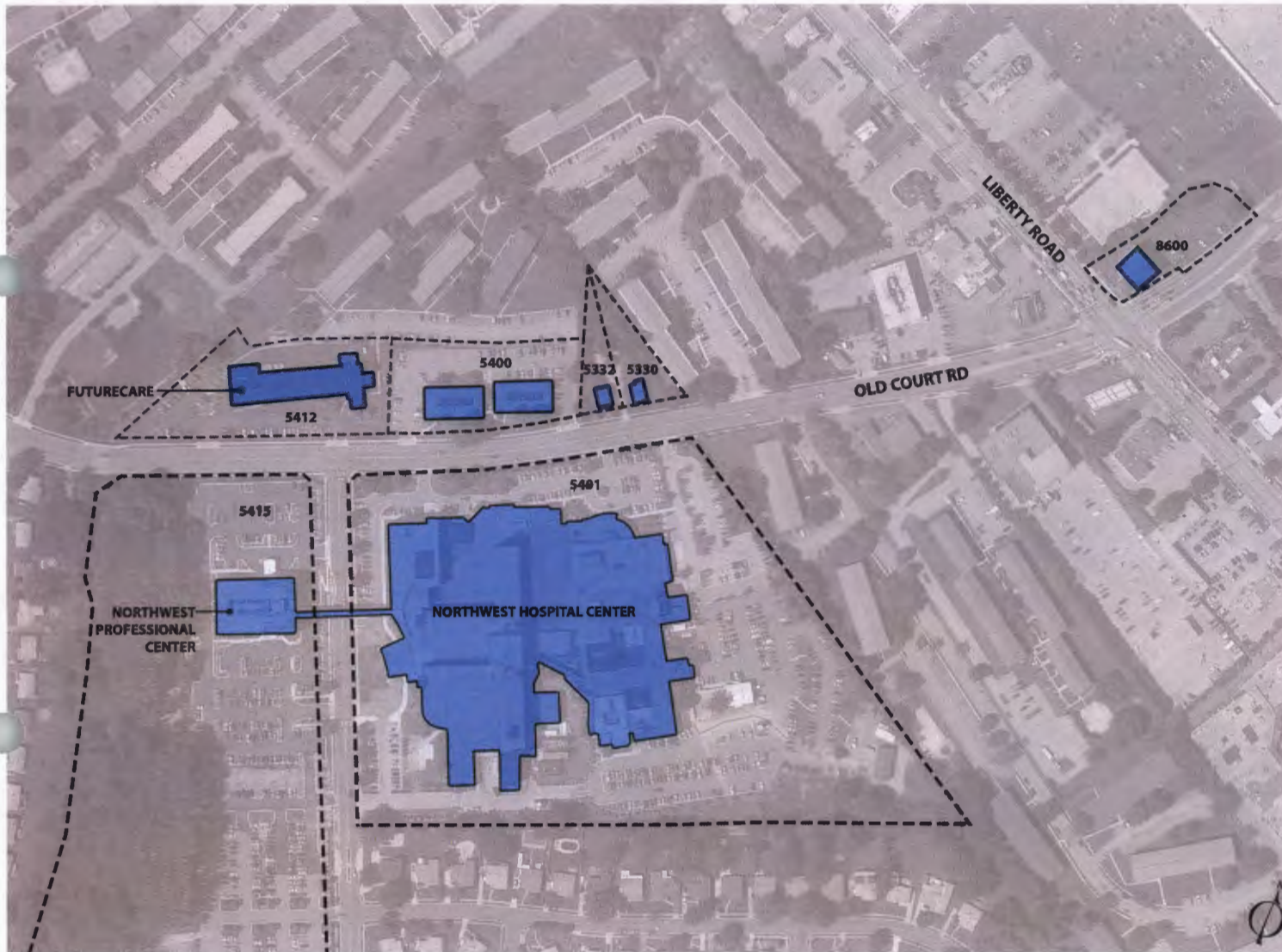
Zip Code Telephone # Email Address

CASE NUMBER Filing Date / / Do Not Schedule Dates: Reviewer

REV. 10/4/11

PETITIONER'S EXHIBIT

5



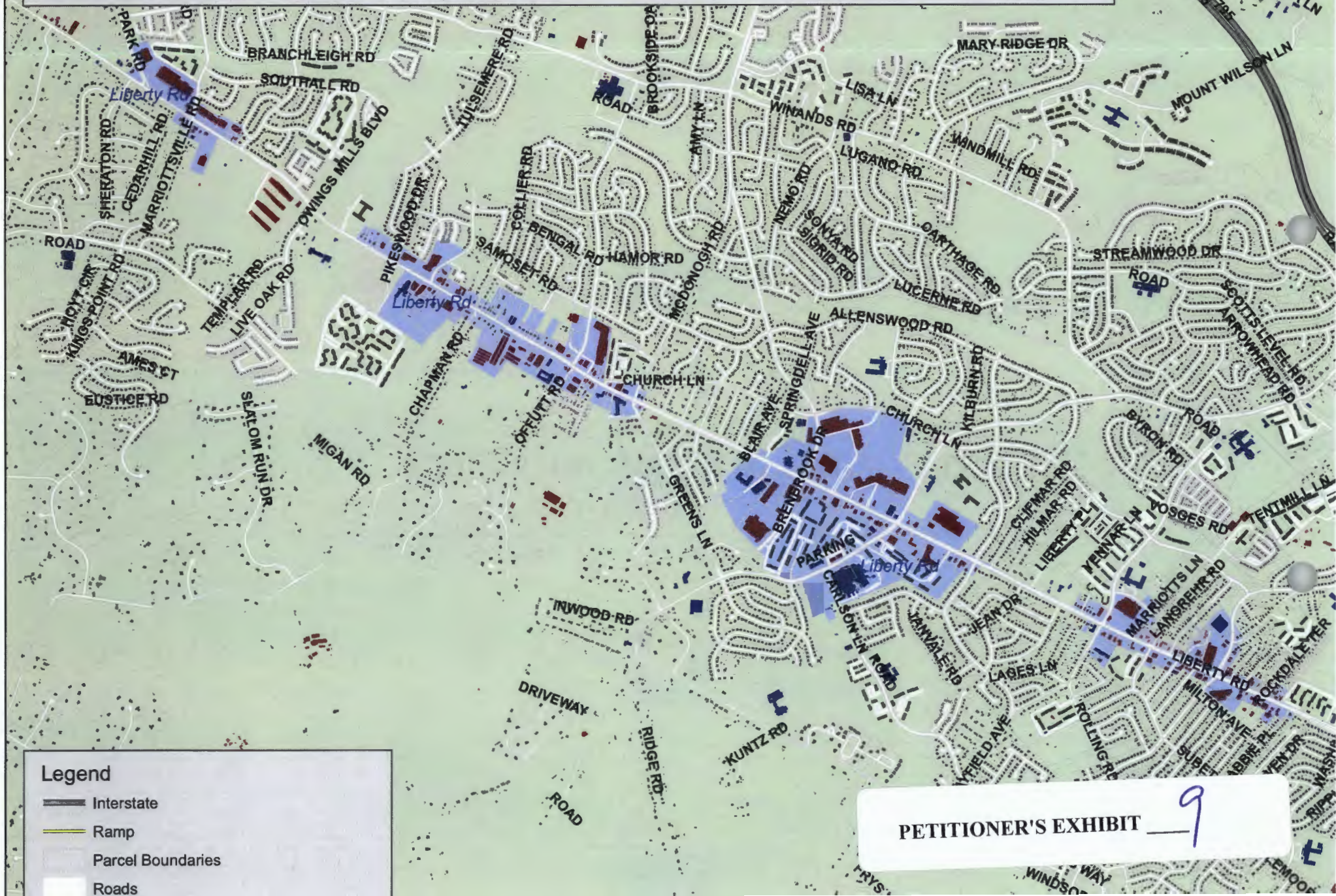
EXISTING CONDITIONS

Zoning:

Address	Zoning Class	Use
5330 Old Court Road	O3	Residential
5332 Old Court Road	O3	Residential
5400 Old Court Road	DR 16 / BL	Commercial/Offices
5401 Old Court Road	BL	Hospital
5412 Old Court Road	DR 16	Nursing Home
5415 Old Court Road	OR 1	Commercial/Offices
8600 Liberty Road	BR	Commercial/Offices

--- PROPERTY LINES

LIBERTY ROAD COMMERCIAL REVITALIZATION DISTRICT BALTIMORE COUNTY, MARYLAND



Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2200008247			
Owner Information					
Owner Name:		8600 LIBERTY ROAD LLC		Use:	COMMERCIAL
Mailing Address:		LIFEBRIDGE HEALTH INC 2401 W BELVEDERE AVE BALTIMORE MD 21215-		Principal Residence:	NO
				Deed Reference:	/35382/ 00105
Location & Structure Information					
Premises Address:		8600 LIBERTY RD 0-0000		Legal Description:	.7446 AC 8600 LIBERTY RD NW COR OLD COURT RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0015	0351		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2013	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure	Above Grade Enclosed	Finished Basement	Property Land	County	
Built 1981	Area 9617	Area	Area 32,434 SF	Use 15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		BRANCH BANK			
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2013	07/01/2014	07/01/2015
Land:		648,600	648,600		
Improvements		445,000	405,600		
Total:		1,093,600	1,054,200	1,054,200	1,054,200
Preferential Land:		0			0
Transfer Information					
Seller: J F W PROPERTIES LLC		Date: 09/19/2014		Price: \$2,100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35382/ 00105		Deed2:	
Seller: FEELGOOD LIMITED PARTNERSHIP		Date: 05/01/2003		Price: \$1,275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17926/ 00317		Deed2:	
Seller: FEELGOOD LIMITED PARTNERSHIP		Date: 04/02/1991		Price: \$1,125,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08746/ 00283		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, express

PETITIONER'S EXHIBIT 10

LIBER 5881 PAGE 198

County Highway Deed.

Item 2A
CODE: 05--RW-71-302-1B
J.O. 5-219-2District No. 2
Account No.

THIS DEED, Made this 19th day of April, in the year 1978
by EXXON CORPORATION, a body corporate of the State of New Jersey, Grantor.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Treas. of Deeds

BALTIMORE COUNTY, MARYLAND

For: Walter R. Richardson
Authorized Signature 5-4-78

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, for public highway purposes, all that lot of ground situate, lying and being in the Second Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING a parcel of land of irregular dimensions across the property of the Grantor, said parcel of land containing 0.071 acre, more or less (3,113 sq. ft., more or less), to be used for the widening of OLD COURT ROAD, as shown shaded and indicated "HIGHWAY WIDENING" on Baltimore County Bureau of Land Acquisition Drawing No. RW 71-302-1B, which is attached hereto and made a part hereof.

TOGETHER with a temporary easement area, containing 0.055 acre, more or less (2,389 sq. ft., more or less), as shown on the aforesaid Drawing No. RW 71-302-1B, which is attached hereto and made a part hereof, to be used during the period of construction only for the purpose of creating the necessary supporting slopes, and all rights in said temporary easement hereby granted to Baltimore County, Maryland, shall upon completion of construction, terminate and revert to the Grantor.

TOGETHER ALSO with a temporary easement for construction purposes over the property of the Grantor, said easement containing 0.018 acre, more or less (790 sq. ft. more or less), as shown indicated "Temp. Construction Area" on the aforesaid Drawing No. RW 71-302-1B, which is attached hereto and made a part hereof; said temporary easement shall become null and void upon the completion of the highway construction, and the Grantor herein shall hold the property over which the said temporary easement runs free and clear of said temporary easement.

TOGETHER ALSO with the right of Baltimore County, Maryland, its successors or assigns, employees or agents, to remove any tree having a butt diameter of 3" or less which may be in the aforesaid temporary construction area.

BEING a portion of the property which by a Deed dated October 13, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5247, folio 899 was granted and conveyed by Alice Sprague, to Humble Oil & Refining Company. See also: Certificate of Merger dated December 18, 1972 and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 5389, folio 945 wherein the said Humble Oil & Refining Company was merged into and is now known as EXXON Corporation.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, for public highway purposes.

-1-

PETITIONER'S EXHIBIT

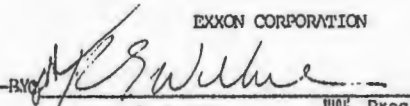
11

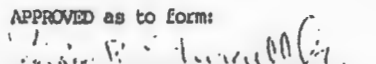
AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially property granted; and that it will execute such further assurances of the same as may be requisite.

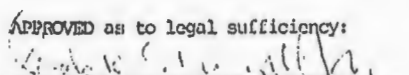
AS WITNESS the due execution hereof by the aforementioned Grantor.

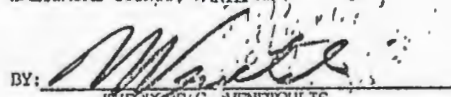
TEST:

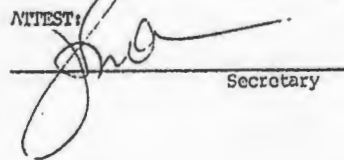
 Notary Public
 Baltimore County, Maryland

EXXON CORPORATION
 R. E. Wilhelm VICE President (SEAL)

 1978

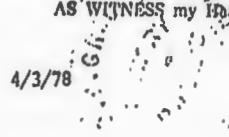
APPROVED as to form:

 Assistant County Solicitor 4/3/78

APPROVED as to legal sufficiency:

 Assistant County Solicitor 4/3/78

APPROVED and ACCEPTED this 28th day of April, 1978
 BALTIMORE COUNTY, MARYLAND
 BY: 
 THEODORE G. VENETOULIS
 County Executive

WITNESS:

 Secretary

State of Maryland, Baltimore County to wit:
 I HEREBY CERTIFY that on this 19th day of APRIL, in the year 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared R. E. WILHELM, VICE President - EXXON CORPORATION, and he acknowledged the foregoing Deed to be the act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.
 AS WITNESS my Hand and Notarial Seal.

4/3/78

 MY COMMISSION EXPIRES JULY 1, 1978
 C. V. Shoomer
 Notary Public
 JHS:amb:r (2)
 Index: 3/31/78 02-16-00-005292 P 77-78

LIBER 5881 PAGE 200
TRUSTEES OF MOUNT OLIVE METHODIST CHURCH 5792-580

① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES ② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES (RECORDED YES NO)

See RW 72-302-1A for taking on
LIBERTY ROAD SHOPPING CENTER INC.
91.9, 30.91 - 226 61.6, 3059 - 492
EXISTING PAVING AREA 465 SQ. FT. 0.103 AC.
EXISTING EASEMENT AREA: 840 SQ. FT. 0.193 AC.
TEMP. CONSTRUCTION AREA: 180 SQ. FT. 0.409 AC.

MATCH LINE
RW. 71-302-2

COURT ROAD

EXISTING PAVING
R1060.66' L1 22.38' CH. 1185°29'46"E 22.38'

TEMP. CONSTRUCTION AREA

HIGHWAY WIDENING

THE TRUSTEES OF MOUNT OLIVE METHODIST CHURCH OF BALTIMORE COUNTY
W.R. 250-260 101-188
W.R. 502-260 101-405

TOTAL HIGHWAY WIDENING AREA: 21,852 SQ. FT. 0.501 AC.
TOTAL TEMPORARY CONSTRUCTION AREA: 2910 SQ. FT. 0.067 AC.
TOTAL SLOPE EASEMENT AREA: 2394 SQ. FT. 0.055 AC.

LEASE - MURKIN OIL AND REFINING CO.
W.R. 3994-24

SLOPE EASEMENT AREA: 39 SQ. FT. 0.001 AC.
JAMES P. WADE, JR.
J.W. 1570-358

EXISTING PAVING AREA 3175 10,073 AC.
TEMP. CONSTRUCTION AREA: 2100 SQ. FT. 0.048 AC.
AREA IN FEE: 8,892 SQ. FT. 0.204 AC.

POINT OF BEGINNING:
BEING LOCATED AT THE POINT WHERE THE FIRST LINE OF W.R. 3994-24 INTERSECTS THE NORTHERMOST SIDE OF LIBERTY ROAD, AS NOW WIDENED.

LIBERTY ROAD

(STATE ROAD) Receipt No. REV. 8-10-71 H-2
SEE SRC. PLAT NO. 26143
SEE R.W. 56-060-9

EXISTING RECORD MAY 4 1978 at
Per Elmer H. Kestel, Jr., U.S.P.
Mail to
REV. 8-4-71 REV. 5-2-71
REV. 11-15-62 TEMP. CONSTR. AREA

BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
BUREAU OF LAND ACQUISITION		PLAN TO ACCOMPANY RIGHT OF WAY AGREEMENT HIGHWAY RIGHT OF WAY & SLOPE AREA MARYLAND PROJECT NO. POSITION SHEET NO. 231WJ31			
APPROVED: [Signature] DATE: [Date]		CONSTRUCTING ENGINEER OR SURVEYOR DATE: [Date] APPROVED: [Signature] DATE: [Date]		CONSTRUCTION PLAN NO. 75-039A	
DIVISION OF DRAFTING		AREA TO BE ACQUIRED SLOPE AREA EXISTING COUNTY R/W AREA TO BE RELEASED TEMP. CONST. AREA		SCALE: 1" = 60' JOB ORDER 5 217-2 DISTRICT NO. 2 RW 71-302-1B	



PETITIONER'S EXHIBIT

12

2/2/5
WCR

RECEIVED
JAN 22 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 8600 Liberty Road

INFORMATION:

Item Number: 15-113

Petitioner: 8600 Liberty Road, LLC

Zoning: BR, BM, CCC

Requested Action: Variance

The Department of Planning has reviewed the petitioner's request, schematic landscape plan, preliminary architectural elevations and accompanying site plan. The petitioner is proposing an addition of approximately 4,300 square feet to an existing medical office building. The petitioner is seeking multiple variances for the following:

1. To allow a total of 46 off-street parking spaces in lieu of the required 63 off-street parking spaces.
2. To allow a front building line front property line to front property line setback a minimum of 21 feet along Liberty Road, which is a dual lane highway.
3. Variance from Section 450.4 of the BCZR to allow a total of four wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
4. Variance from Section 450.4 of the BCZR to allow a total of two wall mounted enterprise signs for a single tenant on a multi-tenant building without a separate customer entrance in lieu of one wall-mounted and one canopy sign permitted on the façade of the building that contains the customer entrance.
5. To allow a wall-mounted directional sign with a sign area/face of 82.1 square feet in lieu of the permitted 8 square feet.
6. To allow a company name/logo to occupy more than 30% of the total sign area on the wall-mounted directional sign.

SUMMARY OF RECOMMENDATIONS:

Northwest Hospital, the major medical center for Northwest Baltimore County, is located a quarter of a mile down the street from this proposed site. The hospital has been seeking a presence on Liberty Road for years. This facility will be used as an urgent care facility and a medical office to provide the hospital that much needed presence on Liberty Road. The applicant is making substantial improvements to a site and building at a prime location along Liberty Road and within the Liberty Road Commercial

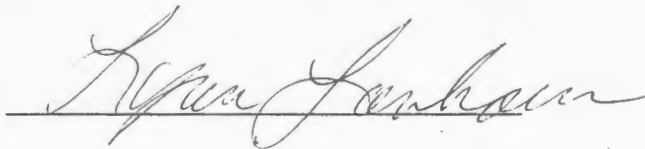
Revitalization Area which should serve to improve the curb appeal at this very visible intersection and to contribute to mix of uses in the area.

The Department of Planning does not object to the petitioner's parking and sign variance requests subject to the following conditions.

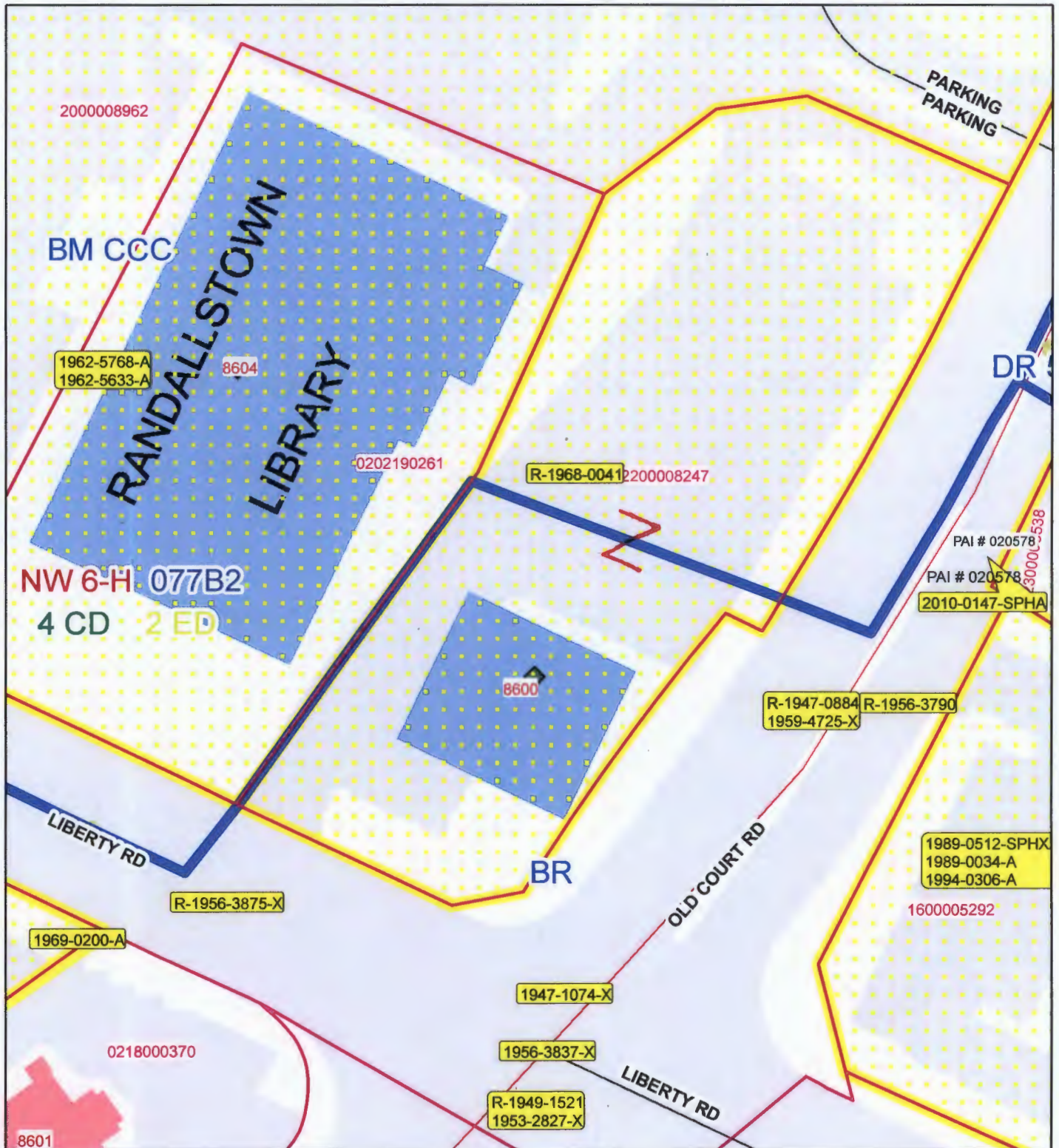
1. The lobby entrance should connect via sidewalk to the public sidewalk in the adjacent street (Old Court Road). If there is an additional public building entrance facing Liberty Road a sidewalk connection should also be provided at that location.
2. Submit a final landscape plan that is coordinated with the proposed site plan. The two parking spaces that have been eliminated on the plan along Liberty Road should be landscaped.
3. The dumpster enclosure should be masonry and be designed to match the building materials and colors.
4. Submit final architectural elevations with building materials indicated prior to permit.

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

Division Chief:
AVA/LL



8600 Liberty Road



Publication Date: 11/18/2014



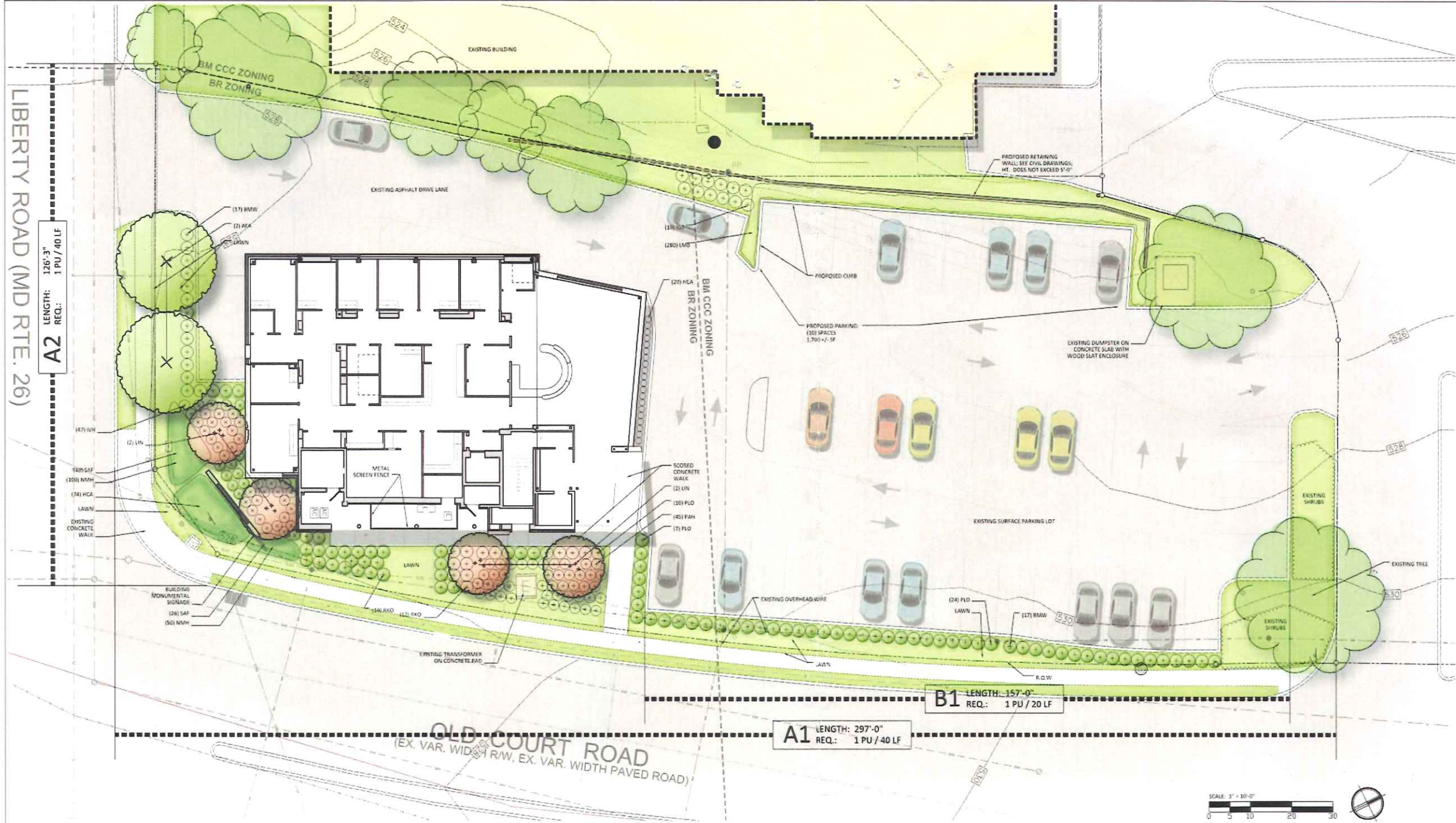
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0113



DESIGN: BUILD CONTRACTOR
Whiting - Turner Contracting Company
1001 E. Joppa Road, Baltimore, MD 21206
P: 410.821.1150 F: 410.337.5770

ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St, Suite 1100 Baltimore, MD 21202
P: 410.637.7331 F: 410.637.6530

VEP
Leach Wallace Associates, Inc.
4022 Macawhatch Road, Elkridge, Maryland 21075
P: 410.575.8300 F: 410.540.9001

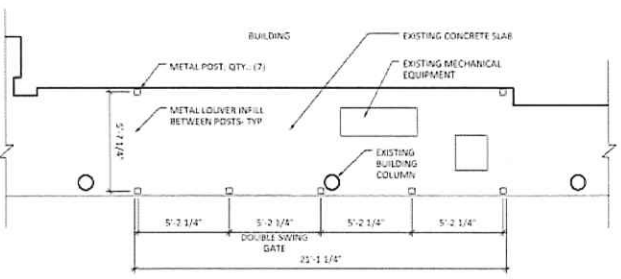
STRUCTURAL ENGINEERS
KD Technologies
935 Redwood Road, Sparks, Maryland 21152
P: 410.324.7600 F: 410.316.7651

LIFEBRIDGE HEALTH - 8600 LIBERTY ROAD
Randallstown, Maryland 21133

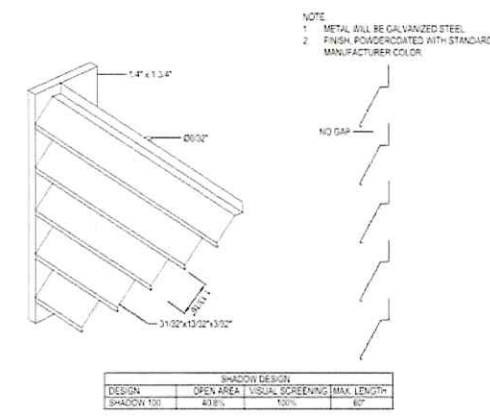
hord | coplan | macht
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETITIONER'S EXHIBIT 8

1 LANDSCAPE PLAN
1" = 10'-0"



2 METAL SCREEN FENCE - PLAN
1/4" = 1'-0"



3 METAL SCREEN FENCE - SECTION
1/4" = 1'-0"

BALTIMORE COUNTY LANDSCAPE MANUAL
REQUIREMENT CALCULATIONS

CONDITION A: STREET FRONTAGE AND STREETSCAPE

KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNITS (PU)	PLANTING UNITS PROVIDED
A1	ADJACENT ROAD (CLASS R)	1 PU / 40 LF	297'-0"	8 PU	14 PU
A2	ADJACENT ROAD (CLASS R)	1 PU / 40 LF	126'-3"	4 PU	10 PU
TOTAL PU REQUIRED				12 PU	24 PU

CONDITION B: PARKING LOTS

KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNITS (PU)	PLANTING UNITS PROVIDED
B1	ADJACENT TO PUBLIC ROAD (CLASS R)	1 PU / 15 LF	157'-0"	11 PU	(2 PU PROVIDED WITH A1)
	PARKING LOT REQ.	1 PU / 12 SP	30 SPACES	1 PU	3 PU
TOTAL PU REQUIRED				11 PU	22 PU

LANDSCAPE GRAND TOTALS: 23 PU 33 PU

GENERAL LANDSCAPE NOTES:

- RETAINING WALL DOES NOT EXCEED 5'-0" IN HEIGHT.
- FOR METAL SCREEN FENCE, SEE DETAILS 2 AND 3 THIS SHEET.
- PLANTING AREAS WILL RECEIVE 12" DEPTH OF IMPORTED PLANTING SOIL.
- LAWN AREAS WILL RECEIVE 3" DEPTH OF IMPORTED PLANTING SOIL.

PLANT SCHEDULE

QTY.	SYM	BOTANICAL/COMMON NAME	SIZE	CONT.	REMARKS
DECIDUOUS SHADE TREES					
2	AFA	Acer fraxinifolius 'Armstrong'	2 1/2" - 3" Cal	BAB	Line Island Branch to 7'-0"
		Cornus Red Maple			Matched specimens
ORNAMENTAL TREES					
4	LIN	Lagerstroemia indica 'Natchez'	6" - 9" Ht.	BAB	Non-Sprays
SHRUBS					
34	BMW	Buxus microphylla var. koronata 'Winter Green'	24" - 30" Ht.	3 Gal.	Heavy Full
		Wintergreen Korean Boxwood			30" c.
10	IGS	Ilex glabra 'Shamrock'	24" - 30" Ht.	3 Gal.	Heavy Full
		Virginia Wintergreen			30" c.
47	IVH	Ilex virginica 'Henry's Garnet'	24" - 30" Ht.	3 Gal.	Heavy Full
		Virginia Wintergreen			30" c.
41	PLO	Photinia laevis 'White Lady'	18" - 24" Ht.	3 Gal.	Heavy Full
		White Lady Photinia			30" c.
31	RKO	Rosa 'Knockout'	24" - 30" Ht.	3 Gal.	Heavy Full
		Knockout Rose (magenta)			30" c.
PERENNIALS AND ORNAMENTAL GRASSES					
94	HCA	Hypericum calycinum		1 Gal.	
		Cherry Brandywine			10" c.
260	LMB	Liriodendron tulipifera 'Big Blue'		6" Pot	
		Yellow Pines			10" c.
45	PAH	Persea palustris 'Mammoth'		1 Gal.	
		White Pines			30" c.
74	SAF	Sedum 'Autumn Fire'		1 Gal.	
		Sedum 'Autumn Fire'			10" c.
BULBS					
150	NMB	Narcissus 'Tut' mixed	Top-2nd		Clusters of 5-7
		White Daffodils			

7

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PRELIMINARY
LANDSCAPE PLAN

L1.0

ZONING HEARING

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Land Development Map

Created By
Baltimore County
My Neighborhood

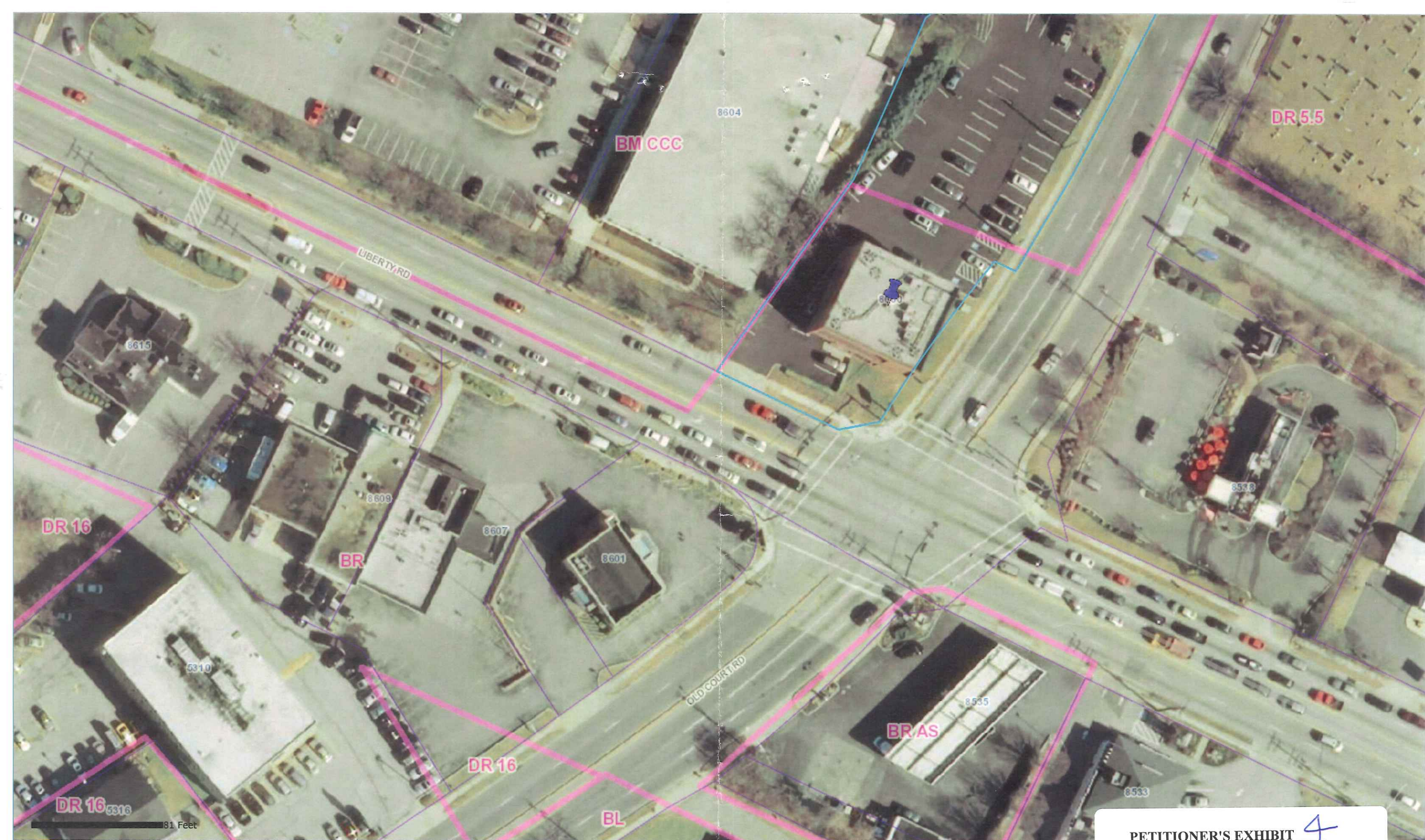


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233 Feet



7
PETITIONER'S EXHIBIT



PETITIONER'S EXHIBIT 4



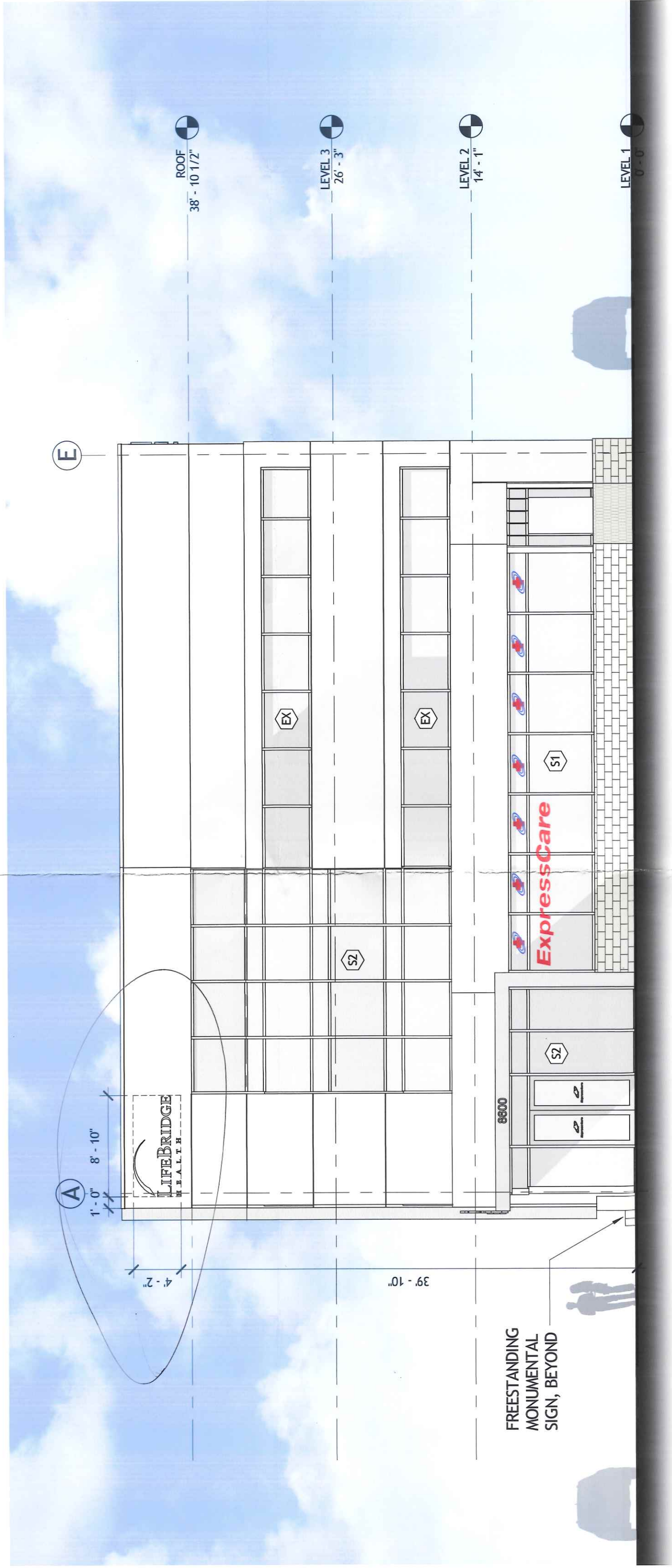
My Neighborhood Map



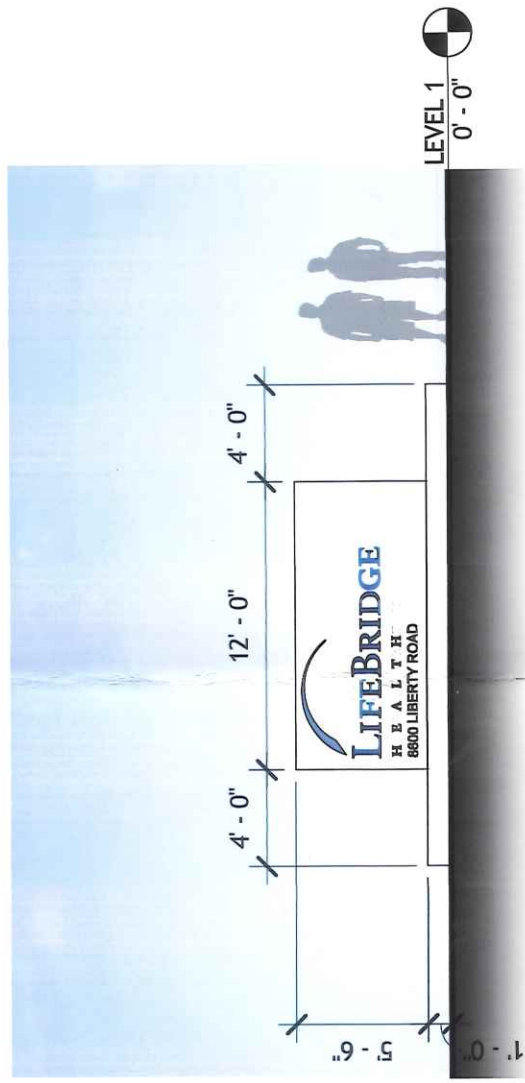
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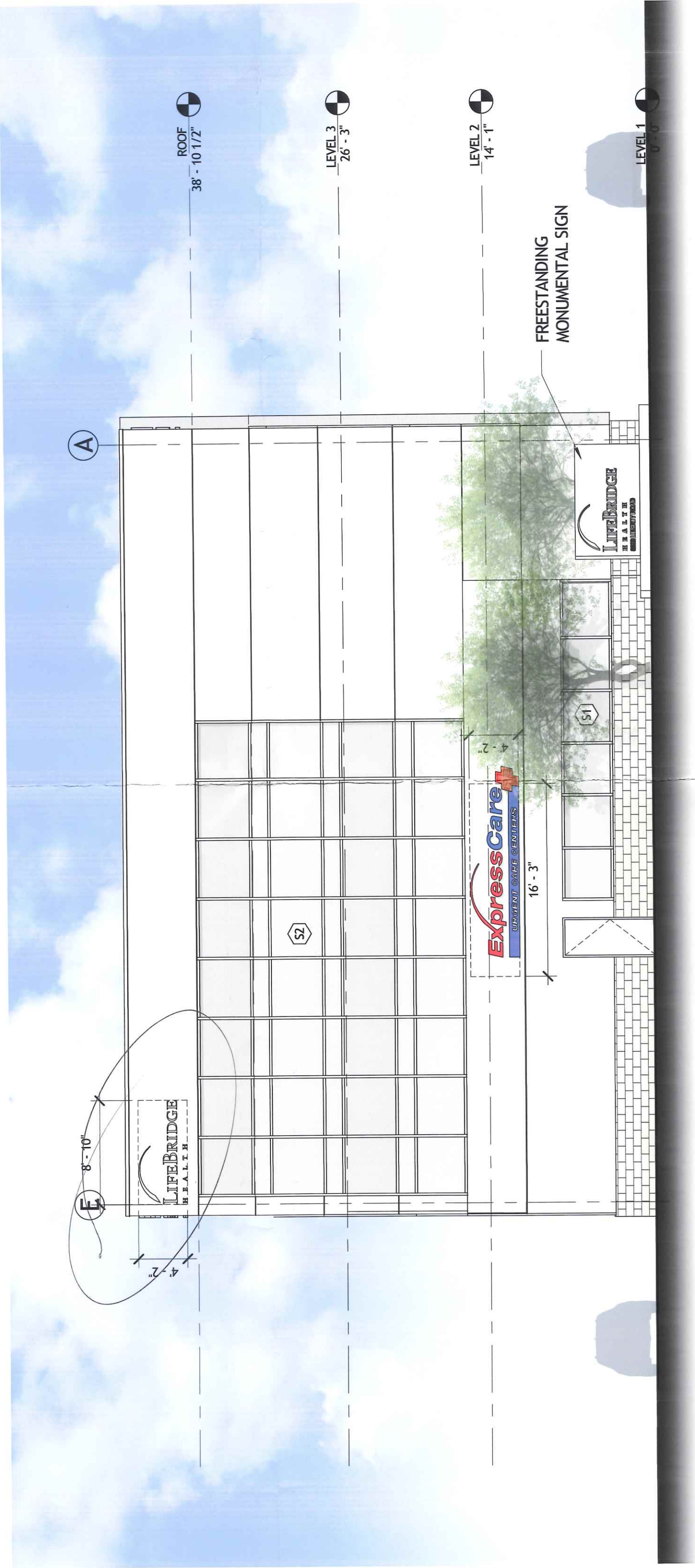
PRELIMINARY EXTERIOR ELEVATIONS



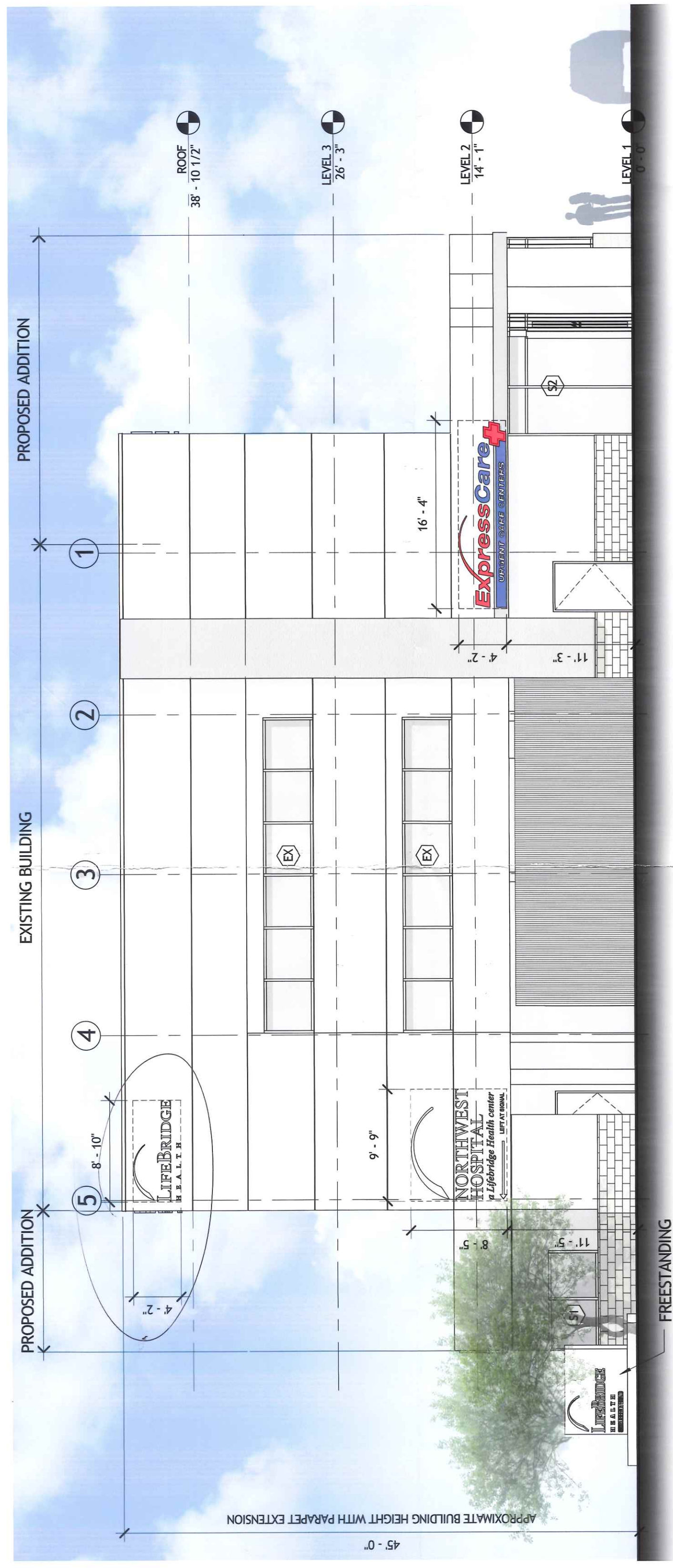
NORTH ELEVATION, FACING PARKING LOT



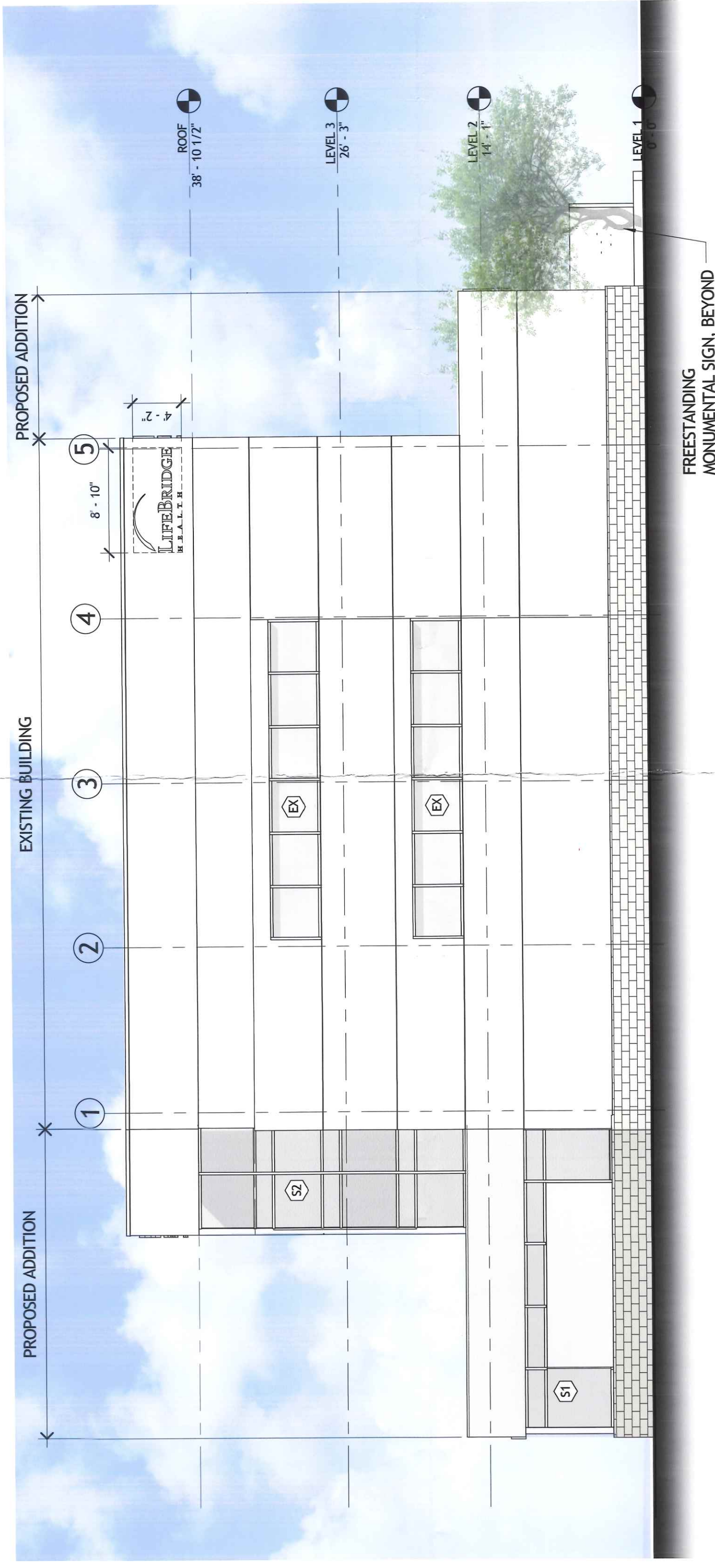
MONUMENTAL SIGN



SOUTH ELEVATION, FACING LIBERTY ROAD



EAST ELEVATION, FACING OLD COURT ROAD



WEST ELEVATION, FACING EXISTING LIBRARY

LIFE BRIDGE HEALTH - 8600 LIBERTY ROAD

Randallstown, Maryland 21133

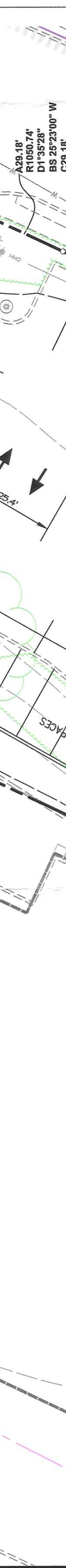
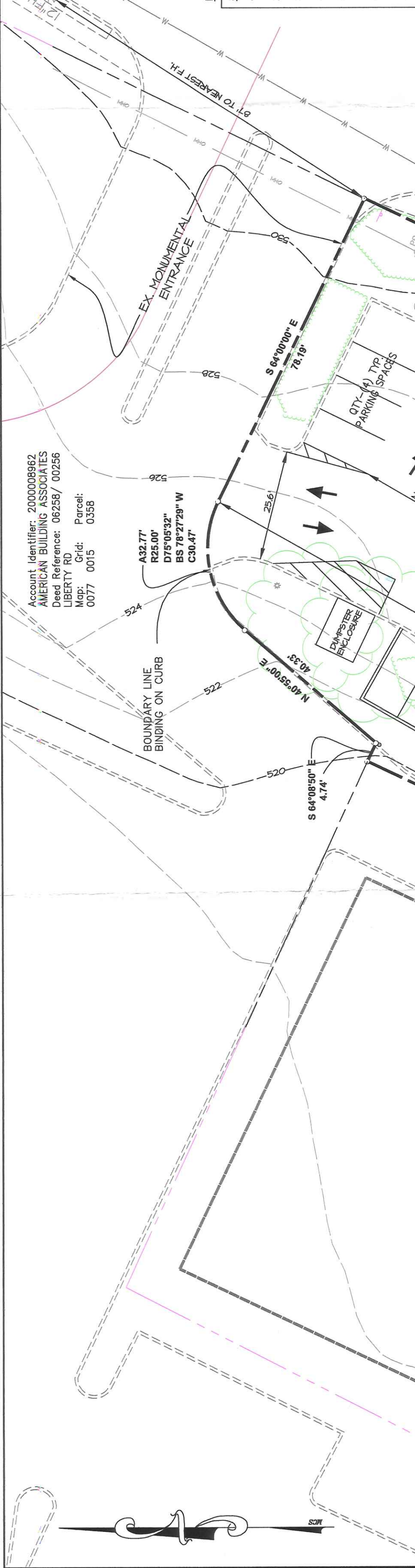
1/8" = 1'-0"

01.09.2015

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FOR ILLUSTRATIVE PURPOSES ONLY



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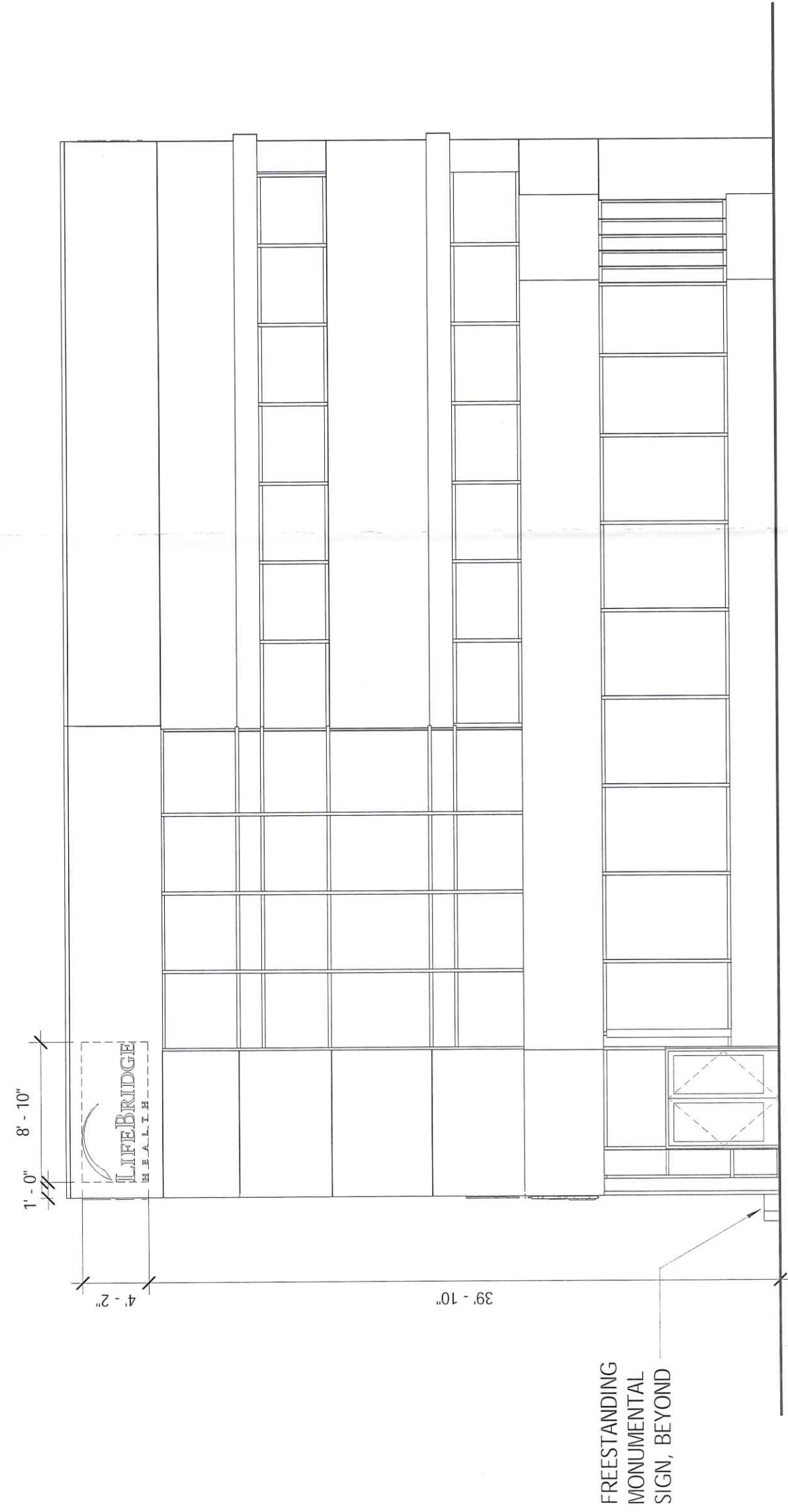
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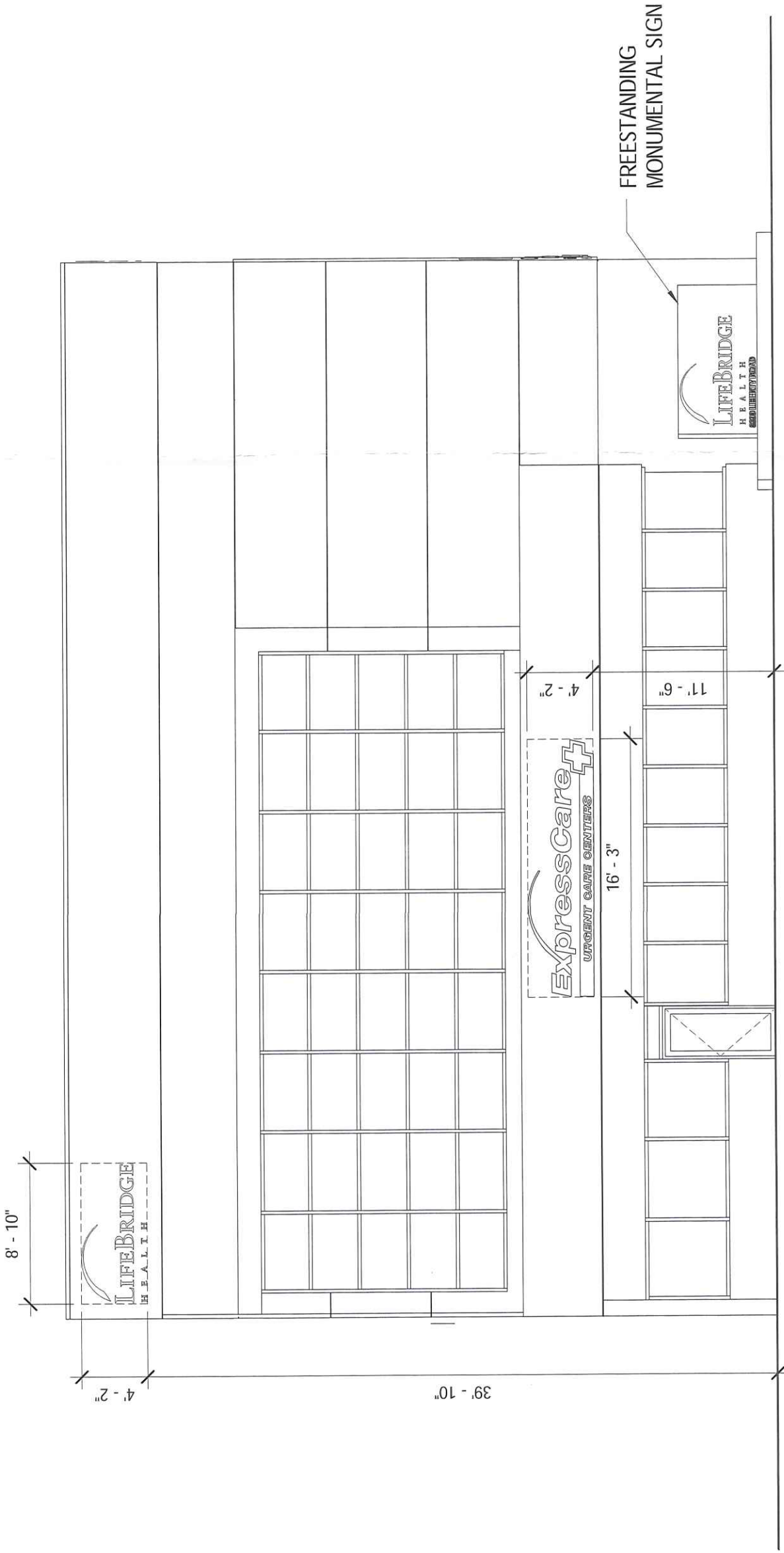
KWC
ENGINEERING

PLAN: Scale 1" = 20'

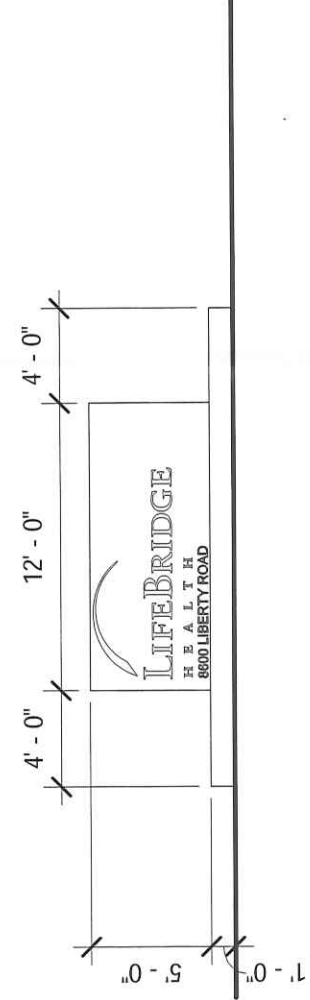
PRELIMINARY EXTERIOR ELEVATIONS



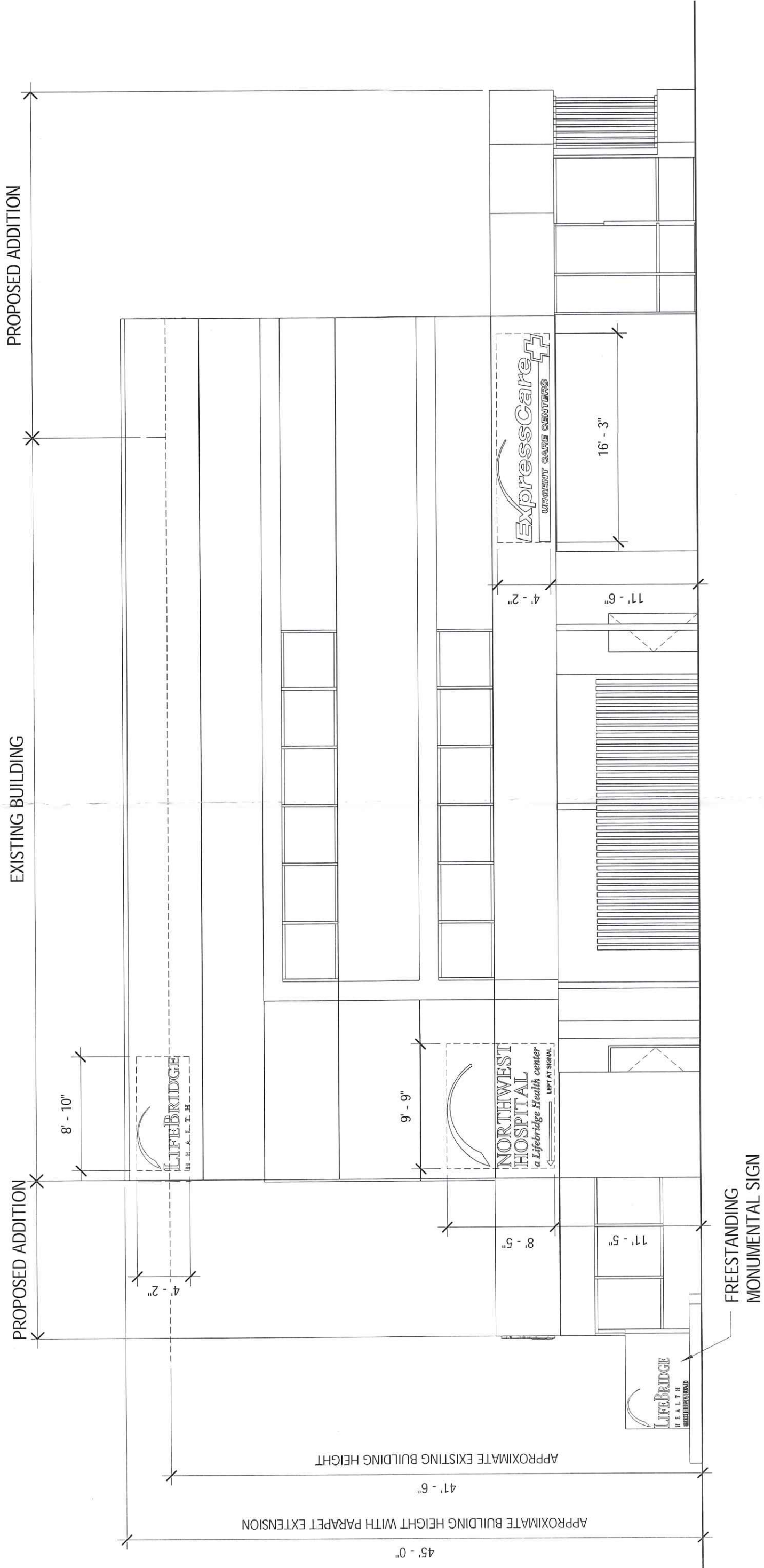
NORTH ELEVATION, FACING PARKING LOT



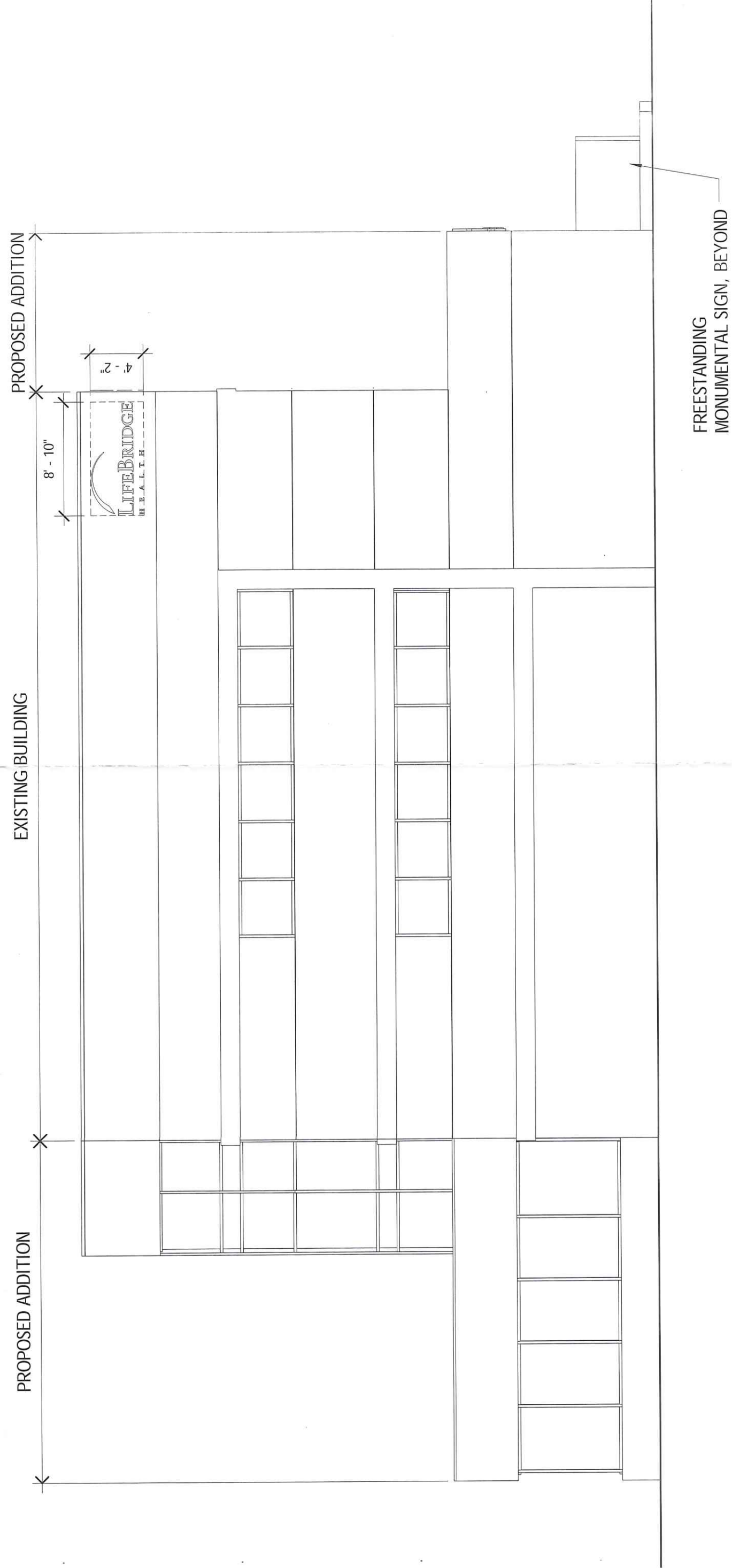
SOUTH ELEVATION, FACING LIBERTY ROAD



MONUMENTAL SIGN



EAST ELEVATION, FACING OLD COURT ROAD



WEST ELEVATION, FACING EXISTING LIBRARY

8600 Liberty Road

Randallstown, Maryland

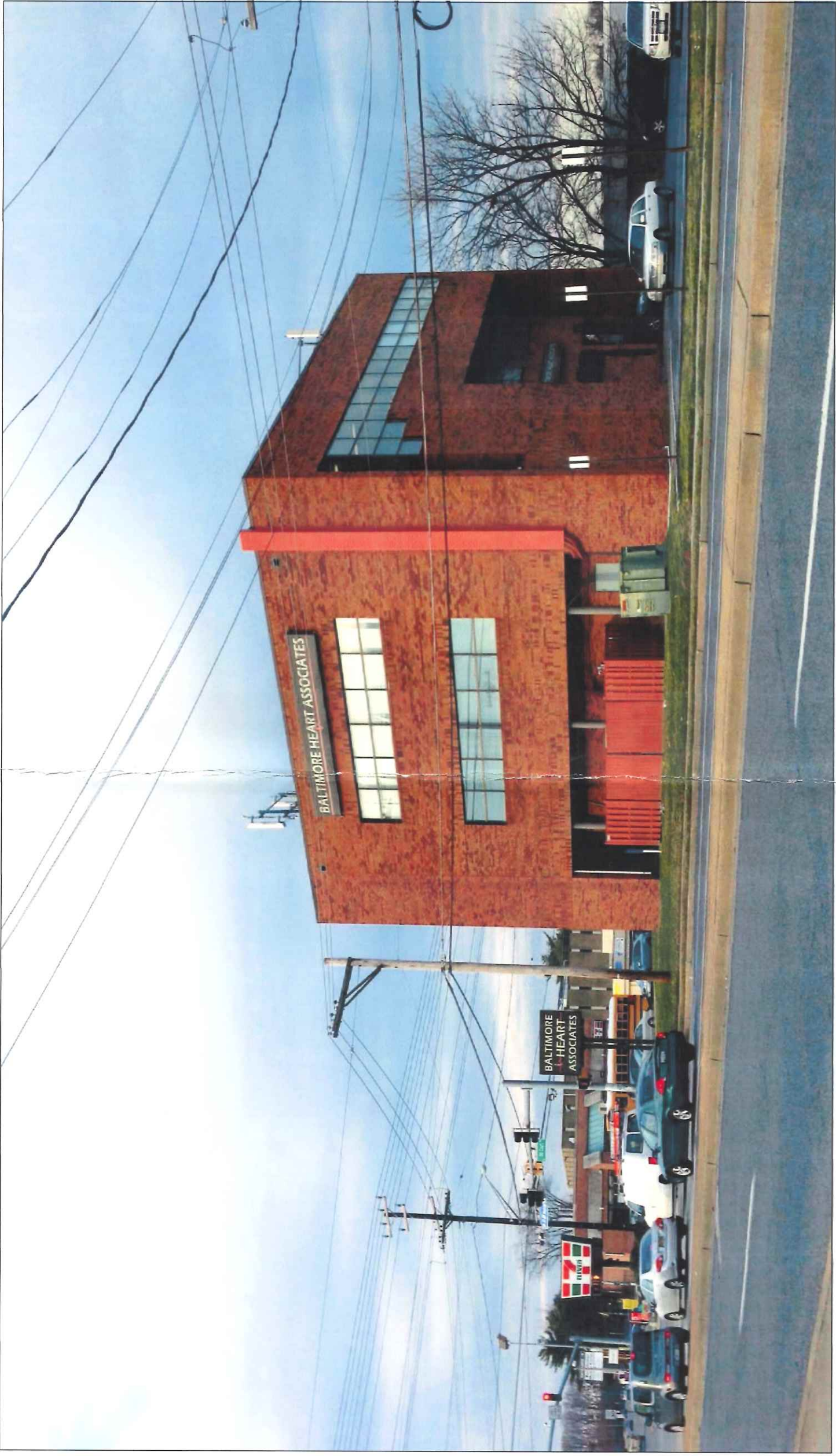
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Item #0113

1/8" = 1'-0"

11.11.2014

EXISTING CONDITIONS PHOTOGRAPHS



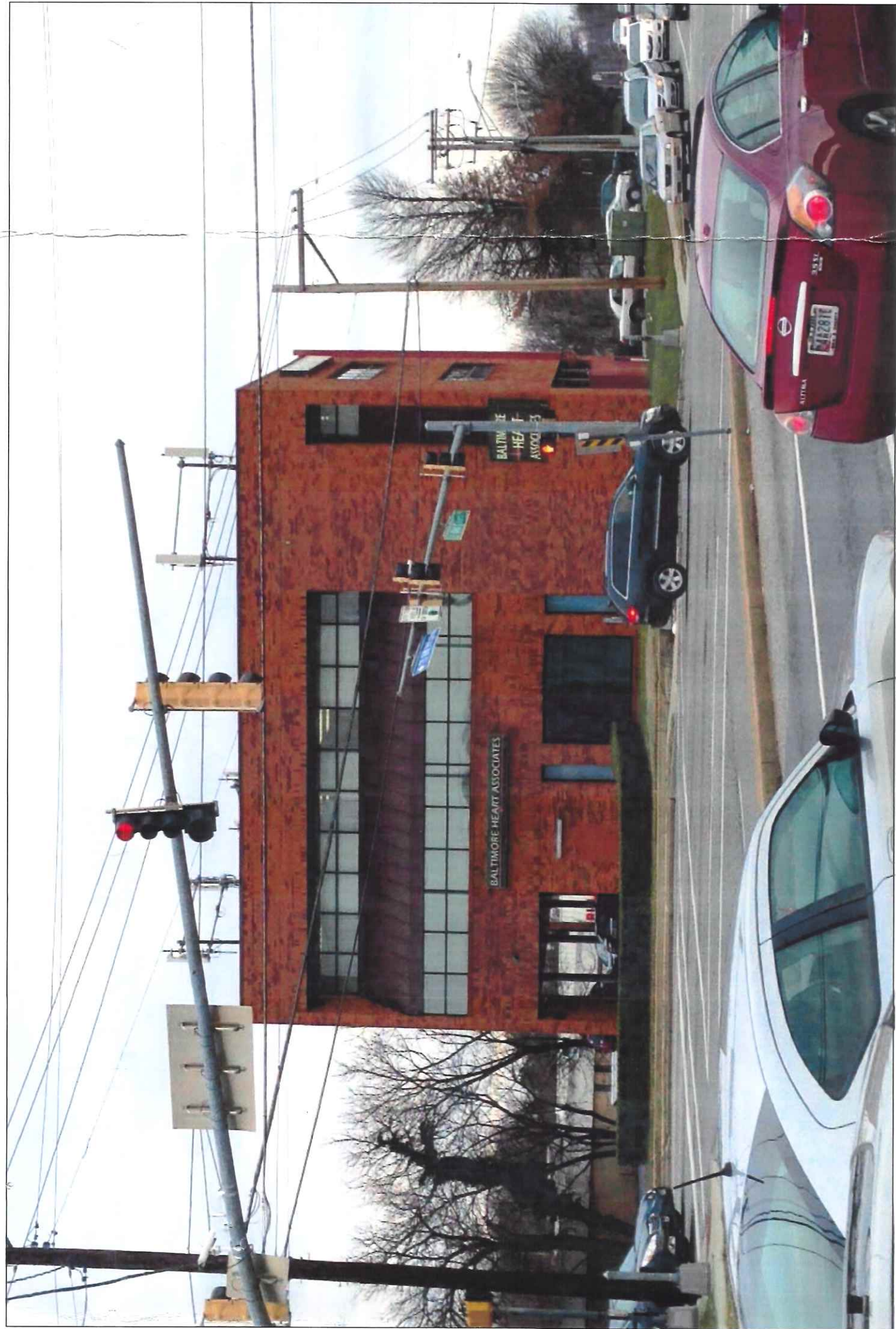
PHOTOGRAPH 1 - VIEW FROM OLD COURT ROAD



PHOTOGRAPH 3 - VIEW FROM LIBERTY ROAD, SHOWING WEST FACADE



PHOTOGRAPH 2 - VIEW FROM NORTH PARKING LOT



PHOTOGRAPH 4 - VIEW FROM LIBERTY ROAD

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PETITIONER'S EXHIBIT

2

11.07.2014